

STATEMENT OF SIGNIFICANT CHANGES IN CHARGES FOR NEW CONNECTIONS AND NEW DEVELOPMENTS FOR 2023/24

This statement is published in accordance with the Charging Rules for New Connection Services (English Undertakers) issued by the Water Services Regulation Authority under sections 51CD, 105ZF, 143B and 144ZA of the Water Industry Act 1991, effective from April 2022

Our Charging Arrangements for 2024/25 can be found on our websites at:

<https://www.nwl.co.uk/services/developers/our-charges/>, and

<https://www.eswater.co.uk/services/developers/our-charges/>

In response to Ofwat's requirement that infrastructure charges should be equal to network reinforcement costs over a five-year period, we have periodically reviewed our network reinforcement requirements and adjusted our infrastructure charges accordingly. We have reassessed our forecast of water network reinforcement requirements and determined that we will need to increase water infrastructure charges to fund the forecast reinforcement up to 31 March 2029.

We will be increasing our water infrastructure charges to £295 in the Northumbrian Water (NWL) area and to £375 in our Essex & Suffolk (ESW) area for the charging year beginning on 1 April 2024.

We have reviewed the forecast of network reinforcement expenditure that is anticipated on our sewerage network and our wastewater infrastructure charge in the NWL region will remain at £75.

Many of our costs are affected by inflationary pressures. To reflect this, many of our fees and charges have increased by a CPIH value of 4.17%

Where relevant, the fees and charges for non-contestable work we provide to Self Lay Providers (SLP) and new appointee (NAV) customers are also subject to the same influencing factors on our costs. Consequently, our fees for services and charges for non-contestable work we undertake for SLPs and NAVs have increased accordingly.

Handling strategies

When considering the impact of increased charges on customers, we have in previous years implemented strategies to phase in cost increases over time. After further analysis of cost and incomes, and in response to a general increase in costs (driven by inflationary pressures) over the past year we have opted to introduce some costs immediately in order to achieve cost reflective and stable charges.

We have opted to phase in increases to our infrastructure charges with the aim of reaching a stable, predictable charge level, while allowing customers time to adapt to this increased cost. In line with Ofwat guidance, infrastructure charges have been set with the aim of recovering network reinforcement costs over a rolling 5-year period, affording us greater flexibility to phase these charges as compared to other costs.

Comparisons of 2024/25 charges with 2023/24 charges

We have set out in our Charging Arrangements worked examples of our new charges in accordance with Ofwat's document [Common Terms and Worked Examples - English New Connection Rules - Effective from April 2022](#). Within Appendices 1 and 2 of this statement we have included comparisons of our 2024/25 charges against our 2023/24 charges for the same worked examples.

The variance in the costs (based upon the installation of polyethylene mains and service connections) are summarised in the table below. The table shows the impacts after the handling strategies have been applied.

No.	Scenario description	Cost variance 24/25 vs 23/24	
		NW	ESW
1	Single connection to a house from an existing main	+9%	+12%
2	Single connection to block of flats from an existing main	+13%	+19%
3	Medium housing development requiring new mains and communication pipes (excavation and reinstatement by others)	+20%	+22%
4	Medium housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company)	+26%	+23%
5	Large housing development requiring new mains and communication pipes (excavation and reinstatement by others)	+21%	+25%
6	Large housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company)	+13%	+6%

Infrastructure charges represent the key factor driving increases in our charges for the 24/25 year. For NW customers, customers will typically pay £130 more per connected property in 2024/25 compared to 2023/24. Wastewater infrastructure charges will remain the same.

For ESW customers, customers will typically pay £175 more per connection property in 2024/25 compared to 2023/24

The average cost of a highway authority closure fee has also been a factor in this year's worked example costs increasing, particularly in the North. We have used an average fee for both of our operating regions, however costs can vary significantly within these.

Consultation

In December 2023 we requested and considered feedback from our developer services customers (developers, SLPs, and NAVs), regarding our charges. During this time we set out our intention to increase our infrastructure charge. .

In June 2023 we held our 'Developer Day' event to meet with our developer services customers and discuss how we can best support them, including on issues of cost and value for money. We will be repeating this event in 2024 and would like to engage with as many customers as possible.

Appendix 1

Impact assessment of charges for 2024/25 in the NW area

Scenario 1: Single connection to a house from an existing main

2024/25 cost

Scenario 1: Single connection to a house from an existing main - Northumbrian Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges											
Y	Application fee	per application	1	139	139	139	139		55	55	
Y	Administration fee	per application	1	222	222	222	222		42	42	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Construction Charges											
Y	Connection	per connection	1	1492	1492	1653	1653	Y			
N	Pipework - Road surface	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	1					Y	41	41	
Other Charges											
Y	Water Regulations compliance fee	per connection	1	80	80	80	80	Y	80	80	
Y	Pre-occupancy charge	per property	1	66	66	66	66		66	66	
Y	Wastewater connection application fee	per application	1	126	126	126	126		126	126	
Y	Wastewater connection administration fee	per application	1	240	240	240	240		240	240	
Y	Self-lay legal fee	per application	1						70	70	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	1	295	295	295	295		295	295	
Y	Infrastructure Charge - Sewerage	per property	1	75	75	75	75		75	75	
Income Offset											
Y	Income Offset - Water	per property	1	0	0	0	0		0	0	
Y	Income Offset - Sewerage	per property	1	0	0	0	0		0	0	
TOTALS					2735		2896			1090	

2023/24 cost

Scenario 1: Single connection to a house from an existing main - Northumbrian Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges											
Y	Application fee	per application	1	133	133	133	133		53	53	
Y	Administration fee	per application	1	213	213	213	213		40	40	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Construction Charges											
Y	Connection	per connection	1	1432	1432	1587	1587	Y			
N	Pipework - Road surface	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	1					Y	39	39	
Other Charges											
Y	Water Regulations compliance fee	per connection	1	77	77	77	77	Y	34	34	
Y	Pre-occupancy charge	per property	1	58	58	58	58		58	58	
Y	Wastewater connection application fee	per application	1	121	121	121	121		121	121	
Y	Wastewater connection administration fee	per application	1	231	231	231	231		231	231	
Y	Self-lay legal fee	per application	1						67	67	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	1	165	165	165	165		165	165	
Y	Infrastructure Charge - Sewerage	per property	1	75	75	75	75		75	75	
Income Offset											
Y	Income Offset - Water	per property	1	0	0	0	0		0	0	
Y	Income Offset - Sewerage	per property	1	0	0	0	0		0	0	
TOTALS					2505		2660			883	

Variance = +9%

Scenario 2: Single connection to block of flats from an existing main

2024/25 cost

Scenario 2: Single connection to block of flats from an existing main - Northumbrian Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges											
Y	Application fee	per application	1	139	139	139	139		55	55	
Y	Administration fee	per application	1	222	222	222	222		42	42	
Y	Administration fee - service connection made at same time as another	per connection	9	47	423	47	423		47	423	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Construction Charges											
Y	Connection	per connection	1	2146	2146	2377	2377	Y			
Y	Branch service connection or manifold connection	per connection	10	230	2300	294	2940	Y			
Y	Chlorination/pressure test	per connection	1	303	303	303	303	Y			
N	Pipework - Road surface	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	10					Y	41	410	
Other Charges											
Y	Water Regulations compliance fee (>32mm dia, domestic fittings)	per connection	1	80	80	80	80	Y	80	80	
Y	Pre-occupancy charge	per property	10	66	660	66	660		66	660	
Y	Wastewater connection application fee	per application	1	126	126	126	126		126	126	
Y	Wastewater connection administration fee	per application	1	240	240	240	240		240	240	
Y	Self-lay legal fee	per application	1						70	70	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	10	295	2950	295	2950		295	2950	
Y	Infrastructure Charge - Sewerage	per property	10	75	750	75	750		75	750	
Income Offset											
Y	Income Offset - Water	per property	10	0	0	0	0		0	0	
Y	Income Offset - Sewerage	per property	10	0	0	0	0		0	0	
TOTALS					10338.9		11210			5806	

2023/24 cost

Scenario 2: Single connection to block of flats from an existing main - Northumbrian Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges											
Y	Application fee	per application	1	133	133	133	133		53	53	
Y	Administration fee	per application	1	213	213	213	213		40	40	
Y	Administration fee - service connection made at same time as another	per connection	9	45	405	45	405		40	360	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Construction Charges											
Y	Connection	per connection	1	2060	2060	2282	2282	Y			
Y	Branch service connection or manifold connection	per connection	10	221	2210	282	2820	Y			
Y	Chlorination/pressure test	per connection	1	291	291	291	291	Y			
N	Pipework - Road surface	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	10					Y	39	390	
Other Charges											
Y	Water Regulations compliance fee (>32mm dia, domestic fittings)	per connection	1	467	467	467	467	Y	34	34	
Y	Pre-occupancy charge	per property	10	58	580	58	580		58	580	
Y	Wastewater connection application fee	per application	1	121	121	121	121		121	121	
Y	Wastewater connection administration fee	per application	1	231	231	231	231		231	231	
Y	Self-lay legal fee	per application	1						67	67	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	10	165	1650	165	1650		165	1650	
Y	Infrastructure Charge - Sewerage	per property	10	75	750	75	750		75	750	
Income Offset											
Y	Income Offset - Water	per property	10	0	0	0	0		0	0	
Y	Income Offset - Sewerage	per property	10	0	0	0	0		0	0	
TOTALS					9111		9943			4276	

Variance = +13%

Scenario 3: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by others)

2024/25 cost

Scenario 3: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by others) - Northumbrian Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges - connection											
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Y	Administration fee	per connection	50	59	2950	59	2950		42	2100	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Pre-Construction Charges - mains											
Y	Application fee	per application	1	123	123	123	123		123	123	
Y	Administration fee	per application	1	534	534	534	534		398	398	
Y	Design fee	per application	1	378	378	378	378	Y	378	378	
Y	Design fee	per 20 connections or part thereof	3	81	243	81	243	Y			
Construction Charges - connection											
Y	Connection	per connection	50	311	15550	345	17250	Y			
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	50					Y	41	2050	
Construction Charges - mains											
Y	Connection	per connection	1					N	3209	3209	
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	205	2050	215	2150	Y			
Y	Pipework - construct 125 mm diameter water main	per metre	190	54	10260	64	12160	Y			
Y	Pipework - construct 90 mm diameter water main	per metre	100	50	5000	60	6000	Y			
Y	Traffic management - highway authority closure fee	Per closure	1	1729	1729	1729	1729	Y			
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	191	191	191	191	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	93	742	93	742	Y			
Y	Trial hole	per excavation	1	416	416	416	416	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	50	80	4000	80	4000	Y	80	4000	
Y	Pre-occupancy charge	per property	50	66	3300	66	3300		66	3300	
Y	Wastewater connection application fee	per application	1	126	126	126	126		126	126	
Y	Wastewater connection administration fee	per application	1	240	240	240	240		240	240	
Y	Self-lay legal fee	per application	1						70	70	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	50	295	14750	295	14750		295	14750	
Y	Infrastructure Charge - Sewerage	per property	50	75	3750	75	3750		75	3750	
Income Offset											
Y	Income Offset - Water	per property	50	0	0	0	0		0	0	
Y	Income Offset - Sewerage	per property	50	0	0	0	0		0	0	
TOTALS						66331		71031		34494	

2023/24 cost

Scenario 3: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by others) - Northumbrian Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges - connection											
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Y	Administration fee	per connection	50	57	2850	57	2850		40	2000	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Pre-Construction Charges - mains											
Y	Application fee	per application	1	118	118	118	118		118	118	
Y	Administration fee	per application	1	513	513	513	513		382	382	
Y	Design fee	per application	1	363	363	363	363	Y	227	227	
Y	Design fee	per 20 connections or part thereof	3	78	234	78	234	Y			
Construction Charges - connection											
Y	Connection	per connection	50	239	14950	331	16550	Y			
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	50					Y	39	1950	
Construction Charges - mains											
Y	Connection	per connection	1					N	3081	3081	
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	197	1970	207	2070	Y			
Y	Pipework - construct 125 mm diameter water main	per metre	190	51	9690	61	11590	Y			
Y	Pipework - construct 90 mm diameter water main	per metre	100	48	4800	58	5800	Y			
Y	Traffic management - highway authority closure fee	Per closure	1	1231	1231	1231	1231	Y			
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	183	183	183	183	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	89	712	89	712	Y			
Y	Trial hole	per excavation	1	339	339	339	339	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	50	34	1700	34	1700	Y	34	1700	
Y	Pre-occupancy charge	per property	50	58	2900	58	2900		58	2900	
Y	Wastewater connection application fee	per application	1	121	121	121	121		121	121	
Y	Wastewater connection administration fee	per application	1	231	231	231	231		231	231	
Y	Self-lay legal fee	per application	1						67	67	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	50	165	8250	165	8250		165	8250	
Y	Infrastructure Charge - Sewerage	per property	50	75	3750	75	3750		75	3750	
Income Offset											
Y	Income Offset - Water	per property	50	0	0	0	0		0	0	
Y	Income Offset - Sewerage	per property	50	0	0	0	0		0	0	
TOTALS						54965		59565		24777	

Variance = +20%

Scenario 4: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company)

2024/25 cost

Scenario 4: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company) - Northumbrian Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges - connection											
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Y	Administration fee	per connection	50	59	2950	59	2950		42	2100	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Pre-Construction Charges - mains											
Y	Application fee	per application	1	123	123	123	123		123	123	
Y	Administration fee	per application	1	534	534	534	534		398	398	
Y	Design fee	per application	1	378	378	378	378	Y	378	378	
N	Design fee	per 20 connections or part thereof	3	81	243	81	243	Y			
Construction Charges - connection											
Y	Connection	per connection	50	688	34400	761	38050	Y			
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	50					Y	41	2050	
Construction Charges - mains											
Y	Connection	per connection	1					N	3209	3209	
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	205	2050	215	2150	Y			
Y	Pipework - construct 125 mm diameter water main - footpath	per metre	50	205	10250	215	10750	Y			
Y	Pipework - construct 125 mm diameter water main - unmade ground	per metre	140	82	11480	92	12880	Y			
Y	Pipework - construct 90 mm diameter water main - unmade ground	per metre	100	79	7900	89	8900	Y			
Y	Traffic management - highway authority closure fee	Per closure	1	1729	1729	1729	1729	Y			
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	191	191	191	191	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	93	742	93	742	Y			
Y	Trial hole	per excavation	1	416	416	416	416	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	50	80	4000	80	4000	Y	80	4000	
Y	Pre-occupancy charge	per property	50	66	3300	66	3300		66	3300	
Y	Wastewater connection application fee	per application	1	126	126	126	126		126	126	
Y	Wastewater connection administration fee	per application	1	240	240	240	240		240	240	
Y	Self-lay legal fee	per application	1						70	70	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	50	295	14750	295	14750		295	14750	
Y	Infrastructure Charge - Sewerage	per property	50	75	3750	75	3750		75	3750	
Income Offset											
Y	Income Offset - Water	per property	50	0	0	0	0		0	0	
Y	Income Offset - Sewerage	per property	50	0	0	0	0		0	0	
TOTALS						99551		106201		34494	

2023/24 cost

Scenario 4: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company) - Northumbrian Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges - connection											
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Y	Administration fee	per connection	50	57	2850	57	2850		40	2000	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Pre-Construction Charges - mains											
Y	Application fee	per application	1	118	118	118	118		118	118	
Y	Administration fee	per application	1	513	513	513	513		382	382	
Y	Design fee	per application	1	363	363	363	363	Y	227	227	
N	Design fee	per 20 connections or part thereof	3	78	234	78	234	Y			
Construction Charges - connection											
Y	Connection	per connection	50	499	24950	553	27650	Y			
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	50					Y	39	1950	
Construction Charges - mains											
Y	Connection	per connection	1					N	3081	3081	
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	197	1970	207	2070	Y			
Y	Pipework - construct 125 mm diameter water main - footpath	per metre	50	197	9850	207	10350	Y			
Y	Pipework - construct 125 mm diameter water main - unmade ground	per metre	140	79	11060	89	12460	Y			
Y	Pipework - construct 90 mm diameter water main - unmade ground	per metre	100	75	7500	85	8500	Y			
Y	Traffic management - highway authority closure fee	Per closure	1	1231	1231	1231	1231	Y			
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	163	163	163	163	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	89	712	89	712	Y			
Y	Trial hole	per excavation	1	399	399	399	399	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	50	34	1700	34	1700	Y	34	1700	
Y	Pre-occupancy charge	per property	50	58	2900	58	2900		58	2900	
Y	Wastewater connection application fee	per application	1	121	121	121	121		121	121	
Y	Wastewater connection administration fee	per application	1	231	231	231	231		231	231	
Y	Self-lay legal fee	per application	1						67	67	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	50	165	8250	165	8250		165	8250	
Y	Infrastructure Charge - Sewerage	per property	50	75	3750	75	3750		75	3750	
Income Offset											
Y	Income Offset - Water	per property	50	0	0	0	0		0	0	
Y	Income Offset - Sewerage	per property	50	0	0	0	0		0	0	
TOTALS						78885		84585		24777	

Variance = +26%

Scenario 5: Large housing development requiring new mains and communication pipes (excavation and reinstatement by others)

2024/25 cost

Scenario 5: Large housing development requiring new mains and communication pipes (excavation and reinstatement by others) - Northumbrian Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges - connection											
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Y	Administration fee	per connection	200	59	11800	59	11800		42	8400	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Pre-Construction Charges - mains											
Y	Application fee	per application	1	123	123	123	123		123	123	
Y	Administration fee	per application	1	534	534	534	534		398	398	
Y	Design fee	per application	1	378	378	378	378	Y	378	378	
Y	Design fee	per 20 connections or part thereof	10	81	810	81	810	Y			
Construction Charges - connection											
Y	Connection	per connection	200	311	62200	345	69000	Y			
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	200					Y	41	8200	
Construction Charges - mains											
Y	Connection	per connection	1					N	4321	4321	
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	259	5180	276	5520	Y			
Y	Pipework - construct 180 mm diameter water main	per metre	100	83	8300	99	9900	Y			
Y	Pipework - construct 125 mm diameter water main	per metre	480	54	25920	64	30720	Y			
Y	Pipework - construct 90 mm diameter water main	per metre	400	50	20000	60	24000	Y			
Y	Traffic management - highway authority closure fee	Per closure	1	1729	1729	1729	1729	Y			
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	191	191	191	191	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	93	744	93	744	Y			
Y	Trial hole	per excavation	2	416	832	416	832	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	200	80	16000	80	16000	Y	80	16000	
Y	Pre-occupancy charge	per property	200	66	13200	66	13200		66	13200	
Y	Wastewater connection application fee	per application	1	126	126	126	126		126	126	
Y	Wastewater connection administration fee	per application	1	240	240	240	240		240	240	
Y	Self-lay legal fee	per application	1						70	70	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	200	295	59000	295	59000		295	59000	
Y	Infrastructure Charge - Sewerage	per property	200	75	15000	75	15000		75	15000	
Income Offset											
Y	Income Offset - Water	per property	200	0	0	0	0		0	0	
Y	Income Offset - Sewerage	per property	200	0	0	0	0		0	0	
TOTALS					242304		259844			125456	

2023/24 cost

Scenario 5: Large housing development requiring new mains and communication pipes (excavation and reinstatement by others) - Northumbrian Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges - connection											
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Y	Administration fee	per connection	200	57	11400	57	11400		40	8000	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Pre-Construction Charges - mains											
Y	Application fee	per application	1	118	118	118	118		118	118	
Y	Administration fee	per application	1	513	513	513	513		382	382	
Y	Design fee	per application	1	363	363	363	363	Y	227	227	
Y	Design fee	per 20 connections or part thereof	10	78	780	78	780	Y			
Construction Charges - connection											
Y	Connection	per connection	200	299	59800	331	66200	Y			
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	200					Y	39	7800	
Construction Charges - mains											
Y	Connection	per connection	1					N	4149	4149	
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	248	4960	265	5300	Y			
Y	Pipework - construct 180 mm diameter water main	per metre	100	80	8000	95	9500	Y			
Y	Pipework - construct 125 mm diameter water main	per metre	480	51	24480	61	23280	Y			
Y	Pipework - construct 90 mm diameter water main	per metre	400	48	19200	58	23200	Y			
Y	Traffic management - highway authority closure fee	Per closure	1	1231	1231	1231	1231	Y			
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	183	183	183	183	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	89	712	89	712	Y			
Y	Trial hole	per excavation	2	399	798	399	798	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	200	34	6800	34	6800	Y	34	6800	
Y	Pre-occupancy charge	per property	200	58	11600	58	11600		58	11600	
Y	Wastewater connection application fee	per application	1	121	121	121	121		121	121	
Y	Wastewater connection administration fee	per application	1	231	231	231	231		231	231	
Y	Self-lay legal fee	per application	1						67	67	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	200	165	33000	165	33000		165	33000	
Y	Infrastructure Charge - Sewerage	per property	200	75	15000	75	15000		75	15000	
Income Offset											
Y	Income Offset - Water	per property	200	0	0	0	0		0	0	
Y	Income Offset - Sewerage	per property	200	0	0	0	0		0	0	
TOTALS					193290		216330			87495	

Variance = +21%

Scenario 6: Large housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company)

2024/25 cost

Scenario 6: Large housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company) - Northumbrian Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges - connection											
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Y	Administration fee	per connection	200	59	11800	59	11800		42	8400	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Pre-Construction Charges - mains											
Y	Application fee	per application	1	123	123	123	123		123	123	
Y	Administration fee	per application	1	534	534	534	534		398	398	
Y	Design fee	per application	1	378	378	378	378	Y	378	378	
Y	Design fee	per 20 connections or part thereof	10	81	810	81	810	Y			
Construction Charges - connection											
Y	Connection	per connection	200	688	137600	761	152200	Y			
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	200					Y	41	8200	
Construction Charges - mains											
Y	Connection	per connection	1					N	4321	4321	
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	259	5180	276	5520	Y			
Y	Pipework - construct 180 mm diameter water main - footpath	per metre	100	83	8300	99	9900	Y			
Y	Pipework - construct 125 mm diameter water main	per metre	480	54	25920	64	30720	Y			
Y	Pipework - construct 90 mm diameter water main	per metre	400	50	20000	60	24000	Y			
Y	Traffic management - highway authority closure fee	Per closure	1	1729	1729	1729	1729	Y			
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	191	191	191	191	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	93	742	93	742	Y			
Y	Trial hole	per excavation	2	416	832	416	832	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	200	80	16000	80	16000	Y	80	16000	
Y	Pre-occupancy charge	per property	200	66	13200	66	13200		66	13200	
Y	Wastewater connection application fee	per application	1	126	126	126	126		126	126	
Y	Wastewater connection administration fee	per application	1	240	240	240	240		240	240	
Y	Self-lay legal fee	per application	1						70	70	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	200	295	59000	295	59000		295	59000	
Y	Infrastructure Charge - Sewerage	per property	200	75	15000	75	15000		75	15000	
Income Offset											
Y	Income Offset - Water	per property	200	0	0	0	0		0	0	
Y	Income Offset - Sewerage	per property	200	0	0	0	0		0	0	
TOTALS					317704	343044	125456				

2023/24 cost

Scenario 6: Large housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company) - Northumbrian Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges - connection											
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Y	Administration fee	per connection	200	57	11400	57	11400		40	8000	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Pre-Construction Charges - mains											
Y	Application fee	per application	1	118	118	118	118		118	118	
Y	Administration fee	per application	1	513	513	513	513		382	382	
Y	Design fee	per application	1	363	363	363	363	Y	227	227	
Y	Design fee	per 20 connections or part thereof	10	78	780	78	780	Y			
Construction Charges - connection											
Y	Connection	per connection	200	499	99800	553	110600	Y			
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	200					Y	39	7800	
Construction Charges - mains											
Y	Connection	per connection	1					N	4149	4149	
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	248	4960	265	5300	Y			
Y	Pipework - construct 180 mm diameter water main - footpath	per metre	100	248	24800	265	26500	Y			
Y	Pipework - construct 125 mm diameter water main	per metre	480	79	37920	89	42720	Y			
Y	Pipework - construct 90 mm diameter water main	per metre	400	75	30000	85	34000	Y			
Y	Traffic management - highway authority closure fee	Per closure	1	1231	1231	1231	1231	Y			
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	183	183	183	183	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	89	712	89	712	Y			
Y	Trial hole	per excavation	2	399	798	399	798	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	200	34	6800	34	6800	Y	34	6800	
Y	Pre-occupancy charge	per property	200	58	11600	58	11600		58	11600	
Y	Wastewater connection application fee	per application	1	121	121	121	121		121	121	
Y	Wastewater connection administration fee	per application	1	231	231	231	231		231	231	
Y	Self-lay legal fee	per application	1						67	67	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	200	165	33000	165	33000		165	33000	
Y	Infrastructure Charge - Sewerage	per property	200	75	15000	75	15000		75	15000	
Income Offset											
Y	Income Offset - Water	per property	200	0	0	0	0		0	0	
Y	Income Offset - Sewerage	per property	200	0	0	0	0		0	0	
TOTALS					280330	301970	87495				

Variance = +13%

Appendix 2

Impact assessment of charges for 2023/24 in the ESW area

Scenario 1: Single connection to a house from an existing main

2024/25 cost

Scenario 1: Single connection to a house from an existing main - Essex & Suffolk Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges											
Y	Application fee	per application	1	139	139	139	139		55	55	
Y	Administration fee	per application	1	222	222	222	222		42	42	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Construction Charges											
Y	Connection	per connection	1	1494	1494	1655	1655	Y			
N	Pipework - Road surface	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	1					Y	41	41	
Other Charges											
Y	Water Regulations compliance fee	per connection	1	80	80	80	80	Y	80	80	
Y	Pre-occupancy charge	per property	1	27	27	27	27		27	27	
Y	Self-lay legal fee	per application	1						70	70	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	1	375	375	375	375		375	375	
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Income Offset											
Y	Income Offset - Water	per property	1	0	0	0	0		0	0	
N	Income Offset - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
TOTALS					2337		2498			690	

2023/24 cost

Scenario 1: Single connection to a house from an existing main - Essex & Suffolk Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges											
Y	Application fee	per application	1	133	133	133	133		53	53	
Y	Administration fee	per application	1	213	213	213	213		40	40	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Construction Charges											
Y	Connection	per connection	1	1434	1434	1589	1589	Y			
N	Pipework - Road surface	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	1					Y	39	39	
Other Charges											
Y	Water Regulations compliance fee	per connection	1	77	77	77	77	Y	34	34	
Y	Pre-occupancy charge	per property	1	24	24	24	24		24	24	
Y	Self-lay legal fee	per application	1						67	67	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	1	200	200	200	200		200	200	
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Income Offset											
Y	Income Offset - Water	per property	1	0	0	0	0		0	0	
N	Income Offset - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
TOTALS					2081		2236			457	

Variance = +12%

Scenario 2: Single connection to block of flats from an existing main

2024/25 cost

Scenario 2: Single connection to block of flats from an existing main - Essex & Suffolk Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges											
Y	Application fee	per application	1	139	139	139	139		55	55	
Y	Administration fee	per application	1	222	222	222	222		42	42	
Y	Administration fee - service connection made at same time as another	per connection	9	47	423	47	423		47	423	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Construction Charges											
Y	Connection	per connection	1	2608	2608	2890	2890	Y			
Y	Branch service connection or manifold connection	per connection	10	258	2580	329	3290	Y			
Y	Chlorination/pressure test	per connection	1	303	303	303	303	Y			
N	Pipework - Road surface	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	10					Y	41	410	
Other Charges											
Y	Water Regulations compliance fee (>32mm dia., domestic fittings)	per connection	1	80	80	80	80	Y	80	80	
Y	Pre-occupancy charge	per property	10	27	270	27	270		27	270	
Y	Self-lay legal fee	per application	1								
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	10	375	3750	375	3750		375	3750	
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Income Offset											
Y	Income Offset - Water	per property	10	0	0	0	0		0	0	
N	Income Offset - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
TOTALS						10375		11367			

2023/24 cost

Scenario 2: Single connection to block of flats from an existing main - Essex & Suffolk Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges											
Y	Application fee	per application	1	133	133	133	133		53	53	
Y	Administration fee	per application	1	213	213	213	213		40	40	
Y	Administration fee - service connection made at same time as another	per connection	9	45	405	45	405		40	360	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Construction Charges											
Y	Connection	per connection	1	2504	2504	2774	2774	Y			
Y	Branch service connection or manifold connection	per connection	10	248	2480	318	3160	Y			
Y	Chlorination/pressure test	per connection	1	291	291	291	291	Y			
N	Pipework - Road surface	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	10					Y	39	390	
Other Charges											
Y	Water Regulations compliance fee (>32mm dia., domestic fittings)	per connection	1	467	467	467	467	Y	34	34	
Y	Pre-occupancy charge	per property	10	24	240	24	240		24	240	
Y	Self-lay legal fee	per application	1						58	58	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	10	200	2000	200	2000		200	2000	
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Income Offset											
Y	Income Offset - Water	per property	10	0	0	0	0		0	0	
N	Income Offset - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
TOTALS						8733		9683		3175	

Variance = +19%

Scenario 3: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by others)

2024/25 cost

Scenario 3: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by others) - Essex & Suffolk Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges - connection											
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Y	Administration fee	per connection	50	59	2950	59	2950		42	2100	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Pre-Construction Charges - mains											
Y	Application fee	per application	1	123	123	123	123		123	123	
Y	Administration fee	per application	1	534	534	534	534		398	398	
Y	Design fee	per application	1	378	378	378	378	Y	378	378	
Y	Design fee	per 20 connections or part thereof	3	81	243	81	243	Y			
Construction Charges - connection											
Y	Connection	per connection	50	317	15850	351	17550	Y			
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	50					Y	41	2050	
Construction Charges - mains											
Y	Connection	per connection	1					N	3835	3835	
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	293	2930	304	3040	Y			
Y	Pipework - construct 125 mm diameter water main	per metre	190	68	12920	80	15200	Y			
Y	Pipework - construct 90 mm diameter water main	per metre	100	64	6400	75	7500	Y			
Y	Traffic management - highway authority closure fee	Per closure	1	2176	2176	2176	2176	Y			
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	191	191	191	191	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	118	944	118	944	Y			
Y	Trial hole	per excavation	1	416	416	416	416	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	50	80	4000	80	4000	Y	80	4000	
Y	Pre-occupancy charge	per property	50	27	1350	27	1350		27	1350	
Y	Self-lay legal fee	per application	1						70	70	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	50	375	18750	375	18750		375	18750	
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Income Offset											
Y	Income Offset - Water	per property	50	0	0	0	0		0	0	
N	Income Offset - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
TOTALS					70155		75344.6311			33054	

2023/24 cost

Scenario 3: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by others) - Essex & Suffolk Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges - connection											
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Y	Administration fee	per connection	50	57	2850	57	2850		40	2000	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Pre-Construction Charges - mains											
Y	Application fee	per application	1	118	118	118	118		118	118	
Y	Administration fee	per application	1	513	513	513	513		382	382	
Y	Design fee	per application	1	363	363	363	363	Y	227	227	
Y	Design fee	per 20 connections or part thereof	3	78	234	78	234	Y			
Construction Charges - connection											
Y	Connection	per connection	50	304	15200	337	16850	Y			
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	50					Y	39	1950	
Construction Charges - mains											
Y	Connection	per connection	1					N	3681	3681	
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	281	2810	292	2920	Y			
Y	Pipework - construct 125 mm diameter water main	per metre	190	66	12540	77	14630	Y			
Y	Pipework - construct 90 mm diameter water main	per metre	100	61	6100	72	7200	Y			
Y	Traffic management - highway authority closure fee	Per closure	1	2194	2194	2194	2194	Y			
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	183	183	183	183	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	113	904	113	904	Y			
Y	Trial hole	per excavation	1	399	399	399	399	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	50	34	1700	34	1700	Y	34	1700	
Y	Pre-occupancy charge	per property	50	24	1200	24	1200		24	1200	
Y	Self-lay legal fee	per application	1						67	67	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	50	200	10000	200	10000		200	10000	
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Income Offset											
Y	Income Offset - Water	per property	50	0	0	0	0		0	0	
N	Income Offset - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
TOTALS					57308		62258			21325	

Variance = +22%

Scenario 4: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company)

2024/25 cost

Scenario 4: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company) - Essex & Suffolk Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges - connection											
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Y	Administration fee	per connection	50	59	2950	59	2950		42	2100	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Pre-Construction Charges - mains											
Y	Application fee	per application	1	123	123	123	123		123	123	
Y	Administration fee	per application	1	534	534	534	534		398	398	
Y	Design fee	per application	1	378	378	378	378	Y	378	378	
Y	Design fee	per 20 connections or part thereof	3	81	243	81	243	Y			
Construction Charges - connection											
Y	Connection	per connection	50	727	36350	805	40250	Y			
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	50					Y	41	2050	
Construction Charges - mains											
Y	Connection	per connection	1					N	3835	3835	
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	293	2930	304	3040	Y			
Y	Pipework - construct 125 mm diameter water main - footpath	per metre	50	293	14650	304	15200	Y			
Y	Pipework - construct 125 mm diameter water main - unmade ground	per metre	140	111	15540	122	17080	Y			
Y	Pipework - construct 90 mm diameter water main - unmade ground	per metre	100	106	10600	117	11700	Y			
Y	Traffic management - highway authority closure fee	Per closure	1	2176	2176	2176	2176	Y			
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	191	191	191	191	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	118	944	118	944	Y			
Y	Trial hole	per excavation	1	416	416	416	416	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	50	80	4000	80	4000	Y	80	4000	
Y	Pre-occupancy charge	per property	50	27	1350	27	1350		27	1350	
Y	Self-lay legal fee	per application	1						66	66	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	50	375	18750	375	18750		375	18750	
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Income Offset											
Y	Income Offset - Water	per property	50	0	0	0	0		0	0	
N	Income Offset - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
TOTALS					112061		119325			33050	

2023/24 cost

Scenario 4: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company) - Essex & Suffolk Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges - connection											
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Y	Administration fee	per connection	50	57	2850	57	2850		40	2000	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Pre-Construction Charges - mains											
Y	Application fee	per application	1	118	118	118	118		118	118	
Y	Administration fee	per application	1	513	513	513	513		382	382	
Y	Design fee	per application	1	363	363	363	363	Y	227	227	
Y	Design fee	per 20 connections or part thereof	3	78	234	78	234	Y			
Construction Charges - connection											
Y	Connection	per connection	50	574	28700	636	31800	Y			
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	50					Y	39	1950	
Construction Charges - mains											
Y	Connection	per connection	1					N	3681	3681	
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	281	2810	232	2320	Y			
Y	Pipework - construct 125 mm diameter water main - footpath	per metre	50	281	14050	232	14600	Y			
Y	Pipework - construct 125 mm diameter water main - unmade ground	per metre	140	106	14840	117	16380	Y			
Y	Pipework - construct 90 mm diameter water main - unmade ground	per metre	100	102	10200	113	11300	Y			
Y	Traffic management - highway authority closure fee	Per closure	1	2194	2194	2194	2194	Y			
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	183	183	183	183	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	113	904	113	904	Y			
Y	Trial hole	per excavation	1	339	339	339	339	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	50	34	1700	34	1700	Y	34	1700	
Y	Pre-occupancy charge	per property	50	24	1200	24	1200		24	1200	
Y	Self-lay legal fee	per application	1						67	67	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	50	200	10000	200	10000		200	10000	
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Income Offset											
Y	Income Offset - Water	per property	50	0	0	0	0		0	0	
N	Income Offset - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
TOTALS					91258		97658			21325	

Variance = +23%

Scenario 5: Large housing development requiring new mains and communication pipes (excavation and reinstatement by others)

2024/25 cost:

Scenario 5: Large housing development requiring new mains and communication pipes (excavation and reinstatement by others) - Essex & Suffolk Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges - connection											
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Y	Administration fee	per connection	200	59	11800	59	11800		42	8400	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Pre-Construction Charges - mains											
Y	Application fee	per application	1	123	123	123	123		123	123	
Y	Administration fee	per application	1	534	534	534	534		398	398	
Y	Design fee	per application	1	378	378	378	378	Y	378	378	
Y	Design fee	per 20 connections or part thereof	10	81	810	81	810	Y			
Construction Charges - connection											
Y	Connection	per connection	200	317	63400	351	70200	Y			
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	200					Y	41	8200	
Construction Charges - mains											
Y	Connection	per connection	1					N	5219	5219	
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	362	7240	381	7620	Y			
Y	Pipework - construct 180 mm diameter water main	per metre	100	103	10300	121	12100	Y			
Y	Pipework - construct 125 mm diameter water main	per metre	480	68	32640	80	38400	Y			
Y	Pipework - construct 90 mm diameter water main	per metre	400	64	25600	75	30000	Y			
Y	Traffic management - highway authority closure fee	Per closure	1	2176	2176	2176	2176	Y			
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	191	191	191	191	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	118	944	118	944	Y			
Y	Trial hole	per excavation	2	416	832	416	832	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	200	80	16000	80	16000	Y	80	16000	
Y	Pre-occupancy charge	per property	200	27	5400	27	5400		27	5400	
Y	Self-lay legal fee	per application	1						70	70	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	200	375	75000	375	75000		375	75000	
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Income Offset											
Y	Income Offset - Water	per property	200	0	0	0	0		0	0	
N	Income Offset - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
TOTALS					253368		272508			119198	

2023/24 cost:

Scenario 5: Large housing development requiring new mains and communication pipes (excavation and reinstatement by others) - Essex & Suffolk Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges - connection											
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Y	Administration fee	per connection	200	57	11400	57	11400		40	8000	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Pre-Construction Charges - mains											
Y	Application fee	per application	1	118	118	118	118		118	118	
Y	Administration fee	per application	1	513	513	513	513		382	382	
Y	Design fee	per application	1	363	363	363	363	Y	227	227	
Y	Design fee	per 20 connections or part thereof	10	78	780	78	780	Y			
Construction Charges - connection											
Y	Connection	per connection	200	304	60800	337	67400	Y			
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	200					Y	39	7800	
Construction Charges - mains											
Y	Connection	per connection	1					N	5011	5011	
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	348	6960	365	7300	Y			
Y	Pipework - construct 180 mm diameter water main	per metre	100	98	9800	116	11600	Y			
Y	Pipework - construct 125 mm diameter water main	per metre	480	66	31680	77	36960	Y			
Y	Pipework - construct 90 mm diameter water main	per metre	400	61	24400	72	28800	Y			
Y	Traffic management - highway authority closure fee	Per closure	1	2194	2194	2194	2194	Y			
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	183	183	183	183	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	113	904	113	904	Y			
Y	Trial hole	per excavation	2	399	798	399	798	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	200	34	6800	34	6800	Y	34	6800	
Y	Pre-occupancy charge	per property	200	24	4800	24	4800		24	4800	
Y	Self-lay legal fee	per application	1						67	67	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	200	200	40000	200	40000		200	40000	
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Income Offset											
Y	Income Offset - Water	per property	200	0	0	0	0		0	0	
N	Income Offset - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
TOTALS					202493		220913			73205	

Variance = +25%

Scenario 6: Large housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company)

2024/25 cost

Scenario 6: Large housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company) - Essex & Suffolk Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges - connection											
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Y	Administration fee	per connection	200	59	11800	59	11800		42	8400	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Pre-Construction Charges - mains											
Y	Application fee	per application	1	123	123	123	123		123	123	
Y	Administration fee	per application	1	534	534	534	534		398	398	
Y	Design fee	per application	1	378	378	378	378	Y		378	
Y	Design fee	per 20 connections or part thereof	10	81	810	81	810	Y			
Construction Charges - connection											
Y	Connection	per connection	200	727	145400	805	161000	Y			
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	200						41	8200	
Construction Charges - mains											
Y	Connection	per connection	1					N	5219	5219	
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	362	7240	381	7620	Y			
Y	Pipework - construct 180 mm diameter water main - footpath	per metre	100	103	10300	121	12100	Y			
Y	Pipework - construct 125 mm diameter water main	per metre	480	68	32640	80	38400	Y			
Y	Pipework - construct 90 mm diameter water main	per metre	400	64	25600	75	30000	Y			
Y	Traffic management - highway authority closure fee	Per closure	1	2176	2176	2176	2176	Y			
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	191	191	191	191	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	118	944	118	944	Y			
Y	Trial hole	per excavation	2	416	832	416	832	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	200	80	16000	80	16000	Y	80	16000	
Y	Pre-occupancy charge	per property	200	27	5400	27	5400		66	13200	
Y	Self-lay legal fee	per application	1						70	70	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	200	375	75000	375	75000		375	75000	
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Income Offset											
Y	Income Offset - Water	per property	200	0	0	0	0		0	0	
N	Income Offset - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
TOTALS					335368		363308			126988	

2023/24 cost

Scenario 6: Large housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company) - Essex & Suffolk Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges - connection											
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Y	Administration fee	per connection	200	57	11400	57	11400		40	8000	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Pre-Construction Charges - mains											
Y	Application fee	per application	1	118	118	118	118		118	118	
Y	Administration fee	per application	1	513	513	513	513		382	382	
Y	Design fee	per application	1	363	363	363	363	Y		227	
Y	Design fee	per 20 connections or part thereof	10	78	780	78	780	Y			
Construction Charges - connection											
Y	Connection	per connection	200	574	114800	638	127200	Y			
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	200						39	7800	
Construction Charges - mains											
Y	Connection	per connection	1					N	5011	5011	
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	348	6960	365	7300	Y			
Y	Pipework - construct 180 mm diameter water main - footpath	per metre	100	348	34800	365	36500	Y			
Y	Pipework - construct 125 mm diameter water main	per metre	480	106	50880	117	56160	Y			
Y	Pipework - construct 90 mm diameter water main	per metre	400	102	40800	113	45200	Y			
Y	Traffic management - highway authority closure fee	Per closure	1	2194	2194	2194	2194	Y			
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	183	183	183	183	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	113	904	113	904	Y			
Y	Trial hole	per excavation	2	399	798	399	798	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	200	34	6800	34	6800	Y	34	6800	
Y	Pre-occupancy charge	per property	200	24	4800	24	4800		24	4800	
Y	Self-lay legal fee	per application	1						67	67	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	200	200	40000	200	40000		200	40000	
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Income Offset											
Y	Income Offset - Water	per property	200	0	0	0	0		0	0	
N	Income Offset - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
TOTALS					317093		341213			73205	

Variance =+6%