Ener-Vate

Leeds City Council

Leeds Pipes

Case Study

The Project

Leeds City Council has developed a flagship District Heating Network (DHN) that uses heat generated by processing waste at the council's newly constructed Recycling and Energy Recovery Facility (RERF). This multi-million-pound investment plays a significant role in the city's plans to cut carbon emissions, reduce energy bills and improve air quality in the city. With funding assistance from West Yorkshire Combined Authority (WYCA), Leeds City Region Enterprise Partnership and the European Regional Development Fund (ERDF), the council has invested £35m into connecting 1,983 properties and numerous businesses to an efficient district heating network. It will be one of the UK's largest DHNs and has the capacity to grow in the future to connect further buildings in and around Leeds City Centre.

Vital Energi Utilities are the council's delivery partner in designing, constructing and operating the heat network, which consists of the construction of two new energy centres and a 16.5km district heating network to reduce carbon emissions by 11,000 tonnes per year, and reduce fuel bills by between 10-25%. Additional benefits for the area include employment opportunities, local skills development, and investing 60% of project spend into local businesses.

Our Role

Ener-Vate has been involved with the Leeds Pipes project since 2018 and continue to be a key member of the Leeds Pipes team in supporting the development of new connections onto the network. We take an integrated team approach with all of our clients, and Leeds Pipes is no exception. Our primary role is to facilitate and progress any new enquiries from developers in and around the city centre and be the point of contact between Leeds City Council, Vital Energi and Leeds Pipes.

After initial data gathering exercises are completed by a potential customer, Ener-Vate hosts several sessions with prospective developers to understand their requirements, drivers, and constraints and to field any queries/reservations which they may hold.

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As part of the process, we work with developers to understand their counterfactual technology and build a comparator model which attempts to predict any potential commercial and carbon savings as a result of a connection into our network.

This is an open-book, transparent process which allows the developer to understand the benefits of connecting into the Leeds Pipes network clearly and numerically. The comparator then forms part of the connection proposal, which we draft to include the connection fee proposal from Vital Energi as well as any commercial terms agreed.

Following acceptance of the connection proposal, we support Leeds City Council in the drafting and negotiation of the Heads of Terms, Heat Sale Agreement and Connection Agreements.

End Result

As of 2022, we have helped to connect several businesses and developments across the Leeds City Centre including Quarry House, Leeds Beckett University and Trinity Academy – as well as numerous public buildings. We anticipate our relationship and partnership between Leeds City Council and Vital Energi to prosper further in 2022 and years following, as we continue our success in the development and expansion of the Leeds Pipes network.

"Leeds PIPES have worked with Ener-Vate for several years and their expertise and tenacity has been instrumental in engaging customers and helping them to understand the business benefit of connecting to our network. This supports the partnership between Leeds City Council and Vital and has helped to grow our network significantly, with further major connections anticipated in the near future."

George Munson
Leeds City Council

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