

Variation of Leep Networks (Water) Ltd's appointment to include Valley Park, Didcot, Oxfordshire

On 29 July 2022, Ofwat began a [consultation](#) on a proposal to vary Leep Networks (Water) Ltd'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 Valley Park, Didcot, Oxfordshire ("the Site"). Details of the application and our assessment of it were set out in the consultation document.

The consultation ended on 26 August 2022. During the consultation period, we received representations from two organisations, which are summarised in Section 1 of this document. Due to the time elapsed since the consultation ended we reached out to stakeholders a second time and received two further responses, which we also address in section 1 of this document.

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. The responses we have received to the consultation have not changed that view.

Having assessed Leep Water's application and having taken account of the responses we received 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 19 March 2024.

The Site maps for the variation can be found in Section 2 of this document.

The Variation Notice legally making the variation can be found in Section 3 of this document.

1. Responses received to the consultation


We received responses to our original consultation from two organisations: the Environment Agency and Vale of White Horse District Council. When we reached out to stakeholders a second time due to the delays in granting this site, we received a response from the Consumer Council for Water ("**CCW**") and a further response from the Environment Agency. We considered these responses before making the decision to vary Leep Water's appointment.

Of these responses, Vale of White Horse District Council and CCW did not raise any issues with the proposal. However, the Environment Agency wanted further environmental information to ensure that the large size of the Site did not have adverse impacts on the infrastructure in its area. Leep Water provided assurance and the Environment Agency confirmed it is happy for us to proceed on 23 February 2024.

2. Site Maps Water

Valley Park, Didcot OX11 0
E450034, N190503



 18 March 2024

Sewerage

Valley Park, Didcot OX11 0

E450034, N190503



[Handwritten signature] 18 March 2024

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3. Variation Notice

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

Variation of the Appointments of Leep Networks (Water) Ltd and Thames Water Utilities Limited as Water and Sewerage Undertakers

Made on 18 March 2024

Coming into effect on 19 March 2024

1. Leep Networks (Water) Ltd ("Leep Water") and Thames Water Utilities Limited ("Thames Water") hold Appointments as water and sewerage undertakers for their respective areas ("the Appointments").¹ 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 Valley Park, Didcot 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 Taylor Wimpey UK 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 Services² 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 Taylor Wimpey UK Limited, the Water Services Regulation Authority **varies**—

¹ Thames 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.
² 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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- (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 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



Emma Kelso
Senior Director, Markets and Enforcement