

CHARGING ARRANGEMENTS 2022/23

Developer services

DOCUMENT CONTROL

Version No	Date of Issue	Modifications
1	1 Feb 2022	First issue
2	28 Mar 2022	<p>Modified the wording in the Water Mains Diversion section (on pages 30 and 31) to improve clarity in relation to the water mains diversion application fee and design deposit.</p> <p>Modified the wording in the Traffic Management section (on page 52) to improve clarity in relation to the charging of highway closure fees.</p>

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OUR CHARGING ARRANGEMENTS

INTRODUCTION



Northumbrian Water Limited operates in the north east of England where it trades as Northumbrian Water (NW) and in the south east of England, where it trades as Essex & Suffolk Water (ESW). Northumbrian Water provides both water and wastewater services whereas Essex & Suffolk Water provides water supply services only.

This document contains the charges and fees for the services we provide to customers when they apply to connect to our water and/or wastewater network. Throughout the document, many technical terms are used. Within the appendices, we have included a glossary that includes the relevant terms and their definitions.

This is our Charging Arrangements document for this charging year, and it is intended for use by customers that are involved in property development and those that wish to connect existing properties to our networks.

The services, which the charges and fees relate to, are often referred to as developer services. developer services are typically associated with the provision of new water mains, new sewers, communication pipes, lateral drains, diversions of water and sewerage assets and connections made to supply water for building purposes.

The Charging Arrangements also detail the charges and payments that apply when water mains and communication pipes are installed by Self-Lay Providers (SLP) or NAVs and are connected, directly or indirectly, to our network.

The types of customers that will typically use this document will be:

- Developers
- Consultants working on behalf of developers in respect of utility provision
- Companies that provide infrastructure for developers e.g., SLPs and NAVs
- Individuals wishing to connect or re-connect existing or redeveloped properties to our water and wastewater networks

In this document “we” or “us” refers to NW in the north east of England and ESW in the south east. Words in the singular shall include the plural and vice-versa except where the context otherwise requires.

Wholesale connection charges

We have considered the amendments to the Wholesale Charging Rules issued by Ofwat on 16 March 2018 and the charges published in this Charging Arrangements document represent the charges we will raise for all of our new connection services. We do not differentiate between household or non-household customers as our charges are based on, and cost reflective of, the work being carried out. The charges quoted in this document therefore represent our Wholesale Connection Charges where applicable.

OUR CHARGING ARRANGEMENTS PURPOSE



The aim of our Charging Arrangements document is to provide customers with clear and transparent information about the charges and payments relating to connections services.

Our regulator Ofwat published new [Charging Rules](#) in October 2021. The rules apply to all English regional water and sewerage companies. One of the requirements rules means that we have published fixed charges for the work we carry out in providing connections services.

The benefits of providing fixed charges are that developers, SLPs and NAVs can confidently calculate a reasonable estimate of our charges for the connection services we provide when planning for their developments. We have included methodologies and worked examples to help customers to estimate the charges and/or payments that apply to developments.

One of the key principles underpinning the provision of new water and wastewater network infrastructure for developments is that customers requiring new, or replacement assets are liable for payment of the associated costs. Our charges to our customers are reflective of the reasonable costs we incur for the work that we do to provide network infrastructure as a direct consequence of development.

OUR CHARGING ARRANGEMENTS

THE MARKET FOR CONNECTION SERVICES



When developers require new water and/or wastewater infrastructure for their developments they can choose who constructs, owns, and operates the new assets. developers can choose the option that best meets their needs. The three options are:

- a) A NAV builds the new infrastructure and either a) arranges for it to be connected to our network(s) or b) develops its own source of water and/or wastewater treatment facilities. The new assets built by the NAV remain in their ownership and, as a licensed water and/or wastewater supplier; they are responsible for the assets' future operation and maintenance.
- b) The developer chooses to construct the network themselves or by employing an accredited contractor to carry out the work on their behalf. Commonly a developer will use a competent drainage contractor to construct sewerage assets and an SLP to construct the new water network. The new networks are ultimately adopted by us under the terms of a water adoption agreement entered into by the relevant parties. We become the owner of the new networks and are responsible for their operation and maintenance on adoption.
- c) The developer requests that we install the new networks, i.e., they requisition the networks from us. The new properties are connected, and we are responsible for the ongoing ownership and operation of the new assets. It is rare for a developer to ask a water company to construct sewerage assets on a development site, but the option is available to them.

Lloyds Register administers the accreditation scheme for SLPs, known as the Water Industry Registration Scheme (WIRS). A list of WIRS accredited SLPs can be found on the [Lloyds Register website](#)

To find out more about NAVs and the services they can offer, please visit [Ofwat's website](#)

EXPLANATION OF KEY TERMS

SITE SPECIFIC WORK AND NETWORK REINFORCEMENT



In this section we have explained some key terms that we will use throughout this document.

Site specific work

Site specific work is the term used to describe the work that is required to provide new network infrastructure to specifically serve a development. This is the work within the site and up to the nearest practical point of connection (POC) to the existing network. It includes the work required to connect any newly laid networks and individual property supplies to our existing networks. Our site specific charges relate to these assets only and exclude the costs of any network reinforcement (see below).

Sometimes we may require that site specific infrastructure installed is larger than is necessary for a particular development or phase. This is so that known future developments or phases can be incorporated into our network.

There may also be occasions where we request that the site specific infrastructure is connected to our network at a location that is not the nearest POC, i.e., an alternative point of connection.

The way that charges apply to upsizing and connections at an alternative point of connection is described later in this document.

Network reinforcement

When developments connect to our existing networks, they usually increase the demand on our existing water and wastewater networks. From time to time, we need to carry out work on our water and wastewater networks to account for the increased demand that is as a direct consequence of developments connecting to them. These works, known as network reinforcement, ensure the service to our customers does not fall below our minimum levels of service.

The way that we fund network reinforcement is primarily, but not entirely, through charges known as infrastructure charges. Infrastructure charges are payable in respect of household premises and non-household premises where some or all of the water used, and the wastewater disposed of is for domestic use. They are payable when properties are connected for the first time or, in some cases, reconnected to our networks.

If some of the water used and wastewater disposed of is not for domestic use, infrastructure charges are only payable in relation to the element that is for domestic use. If network reinforcement is required as a consequence of water and/or wastewater that is not for domestic use, we recover the reinforcement costs through charges other than infrastructure charges.

The proportion of network reinforcement required for non-domestic use can be charged directly to a developer or NAV.

Infrastructure charges are a contribution made by developers or NAVs that enable us to meet our overall requirement to reinforce our networks to support development. They are distinct from charges relating to site specific work, where the charge has a direct relationship to the cost of the work carried out to specifically serve a development.

We have set our infrastructure charges at a level so that we have sufficient funds to invest in our networks to meet the anticipated demand of developments, for domestic use. As a general principle, the vast majority of properties that become connected or, in some cases, reconnected to our network are required to pay infrastructure charges.

EXPLANATION OF KEY TERMS

SITE SPECIFIC WORK AND NETWORK REINFORCEMENT



The following diagrams show the assets that are defined as site specific and those assets where infrastructure charges would fund any necessary reinforcement. Where the installation of an asset is contestable work, this is indicated on the diagram. Figure A relates to water infrastructure and Figure B to wastewater.

Figure A – Water network

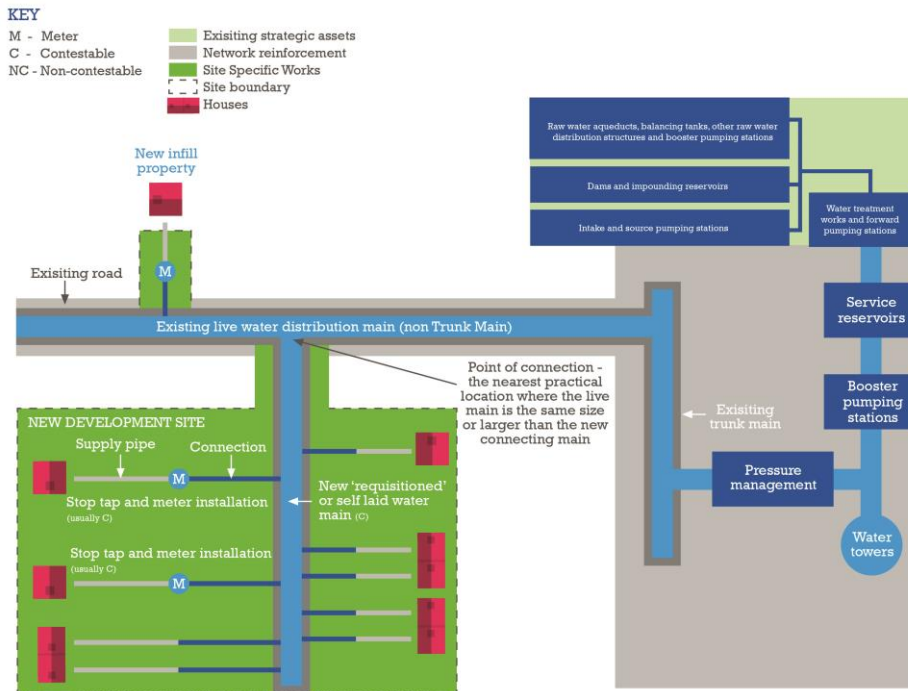
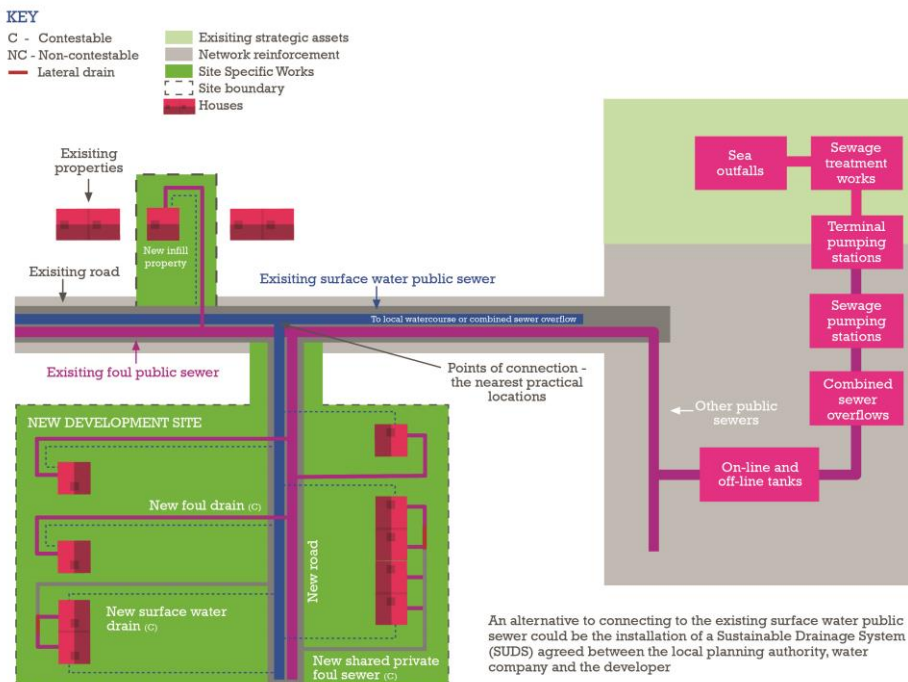


Figure B - Wastewater network



EXPLANATION OF KEY TERMS

CONTESTABLE AND NON-CONTESTABLE WORK



a) Water

If an SLP or NAV is appointed to install water infrastructure for a development, they can carry out most of the work. The work that SLPs and NAVs can do is known as contestable work. There are some elements of the work that must be carried out by us, and this is known as non-contestable work.

For water networks, contestable work and non-contestable work are defined within the Water Sector Guidance and summarised in our Annual Contestability Summary (ACS), which is available on the following webpages:

<https://www.nwl.co.uk/services/developers/water-services/water-mains/self-lay/>

<https://www.eswater.co.uk/services/developers/water-services/water-mains/self-lay/>

Contestability applies, but is not limited, to the following types of work:

- Design of water mains and service connections
- Construction of water mains and service connections
- The sampling and analysis of the quality of water in newly constructed mains and service connections
- Installation of water meters
- Connection of new water mains and new service connections to existing water mains

Non-contestable work is usually limited to those activities that have the potential to increase operational risk to our existing assets or to reduce the level of service to our existing customers. This could be where a physical intervention may be required, such as valve operation on the network or an interruption to supplies which could affect those customers.

In these Charging Arrangements, where contestability applies, any charges that apply to non-contestable work will be identified by the superscript “^{NC}”

b) Wastewater

Most of the work to provide new wastewater networks is contestable work and therefore most developers and NAVs employ a competent drainage contractor to construct new sewers and drains for them.

Our application process provides an opportunity for us to assess a contractor’s proposal in advance of any connections being made to the existing wastewater network. On rare occasions we will insist that we carry out the element of work required to connect developers’ and NAVs’ self-laid sewers and/or drains to our wastewater network i.e., the work becomes non-contestable work.

EXPLANATION OF KEY TERMS

UPSIZING OF NETWORKS AND ALTERNATIVE POINT OF CONNECTION



Upsizing of networks

There may be occasions where we require developers, SLPs or NAVs to install new water mains and/or sewers that are larger than is specifically required for their development. We do this to provide future capacity for other developments that are being planned in the same area. Upsizing of networks is classed as network reinforcement and is funded from the infrastructure charge revenue that we receive.

Where a customer asks us to construct a network for a development and we choose to increase the network capacity beyond the amount required for the development alone, we will use infrastructure charges revenue to fund the additional or incremental cost of the upsizing. Where the network is self-laid by a developer, SLP or NAV and we request them to upsize it, we will pay them a sum equivalent to the additional cost of providing the upsized network. The additional cost will be calculated in the same way whether we construct the upsized network or a developer, NAV or SLP constructs it and will be based upon the relevant charges published in this document.

Alternative point of connection

There may be occasions where we agree with developers, SLPs or NAVs that new water mains and/or sewers are connected to our existing network at a location that is not the nearest practical point of connection. This approach can provide an alternative to increasing capacity at the location that is defined as the point of connection within this document.

Where we require an alternative point of connection, our charges for connecting the mains and/or sewers will be no more than if connection was made at the nearest practical point of connection. The additional cost associated with connecting at an alternative point of connection will be funded by the infrastructure charges we collect from customers. Where the network is self-laid by a developer, SLP or NAV and we request them to connect at an alternative point of connection, we will pay them a sum equivalent to the additional cost of connecting to that location. The additional cost will be calculated in the same way whether we deliver the work to connect at the alternative point of connection or a developer, NAV or SLP carries out the work. The calculation of the additional cost will be based upon the relevant charges published in this document.

SITE SPECIFIC CHARGES AND PAYMENTS - WATER INTRODUCTION



Charges may be different in the Northumbrian region compared with the Essex and Suffolk regions. This reflects the different costs of providing the services in each region.

This section sets out our water charges that include the following:

- Pre-planning enquiry
- Point of connection enquiry
- Bulk supply offers for NAVs
- Service connection charges
- New water mains
- Water main diversions

Although we have provided many fixed charges, some of the charges associated with the delivery of water infrastructure fall within the exceptional circumstances as defined in Appendix B.

SITE SPECIFIC CHARGES AND PAYMENTS - WATER PRE-PLANNING ENQUIRY



Customers can enquire about the availability of water network capacity in the initial stages of their development project, typically before a developer submits their application for planning permission with the local authority. Our pre-planning enquiry (PPE) response will:

- Be based on the expected development parameters at the time of application.
- Indicate the nearest point on the existing network of an equivalent size or larger (if the customer has not indicated a preferred point of connection).
- Recommend an alternative or technically preferred Point(s) of Connection (if one is evident at this early stage). If there are multiple options, we will provide the rationale for any recommended option.
- Indicate how we will review any technical constraints and propose to minimise the impact on the development programme.
- Provide details and indicative costs of any network reinforcement works for developments where water is for non-domestic use.
- Include a plan of our existing water network.
- Specify the validity period of the response.

Charge Item	Charge Unit	NW & ESW
Water pre-planning enquiry	Per application	£154

SITE SPECIFIC CHARGES AND PAYMENTS - WATER POINT OF CONNECTION ENQUIRY – SELF LAY



Our point of connection enquiry provides relevant information to developers and SLPs that propose to design and/or construct water mains and/or service connections. Before any design work is started, a technical appraisal should be carried out to establish the point(s) on the existing network from which the development can be supplied and whether any network reinforcement is needed for developments that require water for non-domestic use. This would apply to some developments of non-household premises.

Our point of connection (POC) enquiry response will:

- Confirm that a point of connection is viable where a customer has indicated their preferred location to connect to our network or indicate a suitable point of connection where the customer has not indicated their preference.
- Indicate the status of land ownership at the point of connection (i.e., adopted highway or third party), if known.
- Comment on any special engineering difficulty that may be associated with the existing mains at the point of connection.
- Indicate any network reinforcement that we will carry out.
- Indicate known risks to our networks within or in land relevant to the development site e.g., the presence of mains, sewers, rising mains, other plant, and any easements to determine whether diversionary work or asset protection work may be required.
- Summarise the contestable work and non-contestable work elements relating to the provision of the infrastructure for the development.
- Provide details and indicative costs of any network reinforcement works where water is for non-domestic use.
- Provide an estimate of the operational pressures in our water mains at the proposed Points of Connection.
- Include a plan of our existing water network.
- Specify the validity period of the response.

Charge Item	Charge Unit	NW & ESW
Self-lay water point of connection enquiry	Per application	£180



If a development is proposed be supplied through water infrastructure constructed, owned, and operated by a NAV, we can provide the following information:

Site served status

To provide indication of whether we believe the site is served by us or not

Charge item	Charge Unit	NW & ESW
NAV site served status enquiry	Per application	£62

Point of connection and bulk supply offer

Our point of connection and bulk supply offer response will:

- Confirm that a point of connection is viable where a customer has indicated their preferred location to connect to our network or indicate a suitable point of connection where the customer has not indicated their preference.
- Confirm the NAV's bulk supply requirements for the proposed development, including the proposed numbers and types of properties, build rate, water supply peak flow and the annual water consumption.
- Summarise of the contestable and non-contestable elements of work relating to the provision of the infrastructure for the development.
- Include an offer for the non-contestable work we are required to undertake at the point of connection on our existing water network.
- Include a design and an offer for us to deliver the contestable work between the point of connection and the supply point, when requested by and paid for by the customer*.
- Indicate the status of land ownership at the point of connection (i.e., adopted highway or third party), if known.
- Comment on any special engineering difficulty that may be associated with the existing mains at the point of connection.
- Indicate any network reinforcement that we will carry out.
- Provide details and indicative costs of any network reinforcement works where water is for non-domestic use.
- Provide details of temporary supply arrangements, if applicable.
- Indicate the water infrastructure charges that are applicable.
- Indicate known risks to our networks within or in land adjacent to the development site e.g., the presence of mains, sewers, rising mains, other plant, and any easements to determine whether diversionary work or asset protection work may be required.

SITE SPECIFIC CHARGES AND PAYMENTS - WATER POINT OF CONNECTION & BULK SUPPLY OFFER – NAV



- Include an estimate of the operational pressures in our water mains at the proposed point of connection and at the anticipated pressure at the proposed supply point.
- Include a plan of our existing water network.
- Indicate the location of our bulk supply charges and bulk supply agreement on our website.
- Specify the validity period of the response.

Charge Item	Charge Unit	NW & ESW
NAV water point of connection enquiry and bulk supply offer for non-contestable work at the point of connection	Per application	£199
*NAV bulk supply – design and offer for contestable work between the point of connection and supply point	Per application	£103

SITE SPECIFIC CHARGES - WATER SERVICE CONNECTIONS



Introduction

If developers require a new service connection to connect their property to the existing mains network, work includes the provision of the communication pipe, meter and usually the meter housing. Developers are responsible for providing the supply pipe infrastructure up to the boundary of the street in which our water main is laid. For developments comprising of a single property or a small number of properties or buildings, it is very often the case that the new service connections are made to an existing main, usually in a nearby public highway.

On larger development sites where new water mains are being laid, it is usually the case that the connections are being made within the development to new mains.

For service connections we have upfront fixed fees and charges relating to:

- Processing applications
- The administration associated with service connections
- Determining Water Regulations compliance
- The installation of the service connections, where we are asked to carry out the work.

For some of the elements of work we also offer customers an alternative to the upfront fixed charge, and we will indicate this in the relevant sections of the document.

Service connection application fees

For connections to existing mains

The fees and charges include for the following:

- Processing and recording the application and fees
- Acknowledging receipt of the application
- Site visits where required (only for connections being made by us)
- Network capacity assessment
- Preparing and issuing a quotation for the customer

a) Where the intention is for the service connections to be self-laid:

Charge Item	Charge Unit	NW & ESW
Self-lay service connection application fee	Per application	£48

b) Where the intention is for the service connections to be made by us:

Charge Item	Charge Unit	NW & ESW
Service connection application fee	Per application	£122

SITE SPECIFIC CHARGES - WATER SERVICE CONNECTIONS



For applications that include service connections to newly laid mains, please see the section relating to water mains that includes application fees for requisitioned water mains and self-lay water main schemes.

Service connection administration fees

The administration fees below are applicable where the connections are being made to existing mains and/or newly laid mains.

The fees and charges include for the following:

- Processing and recording of payments
- Dealing with customer queries and correspondence
- Site visits where required
- Planning and scheduling the installation of the connections (only for connections being made by us)
- Where necessary, the serving of notices on third parties and local authorities
- Provision of a water meter for self-lay connections
- Recording of asset information on completion of the construction
- The drafting and circulation of a water adoption agreement (for self-laid services connections only)

For service connections we are asked to provide that are greater than 32 mm in diameter (typically for larger buildings) the fees and charges also include for the additional labour costs associated with site meetings and dealing with customer queries and correspondence

SITE SPECIFIC CHARGES - WATER SERVICE CONNECTIONS



Where the intention is for the service connection to be self-laid

Legal fees

Charge Item	Charge Unit	NW & ESW
Self-lay legal fee (provision of a water adoption agreement)	Per application	£61

Administration fees

Charge Item	Charge Unit	NW & ESW
Self-lay service connection administration fee	Per connection	£37

Where the intention is for the service connections to be made by us

Administration fees

Charge Item	Charge Unit	NW & ESW
Service connection administration fee – connection to a newly laid main	Per connection	£52
Service connection administration fee – connection to an existing main	Per connection	£195
Service connection administration fee – for a service connection to be made in the same excavation as another service connection	Per connection	£41

SITE SPECIFIC CHARGES - WATER SERVICE CONNECTIONS



Administration fees associated with meter installation

a) Connections with internal meters

Where any service connection is made to a building where there is a requirement to install internal meters to premises (e.g., a block of flats), the following charge applies in addition to the administration fee for the connection to the water main

Charge Item	Charge Unit	NW & ESW
Service connection administration fee – for properties with internal meters	Per meter	£24

b) Charges for the provision of meters for SLPs to collect and install

Meter size (millimetres)	Charge Unit	NW & ESW
15	Per meter	£49
25	Per meter	£49
30	Per meter	£100
40	Per meter	£121
50	Per meter	£158
50/20 combination	Per meter	£492

SITE SPECIFIC CHARGES - WATER SERVICE CONNECTIONS



Fees for determining Water Regulations compliance

The fees below are applicable where the connections are self-laid or being made by us.

The fees and charges include for the following:

- Inspections of the supply pipe to determine compliance with Water Regulations (except where compliance is via self-certification)
- Processing and recording of Water Regulations self-certification documents

For service connections we are asked to provide that are greater than 32 mm in diameter (typically for larger buildings) the fees and charges also include for the additional labour costs associated with site visits for Water Regulations inspections

Charge Item	Water Regulations certification	Types of water fittings	Charge Unit	NW & ESW
All connections	Self-certification	Domestic and/or non-domestic	Per connection	£31
Connection up to and including 32 mm in diameter	Inspection by us at time of connection to a newly laid main	All domestic	Per connection	£31
	Inspection by us	All domestic	Per connection	£70
	Inspection by us	Domestic and some non-domestic	Per connection	£373
Connection over 32 mm in diameter	Inspection by us	Primarily domestic	Per connection	£427
	Inspection by us	Domestic and some non-domestic	Per connection	£523



Service connection construction charges

Our service connection construction charges include for the following:

- Provision and installation of a communication pipe
- Connection of the communication pipe to an existing main or newly laid main
- Connection of the communication pipe to the supply pipe that has been laid by a customer
- Provision and installation of meter housings and meters where the communication pipe is up to and including 32 mm in diameter

The charges also include the following where applicable:

- Excavation, backfilling and reinstatement of the ground
- Removal and disposal of any spoil from our excavation
- 2-way traffic lights¹ and highway authority permit charges²

The charges exclude any other costs associated with traffic management, which are charged separately where they are applicable.

We have provided charges for the following categories of connection:

- Connections to newly laid mains
- Connections to existing mains

We have included charges for polyethylene (PE) and barrier pipe connections up to 125 mm in diameter. We have provided charges for laying pipes in ground that has been excavated by others, in unmade ground and made-up ground. We have also given a selection of the typical lengths of connections we are normally asked to provide as well as a charge per metre where the required connection exceeds ten metres in length.

¹ fees for 2-way traffic lights are included in our relevant charges for the connection of service connections to existing mains. The cost of hiring, setting up and dismantling of 2-way lights are included.

² Highway authorities' permit fees, for the work we are required to do in the highway, are included in our relevant charges for the connection of service connections to water mains.

SITE SPECIFIC CHARGES - WATER SERVICE CONNECTIONS



Construction charges for standard connections

Connections to newly laid mains and existing water mains – where the connection is up to and including 32 mm in diameter

Length (metres)	Surface	NW		ESW	
		PE pipe	barrier pipe	PE pipe	barrier pipe
Up to 10 metres	Excavation by others	£259	£322	£278	£339
Extra per metre		£7	£10	£7	£10
0-2	Unmade ground	£495	£547	£525	£574
2-5		£513	£573	£638	£696
5-10		£729	£805	£895	£967
Extra per metre		£47	£49	£59	£63
0-2	Made up ground	£613	£664	£931	£980
2-5		£848	£909	£1,311	£1,369
5-10		£1,359	£1,435	£1,912	£1,984
Extra per metre		£124	£126	£135	£138

Branch service connections up to and including 32 mm in diameter where either a) the branch is installed at the same time as another connection and in the same excavation or b) connection is made via a below ground manifold meter housing (manifold connection)

Length (metres)	Type	NW		ESW	
		PE pipe	barrier pipe	PE pipe	barrier pipe
0-2	Branch service connection or manifold connection	£202	£258	£227	£289
0-2	Branch service connection to a domestic sprinkler	£227	£284	£246	£309

SITE SPECIFIC CHARGES - WATER SERVICE CONNECTIONS



Construction charges for non-standard connections

For service connections that are 50 mm or greater in diameter, to help calculate the total charge, customers will be required to add together the relevant service connection construction charge (in the table below), the relevant meter installation charge (from pages 22 and 23), and for connections of 63 mm diameter and above, the charge for chlorination and pressure testing (from page 24). Some service connections may also require traffic management.

Connections to water mains – where the connection is 50 mm in diameter and above

Diameter (millimetre)	Length (metres)	Surface	NW		ESW	
			PE pipe	barrier pipe	PE pipe	barrier pipe
50	Up to 10	Excavation by others	£301	n/a	£329	n/a
	Extra per metre		£15	n/a	£16	n/a
	0-2	Unmade ground	£667	n/a	£714	n/a
	2-5		£777	n/a	£884	n/a
	5-10		£1,051	n/a	£1,266	n/a
	Extra per metre		£68	n/a	£90	n/a
	0-2	Made-up ground	£1,003	n/a	£1,104	n/a
	2-5		£1,203	n/a	£1,541	n/a
	5-10		£1,706	n/a	£2,265	n/a
	Extra per metre		£126	n/a	£165	n/a
63 ^{NC}	Up to 10	Excavation by others	£317	£398	£347	£426
	Extra per metre		£16	£25	£18	£26
	0-2	Unmade ground	£706	£825	£734	£846
	2-5		£754	£896	£904	£1,038
	5-10		£1,075	£1,260	£1,291	£1,465
	Extra per metre		£71	£81	£91	£101
	0-2	Made-up ground	£1,064	£1,183	£1,123	£1,236
	2-5		£1,273	£1,415	£1,563	£1,695
	5-10		£1,883	£2,068	£2,289	£2,464
	Extra per metre		£128	£139	£166	£177

Continued on next page

SITE SPECIFIC CHARGES - WATER SERVICE CONNECTIONS



Diameter (millimetre)	Length (metres)	Surface	NW		ESW	
			PE pipe	barrier pipe	PE pipe	barrier pipe
90 ^{NC}	Up to 10	Excavation by others	£611	£711	£672	£770
	Extra per metre		£20	£29	£21	£31
	0-2	Unmade ground	£1,296	£1,395	£1,391	£1,483
	2-5		£1,395	£1,519	£1,581	£1,696
	5-10		£1,706	£1,878	£2,030	£2,191
	Extra per metre		£78	£88	£101	£110
	0-2	Made-up ground	£1,705	£1,805	£1,864	£1,956
	2-5		£1,889	£2,013	£2,323	£2,438
	5-10		£2,428	£2,602	£3,118	£3,280
	Extra per metre		£135	£148	£177	£189
125 ^{NC}	Up to 10	Excavation by others	£692	£814	£757	£879
	Extra per metre		£24	£26	£35	£36
	0-2	Unmade ground	£1,451	£1,575	£1,544	£1,658
	2-5		£1,553	£1,698	£1,740	£1,875
	5-10		£1,873	£2,064	£2,199	£2,376
	Extra per metre		£81	£91	£104	£114
	0-2	Made-up ground	£1,901	£2,023	£2,064	£2,178
	2-5		£2,107	£2,253	£2,558	£2,693
	5-10		£2,706	£2,897	£3,432	£3,609
	Extra per metre		£150	£162	£195	£205

SITE SPECIFIC CHARGES - WATER SERVICE CONNECTIONS



Water meter installation charges

a) Where the intention is for the service connections to be self-laid:

Where an SLP asks us to install meters on a self-laid service connection, the following charges apply for the provision, installation and commissioning of the meter and are conditional on the ground being excavated by others before installation, where applicable:

Meter size	Charge unit	NW	ESW
15 mm internal	Per meter	£133	£133
15 mm fitted in chamber installed by SLP	Per meter	£128	£128
25 mm fitted in chamber installed by SLP	Per meter	£133	£133
30 mm	Per meter	£683	£683
40 mm	Per meter	£697	£697
50 mm	Per meter	£1,619	£1,673
50/20 mm combination	Per meter	£2,170	£2,223

In the charges above, any meter that is installed that is greater than 25 mm includes the provision and installation of the meter housing.

b) Where the meter is to be installed on a service connection that has been installed by us:

The charges in the table on the next page are to be used:

- In conjunction with construction charges for connections greater than 32 mm in diameter
- Where there is a requirement to install a meter on an existing service connection

The fees and charges include for the following:

- Excavation, backfilling and reinstatement of the ground
- Materials
- Construction of a meter chamber where required, and installation of a meter
- Connection of the meter to the service pipe
- Removal and disposal of any spoil from our excavation
- A flow straightener for combination type meters, if required

SITE SPECIFIC CHARGES - WATER SERVICE CONNECTIONS



Meter size	Surface	NW	ESW
Internal	n/a	£133	£133
15 mm	Excavation by others	£210	£237
	Unmade ground	£238	£251
	Made up ground	£666	£693
25 mm	Excavation by others	£215	£242
	Unmade ground	£244	£257
	Made up ground	£673	£699
30 mm	Excavation by others	£663	£663
	Unmade ground	£1,097	£1,150
	Made up ground	£1,794	£1,875
40 mm	Excavation by others	£677	£677
	Unmade ground	£1,111	£1,164
	Made up ground	£2,084	£2,163
50 mm	Excavation by others	£1,600	£1,653
	Unmade ground	£1,885	£1,964
	Made up ground	£2,857	£2,963
65 mm	Excavation by others	£1,427	£1,480
	Unmade ground	£1,713	£1,792
	Made up ground	£2,684	£2,780
80 mm	Excavation by others	£1,757	£1,837
	Unmade ground	£2,327	£2,460
	Made up ground	£4,043	£4,229
100 mm	Excavation by others	£1,797	£1,876
	Unmade ground	£2,367	£2,499
	Made up ground	£4,082	£4,268
50/20 mm combination	Excavation by others	£2,238	£2,290
	Unmade ground	£2,523	£2,603
	Made up ground	£3,495	£3,601
80/20 mm combination	Excavation by others	£2,578	£2,657
	Unmade ground	£3,148	£3,280
	Made up ground	£4,863	£5,049
100/25 mm combination	Excavation by others	£2,703	£2,782
	Unmade ground	£3,273	£3,405
	Made up ground	£4,988	£5,174

SITE SPECIFIC CHARGES - WATER SERVICE CONNECTIONS



Chlorination and pressure testing fees

Where the communication pipe required for a development is 63mm in diameter or above, it must be pressure tested, disinfected and a sample of the water taken.

The fixed fee includes for the following:

- Pressure testing the pipe to ensure that there are no leaks
- Materials
- Chlorination and de-chlorination of the pipe
- Taking of a sample of the water and having it tested at a UKAS accredited laboratory
- Flushing the pipe when the sample results are satisfactory

Charge Item	Charge Unit	NW & ESW
Chlorination and pressure test of a communication pipe	Per test	£266

Alternative to the payment of fixed charges for service connections construction

Customers may, rather than paying based on our quotation based upon fixed charges, ask us to calculate the actual costs.

To proceed with this option, we require customers to pay the fixed charges upfront plus an additional non-refundable administration fee. We will calculate the final amount payable by accounting for the costs we have actually incurred in installing the service connection. Customers will be liable to pay the actual costs whether they are less than or more than the fixed charges once costs are reconciled.

Charge Item	Charge Unit	NW & ESW
Additional administration fee – for the calculation of service connection construction costs based on actual costs	Per application	£80

SITE SPECIFIC CHARGES - WATER WATER MAINS



Introduction

If developers require new water mains for their development, the work involves the provision of the new mains themselves, valves, hydrants, washouts, and a connection to the existing network. Occasionally booster stations will be required to increase the pressure of the water in the new network.

For new water mains we have upfront fixed fees and charges relating to:

- Processing applications
- Approving SLP's designs
- Designing mains, including NAV bulk supplies
- The administration associated with the provision of the new mains
- The construction of the mains, where we are asked to carry out the work

Charges relating to the diversion of existing water mains are included in a separate section of this document.

Water mains application fees

Our application fees and charges include for the following:

- Processing and recording fees
- Acknowledging receipt of the application
- Network capacity assessment (where there is no valid pre-planning enquiry response (PPE) or point of connection (POC) response
- Preparing a quotation for a) requisitioned mains and service connections and b) non-contestable work and any contestable work that has been requested for self-laid mains

Charge Item	Charge Unit	NW & ESW	
		Where a valid POC or PPE response exists	Where no valid POC or PPE response exists
Water mains application fee	Per application	£108	£288

SITE SPECIFIC CHARGES - WATER WATER MAINS



Water mains design fees

Our design fees and charges include for the following:

- Processing and recording of fees
- Checking of an Accredited Third Party's design
- Providing a design and prices for water mains and associated service connections, where we are asked to do so

Charge Item	Charge Unit	NW & ESW
Design checking fee	Per application	£208
Mains design fee	Per application	£332
Additional design fee – applicable to designs for developments that include service connections and mains	Per 20 connections (or part thereof)	£72

Water mains administration fees

Our mains administration fees and charges include for the following, where applicable:

- Processing and recording of payments
- Dealing with customer queries and correspondence
- Site visits where required (for requisitioned mains only)
- Instructing our framework contractor or direct labour to commence work
- Attendance at pre-start meetings
- Recording of asset information on completion of the construction
- Quantity surveying (for requisitioned mains only)
- The vesting of self-laid mains
- The drafting and circulation of water adoption agreement - (for self-laid mains only)

Charge Item	Charge Unit	NW & ESW
Requisition mains administration fee	Per application	£469
Self-lay mains administration fee	Per application	£349
Self-lay legal fee (provision of a water adoption agreement)	Per application	£61



Water mains construction charges

Our water mains construction charges include for the following:

- Construction of water mains and ancillary fittings
- Connection of a self-laid main or requisitioned main (including a NAV bulk supply) to an existing main
- Materials

The charges also include for the following where applicable:

- Pressure testing, chlorination, and sampling of the water
- Excavation, backfilling and reinstatement of the ground
- Removal and disposal of any spoil from our excavation
- 2-way traffic lights³ and highway authority permit charges⁴

The charges exclude any fees associated with highway closure that we are required to pay to a highway authority, and any costs that fall within the exceptions defined within Appendix B. Our charges for managing highway closures can be found in the section entitled "Traffic management". Our charges also exclude the costs of making a connection to an existing main that is 600 mm in diameter or larger.

We have provided indicative charges for the following categories of connection:

- The construction of new mains
- The construction of the connection of a self-laid main to our existing mains

We have included charges to construct polyethylene (PE) and barrier pipe mains up to 355 mm in diameter. We have provided charges for laying pipes in ground excavated by others, in unmade ground, part made ground and made-up ground.

Customers can estimate the cost of construction of mains by using the table below and referring to the design criteria for new mains within Appendix D. The amount payable for requisitioned mains will be the total construction cost, being the sum of application fees, administration fees design fees, and construction fees.

The payment to us in respect of self-laid mains is the non-contestable work that we do plus any contestable work that we agree to do.

³ fees for 2-way traffic lights are included in our relevant charges for the connection of newly laid mains to existing mains. The cost of hiring, setting up and dismantling of 2-way lights are included.

⁴ Highway authorities' permit fees, for the work we are required to do in the highway, are included in our relevant charges for the connection of newly laid mains to existing mains.

SITE SPECIFIC CHARGES - WATER

WATER MAINS



Main diameter (millimetres)	Surface	NW		ESW	
		PE pipe per metre	barrier pipe per metre	PE pipe per metre	barrier pipe per metre
63	Excavation by others	£40	£44	£50	£56
	Unmade ground	£64	£68	£86	£91
	Part made ground	£117	£122	£165	£170
	Made up ground	£166	£171	£238	£243
90	Excavation by others	£44	£53	£56	£66
	Unmade ground	£69	£78	£93	£103
	Part made ground	£126	£135	£177	£187
	Made up ground	£177	£187	£253	£263
125	Excavation by others	£47	£56	£60	£70
	Unmade ground	£72	£81	£97	£107
	Part made ground	£128	£138	£181	£191
	Made up ground	£180	£189	£257	£267
180	Excavation by others	£73	£87	£90	£106
	Unmade ground	£104	£119	£136	£152
	Part made ground	£168	£182	£230	£246
	Made up ground	£227	£242	£318	£334
225	Excavation by others	£71	£81	£93	£103
	Unmade ground	£102	£112	£139	£150
	Part made ground	£166	£176	£233	£244
	Made up ground	£225	£235	£321	£332
250	Excavation by others	£97	n/a	£129	n/a
	Unmade ground	£133	n/a	£183	n/a
	Part made ground	£209	n/a	£295	n/a
	Made up ground	£281	n/a	£401	n/a
280	Excavation by others	£100	£109	£133	£142
	Unmade ground	£136	£145	£186	£195
	Part made ground	£212	£221	£298	£307
	Made up ground	£284	£293	£405	£413
315	Excavation by others	£103	£114	£136	£147
	Unmade ground	£139	£150	£189	£201
	Part made ground	£215	£226	£302	£313
	Made up ground	£287	£298	£408	£419
355	Excavation by others	£141	£157	£187	£203
	Unmade ground	£194	£210	£267	£283
	Part made ground	£282	£298	£397	£413
	Made up ground	£367	£383	£522	£538

SITE SPECIFIC CHARGES - WATER WATER MAINS



Charges for connecting new self-laid water infrastructure to our existing water mains network

Where an SLP or NAV constructs water infrastructure, the following charges apply for the work we will carry out to connect the new infrastructure to our existing mains network at the point of connection.

Charge Item	Charge Unit	NW	ESW
Branch connection to an existing main that is up to and including 125 mm in diameter ^{NC}	Per connection	£2,358	£2,875
Branch connection to an existing main that is greater than 125 mm in diameter but less than 250 mm in diameter ^{NC}	Per connection	£2,816	£3,365
Branch connection to an existing main that is 250 mm in diameter or greater but less than 355 mm in diameter ^{NC}	Per connection	£3,792	£4,580
Branch connection to an existing main that is 355 mm or greater but less than 600 mm in diameter ^{NC}	Per connection	£4,555	£5,500

SITE SPECIFIC CHARGES - WATER WATER MAINS DIVERSIONS



Introduction

The Charging Rules do not require water companies to provide upfront fixed charges for diverting water mains. However, we have included fees, charges and deposit amounts for some activities associated with diversionary and asset protection work.

Our method of calculating the cost of water mains diversions or the protection of mains, where appropriate, is based on a reconciliation of the total cost incurred, on completion of the work. The process involves:

- Assessing whether a water main can be protected or must be diverted
- Where a diversion is required, providing a design and indicative construction costs
- Where protection is an option, providing the requirements of the protection works
- Reconciling all of the costs we have incurred in delivering the works, on completion
- Charging the reasonable costs incurred

On occasions our existing mains cross a development site in a location which may impact upon how customers wish to develop their site. We may be able to work with them to slightly amend their site layout, or suitably protect the mains to allow the development to proceed without the need to divert the main.

Whilst the statutory duty to divert the main rests with us, some work is contestable and can be carried out by an SLP or NAV. Where an SLP or NAV constructs the contestable work associated with the diversionary works, the connections to our existing main are non-contestable and must be completed by us.

Our fixed charges have been derived based upon the average cost of providing each element of the work that contributes to the cost of dealing with a request to divert or protect water mains.

Water mains diversion application fees

Our application fees include for the following:

- Processing and recording fees
- Acknowledging receipt of the application
- An initial assessment of whether water mains need to be diverted, protected or no action is necessary

Charge Item	Charge Unit	NW & ESW
Water main diversion application fee ^{NC}	Per application	£175

Water mains diversion design deposit

A financial deposit is required to commence more detailed work to determine whether a main can be left in place and protected or needs to be diverted. The deposit includes for the following:

- A review of the application with stakeholders to gather the relevant information about the main
- A site survey/meeting to gather more accurate asset location data, where necessary
- An initial assessment to determine the options for the main to remain in place and/or a provisional diversionary route

SITE SPECIFIC CHARGES - WATER WATER MAINS DIVERSIONS



Where a diversion is required, the deposit also enables us to progress with the following:

- Designing the water main diversion in accordance with our design criteria
- Producing a CAD drawing of the water mains and services layout
- Consulting with the customer and internal stakeholders
- Vetting of an SLP's or NAV's proposed design in accordance with the criteria within our Design & Construction Specification document
- Consulting with the SLP or NAV where required
- Corresponding with the SLP or NAV to give approval or otherwise

Charge Item	Charge Unit	NW & ESW
Deposit to commence a water main diversion design/advise on protection of water mains ^{NC}	Per application	£685
Water main diversion design checking fee (where we agree that the design work may be provided by an Accredited Third Party) ^{NC}	Per application	£403
Technical assessment site survey fee (if required)	Per hour	£96

Water mains diversion administration fees

Our water mains administration fees include for the following:

- Provision of a water main diversion agreement to include for abandonment of the existing main.
- Legal fees
- Inspecting diversion work that has been delivered by an SLP or NAV

Charge Item	Charge Unit	NW & ESW
Water main diversion legal fee (provision of a standard water main diversion agreement)	Per application	£361
Water main diversion additional legal fees over and above the minimum fee	Per hour	£73
Inspection fee (where some of the diversion work can be delivered by an SLP or NAV)	Per visit	£286

Water mains diversion construction charges

We do not provide fixed charges for the construction work associated with water mains diversions, as the Charging Rules do not require water companies to do so. A summary of our method for calculating diversionary costs is included in the introduction to this section relating to water mains diversions.

NETWORK REINFORCEMENT CHARGES - WATER

INTRODUCTION



Network reinforcement is other work that needs to be carried out in consequence of the site specific work associated with a development. Occasionally we will be required to carry out network reinforcement work to ensure that a new development does not result in a degradation of service to our other customers. In terms of degradation, we mean the service would fall below our company's standard for the relevant service.

Under Ofwat's Charging Rules, developers contribute towards the capital cost of network reinforcement through infrastructure charges. The cost of providing capacity will be recovered through infrastructure charges which will apply when any property connects to our networks for the first time⁵.

We are required by Ofwat to ensure that our network reinforcement expenditure broadly matches our total infrastructure charge revenue over a five-year rolling period. To ensure that we have access to sufficient funding to provide for growth in our areas, we may set our infrastructure charges annually.

⁵ or reconnects after being disconnected for a period of five years or more

NETWORK REINFORCEMENT CHARGES - WATER

WATER INFRASTRUCTURE CHARGES



a) Household premises

Our water infrastructure charges for this charging year are:

Charge Item	Charge Unit	NW	ESW
Water infrastructure charge	Per house	£130	£140

b) Non-household premises

Where connected properties are not household premises, the infrastructure charge per property is calculated by considering the anticipated demand for domestic use; then relating it to the demand of the equivalent number of household premises. To do this we use a formula known as the relevant multiplier. Details of the relevant multiplier can be found in Appendix C.

c) Infrastructure credits

In the case of redeveloped sites, we give credit against infrastructure charges where applicable. Infrastructure credits will apply where former properties on the development site were a) connected to our networks and b) there is evidence, from our billing records, that there has been water consumption in the five years prior to us receiving a valid “connection” application. For more detail on how we calculate infrastructure credits please refer to Appendix C.

d) Water efficiency incentives for new household premises

We offer a water efficiency incentive to customers that design and build household premises to promote a lower consumption of water. We will waive the water infrastructure charge if evidence is provided to show a household premise is to be built to achieve a consumption of no more than 105 litres per person per day.

The level of water efficiency of a property can be derived by using the calculator tool on the following website: <http://www.thewatercalculator.org.uk>

Region	Water infrastructure charge per house	Water efficiency incentive	Net amount payable per house
Northumbrian	£130	£130	£0
Essex & Suffolk	£140	£140	£0

SITE SPECIFIC CHARGES - WASTEWATER INTRODUCTION

This section sets out our wastewater charges that include the following:

- Pre-planning enquiry charges
- Point of discharge and bulk discharge offers for NAVs
- Communicating with a public sewer
- Adoption of sewers and lateral drains
- Sewer and lateral drain requisitions
- Sewer diversions

Although we have provided a number of fixed charges, many of the charges associated with the delivery of wastewater infrastructure fall within the exceptional circumstances as defined in Appendix B.

Customers that arrange for the construction of wastewater infrastructure themselves, will only incur charges relating to the issuing of our approval or otherwise. We have published fixed charges for provision of our necessary approval.

Customers can ask us to divert our existing sewerage assets, provide a sewer or lateral drain through our statutory requisitioning powers or ask us to adopt wastewater infrastructure to support their development. Whilst we have published a schedule of fixed charges for pipework up to and including 300 mm in internal diameter associated with the provision of a sewer, lateral drain, and a communication with an existing public sewer; we consider that the complexity of providing wastewater infrastructure above this size to fall within exceptional circumstances (Appendix B). In such cases, we will provide customers with a reasonable estimate of our charges; however, our final invoice will reflect the actual costs.

We can exercise our statutory powers under section 107 of the Water Industry Act 1991 (WIA) to insist that we carry out the construction of a connection to an existing sewer. Where we do so, we will apply the same published schedule of fixed charges to provide a quotation. This happens in cases where we consider the risk of developers connecting to the sewer to be significant.

SITE SPECIFIC CHARGES - WASTEWATER PRE-PLANNING ENQUIRY



Before any design work is started, a technical appraisal should be carried out to establish the point(s) on the existing network from which the development can be supplied and whether any network reinforcement is needed for developments that require wastewater services for non-domestic use. This would apply to some developments of non-household premises. Where a customer has not selected the point of connection or requires confirmation of their chosen point of connection, we will confirm the feasibility of supplying the proposed development. The PPE response will also include:

- For developments of non-household premises, details of any required off-site works; indicative costs and indicative income offset value (if applicable).
- Information on the current availability of sewage treatment capacity.
- Identification of any of our water and wastewater assets which may require protecting or diverting to provide wastewater services for the site.
- A viability letter to confirm whether capacity can be provided by us in line with a customers' proposed development programme and assist in the planning process with the local planning authorities.
- A plan of our existing wastewater network.

Charge Item	Charge Unit	NW
Wastewater pre-planning enquiry (includes viability letter)	Per application	£1,071

SITE SPECIFIC CHARGES - WASTEWATER POINT OF DISCHARGE & BULK DISCHARGE OFFER – NAV



If a development site is proposed be served via wastewater infrastructure constructed, owned, and operated by a NAV, we can provide the following information:

Site served status

To provide indication of whether we believe the site is served by us or not

Charge Item	Charge Unit	NW
NAV site served status enquiry	Per application	£62

Point of discharge and bulk discharge offer

Our point of discharge and bulk discharge offer response provides the same information as our wastewater pre-planning enquiry response. In addition, our response will:

- Confirm that a point of discharge is viable where a customer has indicated their preferred location to discharge to our network or indicate a suitable point of discharge where the customer has not indicated their preference.
- Confirm the NAV's bulk discharge requirements for the proposed development.
- Indicate any network reinforcement that we will carry out.
- Provide details and indicative costs of any network reinforcement works where wastewater arises from non-domestic use.
- Provide details of temporary discharge arrangements, if applicable.
- Indicate the wastewater infrastructure charges that are applicable.
- Indicate the location of our bulk discharge charges and bulk discharge agreement on our website.
- Specify the validity period of the response.



Introduction

If customers ask us to construct a new wastewater connection to connect a development to the existing wastewater network, we will connect the drains to the nearest reasonably practicable point. For developments comprising of a single property or a small number of properties/buildings, it is often the case that connections of private and lateral drains are made to an existing public sewer, usually in a nearby public highway. In these circumstances, we will carry out the excavation, backfilling and reinstatement works for the construction of lateral drains and at the point of connection for private drains. Where necessary, we will serve notices on third parties and local authorities so that we can gain access to their land to proceed with our installation. Where traffic management is required for connections made in the highway, we will also make the necessary arrangements.

On larger development sites where, new sewers are being laid, it is usually the case that developers choose to do the excavation, backfill and reinstatement themselves as the connections are being made within the development site.

We have published a schedule of fixed charges for wastewater pipework installation up to 300mm in internal diameter and to provide the connection to the existing public sewer that depend upon:

- The connection depth
- Sewer type (gravity/pumped)
- Pipe diameter of private/lateral drains
- Pipe diameter of existing sewer pipe
- Method of connection (e.g., to an existing sewer pipe, existing manhole or new manhole)
- A pipe laying charge per metre
- Surface type (e.g., in a road, in a footpath, unmade ground)
- Whether we are required or requested to carry out the excavation, backfilling and reinstatement works

Our fixed charges for new wastewater connections and lateral drains do not include for traffic management which are levied when applicable. Please see the section within Other Charges relating to traffic management & road closures.

We consider schemes involving pipework larger than 300 mm internal diameter to fall within the definition of exceptional circumstances. Please see Appendix B.



Wastewater connection application fees

The application fees below are applicable where the connections are being made directly to existing public sewer or private drainage that in turn discharges to a public sewer.

The fees include for the following:

- Acknowledging receipt of the application and processing the appropriate fee
- An operational risk assessment (where applicable)
- Issue of decision letter (indirect connection only)

Charge Item	Charge Unit	NW
Wastewater connection application fee – direct connection	Per application	£111
Wastewater connection application fee – indirect connection (i.e., via an existing private drain/sewer)	Per application	£93

Wastewater connection administration fees

The administration fees below are applicable where the connections are being made directly to an existing public sewer. There are no administration fees for indirect connection applications where the developer carries out the works themselves.

The fees include for the following:

- Processing payments
- Dealing with customer queries and correspondence
- Network capacity assessment
- Issue of an approval letter
- A site visit to inspect the works (where applicable)
- Recording asset information on completion of the installation
- Updating our billing records

Charge Item	Charge Unit	NW
Direct wastewater connection administration fee (includes an inspection)	Per application	£211
Wastewater connection additional administration fee over and above that which is included in the fixed fee above.	Per hour (or part thereof)	£49
Charge for additional wastewater connection inspections	Per visit	£165



Wastewater connection construction fees

Where the intention is for the connection to be made by us (including s107 connections), the schedule of fixed charges below cover the construction work in carrying out different methods of connection:

Charge Item	Charge Unit	NW
Connection into existing sewer pipe up to and including 200 mm in diameter (where excavation by others)	Per connection	£411
Connection into existing sewer pipe greater than 200 mm in diameter and up to and including 300 mm in diameter (where excavation by others)	Per connection	£570
Break into an existing sewer manhole where pipe size is up to and including 200 mm in diameter (where excavation by others)	Per connection	£1,504
Break into an existing sewer manhole where pipe size is greater than 200 mm in diameter and up to and including 300 mm in diameter (where excavation by others)	Per connection	£1,617
New manhole up to and including 1.5 m deep	Per connection	£5,560
New manhole greater than 1.5 m deep and up to and including 3 m deep	Per connection	£14,313
New manhole greater than 3 m deep and up to and including 6 m deep	Per connection	£25,564

SITE SPECIFIC CHARGES - WASTEWATER COMMUNICATING WITH A PUBLIC SEWER



If a customer is only requesting us to construct the connection to the existing public sewer i.e., not the construction of pipework serving the development, there will be a need to use the following table to add two metres of pipework which allows for the pre-excitation of the trench to carry out the works.

Sewer Type	Pipe Depth	Pipe Diameter	Surface	NW (charge/m)
Gravity sewer	Up to and including 3 m	Up to and including 200 mm	Road	£1,386
			Footpath	£882
			Unmade ground	£347
		Greater than 200 mm and up to and including 300 mm	Road	£1,507
			Footpath	£1,002
			Unmade ground	£423
Gravity sewer	Greater than 3 m and up to and including 6 m	Up to and including 200 mm	Road	£2,243
			Footpath	£1,738
			Unmade ground	£692
		Greater than 200 mm and up and including 300 mm	Road	£2,449
			Footpath	£1,945
			Unmade ground	£770
Pumped sewer	Up to and including 3 m	80mm	Road	£1,398
			Footpath	£894
			Unmade ground	£345

Alternative to the payment of fixed charges for wastewater connections and lateral drain construction

Customers may, rather than paying based on our quotation based upon fixed charges, ask us to calculate the actual costs.

To proceed with this option, we require customers to pay the fixed charges upfront plus an additional non-refundable administration fee. We will calculate the final amount payable by accounting for the costs we have actually incurred in making the connection. Customers will be liable to pay the actual costs whether they are less than or more than the fixed charges once costs are reconciled.

Charge Item	Charge Unit	NW
Additional administration fee – for the calculation of wastewater connection and lateral drain construction costs based on actual costs	Per application	£80

SITE SPECIFIC CHARGES - WASTEWATER

ADOPTION OF SEWERS AND LATERAL DRAINS



Introduction

If customers offer new wastewater assets for adoption under section 104 of the WIA, they are also required to make an application to connect to the public sewer under section 106 of the WIA.

On receipt of an application, we will technically assess it to ensure the proposals are acceptable and when satisfied that this is the case, we will approve the design and formally offer the developer a section 104 adoption draft agreement. When the developer provides all relevant information, we will enter into the adoption agreement with them. On satisfactory completion of the works and full occupation of the development, we will issue a final certificate confirming vesting of the wastewater network.

Sewer adoption application fee and initial administration

The fees include for the following:

- Pre-application discussions
- Acknowledging receipt of the application
- Processing the appropriate application fee
- Initial assessment on the completeness of an application and the provision of an acknowledgement letter
- A full technical appraisal of a sewer adoption design submission
- Advising whether the proposals are acceptable or not
- Calculating our estimation of the construction costs
- Providing the applicant with a schedule for the legal document

The sewer adoption technical assessment fee is inclusive of any previous payments made as part of the same application.

SITE SPECIFIC CHARGES - WASTEWATER ADOPTION OF SEWERS AND LATERAL DRAINS



Sewer adoption technical/inspection fee

The fees include for the following:

- Sufficient site inspections and testing for quality control purposes
- Provision of a maintenance certificate
- Completion of a joint inspection and provision of a defect correction list followed by a final inspection
- Completion of a CCTV survey of the sewers
- Issue of a final sewer adoption certificate

For smaller developments we make a minimum charge of £500 to cover all the items above.

Charge Item	Charge Unit	NW
Sewer adoption application fee (includes initial administration)	Per application	£523
Sewer adoption technical/inspection fee (including administration)	% of value of works	2.5% or £500 minimum
Sewer adoption legal fee (provision of a sewer adoption agreement)	Per application	£231
Sewer adoption legal fee for amendment of sewer adoption agreement wording and/or for providing additional copies	Per hour (or part thereof)	£73
Sewer adoption surety or bond (if applicable)	% of value of works	10% or £5000 minimum
Pumping station and rising main adoption surety or bond (if applicable)	% of value of works	15%

Lateral drain adoption fees

If customers offer lateral drains for adoption under section 104 of the WIA where they do not form part of a larger development, there is no need to enter into a sewer adoption Agreement, although the following fees apply:

Charge Item	Charge Unit	NW
Lateral drain adoption application fee (including initial administration)	Per application	£111
Lateral drain adoption technical/inspection fee (including final administration)	Per application	2.5% or £211 minimum
Lateral drain adoption administration fee over and above that which is included in the fixed fee above and re-inspections of sub-standard work	Per hour (or part thereof)	£55

SITE SPECIFIC CHARGES - WASTEWATER SEWER AND LATERAL DRAIN REQUISITIONS



Due to the great variations in scale and complexity, sewer requisitions fall within the type of scheme where exemptions apply (Appendix B).

Where customers require a requisitioned sewer or lateral drain from us there are four key stages in delivering a project to provide the sewer.

- Project initiation
- Investigate and define
- Design and construct
- Commissioning

Throughout the project we will carry out the following activities which will be included in the final amount customers will pay:

- Project management
- Framework consultancy to investigate and define the project
- Third party landowner engagement
- Legal and estates notices
- Complete detailed design and cost evaluation
- Complete the construction of the sewer
- Agree compensation and way leave payments

We require a fixed deposit to initiate the project to provide customers with an estimated charge for the “investigate and define” stage.

Sewer requisition fees and charges

Charge Item	Charge Unit	NW
Sewer and lateral drain requisition application fee	Per application	No charge
Sewer requisition administration deposit	Per application	£5,000
Lateral drain requisition administration fee	Per application	£323
Sewer/lateral drain construction charge	% of value of works	100%

SITE SPECIFIC CHARGES - WASTEWATER SEWER AND LATERAL DRAIN REQUISITIONS



There will be some non-complex situations where a sewer requisition can be delivered without the detailed process above, for example:

- Crossing a narrow strip of unregistered land
- A lateral drain from an individual property

To enable customers to estimate the amount they will pay; we have included some fixed charges for sewers up to 300 mm in internal diameter associated with the provision of a requisitioned sewer or lateral drain.

Sewer Type	Pipe Depth	Pipe Diameter	Surface	NW (Cost/m)
Gravity sewer	Up to and including 3 m	Up to and including 200 mm	Road	£1,386
			Footpath	£882
			Unmade ground	£347
		Greater than 20 mm and up to and including 300 mm	Road	£1,507
			Footpath	£1,002
			Unmade ground	£423
Gravity sewer	Greater than 3 m and up to and including 6 m	Up to and including 200 mm	Road	£2,243
			Footpath	£1,738
			Unmade ground	£692
		Greater than 200 mm and up and including 300 mm	Road	£2,449
			Footpath	£1,945
			Unmade ground	£770
Pumped sewer	Up to and including 3 m	80 mm	Road	£1,398
			Footpath	£894
			Unmade ground	£345

Provision of a sewage pumping station

Charge Item	Charge Unit	NW
Supply and install type 1 sewage pumping station – pass forward flow less than 2.5 litres per second and 10 metres head	Per unit	£135,300

SITE SPECIFIC CHARGES - WASTEWATER SEWER DIVERSIONS



If customers require an existing sewer to be diverted or altered for the purposes of a development, the charges below will apply. Options are available depending on the technical complexity of the work and whether the works are contained within the customer's land.

Major sewer diversion fees

- Where a formal agreement is entered into and we allow the customer to undertake the diversion.
- Where a formal agreement is entered into, but we will undertake the diversion, when:
 - The diversion is to pass through third-party land, and/or
 - The sewer is critical infrastructure of strategic importance.

Where we provide the diversion, we will undertake the feasibility study, design, supervision, and construction of the diversion. This means we will provide customers with a quotation based on our best estimate, but our final invoice will reflect the costs we reasonably incurred in providing the diversion, which could be more or less. The published schedule of fixed rates for sewers up to 300 mm in internal diameter and wastewater connections, can be used to derive a reasonable estimate of charges for the pipe laying and connection elements of the works prior to making an application.

The customer must use our s106 connection procedure and any s185 diversion legal agreement must be signed before turning flows at either end of the diversion.

Charge Item	Charge Unit	NW
Sewer diversion application fee	Per application	£523
Sewer diversion appraisal fee (to determine whether the critical sewer is to be diverted or protected)	Per application	£5,000
Sewer diversion design checking fee (where the design for the diversion is provided by the developer)	% of value of our estimate for the works	10%
Sewer diversion legal fee (provision of a standard sewer diversion agreement)	Per application	£361
Sewer diversion additional legal fees over and above the minimum fee	Per hour	£73
Sewer diversion - security (if applicable)	% of value of our estimate for the works	100% or £5,000 minimum
Sewer diversion - construction charge	% of value of actual cost of the works	100%
Decommissioning redundant sewers following a diversion – application fee	Per application	£112
Decommissioning - legal fees	Fixed fee	£217
Decommissioning costs	% of value of actual cost of the works	100%

SITE SPECIFIC CHARGES - WASTEWATER SEWER DIVERSIONS



The sewer diversion technical assessment fee is inclusive of any payments already made as part of the same application.

Minor sewer alteration fees

This covers the diversion of lateral drains and sewers for pipework, up to 225 mm in internal diameter and less than 1.05m deep, which are located within back or side gardens of existing properties. We will not require a formal diversion agreement for this type of work.

Charge Item	Charge Unit	NW
Sewer diversion application fee	Per application	£112
Sewer diversion technical assessment/inspection fee for minor alteration	% of value of our estimate for the works	10% or minimum of £252

NETWORK REINFORCEMENT CHARGES - WASTEWATER

INTRODUCTION



Network reinforcement is other work that needs to be carried out in consequence of the site specific work associated with a development. Occasionally we will be required to carry out network reinforcement work to ensure that a development does not result in a degradation of service to our other customers. In terms of degradation, we mean the service would fall below our company's standard for the relevant service.

Under Ofwat's Charging Rules, developers will contribute towards the capital cost of network reinforcement through infrastructure charges. The cost of providing capacity will be recovered through infrastructure charges which will apply when any property connects to our networks for the first time⁶.

We are required by Ofwat to ensure that our network reinforcement expenditure broadly matches our total infrastructure charge revenue over a five-year rolling period. To ensure that we have access to sufficient funding to provide for growth in our areas, we may set our infrastructure charges annually.

⁶ or reconnects after being disconnected for a period of five years or more

NETWORK REINFORCEMENT CHARGES - WASTEWATER

WASTEWATER INFRASTRUCTURE CHARGES



a) Household premises

Our wastewater infrastructure charges for this charging year are:

Charge Item	Charge Unit	NW	ESW
Wastewater infrastructure charge	Per house	£95	n/a ⁷

b) Non-household premises

Where connected properties are not household premises, the infrastructure charge per property is calculated by considering the anticipated demand for domestic use; then relating it to the demand to the equivalent number of household premises. To do this we use a formula known as the relevant multiplier. Details of the relevant multiplier can be found in Appendix C.

c) Infrastructure credits

In the case of redeveloped sites, we give credit against infrastructure charges where applicable. Infrastructure credits will apply where former properties on the development site were a) connected to our networks and b) there is evidence, from our billing records, that there has been foul sewage discharged in the five years prior to us receiving a valid "connection" application. For more detail on how we calculate infrastructure credits please refer to Appendix C.

d) Sustainable drainage incentives

We offer a sustainable drainage incentive to customers that design and build properties that drain wastewater away from our existing wastewater networks. We discount the wastewater infrastructure charge on the following basis:

Drainage arrangements	Wastewater infrastructure charge per house	Sustainable drainage incentive	Net amount payable per house
No surface water drains to an existing public sewer ⁸	£95	£95	£0

⁷ Where Essex & Suffolk Water is the water undertaker, the relevant sewerage undertaker's wastewater infrastructure charges are payable where new properties are connected to their networks, when applicable.

⁸ The incentive also applies where wastewater drains to a recently adopted public sewer that has been specifically designed to serve further phases of development. This is conditional upon the newly adopted sewer not being connected to the existing wastewater network.

OTHER CHARGES INCOME OFFSETS



Up until 31 March 2020, where new water mains were provided for a development, we considered the future revenue of new properties connected to the new mains. This future revenue was used to fund some or all of the cost of providing the new water mains and is known as an income offset. We made an income offset payment which is an equivalent amount whether the new mains are constructed by us, an SLP or a NAV. Where customers requisitioned sewers from by us, we also provided an income offset.

As a consequence of Ofwat's changes to the Charging Rules, all water companies can no longer apply income offsets against the costs of new water mains and requisitioned sewers. They may, however, apply income offsets to infrastructure charges but are not required to do so.

Our income offset amounts applied to infrastructure charges are:

Item	Unit	NW	ESW
Income offset – water	Per house	£0	£0
Income offset - wastewater	Per house	£0	n/a

OTHER CHARGES SECURITY & DEPOSITS



For certain activities we require a deposit or security prior to commencing work.

Charge Item	Charge Unit	NW	ESW
Deposit to commence a water main diversion design/advise on protection of water mains ^{NC}	Fixed fee	£685	£685
Deposit to commence major sewer diversion scheme	Fixed fee	£5,000	n/a
Deposit to commence sewer requisition scheme	Fixed fee	£5,000	n/a
Bond or surety for sewers under sewer adoption Agreement.	Percentage of construction cost	10%	n/a
Bond or surety for sewers under sewer adoption Agreement with sewage pumping station.	Percentage of construction cost	15%	n/a
Bond or surety for sewers under sewer diversion agreement.	Percentage of construction cost	Initial 100% but reduces to 10% on completion	n/a
Surety for self-laid water mains	n/a	Not required	Not required

OTHER CHARGES PLANS



Initial plan enquiries

Where customers are proposing a development and require a copy of our asset records, we will provide plans, in pdf format, showing water and wastewater networks at no charge.

To request plans

For the NW area please contact developmentenquiries@nwl.co.uk

For the ESW area please contact developerservicessouth@eswater.co.uk

Charge Item	Charge Unit	NW & ESW
Extract of water and/or wastewater network map in .pdf format	Per map	£0

If customers require a wastewater map and ESW is the water supplier in the area, they should contact the relevant water company that provides sewerage services.

OTHER CHARGES

TRAFFIC MANAGEMENT



Where we are requested to construct a new water main, service connection, sewer, or lateral drain there will be occasions where we require traffic management to enable us to complete the works and keep our workforce, road users and members of the public safe.

In some circumstances the connection can only be completed by putting in place a partial highway closure or, in some circumstances, a full highway closure. Decisions about closures are made by the relevant highway authority and we must comply with their statutory requirements and processes. Where there is a need to temporarily stop or limit vehicular and/or pedestrian traffic along a highway, it is a legal requirement that we must apply to the highway authority for a Temporary Traffic Regulation Order (TTRO). Amongst other things, highway authorities can charge us for a TTRO to carry out connection work on behalf of customers. Charges for TTROs vary significantly from one highway authority area to another.

The traffic management fees that are payable as a consequence of connection work are our applicable fees, published in the table below, plus any TTRO fees charged to us by the relevant highway authority where they are not already included in our fees.

Our traffic management fees, below, include for the following:

- Site visits and meetings with the highway authority and providing them with drawings
- Highway authorities' permit fees, bus stop and parking bay suspension fees
- Letter drops to notify affected customers
- Fees for establishing and dismantling of temporary bus stops
- The provision and maintenance of the traffic management scheme including equipment such as cones, barriers, traffic lights and information signage

Charge Item	Charge Unit	NW	ESW
2 - way temporary traffic lights	Per week or part thereof	£170	£170
3 or 4 - way temporary traffic lights	Per week or part thereof	£380	£380
Traffic light suspension	Per week or part thereof	£219	£219
Footpath closure (set up, hire and dismantling of equipment only)	Per closure	£168	£168
Lane closure (speed limit up to and including 40 mph)	Per closure	£180	£180
Lane closure (speed limit greater than 40 mph)	Per closure	£525	£525
Full road closure (set up, hire and dismantling of equipment only)	Per closure	£168	£168
Bus stop suspension	Per week or part thereof	£298	£298
Pedestrian crossing set up (2 head)	Per week or part thereof	£219	£219
Parking bay suspension	Per week or part thereof	£82	£104

TTRO fees, which are not included in the fees above, are published on highway authorities' websites. Where a footpath or road closure is required, we will include the relevant highway authority's TTRO fee as a separate item in our quotation. As a guide, the average highway authority TTRO fees for road and footpath closures charged to us were as follows in 2021/22:

- Northumbrian Water area £1,497
- Essex & Suffolk Water area £2,096

OTHER CHARGES

REVISION OF QUOTATIONS AND DESIGNS



The following fees apply when we are required to carry out additional work as a consequence of customers' development plans changing.

Charge Item	Charge Unit	NW & ESW
Revision of a valid service connection/abandonment quotation	Per revision	£40
Revision of a water mains or bulk supply design and/or quotation (price includes 1 hour of design/re-pricing)	Per revision	£154
Additional fee for the revision of a water mains or bulk supply design and/or quotation	Per additional hour of design (or part thereof)	£54
Administration fee for the refund of charges relating to the revision or cancellation of a valid water mains/service connection/abandonment quotation	Per hour of administration (or part thereof)	£47

Where a customer has accepted a quotation from us but advises us, they are no longer proceeding with work relevant to that quotation, we will issue a refund subject to:

- Deducting the relevant fees above
- Deducting the charges and fees relating to the costs we have incurred up to time when we are advised work is no longer proceeding

OTHER CHARGES

ABORTIVE CONSTRUCTION WORK, TRIAL HOLES, RE-INSPECTIONS AND OUT OF HOURS WORK



Abortive construction work

The attendance to carry out the construction of water mains and/or service connections is on a date agreed with the customer. On occasions where we are unable to complete the work for reasons related to circumstances on the development site an abortive charge is due.

Typical reasons for abortive work would include, but is not limited to:

- Trenches have not been excavated by the customer to allow the construction of the requested service connection or main
- The presence of another contractor occupying the same working area
- We deem that the working area is unsafe for us to complete our works
- Vehicles or materials are obstructing the working area that cannot be moved within a reasonable time
- The request for mains is cancelled less than two working days before they are due to be installed
- The request for service connections is cancelled less than one working day before they are due to be installed
- A building's plumbing has not been configured to enable us to install internal meters

a) Water service connection work

Our charges include for:

- Our abortive travel and time costs
- Our additional administration and labour costs to reschedule the works
- Amendments to permit charges (for connections to existing mains only)

Charge Item	Charge Unit	NW & ESW
Abortive service connection charge - newly laid mains	Per visit	£154
Abortive service connection charge - existing mains	Per visit	£204
Charge for a technician re-visit	Per visit	£103

b) Water mains work

Our charge includes for:

- Our abortive travel and time costs
- The cost of the labour and plant needed to lay the mains which cannot be redeployed at short notice
- Our additional administration and labour costs to reschedule the works
- Additional visits over and above those specified in our mains requisition proposal

Charge Item	Charge Unit	NW	ESW
Abortive mains visit charge	Per visit	£733	£837

OTHER CHARGES

ABORTIVE CONSTRUCTION WORK, TRIAL HOLES, RE-INSPECTIONS AND OUT OF HOURS WORK



Trial holes

Where there is a requirement for us to excavate ground to determine the location or presence of underground assets, the following charges apply:

Surface type	Charge Unit	NW & ESW
Unmade ground	Per excavation	£365
Part made ground	Per excavation	£418
Made up ground	Per excavation	£594

Water Regulations re-inspection fees

Where applicable, our service connection administration fees include for one Water Regulations inspection. Where there is a requirement to re-inspect a supply pipe and excavation, the following charges apply:

Charge Item	Charge Unit	NW & ESW
Water Regulations re-inspection fee – supply pipe and excavation	Per visit	£76

Out of hours work – service connections and mains construction

There may be occasions where customers ask, or third parties require that connections be completed outside of normal working hours. Typically, this would be before 08:00 or after 16:00 Monday to Friday or at any time on a Saturday or Sunday. We will use reasonable endeavours to accommodate customers' requests.

Work is charged for at a premium rate if we can fulfil such a request, or we must comply with a third party's requirement. The charge that we make reflects the average additional labour costs that we incur because of the work being carried out outside of normal working hours. It also includes the additional work we undertake to organise, plan and co-ordinate the work in advance of it taking place.

Charge Item	Charge Unit	NW	ESW
Out of hours working for service connections and mains construction	Per hour per construction crew	£76	£83

OTHER CHARGES

PRE-OCCUPANCY CHARGES



Our pre-occupancy charge is a fixed charge for the water and sewerage services we provide prior to the occupancy, by others, of houses that developers have constructed or converted.

Developers use water and benefit from some aspects of our sewerage service during the lifecycle of a development. They often use water in newly connected houses. Typically, the water is used to water the gardens of new housing plots, washing down surfaces and to commission heating systems. We also provide wastewater services (in the NW area) to connected houses whilst developers are responsible for them.

The fixed pre-occupancy fee only applies to developments where the buildings are household premises. It applies to both newly constructed buildings and where new properties are created due to conversion. We recover the charges due to us from developments of non-household premises by metering of consumption and charging from the date of connection.

Charge Item	Charge Unit	NW	ESW
Pre-occupancy charge for water and drainage services used by developers prior to household premises being occupied (water only in ESW)	Per house	£35	£23

One pre-occupancy charge will be applied for every house that is connected and is payable at the same time that developers and SLPs pay the relevant new service connection fee.



Our quotations/offers and the charges within them are subject to validity periods. The validity period for a quotation or charge within a quotation is dependent on the type of quotation. The most common types of quotation and the associated validity periods are shown in the table below:

Validity period for quotations and charges and fees within them			
Type of quotation or offer	Water mains construction charges and associated fees ⁹	Service connection construction charges and associated fees ¹⁰	Infrastructure charges
Requisitioned water mains and associated service connections	12 months*	12 months*	See notes below [§]
Self-lay water mains and associated service connections	12 months*	12 months*	See notes below [§]
Service connection(s) to existing water mains only		12 months*	12 months*
Water mains diversions	12 months		
NAV bulk supply	12 months*		See notes below [§]

*6 months where the development requires water for non-domestic use

Validity periods start from the date of issue of the quotation. A quotation can be accepted in the charging year it was issued or in a subsequent charging year provided the quotation has not expired. When a valid quotation is accepted, these conditions apply to the charges and fees included in the quotation:

1. We will charge the amounts specified in the quotation provided it is within its validity period. This is conditional on the customer’s request and payment being received at the time they are ready for us to provide that service.
2. Where a quotation has been accepted within its validity period, but not all of the services included in the quotation are required straight away, we will charge the equivalent charge in the Charging Arrangements that is relevant on the date of the customer’s request and payment for that service.

[§]For infrastructure charges, our approach, generally, is to require a property’s infrastructure charges to be paid at the time the service connection is made. Unless a validity period applies, the infrastructure charges that are payable are the amounts in the Charging Arrangements that are relevant at the time of the connection.

⁹ Includes administration fees

¹⁰ Includes administration fees, Water Regulation compliance fees, meter installation fees and pre-occupancy fees

FINANCIAL VAT, METHODS OF PAYMENT & OFFICE OPENING HOURS



Value Added Tax (VAT)

All charges published in this scheme exclude VAT unless specified otherwise. VAT will be added to the published charge at the appropriate rate where required.

HM Revenue & Customs (HMRC) introduced a VAT change on 1 March 2021 relating to supplies of construction services. After the implementation date, many supplies of construction services by sub-contractors will be subject to a domestic reverse charge. However, HMRC has accepted that this new requirement does not apply to new connection and diversionary works included in water companies' Charging Arrangements because the charges relate to construction, repair or alteration of the company's physical assets used to provide water and wastewater services. Consequently, our charges will be invoiced with VAT, when applicable, in the normal manner.

Methods of payment

Northumbrian region:

Post	By cheque or postal order sent to:
	Northumbrian Water Limited, Business Income Group, PO Box 400, Durham DH1 9WF
	Cheques should be crossed and made payable to "Northumbrian Water Limited"
	Please write your address and quotation reference on the back
	Postdated cheques are not acceptable
Debit/Credit Card	Please do not send cash through the post
	We accept debit card and credit card (Visa and MasterCard only) payments
	Please have your card details to hand to make payment
BACS	For the payment of application fees by credit /debit card in the NW region please contact the Developer Services team on 0345 6094639. For the payment of all other fees and charges in the NW region please call 0845 8500514.
	For the payment of fees and charges by BACS please use the following bank details:
	National Westminster Bank, PO Box 1PY, Grey Street, Newcastle upon Tyne NE99 1PY
	Name of Account: Northumbrian Water Sort Code: 62-17-28 Account Number: 00000000 (Head Office Collection Account) Payment Ref: Your quotation reference



Essex & Suffolk region:

Post	By cheque or postal order sent to:
	Essex & Suffolk Water, PO Box 969, Chelmsford, Essex CM2 0XL
	Cheques should be crossed and made payable to “Essex & Suffolk Water”
	Please write your address and quotation reference on the back and return with the quotation counterfoil
	Postdated cheques are not acceptable
Debit/Credit Card	Please do not send cash through the post
	We accept debit card and credit card (Visa and MasterCard only) payments
	Please have your card details to hand to make payment
BACS	For the payment of fees and charges by credit /debit card in the ESW region please contact the Developer Services Team on 0345 6094638.
	For the payment of fees and charges by BACS please use the following bank details: National Westminster Bank, PO Box 1PY, Grey Street, Newcastle upon Tyne NE99 1PY Name of Account: Northumbrian Water Sort Code: 62-17-28 Account Number: 00000000 (Head Office Collection Account) Payment Ref: Your quotation reference
	To help us to locate your payment please contact us with the amount paid, date of payment, sort code, account number. Email address: developerservicesouth@eswater.co.uk Fax: 01268 664802 Post: PO Box 969, Chelmsford CM2 0XL

FINANCIAL

VAT, METHODS OF PAYMENT & OFFICE OPENING HOURS



Payment of fees and charges

- 1) For payments made by debit or credit card there will be no additional charge.
- 2) We reserve the right to recover bank charges and administrative costs resulting from invalid or dishonoured cheques, standing orders, credit cards or direct debits.
- 3) When payment is made in foreign currency, the exchange rate applicable will be that on the day of receipt of payment. Any shortfall or benefit will be debited or credited to the customer's account accordingly. Commission charges will be deducted from the amount paid.
- 4) Interest on late payment – we reserve the right to claim interest pursuant to the "Late Payment of Commercial Debts Act 1998" in respect of its non-household customers.

Administration fees are non-refundable if service connections do not proceed to the construction phase.

Opening hours for making payments

Northumbrian - Monday to Friday 8.00 am to 5.00 pm.

Essex & Suffolk – Monday to Thursday 8.00 am to 5.00 pm, Friday 8.00 am to 4.45 pm.

FINANCIAL PAYMENT AND RECOVERY OF INFRASTRUCTURE CHARGES



Payment of infrastructure charges

Subject to the paragraph below, water and wastewater infrastructure charges are due and immediately payable to us at the time the relevant connection is made.

In the case of the water connection or wastewater connection of a building or part of a building which is occupied as a house immediately before the connection is made, the relevant charge shall be paid in full, within 30 days after the connection is made; and a supply is available.

The person liable to pay the water infrastructure charge or the wastewater infrastructure charge shall be:

- a) The person requesting the relevant connection to be made, the person making the relevant connection (other than on behalf of us) or the person on whose behalf the relevant connection was requested or made, or;
- b) If the relevant connection is made without our prior agreement, the person making such connection, the person on whose behalf the relevant connection was made or the person using the services provided thereby.

Recovery of infrastructure charges

We may demand and recover from that person, or from the occupier of each house subject to the agreement, water and/or wastewater infrastructure charges in respect of each house, where:

- a) a person who has received a demand, or undertaken to pay water and/or wastewater infrastructure charges in respect of two or more houses subject to a common billing agreement fails to pay them, or any part of them, within 14 days of the date of connection, or;
- b) A common billing agreement is terminated otherwise than in accordance with its terms by the person who has undertaken to pay charges under it.



- (1) These Charging Arrangements are made by Northumbrian Water Limited (NWL) under the provisions of the Water Industry Act 1991.
- (2) They set out the charges made by NWL for services relating to new connections to the water and wastewater network, in the course of carrying out its functions as a water and sewage disposal undertaker under its Instrument of Appointment made by the Secretary of State for the Environment.
- (3) These Charging Arrangements set out NWL's charges, terms, and conditions applicable for the charging year 2022/23.
- (4) These Charging Arrangements shall come into effect on 1 April 2022 and shall remain in force until revoked, amended or modified by NWL.
- (5) For similar information relating to previous years, reference should be made to the Charging Arrangements of the year concerned.
- (6) NWL acts as a water and sewerage undertaker in two separate regions of England. The areas served and the services provided are:
 - (a) The "Northumbrian Water" (NW) region in North East England
 - (i) Water and sewerage services are provided across the region, except for a) an area around Hartlepool where water services are provided by Anglian Water Services b) small areas to the west of the region where United Utilities is the water and/or sewerage undertaker c) small areas to the south of the region where Yorkshire Water Services is the water undertaker d) where a NAV is the appointed undertaker.
 - (ii) For water charges for customers served by Anglian Water Services, reference should be made to their Charging Arrangements.
 - (iii) For water and sewerage charges for customers served by United Utilities, reference should be made to their Charging Arrangements.
 - (iv) For water charges for customers served by Yorkshire Water Services, reference should be made to their Charging Arrangements.
 - (b) The "Essex & Suffolk Water" (ESW) region in South East England
 - (i) Water only services are provided in areas of Essex, Suffolk, Norfolk, and Greater London except where a NAV is the appointed undertaker.
 - (ii) Sewerage services in these areas are provided by either Anglian Water Services Limited or Thames Water Utilities Limited. For charges related to these sewerage services reference should be made to respective Charging Arrangements.
 - (iii) ESW collects sewerage service charges including wastewater infrastructure charges on behalf of and as agents for Thames Water Utilities Limited within parts of ESW.
- (7) The provisions of this document apply to both operating regions, unless specifically stated otherwise, for example in relation to the level of charge.
- (8) These Charging Arrangements as well as other leaflets and information are published on our websites, at the addresses given below, or on request by contacting us.
 - Northumbrian Water - www.nwl.co.uk
 - Essex & Suffolk Water - www.eswater.co.uk

DERIVATION OF CHARGES & PAYMENTS

GENERAL



Most of our fixed charges can be put into one of four broad categories, these are:

- Application fees
- Design fees
- Construction fees
- Administration fees

Every fixed charge includes the cost of a number of tasks. These tasks are set out in the various sections of the Charging Arrangements document and comprise of a number of cost components which together total the fixed charge.

There are 4 costs components:

Labour – this is calculated based on the average labour costs we incur in respect of the tasks described and includes travel time where applicable

Contractor - this is calculated based on the contractor's schedule of rates and the average time taken to complete the tasks described.

Materials – this is the average cost of job specific materials and consumables required to complete the described tasks.

Plant and equipment – this is the average cost of non-consumables such as vehicles, tools and machinery required to complete the described tasks.

Application fees

Tasks	Cost Component			
	Labour	Contractors	Materials	Plant/ Equipment
Processing and recording application and fees	✓		✓	
Acknowledging receipt of application	✓		✓	
Visits to site where required	✓		✓	✓
Preparing a quotation for a requisition	✓		✓	
Providing an estimated cost for a diversion	✓		✓	
Network capacity assessment	✓		✓	
Issue of a decision letter	✓		✓	
Operational risk assessment	✓		✓	

DERIVATION OF CHARGES & PAYMENTS GENERAL



Design and design checking fees

Tasks	Cost Component			
	Labour	Contractors	Materials	Plant/ Equipment
Processing and recording application and fees	✓		✓	
Assessing of an SLP or developer's design	✓		✓	
Acknowledging receipt of application	✓		✓	
Visits to site where required	✓		✓	✓
Preparing a quotation	✓		✓	
Providing a design where we are asked to do so	✓		✓	
Revision of designs where developers' proposals change	✓		✓	
Network capacity assessment	✓		✓	
Issue of a decision letter	✓		✓	
Operational risk assessment	✓		✓	

Administration fees

Tasks	Cost Component			
	Labour	Contractors	Materials	Plant/ Equipment
Processing and recording of payments	✓		✓	
Dealing with customer queries and correspondence	✓		✓	
Network capacity assessment (service connections)	✓		✓	
Visits to site (for non self-lay connections or requisitioned mains)	✓		✓	✓
Preparing draft adoption agreements	✓		✓	
Planning and scheduling the construction of the connections (for non-self-lay connections only)	✓		✓	
Where necessary the serving of notices on third parties and local authorities	✓		✓	
Quantity surveying	✓	✓	✓	
Recording of asset information on completion of the construction	✓		✓	
Operational risk assessment	✓		✓	
Calculation of service connection construction costs based on actual costs	✓		✓	
Determining Water Regulations compliance	✓			

DERIVATION OF CHARGES & PAYMENTS GENERAL



Construction charges

Tasks	Cost Component			
	Labour	Contractors	Materials	Plant/ Equipment
Construction of the new assets	✓	✓	✓	✓
Connection of the new assets we have constructed to our existing network	✓	✓	✓	✓
Connection of new assets that have been self-laid by the customer	✓	✓	✓	✓
Excavation, backfill and reinstatement of the ground where we have carried out construction	✓	✓	✓	✓
Removal and disposal of any spoil from our excavation	✓	✓	✓	✓
Inspection and testing of assets constructed by us	✓	✓	✓	✓
Traffic management	✓	✓	✓	✓

DERIVATION OF CHARGES & PAYMENTS

WATER INFRASTRUCTURE CHARGES



Our charges have been derived based upon a five-year forward-looking assessment of our water network reinforcement needs to support development. This includes providing additional capacity to ensure that we are able to provide water to new homes in terms of sufficient volume and pressure. We must also ensure that there is no adverse impact upon these levels of service experienced by our existing customers as a consequence of development.

Network reinforcement includes for increasing the capacity of pipes, booster stations and service reservoirs. It specifically excludes investment to improve water resources, reservoirs, boreholes, and water treatment works. Water infrastructure charges will be used to fund network reinforcement to provide additional capacity for all sites requiring water for domestic use.

Accurately predicting the actual timing, location and build out rates for development can be difficult so we have taken a balanced risk-based approach using our experience of the development market. Importantly our assessment uses data regarding actual sites within the development pipeline and the results of detailed network analysis using our library of models. We used a wide range of data sources on future development to identify areas where network reinforcement schemes will be required. We have then estimated the total cost of the provision of new infrastructure. Where we are replacing existing water networks or carrying out refurbishment of water pumping stations in areas of high growth, we have included a percentage allowance for growth to future proof them. That calculation is based upon the relevant percentage increase in future housing when compared to the existing number of connected houses.

In terms of housing delivery, we have used a variety of data sources which include:

- Our Water Resources Management Plan
- Office of National Statistics data
- Pre-development enquiries and NAV applications
- Local Plan data and planning approvals

In preparation for the publication of our 2022/23 Charging Arrangements, we carried out an exercise to calculate our infrastructure charges. Our calculation was based upon the anticipated average annual network reinforcement needs for the five-year period from 1 April 2022 to 31 March 2027. We assumed the following:

- An average of 8,600 new properties, paying water infrastructure charges, will be connected each year within the Northumbrian area
- An average of 6,800 new properties, paying water infrastructure charges, will be connected each year to the Essex and Suffolk network
- A phased approach to increases in water infrastructure charges over a 2-year period

DERIVATION OF CHARGES & PAYMENTS

WASTEWATER INFRASTRUCTURE CHARGES



Our charges have been derived based upon a five-year forward-looking assessment of our wastewater network reinforcement needs to support development. This includes providing additional capacity to prevent flooding from our networks and ensuring continued compliance with permits for sewage pumping stations and combined sewer overflows to protect the natural environment. It specifically excludes investment to increase capacity at wastewater treatment works.

Accurately predicting the actual timing, location and build out rates for development can be difficult so we have taken a balanced risk-based approach using our experience of the development market. Importantly our assessment uses data regarding actual sites within the development pipeline and the results of detailed network analysis using our library of drainage area models. We used a wide range of data sources on future development to identify areas where network reinforcement schemes will be required. We have then estimated the total cost of the provision of new infrastructure. Where we are replacing existing wastewater networks or carrying out refurbishment of sewage pumping stations in areas of high growth, we have included a percentage allowance for growth to future proof them. That calculation is based upon the relevant percentage increase in future housing when compared to the existing number of connected houses.

In terms of housing delivery, we have used a variety of data sources which include:

- Our Water Resources Management Plan
- Office of National Statistics data
- Pre-development enquiries
- Local Plan data and planning approvals
- NAV applications

In preparation for the publication of our 2022/23 Charging Arrangements, we carried out an exercise to calculate our infrastructure charges. Our calculation was based upon the anticipated average annual network reinforcement needs for the five-year period from 1 April 2022 to 31 March 2027. We assumed the following:

- An average of 4,200 new properties, paying wastewater infrastructure charges, will be connected each year within the Northumbrian area

DERIVATION OF CHARGES & PAYMENTS

PRE-OCCUPANCY CHARGES



Our pre-occupancy charge is a fixed charge for the water and sewerage services we provide whilst properties are being developed. It covers the income that is due from developers prior to the occupancy, by others, of any building developers have constructed or converted.

The pre-occupancy charge recovers the average costs of:

- the water used from connections, other than temporary supply connections
- the labour for maintaining and reading the meter
- the labour for operating and maintaining the new mains and communication pipes
- collecting and disposing of rainfall falling on highways (NW only)

We have undertaken detailed analysis of the actual consumption from around 500 individual new service connections across a representative sample of ten development sites. During the exercise we also identified the average period between a meter being installed for each connection and the new occupier moving into each property.

We used the analysis to calculate the cost of the water that was used during the construction of each new household premise in the sample. This was based upon the consumption reported for each new connection by either the developer or the new occupier at the time of occupation.

We also calculated an additional fixed charge for maintaining and reading meters, operating, and maintaining the new mains and services network and a contribution towards the cost of draining highways. In all cases, the basis of our calculations has been from the date when a new water service connection is made until the date when the new occupier moves in.

APPENDICES

APPENDIX A – GLOSSARY OF TERMS & DEFINITIONS



Words in the singular shall include the plural and vice versa except where the context otherwise requires.

Common terms

The following common terms and definitions agreed between water companies and stakeholders for use by water companies in their Charging Arrangements.

administration fee	means the fee associated with general administration activities, after the cost advice stage, relating to the construction phase, which can include processing any payments, scheduling the works, supervision and project management, and processing information into relevant billing/management systems. This would not include site-based activities covered in construction costs, such as additional site visits.
adoption	means the process whereby assets are vested in the water company and subsequently maintained at its expense.
alternative point of connection	means another location indicated by the water company which is neither i) a practical location indicated by the developer Customer, nor ii) the nearest practical location where the existing Water Main or sewer is the same size or larger than the new connecting Water Main or sewer.
Annual Contestability Summary	means the standard format document published annually (or more frequently) by the water company on its website setting out which work and services are contestable work and services and which are non-contestable work and services as described in section 3 of the Water Sector Guidance (see www.water.org.uk/water-sector-guidance-approved-documents/).
application fee	means the fee levied at point of application, which is associated with upfront application processing, which can include reviewing and acknowledging an application, checking that all relevant information has been received, preparing a cost advice, an agreement or the acceptance for the proposed works.
barrier pipe	means a polyethylene (PE) pipe with an aluminium barrier layer conforming to water industry specification 4-32-19.
bond or surety	means a cash bond or financial guarantee underwritten by an appropriate warranty provider, bank or insurance company, which is accepted by the water company
branch connection	means the connection of new pipework to an existing water main such to provide a supply of water to a development.
communication pipe	<p>means any part of a service pipe which a water company could be, or have been, required to lay under section 46 of the Water Industry Act 1991. Typically, it consists of a pipe laid from an existing or newly laid Water Main to the boundary of a property and may include a meter housing and / or external stop valve. This can be seen in Figure 1.</p> <p style="text-align: center;">Figure 1:</p> <p>The diagram illustrates the connection between a water main and a property. A water main is shown on the left, connected to a communication pipe that runs to the property boundary. At the boundary, there is an external stop tap, meter, and manifold. From there, a supply pipe runs to the property, which then connects to a service pipe entering the house. The area from the water main to the property boundary is labeled as 'Water company responsibility', and the area from the property boundary to the house is labeled as 'Customer responsibility'.</p> <p><small>These diagrams are intended as a guide to water supply pipe responsibilities. They are not a statement of the law and do not cover all circumstances. Please bear in mind that the location of the water meter or stop tap is not an indicator of responsibility for the pipe, as the homeowner's responsibility may extend beyond the water meter or stop tap. Please bear directly with the Water Company if you are unsure.</small></p> <p><small>* The external stop tap, meter & manifold (a manifold is sometimes used for connecting multiple properties as agreed with the relevant water company) may also be located within the property boundary (on the supply pipe), the location will be stipulated by the relevant water company.</small></p>

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APPENDIX A – GLOSSARY OF TERMS & DEFINITIONS



contaminated land	means land by which a water company will install or request the installation of barrier pipe, following review of the previous use of site, or where proven necessary, in accordance with section 78A of the Environmental Protection Act 1990.
contestable work	means the work or services that can be completed by either a water company or an Accredited Third Party, with the work and services relating to the provision of water supplies defined in each water company's Annual Contestability Summary. For work related to new sewerage services, the majority of work is considered contestable, excluding diversions and requisitions.
design checking fee	means the cost of checking a design submitted by an Accredited Third Party.
design fee	means the cost of designing against the application, providing a detailed site drawing and design, specification and cost advice. This may also include activities identified in the administration fee (such as site visit) if that cost is not already charged by the particular water company.
developer services	means, collectively, the activities associated with serving developer customers, which may include the provision of new water mains, new sewers, communication pipes, lateral drains, diversions of water and sewerage assets and connections made to supply water for building purposes.
domestic use	means water used primarily for domestic purposes, including for drinking, washing, cooking, central heating and sanitary purposes.
excavation by others	means any work undertaken by someone other than the water company in excavation, backfilling or reinstatement.
excavation by water company	means any work undertaken by the water company (or an agent acting on their behalf) in excavation, backfilling or reinstatement.
existing main	means a Water Main or sewer that was commissioned independently of development commencing.
far side connection	means a connection between premises and an existing water main on the opposite side of the street to those premises, to a maximum communication pipe length of distance of 18 metres, for which a straight linear meterage rate is not applied. Where the water main is located in the centre line of the street then the connection will be considered a far side connection.
fire supplies	means supplies provided solely for fire safety provision.
fixed charges	means charges which are fixed in amount or which are calculated by reference to a predetermined methodology set out in a water company's Charging Arrangements, the application of which allows calculation at the outset of the total amount owing in a given charging year in respect of the charges in question. For the avoidance of doubt, a water company may impose fixed charges by reference to a unit measurement (for example, per megalitre). Furthermore, a water company may offer more than one Fixed Charge in charging for a service provided in accordance with the present rules (for example, by differentiating between different geographic areas).
footpath	means a hard-surfaced area intended for use by pedestrian or cyclists.
household premises	means any premises used principally as a domestic dwelling or intended for such use, such as a house or flat.
infrastructure credit	means a credit which may be applied when there has previously been a billable account on the same site/address. The eligibility criteria and method of calculating infrastructure credits is defined by the water company in its Charging Arrangements. This term is autonomous from any incentives applied against the infrastructure charge, for water efficiency for example. These are defined in the term water efficiency incentive.
infrastructure charge	means the charges described in section 146(2) of the Water Industry Act 1991. That is, a charge paid by the developer customer to the water company when a property is connected to the company's water supply or sewer network for the first time. The charges fund wider network reinforcement to meet the increased demand arising from the new connections.
manifold connection	means where a communication pipe connects with a manifold to which separate supply pipes are connected and meters may be fitted.



NAV	means a company appointed by Ofwat through the new appointments and variations process to provide water and/or sewerage services to customers in an area previously served by the incumbent water company. A new appointment is made when Ofwat appoints a company for the first time to provide services for specific geographic area. A variation occurs where an existing appointment is varied to amend the area served.
near side connection	means a connection between premises and an existing water main on the same side of a street to those premises. Where the water main is in the centre line of the street then the connection will be considered a far side connection.
network assembly	means components such as sluice valves or washouts, including associated chambers, needed to operate and maintain a water network
network reinforcement	means work to provide or modify such other specified types of infrastructure (mains and tanks, service reservoirs, pumping stations, or sewers) as is necessary in consequence of the need to provide adequate water supply and/or sewerage capacity to a development at which mains, service pipes, public sewers and/or lateral drains have been installed or connected by the company imposing the charge or by a company with whom the company has entered into an agreement for bulk supply or bulk discharge.
non-contestable work	means work or services that can only be completed by the water company (or an agent acting on their behalf) and, in the case of work or services associated with the provision of water supplies, is defined in each water company's Annual Contestability Summary.
non-domestic use	means water used primarily for non-domestic purposes, including anything not for domestic use, such as water for industrial or business use (including manufacturing processes, washing and cleaning and cooling), agricultural use and filling swimming pools.
non-household premises	means any premises not a household premises, being used principally for industrial, business, recreational or community purposes and not as a dwelling, or intended for such use.
non-standard connection	means a service sized above the standard size as defined by the water company.
phase	means a discrete part of a development which the developer customer chooses to separately progress.
pre-planning enquiry	means an enquiry submitted by a developer customer to understand the infrastructure requirements or considerations for proposed developments.
pre-planning enquiry response	means a report by the water company in response to a pre-planning enquiry that will confirm i) if the development can be supplied with water, ii) capacity within the wastewater network, iii) if any reinforcement work will be required to supply the site together, iv) and, if applicable, identify any existing assets crossing the site which may require diverting or protecting, and v) if network reinforcement is required to supply the site, what indicative capital cost or range of costs is likely for these works.
relevant multiplier	means a calculation to determine the infrastructure charges payable relating to non-household premises or household premises subject to a common billing agreement and is based on the number and type of water fittings proposed for those premises.
road	means a hard-surfaced area intended for vehicles.
self-certification	means the activity whereby an Accredited Third Party inspects, checks and certifies installations, both internal and external to a premise, as being compliant with relevant standards and requirements.
service connection	means the joining of a service pipe to a water main which is provided under section 45 and 46 of the Water Industry Act 1991.
service pipe	means a pipe, which is, or is to be, connected with a Water Main for supplying water from that main to any premise. This can be seen in Figure 1
Sewerage Sector Guidance	means guidance documents published in accordance with Ofwat's Code for adoption agreements, relating to the adoption of sewerage assets and available at www.water.org.uk/sewerage-sector-guidance-approveddocuments/ .
supply pipe	means the part of the service pipe that is not the communication pipe, and which remains the customer's responsibility. This can be seen in Figure 1.
sustainable drainage incentive	means, where offered, a reduction in infrastructure charges to a developer customer where they evidence that a development will or does meet a stipulated threshold for use of a sustainable drainage solution, as defined in the water company's Charging Arrangements and/or specific environmental policies.
traffic management fees	means charges to cover the cost of working in the highway safely as a result of compliance with the Traffic Management Act 2004.

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APPENDIX A – GLOSSARY OF TERMS & DEFINITIONS



trial hole	means exploratory excavation to identify the location of apparatus, prior to works commencing.
unmade ground	means ground which does not have a man-made surface and may feature grass and topsoil.
upsizing	means where the water company instructs that new water mains and/or sewers are increased in size beyond that required to satisfy the minimum design for a specific development. This may be to facilitate future development and is deemed network reinforcement.
water company	means a company holding an appointment as a water or sewerage undertaker under the Water Industry Act 1991.
water efficiency incentive	means, where offered, a reduction in infrastructure charges to a developer customer where they evidence that a development will or does meet a stipulated threshold for reduced water consumption, as defined in the water company's Charging Arrangements and/or specific environmental policies.
Water Industry Registration Scheme (WIRS)	means the scheme operated by Lloyd's Register EMEA on behalf of Water UK and its members, which certifies the competence of companies undertaking Self-Lay, or such other scheme as replaces it from time to time.
Water Regs UK	means the company responsible for running the Water Industry Approved Plumber Scheme (WIAPS) on behalf of the water industry in England and Wales, formerly provided under the Water Regulations Advisory Scheme. The company promotes compliance with the Water Fitting Regulations 1999 and other relevant standards across the UK to protect customers.
Water Regulations Advisory Scheme (WRAS)	means a compliance mark that demonstrates that an item or product complies with standards set out by Water supply (Water Fittings) Regulations 1999.
Water Sector Guidance	means guidance documents published in accordance with Ofwat's Code for adoption agreements, relating to the adoption of water assets and available at www.water.org.uk/water-sector-guidance-approved-documents/ .



Other terms

The following terms and definitions are specific to these Charging Arrangements

Accredited Third Party	means a recognised organisation who, in respect of contestable work and services, demonstrates competence, at all relevant times, by satisfying the following: (i) accreditation under WIRS; and/or (ii) the Water Company's local accreditation arrangements in relation to a specified activity
bath	includes a whirlpool bath and a Jacuzzi;
Charging Arrangements	means this document
Charging Rules	means Ofwat's "Charging Rules for New Connection Services (English Undertakers)", published in October 2021
Charges Scheme Rules	Ofwat's "Charges Scheme Rules" issued by Ofwat under sections 143(6A) and 143B of the Water Industry Act 1991.
charging year	means a calendar year running from 1 April each year to 31 March in the following year
common billing agreement	means an agreement between a water company and any other person under which that person has undertaken to pay, on terms agreed between them, charges for water supply or sewerage services, or both, in respect of two or more properties which have a common supply pipe and which, in any case where that agreement relates to one of those services only, are also subject to a similar agreement for common billing between that person and the undertaker providing the other service.
developer	means any person or business which is responsible for a development, or the developing of a property or properties
development	means premises on which there is a building or buildings, or on which there will be a building or buildings when proposals made by any person for the erection of any buildings are carried out, which require connection with, and/or modification of, existing water or sewerage infrastructure.
household appliance	means an appliance (including a dishwasher, a washing machine and waste disposal unit) in a house and "communal or commercial appliance" means an appliance (including a dishwasher, a washing machine, and a waste disposal unit) elsewhere than in a house (including in communal facilities).
income offset	means a sum of money, that may be offered by the undertaker (i.e., water company), against infrastructure charges in recognition of revenue likely to be received by the relevant undertaker in future years for the provision of: (a) supplies of water to the premises connected to the new water main; or (b) sewerage services to the premises connected to the new sewer, and "income offsetting" shall be construed accordingly
lateral drain	means (a) the part of a drain which runs from the curtilage of a building (or buildings or yards within the same curtilage) to the sewer with which the drain communicates or is to communicate; or (b) the part of a drain being considered for adoption by a water company
made-up ground	means the surface of a road or footpath where it is solid and requires permanent reinstatement
NC	denotes a charge or fee for a service that is non-contestable, where contestability applies
newly laid main	means, in respect of a development, a main that did not exist prior to the development commencing and has been constructed specifically to provide water supplies to buildings within the development
part made ground	means the surface of a road or footpath where the surface does not consist of road metal e.g., the surface consists of crushed rock or broken stone
point of connection or POC	means a location which is either (a) a practical location indicated by a customer where an existing water main or sewer is the same size or larger than the new connecting main or sewer or, where they have not indicated a location, (b) the nearest practical location where an existing water main or sewer is the same size or larger than the new connecting main or sewer
public sewer	means a sewer vested in a water company
requisition	is a term used when a person or persons request that we provide a new water main, sewer or lateral drain for them under the terms of the Water Industry Act 1991

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APPENDIX A – GLOSSARY OF TERMS & DEFINITIONS



self-laid water main	means a water main that is provided by another party other than a water company and subject to a water adoption agreement
Self Lay Provider or SLP	means an Accredited Third Party other than a water company that can provide the water pipes and associated infrastructure and services in accordance with section 51A of the Water Industry Act 1991
sewer	includes all sewers and drains ¹¹ that are used for the drainage of buildings and yards appurtenant to buildings. This definition includes tunnels or conduits which serve as such a pipe and accessories for such a pipe
sewer adoption agreement	means the standard form of adoption agreement issued under the Sewerage Sector Guidance
site specific work	refers to work on, or the provision of, water or sewerage structures or facilities located on a development as well as work to provide and connect a requested water main, sewer, communication pipe or lateral drain on, to or in the immediate vicinity of, the development
standard connection	means a service connection that is less than or equal to 32 millimetres in diameter
supply point	means the point at the interface between our water network and the network which is (or is proposed to be) owned and operated by a NAV
viability letter	is a letter to confirm whether wastewater network and wastewater treatment capacity can be provided by us in line with the customers proposed development programme. This is intended to reduce the need for Local Planning Authorities to put a phasing condition on developments where we are able to support the development or able to deliver any necessary network reinforcement in line with the customers' programme
wastewater connection	means connection, either directly or through an intermediate sewer or drain, to a public sewer of premises, which term shall include any premise or any newly formed premise
wastewater infrastructure charge	means the infrastructure charge relating to wastewater network provision
water adoption agreement	means the standard form of adoption agreement issued under the Water Sector Guidance
water infrastructure charge	means the infrastructure charge relating to water network provision
water main	means any pipe, not being a pipe for the time being vested in a person other than the water company, which is used or to be used by a water company or licensed water supplier for the purpose of making a general supply of water available to customers or potential customers of the water company or water supply licensee, as distinct from for the purpose of providing a supply to particular customers. This definition includes tunnels or conduits which serve as a pipe and any accessories for the pipe
Water Regulations	means the Water supply (Water Fittings) Regulations 1999

¹¹ not being drains within the meaning given by section 219(1) of the Water Industry Act 1991

APPENDICES

APPENDIX B – EXCEPTIONS TO UPFRONT FIXED CHARGES



Ofwat's Charging Rules require water companies “to provide for the option of upfront fixed charges in respect of any work carried out by the water company”.

So, for many of our connections services we have published upfront fixed charges for work that we will carry out. The following water industry guidance on exceptions to upfront fixed charges has been written by WaterUK, the trade body representing water companies:

WaterUK Guidance

Due to the nature of connections work, there are circumstances where the cost incurred by water companies is affected by external factors. These external factors may be outside of the immediate knowledge or control of the water company and, in a limited set of exceptional circumstances, could lead to significant cost variance. For this reason, Ofwat has agreed that companies are not required to provide fixed upfront charges in respect of the following:

- Diversion works (see s185 of the Water Industry Act), and;
- Water and sewerage infrastructure work requested by the developer (see s41 and s98 of the Water Industry Act) where “it would be unreasonable to expect an undertaker (i.e., water company) to do so”.

For standard water and sewage connections no such exception applies, and these must therefore be subject to fixed charges.

In principle, having consulted stakeholders, water companies consider that in the following circumstances, it may not be reasonable for them to provide an upfront fixed charge for the work:

- a) The technical complexity of the work is high, or the type of work required is bespoke or carried out infrequently, or;
- b) Third parties can legitimately recover their costs from companies and there is not a reasonable level of certainty of those costs in advance of connection work being undertaken, or;
- c) Third parties have rights to protect their assets or interests in a way that affects the construction method. The third parties' requirements are unknown upfront, or;
- d) The work is to be carried out on or close to land with particular environmental, historical, or archaeological characteristics. These characteristics mean that specific measures are required during construction or reinstatement. The details of these measures may not be fully defined in advance of construction.

Where the above circumstances occur, companies will be unable to provide a fixed upfront charge for the entire works, and should provide a budget estimate comprising a mixture of:

- Indicative or estimated charges for the elements of works affected by the circumstances above, and;
- Fixed upfront charges for the elements of the work where there is sufficient certainty, and it is reasonable to do so.

Water companies anticipate that there will be occasions where providing an indicative estimate is not possible or where the estimate will not meet the degree of confidence desired by the customer. In such cases, the parties will need to decide how to proceed.

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APPENDIX B – EXCEPTIONS TO UPFRONT FIXED CHARGES



Further information

On occasions we mention in our Charging Arrangements that there are some activities where we are unable to provide are upfront fixed charges for all or some of the elements of the work.

In circumstances such as b, c, and d in WaterUK's guidance, the requirements, and rights of third parties can have a significant influence on the cost of the work. Our "Code of Practice on pipe laying" is available on request and provides customers with information about, amongst other things, the rights that third parties have when we propose to lay pipes in or close to land, they have an interest in.

APPENDICES

APPENDIX C – CALCULATING INFRASTRUCTURE CHARGES AND THE RELEVANT MULTIPLIER



Subject to the following paragraphs, the maximum water infrastructure charge payable for a house shall be the standard water infrastructure and the maximum wastewater infrastructure charge payable for a house shall be the standard wastewater infrastructure charge.

As described earlier in this document, the standard water infrastructure charges can be reduced where the water efficiency incentive applies, and the standard wastewater infrastructure charges can be reduced where the sustainable drainage incentive applies.

The standard water and wastewater infrastructure charges shall be multiplied by the relevant multiplier for premises that consist of a house or houses subject to a common billing agreement or premises that do not consist of a house or houses and to which water is provided by a supply pipe with a diameter larger than the standard size adopted by NWL for a house. Our standard supply pipe size is currently 25 mm outside diameter.

Calculating infrastructure charges

- a) For development sites that were previously undeveloped:

The total amount of water infrastructure charges, X that will apply is

$$X = (A - W) + B, \text{ where}$$

- A. Equal to the number of new houses
- B. The number of non-household premises multiplied by the aggregate of the relevant multipliers for all those premises
- W. The applicable water efficiency incentive

The total amount of wastewater infrastructure charges, X that will apply is

$$X = (A + B) - S, \text{ where}$$

- A. Equal to the number of new household premises
- B. The number of non-household premises multiplied by the aggregate of the relevant multipliers for all those premises
- S. The applicable sustainable drainage incentive

- b) For development sites that are redeveloped

Where a site is developed or redeveloped, we apply infrastructure credits against X above.

On sites formerly occupied by non-household premises, we will take into consideration the previous water demand and sewage discharged from the site in the five years prior to the new development to calculate the credit. The previous demand will be assessed from historical consumption records where they exist. In instances where there is no consumption history, we may consider the number of water fittings that were previously installed in the properties that existed prior to the redevelopment.

The amount of infrastructure credit given will be no less than the total number of household premises and non-household premises benefiting from a direct or indirect connection to our networks on the site at any time in the period of five years before the development or redevelopment began.

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APPENDIX C – CALCULATING INFRASTRUCTURE CHARGES AND THE RELEVANT MULTIPLIER



The relevant multiplier

To calculate the relevant multiplier, the total number of water fittings in all the categories specified in column 1 below is calculated by reference to the loading units in column 2 for the total aggregate loading units. This figure is divided by 24 and the resulting number will be the relevant multiplier, provided that where the resulting number is less than 1, the relevant multiplier will be 1.

Column 1 Water fittings – see a) below	Column 2 Loading units
WC flushing cistern	2
Wash basin - in a house	1.5
Wash basin - elsewhere	3
Bath	
tap nominal size 3/4in/20mm	10
tap nominal size larger than 3/4in/20mm	22
Shower	3
Sink	
tap nominal size 1/2in/15mm	3
tap nominal size larger than 1/2in/15mm	5
Spray tap	0.5
Bidet	1.5
Household appliances - subject to a minimum of 6 loading units per house - see b) below	3
Communal or commercial appliance	10
Any other water fitting or outlet (including a tap but excluding a urinal or water softener)	3

- a) Reference to any fitting includes reference to any plumbing, outlet, dedicated space or planning or other provision for that fitting.
- b) In any calculation under the paragraph a) a minimum of six loading units shall be included, in respect of each household premise, for household appliances (whether or not the household premise has any such appliances) except, in the case of any household premises, where neither a washing machine nor a dishwasher can be provided (and there is no plumbing, outlet, dedicated space or planning or other provision for either appliance) in the household premises.

In the case of premises with a sewerage only connection and no water fittings, the relevant multiplier will be one.

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APPENDIX C – CALCULATING INFRASTRUCTURE CHARGES AND THE RELEVANT MULTIPLIER



The relevant multiplier for caravans

In the case of caravans, infrastructure charges will be based on the net increase in the number of caravans on the site and the use of a relevant multiplier based on loading units set out below:

	House	Caravan
WC flushing cistern	2	1.5 (small)
Wash basin	1.5	1.5
Bath	10	0
Shower	0	3
Sink	3	3
Bidet	1.5	0
Household appliances	6	3
Site facility	0	3
Total	24	15

The relevant multiplier on the infrastructure charge applicable for each caravan is therefore calculated as $15/24 = 62.5\%$ of the standard charge.



Number of individual dwellings	Typical pipe outside diameter (PE pipes)	Nominal bore (other materials)
2-20	63 mm	50 mm
20-40	90 mm	80 mm
40-95	110/125 mm	100 mm
95-300	160/180 mm	150 mm
300-700	250 mm	225 mm

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APPENDIX E – WORKED EXAMPLES



Introduction

The following worked examples will help customers to calculate a reasonable estimate of a) our charges relating to site specific works and b) our fees where all contestable work is carried out by Accredited Third Parties. In the examples we have included:

- Requisition charges – relating to the work we do when new water mains are constructed
- Connection charges – relating to the work we do when properties are connected to a new or our existing network
- Infrastructure charges
- Income offset, if applicable

We have also included the other charges that are relevant to the scenarios. These include, but are not limited to:

- Application fees
- Design and design checking fees
- Administration fees
- Meter installation fees
- Fees to determine Water Regulations compliance
- Traffic management fees and highway authority fees (where not already included in our charges)
- Pre-occupancy fees

The worked examples are calculated using the scenarios specified in Ofwat's Charging Rules and [Common Terms and Worked Examples](#). The wording describing each of the scenarios 1-6 inclusive, is taken directly from Ofwat's Common Terms and Worked Examples document.

For the Northumbrian area, we have shown all the water and wastewater fees and charges that typically apply to the development types in the scenarios.

For the Essex & Suffolk area, we have shown all the water fees and charges that typically apply to the development types in the scenarios. The wastewater charges and fees which may apply will be payable to the relevant water company in the area which the development is situated. Wastewater infrastructure charges are collected by us on behalf of Thames Water where we are the water supplier.

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APPENDIX E – WORKED EXAMPLES



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

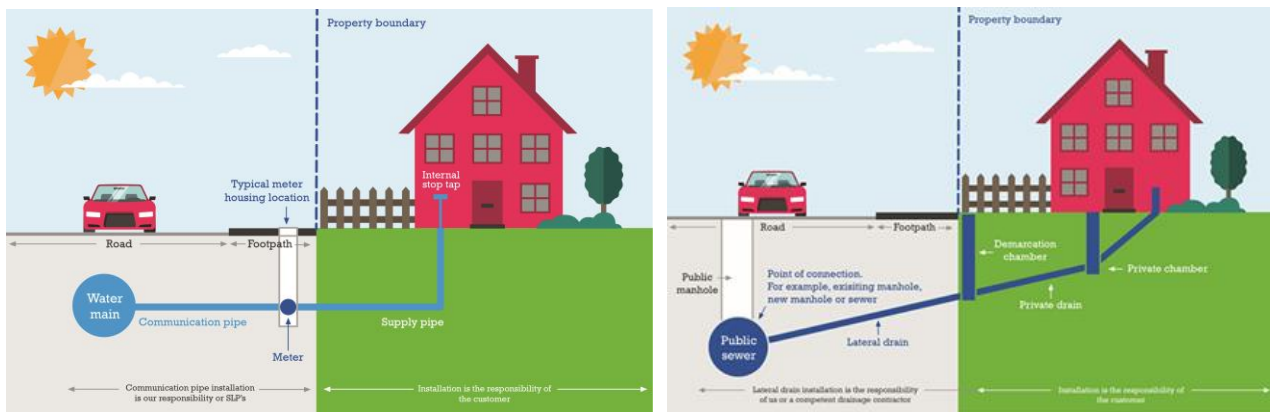
This worked example provides charges for a single connection to an existing water main of 90mm diameter polyethylene (PE). If applicable, the worked example should include the associated charges for a single property connection to an existing sewer, which is completed by the Developer Customer. These charges are specified under 'Other Charges'.

Within construction costs, this includes: Service pipe installation; Boundary box fitting; Meter installation; Excavation; Reinstatement

Pipework:

- 25 – 32mm diameter PE pipe
- 4m pipework in road

Traffic management assumes the road (Type 3-4) is 40mph, has two lanes and does not require a road closure or lane closure. Two-way automated lights are required. There is also an assumption that the only payable council charges are for permitting.



Northumbrian Water

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	122	122	122	122		48	48	
Y	Administration fee	per application	1	195	195	195	195		37	37	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Construction Charges											
Y	Connection	per connection	1	848	848	909	909	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	49	49	
Other Charges											
Y	Water Regulations compliance fee	per connection	1	70	70	70	70	Y	31	31	
Y	Pre-occupancy charge	per property	1	35	35	35	35		35	35	
Y	Wastewater connection application fee	per application	1	111	111	111	111		111	111	
Y	Wastewater connection administration fee	per application	1	211	211	211	211		211	211	
Y	Self-lay legal fee	per application	1						61	61	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	1	130	130	130	130		130	130	
Y	Infrastructure Charge - Sewerage	per property	1	95	95	95	95		95	95	
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						1817	1878			808	

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APPENDIX E – WORKED EXAMPLES



Essex & Suffolk Water

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	122	122	122	122		48	48	
Y	Administration fee	per application	1	195	195	195	195		37	37	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Construction Charges											
Y	Connection	per connection	1	1311	1311	1369	1369	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	49	49	
Other Charges											
Y	Water Regulations compliance fee	per connection	1	70	70	70	70	Y	31	31	
Y	Pre-occupancy charge	per property	1	23	23	23	23		23	23	
Y	Self-lay legal fee	per application	1						61	61	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	1	140	140	140	140		140	140	
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	
TO TALS							1861		1919	389	

Explanatory notes:

The application fee includes the cost to design and price the connection work.

The connection fee includes the cost of:

- connecting to the water main
- communication pipe pipework
- the water meter and the boundary box
- the set-up, hire and dismantling of two-way traffic lights
- the highway authority permit fee

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APPENDIX E – WORKED EXAMPLES



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

This worked example provides charges for a block of 10 flats to be connected to an existing main of 90mm diameter PE. Each flat would be individually metered. If applicable, the worked example should include the associated charges for connection to an existing sewer, which is completed by the Developer Customer.

Within construction costs, this includes: Service pipe installation; Boundary box fitting; Meter installation; Excavation; Reinstatement

Pipework:

- 63mm diameter PE pipe
- 4m pipework in road, 4m pipework in unmade ground

Traffic management assumes the road (Type 3-4) is 40mph, has two lanes and does not require a road closure or lane closure. Two-way automated lights are required. There is also an assumption that the only payable council charges are for permitting.

Northumbrian Water

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	122	122	122	122		48	48	
Y	Administration fee	per application	1	195	195	195	195		37	37	
Y	Administration fee - service connection made at same time as another	per connection	9	41	369	41	369		37	333	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Construction Charges											
Y	Connection	per connection	1	1883	1883	2068	2068	Y			
Y	Branch service connection or manifold connection	per connection	10	202	2020	202	2020	Y			
Y	Chlorination/pressure test	per connection	1	266	266	266	266	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	49	490	
Other Charges											
Y	Water Regulations compliance fee (>32mm dia., domestic fittings)	per connection	1	427	427	427	427	Y	31	31	
Y	Pre-occupancy charge	per property	10	35	350	35	350		35	350	
Y	Wastewater connection application fee	per application	1	111	111	111	111		111	111	
Y	Wastewater connection administration fee	per application	1	211	211	211	211		211	211	
Y	Self-Hay legal fee	per application	1						61	61	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	10	130	1300	130	1300		130	1300	
Y	Infrastructure Charge - Sewerage	per property	10	95	950	95	950		95	950	
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						8204		8389		3922	

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APPENDIX E – WORKED EXAMPLES



Essex & Suffolk Water

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	122	122	122	122		48	48	
Y	Administration fee	per application	1	195	195	195	195		37	37	
Y	Administration fee - service connection made at same time as another	per connection	9	41	369	41	369		37	333	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Construction Charges											
Y	Connection	per connection	1	2289	2289	2464	2464	Y			
Y	Branch service connection or manifold connection	per connection	10	227	2270	227	2270	Y			
Y	Chlorination/pressure test	per connection	1	266	266	266	266	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	49	490	
Other Charges											
Y	Water Regulations compliance fee (>32mm dia., domestic fittings)	per connection	1	427	427	427	427	Y	31	31	
Y	Pre-occupancy charge	per property	10	23	230	23	230		23	230	
Y	Self-Hay legal fee	per application	1						58	58	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	10	140	1400	140	1400		140	1400	
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						7568		7743		2627	

Explanatory notes:

The application fee includes the cost to design and price the connection work.

The connection fee includes the cost of:

- connecting to the water main
- communication pipe pipework
- the water meter and the boundary box
- the set-up, hire and dismantling of two-way traffic lights
- the highway authority permit fee

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APPENDIX E – WORKED EXAMPLES



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

This worked example provided charges associated with the provision of new water mains and individual connections from them for each of 50 new houses. If applicable, the worked example should include the associated charges for the 50 property connections to an existing sewer, which are completed by the Developer Customer. This worked examples assumes excavation and reinstatement activities are completed by others, except for the excavation leading to the connection to the existing water main.

Within construction costs, this includes: Mains laying; Service pipe installation; Boundary box fitting; Meter installation

<p>Technical Specification (Connection)</p> <p>Pipework (no excavation):</p> <ul style="list-style-type: none"> • Connection to Existing Main of 180mm diameter PE • 3m pipework laying (per communication pipe) 	<p>Technical Specification (Mains)</p> <p>Pipework: Total length 300m, consisting of:</p> <ul style="list-style-type: none"> • 125mm diameter PE – 10m road type 3-4 road (leading to the point of connection to an existing water main) • 125mm diameter PE – 190m • 90mm diameter PE – 100m
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Design Considerations:

- 180mm diameter existing main, serving 150 existing customers
- Three commissioning phases
- Three sample chlorination and connections – footpath
- Four washouts - unmade ground
- Five valves (1 x 150mm, 3 x 100mm, 1 x 80mm) - unmade ground
- One trial hole - unmade ground

Traffic management assumes the road (Type 3-4) is 50mph, has two lanes and requires a road closure and eight parking pay suspensions. Any additional council charges for permitting should be included.

Northumbrian Water

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	52	2600	52	2600		37	1850	
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	108	108	108	108		108	108	
Y	Administration fee	per application	1	469	469	469	469		349	349	
Y	Design fee	per application	1	332	332	332	332	Y	208	208	
Y	Design fee	per 20 connections or part thereof	3	72	216	72	216	Y			
Construction Charges - connection											
Y	Connection	per connection	50	259	12950	322	16100	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	49	2450	
Construction Charges - mains											
Y	Connection	per connection	1					N	2816	2816	
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	180	1800	189	1890	Y			
Y	Pipework - construct 125 mm diameter water main	per metre	190	47	8930	56	10640	Y			
Y	Pipework - construct 90 mm diameter water main	per metre	100	44	4400	53	5300	Y			
Y	Traffic management - highway authority closure fee	Per closure	1	1497	1497	1497	1497	Y			
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	168	168	168	168	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	82	656	82	656	Y			
Y	Trial hole	per excavation	1	365	365	365	365	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	50	31	1550	31	1550	Y	31	1550	
Y	Pre-occupancy charge	per property	50	35	1750	35	1750		35	1750	
Y	Wastewater connection application fee	per application	1	111	111	111	111		111	111	
Y	Wastewater connection administration fee	per application	1	211	211	211	211		211	211	
Y	Self-lay legal fee	per application	1						61	61	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	50	130	6500	130	6500		130	6500	
Y	Infrastructure Charge - Sewerage	per property	50	95	4750	95	4750		95	4750	
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						49363		55213		22714	

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APPENDIX E – WORKED EXAMPLES



Essex & Suffolk Water

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	52	2600	52	2600		37	1850	
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	108	108	108	108		108	108	
Y	Administration fee	per application	1	469	469	469	469		349	349	
Y	Design fee	per application	1	332	332	332	332	Y	208	208	
Y	Design fee	per 20 connections or part thereof	3	72	216	72	216	Y			
Construction Charges - connection											
Y	Connection	per connection	50	278	13900	339	16950	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	49	2450	
Construction Charges - mains											
Y	Connection	per connection	1					N	3365	3365	
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	257	2570	267	2670	Y			
Y	Pipework - construct 125 mm diameter water main	per metre	190	60	11400	70	13300	Y			
Y	Pipework - construct 90 mm diameter water main	per metre	100	56	5600	66	6600	Y			
Y	Traffic management - highway authority closure fee	Per closure	1	2096	2096	2096	2096	Y			
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	168	168	168	168				
Y	Traffic management - parking bay suspensions	Per suspension	8	104	832	104	832	Y			
Y	Trial hole	per excavation	1	365	365	365	365	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	50	31	1550	31	1550	Y	31	1550	
Y	Pre-occupancy charge	per property	50	23	1150	23	1150		23	1150	
Y	Self-Lay legal fee	per application	1						61	61	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	50	140	7000	140	7000		140	7000	
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					50356		56406			18091	

Explanatory notes:

The design fee, shown in the category “Pre-Construction Charges – mains” includes the cost of designing and pricing the water mains and communication pipes.

The connection fee includes the cost of:

- connecting to the water main
- communication pipe pipework
- the water meter and the boundary box
- the highway authority permit fee

The construction charges – mains include for the cost of:

- Chlorination, sampling, and testing
- Washouts
- Valves

The Traffic management – highway authority closure fee that is shown in this example is an estimate based up the average fee charged to us in 2021/22

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APPENDIX E – WORKED EXAMPLES



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

This worked example provided charges associated with the provision of new water mains and individual connections from them for each of 50 new houses. If applicable, the worked example should include the associated charges for the 50 property connections to an existing sewer, which are completed by the Developer Customer. This worked example assumes that the excavation and reinstatement activities are completed by the Water Company. However, should the Developer appoint an SLP or NAV, this worked example assumes these (and other contestable items) would be carried out by the SLP or NAV.

Within construction costs, this includes: Mains laying; Service pipe installation; Boundary box fitting; Meter installation; Excavation; Reinstatement

<p>Technical Specification (Connection)</p> <p>Pipework (unmade ground):</p> <ul style="list-style-type: none"> • Connection to existing main of 180mm diameter PE • 3m pipe laying (per communication pipe) 	<p>Technical Specification (Mains)</p> <p>Pipework: Total length 300m, consisting of:</p> <ul style="list-style-type: none"> • 125mm diameter PE – 10m pipework in road (including connection to existing 180mm PE Main) • 125mm diameter PE – 50m pipework in footpath • 125mm diameter PE – 140m pipework in Unmade ground • 90mm diameter PE – 100m pipework Unmade ground
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Design Considerations:

- 180mm diameter existing main, serving 150 existing customers
- Three commissioning phases
- Three sample chlorination and connections - footpath
- Four washouts - unmade ground
- Five valves (1 x 150mm, 3 x 100mm, 1 x 80mm) - unmade ground
- One trial hole - unmade ground

Traffic management assumes the road (Type 3-4) is 50mph, has two lanes and requires a road closure and eight parking pay suspensions. Any additional council charges for permitting should be included.

Northumbrian Water

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	52	2600	52	2600		37	1850	
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	108	108	108	108		108	108	
Y	Administration fee	per application	1	469	469	469	469		349	349	
Y	Design fee	per application	1	332	332	332	332	Y	208	208	
N	Design fee	per 20 connections or part thereof	3	72	216	72	216	Y			
Construction Charges - connection											
Y	Connection	per connection	50	495	24750	547	27350	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	49	2450	
Construction Charges - mains											
Y	Connection	per connection	1					N	2816	2816	
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	180	1800	189	1890	Y			
Y	Pipework - construct 125 mm diameter water main - footpath	per metre	50	180	9000	189	9450	Y			
Y	Pipework - construct 125 mm diameter water main - unmade ground	per metre	140	72	10080	81	11340	Y			
Y	Pipework - construct 90 mm diameter water main - unmade ground	per metre	100	69	6900	78	7800	Y			
Y	Traffic management - highway authority closure fee	Per closure	1	1497	1497	1497	1497	Y			
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	168	168	168	168	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	82	656	82	656	Y			
Y	Trial hole	per excavation	1	365	365	365	365	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	50	31	1550	31	1550	Y	31	1550	
Y	Pre-occupancy charge	per property	50	35	1750	35	1750		35	1750	
Y	Wastewater connection application fee	per application	1	111	111	111	111		111	111	
Y	Wastewater connection administration fee	per application	1	211	211	211	211		211	211	
Y	Self-lay legal fee	per application	1						61	61	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	50	130	6500	130	6500		130	6500	
Y	Infrastructure Charge - Sewerage	per property	50	95	4750	95	4750		95	4750	
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						73813		79113		22714	

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Essex & Suffolk Water

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	52	2600	52	2600		37	1850	
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	108	108	108	108		108	108	
Y	Administration fee	per application	1	489	489	489	489		349	349	
Y	Design fee	per application	1	332	332	332	332	Y	208	208	
Y	Design fee	per 20 connections or part thereof	3	72	216	72	216	Y			
Construction Charges - connection											
Y	Connection	per connection	50	525	26250	574	28700	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	49	2450	
Construction Charges - mains											
Y	Connection	per connection	1					N	3365	3365	
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	257	2570	267	2670	Y			
Y	Pipework - construct 125 mm diameter water main - footpath	per metre	50	257	12850	267	13350	Y			
Y	Pipework - construct 125 mm diameter water main - unmade ground	per metre	140	97	13580	107	14980	Y			
Y	Pipework - construct 90 mm diameter water main - unmade ground	per metre	100	93	9300	103	10300	Y			
Y	Traffic management - highway authority closure fee	Per closure	1	2096	2096	2096	2096	Y			
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	168	168	168	168	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	104	832	104	832	Y			
Y	Trial hole	per excavation	1	365	365	365	365	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	50	31	1550	31	1550	Y	31	1550	
Y	Pre-occupancy charge	per property	50	23	1150	23	1150		23	1150	
Y	Self-lay legal fee	per application	1						61	61	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	50	140	7000	140	7000		140	7000	
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						81436		86886		18091	

Explanatory notes:

The design fee, shown in the category “Pre-Construction Charges – mains” includes the cost of designing and pricing the water mains and communication pipes.

The connection fee includes the cost of:

- connecting to the water main
- communication pipe pipework
- the water meter and the boundary box
- the highway authority permit fee

The construction charges – mains include for the cost of:

- Chlorination, sampling, and testing
- Washouts
- Valves

The Traffic management – highway authority closure fee that is shown in this example is an estimate based up the average fee charged to us in 2021/22

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APPENDIX E – WORKED EXAMPLES



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

This worked example provided charges associated with the provision of new water mains and individual connections from them for each of 200 new houses. If applicable, the worked example should include the associated charges for the 200 property connections to an existing sewer, which are completed by the Developer Customer. This worked examples assumes excavation and reinstatement activities are completed by others, except for the excavation leading to the point of connection to the existing water main.

Within construction costs, this includes: Mains laying; Service pipe installation; Boundary box fitting; Meter installation

Technical Specification (Connection) Pipework (no excavation): <ul style="list-style-type: none"> • Connection to existing main of 180mm diameter PE • 3m pipe laying (per communication pipe) 	Technical Specification (Mains) Pipework: Total length 1000m, consisting of: <ul style="list-style-type: none"> • 180mm diameter PE – 20m pipework in type 3-4 road (leading to point of connection) • 180mm diameter PE – 100m pipework • 125mm diameter PE – 480m pipework • 90mm diameter PE – 400m pipework
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Design Considerations:

- 250mm diameter existing main, serving 150 existing customers
- Six commissioning phases
- Six sample chlorination and connections - footpath
- Ten washouts – unmade ground
- Eight valves (1 x 150mm, 5 x 100mm, 2 x 80mm) – unmade ground
- Two trial holes – unmade ground

Traffic management assumes the road (Type 3-4) is 50mph, has two lanes and requires a road closure and eight parking pay suspensions. Any additional council charges for permitting should be included.

Northumbrian Water

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	52	10400	52	10400		37	7400	
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	108	108	108	108		108	108	
Y	Administration fee	per application	1	469	469	469	469		349	349	
Y	Design fee	per application	1	332	332	332	332	Y	208	208	
Y	Design fee	per 20 connections or part thereof	10	72	720	72	720	Y			
Construction Charges - connection											
Y	Connection	per connection	200	259	51800	322	64400	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	49	9800	
Construction Charges - mains											
Y	Connection	per connection	1					N	3792	3792	
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	227	4540	242	4840	Y			
Y	Pipework - construct 180 mm diameter water main	per metre	100	73	7300	87	8700	Y			
Y	Pipework - construct 125 mm diameter water main	per metre	480	47	22560	56	26880	Y			
Y	Pipework - construct 90 mm diameter water main	per metre	400	44	17600	53	21200	Y			
Y	Traffic management - highway authority closure fee	Per closure	1	1497	1497	1497	1497	Y			
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	168	168	168	168	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	82	656	82	656	Y			
Y	Trial hole	per excavation	2	365	730	365	730	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	200	31	6200	31	6200	Y	31	6200	
Y	Pre-occupancy charge	per property	200	35	7000	35	7000		35	7000	
Y	Wastewater connection application fee	per application	1	111	111	111	111		111	111	
Y	Wastewater connection administration fee	per application	1	211	211	211	211		211	211	
Y	Self-lay legal fee	per application	1						61	61	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	200	130	26000	130	26000		130	26000	
Y	Infrastructure Charge - Sewerage	per property	200	95	19000	95	19000		95	19000	
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						177402		199622		80240	

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Essex & Suffolk Water

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	52	10400	52	10400		37	7400	
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	108	108	108	108		108	108	
Y	Administration fee	per application	1	469	469	469	469		349	349	
Y	Design fee	per application	1	332	332	332	332	Y	208	208	
Y	Design fee	per 20 connections or part thereof	10	72	720	72	720	Y			
Construction Charges - connection											
Y	Connection	per connection	200	278	55600	339	67800	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	49	9800	
Construction Charges - mains											
Y	Connection	per connection	1					N	4580	4580	
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	318	6360	334	6680	Y			
Y	Pipework - construct 180 mm diameter water main	per metre	100	90	9000	106	10600	Y			
Y	Pipework - construct 125 mm diameter water main	per metre	480	60	28800	70	33600	Y			
Y	Pipework - construct 90 mm diameter water main	per metre	400	56	22400	66	26400	Y			
Y	Traffic management - highway authority closure fee	Per closure	1	2096	2096	2096	2096	Y			
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	168	168	168	168	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	104	832	104	832	Y			
Y	Trial hole	per excavation	2	365	730	365	730	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	200	31	6200	31	6200	Y	31	6200	
Y	Pre-occupancy charge	per property	200	23	4600	23	4600		23	4600	
Y	Self-lay legal fee	per application	1						61	61	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	200	140	28000	140	28000		140	28000	
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						176815		199735		61306	

Explanatory notes:

The design fee, shown in the category “Pre-Construction Charges – mains” includes the cost of designing and pricing the water mains and communication pipes.

The connection fee includes the cost of:

- connecting to the water main
- communication pipe pipework
- the water meter and the boundary box
- the highway authority permit fee

The construction charges – mains include for the cost of:

- Chlorination, sampling, and testing
- Washouts
- Valves

The Traffic management – highway authority closure fee that is shown in this example is an estimate based up the average fee charged to us in 2021/22

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APPENDIX E – WORKED EXAMPLES



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

This worked example provided charges associated with the provision of new water mains and individual connections from them for each of 200 new houses. If applicable, the worked example should include the associated charges for the 200 property connections to an existing sewer, which are completed by the Developer Customer. This worked example assumes that the excavation and reinstatement activities are carried out by the Water Company, however, should the Developer appoint an SLP or NAV, this worked example assumes these (and other contestable items) would be carried out by the SLP or NAV.

Within construction costs, this includes: Service pipe installation; Boundary box fitting; Meter installation; Excavation; Reinstatement

<p>Technical Specification (Connection)</p> <p>Pipework (unmade ground):</p> <ul style="list-style-type: none"> • Connection to existing main of 180mm diameter PE • 3m pipe laying (per communication pipe) 	<p>Technical Specification (Mains)</p> <p>Pipework: Total length 1000m, consisting of:</p> <ul style="list-style-type: none"> • 180mm diameter PE – 20m pipework in type 3-4 road (leading to point of connection) • 180mm diameter PE – 100m pipework in footpath • 125mm diameter PE – 480m pipework in unmade ground • 90mm diameter PE – 400m pipework in unmade ground
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Design Considerations:

- 250mm diameter existing main, serving 150 existing customers
- Six commissioning phases
- Six sample chlorination and connections - Footpath
- Ten washouts - Unmade Ground
- Eight valves (1 x 150mm, 5 x 100mm, 2 x 80mm) - Unmade Ground
- Two trial holes - Unmade Ground

Traffic management assumes the road (Type 3-4) is 50mph, has two lanes and requires a road closure and eight parking pay suspensions. Any additional council charges for permitting should be included.

Northumbrian Water

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	
Y	Administration fee	per connection	200	52	10400	52	10400		37	7400	
N	Design fee	per application		N/A	N/A	N/A	N/A	Y			
Pre-Construction Charges - mains											
Y	Application fee	per application	1	108	108	108	108		108	108	
Y	Administration fee	per application	1	469	469	469	469		349	349	
Y	Design fee	per application	1	332	332	332	332	Y	208	208	
Y	Design fee	per 20 connections or part thereof	10	72	720	72	720	Y			
Construction Charges - connection											
Y	Connection	per connection	200	495	99000	547	109400	Y			
N	Pipework	per metre		N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage		N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	200					Y	49	9800	
Construction Charges - mains											
Y	Connection	per connection	1					N	3792	3792	
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	227	4540	242	4840	Y			
Y	Pipework - construct 180 mm diameter water main - footpath	per metre	100	227	22700	242	24200	Y			
Y	Pipework - construct 125 mm diameter water main	per metre	480	72	34560	81	38880	Y			
Y	Pipework - construct 90 mm diameter water main	per metre	400	69	27600	78	31200	Y			
Y	Traffic management - highway authority closure fee	Per closure	1	1497	1497	1497	1497	Y			
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	168	168	168	168	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	82	656	82	656	Y			
Y	Trial hole	per excavation	2	365	730	365	730	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	200	31	6200	31	6200	Y	31	6200	
Y	Pre-occupancy charge	per property	200	35	7000	35	7000		35	7000	
Y	Wastewater connection application fee	per application	1	111	111	111	111		111	111	
Y	Wastewater connection administration fee	per application	1	211	211	211	211		211	211	
Y	Self-lay legal fee	per application	1						61	61	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	200	130	26000	130	26000		130	26000	
Y	Infrastructure Charge - Sewerage	per property	200	95	19000	95	19000		95	19000	
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					262002		282122			80240	

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Essex & Suffolk Water

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	
Y	Administration fee	per connection	200	52	10400	52	10400		37	7400	
N	Design fee	per application		N/A	N/A	N/A	N/A	Y			
Pre-Construction Charges - mains											
Y	Application fee	per application	1	108	108	108	108		108	108	
Y	Administration fee	per application	1	469	469	469	469		349	349	
Y	Design fee	per application	1	332	332	332	332	Y	208	208	
Y	Design fee	per 20 connections or part thereof	10	72	720	72	720	Y			
Construction Charges - connection											
Y	Connection	per connection	200	525	105000	574	114800	Y			
N	Pipework	per metre		N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage		N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	200					Y	49	9800	
Construction Charges - mains											
Y	Connection	per connection	1					N	4580	4580	
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	318	6360	334	6680	Y			
Y	Pipework - construct 180 mm diameter water main - footpath	per metre	100	318	31800	334	33400	Y			
Y	Pipework - construct 125 mm diameter water main	per metre	480	97	46560	107	51360	Y			
Y	Pipework - construct 90 mm diameter water main	per metre	400	93	37200	103	41200	Y			
Y	Traffic management - highway authority closure fee	Per closure	1	2096	2096	2096	2096	Y			
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	168	168	168	168	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	104	832	104	832	Y			
Y	Trial hole	per excavation	2	365	730	365	730	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	200	31	6200	31	6200	Y	31	6200	
Y	Pre-occupancy charge	per property	200	23	4600	23	4600		23	4600	
Y	Self-lay legal fee	per application	1						61	61	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	200	140	28000	140	28000		140	28000	
N	Infrastructure Charge - Sewerage	per property		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	
TOTALS						281575		302095		61306	

Explanatory notes:

The design fee, shown in the category “Pre-Construction Charges – mains” includes the cost of designing and pricing the water mains and communication pipes.

The connection fee includes the cost of:

- connecting to the water main
- communication pipe pipework
- the water meter and the boundary box
- the highway authority permit fee

The construction charges – mains include for the cost of:

- Chlorination, sampling, and testing
- Washouts
- Valves

The Traffic management – highway authority closure fee that is shown in this example is an estimate based up the average fee charged to us in 2021/22

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APPENDIX E – WORKED EXAMPLES



Scenario 7: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by others) – to demonstrate the financial treatment of upsizing of some water mains at the request of the water company

This worked example is based on the same development described in Scenario 3. It includes the requirement by the water company to upsize some of the water mains as described below:

- upsized 10m of main in Road Types 3/4 to from 125mm to 180mm; and,
- upsized 100m of the 190m of 125mm main to 180mm; and,
- includes an additional controlling valve being added (to control the feed to the washout which will eventually be removed to allow the follow-on site to be connected)

Pipework: Total length 300m, consisting of:

- 180mm diameter PE – 10m road type 3-4 road (leading to the point of connection to existing water main)
- 180mm diameter PE – 100m
- 125mm diameter PE – 90m
- 90mm diameter PE – 100m

Design considerations:

- 180mm diameter existing main, serving 150 existing customers
- Three commissioning phases
- Three sample chlorination and connections – footpath
- Four washouts - unmade ground
- Six valves (2 x 150mm, 3 x 100mm, 1 x 80mm) - unmade ground
- One trial hole - unmade ground

Northumbrian Water

Scenario 7: Medium housing development requiring new mains (some upsized) 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	52	2600	52	2600		37	1850	
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	108	108	108	108		108	108	
Y	Administration fee	per application	1	469	469	469	469		349	349	
Y	Design fee	per application	1	332	332	332	332	Y	208	208	
Y	Design fee	per 20 connections or part	3	72	216	72	216	Y			
Construction Charges - connection											
Y	Connection	per connection	50	259	12950	322	16100	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	49	2450	
Construction Charges - mains											
Y	Connection	per connection	1					N	2816	2816	
Y	Pipework - construct 180 mm diameter water main - road	per metre	10	227	2270	242	2420	Y			
Y	Pipework - construct 180 mm diameter water main	per metre	100	73	7300	87	8700	Y			
Y	Pipework - construct 125 mm diameter water main	per metre	90	47	4230	56	5040	Y			
Y	Pipework - construct 90 mm diameter water main	per metre	100	44	4400	53	5300	Y			
Y	Traffic management - highway authority closure fee	Per closure	1	1497	1497	1497	1497	Y			
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	168	168	168	168	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	82	656	82	656	Y			
Y	Trial hole	per excavation	1	365	365	365	365	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	50	31	1550	31	1550	Y	31	1550	
Y	Pre-occupancy charge	per property	50	35	1750	35	1750		35	1750	
Y	Wastewater connection application fee	per application	1	111	111	111	111		111	111	
Y	Wastewater connection administration fee	per application	1	211	211	211	211		211	211	
Y	Self-Hay legal fee	per application	1						61	61	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	50	130	6500	130	6500		130	6500	
Y	Infrastructure Charge - Sewerage	per property	50	95	4750	95	4750		95	4750	
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						52433		58843		22714	

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APPENDIX E – WORKED EXAMPLES



Essex & Suffolk Water

Scenario 7: Medium housing development requiring new mains (some upsized) 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	52	2600	52	2600		37	1850	
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	108	108	108	108		108	108	
Y	Administration fee	per application	1	469	469	469	469		349	349	
Y	Design fee	per application	1	332	332	332	332	Y	208	208	
Y	Design fee	per 20 connections or part	3	72	216	72	216	Y			
Construction Charges - connection											
Y	Connection	per connection	50	278	13900	339	16950	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	49	2450	
Construction Charges - mains											
Y	Connection	per connection	1					N	3365	3365	
Y	Pipework - construct 180 mm diameter water main - road	per metre	10	318	3180	334	3340	Y			
Y	Pipework - construct 180 mm diameter water main	per metre	100	90	9000	106	10600	Y			
Y	Pipework - construct 125 mm diameter water main	per metre	90	60	5400	70	6300	Y			
Y	Pipework - construct 90 mm diameter water main	per metre	100	56	5600	66	6600	Y			
Y	Traffic management - highway authority closure fee	Per closure	1	2096	2096	2096	2096	Y			
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	168	168	168	168	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	104	832	104	832	Y			
Y	Trial hole	per excavation	1	365	365	365	365	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	50	31	1550	31	1550	Y	31	1550	
Y	Pre-occupancy charge	per property	50	23	1150	23	1150		23	1150	
Y	Self-lay legal fee	per application	1						61	61	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	50	140	7000	140	7000		140	7000	
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						53966		60676		18091	

Explanatory notes:

The design fee, shown in the category “Pre-Construction Charges – mains” includes the cost of designing and pricing the water mains and communication pipes.

The connection fee includes the cost of:

- connecting to the water main
- communication pipe pipework
- the water meter and the boundary box
- the highway authority permit fee

The construction charges – mains include for the cost of:

- Chlorination, sampling, and testing
- Washouts
- Valves

The Traffic management – highway authority closure fee that is shown in this example is an estimate based up the average fee charged to us in 2021/22

Financial treatment of upsizing

Reference should be made to the section of this document entitled “Upsizing of networks and alternative points of connection”. It includes commentary on the financial treatment of costs where water mains are upsized to cater for future development.

The relative cost of providing the larger polyethylene water mains in scenario 7 compared to scenario 3 is shown in the table below:

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APPENDIX E – WORKED EXAMPLES



Region	Cost of Scenario 7 upsized mains	Cost of Scenario 3 no upsized mains	Difference = Network Reinforcement
Northumbrian	£52,433	£49,363	£3,070
Essex & Suffolk	£53,966	£50,356	£3,610

Where a developer requisitions the water mains from us, and we upsize them as per scenario 7, the amount the developer will pay will be the cost shown for scenario 3. The difference in costs between scenario 7 and scenario 3 is funded by water infrastructure charge revenue as it falls within the definition of network reinforcement.

Where an SLP constructs the water mains, excluding the excavation and reinstatement of the ground, and we ask them to upsize mains as per scenario 7, we will make a payment to them equivalent to the difference in costs between scenario 7 and scenario 3. This payment is funded by water infrastructure charge revenue as it falls within the definition of network reinforcement.

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APPENDIX E – WORKED EXAMPLES



Scenario 8: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by water company) – to demonstrate the financial treatment of upsizing of some water mains at the request of the water company

This worked example based on the same development described in Scenario 4. It includes the requirement by the water company to upsize some of the water mains as described below:

- upsized 10m of main in Road Types 3/4 to from 125mm to 180mm; and,
- upsized 100m of the 190m of 125mm main to 180mm; and,
- includes an additional controlling valve being added (to control the feed to the washout which will eventually be removed to allow the follow-on site to be connected)

Pipework: Total length 300m, consisting of:

- 180mm diameter PE – 10m road type 3-4 road (leading to the point of connection to existing water main)
- 180mm diameter PE – 100m
- 125mm diameter PE – 90m
- 90mm diameter PE – 100m

Design considerations:

- 180mm diameter existing main, serving 150 existing customers
- Three commissioning phases
- Three sample chlorination and connections – footpath
- Four washouts - unmade ground
- Six valves (2 x 150mm, 3 x 100mm, 1 x 80mm) - unmade ground
- One trial hole - unmade ground

Northumbrian Water

Scenario 8: Medium housing development requiring new mains (some upsized) 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	52	2600	52	2600		37	1850		
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	108	108	108	108		108	108		
Y	Administration fee	per application	1	469	469	469	469		349	349		
Y	Design fee	per application	1	332	332	332	332	Y	208	208		
N	Design fee	per 20 connections or part thereof	3	72	216	72	216	Y				
Construction Charges - connection												
Y	Connection	per connection	50	495	24750	547	27350	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	49	2450		
Construction Charges - mains												
Y	Connection	per connection	1					N	2816	2816		
Y	Pipework - construct 180 mm diameter water main - road	per metre	10	227	2270	242	2420	Y				
Y	Pipework - construct 180 mm diameter water main - footpath	per metre	50	227	11350	242	12100	Y				
Y	Pipework - construct 180 mm diameter water main - unmade	per metre	50	104	5200	119	5950	Y				
Y	Pipework - construct 125 mm diameter water main - unmade	per metre	90	72	6480	81	7290	Y				
Y	Pipework - construct 90 mm diameter water main - unmade ground	per metre	100	69	6900	78	7800	Y				
Y	Traffic management - highway authority closure fee	Per closure	1	1497	1497	1497	1497	Y				
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	168	168	168	168	Y				
Y	Traffic management - parking bay suspensions	Per suspension	8	82	656	82	656	Y				
Y	Trial hole	per excavation	1	365	365	365	365	Y				
Other Charges												
Y	Water Regulations compliance fee	per connection	50	31	1550	31	1550	Y	31	1550		
Y	Pre-occupancy charge	per property	50	35	1750	35	1750		35	1750		
Y	Wastewater connection application fee	per application	1	111	111	111	111		111	111		
Y	Wastewater connection administration fee	per application	1	211	211	211	211		211	211		
Y	Self-lay legal fee	per application	1						61	61		
Infrastructure Charges												
Y	Infrastructure Charge - Water	per property	50	130	6500	130	6500		130	6500		
Y	Infrastructure Charge - Sewerage	per property	50	95	4750	95	4750		95	4750		
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						78233		84193		22714		

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Essex & Suffolk Water

Scenario 8: Medium housing development requiring new mains (some upsized) 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	52	2600	52	2600		37	1850	
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	108	108	108	108		108	108	
Y	Administration fee	per application	1	469	469	469	469		349	349	
Y	Design fee	per application	1	332	332	332	332	Y	208	208	
Y	Design fee	per 20 connections or part thereof	3	72	216	72	216	Y			
Construction Charges - connection											
Y	Connection	per connection	50	525	26250	574	28700	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	49	2450	
Construction Charges - mains											
Y	Connection	per connection	1					N	3365	3365	
Y	Pipework - construct 180 mm diameter water main - road	per metre	10	318	3180	334	3340	Y			
Y	Pipework - construct 180 mm diameter water main - footpath	per metre	50	318	15900	334	16700	Y			
Y	Pipework - construct 180 mm diameter water main - unmade	per metre	50	136	6800	152	7600	Y			
Y	Pipework - construct 125 mm diameter water main - unmade	per metre	90	97	8730	107	9630	Y			
Y	Pipework - construct 90 mm diameter water main - unmade ground	per metre	100	93	9300	103	10300	Y			
Y	Traffic management - highway authority closure fee	Per closure	1	2096	2096	2096	2096	Y			
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	168	168	168	168	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	104	832	104	832	Y			
Y	Trial hole	per excavation	1	365	365	365	365	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	50	31	1550	31	1550	Y	31	1550	
Y	Pre-occupancy charge	per property	50	23	1150	23	1150		23	1150	
Y	Self-lay legal fee	per application	1						61	61	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	50	140	7000	140	7000		140	7000	
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						87046		93156		18091	

Explanatory notes:

The design fee, shown in the category “Pre-Construction Charges – mains” includes the cost of designing and pricing the water mains and communication pipes.

The connection fee includes the cost of:

- connecting to the water main
- communication pipe pipework
- the water meter and the boundary box
- the highway authority permit fee

The construction charges – mains include for the cost of:

- Chlorination, sampling, and testing
- Washouts
- Valves

The Traffic management – highway authority closure fee that is shown in this example is an estimate based up the average fee charged to us in 2021/22

Financial treatment of upsizing

Reference should be made to the section of this document entitled “Upsizing of networks and alternative points of connection”. It includes commentary on the financial treatment of costs where water mains are upsized to cater for future development.

The relative cost of providing the larger polyethylene water mains in scenario 8 compared to scenario 4 is shown in the table below:

APPENDICES

APPENDIX E – WORKED EXAMPLES



Region	Cost of Scenario 8 upsized mains	Cost of Scenario 4 no upsized mains	Difference = Network Reinforcement
Northumbrian	£78,233	£73,813	£4,420
Essex & Suffolk	£87,046	£81,436	£5,610

Where a developer requisitions the water mains from us, and we upsize them as per scenario 8, the amount the developer will pay will be the cost shown for scenario 4. The difference in costs between scenario 8 and scenario 4 is funded by water infrastructure charge revenue as it falls within the definition of network reinforcement.

Where an SLP constructs the water mains, including the excavation and reinstatement of the ground, and we ask them to upsize mains as per scenario 8, we will make a payment to them equivalent to the difference in costs between scenario 8 and scenario 4. This payment is funded by water infrastructure charge revenue as it falls within the definition of network reinforcement.