

## Variation of Leep Networks (Water) Ltd's appointment to include Sundon Road, Harlington, Luton

On 10 July 2023, Ofwat began a [consultation](#) on a proposal to vary Leep Networks (Water) Limited's ("**Leep Water**") appointment to become the water and sewerage services provider for a development in Anglian Water Services Limited's ("**Anglian Water**") water supply area and sewerage services area called Sundon Road, Harlington, Luton ("**the Site**"). Details of the application and our assessment of it were set out in the consultation document.

The consultation ended on 9 August 2023. During the consultation period, we received no responses.

Ofwat has engaged with the Environment Agency as part of the application process. For this application, the Environment Agency flagged that the water supply and demand forecasts in Leep Water's application did not reflect the assumptions set out in its draft Water Resources Management Plan (the statutory water resources management plan water companies are required to prepare to set out their planning approach for at least the next 25 years), and that this could pose a potential risk of a supply deficit in the future. Where a risk of deficit exists, applicants are expected to assure the Environment Agency, via statutory processes, that there is not a risk of deficit or, that any deficit will be resolved. Leep Water confirmed, in an email of 10 August 2023, that the deficit has now been resolved to the satisfaction of the Environment Agency and the bulk agreements now display a 10% surplus over expected consumption.

We will only make an appointment or variation if our assessment concludes that the application meets the criterion it has been made under; that customers or future customers on the site will be no worse off than if the site had been served by the existing appointee; and if the applicant will be able to finance the proper carrying out of its functions as a water and/or sewerage company. As set out in our consultation we are satisfied this is the case.

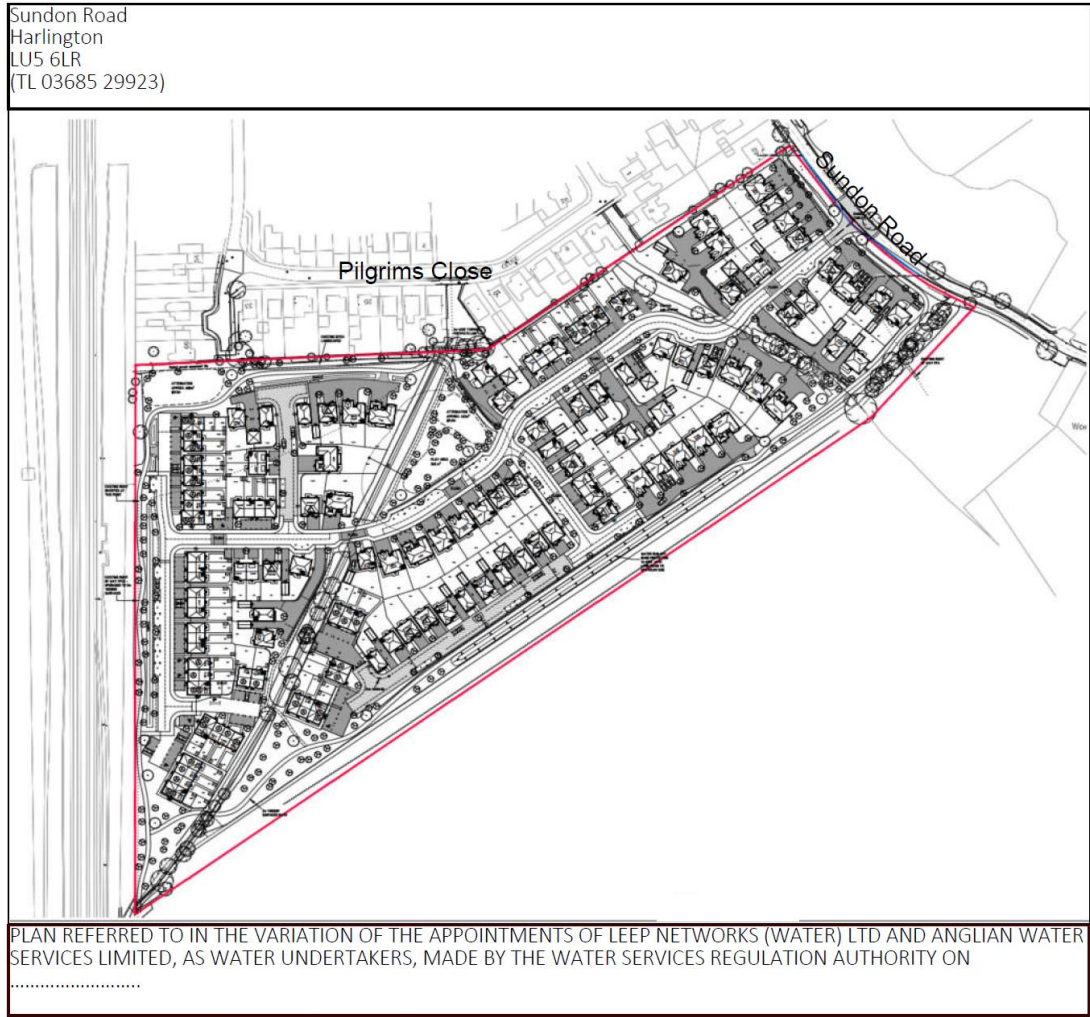
Having assessed Leep Water's application and having received no responses to our consultation, we decided to grant a variation to Leep Water's area of appointment to allow it to serve the Site for water and sewerage services. This appointment became effective on 16 August 2023.

The Site maps for the variation can be found in Section 1 of this document.

The variation notice legally making the variation can be found in Section 2 of this document.

# 1. Site Maps

## Water



15 August 2023

*Laura Clougher*

## Sewerage

Sundon Road  
Harlington  
LU5 6LR  
(TL 03685 29923)



PLAN REFERRED TO IN THE VARIATION OF THE APPOINTMENTS OF LEEP NETWORKS (WATER) LTD AND ANGLIAN WATER SERVICES LIMITED, AS SEWERAGE UNDERTAKERS, MADE BY THE WATER SERVICES REGULATION AUTHORITY ON

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15 August 2023

*Laura Clougher*

## 2. Variation Notice

WATER SERVICES REGULATION AUTHORITY  
WATER INDUSTRY ACT 1991, SECTIONS 6 TO 9

**Variation of the Appointments of Leep Networks (Water) Limited and Anglian Water Services Limited as Water and Sewerage Undertakers**

Made on 15 August 2023

Coming into effect on 16 August 2023

1. Leep Networks (Water) Limited ("Leep Water") and Anglian Water Services Limited ("Anglian Water") hold Appointments as water and sewerage undertakers for their respective areas ("the Appointments").<sup>1</sup> The areas to which the Appointments of Leep Water and Anglian Water as water and sewerage undertakers relate ("Water Supply Area" and "Sewerage Services Area") are set out in their Instruments of Appointment.
2. The site called Sundon Road, Harlington, Luton which is shown edged in red on the plan attached to this variation ("the Site") is within Anglian Water's Water Supply Area and Sewerage Services Area. The Site is being developed by Redrow Homes Limited.
3. Leep Water has applied under section 7(4)(b) of the Water Industry Act 1991 ("the Act") for a variation of its Appointment as a water and sewerage undertaker to include the Site and for a consequential variation of Anglian Water's Appointment to exclude the Site.
4. On 27 June 1995, the Secretary of State for the Environment and the Secretary of State for Wales acting jointly and pursuant to sections 6(1) and 7(2) of the Act authorised the Director General of Water Services<sup>2</sup> to make variations such as those contained in paragraph 5 below. After public consultation, as required by section 8 of the Act, the Water Services Regulation Authority has decided that it should grant Leep Water's application.
5. Therefore, as provided by sections 7(2) and 7(4)(b) of the Act, and with the agreement of Redrow Homes Limited, the Water Services Regulation Authority **varies**–

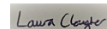
<sup>1</sup> Anglian Water's original Appointment as a water and sewerage undertaker was made by the Secretary of State for the Environment under sections 11 and 14 of the Water Act 1989, now replaced by sections 6 and 11 of the Water Industry Act 1991. Leep Water's original Appointment was made by the Water Services Regulation Authority under sections 6 and 11 of the Water Industry Act 1991.

<sup>2</sup> With effect from 1 April 2006 the functions of the Director General of Water Services were transferred to the Water Services Regulation Authority in accordance with section 36 of, and Schedule 3 to, the Water Act 2003.

(a) the Appointment of Leep Water as a water and sewerage undertaker so that the Site is included in Leep Water's Water Supply Area and Sewerage Services Area; and

(b) the Appointment of Anglian Water as a water and sewerage undertaker so that the Site is excluded from Anglian Water's Water Supply Area and Sewerage Services Area.

**Signed for and on behalf of the Water Services Regulation Authority**



**Laura Clougher**  
**Principal, Casework and Enforcement**