

## Variation of Leep Networks (Water) Limited's appointment to include Winterbrook Lane, Wallingford, Oxfordshire

On 13 March 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 Thames Water Utilities Limited's ("**Thames Water**") water supply area and sewerage services area called Winterbrook Lane, Wallingford, Oxfordshire ("**the Site**"). Details of the application and our assessment of it were set out in the consultation document.

The consultation ended on 11 April 2023. During the consultation period, we received no responses.

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/ 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 8 December 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 Map - Sewerage

Winterbrook Lane, Wallingham, OX10 9EJ - SU 60127 88559



*U.P. Deh*

7 December 2023

# Site Map – Water

Winterbrook Lane, Wallingham, OX10 9EJ - SU 60127 88559



7 December 2023

## 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 Thames Water Utilities Limited as Water and Sewerage Undertakers**

Made on 7 December 2023

Coming into effect 8 December 2023

1. Leep Water (Networks) Limited ("Leep Water") and Thames Water Utilities Limited ("Thames 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 Thames 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 Winterbrook Lane, Wallingford, Oxfordshire which is shown edged in red on the plan attached to this variation ("the Site") is within Thames Water's Water Supply Area and Sewerage Services Area. The Site is being developed by Berkeley Homes (Oxford and Chiltern) 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 Thames 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 Berkeley Homes (Oxford and Chiltern) Limited the Water Services Regulation Authority **varies**–

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<sup>1</sup> Thames Water's original Appointment as water and sewerage undertakers 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.

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Oxfordshire

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

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



**Michael Deakin**  
Principal, Casework & Enforcement