



# Development Infrastructure Ownership & Management



# Ownership & Maintenance Solutions

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**SEWERS**



**HIGHWAYS**



**STRUCTURES**



**OPEN SPACES**



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An aerial photograph of a residential development at sunset. The houses are arranged in a semi-circle around a central green space with a pond. The sky is a mix of orange, pink, and purple, with some clouds. The overall scene is peaceful and scenic.

# PRIVATE INFRASTRUCTURE ADOPTION & MANAGEMENT

# Welcome to **indevor estates**

Indevor Estates is an infrastructure asset group that owns, manages, and governs a number of specialist brands within its portfolio. All Indevor Estates brands operate with their own defined expertise while benefiting from operational support at group level. This integrated structure enables Indevor Estates to deliver consistently high standards across all services, with a unified commitment to quality, innovation, and long-term infrastructure solutions.

Operating under our Statutory Body-recognised Private Adoption Model, we provide developers with a sustainable solution to transfer infrastructure responsibilities via a single endowment payment.

The Indevor Estates Private Adoption Model ensures the ongoing protection of a development's legacy, delivering sustained quality, environmental stewardship, and peace of mind for developers, residents, Local Authorities, and associated stakeholders.

Our unique, flexible operating model enables us to offer developers a range of tailored solutions, from the transfer of legacy incidental land to the management of multi-disciplinary infrastructure that supports new towns and communities. The Indevor Estates brands are organised into two distinct and independently managed subdivisions:



Indevor Infra Estates Limited specialises in hard or grey site development features, encompassing engineered and man-made site infrastructure assets.



Indevor Green Estates Limited specialises in soft or green site development features, encompassing natural and living environmental assets.

## Legacy Sewer Auto-Adoption

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Indevor Water represents Indevor Infra Estates' creation of a NAV model designed to address the development industry's long-standing need for a solution to unadopted legacy sewer networks.

The Legacy Sewer Auto-Adoption Model was created and is exclusively offered by Indevor Water. It was developed and approved in its capacity owing to a number of features associated with our company's unique credentials including:

- i. Established 25+ Years Technical Experience in Sewer Adoption Solutions
  - ii. 125 Year Independent Surety Performance Bond Facility (In Perpetuity)
  - iii. Enhanced Water Company Developer Services Relationships
  - iv. Multi-Disciplinary Infrastructure Asset Transfer & Ownership Specialism
  - v. Centralised Capital Works Investment Programme
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## Legacy Sewer Auto-Adoption

### FEATURES & BENEFITS

- ✓ Reduced Sewer Adoption Cost
- ✓ Zero Pre-Adoption Remedial Works Required
- ✓ Accelerated Vesting Process
- ✓ Removal of Owner's Ongoing Liability & Maintenance Obligations
- ✓ Existing Sewer Bond Cancellation
- ✓ Ofwat Approved Registered Public Sewers
- ✓ Fully Approved Model
- ✓ Fixed Fee Commercial Model
- ✓ Simple Application Process
- ✓ Highway Adoption Activation

### CASE STUDY EXAMPLE SCENARIOS

- Complete / Incomplete S104 Agreement
- Extensive Incumbent Adoption Remedial Works
- Land Ownership & Easement Hindrances
- Consent to Discharge Issues
- Pumping Stations
- Unadopted Downstream Sewer Network
- Limited Available Technical Information
- Multi-Phased Sites
- Dual Catchment Areas
- SuDS Served Developments
- Up to 35 Year-Old Historic Schemes (Water Industry Act 1991)



[developer.services@indevorwater.co.uk](mailto:developer.services@indevorwater.co.uk)



0333 023 3117

All Incumbent Water Companies and New Appointments & Variations (NAVs) are licensed under powers delegated by the Secretary of State and are duly regulated by Ofwat, the Water Services Regulation Authority in England and Wales. All new applications are reviewed by Stakeholders including the Consumer Council for Water, Drinking Water Inspectorate, MOSL, DEFRA, and the Environment Agency.

[www.indevorwater.co.uk](http://www.indevorwater.co.uk)



# PRIVATE HIGHWAY OWNERSHIP

# Network Highways



## Private Highway Ownership

Network Highways owns, maintains, and improves Highways across the UK, ensuring safer, smoother, and more reliable access for all users.

In many cases, achieving adoption through the Local Authority is not a viable option for Highways serving new or previously completed developments. Network Highways acts as a widely recognised and trusted alternative, providing developers with the opportunity to hand over Highways to a Private Authority for long-term ownership and management.

The Network Highways Private Adoption Model allows developers to transfer all features of a Highway, including **Footpaths, Carriageways, Highway Drainage, Street Lighting, and Street Furniture & Signage.**

### CASE STUDY EXAMPLE SCENARIOS

- No S38 Agreement In Place
- Outstanding S220 Bond
- Legacy Schemes
- Newly Completed Schemes
- Unadopted Adjoining Highways (Landlocked)
- Land Ownership Issues
- Completed Highway Deemed Unadoptable by Local Authority
- Cycle Paths



[privateadoption@networkhighways.co.uk](mailto:privateadoption@networkhighways.co.uk)



0330 164 7700



Network Highways Private Adoption is indemnified with an independent 125-Year Surety Performance Bond and is a registered member of the Institute of Infrastructure Ownership Management (IIOM).

[www.networkhighways.co.uk](http://www.networkhighways.co.uk)



**ADOPTION SOLUTIONS  
FOR BRIDGES,  
STRUCTURES & BESPOKE  
SITE FEATURES**

# STRUCTENEO

From Latin *structura* ("structure, to build") + *teneo* ("to hold, maintain, or preserve").

## Structure Asset Ownership

Structeneo is the UK's only private specialist dedicated exclusively to delivering long-term ownership and maintenance solutions for bespoke site features.

In many developments, distinctive architectural or functional features, such as Public Art Installations, Bespoke Structures, or Bridges, are integral to the overall character of the site. However, these features often fall outside the standard adoption criteria of Local Authorities or management companies, leaving developers to find alternative long-term management solutions.

Structeneo provides a reliable, sustainable approach to ensuring these unique features are properly maintained, legally owned, and preserved in perpetuity.

### CASE STUDY EXAMPLE SCENARIOS

- Retaining Structures
- Vehicle Bridges
- Footbridges
- Site Entrance Features
- Culverts
- Architectural Features
- Monuments
- Protected Conservation Features
- Pumping Stations



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0330 164 0030



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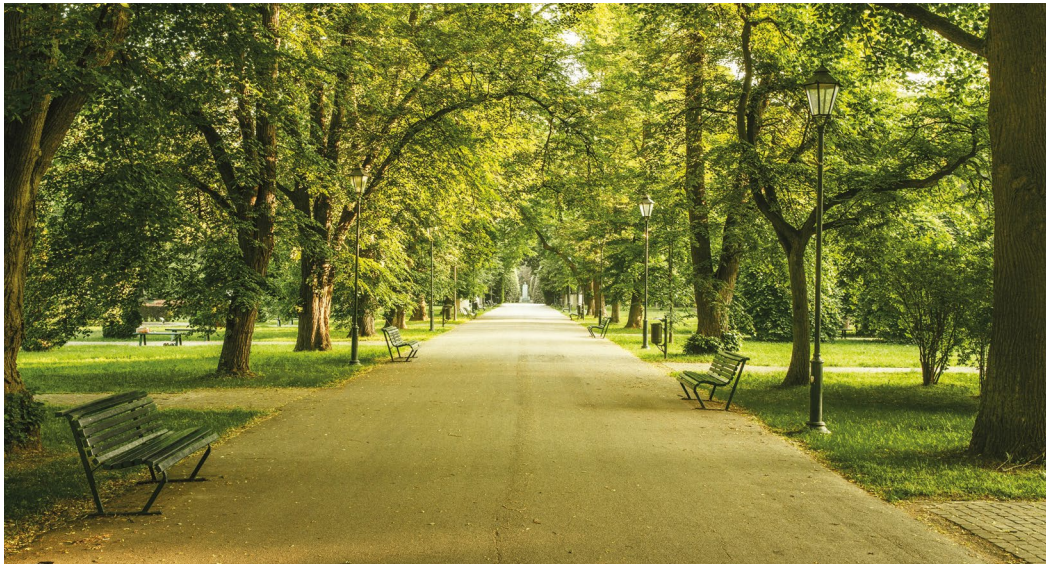
ENGLISH ESTATES  
COMMUNITIES & CONSERVATION

## STRATEGIC OPEN SPACE MANAGEMENT SPECIALISTS

### OUR HERITAGE

English Estates act as site guardians on Strategic Open Spaces  
and those of Special Conservational Interest.

We promote biodiversity, bring communities together,  
and preserve a development's long-term legacy  
on behalf of our clients.



[enquiries@englishestates.co.uk](mailto:enquiries@englishestates.co.uk)



01451 603 885



ENGLISH ESTATES

COMMUNITIES & CONSERVATION

# STRATEGIC OPEN SPACE MANAGEMENT SPECIALISTS

## PRIVATE ADOPTION

English Estates' Private Adoption Offering provides developers with an efficient way to entrust their long-term liabilities associated with owning and maintaining an area of Open Space by way of a one-off fixed payment.

We offer developers a responsible alternative to Local Authority Commuted Sums. Private Adoption payments received are held within a protected Registered Charitable Trust Company\*.



THE GREENSPACE  
— TRUST —

\*The Greenspace Trust is English Estates' appointed asset holding company, which is a Community Interest Company Registered Charitable Trust (15192805).



English Estates' Private Adoption Model is approved by Natural England without the need for Local Authority step-in rights. English Estates is a Registered Member of The Property Institute (TPI).

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WITH OVER A DECADE OF EXPERIENCE DELIVERING SANG, BNG, AND GREEN INFRASTRUCTURE WITHIN STRATEGIC DEVELOPMENTS, I NOW LEAD ENGLISH ESTATES' APPROACH TO BIODIVERSITY AND ENVIRONMENTAL PROJECTS.

MY ROLE FOCUSES ON ACQUIRING PARKLAND THROUGH OUR PRIVATE ADOPTION MODEL WHILE MANAGING A PIPELINE OF OVER 400 HECTARES AND OVERSEEING BOTH

ONSITE AND OFFSITE BNG SCHEMES.



**JOE HEATH**  
DIRECTOR OF ENVIRONMENT  
AND BIODIVERSITY



ENGLISH ESTATES

COMMUNITIES & CONSERVATION

## STRATEGIC OPEN SPACE MANAGEMENT SPECIALISTS

### ANNUAL MANAGEMENT FEE

English Estates' Annual Management Fee Offering provides housebuilders with a Managing Agent brand they can be proud to be associated with. The appointment of English Estates enhances a development's appeal, leveraging our premium branding and sustainability credentials.

This service provides developers with a dependable and responsible long-term solution for the collection of Annual Management Fees from residents to fund the ongoing guardianship and conservation of Open Spaces.

English Estates offers developers the comfort and peace of mind that their homebuyers' welfare is being entrusted to an organisation that puts resident members, the community, and its ecological and sustainability responsibilities at the heart of everything it does.



ENGLISH ESTATES  
COMMUNITIES & CONSERVATION

## RESIDENT MEMBERSHIP BENEFIT SCHEME

English Estates is the first and only Managing Agent to launch an award-winning, pioneering Resident Membership Benefit Scheme. When utilised correctly, these benefits create Resident Monetary Net Gain.



### EXAMPLE SCHEME ANNUAL SAVINGS MODEL:

Resident Maintenance and Membership Fee	£170.00
Average Monetary Value of Membership Benefits	£2,080.00
Resident Member Monetary Net Gain	£1,910.00



# ENGLISH ESTATES

COMMUNITIES & CONSERVATION

## RESIDENT MEMBERSHIP BENEFITS INCLUDE:



### HEALTHCARE

Access 24/7 private GP services, expert second opinions, legal, medical, and domestic helplines, annual health planning, mental health first aid courses plus health & lifestyle screenings for comprehensive support.



### BUSINESS MENTORING

Receive business mentoring, grants, bookkeeping services, and business plan reviews, along with access to networking events and workshops for comprehensive business support.



### LIFE MENTORING

Receive life mentoring, annual online counselling sessions, support and legal information helplines, and access to Togetherall, a safe online community for discussing personal challenges.



### COMMUNITY INITIATIVES & EVENTS

Enjoy access to community events and initiatives, including the Volunteer Ranger Scheme to support the community and Resident Engagement Awards to celebrate local contributions.



### DISCOUNTS & CASHBACK

Enjoy discounts and cashback on groceries, shopping, insurance, motoring, food, travel, and more at over 700 retailers, plus receive a branded sustainability shopping pack and premium clothing.



### ELDERLY CARE

Receive expert advice and guidance on navigating the elderly care system for comprehensive support in managing senior care needs.



### FITNESS & WELLBEING

Benefit from gym discounts, wellbeing webinars and workshops, regular wellbeing surveys, and an annual personalised plan for a healthier lifestyle.



### ARTS & LITERATURE

Participate in a book club and access online music training for enriching arts and literature experiences.



ENGLISH ESTATES  
COMMUNITIES & CONSERVATION

# STRATEGIC SUPPORT SERVICES

English Estates provides full turnkey support to developers, including assisting with all mandatory environmental and ecological assessments, utilising a combination of our in-house team and key long-term established partnerships.



Habitat Survey and Assessment



Invertebrate Survey



Habitat Creation and Restoration



Sustainable Drainage Systems



Environmental Guidance and Toolkits



Ecological Impact Assessment (EIA)



Biodiversity Net Gain



Bat Surveys



Badger Surveys



Great Crested Newt Surveys



Ecological Clerk of Works



Green Infrastructure Planning

## INDEVOR GREEN ESTATES ASSOCIATED BRANDS

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**SCOTTISH ESTATES**  
COMMUNITIES & CONSERVATION



**WELSH ESTATES**  
COMMUNITIES & CONSERVATION



**ENGLISH ESTATES**  
COMMUNITIES & CONSERVATION



**GreenAgent**

Green Agent provides a standard market operator offering, ensuring value for money on smaller, standardised open spaces.



If your project has  
multi-disciplinary  
infrastructure requirements,  
please contact us at  
[enquiries@indevorestates.com](mailto:enquiries@indevorestates.com)



Indevor Estates' Private Adoption Template Legal Agreements -  
created in partnership with Pinsent Masons.



[www.indevorestates.com](http://www.indevorestates.com)