

Water Infrastructure Charges 2022-23

Here is a summary of the infrastructure charges for 2022-23. These are in addition to the mains/connections costs charged by the water companies, and are updated every year in line with the water company charges statements published around February and taking effect in April. The figures used are for residential charges only (commercial infrastructure charges are calculated separately based on usage). Credits against these charges will still be available for usage (within the last 5 years) by connections to the site. One credit is normally allowed for each residential property that is replaced by the new development.

Most water companies continue to offer the income offset discount against infrastructure charges as shown. Practical examples are shown on page 3.

Water Company	New potable water charge	New sewerage charge	Income offset discount
Affinity Water	£366.00	N/A	- £344.70
	AfW's charge reduces to £282 if a property consumes no more than 110l per person per day.		
Anglian Water	£293.00	£490.00	- £420.00
	Offset discount is all for potable water, so no discount on drainage where another company provides potable connections.		
Bournemouth Water	£96.00	N/A	- £408.00
Bristol Water	£309.00	N/A	- £699.00
	Possible 75% discount on charge for selected developments that are large enough to trigger reinforcement and consume no more than 110l per person per day.		
Cambridge Water	£305.00	N/A	- £660.00
	CW's charge reduces by 40% if a property consumes no more than 100l per person per day.		
Dwr Cymru Welsh Water	£428.00	£428.00	0.00
Essex & Suffolk Water	£140.00	N/A	0.00
	ESW will waive their charge if a property consumes no more than 105l per person per day.		
Hafren Dyfrdwy	£411.28	£411.28	0.00
Hartlepool Water	£200.00	N/A	- £420.00
	Offset discount is all for potable water, so no discount on drainage where another company provides potable connections		
Northumbrian Water	£130.00	£95.00	0.00
	NW will waive their potable charge if a property consumes no more than 105l per person per day, and waive their sewerage charge for sites that discharge no surface water to the public sewer.		
Portsmouth Water	£321.00	N/A	- £430.00
	PW's charge reduces by 50% if a property consumes no more than 100l per person per day.		
Severn Trent Water	£363.34	£295.37	- £547.28
	STW offer various discounts, to their potable charge if a property consumes no more than 100l per person per day, and to their sewerage charge for sustainable drainage systems. Offset discount comprises -£474.37 potable and -£72.91 drainage so the latter discount does not apply if no connection to STW sewerage.		

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Scottish Water	N/A	N/A	N/A
	Not regulated by Ofwat		
SES Water	£312.00	N/A	- £247.00
	SESW will offer a % discount on their charge based on various water efficiency measures, see their charges scheme document for full details.		
South East Water	£633.00	N/A	- £605.00
	SEW's charge reduces to £583 if eco-connections are used.		
South Staffs Water	£305.00	N/A	- £660.00
	SS's charge reduces by 40% if a property consumes no more than 100l per person per day.		
South West Water	£96.00	£707.00	- £602.00
	Offset discount comprises -£408 potable and -£194 drainage so the latter discount does not apply if no connection to SWW sewerage.		
Southern Water	£0.00	£608.00	- £406.00
	Offset discount comprises -£213 potable and -£193 drainage so the latter discount does not apply if no connection to SW sewerage. SW will add an additional discount of £230 to the potable charge if a property consumes no more than 110l per person per day.		
Thames Water	£445.00	£320.00	0.00
	Offset discount has been replaced from April 2022 with tiered environmental discounting. Tier 1 discount is £200 per unit if a property consumes less than 110l per person per day. Tier 2 discount is £1,000 per unit if water reuse technology (e.g. rainwater harvesting or greywater recycling) captures at least 50l per property per day for reuse. Tier 3 discount is £1,800 per unit if development achieves water neutrality by retrofitting water saving devices and fixing internal plumbing wastage leaks across existing homes and businesses in the same water resource zone. These tiers are not cumulative, i.e. only the highest discount applies. Thames Water will also offer a £25 discount for sites that remove (or almost remove) surface water discharge via SUDS or similar.		
United Utilities	£302.00	£279.00	- £778.00
	UU's potable charge will reduce to £30 if a property consumes no more than 100l per person per day. The sewerage charge will reduce to £28 if no surface water connection to the public sewer.		
Wessex Water	£199.00	£664.00	- £263.49
	Offset discount comprises -£117.41 potable and -£146.08 drainage so the latter discount does not apply if no connection to WW sewerage. WW will offer discounts to the sewerage charge for sustainable drainage systems and zero surface water discharge.		
Yorkshire Water	£80.00	£220.00	0.00
	YW will offer a % discount to their charges if a property consumes less than 125l per person per day.		

Examples of these charges

The most significant cost increases are in the southeast of England. The following examples give a basic idea of some of the cost changes.

Central London site:

100 residential units in Thames Water region (both potable and sewerage) following London Plan water efficiency guidance for all units, no SUDs utilised:

Infrastructure charges of £76,500 and income offset discount of £nil, but a new Tier 1 environmental discount of £20,000. This is a net cost to the developer of £56,500. Last year this would either have been a net cost of £52,000. Further discount available if Tier 2 can be achieved, which would potentially result in a net rebate to be deducted from the other elements of the water connection quotation.

Bournemouth site:

100 residential units in Bournemouth Water (potable) and Wessex Water (sewerage) regions, no SUDs utilised:

Infrastructure charges of £76,000 and income offset discount of £55,408. This is a net cost to the developer of £20,592. Last year this would have been a net cost to the developer of £15,488.

Hitchin site:

100 residential units in Affinity Water (potable) and Anglian Water (sewerage) regions:

If all units use water efficient fittings to consume no more than 110l per person per day: Infrastructure charges of £77,200 and income offset discount of £34,470. This is a net cost to the developer of £42,730. Last year this would have been a net cost to the developer of £35,474.

If no units use water efficient fittings: Infrastructure charges of £85,600 and income offset discount of £34,470. This is a net cost to the developer of £51,130. Last year this would have been a net cost to the developer of £43,474.

Note: These are simple examples and there are different permutations and exclusions that may change the outcome of the calculations.

To find out more speak to one of our
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