

Case Study

Mossgate, Heysham

Energetics was the preferred multi utility partner for a 393 unit residential project being developed by Miller Homes and Persimmon Homes near Lancaster.

Project: Mossgate, Heysham

Client: Miller Homes & Persimmon Homes

Project Description

Heysham is a large coastal village near Lancaster in the county of Lancashire, England. It overlooks Morecambe Bay, and has a population of approximately 6,500.

Heysham won the Gold Small Village award in both the 2005 and 2007 Britain in Bloom awards.

Energetics entered into a joint venture between Miller Homes and Persimmon Homes, to create a total of 393 domestic properties across a five acre development. The development is situated on the outskirts of the village.

The developers approached Energetics for a full infrastructure and services proposal, to include for Electricity, Gas, Water and Telecom supplies to all of the properties.



Background

The project has been split between the two developers, with Miller Homes constructing 230 homes, and Persimmon Homes constructing the remaining 161 homes across the development.

Miller Homes, a leading name in house building, is confident of success with their Millers Green development. Their scheme comprises of a wide range of properties, ranging from one bedroom apartments to four bedroom detached properties in a range of styles.

Persimmon Homes, who are synonymous with building high quality sought after homes in the region, is confident that Meadows Reach will be a great success. Their development comprises a mix of three and four bedroom homes with a range of styles including semi-detached, detached and three storey homes.

The developments with both house builders are ongoing at present, and both are well on target for their scheduled completion by the end of 2008.

The Energetics Solution

Electricity Supplies

Our proposal for the electrical supply incorporated a total loading of approximately 600kVA, complete with a double sub-station and all associated cabling, excavation, engineering, connections, inspection and

testing. With significant experience in process management, Energetics have undertaken the full co-ordination and management of the host Distribution Network Operators works ensuring connection for the main 11kV network to serve the new development.

The Energetics point of supply is through the installation of an 11kV High Voltage RMU Metering Unit, installed within the new sub station building. Energetics have carried out the procurement and installation of the 11kv metering unit for the host Distribution Network Operator to adopt.

An initial street lighting scheme of approximately forty street lights has also been included, to complete the development.

All legal requirements associated with the missives, wayleaves and lease arrangements required for the high voltage cabling and the sub-station enclosure were concluded by our in-house legal team. This has significantly reduced the timescales in achieving what were previously protracted arrangements, following consultation with the land owners and local authority.

Gas Supplies

The gas supply requirements of the sites resulted in a Supply Hourly Quantity of approximately 4,000Kwh, and a 250mm low pressure connection to the existing gas network was made to serve the joint development.

Each property is served by a semi-concealed/surface mounted meter box.

Water Supplies

The water supply requirements of the sites generated a requirement for an Annual Water Load of approximately 6,000m³, and this shall be provided via two points of connection on opposing sides of the site.

An existing easement was maintained for the United Utilities water main, which was in place within the site prior to the developments. This was implemented following consultation with the land owners and local authority.

Temporary Supplies

A provision was made in our design to provide temporary supplies to serve both the welfare facilities at the site, and more importantly the show houses of both developers, to enable them to generate interest in the properties.

Summary

Our solution to the project requirements was put together by our expert team of designers, with on site delivery undertaken by our in house project management team and their associated skilled labour force.

Energetics have successfully completed all off-site excavations for the high voltage cabling between the existing electrical network and the new on site sub-station. With our own teams, we will continue to complete all on site activities to bring connections to the new homes.

All services will be supplied and installed to the highest quality, to reflect the requirements of the relevant standards and legislation on time, right first time.

Through our unique business model, the gas and electricity services will be adopted, through our licensed Gas and Electricity companies.



Case Study: Mossgate, Heysham

“Energetics exceeded our expectations for the design and delivery of the multi utility infrastructure at our Heysham project. The company delivered on time, right first time and added significant value with their forward thinking by providing temporary gas, electricity and water connections which enabled us to meet our programme ahead of schedule.”

Paul Whittaker, Regional Services Manager, Miller Homes Ltd NW.

Key Facts

The developers involved:



- **Commercially Attractive**

The key requirements of both developers was to have a competitive proposal for the scheme, with a robust design with an achievable delivery solution.

- **Deliver On Promises**

Delivery of the project is the single most vital part of the project and Energetics understand the implications should timescales not be met. We always deliver our promises to ensure that utilities are provided for the welfare facilities, show homes and completed properties to allow developers to progress with their build schedule and maintain revenue streams.

- **Added Value**

Energetics have successfully achieved all targets on this project for the welfare supplies, show homes, and first phases of completed properties. Through continuous site and resource management, we shall deliver every step of the way, through to final completion of the developments.



CONNECTED THINKING