

Developer Services

Charging Arrangements 2023-24



Contents

Document Control.....	3
Introduction	4
Competition	5
Basis of Charges	6
Defining Infrastructure.....	6
Site Specific charges.....	6
Network Reinforcement charges.....	6
Site Specific Charge Cap.....	7
Service Connection Charge	7
Requisition Charges	8
Income Offset.....	9
Infrastructure Charges	10
Statement of Significant Changes to Charges.....	12
Environmental Incentive.....	13
Diversion Charges	13
Quotation Validity.....	14
Payment terms.....	14
Schedule of Rates.....	16
Service Connections.....	16
Service Connections & Service-Laying Charges	16
Temporary Building Supply Disconnection Charges	17
Administration Charges	17
Water Meters.....	18
Ancillary Charges.....	18
Mains Requisitions, Mains Diversions & Self-Lay	19
Main-Laying Charges.....	19
Mains Connection Charges	20
Mains Commissioning Charges	20
Administration Charges	21
Ancillary Charges.....	21
Traffic Management Charges.....	22
Infrastructure Charges	23
Appendices.....	24
Appendix A: Common Terms	24

Appendix B: Definition of Non-contestable activities in the design and construction of water mains and services	32
Appendix C: Exceptions to standard charging (Requisitions Only)	33
Appendix D: Ofwat Specific Scenarios.....	34
Scenario 1: Single connection to a house from an existing main	34
Scenario 2: Single connection to a block of flats from an existing main	36
Scenario 3: Medium housing development requiring new mains and communication pipe (excavation and reinstatement by others)	38
Scenario 4: Medium housing development requiring new mains and communication pipe (excavation and reinstatement by Water Company)	40
Scenario 5: Large housing development requiring new mains and communication pipe (excavation and reinstatement by others)	42
Scenario 6: Large housing development requiring new mains and communication pipe (excavation and reinstatement by Water Company)	44
Appendix E: Five Year Calculation of Infrastructure Charge	46

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Introduction

This booklet contains details of Portsmouth Water's Developer Services Charges Scheme (the Charging Arrangements) for 2023/24. These charges come into effect on 1st April 2023.

These Charging Arrangements are published under the provisions of the Water Services Regulation Authority's (Ofwat) 'Charging Rules for New Connection Services'. Ofwat's charging rules apply to water and waste connections for domestic purposes that are made by water companies operating wholly or mainly in England. In this context "Connection Services" include providing water mains, connections to individual properties and diversions of water mains that need to be moved.

In October 2021 Ofwat made several changes to their charging rules that come into effect on 1 April 2022. The main changes to the previous charging rules being:

- A simplification of the publishing deadlines for charging documents;
- A new general principle that charges should reflect the relevant costs of the service;
- A new requirement for water companies to set out how they will treat quotations that cross into a new charging year; and
- A new requirement on water companies to use standardised terms in charging arrangements for developer services.

A copy of the "Charging Rules for New Connection Services", from 01 April 2022, is available at:

<https://www.ofwat.gov.uk/publication/charging-rules-for-new-connection-services-english-undertakers-issued-by-the-water-services-regulation-authority-under-sections-51cd-105zf-143b-and-144za-of-the-water-industry-act-1991-effective/>

Please note that the term 'Developer Customer' throughout this booklet refers to Developers and builders, individuals wishing to connect, or re-connect existing or developed properties to our water network and Companies that provide infrastructure for developers e.g. New Appointments and Variations (NAV) and Self Lay Providers (SLP).

Our Charging Arrangements have considered the five overarching principles outlined by Ofwat:

1. Stable and predictable charges;
2. Transparent and customer focused charging;
3. Fairness and affordability;
4. Environmental protection;
5. Costs of the relevant service.

Each principle has equal importance, and needs to be balanced between Developer Customers and other customers and promote effective competition.

Portsmouth Water has produced its Charging Arrangements in line with the principles set out in the Ofwat guidance.

Our overall objective, in line with Ofwat guidance, is to maintain the present balance of charges between Developer Customers and other customers. Since the April 2018 implementation of the new

charging arrangements, we have no evidence that our actual revenue from developers is significantly different, but will monitor this to ensure the balance of charges is maintained.

Competition

We recognise that the market for new infrastructure is open to competition. Portsmouth Water provides an equivalent service to all of our developer customers; Developers, New Appointments and Variations (NAV) and Self Lay Providers (SLP). These Charging Arrangements are relevant to all parties and they aim to be reasonable and fair to all.

The options for the delivery and or ownership of our water assets are as follows:

- Installation of water supply connections - the developer can select an SLP, NAV, or Portsmouth Water;
- Operation of connections assets – developers and SLP's can choose a NAV or Portsmouth Water to take over and operate networks.

The services over which there is competition are referred to as “contestable”. There are some services, such as those linked to the security of water supply that can only be provided by Portsmouth Water. These are referred to as “non-contestable services”. Non-contestable services are defined in Appendix B.

For further details about competition in the connections market please refer to:
<https://www.ofwat.gov.uk/regulated-companies/markets/connections-market>

Further guidance on the NAV market is available at:
<https://www.ofwat.gov.uk/regulated-companies/markets/nav-market/>

Details of current NAVs can be found at:
<http://www.ofwat.gov.uk/publication/register-of-new-appointments-and-variations-granted-to-date/>

Basis of Charges

Defining Infrastructure

Where we provide new connections, or reinforce network assets because of new development, we will recover the cost using two distinct charges:

Site Specific charges

Site Specific charges will be payable for all work carried out by us on the development site and up to a defined point of connection to the existing water company network. These charges cover the cost of Site Specific work to provide any new pipework needed to connect the new houses to the nearest practical point on the existing network – and where the diameter of the new connecting pipework is no larger than the diameter of the company's existing network. The costs of these works will be recovered, in full, from the Developer Customer that requested the works.

Network Reinforcement charges

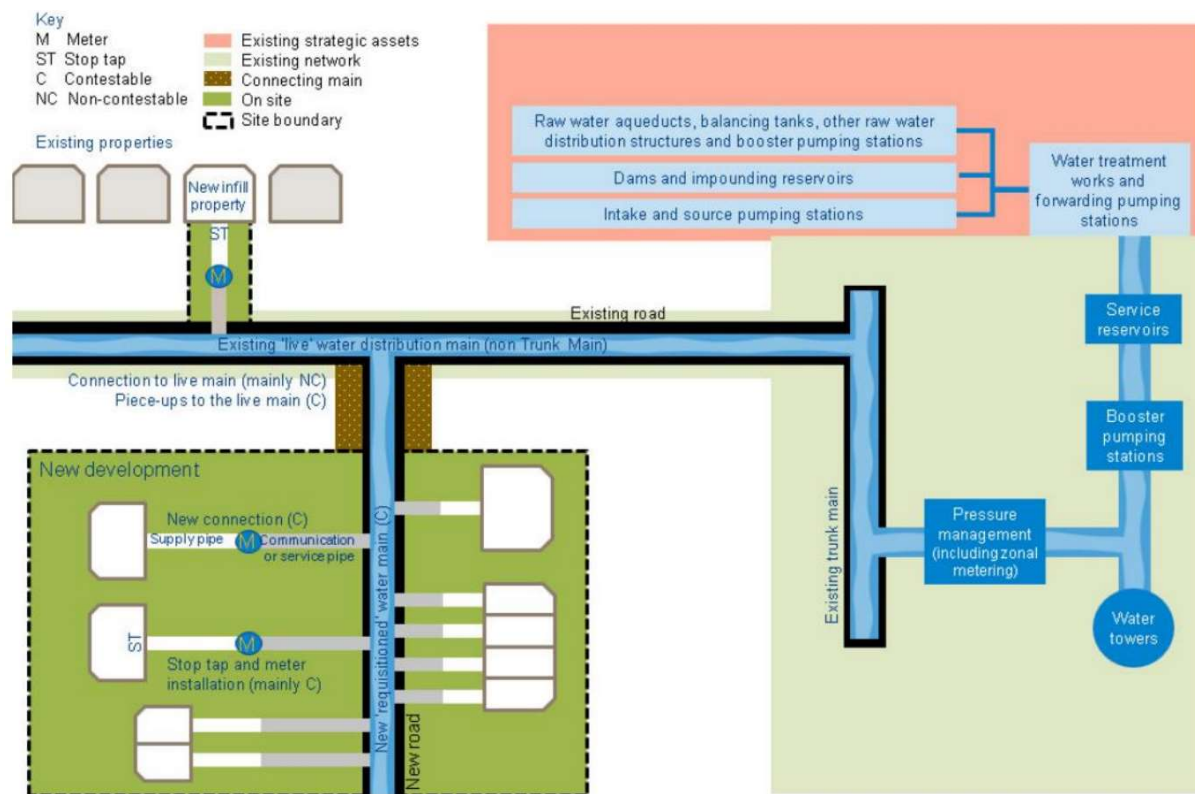
Network Reinforcement to provide for new development will be delivered by us with the cost recovered through Infrastructure Charges. Reinforcement includes upgrades to the existing network and can also include upsizing works which the water company agrees should be provided to cater for other likely new connections.

The following diagram shows who pays for what in relation to water connections services. The diagram is annotated as follows:

Colour	Infrastructure	Who pays and how?
Dark green and brown shaded area	Site Specific work to connect the development to an appropriate point on the existing network	Developer or SLP customer through Site Specific charges
Light green shaded area	Network reinforcement – upgrades and increased capacity of existing network in consequence of new growth	Developers through the New Infrastructure Charge
Pink shaded area	New resources and treatment assets	Water company through 5-year (AMP) investment plan

Whilst the above example will operate in the majority of connections scenarios, some complex connection projects will involve a mixture of Site Specific work and Network Reinforcement. In these complex cases, we will apply the following charge cap to ensure that the Site Specific charge remains reflective of Ofwat's rules.

Figure 1: Typical connections work, and the location of existing water assets



Site Specific Charge Cap

Where we wish to specify a point of connection which is different from the nearest practical point referred to above, or we agree with the applicant on an alternative point of connection, the charge for Site Specific Work will be capped. The cap will be equal to the lowest Site Specific charge that would otherwise result from connecting at the nearest practical point on the existing network where the connecting pipework is of a nominal bore internal diameter no larger than that of our existing network.

Service Connection Charge

Our Service Connection Charges are outlined in the Cost Schedule. All charges associated with new service connections are fixed. There will be no "exceptional circumstances" that apply to our service connection charges.

These charges have been built up using an activity based costing approach using our term contractor, who was selected following a competitive tender process. By applying our term contractor's standard rates, this allowed us to calculate a unit charge. Materials and the recovery of reasonable management overheads is included in our rates for service connection charges.

There are a number of activities associated with Service Connections that are contestable. We have included fixed application, administration and inspection fees associated where those activities are undertaken by a SLP. Non-contestable activities are outlined in Appendix B.

A water meter will be installed on new connections in accordance with Portsmouth Water's supply agreement. The water meter remains the property of Portsmouth Water. Where a water meter has been installed the measured tariff will apply - except where it has been installed for check purposes only in accordance with Portsmouth Water's policy at the time and a customer has been previously notified of this in writing.

Requisition Charges

Our requisition charges have been built up using an activity based costing approach using our term contractor, who was selected following a competitive tender process. By applying our term contractor's standard rates, this allowed us to calculate a unit charge per metre. Materials and the recovery of reasonable management overheads is included in our rates for service connection charges. They will not include any amounts for network reinforcement costs.

There are a number of activities associated with mains requisitions that are contestable. We have also published fixed application, administration and inspection fees associated where those activities are undertaken by a SLP. Non-contestable activities are outlined in Appendix B.

Some requisition work is affected by third party influences or other factors beyond our control, and in these circumstances, our published fixed upfront charges may not be appropriate. In these rare cases, we will provide a bespoke estimate. Appendix C sets out the circumstances under which a bespoke estimate may be appropriate.

There may be occasions when a Developer Customer requisitions a main for a new development and we decide to upsize the asset to take account of future growth. Any costs associated with the upsizing, over and above that required for the mains requisition, will be borne by us, or if the future growth is anticipated within 5 years will fall within network reinforcement costs.

Income Offset

In July 2019, Ofwat published revised charging rules for new connections that came into effect on 01 April 2020.

The drawbacks of the rules prior to 01 April 2020 were:

- Developer customers laying only 'service connections' on an existing main did not receive an income offset.
- The timing of the developer customer receiving the income offset, or equivalent, varied across the different customer groups.

The revised rules are intended to ensure all customer types are treated fairly and that cost transparency is improved between incumbents, SLPs and NAVs. A key requirement of the rules is that all developer customers are treated equally. To do this:

- We no longer apply income offsets against the cost of a new main requisitions;
- We no longer provide an asset payment where an SLP installs the water main;
- The 'new' income offset will be applied to infrastructure charges.

Ofwat's charging rules make the process fairer, and increase both transparency and efficiency, for developer customers.

The income offset is applicable to all new connections – not just, as previously happened, those customers connecting to a new water main. Whether, you are building a single house, close to our existing water network, or a big development, with a new water main – everybody is eligible for the income offset.

In the interests of fairness and simplicity, and after consultation with our developer customers, we have a flat rate for the income offset to share equally across all developers, NAVs and SLPs for all sizes of developments, connections types, on new and existing mains.

The income offset payment will be made when the infrastructure charge is due on connection.

A key principle of the charging rules is that we take reasonable steps to ensure that the balance of charges between Developers customers and other customers, prior to the implementation of the rules in April 2018, is broadly maintained.

We have used the income offset to maintain our balance of charges between our developer customers and other customers. To achieve this, we looked at our forecasted revenue from our developer customers in 2023/24. The income offset was then used to adjust the revenue from developer customers in 2023/24 to the percentage of overall revenue that developer customers contributed in 2017/18.

The income offset has been calculated as -£247 for 2023/24. One income offset will be given as a payment to the customer, and applied upon each service connection.

Infrastructure Charges

Infrastructure charges enable companies to invest in general improvements in their existing network needed to meet increasing demand from new customers. Charged separately for water and sewerage services, they are payable when connecting a property to a public water supply or a public sewer for the first time for domestic purposes.

The purpose of the charge is a contribution to the cost of providing the infrastructure of pipes, booster pumping stations and service reservoirs necessary for the provision of water services as a direct consequence of new development and growth.

Our infrastructure charge does not relate to the costs of reinforcing, upgrading or otherwise modifying existing network infrastructure in order to address pre-existing deficiencies in capacity.

The level of Infrastructure Charge is set on a yearly basis and adjusted to ensure that expenditure costs are recovered over a period of five consecutive years. This means that the infrastructure charge set every year will be based on the latest estimate of the predicted investment required and the number of new connections expected over the next 5 years.

The Company has determined its infrastructure charges in accordance with the principle that such charges will, over a rolling five-year period, cover expenditure on network reinforcement driven by new development and growth. This will ensure that the infrastructure charges will be cost-reflective and increase the clarity and transparency of charges. In practical terms this means that infrastructure charges may vary from year to year depending on the network reinforcement activity required in any 5-year rolling period.

This, together with the requirements that the current balance of charges between customers and developers is broadly maintained, ensures that developers will be protected. Specifically, we have looked at the proposed developments in our area over the next five years and established where additional capacity is required to ensure we can supply these new developments.

We consider that the Company area is one discrete zone as we generally consider we can move any volume of water around our network without significant issue. This means we will only have one single level of infrastructure charge for the Company as a whole.

The derivation of the infrastructure charge for 2023/24 is based on our estimate of the cost associated with infrastructure to meet new development over the next five years. This sum is assumed to be recovered over each new connection over a five year rolling period.

This establishes the value of £318 for 2023/24, and will be reviewed on an annual basis given the actual infrastructure requirements and actual connections activity.

The water infrastructure charge payable on a standard domestic property (i.e. a separately billed house, flat or separate unit) requiring a 25mm (0.75") service connection will be the standard water infrastructure charge. For domestic and non-domestic properties requiring a service connection greater than 25mm (0.75"), a Relevant Multiplier will be calculated based upon the number of water fittings and their related loading units where provided.

To calculate the Relevant Multiplier:

- i. ascertain the total number of water fittings in all the categories specified in column 1 of the following table

- ii. calculate by reference to column 2 of the table the aggregate loading units attributable to that total number of water fittings
- iii. divide the aggregate loading units by 24.

Water Fitting	Loading Units
WC flushing cistern	2.0
Wash basin in a house	1.5
Wash basin elsewhere	3.0
Bath (tap nominal size 20mm) (0.75") (see note 2)	10.0
Bath (tap nominal size larger than 20mm) (0.75") (see note 2)	22.0
Shower	3.0
Sink (tap nominal size 15mm) (0.50")	3.0
Sink (tap nominal size larger than 15mm) (0.50")	5.0
Spray tap	0.5
Bidet	1.5
Domestic appliance (subject to a minimum of 6 loading units per house) (see notes 3 and 4)	3.0
Communal or commercial appliance (see note 3)	10.0
Any other water fitting or outlet (including a tap, but excluding a urinal or water softener)	3.0

The resulting number will be the Relevant Multiplier and will be applied to the standard water infrastructure charge in order to calculate the amount payable for the relevant connection. If the resulting number is less than 1, the Relevant Multiplier will be 1.

Where no table of loading units is provided but a flow rate is requested, BSEN 806 Part 3 Appendix B shall be used to convert the flow rate to loading units to calculate the Relevant Multiplier. Where a table of loading units is provided but a meter and connection size of higher capacity is requested, BSEN 806 Part 3 Appendix B shall be used to convert the maximum continuous flow of the requested meter size to loading units to calculate the Relevant Multiplier. Alternatively, the connection shall be provided with no additional capacity and shall be sized based on the table of loading units provided.

Notes:

1. Reference to any fitting includes reference to any plumbing, outlet, dedicated space or planning or other provision for that fitting.
2. 'Bath' includes a whirlpool bath and a Jacuzzi.
3. 'Domestic appliance' means a water using appliance (including a dishwasher, a washing machine and a 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 in a house (including communal facilities).

4. In any calculation under charges a minimum of six loading units will be included in respect of each house for domestic appliances (whether or not the house has any such appliances) except, in the case of any house, 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).

When a site is developed or redeveloped, including by means of conversion of a building or buildings on it, the Company will make an allowance for the water connections removed, where accounts have been paid, on the site at any time in the five-year period before the development or redevelopment began in calculating the water infrastructure charge payable. The allowance given will be equal to the relevant infrastructure charge for the existing sized connection. These will be calculated on an individual basis.

Statement of Significant Changes to Charges

To support bill stability and predictability, Ofwat introduced a requirement in their Charging Rules for companies to report whether bills for typical developments have increased by more than 10%. and what handling strategies companies have developed to manage the impact that such increases would have on customers where such price increases have taken place.

We have provided worked examples (see Appendix D) quantifying the impact of the new charges on developer customers.

Our Board can confirm that when including infrastructure charge and income offset, year-on-year costs increase greater than 10% for all typical developments outlined in Appendix D.

This increase is driven by (i) inflation; and (ii) a reduction in the income offset payable in 2023/24. The reduction in income offset is a result of increased SLP and NAV activity in our area. In order to comply with Ofwat's Balance of Charges rule, we have to reduce the income offset payable in 2023/24, resulting in an increase in overall charges.

When comparing costs without including infrastructure charge and income offset, our costs rise between 7-9% for all typical developments outlined in Appendix D.

In order to mitigate the impact on developers of these cost increases associated with a reduction in the income offset, we will establish an advanced warning communication strategy, notifying Developer Customers in advance of potential cost increases.

Environmental Incentive

Anyone building a new home within the UK must comply with Part G of The Building Regulations 2010. These regulations state that any new homes must be built to provide no more than 125 litres of water per head per day.

South East England is a water stressed region and we are keen to work with developers and incentivise them to build new homes that are water efficient. Our aim is to reduce the average amount of water used by our customers per person per day.

During 2022/23, Ofwat undertook a review of companies approaches to setting, communicating and engaging on environmental incentives. This highlighted good and poor practice in the sector with regard to environmental incentives use and effectiveness. Currently, Portsmouth Water incentivise Developer Customers to build water efficient homes.

Therefore, if Developer Customers can provide evidence of intention to build to a level of 100 litres per head per day, or less, we will provide a 50% allowance on infrastructure charges. We must be made aware of the Developer Customers intention to build to a level of 100 litres per head per day, or less, at the application stage.

We will promote and continue with this incentive through 2023/24, whilst we engage with our Developer Customers to develop wider environmental incentives.

To ensure compliance, we will audit developments against the information submitted. We recognise that there are situations where a customer may remove water efficiency fixtures and fittings; therefore, our intention is not to recoup any discounted infrastructure charges if the customer chooses to remove any of the installations. The assessment will be carried out at point of sale only.

Diversion Charges

Portsmouth Water does not allow building over any water mains or associated apparatus. An existing water main may need to be diverted to a different location due to its proximity to the vicinity of the planned works.

We currently charge diversionary work on a case-by-case basis, recovering reasonable expenses incurred. Ofwat's charging rules allow the option of upfront fixed charges for mains diversionary work.

We have considered whether we change our current approach to one of upfront fixed charges given that the infrastructure requirements for each diversion could vary substantially. Due to the varied requirements of each diversion, we shall continue to use our case-by-case approach to determine charges.

We shall only recover the cost reasonably incurred as a result of the diversion works. All or part of the works may be contestable in which case the Developer Customer will be given the opportunity to undertake the works themselves or employ a suitably accredited third-party contractor to undertake those contestable elements.

There may be occasions when a Developer Customer requests a mains diversion and we decide to upsize the asset to take account of future growth. Any costs associated with the upsizing, over and above that required for the mains diversion, will be borne by us.

Quotation Validity

We understand that there will be occasions after the 1st April 2023 when a Developer Customer has received a quote during the previous charging arrangement year and wishes to proceed with the work. In this instance:

- If a quotation was provided and is still within the validity period of the quotation, then the quotation remains valid if the Developer Customer wishes to proceed. The validity periods are:
 - i. Mains Requisition 3 months from date of quotation
 - ii. Mains Diversions 3 months from date of quotation
 - iii. Self-Lay 3 months from date of quotation
 - iv. NAV 3 months from date of quotation
 - v. Service Connections 3 month from date of quotation
- If a Developer Customer has paid the quotation but no work has started by 1st April 2023, then the customer can have the option to cancel this quotation and request a quote under the current year charges.

Payment terms

With the exception of Infrastructure Charges and Income Offset, all services are generally payable in full, in advance.

Mains design fees are payable up-front at the time of application.

Mains requisition charges are payable on the acceptance of the quotation.

Service connection application fees are payable up-front at the time of application.

Service connection administration fees are payable on the acceptance of the quotation.

Service connections may be requested as required and payment will be required in advance of each connection request. This allows Developer Customers to manage cash outflows for large developments with multiple new connections.

Self-Lay and NAV non-contestable works charges are payable in advance of the Portsmouth Water planning or installation of said works.

Infrastructure charges may either be paid in advance or deferred for payment until the date of connection. Income offset payments will be given upon each service connection.

Mains diversion works will generally be payable in full, in advance. However, in accordance with “Measures Necessary where apparatus is effected by major works (diversionary works, a code of practice) New Roads and Street Works Act 1991” certain organisations may be permitted to pay an up-front deposit with a balance payable on completion.

Full details of payment terms are included in our relevant Terms and Conditions and will be provided as part of the quotation.

We only accept BACs and cheques for payment for our services.

All charges shown throughout this document are exclusive of Value Added Tax (VAT). We will add VAT, if applicable, at the appropriate rate to our charges. The VAT rules are complex and primarily depend on the nature of the work undertaken and the type of property concerned. It is therefore not possible for us to set out the VAT liability for each item.

Schedule of Rates

Please note Contestable activities are denoted by a 'C' and Non-Contestable by a 'NC' in the following tables.

Service Connections

Service Connections & Service-Laying Charges

Service Connection Charges ¹									
	External Diameter	Charge Unit	Connection Location						
			Flexible Carriageway	Rigid Carriageway	Flexible Footway	Rigid Footway	Unmade Ground	Field, Grassland or Verge	No Excavation
C	25mm	per connection	£ 612	£ 871	£ 523	£ 570	£ 428	£ 423	£ 258
C	32mm	per connection	£ 626	£ 885	£ 537	£ 584	£ 442	£ 437	£ 273
C	50mm ²	per connection	£ 795	£ 1,053	£ 703	£ 744	£ 593	£ 593	£ 423
C	63mm	per connection	£ 870	£ 1,129	£ 778	£ 819	£ 666	£ 668	£ 497

¹ All connection charges are inclusive of the first two metres of service pipe.

Service-Laying Charges									
	External Diameter	Charge Unit	Service-Laying Location						
			Flexible Carriageway	Rigid Carriageway	Flexible Footway	Rigid Footway	Unmade Ground	Field, Grassland or Verge	No Excavation
C	25mm	per metre	£ 270	£ 529	£ 193	£ 233	£ 51	£ 91	£ 32
C	32mm	per metre	£ 272	£ 530	£ 194	£ 235	£ 53	£ 92	£ 34
C	50mm ²	per metre	£ 285	£ 544	£ 208	£ 243	£ 57	£ 97	£ 30
C	63mm	per metre	£ 302	£ 561	£ 225	£ 260	£ 74	£ 114	£ 45

² 50mm pipe is not available for service connections or service-laying where the ground is contaminated and barrier pipe is required.

Temporary Building Supply Disconnection Charges

Temporary Building Water Disconnection Charges									
	External Diameter	Charge Unit	Disconnection Location						
			Flexible Carriageway	Rigid Carriageway	Flexible Footway	Rigid Footway	Unmade Ground	Field, Grassland or Verge	No Excavation
NC	25mm ¹	per disconnection	£ 416	£ 744	£ 336	£ 362	£ 185	£ 264	£ 15

¹ Temporary building supplies of greater external diameter than 25mm shall be calculated at cost.

Administration Charges

Application Charges			
	Charge Item	Charge Unit	Charge
NC	Service Application - (first connection)	per application	£ 84
NC	Service Application - (additional connections)	per additional connection	£ 40
NC	Service Administration - (first connection)	per connection	£ 69
NC	Service Administration - (additional connections)	per additional connection	£ 35
NC	Self-Lay Service Application - (first connection)	per application	£ 74
NC	Self-Lay Service Application - (additional connections)	per additional connection	£ 22
NC	Site-Specific Water Distribution Systems Designs Approval (by others)	per application	£ 127

Water Meters

Meter Supply Charges				
	Meter Size	Meter Installation Type	Charge Unit	Supply ¹
NC	20mm	WMMB / INT	per meter	£ 20
NC	20mm	SBB	per meter	£ 20
NC	25mm	SBB	per meter	£ 72
NC	40mm	SBB	per meter	£ 161
NC	50mm	SBB	per meter	£ 703

Meter Installation Charges				
	Meter Size	Meter Installation Type	Charge Unit	Installation ²
C	20mm	WMMB / INT	per meter	£ 20
C	20mm	SBB	per meter	£ 408
C	25mm	SBB	per meter	£ 742
C	40mm	SBB	per meter	£ 1,218
C	50mm	SBB	per meter	£ 1,500

¹ Supply includes only the cost of the relevant meter.

² Installation includes the cost of the installation of the meter and associated materials.

Ancillary Charges

Ancillary Charges			
	Charge Item	Charge Unit	Charge
NC	Trench Re-Inspection	per inspection	£ 88
C	Trench Inspection of Self-Lay	per inspection	£ 17
NC	Water Quality Sampling & Analysis	per sample	£ 65
NC	Additional Site Visit	per visit	£ 83
NC	Abortive Visit ¹	per visit	£ 138

¹ An Abortive Visit charge will be applied per visit and include any costs associated with the aborted visit.

Mains Requisitions, Mains Diversions & Self-Lay

Main-Laying Charges

Main-Laying Charges (where barrier pipe is not required)									
	External Diameter	Charge Unit	Service-Laying Location						
			Flexible Carriageway	Rigid Carriageway	Flexible Footway	Rigid Footway	Unmade Ground	Field, Grassland or Verge	No Excavation
C	63mm	per metre	£ 193	£ 306	£ 136	£ 155	£ 60	£ 100	£ 32
C	90mm	per metre	£ 194	£ 307	£ 137	£ 156	£ 61	£ 102	£ 33
C	125mm	per metre	£ 199	£ 312	£ 142	£ 162	£ 67	£ 107	£ 39
C	180mm	per metre	£ 257	£ 398	£ 188	£ 205	£ 93	£ 138	£ 54
C	250mm	per metre	£ 297	£ 439	£ 229	£ 246	£ 133	£ 179	£ 95
C	315mm	per metre	£ 411	£ 585	£ 326	£ 347	£ 210	£ 266	£ 157
C	355mm	per metre	£ 433	£ 607	£ 349	£ 370	£ 233	£ 289	£ 179

Main-Laying Charges (where barrier pipe is required)									
	External Diameter	Charge Unit	Service-Laying Location						
			Flexible Carriageway	Rigid Carriageway	Flexible Footway	Rigid Footway	Unmade Ground	Field, Grassland or Verge	No Excavation
C	63mm	per metre	£ 211	£ 324	£ 154	£ 173	£ 78	£ 118	£ 50
C	90mm	per metre	£ 215	£ 328	£ 158	£ 177	£ 82	£ 122	£ 54
C	125mm	per metre	£ 227	£ 340	£ 170	£ 189	£ 94	£ 135	£ 66
C	180mm	per metre	£ 286	£ 427	£ 217	£ 234	£ 122	£ 168	£ 83
C	250mm	per metre	£ 360	£ 501	£ 291	£ 308	£ 196	£ 241	£ 157
C	315mm	per metre	£ 478	£ 652	£ 393	£ 414	£ 277	£ 333	£ 224
C	355mm	per metre	£ 499	£ 673	£ 414	£ 430	£ 298	£ 354	£ 245

Mains Connection Charges

Mains Connection Charges									
	External Diameter	Charge Unit	Connection Location						
			Flexible Carriageway	Rigid Carriageway	Flexible Footway	Rigid Footway	Unmade Ground	Field, Grassland or Verge	No Excavation
NC ¹	63mm	per connection	£ 2,870	£ 4,593	£ 2,233	£ 2,418	£ 1,372	£ 1,934	£ 1,195
NC ¹	90mm	per connection	£ 2,932	£ 4,736	£ 2,316	£ 2,504	£ 1,455	£ 2,017	£ 1,338
NC ¹	125mm	per connection	£ 2,954	£ 4,765	£ 2,376	£ 2,562	£ 1,515	£ 2,078	£ 1,361
NC ¹	180mm	per connection	£ 3,473	£ 5,277	£ 2,783	£ 2,971	£ 1,922	£ 2,484	£ 1,745
NC ¹	250mm	per connection	£ 4,204	£ 6,008	£ 3,648	£ 3,837	£ 2,788	£ 3,350	£ 2,610
NC ¹	315mm	per connection	£ 7,085	£ 8,890	£ 6,530	£ 6,718	£ 5,669	£ 6,231	£ 5,492
NC ¹	355mm	per connection	£ 7,438	£ 9,243	£ 6,882	£ 7,071	£ 6,022	£ 6,584	£ 5,845

¹ Some Mains Connections may be deemed Contestable, please see Appendix B for further information.

Mains Commissioning Charges

Mains Commissioning Charges			
	Charge Item	Charge Unit	Charge
NC	Pressure Testing ¹	per metre	£ 6
NC	Chlorination ¹	per metre	£ 11
NC	Sampling	per sample	£ 108

¹ Charges are applicable for mains up to 355mm external diameter.

Administration Charges

Administration Charges				
	Charge Item	Charge Unit	Charge	
NC	Asset Enquiry	per development	£	30
NC	Point of Connection Enquiry	per development	£	166
NC	Pre-Development Enquiry	per development	£	179
NC	Mains Application	per development	£	116
C	Mains Design	per development	£	446
NC	Terms Update	per development	£	90
NC	Mains Design (by others) ¹ Approval	per development	£	272
C	Design Change	per development	£	290
NC	Hydraulic Assessment	per development	£	295
NC	Mains Diversion Application	per diversion	£	149
C	Mains Diversion Design	per diversion	£	496
NC	Mains Diversion Design (by others) ¹ Approval	per diversion	£	347

¹ Mains Designs undertaken by others must hold the relevant Water Industry Registration Scheme (WIRS) accreditation.

Ancillary Charges

Ancillary Charges				
	Charge Item	Charge Unit	Charge	
NC	Abortive Visit ¹	per visit	£	138
NC	Remobilisation to Site	per visit	£	837
NC	Additional Site Visit	per visit	£	92
NC	Site Inspection	per inspection	£	93
NC	Environmental Assessment	per hour	£	115

¹ An Abortive Visit charge will be applied per visit and include any costs associated with the aborted visit.

Traffic Management Charges

Traffic Management Charges			
	Charge Item	Charge Unit	Charge
C	2-way Traffic Management	per week	£ 285
C	3-way Traffic Management	per week	£ 602
C	4-way Traffic Management	per week	£ 759
C	Manual Control of Traffic Signals	per day	£ 1,500
C	TTRO for planned works	per item	£ 2,200
C	Lane Rental	per day	£ 2,500
C	Basic Asset Protection Agreement	per item	£ 6,200

West Sussex County Council Permit Charges				
	Charge Item	Charge Unit	Charge	Charge
			Road Category 0-2 or Traffic Sensitive	Road Category 3-4 and Non-Traffic Sensitive
C	Major Activity or requiring a TTRO	per permit	£ 240	£ 150
C	Major Activity 4 to 10 days	per permit	£ 130	£ 75
C	Major Activity up to 3 days	per permit	£ 65	£ 45
C	Standard Activity	per permit	£ 130	£ 75
C	Minor Activity	per permit	£ 65	£ 40

Hampshire County Council Permit Charges				
	Charge Item	Charge Unit	Charge	Charge
			Road Category 0-2 or Traffic Sensitive	Road Category 3-4 and Non-Traffic Sensitive
C	Major Activity or requiring a TTRO	per permit	£ 240	£ 145
C	Major Activity 4 to 10 days	per permit	£ 130	£ 75
C	Major Activity up to 3 days	per permit	£ 65	£ 45
C	Standard Activity	per permit	£ 130	£ 75
C	Minor Activity	per permit	£ 65	£ -

Portsmouth City Council Permit Charges				
	Charge Item	Charge Unit	Charge	
			Road Category 0-2 or Traffic Sensitive	Road Category 3-4 and Non-Traffic Sensitive
C	Major Activity or requiring a TTRO	per permit	£ 240	£ 150
C	Major Activity 4 to 10 days	per permit	£ 130	£ 75
C	Major Activity up to 3 days	per permit	£ 65	£ 45
C	Standard Activity	per permit	£ 130	£ 75
C	Minor Activity	per permit	£ 65	£ 45

Infrastructure Charges

Infrastructure Charges			
	Charge Item	Charge Unit	Charge
NC	Standard Infrastructure Charge	per connection	£ 318
NC	Non-Standard Infrastructure Charge ¹	per connection	Relevant Multiplier
NC	Water Efficiency Allowance	per connection	50%
NC	Income Offset	per connection	-£ 247

¹ Non-Standard Infrastructure Charges will be applied for domestic and non-domestic properties requiring a service connection greater than 25mm (0.75”).

² Relevant Multiplier will be applied to the Standard Infrastructure Charge based upon the number of water fittings and their related loading units where provided.

Appendices

Appendix A: Common Terms

The following common terms are used in Water Company Charging Arrangements for 2022/23. As far as reasonably practicable we have used these terms throughout our Charging Arrangements.

For the avoidance of doubt, in the event of a conflict between these common terms and the Charging Rules for New Connection Services (English Undertakers) or any statutory provision for the purposes of determination, dispute or other regulatory action by Ofwat, then the latter shall prevail.

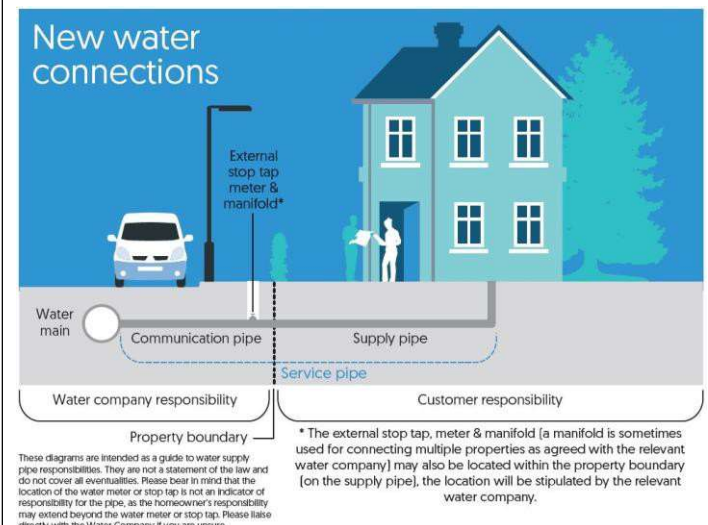
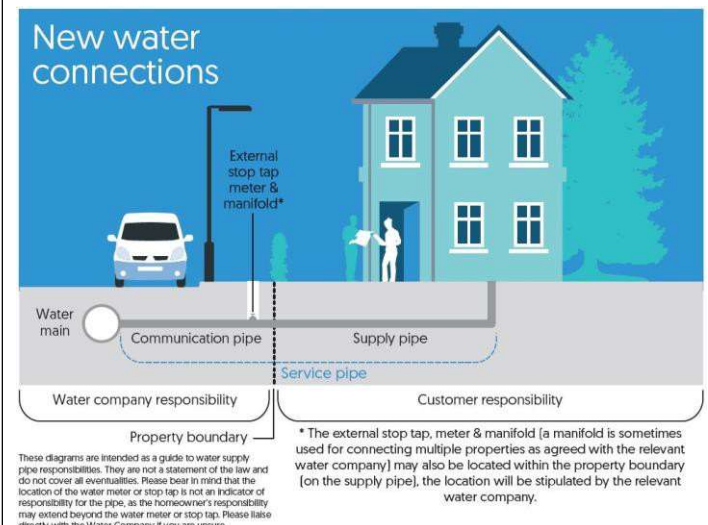
Administration Fee	means the fee associated with general administration activities, after the cost advice stage, relating to the construction phase, which can include processing any payments, scheduling the works, supervision and project management, and processing information into relevant billing/management 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-
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.

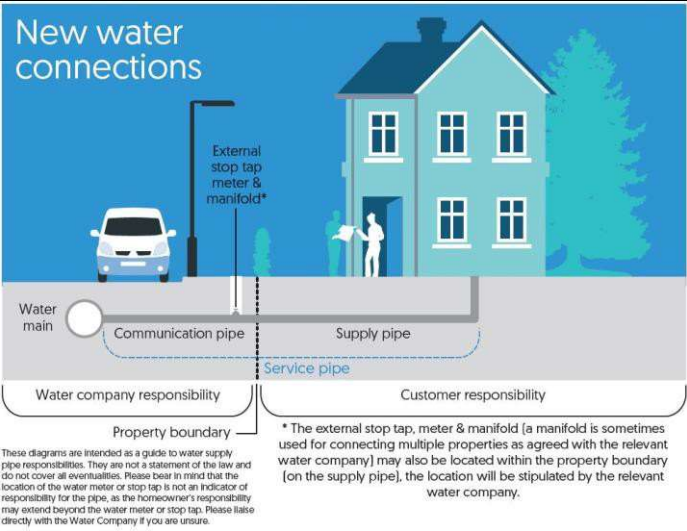
Bond or Surety	means a cash bond or financial guarantee underwritten by an appropriate warranty provider, bank or insurance company, which is accepted by the Water Company.	
Branch Connection	means the connection of new pipework to an existing Water Main such to provide a supply of water to a Development.	
Communication Pipe	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>Figure 1:</p>
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
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.	<p>Figure 1:</p>  <p>The diagram illustrates the water supply infrastructure for a new property. It shows a 'Water main' on the left, connected to a 'Communication pipe' that runs along the road. At the 'Property boundary', the 'Communication pipe' transitions into the 'Service pipe' (which is also labeled as 'Supply pipe' in some contexts). An 'External stop tap, meter & manifold*' is located at the property boundary. The 'Service pipe' then runs into the house. The diagram is divided into two sections: 'Water company responsibility' (from the water main to the property boundary) and 'Customer responsibility' (from the property boundary to the house). A dashed line marks the 'Property boundary'.</p> <p>* 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.</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 eventualities. 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 liaise directly with the Water Company if you are unsure.</small></p>
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.	<p>Figure 1:</p>  <p>The diagram illustrates the water supply infrastructure for a new property. It shows a 'Water main' on the left, connected to a 'Communication pipe' that runs along the road. At the 'Property boundary', the 'Communication pipe' transitions into the 'Service pipe' (which is also labeled as 'Supply pipe' in some contexts). An 'External stop tap, meter & manifold*' is located at the property boundary. The 'Service pipe' then runs into the house. The diagram is divided into two sections: 'Water company responsibility' (from the water main to the property boundary) and 'Customer responsibility' (from the property boundary to the house). A dashed line marks the 'Property boundary'.</p> <p>* 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.</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 eventualities. 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 liaise directly with the Water Company if you are unsure.</small></p>

		 <p>New water connections</p> <p>Water main</p> <p>Communication pipe</p> <p>Supply pipe</p> <p>Service pipe</p> <p>Water company responsibility</p> <p>Customer responsibility</p> <p>Property boundary</p> <p>External stop tap meter & manifold*</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 eventualities. 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 liaise 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>
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.	
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/ .

Appendix B: Definition of Non-contestable activities in the design and construction of water mains and services

We will allow a SLP to do all elements of work to provide water supplies to new developments other than those defined as non-contestable in the table below.

Details of our contestable and non-contestable activities can be found in our Annual Contestability Summary, which can be viewed here:

<https://www.portsmouthwater.co.uk/wp-content/uploads/2022/01/PRT-ACS-22.pdf>

Appendix C: Exceptions to standard charging (Requisitions Only)

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

1. Diversion works (see s185 of the Water Industry Act), and;
2. Water 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 connections no such exception applies and are therefore 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:

- i. The technical complexity of the work is high or the type of work required is bespoke or carried out infrequently, or;
- ii. Third parties can legitimately recover their costs from us and there is not a reasonable level of certainty of those costs in advance of connection work being undertaken, or;
- iii. 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;
- iv. 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, we will be unable to provide a fixed upfront charge for the entire works, and will provide a budget estimate comprising a mixture of:

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

We 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.

Appendix D: Ofwat Specific Scenarios

Ofwat require companies to set out worked examples for typical developments. The examples highlight cost comparisons for a typical development and include requisition charges, infrastructure charges, connection charges, inc application / administration fees and traffic management charges.

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 poly

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

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 lights are required. There is also an assumption that the only payable council charges are for permitting.

Scenario 1: Single connection to a house from an existing main									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	84.00	84.00	N/A	N/A	N	74.00	74.00
Y	Administration Fee	per application	1	69.00	69.00	N/A	N/A	N	0.00	0.00
N	Design Fee	per application	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Construction Charges									
Y	Connection	per connection	1	612.00	612.00			Y		
N	Connection sub-charge 1		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N	Connection sub-charge 2		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N	Connection sub-charge 3		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Y	Pipework - Road	per metre	2	270.00	540.00			Y		
Y	Traffic Management	Week	1	285.00	285.00			Y		
Y	Meters	Per connection	1	37.00	37.00			Y		0.00
	Other Charges									
Y	Permit fee		1	40.00	40.00			Y		
	Infrastructure Charges									
Y	Infrastructure Charge - Water	Per property	1	318.00	318.00			N	318.00	318.00
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	-247.00	-247.00			N	-247.00	-247.00
N	Income Offset – Sewerage	Per property	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	TOTALS				1738.00					145.00

Scenario 2: Single connection to a 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.

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.

Scenario 2: Single connection to a block of flats from an existing main									Alternative Delivery Method			
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable? (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
	Pre-Construction											
Y	Application Fee (first)	per application	1	84.00	84.00			N	74.00	74.00		
Y	Application Fee (additional)	per application	9	40.00	360.00			N	22.00	198.00		
Y	Administration Fee (first)	per application	1	69.00	69.00			N				
Y	Administration Fee (additional)	per application	9	35.00	315.00			N				
N	Design Fee	per application		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Construction											
Y	Connection	per connection	1	870.00	870.00			Y				
N	Connection sub-charge 1			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N	Connection sub-charge 2			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N	Connection sub-charge 3			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Y	Pipework - Road	per metre	2	302.00	604.00			Y				
Y	Pipework - Unmade ground	per metre	4	74.00	296.00			Y				
Y	Traffic Management	per week	1	285.00	285.00			Y				
Y	Meters	Per connection	10	37.00	370.00			Y				
	Other Charges											
Y	Permit fee		1	40.00	40.00			Y				
	Infrastructure Charges											
Y	Infrastructure Charge - Water	Per property	10	318.00	3,180.00			N	318.00	3180.00		
N	Infrastructure Charge - Sewerage	Per property		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Income Offset											
Y	Income Offset – Water	Per property	10	-247.00	-2,470.00			N	-247.00	-2470.00		
N	Income Offset – Sewerage	Per property		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	TOTALS				4,003.00					982.00		

Scenario 3: Medium housing development requiring new mains and communication pipe (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. 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.

Scenario 3: Medium housing development requiring new mains and communication pipe (excavation and reinstatement by others)									Alternative Delivery Methods			
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable? (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
Pre-Construction Charges - connection												
Y	Application Fee (first)	per application	1	84.00	84.00			N	74.00	74.00		
Y	Application Fee (additional)	per application	49	40.00	1,960.00			N	22.00	1,078.00		
Y	Administration Fee (first)	per application	1	69.00	69.00			N				
Y	Administration Fee (additional)	per application	49	35.00	1,715.00			N				
N	Design Fee	per application		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Pre-Construction Charges - mains												
Y	Application Fee	per development	1	116.00	116.00			N	116.00	116.00	166.00	166.00
N	Administration Fee	per application		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Y	Design Fee	per development	1	446.00	446.00			N	272.00	272.00		
Construction Charges - connection												
Y	Service connection	per connection	50	258.00	12,900.00			Y				
Y	Pipework	per metre	50	32.00	1,600.00			Y				
Y	Meter Installation	per meter	50	37.00	1,850.00			Y				
Construction Charges - mains												
Y	Mains connection	per connection	1	3,472.00	3,472.00			Y				
N	Mains connection Ph2 (125mm PE - no excavation)	per connection	1	1361.00	1361.00	N/A	N/A	Y	N/A	N/A	N/A	N/A
N	Mains connection Ph3 (90mm PE - no excavation)	per connection	1	1338.00	1338.00	N/A	N/A	Y	N/A	N/A	N/A	N/A
N	Mains sub-charge 3			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Y	Pipework (road)	per metre	10	199.00	1,990.00	227.00	2,270.00	Y				
Y	125mm Pipework (no excavation)	per metre	190	39.00	7,410.00	66.00	12,540.00	Y				
Y	90mm Pipework (no excavation)	per metre	100	33.00	3,300.00	54.00	5,400.00	Y				
Y	Traffic management	per week	1	1,173.00	1,173.00			Y				
Other Charges												
Y	Permit fee		1	150.00	150.00			Y				
Y	Pressure testing		300	6.00	1,800.00			Y				
	Chlorination		300	11.00	3,300.00			Y				
Y	Sampling		3	108.00	324.00			Y				
Infrastructure Charges												
Y	Infrastructure Charge - Water	per property	50	318.00	15,900.00			N	318.00	15,900.00	318.00	15,900.00
N	Infrastructure Charge - Sewerage	per property		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Income Offset												
Y	Income Offset – Water	per property	50	-247.00	-12,350.00			N	-247.00	-12,350.00	-247.00	-12,350.00
N	Income Offset – Sewerage	per property		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	TOTALS				49,908.00					5,090.00		3,716.00

Scenario 4: Medium housing development requiring new mains and communication pipe (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. 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.

Scenario 4: Medium housing development requiring new mains and communication pipe (excavation and reinstatement by Water)									Alternative Delivery Methods			
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable? (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
	Pre-Construction Charges - connection											
Y	Application Fee (first)	per application	1	84.00	84.00			N	74.00	74.00		
Y	Application Fee (additional)	per application	49	40.00	1,960.00			N	22.00	1,078.00		
Y	Administration Fee (first)	per application	1	69.00	69.00			N				
Y	Administration Fee (additional)	per application	49	35.00	1,715.00			N				
N	Design Fee	per application		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Pre-Construction Charges - mains											
Y	Application Fee	per development	1	116.00	116.00			N	116.00	116.00	166.00	166.00
N	Administration Fee	per application		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Y	Design Fee	per development	1	446.00	446.00			N	272.00	272.00		
	Construction Charges - connection											
Y	Service connection	per connection	50	428.00	21,400.00			Y				
Y	Pipework	per metre	50	51.00	2,550.00			Y				
Y	Meter Installation	per meter	50	37.00	1,850.00			Y		0.00		
	Construction Charges - mains											
Y	Mains connection	per connection	1	3,472.00	3,472.00			Y				
N	Mains connection Ph2 (125mm PE - unmade ground)	per connection	1	1,515.00	1,515.00	N/A	N/A	N/A				
N	Mains connection Ph3 (90mm PE - unmade ground)	per connection	1	1,455.00	1,455.00	N/A	N/A	N/A				
N	Mains sub-charge 3			N/A	N/A	N/A	N/A	N/A				
Y	125mm Pipework – road	per metre	10	199.00	1,990.00	227.00	2,270.00	Y				
Y	125mm Pipework - footpath	per metre	50	142.00	7,100.00	170.00	8,500.00	Y				
Y	125mm Pipework - unmade ground	per metre	140	67.00	9,380.00	94.00	13,160.00	Y				
Y	90mm Pipework - unmade ground	per metre	100	61.00	6,100.00	82.00	8,200.00	Y				
Y	Traffic management	per week	1	1,173.00	1,173.00			Y				
	Other Charges											
Y	Permit fee		1	150.00	150.00			Y				
Y	Pressure testing		300	6.00	1,800.00			Y				
	Chlorination		300	11.00	3,300.00			Y				
Y	Sampling		3	108.00	324.00			Y				
	Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	50	318.00	15,900.00			N	318.00	15,900.00	318.00	15,900.00
N	Infrastructure Charge - Sewerage	per property		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Income Offset											
Y	Income Offset – Water	per property	50	-247.00	-12,350.00			N	-247.00	-12,350.00	-247.00	-12,350.00
N	Income Offset – Sewerage	per property		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	TOTALS				71,499.00					5,090.00		3,716.00

Scenario 5: Large housing development requiring new mains and communication pipe (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 200 new houses. This worked example ~~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)	Technical Specification (Mains)
<p>Pipework (no excavation):</p> <ul style="list-style-type: none">• Connection to existing main of 180mm diameter PE• 3m pipe laying (per communication pipe)	<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• 125mm diameter PE – 480m pipework• 90mm diameter PE – 400m pipework

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.

Scenario 5: Large housing development requiring new mains and communication pipe (excavation and reinstatement by others)									Alternative Delivery Methods			
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable? (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
	Pre-Construction Charges - connection											
Y	Application Fee (first)	per application	1	84.00	84.00			N	74.00	74.00		
Y	Application Fee (additional)	per application	199	40.00	7,960.00			N	22.00	4,378.00		
Y	Administration Fee (first)	per application	1	69.00	69.00			N				
Y	Administration Fee (additional)	per application	199	35.00	6,965.00			N				
N	Design Fee	per application		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Pre-Construction Charges - mains											
Y	Application Fee	per development	1	116.00	116.00			N	116.00	116.00	166.00	166.00
N	Administration Fee	per application		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Y	Design Fee	per development	1	446.00	446.00			N	272.00	272.00		
	Construction Charges - connection											
Y	Service connection	per connection	200	258.00	51,600.00			Y				
Y	Pipework	per metre	200	32.00	6,400.00			Y				
Y	Meter Installation	per meter	200	37.00	7,400.00			Y				
	Construction Charges - mains											
Y	Mains connection	per connection	1	4,203.00	4,203.00			Y				
N	Mains connection Ph2,3 &4 (125mm PE - no excavation)	per connection	3	1,361.00	4,083.00	N/A	N/A	Y	N/A	N/A	N/A	N/A
N	Mains connection Ph5&6 (90mm PE - no excavation)	per connection	2	1,338.00	2,676.00	N/A	N/A	Y	N/A	N/A	N/A	N/A
N	Mains sub-charge 3			N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A
Y	180mm Pipework - road	per metre	20	257.00	5,140.00	286.00	5,720.00	Y				
Y	180mm Pipework (no excavation)	per metre	100	54.00	5,400.00	83.00	8,300.00	Y				
Y	125mm Pipework (no excavation)	per metre	480	39.00	18,720.00	66.00	31,680.00	Y				
Y	90mm Pipework (no excavation)	per metre	400	33.00	13,200.00	54.00	21,600.00	Y				
Y	Traffic management	per week	1	1,173.00	1,173.00			Y				
	Other Charges											
Y	Permit fee		1	150.00	150.00			Y				
Y	Pressure testing		1000	6.00	6,000.00			Y				
	Chlorination		1000	11.00	11,000.00			Y				
Y	Sampling		6	108.00	648.00							
	Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	200	318.00	63,600.00			N	318.00	63,600.00	318.00	63,600.00
N	Infrastructure Charge - Sewerage	per property		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Income Offset											
Y	Income Offset – Water	per property	200	-247.00	-49,400.00			N	-247.00	-49,400.00	-247.00	-49,400.00
N	Income Offset – Sewerage	per property		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	TOTALS				167,633.00					19,040.00		14,366.00

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

This worked example provides charges associated with the provision of new water mains and individual connections from them for each of 200 new houses. 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

Technical Specification (Connection)	Technical Specification (Mains)
<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>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

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.

Scenario 6: Large housing development requiring new mains and communication pipe (excavation and reinstatement by Water									Alternative Delivery Methods			
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable? (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
Pre-Construction Charges - connection												
Y	Application Fee (first)	per application	1	84.00	84.00			N	74.00	74.00		
Y	Application Fee (additional)	per application	199	40.00	7,960.00			N	22.00	4,378.00		
Y	Administration Fee (first)	per application	1	69.00	69.00			N				
Y	Administration Fee	per application	199	35.00	6,965.00			N				
N	Design Fee	per application		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Pre-Construction Charges - mains												
Y	Application Fee	per development	1	116.00	116.00			N	116.00	116.00	166.00	166.00
N	Administration Fee	per application		N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A
Y	Design Fee	per development	1	446.00	446.00			N	272.00	272.00		
2												
Y	Service connection	per connection	200	428.00	85,600.00			Y				
Y	Pipework	per metre	200	51.00	10,200.00			Y				
Y	Meter Installation	per meter	200	37.00	7,400.00			Y				
Construction Charges - mains												
Y	Mains connection	per connection	1	4,203.00	4,203.00			Y				
N	Mains connection Ph2,3 &4 (125mm PE - unmade ground)	per connection	3	1515.00	4,545.00			Y				
N	Mains connection Ph5&6 (90mm PE - unmade ground)	per connection	2	1455.00	2,910.00			Y				
N	Mains sub-charge 3			N/A		N/A	N/A	N/A				
Y	180mm Pipework - road	per metre	20	257.00	5,140.00	286.00	5,720.00	Y				
Y	180mm Pipework (in footpath)	per metre	100	188.00	18,800.00	217.00	21,700.00	Y				
Y	125mm Pipework (in unmade ground)	per metre	480	67.00	32,160.00	94.00	45,120.00	Y				
Y	90mm Pipework (in unmade ground)	per metre	400	61.00	24,400.00	82.00	32,800.00	Y				
Y	Traffic management	per week	1	1,173.00	1,173.00			Y				
Other Charges												
Y	Permit fee		1	150.00	150.00			Y				
Y	Pressure testing		1000	6.00	6,000.00			Y				
	Chlorination		1000	11.00	11,000.00			Y				
Y	Sampling		6	108.00	648.00							
Infrastructure Charges												
Y	Infrastructure Charge - Water	per property	200	318.00	63,600.00			N	318.00	63,600.00	318.00	63,600.00
N	Infrastructure Charge - Sewerage	per property		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Income Offset												
Y	Income Offset – Water	per property	200	-247.00	-49,400.00			N	-247.00	-49,400.00	-247.00	-49,400.00
N	Income Offset – Sewerage	per property		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	TOTALS				244,169.00					19,040.00		14,366.00

Appendix E: Five Year Calculation of Infrastructure Charge

The table below shows forecast expenditure for network reinforcement schemes, which together with the forecast of new properties eligible to pay infrastructure charges and taking into account an average relevant multiplier, contributes to the calculation of the rate shown of £321.

Network reinforcement costs only cover costs driven by new development, as opposed to addressing pre-existing deficiencies. This is to ensure that the cost of network reinforcement is being appropriately allocated to developer customers.

PROJECT DESCRIPTION	2022/23	2023/24	2024/25	2025/26	2026/27	5-Year Total
Phase 1 Barnham To Yapton 315mm	£568,850	£449,880	£0	£0		£1,018,730
Phase 2 Yapton To Climping 250mm	£460,615	£0	£0	£0		£460,615
Phase 3 Yapton To Flansham 315mm	£0	£309,141	£0	£0		£309,141
Chalcraft Lane, Bognor Regis, West Sussex - 450mm ROUTE A	£0	£421,158	£0	£0		£421,158
Chalcraft Lane, Bognor Regis, West Sussex - 315mm	£0	£0	£383,912	£0		£383,912
Chalcraft Lane, Bognor Regis, West Sussex - 180mm ROUTE A	£0	£0	£0	£102,028		£102,028
Racton Booster	£602,647	£600,553	£0	£0		£1,203,200
Total	£1,632,112	£1,780,732	£383,912	£102,028		£3,898,784

2023-28 Projected Network Reinforcement Expenditure	£3,898,784
2023 -28 New Connections	10,000
Average Relevant Multiplier	1.30
New Connection / DRM Coeff	13,000
Assumed water efficiency take up	10%
Rev NC/DRM Coeff	12,250
Infrastructure Charge	£318