

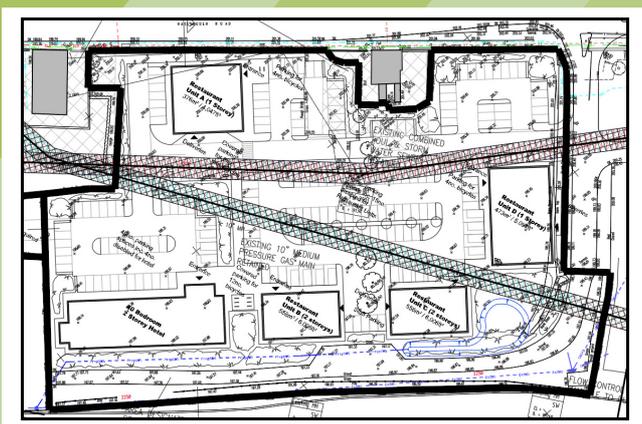
# Utilities Assessment Capability Statement



## Why Undertake a Utilities Assessment?

There are commonly two main reasons to gather information on utilities: Firstly, it is necessary to locate underground services prior to intrusive investigations or construction in order to reduce the risk of incident which may result in a delay and significant cost of repair. As a result The LK Group (LK) will consult with all relevant service providers such as Power and Gas suppliers, Water and Wastewater companies and Telecommunication suppliers. This would be followed by a 'walkover' to locate any evidence above or below ground and then provision of a comprehensive report stating the presence and locations of any services within the vicinity of your site.

The second reason is generally to comply with a Planning Authority requirement for a report to show the presence of service, to determine if the proposed demand can be satisfied and to identify any diversions or reinforcements necessary. LK will estimate demands, based on your proposals for development, and consult with utilities providers concerning demand and available capacity. This will confirm the availability of connections and provide an indication of any costs associated with infrastructure reinforcement or diversionary measures. It is therefore important to start the consultation process early in the site development programme so that this feedback can be included into site feasibility and financial modelling to avoid unnecessary expenditure and delay.



## Why Consider us for a Utilities Assessment?

We offer pragmatic, practical advice based on many years of providing utilities assessments. Our comprehensive expertise also includes ground investigations, risk assessments and development constraints reports that feed information into the masterplanning and site planning process. We can advise on solutions to documented or observed constraints to development after negotiation and agreement with regulatory and approving bodies.

## LK Services

We offer a further range of services to guide developers, planning consultants, architects and local authorities alike. We provide independent advice on development together with design services for all aspects of internal infrastructure layout. These services include:

- Planning Advice
- Feasibility Studies for Potential Developments
- Flood Risk Studies and Surface Water Management
- Waste and Materials Management Plans
- Environmental Assessments to support Planning Applications and
- Residential / Commercial Infrastructure, Drainage and Highway Design

The LK Group provides pre-purchase reporting in the form of structured 'constraints' studies and plans (as shown) in order to help advise early in development whether a scheme is commercially viable. Occasionally it can be demonstrated that the proposed use of a site is unlikely to be cost effective. Maybe the required infrastructure and services cannot be provided and managed, or potential costs do not make the site economic. LK can advise you of potential solutions to inform your decision whether or not to proceed.

We also offer advice to the masterplanning process to maximise site value. To identify an optimum scheme we consider a balance of infrastructure, environmental and utility limitations, current and proposed land uses, economic values and affordability.