

BUILDINGS AND BUILT ENVIRONMENT

Richborough Estates Limited

Newbold Verdon, Phase 2

Leicester

Utilities Statement

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Birmingham
Livery Place, 35 Livery Street, Colmore Business District, Birmingham, B3 2PB
T: 0121 233 3322

Leeds
Whitehall Waterfront, 2 Riverside Way, Leeds
LS1 4EH
T: 0113 233 8000

London
11 Borough High Street
London, SE1 9SE
T: 0207 407 3879

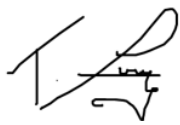


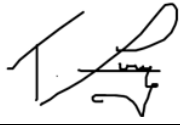


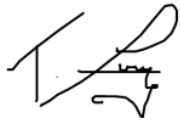


Manchester
4th Floor Carvers Warehouse, 77 Dale Street
Manchester, M1 2HG
T: 0161 233 4260

Nottingham
Waterfront House, Station Street, Nottingham NG2 3DQ
T: 0115 924 1100

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1. INTRODUCTION AND SCOPE

- 1.1 This Utilities Statement was commissioned by Richborough Estates Limited (the Client) for the proposed development at Brascote Lane, Newbold Verdon (the Site).



Figure 1. Site Location Plan

- 1.2 The purpose of this report is to provide an overview and outline of the following:
- Existing utility services that are located within and around the proximity of the Proposed Development.
 - Diversions, if any, that are likely to be required to accommodate the proposed development works.
 - The anticipated extent of utility works necessary to service the proposed residential development together with indicative budget costs.
 - Outline planning application for construction of up to 135 dwellings with associated landscaping, open space, drainage infrastructure and associated works (all matters reserved except access from Brascote Lane)

- The planning application boundary as shown edged red on the Site Location Plan extends in total to 13.77 hectares (hereinafter referred to as the “Combined Site”), which comprises the following:
 - I. 6.91 hectares of land to the east of Brascote Lane and south of the Thurlaston Brook, as shown shaded grey on the plan below, which benefits from an extant planning permission under reference 22/00277/OUT, for the purpose only of providing access / egress to the public highway known as Brascote Lane (hereinafter referred to as “Phase 1”); and
 - II. 6.86 hectares of land to the south of Arnold's Crescent and north of the Thulaston Brook, as shown shaded pink on the plan below, for up to 135 dwellings with associated landscaping, open space, drainage infrastructure and associated works (hereinafter referred to as “Phase 2”)
- On the basis Phase 1 has the benefit of planning permission, the scope of this report focusses upon Phase 2(hereinafter referred to as the “Study Area”)

1.3 **Figure 2** shows the phased boundary plan



Figure 2. Phased boundary plan

1.4 **Figure 3** shows the proposed site plan.

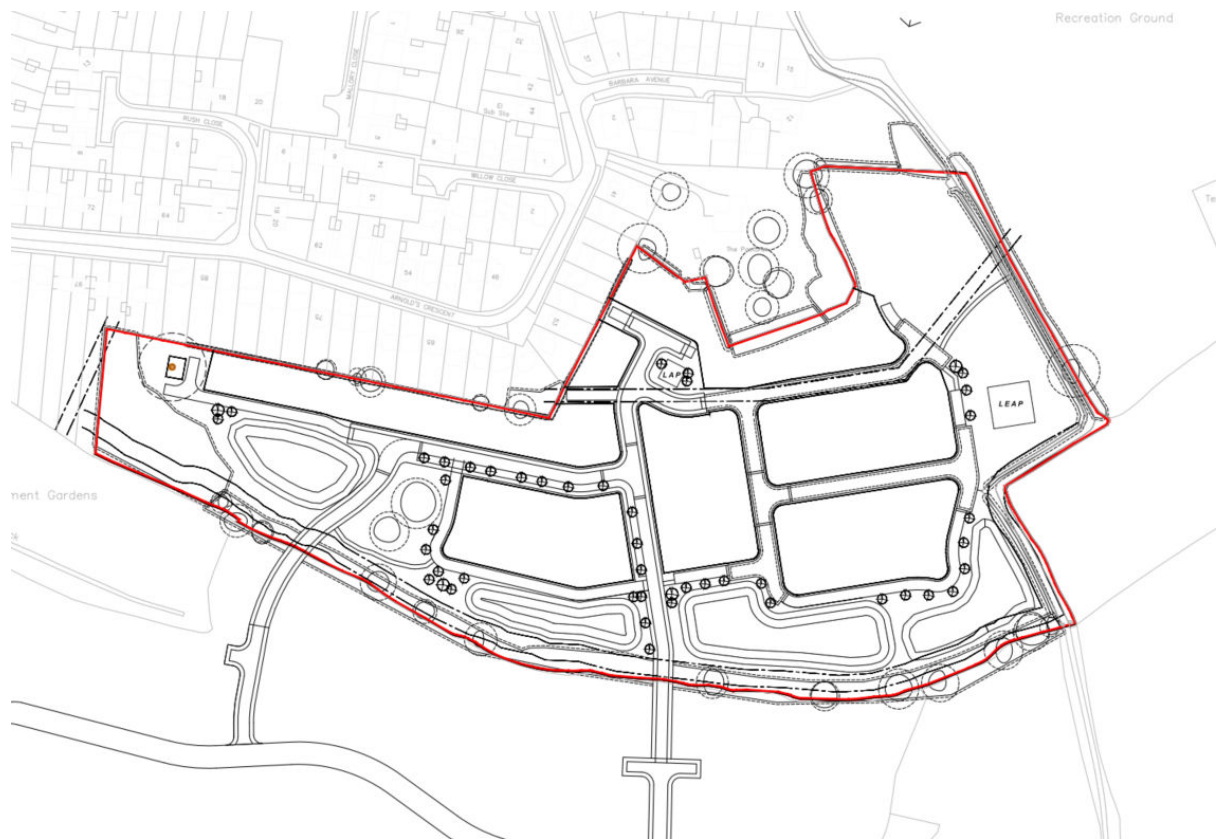


Figure 3. Proposed Site Plan

2. OBJECTIVES AND SUMMARY

Objectives

- Review of documentary records of existing utility supplies on receipt.
- Highlight any constraints because of the location of existing utilities.
- Ascertain the viability of the development in terms of utility provisions.
- Advise on any necessary diversion/disconnection works.

Executive Summary

- 2.1 This report is based on a desktop utilities search (a type D survey, as set out in the British Standards Institute PAS 128:2022 – Specification for underground utility detection, verification, and location).
- 2.2 It is recommended that a more enhanced survey such as a type B survey to PAS 128:2022 is also carried out prior to construction. This will more accurately determine the location of existing utility services but also identify services which maybe present within and around the site boundary but have not been identified in our desktop study such as private water and gas mains.
- 2.3 **Table 1** provides a list of the utility companies that were contacted to determine the status of their apparatus within the site, and within the immediate vicinity of the site. The full summary of the response and plans received can be found in **Appendix 1**.

Table 1. Contacted Utility Companies

Contacted Utility Companies		
BT	Lumen Technologies	Sota
Cadent Gas	Mobile Broadband Network Limited	Utility Assets Ltd
City Fibre	National Grid Electricity Distribution	Verizon
Colt	National Grid Electricity Transmission	Virgin Media
Equans	Severn Trent Water	Vodafone
GTC	Sky UK Ltd	

- 2.4 **Table 2** provides a summary of the utility companies that have already confirmed that they DO NOT have apparatus within the vicinity of the site.

Table 2. Utility Companies Not Within The Site Area

List of not affected LSBUD members (LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area.)		
Angus Energy	AWE Pipeline	B & D Energy Limited
Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)	Box Broadband
BP Exploration Operating Company Limited	BPA	Cambridgeshire County Council Climate Change and Energy Services
CATS Pipeline c/o Wood Group PSN	Cemex	Centrica Storage Ltd
CNG Services Ltd	Concept Solutions People Ltd	ConocoPhillips (UK) Teesside Operator Ltd
D.S.Smith	Diamond Transmission Corporation	DIO (MOD Abandoned Pipelines)
DIO (MOD Live Pipelines)	Drax Power Limited	E.ON UK CHP Limited
EDF Energy Renewables Ltd	EirGrid	Eleclink Limited
Electricity North West Limited	Energy Assets Networks	ENI & Himor c/o Penspen Ltd
EnQuest NNS Limited	EP Lantage Limited	ESB CCGT Power station (Carrington Gas Pipeline)
ESP Utilities Group	ESSAR	Esso Petroleum Company Limited
euNetworks Fiber UK Ltd	EXA Infrastructure	Exolum Pipeline System
Fulcrum Electricity Assets Limited	Fulcrum Pipelines Limited	Gamma
Gas Networks Ireland (UK)	Gateshead Energy Company	Gigaclear Ltd
Harbour Energy	Heathrow Airport LTD	Humbly Grove Energy
IGas Energy	INEOS FPS Pipelines	INEOS Manufacturing (Scotland and TSEP)
INOVYN ChlorVinyls Limited	INOVYN Enterprises Limited	Intergen (Coryton Energy or Spalding Energy)
Jurassic Fibre Ltd	Kensa Utilities	Last Mile
Mainline Pipelines Limited	Manchester Jetline Limited	Manx Cable Company
Marchwood Power Ltd (Gas Pipeline)	Melbourn Solar Limited	MUA Group Limited
National Gas Transmission	National Grid Ventures	Neos Networks
Northern Gas Networks Limited	Northumbrian Water Group	NPower CHP Pipelines
NTT Global Data Centers EMEA UK Ltd	NYnet Ltd	Ogi
Oikos Storage Limited	Ørsted	Palm Paper Ltd
Perenco UK Limited (Purbeck Southampton Pipeline)	Petroineos	Phillips 66
Portsmouth Water	Premier Transmission Ltd (SNIP)	Redundant Pipelines - LPDA
RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)	RWEpower (Little Barford and South Haven)	SABIC UK Petrochemicals
SAS Utility Services Ltd	Scottish and Southern Electricity Networks	Scottish Power Generation
Seabank Power Ltd	SES Water	SGN
Shell	Shell NOP	SP Energy Networks
Spring Fibre Limited	Squire Energy Networks	SSE Generation Ltd
SSE Transmission	SSE Utility Solutions Limited	Storengy

- 2.5 It is considered unlikely that there are private supplies and utility connections not indicated on the utility service records that may run within the site boundary.
- 2.6 Private supplies do not show up on utility company maps and are commonly found on as built drawings.
- 2.7 It is anticipated that no significant upgrades to the existing utility network infrastructure are anticipated to accommodate the anticipated electric and water demands.
- 2.8 Quotes obtained from the utility providers do not guarantee that any existing spare capacity will be reserved for when proposed connection applications are made.
- 2.9 It is anticipate that all the existing utility network equipment will have associated legal rights, wayleaves and easements. We recommend details of all existing legal agreements are obtained and reviewed in relation to the existing equipment within the proposed site boundary.

3. EXISTING UTILITY SERVICES

- 3.1 The records of the existing utility services within the proximity of the site were requested from the relevant utility companies and are detailed below. Please refer to the utility search log (**Appendix 1**) which details the status of all existing utility services. For further details on each utility service, please refer to the appropriate appendices.

Electric

- 3.2 National Grid Electricity Distribution (NGED) is the largest electricity distribution business in the UK1. They manage a network of 220,000 km of overhead lines and underground cables, and 185,000 substations to provide power to nearly eight million customers across the East and West Midlands, the South West of England, and South Wales.
- 3.3 Record information provided by NGED shows no existing infrastructure within the site boundary.
- 3.4 However, the record information does show existing infrastructure to the north of the site boundary, located throughout the existing residential development. This existing infrastructure will not be affected by the Proposed Development.
- 3.5 Additionally, there is existing overhead cables which are located on Brascote Lane to the west of the site but again, this existing infrastructure will not be affected by the Proposed Development.
- 3.6 National Grid Electricity Transmission (NGET) is a high-voltage electric power transmission network service in Great Britain. They connect power stations and major substations and ensures that electricity generated anywhere on the grid can be used to satisfy demand elsewhere.
- 3.7 Record information provided by NGET shows no existing infrastructure within the site boundary.

Gas

- 3.8 Cadent Gas owns, operates and maintains the largest gas distribution network in the UK, transporting gas to homes and businesses across West Midlands, Northwest England, East of England and North London.
- 3.9 Record information provided by Cadent Gas shows no existing gas infrastructure within the site boundary, but their record plans do show existing gas located within the existing residential development to the north of the site, however this existing infrastructure will not be affected by the Proposed Development.

Clean Water / Drainage

Clean Water

- 3.10 Severn Trent Water (STW) are a state-owned water authority based in the Midlands and responsible for water supply management, and wastewater treatment and disposal.
- 3.11 Record information provided by STW shows no existing clean water infrastructure within the site boundary.
- 3.12 However, within the vicinity of the site there is existing live clean water infrastructure. The existing infrastructure is located within the residential development to the north of the site, on Arnolds Crescent, as well as an existing fire hydrant, but these assets will not be affected by the Proposed Development.

Drainage

- 3.13 Severn Trent Water (STW) are a state-owned water authority based in the Midlands and responsible for water supply management, and wastewater treatment and disposal.
- 3.14 Record information provided by STW does show existing drainage infrastructure within the site boundary.
- 3.15 There is a 225mm Concrete Public Foul Gravity / Lateral Dain which encroaches the site boundary on the east; and continues through the centre of the site, and then through the gardens of the existing residential development to the northwest.
- 3.16 The foul drain is in use and required, therefore the drain must be retained, and the Proposed Development layout has taken this into consideration. For sewers up to and including 225mm diameter Severn Trent requires a protective strip of 6m placed centrally over the pipe. With the existing drain having a 6m easement zone, no permanent building or structure would be possible within that zone without diverting the existing asset. The current layout retains the existing location without the need to divert.
- 3.17 Additionally, there is a 100mm VC Public Combined Gravity / Lateral Main which encroaches the site boundary but is not affected by the development proposals so shall be retained in situ.
- 3.18 Following an intrusive site survey of the above, it has been confirmed that the existing combined sewer continues south and connects into the 225mm foul sewer. This is not indicated on the Severn Trent Water records, however the existing infrastructure will belong to Severn Trent Water and therefore will be subject to their standard easement zones which is 2.5m from the centre of the main. The existing pipework route does coordinate with the latest masterplan and will not affect the proposed development.

Telecoms

British Telecom (BT)

- 3.19 British Telecom (BT) is a multinational telecoms provider. It is a major supplier of telecoms services to commercial and residential properties throughout the United Kingdom.
- 3.20 Record information provided by BT shows no existing telecoms infrastructure within the site boundary.
- 3.21 There is existing BT infrastructure located within the existing residential development to the north of the site, however this will not be affected by the Proposed Development.

Virgin Media

- 3.22 Virgin Media (VM) Limited is a British company which provides telephone, television, and internet services in the United Kingdom.
- 3.23 Record information provided by Virgin Media shows no existing VM infrastructure within the site boundary, or the surrounding area.

City Fibre

- 3.24 City Fibre are a provider of wholesale full fibre network infrastructure. They provide a portfolio of active and dark fibre services to our customers which include service integrators, enterprise and consumer service providers, local authorities, and mobile operators.
- 3.25 Record information provided by City Fibre shows no existing infrastructure within the site boundary, or the surrounding area.

Vodafone

- 3.26 Vodafone Group plc is a British multinational telecommunications conglomerate with headquarters in London and Newbury, Berkshire.
- 3.27 Record information provided by Vodafone shows no existing telecoms infrastructure within the site boundary, or the surrounding area.

Verizon Business

- 3.28 Verizon is a multinational telecommunications conglomerate and a corporate component of the Dow Jones Industrial Average.
- 3.29 Verizon have confirmed that they do not own any apparatus on site, or the surrounding area.

Mobile Broadband Network Limited (MBNL)

- 3.30 MBNL is owned equally by EE and Three. They manage, maintain, and enhance the telecommunications network in the UK.
- 3.31 MBNL have confirmed that they do not own any apparatus on site, or the surrounding area.

Multi-Utility Companies

Equans

- 3.32 Equans are a multinational electric utility company, headquartered in La Défense, Courbevoie, which operates in the fields of energy transition, electricity generation and distribution, natural gas, nuclear, renewable energy and petroleum.
- 3.33 Equans record information confirms that they do not have any apparatus on site, or the surrounding area.

Gas Transportation Company (GTC)

- 3.34 Gas Transportation Company is an independent utility infrastructure and networks provider. They act as an alternative gas and electricity connection provider to the regional DNO's. They own various private utility network infrastructures throughout the United Kingdom.
- 3.35 GTC record information confirms that they do not have any apparatus on site, or the surrounding area.

Sota (Instalcom)

- 3.36 Sota (Instalcom) are a multi-utility contractor who undertakes excavation and underground services for the provision of fibre optic cables, electric power cables and water mains. They own various private utility network infrastructures throughout the United Kingdom.
- 3.37 Sota (Instalcom) record information confirms that they do not have any apparatus on site, or the surrounding area.

Remaining Utility Companies

Colt

- 3.38 Colt Technology Services Group Limited is a multinational telecommunications company headquartered in London, United Kingdom.
- 3.39 Colt have confirmed that they do not own any apparatus on site, or the surrounding area

Lumen Technologies

- 3.40 Lumen is an enterprise technology platform that enables companies to capitalize on emerging applications and power the 4th Industrial Revolution.
- 3.41 Lumen Technologies have confirmed that they do not own any apparatus on site, or the surrounding area.

Sky UK Limited

- 3.42 Sky UK is a British telecommunications company which serves the United Kingdom owned by Comcast. Sky provides television and broadband Internet services, fixed line and mobile telephone services to consumers and businesses in the United Kingdom.
- 3.43 Sky have confirmed that their apparatus will not be affected by the proposed works.

Utility Assets Ltd

- 3.44 Utility Assets Ltd provide an alternative option for commercial and retail developers in choosing a network operator for sites.
- 3.45 Utility Assets Ltd have confirmed that they do not own any apparatus on site, or the surrounding area.

4. PROJECTED LOADS

- 4.1 The Proposed Development is understood to involve the construction of 145 residential properties.
- 4.2 The projected future loads included in the preliminary calculations for the above are generic. These loads can be reduced by further consideration, design, and investment.
- 4.3 A careful assessment of electricity and water loads has been undertaken, and reasonable assumptions have been made based on design guides and experiences from similar projects carried out in the past.

Electricity, Gas and Water

Electricity - Loads

- 4.4 The anticipated diversified loads, based on the information available to us is as follows:

Total diversified (maximum connected load): 655kVA

Water - Loads

- 4.5 The water provision for this scheme has been based on the anticipated demand units and associated flow rates provided by CIBSE and simultaneous demand calculation as per BS 6700. Anticipated diversified loads, based on this information is 10.2 litres per second (l/s).

Total diversified (connected load): 10.2l/s

Table 3. Projected Total Loads

SUMMARY OF PROJECTED LOADS	
Utility	Loads
Electricity (kVA)	655
Water (l/s)	10.2

5. UTILITY ASSUMPTIONS

5.1 In preparing the load assessments, the following assumptions were made:

- The electrical loads are reasonably balanced across the 3-phase supply.
- Based on the calculated load, it is anticipated that a substation will be required, for the Proposed Development.
- It is assumed that the infrastructure required for the Phase 1 development will be installed in advance of this Phase of works and the infrastructure will offer a point of connection. However, the budget quote obtained from NGED indicates the cost to provide an electric connection without this infrastructure being in place.
- The total development works have been thoroughly reviewed to allow maximum diversities to be applied at this stage, wherever possible.
- It is anticipated that significant upgrades to the existing local utility infrastructure will not be required to cope with the anticipated demands. This will only be fully determined upon actual connection applications for these services.
- It is assumed that the new residential properties will be provided with electric heating and hot water and therefore there will be no requirement for gas.
- It is assumed that each property will be provided with an electric vehicle charging (EVC) point in line with Building Regulations Part S.

6. FINANCIAL IMPLICATIONS

- 6.1 The financial implications below are budget costs based on similar costs from projects carried out in the past.

Electric - Connection

- 6.2 An electrical quotation was obtained previously by BWB Consulting for the Phase 1 development, NGED stated to supply the full development, the proposed Point of Connection would be located at the Osbaston Primary Substation 2.8 miles west of the boundary on the A447. The approximate distance is 1,300-meters from the site and is estimated to incur a cost of between £600-£700k to lay the HV cabling to the Phase 1 development.
- 6.3 It is assumed that these works, if still required would be in place in advance of the Phase 2 development moving forward and as such could be utilised as a point of connection for the site and extend the infrastructure, to allow us to connect the site to the NGED network.
- 6.4 A formal application has been made to NGED for a new supply budget quotation for the Phase 2 development. The budget quote has been provided by NGED on the basis that the Phase 1 infrastructure is NOT in place and is therefore the 'worst case' based on current network conditions. Following receipt of the budget estimate, NGED have confirmed the point of connection (POC) is on Brascote Lane (west of Gilberts Drive), 11kV HV cables shall then be installed along Gilbert Drive, Alans Way and finally around the back of the existing residential properties and into the northern site boundary. The 11kV cables will then be terminated in an on-site substation and LV mains cables will be distributed down each proposed street, allowing an LV supply to each property.
- 6.5 The NGED budget quotation includes the provision of the 11kV mains cables, 800kVA packaged substation, LV mains cables throughout the site and 145 domestic connections.
- 6.6 The kVA load has been based on electric heating, hot water and the provision of EVC for each property.

Water – Connection

- 6.7 A formal application has been made for a developer's enquiry to STW. STW have confirmed there is currently sufficient capacity in the existing network to supply the Proposed Development from the existing infrastructure.
- 6.8 The budget cost received from STW includes a large diameter connection to the existing 4" UPVC Main in Brascote Lane.
- 6.9 The budget costs include the supply and commissioning of meters to each individual property and for the associated infrastructure charges.

- 6.10 An allowance has currently been included for associated income offset payments albeit these will be re-calculated at the time of connection.

BT - Connection

- 6.11 The infrastructure for telecommunications will be provided by BT Openreach into the new building development with a connection to each property. The BT connection will be a full fibre to the premises optic connection (FTTP) utilising the existing BT infrastructure within Brascote Lane as the connection point and new BT Openreach duct network and joint boxes within the site.
- 6.12 Due to the number of proposed properties BT Openreach will provide, the new infrastructure free of charge.

Summary

- 6.13 The estimated budgets for all utilities are on the basis of utility companies installing mains in the Proposed Development in an open trench (excavated, backfilled and reinstated by the client/contractor). The estimated budgets are also based on the assumption all meter works and installations are by others. The utility companies will excavate, backfill and reinstate services within public land only.
- 6.14 A summary of the preliminary budget costs obtained from the network companies for new electric and water connection works can be seen in the table below.

Table 4. Estimated Utility Connection Costs

Utility	Description	Estimates Cost (exc. VAT)
Electricity (National Grid Electricity Distribution)	Works assume Phase 1 infrastructure is not in place. NGED HV POC at Brascote Lane, new 11kV cabling to the proposed site, packaged substation and LV connections to each property	£ 612,631.00
Water (Severn Trent Water)	STW New Main Pipework (Lay Only)	£160,500.00
	STW New Water Connections.	£48,173.35
	STW Infrastructure	£51,837.50
Telecoms (BT Openreach)	New Joint Box, and duct infrastructure to facilitate a full fibre connection to each residential property	FOC
Total		£873,141.85

7. DISCONNECTIONS/DIVERSIONS

- 7.1 It is currently not anticipated any required disconnections or diversions are required; however it is noted that there are the two existing drainage assets on site that will remain a constraint to the development.

APPENDICES

APPENDIX 1: UTILITY SEARCH LOG

<div><div><div></div><div>BWB</div><div>A CAF GROUP COMPANY</div></div></div>	Utility Asset Search Status		
	Project Name: Newbold Verdon Project Number: 243693 Post Code: LE9 9NS Easting and Northing: 444854 , 303296		
Notes			
1. The statuses of existing services have been compiled from record drawings. The accuracy and number of services cannot be guaranteed. All existing services must be indentified on site prior to commencement of works.			
2. Please refer to the National Joint Utilities Group (NJUG) Guidelines for minimum seperation distances and depths.			
Utility Company	Description	Utilities in the vicinity of the Site	Utilities found withing the Site Boundary
BT	British Telecom (BT) is a multinational telecoms provider. It is a major supplier of telecoms services to commercial and residential properties throughout the United Kingdom.	Y	Y
Cadent Gas	Cadent Gas owns, operates and maintains the largest gas distribution network in the UK, transporting gas to homes and businesses across West Midlands, North West England, East of England and North London.	Y	N
CityFibre	CityFibre are a leading provider of wholesale full fibre network infrastructure. With major fibre infrastructure projects across towns and cities throughout the UK, they provide a portfolio of active and dark fibre services to customers including service integrators, enterprise and consumer service providers, local authorities and mobile operators.	N	N
Colt	Colt Technology Services Group Limited is a multinational telecommunications company headquartered in London, United Kingdom.	N	N
Equans	In the UK, EQUANS is a provider of technical services, FM, regeneration and energy services – with specialist capabilities in smart buildings, green mobility, district & embedded energy and decentralised renewables.	N	N
GTC	Gas Transportation Company is an independent utility infrastructure and networks provider. They act as an alternative gas and electricity connection provider to the regional DNO's. They own various private utility network infrastructures throughout the United Kingdom.	N	N
Lumen Technologies	Lumen Technologies (formerly CenturyLink) is an American multinational technology company that provides communications, network services, security, cloud solutions, voice, and managed services.	N	N
Mobile Broadband Network Limited	MBNL is owned equally by EE and Three (3). They manage, maintain and enhance the telecommunications network in the UK.	N	N
National Grid Electricity Distribution	National Grid Electricity Distribution (NGED) is the largest electricity distribution business in the UK1. They manage a network of 220,000 km of overhead lines and underground cables, and 185,000 substations to provide power to nearly eight million customers across the East and West Midlands, the South West of England, and South Wales	Y	Y
National Grid Electricity Transmission	National Grid is the high-voltage electric power transmission network service Great Britain. It connects power stations and major substations, and ensures that electricity generated anywhere on the grid can be used to satisfy demand elsewhere.	N	N
Severn Trent Water (Clean)	STW are a state-owned water authority based in the Midlands and responsible for water supply management, and waste water treatment and disposal.	Y	N
Severn Trent Water (Waste)	STW are a state-owned water authority based in the Midlands and responsible for water supply management, and waste water treatment and disposal.	Y	Y
Sky UK Limited	Sky UK is a British telecommunications company which serves the United Kingdom owned by Comcast. Sky provides television and broadband Internet services, fixed line and mobile telephone services to consumers and businesses in the United Kingdom.	N	N
Sota	Instalcom are a multi-utility contractor who undertakes excavation and underground services for the provision of fibre optic cables, electric power cables and water mains. They own various private utility network infrastructures throughout the United Kingdom.	N	N
Utility assets Ltd	Utility Assets provide an alternative option for commercial and retail developers in choosing a network operator for sites.	N	N
Verizon Business	Verizon is a multinational telecommunications conglomerate and a corporate component of the Dow Jones Industrial Average.	N	N
Virgin Media	Virgin Media Limited is a British company which provides telephone, television and internet services in the United Kingdom.	N	N
Vodafone	Vodafone Group plc is a British multinational telecommunications conglomerate with headquarters in London and Newbury, Berkshire.	N	N
<div>Costs</div> <div>Vodafone £53.20 + Vat</div> <div>Severn Trent Water £40.00 + Vat</div>			

APPENDIX 2: LINESEARCH BEFORE U DIG REPORT