

Suggestions for developers pursuing projects in areas of West London facing electricity capacity constraints

February 2025

The Mayor of London's Infrastructure Coordination Service became aware in Summer 2022 of electricity capacity issues being faced in three West London boroughs – Ealing, Hillingdon and Hounslow, as well as the Old Oak and Park Royal Development Corporation (OPDC).

In response to the issues raised, the Greater London Authority (GLA) has been convening Scottish and Southern Electricity Networks (SSEN) and National Grid (amongst others) as well as real estate developers working in the affected areas to better understand the extent of the constraints faced and introduce solutions. The GLA has published several West London Capacity Constraints public update documents that set out potential solutions in the short-, medium- and long-term. You can access these update documents here: [GLA West London Electricity Capacity Constraints](#).

As a result of our engagement, the GLA has the following suggestions for development teams applying for an electricity connection in the affected West London areas. These are applicable to larger residential and mixed-use schemes connecting to SSEN's distribution network such as multi-occupancy housing developments and other community facilities.



Fig 1. West London boroughs currently affected by capacity constraints

Suggestions for West London developers

Suggestions if you have not yet applied for an SSEN Connection Offer:

- Early engagement with SSEN is critical in securing a timely electrical point of connection for your scheme and you should look to submit a Connection Offer request as soon as possible.
- You can apply for a budget quote, feasibility study or progress to a formal application with SSEN. Each options provides various levels of information and different costs. For information on the difference between a Budget Quotation, a Feasibility Study and Connection Offer, please see here: [SSEN Quotation Options and Charges](#).
- Before submitting an application, developers may benefit from an SSEN Connection Surgery. A connection surgery is hosted every fortnight by SSEN and allows you to speak directly to the engineers that will prepare your quotation and can provide some high-level technical information. They are not a pre-requisite for an application. Booking information can be found here: [SSEN Request a connection surgery](#).
- Development teams should consider the novation of any existing power supply on their plot from previous site developments. Novation in this context means transferring rights and obligations under a connection agreement from one party (e.g. previous site owner) to another (e.g. new site owner). More information can be found here: [SSEN Guide to Novation of Connection Agreements](#).
- If you are increasing an existing electrical connection and unsure about your authorised capacity levels, please email the Business Relationship Management team at SSEN. They can be reached at businessrelationships@sse.com.
- When submitting a connection application, developers may want to consider if they require the least expensive option (the default) or the fastest option (likely to be more expensive) and make this clear to SSEN in the application text.

Suggestions for West London developers

Suggestions if you wish to apply for an SSEN Ramped Connection Offer:

Before submitting an application, developers requiring over 1MVA in total should consider if their power requirements can be phased, also known as ramped, over a yearly basis.

- The ramping solution means that a developer may be able, for instance, to receive 2 MVA in the first year, an additional 2MVA per year in in year 2 and again in year 3, meeting the project needs of 6MVA in the last year of ramping.
- The amount of capacity available per year will depend on each scheme and the Grid Supply Point (GSP) it connects to and remain subject on final System Planning Assessment. Please refer to the Timeframe of Distribution and Transmission Network Upgrade Timelines table on page 12 of the February 2025 GLA Update Document.
- Use of the ramping solution relies on your project and its associated energy demand being included in SSEN's annual long-term planning document – the Distribution Future Energy Scenario (DFES). For a project to appear in the next annual DFES it needs to have been accepted as a valid planning application by the Local Authority before June of the previous year or appear within the Local Authorities Local Plan or Local Area Energy Plans.
- All connections offers, including those with the ramping solutions, over 500kVA remain subject on final System Planning Assessment.
- Even if your project was not included in the DFES, it is still valuable to speak with SSEN about whether the ramping solution may be applicable.

Developers who would like to utilise the ramping solution should clearly highlight this in their SSEN applications. It is helpful to provide SSEN with a table of your project ramping

Project Phasing:	Year:	Increasing Power Requirement:
Temporary Builders Supply connected	2025	0.5 MVA
Phase 1	2026	1 MVA
Phase 2	2027	1 MVA
Temporary Builders Supply disconnected	2027	- 0.5 MVA
Phase 3	2028	0.5 MVA
TOTAL POWER REQUIREMENT:		2.5 MVA

Fig 2. Example of table to communicate project electrical phasing requirements with SSEN

Suggestions for West London developers

Suggestions if you have already applied for an SSEN Connection Offer:

The Infrastructure Coordination Service host a call series for schemes in West London that have already applied for a point of connection with SSEN but require further support. To be invited to ones of these calls, please email contact.infrastructure@london.gov.uk with the subject line 'West London Development Service Request' and a summary of your application process in the body of the email.

- Please note this call series is only suitable for schemes with an existing SSEN Connection Offer quotation number.
- Please note due to data protection, SSEN can only discuss project details with named parties (also known as the Connecting Customer) on the SSEN quotation offer. If you are not the named party, you will need a Letter of Authority from the named party to discuss the offer. More information can be found here: [SSEN Contracted Parties](#).

All developers, especially those with electrical routings of significant length, are encouraged to explore collaborative streetworks opportunities as part of the Infrastructure Coordination Service's 'dig once' approach. When explored at an early stage (prior to the permitting stage), collaborative streetworks have the potential to provide participating works promoters cost savings, including TfL Lane Rental waivers, as well as reducing disruption to Londoners. Those interested should please email contact.infrastructure@london.gov.uk with the subject line 'West London Streetworks' and details of the current proposed routing and programme in the body of the email.

Suggestions for West London developers

Information for projects at pre-construction stage:

Non-Road Mobile machinery (NRMM), including temporary electricity generators, significantly contribute to air pollution in London and may need to be part of a scheme's Air Quality Assessment. If there are delays to your long-term electrical supply in West London, rather than relying on temporary generators, developers and their contractors should consider optimising any existing grid connections. This can be done via grid-scale battery storage systems or flywheel energy storage systems, depending on the power demand. These options may be suitable for construction sites that can power most things from the existing grid connection but peak power demands on site outweigh the capacity of local grid infrastructure.

For more information regarding NRMM standards in London please go to the NRMM Website: [Machinery - NRMM | London City Hall](#) If you have any questions regarding specific power applications on your site please contact: NRMM@london.gov.uk.

Useful contacts:

- For Pre-application advice, please reach out to the Business Relationship Management team at businessrelationships@sse.com
- For enquiries or applications for a new SSEN connection or changes to existing connections, contact connections@ssen.co.uk
- For more information about the Mayor of London's Infrastructure Coordination Service, see here or email contact.infrastructure@london.gov.uk
- If you wish to discuss your development with your Local Authority, please contact the below depending on where your project is sited:
 - London Borough of Ealing
planning@ealing.gov.uk
 - London Borough of Hillingdon
localplan@hillingsdon.gov.uk
 - London Borough of Hounslow
affordable.housing@hounslow.gov.uk
 - Old Oak and Park Royal Development Corporation (OPDC)
planningapplications@opdc.london.gov.uk