



SERVICES

PRE DEVELOPMENT

Utility Source offers a pre-development review of your proposed land purchase. The review is designed to identify utility related considerations to help protect a client's investment.

The benefits of the review include the opportunity to set expectations on the utility related challenges, anticipated barriers and potential costs which are likely to be encountered during the customers build.

Feedback highlights that this exercise can be a critical tool to support an informed decision on a land purchase, feasibility of the build and negotiation on price.

LINESEARCH REPORTS

Whether the development is a demolition project or a new build, it is essential that the position of the utility infrastructure is identified before you excavate. Utility Source can investigate this on your behalf and notify you of the utilities present and the anticipated position.

To understand the commercial impact of the disconnection or diversion of existing utility infrastructure, these searches are essential. More importantly, being furnished with existing infrastructure plans will support your safe-digging practices.

UTILITY PACKAGES

With Utility Source's network of contacts and industry knowledge, we have the facility to prepare utility packages for their clients. Utility Source specialise in gas, water and electric infrastructure and have a significant understanding of the principle of Competition in Connections.

Utility Source have partners who will install fibre, drainage, photovoltaic, air source and heat source products.

Utility Source will explain the process at the point of contact and will confirm any quotation costs and the associated time scales to support your understanding of what needs to be completed.

PROJECT COORDINATION

Over many years, the team has accumulated considerable experience when coordinating utility projects. Utility Source can facilitate the quotation and acceptance process, work with the third parties to schedule the works, attend site meetings and have a presence to manage your expectations at site level.

Again, Utility Source's site experiences enable us to identify issues and barriers before they happen thus supporting our clients to experience a smooth and informative journey.

ENERGY PROCUREMENT

Partnerships with other industry specialists enable Utility Source to support your new energy procurement.

We can arrange a commercial electricity or gas contract, offer the on-going management of the contract with the chosen supplier and arrange for the meter to be installed.

We offer a single point of contact for you and monitor the market on a daily basis. More importantly we are there to support you for the term of the contract.

DOMESTIC METERING

We hold agreements with gas and electric suppliers who will arrange domestic supplier agreements on our behalf. In turn, this enables us to have gas and electric meters installed in sequence with the service installations.

INTRODUCTION

In 2018 we launched Utility Source; a family business proudly based in South Yorkshire. The specific focus of the business is to support and educate builders, developers and property investors with the complex nature of the utilities process.

Whilst we acknowledge that a customer's journey can be problematic when trying to supply a new property with utilities, we also understand that the complexities can be simplified by introducing effective communications and by setting the correct expectations.

At Utility Source, our advisors are experienced industry specialists who have many years of experience of navigating the industry, policies, processes and people within it. We believe that sharing this experience with customers will improve their journey and positively influence on their development sites.

Our industry background and knowledge, combined with the network of professionals which we have immersed ourselves in over many years, enables us to produce the best possible utilities proposition with a unique delivery experience.

We are proud to support the development of domestic, industrial and commercial properties across Yorkshire and the UK.

The key to our success is our resilience and willingness to go the extra mile to achieve your success.

GISBURN MANSIONS

TOTTENHAM - LONDON

Gisburn Mansions offered an opportunity to support a unique vertical extension at an existing residential site in London. The complicated project was designed to introduce 12 new flats to the historical building.

Utility Source was engaged at an early stage and our first task was to coordinate the installation of a temporary 3-phase electric supply to feed a crane, an essential resource within this type of development. Using our utility broker, we also provided a supply contract and installed the meter.

We worked closely with the developer to understand their build programme which included the coordination of the following utility installations:

- 12 new water services.
- The upgrade of the existing electric infrastructure to enable the installation of 12 new electric services.
- 12 new gas services.
- The alteration of 3 existing gas services to support other areas of the development.
- Installation of BT Openreach infrastructure to provide fibre to the premises.



There were of course many challenges. Old infrastructure needed to be replaced, the council were very particular on when excavations could take place and of course, a utility installer cannot work beneath the critical scaffold structure. Despite such issues, the building is now complete and Utility Source takes pride in knowing that we have contributed to a successful project.

Our client has since presented us with further opportunities of significant size and value where we are their appointed utilities coordinator.



LOWER MARSH LANE KINGSTON UPON THAMES - LONDON

Utility Source was engaged by a major developer to coordinate a diverse mix of utility activities at a distinguished development in Surbiton.

The project started with a high voltage cable diversion which ran through the site and was preventing one of the blocks from being built. This needed significant interaction with the network owner including our price negotiation resulting in them swallowing the costs rather than charging the developer. A number of old gas and electric services were then disconnected to ensure that site could operate safely.

Our main input continued with the installation of mains and services to feed 20 flats, 19 houses and a new co-op store.

An additional supply was also installed to feed a commercial car charging point helping the client to comply with their environmental commitments.

Finally, using our agreements with domestic gas and electric suppliers we arranged for the meters to be installed to each property.



"There is no better feedback than the silent submission of repeat business and Utility Source has since been engaged by the client to act as their utilities consultant on three additional student accommodation schemes."

Dean Pattison

CARBON COURT

GRIMETHORPE - BARNSELEY

We were contacted by the owner of a local business who had made the decision to develop the land behind his workshop.

Planning permission had been secured to construct a large-scale steel framed building to be subdivided into 8 industrial units. It was intended that the units would be used for engineering or warehousing purposes.

Our first task was to arrange for an old electric service to be disconnected as it was not sufficient to feed the new development.

The building, being a single structure, is categorised as a building of multiple occupancy therefore we sourced the installation of a bulk supply under a Building Network Operators (BNO) arrangement. This was terminated in a kiosk at the site boundary.

We also arranged the installation of a bulk water supply which terminated within a manifold chamber at the boundary. This enabled the connection of the customers service pipework and also allowed us to install pulse meters, providing each unit with its own billing arrangements.



"We are proud to be a part of the local business community which has presented us with this opportunity. Whilst we are happy to work all over the country, contributing to the development of the local area is very important to us."

Dean Pattison



LNER CLUB

MEXBOROUGH - ROTHERHAM

The old LNER club is a social club which is based in Rotherham, just a stones-throw away from the Utility Source head office. The developer had purchased the old club with a plan to convert it into commercial retail space however he also had a commitment to build a new club for its members within the grounds of the old car park.

We were fortunate enough to have been introduced to the developer by an existing customer and following a period of consultation, he went on to appoint Utility Source to coordinate the utility installations.

Throughout the project we encountered several challenges where our experience and network of contacts became essential in enabling solutions to materialise.



Coordination activity included the installation of a gas service and a new meter. When excavating to enable the connection, it was identified that the main which was digitised on network maps was not laid in the correct location. It was in fact outside of the site boundary within the grounds of a large factory which prevented the team from connecting to it.

A series of meetings with Cadent Gas were facilitated by Utility Source to identify a suitable and alternative connection point. The connection point which we agreed sat in the club car park so a period of negotiation took place with the client to ensure that the correct permissions were granted to achieve the connection.

Whilst the installation offered challenges, the club opened on time and a wedding reception was held on the opening weekend!

"We saw this project highlighted in the Rotherham Advertiser in our first few months of trading but it was a struggle to source contact with the developer in the early stages. Our contact came via a referral from an existing customer and the rest is history. We are now working on our fifth local project with this particular customer."

Duncan Milner

NEWTON AVENUE

STOCKSBRIDGE - SHEFFIELD

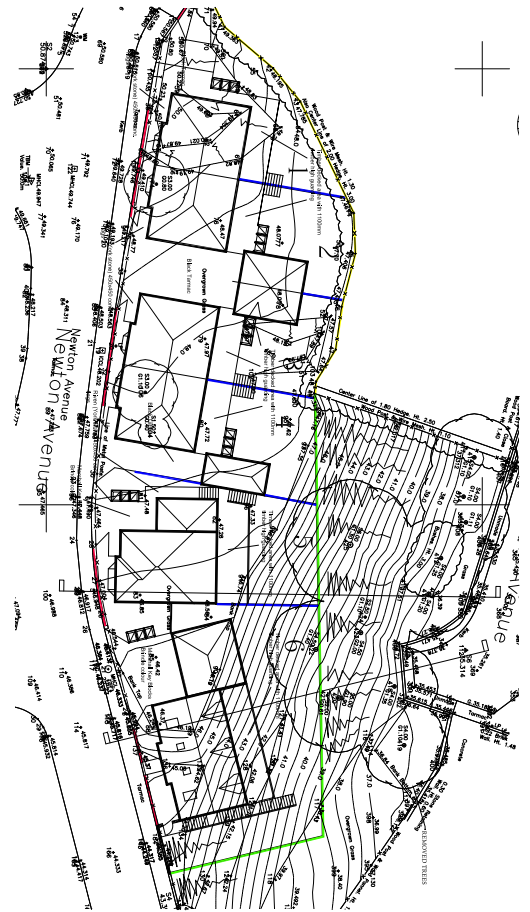
One of our key customers awarded Utility Source with a contract to coordinate gas, water and electric to 6 domestic properties in Sheffield.

The installation of the gas was simple with statutory connections taking place immediately beyond the site boundary. The water installation however was a particular challenge with full road crossings and deep excavations needed.

The electric installation included the installation of approximately 100 meters of mains before connections could be achieved.

Finally, we coordinated gas and electric supply contracts prior to meters being installed.

Throughout this project our biggest challenge was the local authority who made contractor site attendance sporadic. We worked closely with neighbours to keep the road clear of parked vehicles to enable the positioning of extensive traffic management. We also led the customer through the sporadic site attendances to help manage expectations and completions.





SCROOBY ROAD BIRCOTES - DONCASTER

This client came to Utility Source through recommendation from an existing client. Mitchell Harworth Ltd, a wealth management specialist, had purchased a new building to fit out as a new office.

The premises already had electric and water supplies however they also needed to install a gas supply to feed their new central heating system. Utility Source coordinated the excavations and the installation of a gas supply, meter and meter box.

To minimise public disruption to the surrounding shops and businesses, work was completed on a Sunday morning when the majority of the other businesses were closed. Additionally, adverse weather of storms and floods impacted on teams attending site, a challenge overcome by collaborating with the contractor.



Utility Source brought in a contractor partner to remove the paving slabs outside of the property and they also completed excavations, in the public and the private land too. The gas service was then installed and connected. The following day we organised a meter installer to fit a gas meter to complete our works in sequence.

"A very effective and painless process from the clients point of view. Very happy, very impressed, was surprised how quick and easy it was. I highly recommend Utility Source Ltd"

Mitchell Harworth Ltd

CHURCH STREET ECCLESFIELD - SHEFFIELD

Utility Source can coordinate utility installations of all shapes and sizes and in this case we were appointed to coordinate the installation of an electric supply to a single domestic plot. The plot was set back from the main road behind a row of existing houses which took some careful planning and communication.

The existing main, which was an overhead line, had to be extended into a dedicated service strip through the grounds of an adjacent nursery. The service connection was made at the site entrance and terminated in a temporary kiosk to provide the builder with power during his build. Returning to the site later in the year, delivery partners moved the service to a meter box which represents the final termination position.



"Whilst most utility providers and consultants pursue large scale developments which provide a more competitive commercial environment and greater opportunity to increase their revenue, we also take time to work with the smaller developer who may only build a single property each year. The smaller developer isn't saturated with utilities experience which enables us to work closely with them, advising and guiding them through systems which may appear complicated, confusing and certainly frustrating. Whilst we have shared our knowledge with many small developers to support them to understand what to do and when to do it, our openness has still resulted in the same developers providing us with repeat engagement and repeat orders."

Dean Pattison



NORTHGATE SOUTH HIENDLEY - LEEDS

Utility Source was engaged by a small independent property developer to support the installation of gas, water and electric services to four domestic plots in South Hiendley.

The developer had experienced a number of issues which had slowed his build considerably with utility installations being his priority. We utilised considerable experience and industry network, to influence the statutory network owners to allow services to be diverted around a ransom strip rather than their preferred method of being perpendicular to the main. The client had been requesting this for some time without success therefore we took time to educate him on the policies, processes and procedures and as importantly the terminology to use when having such discussions. We successfully achieved the required approvals and had the services installed and connected within a matter of weeks.

"Everything that Utility Source has done has been first class. The communication has been very good and the team are genuine and informative."

Allan Platt, Property Developer

UTILITY SOURCE IN THE COMMUNITY



ESF BUSINESS AND EDUCATION

Utility Source is committed to supporting local students through the ESF Business and Education programme. This commitment ranges from attending careers fairs, workshops and mock interview sessions to provide students with a slightly different type of development. Our MD Dean Pattison leads our commitment and said "Sharing experiences of education and business with young people is essential. Our journey has been full of learning and achievement and has put us in a great position to respond to their curiosity."

WORK EXPERIENCE

We continue to deliver work experience opportunities for school students across the Rotherham borough. Students regularly join us to shadow and work with the team to understand what makes us tick. We believe that each student leaves us with valuable experience. Pictured is our very first attendee, Chantelle Morris!



FOOTBALL SPONSORSHIP

We are proud sponsors of Bramley Sunnyside Blues, an under 9's grassroots football team based in Rotherham. We have a long running relationship with Bramley with our colleagues Dean Pattison and Jacob Spencer-Parkin undertaking the coaching of the group. This year we have joined Coldwell Boxing in becoming kit sponsors for the 2019/20 season.

DONATION TO ORPHANAGE ACADEMY IN UGANDA

Many of our customers and delivery partners will be aware of the piece of work which we did to support an orphanage football academy in Uganda. In fact many of our contacts contributed to a large collection of kit which we donated and shipped.

We can confirm that the equipment has reached the boys and girls of the Namutumba Academy. This included over 600 pairs of football boots, several sets of playing kit, boxes of sportswear, footballs, shin pads and goalie gloves were amongst the items sent. Special thanks to the special charity 'boots2africa' for their huge donation.





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