

STATEMENT OF SIGNIFICANT CHANGES IN CHARGES FOR NEW CONNECTIONS AND NEW DEVELOPMENTS FOR 2026/27

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 2025

Our Charging Arrangements for 2026/27 can be found on our websites at:

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

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

In response to Ofwat's requirement that infrastructure charges should be equal to network reinforcement costs over a five-year period, we review our network reinforcement requirements annually 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 2030.

We will be increasing our water infrastructure charges to £425 in the Northumbrian Water (NWL) area and to £900 in our Essex & Suffolk (ESW) area for the charging year beginning on 1 April 2026.

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 increase to £150.

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 3.57%. Due to third party increases, some of our other costs have increased above inflation in order to ensure that our charges are cost-reflective.

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

Currently 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 2026/27 charges with 2025/26 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 2025](#). Within Appendices 1 and 2 of this statement we have included comparisons of our 2026/27 charges against our 2025/26 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 26/27 v 25/26	
		NW	ESW
1	Single connection to a house from an existing main	8%	2%
2	Single connection to block of flats from an existing main	5%	7%
3	Medium housing development requiring new mains and communication pipes (excavation and reinstatement by others)	2%	3%
4	Medium housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company)	5%	10%
5	Large housing development requiring new mains and communication pipes (excavation and reinstatement by others)	2%	3%
6	Large housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company)	6%	12%

Consultation

In November 2025 we requested feedback from our developer services customers (developers, SLPs, and NAVs) and held our 'Developer Day' event to meet with our developer services customers and discuss how we can best support them, including cost, value for money and environmental incentives. We will be repeating this event in 2026 and would like to engage with as many customers as possible.

Appendix 1

Impact assessment of charges for 2026/27 in the NW area

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

2026/27 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 Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
	Pre-Construction Charges											
Y	Application fee	per application	1	469	469	469	469	N	105	105		
Y	Administration fee	per application	1	437	437	437	437	N	92	92		
N	Design fee	per application	N/A					Y				
	Construction Charges											
Y	Connection up to 2m in road	per connection	1	1893	1893	2,161	2161	Y				
Y	Pipework - Road surface	per metre	2	365	730	416	832	Y				
Y	Traffic management - 2 way lights	Per TM usage	1	320	320	320	320	Y				
Y	Council streetworks permit fee	Per job	1	37	37	37	37	Y				
Y	Meter installation	Per connection	1	132	132	132	132	Y				
Y	Meters	Per connection	1	47	47	47	47	Y	47	47		
	Other Charges											
Y	Wastewater connection application fee	per application	1	577	577	577	577	N	577	577		
	Infrastructure Charges											
Y	Infrastructure Charge - Water	Per connection	1	425	425	425	425	N	425	425		
Y	Infrastructure Charge - Sewerage	Per connection	1	150	150	150	150	N	150	150		
	Environmental Incentives											
Y	Environmental component - water	Per connection	1	45	45	45	45	N	45	45		
Y	Environmental component - sewerage	Per connection	1	20	20	20	20	N	20	20		
Y	Environmental incentive - water	Per connection	1	-425	-425	-425	-425	N	-425	-425		
Y	Environmental incentive -sewerage	Per connection	1	-150	-150	-150	-150	N	-150	-150		
	TOTALS				4707		5077			886		0

2025/26 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 Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
	Pre-Construction Charges											
Y	Application fee	per application	1	453	453	453	453		101	101		
Y	Administration fee	per application	1	422	422	422	422		89	89		
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y				
	Construction Charges											
Y	Connection up to 2m in road	per connection	1	1988	1988	2,253	2253	Y				
N	Pipework - Road surface	per metre	2	355	711	405	810	Y				
Y	Traffic management - 2 way lights	Per TM usage	1	364	364	364	364	Y				
Y	Meter installation	Per connection	1	128	128	128	128	Y				
Y	Meters	Per connection	1	45	45	45	45	Y	45	45		
	Other Charges											
Y	Wastewater connection application fee	per application	1	185	185	185	185		185	185		
	Infrastructure Charges											
Y	Infrastructure Charge - Water	Per connection	1	350	350	350	350		350	350		
Y	Infrastructure Charge - Sewerage	Per connection	1	75	75	75	75		75	75		
Y	Environmental Incentives											
	Environmental component - water	Per connection	1	45	45	45	45		45	45		
	Environmental component - sewerage	Per connection	1	8	8	8	8		8	8		
	Environmental incentive - water	Per connection	1	-350	-350	-350	-350		-350	-350		
	Environmental incentive -sewerage	Per connection	1	-75	-75	-75	-75		-75	-75		
	TOTALS				4349		4713			473		0

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

2026/27 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 Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
Pre-Construction Charges												
Y	Application fee	per application	1	489	489	489	489	N	105	105		
Y	Administration fee	per application	1	437	437	437	437	N	92	92		
Y	Administration fee - service connection made at same time as another	per connection	9	51	459	51	459	N	51	459		
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y				
Construction Charges												
Y	Connection up to 2m in road	per connection	1	4362	4362	4708	4,708	Y				
Y	63mm Pipework - Road surface	per metre	2	304	608	365	730	Y				
Y	63mm Pipework - Unmade	per metre	4	150	600	210	840	Y				
Y	Branch service connection or manifold connection	per connection	10	356	3560	511	5,110	Y				
Y	Traffic management	Per TM Usage	1	320	320	320	320	Y				
Y	Council streetworks permit fee	Per job	1	37	37	37	37	Y				
Y	Meter installation	per connection	10	132	1320	132	1,320	Y				
Y	Meters	per connection	10	47	470	47	470	Y	47	470		
Other Charges												
Y	Wastewater connection application fee	per application	1	577	577	577	577	N	577	577		
Y	Pressure test & chlorination	per connection	1	357	357	357	357	Y				
Infrastructure Charges												
Y	Infrastructure Charge - Water	per property	10	425	4250	425	4250	N	425	4250		
Y	Infrastructure Charge - Sewerage	per property	10	150	1500	150	1500	N	150	1500		
Environmental Incentives												
Y	Environmental component - water	per property	10	45	450	45	450	N	45	450		
Y	Environmental component - sewerage	per property	10	20	200	20	200	N	20	200		
Y	Environmental incentive - water	Per connection	10	-425	-4250	-425	-4250	N	-425	-4250		
Y	Environmental incentive -sewerage	Per connection	10	-150	-1500	-150	-1500	N	-150	-1500		
TOTALS					14,226		16,464			2,353		

2025/26 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 Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
	Pre-Construction Charges											
Y	Application fee	per application	1	453	453	453	453		101	101	553	553
Y	Administration fee	per application	1	422	422	422	422		89	89	422	422
Y	Administration fee - service connection made at same time as another	per connection	9	49	438	49	438		49	438	49	438
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y				
	Construction Charges											
Y	Connection up to 2m in road	per connection	1	4395	4395	4739	4,739	Y				
N	63mm Pipework - Road surface	per metre	2	296	592	356	711	Y				
N	63mm Pipework - Unmade	per metre	4	146	583	205	821					
Y	Branch service connection or manifold connection	per connection	10	352	3522	507	5,070	Y				
N	Traffic management	Per TM usage	1	364	364	364	364	Y				
Y	Meter installation	per connection	10	128	1276	128	1,276					
Y	Meters	per connection	10	45	450	45	450	Y	45	450		
	Other Charges											
Y	Wastewater connection application fee	per application	1	185	185	185	185		185	185	185	185
Y	Pressure test & chlorination	per connection	1	345	345	345	345	Y				
	Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	10	350	3500	350	3500		350	3500	350	3500
Y	Infrastructure Charge - Sewerage	per property	10	75	750	75	750		75	750	75	750
	Environmental Incentives											
	Environmental component - water	per property	10	45	450	45	450		45	450	45	450
	Environmental component - sewerage	per property	10	8	83	8	83		8	83	8	83
	Environmental incentive - water	Per connection	10	-350	-3500	-350	-3500		-350	-3500	-350	-3500
	Environmental incentive -sewerage	Per connection	10	-75	-750	-75	-750		-75	-750	-75	-750
	TOTALS				13,560		15,808			1,796		2,132

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

2026/27 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 (£)	NAV Rate (£)	NAV Total Charge (£)
Pre-Construction Charges - connection												
N	Application fee	per application		N/A	N/A	N/A	N/A		N/A	N/A		
Y	Administration fee	per connection	50	32	1600	32	1600		92	4600		
N	Design fee	per application		N/A	N/A	N/A	N/A	Y				
Pre-Construction Charges - mains												
Y	Application fee	per application	1	1833	1833	1833	1833		1833	1833	268	268
Y	Administration fee	per application	1	1129	1129	1129	1129		523	523	1129	1129
Y	Design fee	per application	1	695	695	695	695	Y	695	695		
Y	Design fee	per 20 connections or part thereof	3	87	261	87	261	Y	87	261		
Construction Charges - connection												
Y	25mm service connection (no excavation)	per connection	50	704	35200	971	48550	Y				
N	Pipework (no excavation)	per metre	50	43	2150	94	4700	Y				
Y	Meter installation	Per connection	50	132	6600	132	6600					
Y	Meters	Per connection	50	47	2350	47	2350	Y	47	2350		
Construction Charges - mains												
Y	Connection	per connection	1	5574	5574	5574	5574	N	5574	5574	5574	5574
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	341	3410	395	3950	Y	341	3410	341	3410
Y	Pipework - construct 125 mm diameter water main - pre-excavated	per metre	190	71	13490	125	23750	Y				
Y	Pipework - construct 50 mm diameter water main - pre-excavated	per metre	100	66	6600	121	12100	Y				
Y	Council streetworks permit fee	Per job	1	37	37	37	37		37	37	37	37
Y	Traffic management - highway authority closure fee	Per closure	1	At cost	At cost	At cost	At cost					
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	305	305	305	305	Y	305	305	305	305
Y	Traffic management - parking bay suspensions	Per suspension	6	At cost	At cost	At cost	At cost	Y				
Other Charges												
Y	Wastewater connection application fee	per application	1	577	577	577	577		577	577	577	577
Y	Trial hole	per excavation	1	510	510	510	510	Y			510	510
Y	Pressure test & chlorination	per test	3	357	1071	357	1,071				357	1071
Infrastructure Charges												
Y	Infrastructure Charge - Water	per property	50	425	21250	425	21250		425	21250	425	21250
Y	Infrastructure Charge - Sewerage	per property	50	150	7500	150	7500		150	7500	150	7500
Environmental Incentives												
Y	Environmental component - water	per property	50	45	2250	45	2250		45	2250	45	2250
Y	Environmental component - sewerage	per property	50	20	1000	20	1000		20	1000	20	1000
Y	Environmental incentive - water	Per connection	50	-425	-21250	-425	-21250		-425	-21250	-425	-21250
Y	Environmental incentive - sewerage	Per connection	50	-150	-7500	-150	-7500		-150	-7500	-150	-7500
TOTALS					86642		118842			23415		16131

2025/26 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 (£)	Contestabl e (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)	
	Pre-Construction Charges - connection												
N	Application fee	per application		N/A	N/A	N/A	N/A		N/A	N/A			
Y	Administration fee	per connection	50	31	1566	31	1566		89	4455	31	1566	
N	Design fee	per application		N/A	N/A	N/A	N/A	Y					
	Pre-Construction Charges - mains												
Y	Application fee	per application	1	1770	1770	1770	1770		1770	1770	1770	1770	
Y	Administration fee	per application	1	1090	1090	1090	1090		1090	1090	1090	1090	
Y	Design fee	per application	1	671	671	671	671	Y	671	671			
Y	Design fee	per 20 connections or part thereof	3	84	252	84	252	Y					
	Construction Charges - connection												
Y	Connection	per connection	50	706	35290	971	48537	Y					
N	Pipework	per metre	50	42	2107	92	4592	Y					
Y	Meter installation	Per connection	50	128	6381	128	6381						
Y	Meters	Per connection	50	45	2250	45	2250	Y	45	2250			
	Construction Charges - mains												
Y	Connection	per connection	1	5400	5400	5400	5400	N	5400	5400			
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	353	3532	408	4079	Y					
Y	Pipework - construct 125 mm diameter water main	per metre	190	70	13280	124	23626	Y					
Y	Pipework - construct 90 mm diameter water main	per metre	100	66	6586	121	12054	Y					
Y	Traffic management - highway authority closure fee	Per closure	1	At cost	At cost	At cost	At cost	Y					
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	294	294	294	294	Y					
Y	Traffic management - parking bay suspensions	Per suspension	8	At cost	At cost	At cost	At cost	Y					
	Other Charges												
Y	Wastewater connection application fee	per application	1	185	185	185	185		185	185	185	185	
Y	Trial hole	per excavation	1	493	493	493	493	Y					
Y	Pressure test & chlorination	per test	3	345	1035	345	1035						
	Infrastructure Charges												
Y	Infrastructure Charge - Water	per property	50	350	17500	350	17500		350	17500	350	17500	
Y	Infrastructure Charge - Sewerage	per property	50	75	3750	75	3750		75	3750	75	3750	
Y	Environmental incentives												
Y	Environmental component - water	per property	50	45	2252	45	2252		45	2252	45	2252	
Y	Environmental component - sewerage	per property	50	8	413	8	413		8	413	8	413	
Y	Environmental incentive - water	Per connection	50	-350	-17500	-350	-17500		-350	-17500	-350	-17500	
Y	Environmental incentive - sewerage	Per connection	50	-75	-3750	-75	-3750		-75	-3750	-75	-3750	
	TOTALS				84807		116940			18486		7276	

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

2026/27 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 (£)	NAV Rate (£)	NAV Total Charge (£)	
Pre-Construction Charges - connection													
N	Application fee	per application		N/A	N/A	N/A	N/A		N/A	N/A			
Y	Administration fee	per connection	50	32	1600	32	1600		32	4600			
N	Design fee	per application		N/A	N/A	N/A	N/A	Y					
Pre-Construction Charges - mains													
Y	Application fee	per application	1	1833	1833	1833	1833		1833	1833	268	268	
Y	Administration fee	per application	1	1129	1129	1129	1129		523	523	1129	1129	
Y	Design fee	per application	1	695	695	695	695	Y	695	695			
N	Design fee	per 20 connections or part thereof	3	87	261	87	261	Y	87	261			
Construction Charges - connection													
Y	Connection	per connection	50	1097	54850	1985	68250	Y					
N	Pipework	per metre	50	153	7350	210	10500	Y					
Y	Meter installation	Per connection	50	132	6600	132	6600	Y					
Y	Meters	Per connection	50	47	2350	47	2350	Y	47	2350			
Construction Charges - mains													
Y	Connection	per connection	1	5574	5574	5574	5574	N	5,574	5,574	5574	5574	
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	341	3410	395	3950	Y	341	3,410	341	3410	
Y	Pipework - construct 125 mm diameter water main - footpath	per metre	50	303	15150	357	17850	Y					
Y	Pipework - construct 125 mm diameter water main - unmade ground	per metre	140	194	27160	248	34720	Y					
Y	Pipework - construct 90 mm diameter water main - unmade ground	per metre	100	189	18900	244	24400	Y					
Y	Council streetworks permit fee	Per job	1	37	37	37	37		37	37	37	37	
Y	Traffic management - highway authority closure fee	Per closure	1	At cost		At cost		Y					
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	305	305	305	305	Y	305	305	305	305	
Y	Traffic management - parking bay suspensions	Per suspension	8	At cost		At cost		Y					
Other Charges													
Y	Wastewater connection application fee	per application	1	577	577	577	577		577	577	577	577	
Y	Trial hole	per excavation	1	510	510	510	510	Y			510	510	
Y	Pressure test & chlorination	per test	3	357	1071	357	1071				357	1071	
Infrastructure Charges													
Y	Infrastructure Charge - Water	per property	50	425	21250	425	21250		425	21250	425	21250	
Y	Infrastructure Charge - Sewerage	per property	50	150	7500	150	7500		150	7500	150	7500	
Environmental incentives													
Y	Environmental component - water	per property	50	45	2250	45	2250		45	2250	45	2250	
Y	Environmental component - sewerage	per property	50	20	1000	20	1000		20	1000	20	1000	
Y	Environmental incentive - water	Per connection	50	-425	-21250	-425	-21250		-425	-21250	-425	-21250	
Y	Environmental incentive - sewerage	Per connection	50	-150	-7500	-150	-7500		-150	-7500	-150	-7500	
TOTALS					153,212		185,462			23,415		16131	

2025/26

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 (£)	NAV Rate (£)	NAV 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	31	1566	31	1566		89	4455	31	1566
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	1770	1770	1770	1770		1770	1770	1770	1770
Y	Administration fee	per application	1	1090	1090	1090	1090		1090	1090	1090	1090
Y	Design fee	per application	1	671	671	671	671		671	671		
N	Design fee	per 20 connections or part thereof	3	84	252	84	252	Y				
Construction Charges - connection												
Y	Connection	per connection	50	1213	60632	1478	73878	Y				
N	Pipework	per metre	50	155	7727	204	10211					
Y	Meter installation	Per connection	50	128	6381	128	6381	Y				
Y	Meters	Per connection	50	45	2250	45	2250	Y	45	2250		
Construction Charges - mains												
Y	Connection	per connection	1	5400	5400	5400	5400	N	5,400	5,400		
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	353	3532	408	4079					
Y	Pipework - construct 125 mm diameter water main - footpath	per metre	50	353	17662	408	20396					
Y	Pipework - construct 125 mm diameter water main - unmade ground	per metre	140	146	20440	180	25244	Y				
Y	Pipework - construct 90 mm diameter water main - unmade ground	per metre	100	122	12183	177	17651					
Y	Traffic management - highway authority closure fee	Per closure	1	At cost		At cost						
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	294	294	294	294	Y				
Y	Traffic management - parking bay suspensions	Per suspension	8	At cost		At cost		Y				
Other Charges												
Y	Wastewater connection application fee	per application	1	185	185	185	185		185	185	185	185
Y	Trial hole	per excavation	1	493	493	493	493	Y				
Y	Pressure test & chlorination	per test	3	345	1035	345	1,035					
Infrastructure Charges												
Y	Infrastructure Charge - Water	per property	50	350	17500	350	17500		350	17500	350	17500
Y	Infrastructure Charge - Sewerage	per property	50	75	3750	75	3750		75	3750	75	3750
Environmental incentives												
Y	Environmental component - water	per property	50	45	2252	45	2252		45	2252	45	2252
Y	Environmental component - sewerage	per property	50	8	413	8	413		8	413	8	413
Y	Environmental incentive - water	Per connection	50	-350	-17500	-350	-17500		-350	-17500	-350	-17500
Y	Environmental incentive - sewerage	Per connection	50	-75	-3750	-75	-3750		-75	-3750	-75	-3750
TOTALS					146,228		175,512			18,486		5710

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

2026/27 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 (£)	NAV Rate (£)	NAV Total Charge (£)
Pre-Construction Charges - connection												
N	Application fee	per application		N/A	N/A	N/A	N/A		N/A	N/A		
Y	Administration fee	per connection	200	32	6400	32	6400		32	18400		
N	Design fee	per application		N/A	N/A	N/A	N/A	Y				
Pre-Construction Charges - mains												
Y	Application fee	per application	1	1833	1833	1833	1833		1833	1833	268	268
Y	Administration fee	per application	1	1129	1129	1129	1129		523	523	1129	1129
Y	Design fee	per application	1	695	695	695	695	Y	695	695		
Y	Design fee	per 20 connections or part	10	87	870	87	870	Y	87	870		
Construction Charges - connection												
Y	Connection	per connection	200	704	140800	971	194200	Y				
Y	Pipework	per metre	200	43	8600	94	18800	Y				
Y	Meter installation	Per connection	200	132	26400	132	26400					
Y	Meters	Per connection	200	47	9400	47	9400	Y	47	9400		
Construction Charges - mains												
Y	Connection	per connection	1	6405	6405	6405	6405	N	6405	6405	6405	6405
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	405	8100	498	9960	Y	405	8100	405	8100
Y	Pipework - construct 180 mm diameter water main	per metre	100	117	11700	210	21000	Y				
Y	Pipework - construct 125 mm diameter water main	per metre	480	71	34080	125	60000	Y				
Y	Pipework - construct 90 mm diameter water main	per metre	400	66	26400	121	48400	Y				
Y	Council streetworks permit fee	Per job	1	37	37	37	37		37	37	37	37
Y	Traffic management - highway authority closure fee	Per closure	1	At cost	At cost	At cost	At cost	Y				
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	305	305	305	305	Y	305	305	305	305
Y	Traffic management - parking bay suspensions	Per suspension	8	At cost	At cost	At cost	At cost	Y	At cost	At cost	At cost	At cost
Other Charges												
Y	Wastewater connection application fee	per application	1	577	577	577	577		577	577	577	577
Y	Trial hole	per excavation	2	510	1020	510	1020	Y			510	1020
Y	Pressure test & chlorination	per test	6	357	2142	357	2,142				357	2142
Infrastructure Charges												
Y	Infrastructure Charge - Water	per property	200	425	85000	425	85000		425	85000	425	85000
Y	Infrastructure Charge - Sewerage	per property	200	150	30000	150	30000		150	30000	150	30000
Environmental incentives												
Y	Environmental component - water	per property	200	45	9000	45	9000		45	9000	45	9000
Y	Environmental component - sewerage	per property	200	20	4000	20	4000		20	4000	20	4000
Y	Environmental incentive - water	Per connection	200	-425	-85000	-425	-85000		-425	-85000	-425	-85000
Y	Environmental incentive - sewerage	Per connection	200	-150	-30000	-150	-30000		-150	-30000	-150	-30000
TOTALS						239,893	422,573			60,145		32,363

2025/26 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 (£)	NAV Rate (£)	NAV 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	31	6265	31	6265		89	17821		
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	1770	1770	1770	1770		1770	1770	1770	1770
Y	Administration fee	per application	1	1090	1090	1090	1090		1090	1090	1090	1090
Y	Design fee	per application	1	671	671	671	671	Y	671	671		
Y	Design fee	per 20 connections or part thereof	10	84	839	84	839	Y				
Construction Charges - connection												
Y	Connection	per connection	200	706	141161	971	194146	Y				
N	Pipework	per metre	200	42	8429	92	18368	Y				
Y	Meter installation	Per connection	200	128	25,528	128	25,528					
Y	Meters	Per connection	200	45	9,000	45	9,000	Y	45	9000		
Construction Charges - mains												
Y	Connection	per connection	1	6212	6212	6212	6212	N	6212	6212	6212	6212
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	399	7972	492	9835	Y				
Y	Pipework - construct 180 mm diameter water main	per metre	100	116	11632	210	20775	Y				
Y	Pipework - construct 125 mm diameter water main	per metre	480	70	33444	124	59687	Y				
Y	Pipework - construct 90 mm diameter water main	per metre	400	65	26345	121	48217	Y				
Y	Traffic management - highway authority closure fee	Per closure	1	At cost	At cost	At cost	At cost	Y				
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	294	294	294	294	Y				
Y	Traffic management - parking bay suspensions	Per suspension	8	At cost	At cost	At cost	At cost	Y				
Other Charges												
Y	Wastewater connection application fee	per application	1	185	185	185	185		185	185	185	185
Y	Trial hole	per excavation	2	493	986	493	986	Y				
Y	Pressure test & chlorination	per test	6	345	2071	345	2,070					
Infrastructure Charges												
Y	Infrastructure Charge - Water	per property	200	350	70000	350	70000		350	70000	350	70000
Y	Infrastructure Charge - Sewerage	per property	200	75	15000	75	15000		75	15000	75	15000
Environmental incentives												
Y	Environmental component - water	per property	200	45	9010	45	9010		45	9010	45	9010
Y	Environmental component - sewerage	per property	200	8	1650	8	1650		8	1650	8	1650
Y	Environmental incentive - water	Per connection	200	-350	-70000	-350	-70000		-350	-70000	-350	-70000
Y	Environmental incentive - sewerage	Per connection	200	-75	-15000	-75	-15000		-75	-15000	-75	-15000
TOTALS					294,382		416,594			47,408		19317

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

2026/27 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 (£)	NAV Rate (£)	NAV 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	32	6400	32	6400		92	18400		
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	1833	1833	1833	1833		1833	1833	268	268
Y	Administration fee	per application	1	1129	1129	1129	1129		523	523	1129	1129
Y	Design fee	per application	1	695	695	695	695	Y	695	695		
Y	Design fee	per 20 connections or part thereof	10	67	670	67	670	Y	67	670		
Construction Charges - connection												
Y	Connection	per connection	200	1097	219,400	1365	273,000	Y				
Y	Pipework	per metre	200	159	31,800	210	42,000	Y				
Y	Water installation	Per connection	200	132	26,400	132	26,400					
Y	Meters	Per connection	200	47	9,400	47	9,400	Y	47	9,400		
Construction Charges - mains												
Y	Connection	per connection	1	6405	6,405	6405	6,405	N	6405	6,405	6405	6405
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	405	8,100	498	9,960	Y	405	8,100	405	8100
Y	Pipework - construct 180 mm diameter water main - footpath	per metre	100	368	36,800	481	48,100	Y				
Y	Pipework - construct 125 mm diameter water main - unmade	per metre	400	194	77,600	243	97,200	Y				
Y	Pipework - construct 90 mm diameter water main - unmade	per metre	400	189	75,600	244	97,600	Y				
Y	Council streetworks permit fee	Per job	1	37	37	37	37		37	37	37	37
Y	Traffic management - highway authority closure fee	Per closure	1	At cost		At cost		Y				
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	305	305	305	305	Y	305	305	305	305
Y	Traffic management - parking bay suspensions	Per suspension	8	At cost		At cost		Y				
Other Charges												
Y	Wastewater connection application fee	per application	1	577	577	577	577		577	577	577	577
Y	Trial hole	per excavation	2	510	1,020	510	1,020	Y			510	1020
Y	Pressure test & chlorination	per test	6	357	2,142	357	2,142				357	2142
Infrastructure Charges												
Y	Infrastructure Charge - Water	per property	200	425	85000	425	85000		425	85000	425	85000
Y	Infrastructure Charge - Sewerage	per property	200	150	30000	150	30000		150	30000	150	30000
Environmental Incentives												
Y	Environmental component - water	per property	200	45	9000	45	9000		45	9000	45	9000
Y	Environmental component - sewerage	per property	200	20	4000	20	4000		20	4000	20	4000
Y	Environmental incentive - water	Per connection	200	-425	-85000	-425	-85000		-425	-85000	-425	-85000
Y	Environmental incentive - sewerage	Per connection	200	-150	-30000	-150	-30000		-150	-30000	-150	-30000
TOTALS					537,033		668,913			60,145		32,983

2025/26 cost

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 (£)	NAV Rate (£)	NAV 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	31	6265	31	6265		89	17821		
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	1770	1770	1770	1770		1770	1770	1770	1770
Y	Administration fee	per application	1	1090	1090	1090	1090		1090	1090	1090	1090
Y	Design fee	per application	1	671	671	671	671	Y	671	671		
Y	Design fee	per 20 connections or part thereof	10	84	839	84	839	Y				
Construction Charges - connection												
Y	Connection	per connection	200	1213	242,526	1478	295,511	Y				
N	Pipework	per metre	200	155	30,907	204	40,844	Y				
Y	Water installation	Per connection	200	128	25,526	128	25,526					
Y	Meters	Per connection	200	45	9,000	45	9,000	Y	45	9,000		
Construction Charges - mains												
Y	Connection	per connection	1	7419	7,419	7419	7,419	N	7419	7,419	7419	7419
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	399	7,972	492	9,835	Y			399	7972
Y	Pipework - construct 180 mm diameter water main - footpath	per metre	100	399	39,881	492	49,173	Y				
Y	Pipework - construct 125 mm diameter water main - unmade	per metre	480	146	70,080	190	88,551	Y				
Y	Pipework - construct 90 mm diameter water main - unmade	per metre	400	122	48,732	177	70,604	Y				
Y	Traffic management - highway authority closure fee	Per closure	1	At cost		At cost		Y				
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	14	14	14	14	Y				
Y	Traffic management - parking bay suspensions	Per suspension	8	At cost		At cost		Y				
Other Charges												
Y	Wastewater connection application fee	per application	1	185	185	185	185		185	185	185	185
Y	Trial hole	per excavation	2	493	986	493	986	Y				
Y	Pressure test & chlorination	per test	6	345	2,071	345	2,071					
Infrastructure Charges												
Y	Infrastructure Charge - Water	per property	200	350	70000	350	70000		350	70000	350	70000
Y	Infrastructure Charge - Sewerage	per property	200	75	15000	75	15000		75	15000	75	15000
Environmental Incentives												
Y	Environmental component - water	per property	200	45	9010	45	9010		45	9010	45	9010
Y	Environmental component - sewerage	per property	200	8	1650	8	1650		8	1650	8	1650
Y	Environmental incentive - water	Per connection	200	-350	-70000	-350	-70000		-350	-70000	-350	-70000
Y	Environmental incentive - sewerage	Per connection	200	-75	-15000	-75	-15000		-75	-15000	-75	-15000
TOTALS					506,573		619,014			48,819		44097

Appendix 2

Impact assessment of charges for 2026/27 in the ESW area

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

2026/27 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 Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
Pre-Construction Charges												
Y	Application fee	per application	1	469	469	469	469	N	105	105		
Y	Administration fee	per application	1	437	437	437	437	N	92	92		
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y				
Construction Charges												
Y	Connection up to 2m in road	per connection	1	2266	2266	2424	2424	Y				
Y	Pipework - Road surface	per metre	2	965	1930	970	1940	Y				
Y	Traffic management - 2 way lights	Per TM usage	1	334	334	334	334	Y				
Y	Council streetworks permit fee	Per job	1	23	23	23	23	Y				
Y	Meter installation	Per connection	1	132	132	132	132	Y				
Y	Meters	Per connection	1	47	47	47	47	Y	47	47		
Infrastructure Charges												
Y	Infrastructure Charge - Water	Per connection	1	900	900	900	900	N	900	900		
N	Infrastructure Charge - Sewerage	Per connection	N/A	N/A	N/A	N/A	N/A	N	N/A	N/A		
Environmental Incentives												
Y	Environmental component - water	Per connection	1	95	95	95	95	N	95	95		
N	Environmental component - sewerage	Per connection	N/A	N/A	N/A	N/A	N/A	N	N/A	N/A		
Y	Environmental incentive - water	Per connection	1	-900	-900	-900	-900	N	-900	-900		
N	Environmental incentive -sewerage	Per connection	N/A	N/A	N/A	N/A	N/A	N	N/A	N/A		
TOTALS					5733		5901			339		0

2025/26 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 Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
Pre-Construction Charges												
Y	Application fee	per application	1	453	453	453	453		101	101		
Y	Administration fee	per application	1	422	422	422	422		89	89		
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y				
Construction Charges												
Y	Connection up to 2m in road	per connection	1	2309	2309	2468	2468	Y				
N	Pipework - Road surface	per metre	2	923	1846	927	1855	Y				
N	Traffic management - 2 way lights	Per TM usage	1	353	353	353	353	Y				
Y	Meter installation	Per connection	1	128	128	128	128	Y				
Y	Meters	Per connection	1	45	45	45	45	Y	45	45		
Infrastructure Charges												
Y	Infrastructure Charge - Water	Per connection	1	600	600	600	600		600	600		
N	Infrastructure Charge - Sewerage	Per connection	N/A	N/A	N/A	N/A	N/A		N/A	N/A		
Environmental Incentives												
Y	Environmental component - water	Per connection	1	78	78	78	78		78	78		
Y	Environmental component - sewerage	Per connection	N/A	N/A	N/A	N/A	N/A		N/A	N/A		
Y	Environmental incentive - water	Per connection	1	-600	-600	-600	-600		-600	-600		
Y	Environmental incentive -sewerage	Per connection	N/A	N/A	N/A	N/A	N/A		N/A	N/A		
TOTALS					5634		5801			313		0

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

2026/27 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 Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)	
	Pre-Construction Charges												
Y	Application fee	per application	1	469	469	469	469		105	105			
Y	Administration fee	per application	1	437	437	437	437		92	92			
Y	Administration fee - service connection made at same time as another	per connection	9	51	459	51	459		51	459			
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y					
	Construction Charges												
Y	Connection up to 2m in road	per connection	1	3135	3135	3305	3,305	Y					
N	63mm Pipework - Road surface	per metre	2	968	1936	961	1,962	Y					
N	63mm Pipework - Unmade	per metre	4	819	2476	833	2,532						
Y	Branch service connection or manifold connection	per connection	10	502	5020	643	6,430	Y					
N	Traffic management	Per TM usage	1	334	334	334	334	Y					
Y	Council streetworks permit fee	Per job	1	23	23	23	23	Y					
Y	Meter installation	per connection	10	132	1,320	132	1,320						
Y	Meters	Per connection	10	47	470	47	470	Y	47	470			
	Other Charges												
Y	Pressure test & chlorination	per connection	1	357	357	357	357	Y					
	Infrastructure Charges												
Y	Infrastructure Charge - Water	per property	10	900	9000	900	9000		900	9000			
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A			
	Environmental Incentives												
Y	Environmental component - water	per property	10	95	950	95	950		95	950			
Y	Environmental component - sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A			
Y	Environmental incentive - water	per property	10	-900	-9000	-900	-9000		-900	-9000			
Y	Environmental incentive -sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A			
TOTALS					17,398		19,108			2,078			

2025/26 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 Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
Pre-Construction Charges												
Y	Application fee	per application	1	553	553	553	553		101	101	553	553
Y	Administration fee	per application	1	515	515	515	515		89	89	515	515
Y	Administration fee - service connection made at same time as another	per connection	9	49	438	49	438		49	438	49	438
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y				
Construction Charges												
Y	Connection up to 2m in road	per connection	1	3115	3115	3346	3,346	Y				
N	63mm Pipework - Road surface	per metre	2	926	1851	939	1,877	Y				
N	63mm Pipework - Unmade	per metre	4	587	2347	600	2,399					
Y	Branch service connection or manifold connection	per connection	10	425	4250	566	5,659	Y				
N	Traffic management	Per TM usage	1	353	353	353	353	Y				
Y	Meter installation	per connection	10	128	1,276	128	1,276					
Y	Meters	Per connection	10	45	450	45	450	Y	£ 45	450		
Other Charges												
Y	Pressure test & chlorination	per connection	1	345	345	345	345	Y				
Infrastructure Charges												
Y	Infrastructure Charge - Water	per property	10	600	6000	600	6000		600	6000	600	6000
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A
Environmental Incentives												
Y	Environmental component - water	per property	10	78	780	78	780		78	780	78	780
Y	Environmental component - sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A
Y	Environmental incentive - water	per property	10	-600	-6000	-600	-6000		-600	-6000	-600	-6000
Y	Environmental incentive - sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A
TOTALS						16,274		17,993		1,858		2287

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

2026/27 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 (£)	NAV Rate (£)	NAV Total Charge (£)			
Pre-Construction Charges - connection															
N	Application fee	per application		N/A	N/A	N/A	N/A		N/A	N/A					
Y	Administration fee	per connection	50	32	1600	32	1600		92	4600					
N	Design fee	per application		N/A	N/A	N/A	N/A	Y							
Pre-Construction Charges - mains															
Y	Application fee	per application	1	1833	1833	1833	1833		1833	1833	268	268			
Y	Administration fee	per application	1	1129	1129	1129	1129		523	523	1129	1129			
Y	Design fee	per application	1	695	695	695	695	Y	695	695					
Y	Design fee	per 20 connections or part thereof	3	87	261	87	261	Y	87	261					
Construction Charges - connection															
Y	25mm service connection (no excavation)	per connection	50	225	11250	382	19100	Y							
N	Pipework (no excavation)	per metre	50	68	3400	72	3600	Y							
Y	Water installation	Per connection	50	132	6600	132	6600	Y							
Y	Meters	Per connection	50	47	2350	47	2350	Y	47	2350					
Construction Charges - mains															
Y	Connection	per connection	1	6854	6854	6854	6854	N	6854	6854	6854	6854			
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	500	5000	555	5550	Y	500	5000	500	5000			
Y	Pipework - construct 125 mm diameter water main	per metre	190	90	17100	145	27550	Y							
Y	Pipework - construct 90 mm diameter water main	per metre	100	82	8200	138	13800	Y							
Y	Council streetworks permit fee	Per job	1	23	23	23	23		23	23	23	23			
Y	Traffic management - highway authority closure fee	Per closure	1	At cost	At cost	At cost	At cost	Y							
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	562	562	562	562		562	562	562	562			
Y	Traffic management - parking bay suspensions	Per suspension	8	At cost	At cost	At cost	At cost	Y							
Other Charges															
Y	Trial hole	per excavation	1	855	855	855	855	Y			855	855			
	Pressure test & chlorination	per test	3	357	1071	357	1071				357	1071			
Infrastructure Charges															
Y	Infrastructure Charge - Water	per property	50	908	45000	908	45000		908	45000	908	45000			
N	Infrastructure Charge - Sewerage	per property		N/A	N/A	N/A	N/A		N/A	N/A					
Environmental incentives															
Y	Environmental component - water	per property	50	95	4750	95	4750		95	4750	95	4750			
Y	Environmental component - sewerage	per property		N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A			
Y	Environmental incentive - water	Per connection	50	-908	-45000	-908	-45000		-908	-45000	-908	-45000			
Y	Environmental incentive -sewerage	Per connection		N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A			
TOTALS						73533		98183		27451		20512			

2025/26 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 (£)	NAV Rate (£)	NAV 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	31	1566	31	1566		83	4455	31	1566
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	1770	1770	1770	1770		1770	1770	1770	1770
Y	Administration fee	per application	1	1090	1090	1090	1090		1090	1090	1090	1090
Y	Design fee	per application	1	671	671	671	671	Y	671	671		
Y	Design fee	per 20 connections or part thereof	3	84	252	84	252	Y				
Construction Charges - connection												
Y	Connection	per connection	50	229	11446	388	19402	Y				
N	Pipework	per metre	50	62	3086	66	3297	Y				
Y	Meter installation	Per connection	50	128	6381	128	6381	Y				
Y	Meters	Per connection	50	45	2250	45	2250	Y	45	2250		
Construction Charges - mains												
Y	Connection	per connection	1	6438	6438	6438	6438	N	6438	6438		
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	518	5182	574	5740	Y				
Y	Pipework - construct 125 mm diameter water main	per metre	130	88	16678	144	27280	Y				
Y	Pipework - construct 90 mm diameter water main	per metre	100	82	8171	138	13752	Y				
Y	Traffic management - highway authority closure fee	Per closure	1	At cost	At cost	At cost	At cost					
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	717	717	717	717					
Y	Traffic management - parking bay suspensions	Per suspension	8	At cost	At cost	At cost	At cost	Y				
Other Charges												
Y	Trial hole	per excavation	1	465	465	466	465	Y				
	Pressure test & chlorination	per test	3	345	1035	345	1035					
Infrastructure Charges												
Y	Infrastructure Charge - Water	per property	50	600	30000	600	30000		600	30000	600	30000
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A		
Environmental incentives												
Y	Environmental component - water	per property	50	78	3900	78	3900		78	3900	78	3900
Y	Environmental component - sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A
Y	Environmental incentive - water	Per connection	50	-600	-30000	-600	-30000		-600	-30000	-600	-30000
Y	Environmental incentive - sewerage	Per connection	N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A
TOTALS						71159	96068			20634		8328

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

2026/27 cost

Scenario 4: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company) - Essex & Suffolk Water												
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge			Contestable (Y/N)	Alternative Delivery Method			
					Barrier Pipe Uplift/Rate	Barrier Pipe Total	Self-Lay Rate (£)		Self-Lay Total Charge	NAV Rate (£)	NAV Total Charge (£)	
Pre-Construction Charges – connection												
N	Application fee	per application		N/A	N/A	N/A	N/A	N/A	N/A			
Y	Administration fee	per connection	50	32	1600	32	1600		32	4600		
N	Design fee	per application		N/A	N/A	N/A	N/A	Y				
Pre-Construction Charges – mains												
Y	Application fee	per application		1	1833	1833	1833		1833	1833	268	
Y	Administration fee	per application		1	1129	1129	1129		523	523	1129	
Y	Design fee	per application		1	635	635	635	Y	635	635		
Y	Design fee	per 20 connections or part thereof	3	87	261	87	261	Y	87	261		
Construction Charges – connection												
Y	Connection	per connection	50	1519	75950	1676	83000	Y				
N	Pipework	per metre	50	487	24350	491	24550	Y				
Y	Meter installation	Per connection	50	132	6600	132	6600	Y				
Y	Meters	Per connection	50	47	2350	47	2350	Y	47	2350		
Construction Charges – mains												
Y	Connection	per connection		1	6854	6854	6854	N	6854	6854	6854	
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	500	5000	555	5550	Y	500	5000	500	
Y	Pipework - construct 125 mm diameter water main - footpath	per metre	50	442	22100	497	24850	Y				
Y	Pipework - construct 125 mm diameter water main - unmade ground	per metre	140	277	38780	332	46480	Y				
Y	Pipework - construct 90 mm diameter water main - unmade ground	per metre	100	269	26900	325	32500	Y				
Y	Council streetworks permit fee	Per job	1	23	23	23	23		23	23	23	
Y	Traffic management - highway authority closure fee	Per closure	1	At cost	At cost	At cost	At cost	Y				
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	562	562	562	562	Y	562	562	562	
Y	Traffic management - parking bay suspensions	Per suspension	8	At cost	At cost	At cost	At cost	Y				
Other Charges												
Y	Trial hole	per excavation	1	855	855	855	855	Y			855	
Y	Pressure test & chlorination	per test	3	357	1071	357	1071				357	
Infrastructure Charges												
Y	Infrastructure Charge - Water	per property	50	900	45000	900	45000		900	45000	900	
N	Infrastructure Charge - Sewerage	per property		N/A	N/A	N/A	N/A		N/A	N/A	N/A	
Environmental incentives												
Y	Environmental component - water	per property	50	95	4750	95	95		95	4750	95	
Y	Environmental component - sewerage	per property		N/A	N/A	N/A	N/A		N/A	N/A	N/A	
Y	Environmental incentive - water	Per connection	50	-300	-45000	-300	-300		-300	-45000	-300	
Y	Environmental incentive - sewerage	Per connection		N/A	N/A	N/A	N/A		N/A	N/A	N/A	
TOTALS					221,663		285,758		27,451		205,129	

2025/26 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 (£)	NAV Rate (£)	NAV Total Charge (£)
Pre-Construction Charges - connection												
N	Application fee	per application		N/A	N/A	N/A	N/A		N/A	N/A		
Y	Administration fee	per connection	50	31	1566	31	1566		89	4455		
N	Design fee	per application		N/A	N/A	N/A	N/A	Y				
Pre-Construction Charges - mains												
Y	Application fee	per application	1	1770	1770	1770	1770		1770	1770		
Y	Administration fee	per application	1	1090	1090	1090	1090		1090	1090	1090	1090
Y	Design fee	per application	1	671	671	671	671	Y	671	671		
Y	Design fee	per 20 connections or part thereof	3	84	252	84	252	Y				
Construction Charges - connection												
Y	Connection	per connection	50	1583	79172	1743	87129	Y				
N	Pipework	per metre	50	466	23314	470	23524	Y				
Y	Meter installation	Per connection	50	128	6381	128	6381	Y				
Y	Meters	Per connection	50	45	2250	45	2250	Y	45	2250		
Construction Charges - mains												
Y	Connection	per connection	1	6498	6498	6498	6498	N	6498	6498		
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	518	5182	574	5740	Y				
Y	Pipework - construct 125 mm diameter water main - footpath	per metre	50	518	25912	574	28702	Y				
Y	Pipework - construct 125 mm diameter water main - unmade ground	per metre	140	173	24183	229	31996	Y				
Y	Pipework - construct 90 mm diameter water main - unmade ground	per metre	100	167	16667	222	22248	Y				
Y	Traffic management - highway authority closure fee	Per closure	1	At cost	At cost	At cost	At cost	Y				
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	717	717	717	717	Y				
Y	Traffic management - parking bay suspensions	Per suspension	8	At cost	At cost	At cost	At cost	Y				
Other Charges												
Y	Trial hole	per excavation	1	466	466	466	466	Y				
Y	Pressure test & chlorination	per test	3	345	1035	345	1035					
Infrastructure Charges												
Y	Infrastructure Charge - Water	per property	50	600	30000	600	30000		600	30000	600	30000
N	Infrastructure Charge - Sewerage	per property		N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A
Environmental incentives												
Y	Environmental component - water	per property	50	78	3900	78	78		78	3900	78	3900
Y	Environmental component - sewerage	per property		N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A
Y	Environmental incentive - water	Per connection	50	-600	-30000	-600	-600		-600	-30000	-600	-30000
Y	Environmental incentive - sewerage	Per connection		N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A
TOTALS						201,026	251,513			20,634		4990

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

2026/27 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	NAV Rate (£)	NAV Total Charge (£)	
Pre-Construction Charges - connection													
N	Application fee	per application											
Y	Administration fee	per connection	200	32	6400	32	6400		32	18400			
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	1833	1833	1833	1833		1833	1833	268	268	
Y	Administration fee	per application	1	1129	1129	1129	1129		523	523	1129	1129	
Y	Design fee	per application	1	635	635	635	635	Y	635	635			
Y	Design fee	per 20 connections or part thereof	10	87	870	87	870	Y	87	870			
Construction Charges - connection													
Y	Connection	per connection	200	225	45000	382	76400	Y					
Y	Pipework	per metre	200	68	13600	72	14400	Y					
Y	Meter installation	Per connection	200	132	26400	132	26400	Y					
Y	Meters	Per connection	200	47	9400	47	9400	Y	47	9400			
Construction Charges - mains													
Y	Connection	per connection	1	6854	6854	6854	6854	N	6854	6854	6854	6854	
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	581	11620	677	13540	Y	581	11620	581	11620	
Y	Pipework - construct 180 mm diameter water main	per metre	100	143	14300	239	23900	Y					
Y	Pipework - construct 125 mm diameter water main	per metre	480	30	43200	145	69600	Y					
Y	Pipework - construct 90 mm diameter water main	per metre	400	82	32800	138	55200	Y					
Y	Council streetworks permit fee	Per job	1	23	23	23	23		23	23	23	23	
Y	Traffic management - highway authority closure fee	Per closure	1	At cost	At cost	At cost	At cost	Y					
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	562	562	562	562	Y	562	562	562	562	
Y	Traffic management - parking bay suspensions	Per suspension	8	At cost	At cost	At cost	At cost	Y					
Other Charges													
Y	Trial hole	per excavation	2	855	1710	855	1710	Y			855	1710	
Y	Pressure test & chlorination	per test	6	357	2142	357	2142				357	2142	
Infrastructure Charges													
Y	Infrastructure Charge - Water	per property	200	900	180000	900	180000	N	900	180000	900	180000	
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A	
Environmental incentives													
Y	Environmental component - water	per property	200	95	19000	95	19000	N	95	19000	95	19000	
N	Environmental component - sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A	
Y	Environmental incentive - water	Per connection	200	-900	-180000	-900	-180000	N	-900	-180000	-900	-180000	
N	Environmental incentive - sewerage	Per connection	N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A	
TOTALS					237,538		330,058			69,780		43,308	

2025/26 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 (£)	Contestabl e (Y/N)	Self-Lag Rate (£)	Self-Lag Total Charge (£)	NAV Rate (£)	NAV 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	31	6265	31	6265		89	17821			
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	1770	1770	1770	1770		1770	1770	1770	1770	
Y	Administration fee	per application	1	1090	1090	1090	1090		1090	1090	1090	1090	
Y	Design fee	per application	1	671	671	671	671	Y	671	671	671	671	
Y	Design fee	per 20 connections or part thereof	10	84	839	84	839	Y					
Construction Charges - connection													
Y	Connection	per connection	200	229	45782	388	77609	Y					
N	Pipework	per metre	200	62	12345	66	13187	Y					
Y	Meter installation	Per connection	200	128	25,526	128	25,526						
Y	Meters	Per connection	200	45	9,000	45	9,000	Y	45	9000			
Construction Charges - mains													
Y	Connection	per connection	1	7419	7419	7419	7419	N	7419	7419	7419	7419	
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	571	11423	667	13341	Y					
Y	Pipework - construct 180 mm diameter water main	per metre	100	140	14007	236	23596	Y					
Y	Pipework - construct 125 mm diameter water main	per metre	480	88	42133	144	68919	Y					
Y	Pipework - construct 90 mm diameter water main	per metre	400	82	32682	138	55007	Y					
Y	Traffic management - highway authority closure fee	Per closure	1	At cost	At cost	At cost	At cost	Y					
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	717	717	717	717	Y					
Y	Traffic management - parking bay suspensions	Per suspension	8	At cost	At cost	At cost	At cost	Y					
Other Charges													
Y	Trial hole	per excavation	2	466	932	466	932	Y					
	Pressure test & chlorination	per test	6	345	2070	345	2,070						
Infrastructure Charges													
Y	Infrastructure Charge - Water	per property	200	600	120000	600	120000		600	120000	600	120000	
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A	
Environmental incentives													
Y	Environmental component - water	per property	200	78	15600	78	15600		78	15600	78	15600	
Y	Environmental component - sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A	
Y	Environmental incentive - water	Per connection	200	-800	-120000	-800	-120000		-800	-120000	-800	-120000	
Y	Environmental incentive -sewerage	Per connection	N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A	
TOTALS					230,272		323,557			53,371		25879	

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

2026/27 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 (£)	NAV Rate (£)	NAV Total Charge (£)
Pre-Construction Charges - connection												
N	Application fee	per application		N/A	N/A	N/A	N/A		N/A	N/A		
Y	Administration fee	per connection	200	32	6400	32	6,400		92	18,400		
N	Design fee	per application		N/A	N/A	N/A	N/A	Y				
Pre-Construction Charges - mains												
Y	Application fee	per application	1	1833	1833	1833	1,833		1833	1,833	268	268
Y	Administration fee	per application	1	1129	1129	1129	1,129		523	523	1129	1,129
Y	Design fee	per application	1	695	695	695	695	Y	695	695		
Y	Design fee	per 20 connections or part thereof	10	87	870	87	870	Y	87	870		
Construction Charges - connection												
Y	Connection	per connection	200	1519	303,800	1676	335,200	Y				
Y	Pipework	per metre	200	487	97,400	491	98,200	Y				
Y	Meter installation	Per connection	200	132	26,400	132	26,400					
Y	Meters	Per connection	200	47	9,400	47	9,400	Y	47	9,400		
Construction Charges - mains												
Y	Connection	per connection	1	6854	6,854	6854	6,854	N	6854	6,854	6854	6,854
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	581	11,620	677	13,540	Y	581	11,620	581	11,620
Y	Pipework - construct 180 mm diameter water main - footpath	per metre	100	555	55,500	651	65,100	Y				
Y	Pipework - construct 125 mm diameter water main - unmade	per metre	480	277	132,960	332	159,360	Y				
Y	Pipework - construct 90 mm diameter water main - unmade	per metre	400	269	107,600	325	130,000	Y				
Y	Council streetworks permit fee	Per job	1	23	23	23	23		23	23	23	23
Y	Traffic management - highway authority closure fee	Per closure	1	At cost	At cost	At cost	At cost	Y				
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	562	562	562	562	Y	562	562	562	562
Y	Traffic management - parking bay suspensions	Per suspension	8	At cost	At cost	At cost	At cost	Y				
Other Charges												
Y	Trial hole	per excavation	2	855	1,710	855	1,710	Y			855	1,710
	Pressure test & chlorination	per test	6	357	2,142	357	2,142				357	2,142
Infrastructure Charges												
Y	Infrastructure Charge - Water	per property	200	900	180,000	900	180,000		900	180,000	900	180,000
N	Infrastructure Charge - Sewerage	per property		N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A
Environmental incentives												
Y	Environmental component - water	per property	200	95	19,000	95	19,000		95	19,000	95	19,000
N	Environmental component - sewerage	per property		N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A
Y	Environmental incentive - water	Per connection	200	-900	-180,000	-900	-180,000		-900	-180,000	-900	-180,000
N	Environmental incentive - sewerage	Per connection		N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A
TOTALS					785,888		875,418			69,780		43,308

2025/26 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 (£)	NAV Rate (£)	NAV Total Charge (£)
Pre-Construction Charges - connection												
N	Application fee	per application		N/A	N/A	N/A	N/A		N/A	N/A		
Y	Administration fee	per connection	200	31	6255	31	6255		89	17621		
N	Design fee	per application		N/A	N/A	N/A	N/A	Y				
Pre-Construction Charges - mains												
Y	Application fee	per application	1	1770	1770	1770	1,770		1770	1,770	1770	1,770
Y	Administration fee	per application	1	1090	1090	1090	1,090		1090	1,090	1090	1,090
Y	Design fee	per application	1	671	671	671	671	Y	671	671		
Y	Design fee	per 20 connections or part thereof	10	84	839	84	839	Y				
Construction Charges - connection												
Y	Connection	per connection	200	1593	318,688	1743	348,514	Y				
N	Pipework	per metre	200	466	93,254	470	94,096	Y				
Y	Meter installation	Per connection	200	128	25,526	128	25,526					
Y	Meters	Per connection	200	45	9,000	45	9,000	Y	45	9000		
Construction Charges - mains												
Y	Connection	per connection	1	6498	6,498	6498	6,498	N	6498	6,498	6498	6,498
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	571	11,423	697	13,341	Y				
Y	Pipework - construct 180 mm diameter water main - footpath	per metre	100	571	57,116	667	66,705	Y				
Y	Pipework - construct 125 mm diameter water main	per metre	480	173	82,914	229	109,699	Y				
Y	Pipework - construct 90 mm diameter water main	per metre	400	167	66,686	222	88,991	Y				
Y	Traffic management - highway authority closure fee	Per closure	1	At cost	At cost	At cost	At cost	Y				
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	717	717	717	717	Y				
Y	Traffic management - parking bay suspensions	Per suspension	8	At cost	At cost	At cost	At cost	Y				
Other Charges												
Y	Trial hole	per excavation	2	466	932	466	932	Y				
	Pressure test & chlorination	per test	6	345	2071	345	2,071					
Infrastructure Charges												
Y	Infrastructure Charge - Water	per property	200	600	120000	600	120000		600	120000	600	120000
N	Infrastructure Charge - Sewerage	per property		N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A
Environmental incentives												
Y	Environmental component - water	per property	200	78	15600	78	15600		78	15600	78	15600
Y	Environmental component - sewerage	per property		N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A
Y	Environmental incentive - water	Per connection	200	-600	-120000	-600	-120000		-600	-120000	-600	-120000
Y	Environmental incentive - sewerage	Per connection		N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A
TOTALS					699,939		792,324			52,450		24958