

# Development Services and New Connection Charging Arrangements

1 April 2023 to 31 March 2024

WONDERFUL ON TAP



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# About this document

Our Charging Arrangements set out the relevant costs for activity associated with making new connections to our network, for both water and sewerage, and associated development work. Our charges have been developed in line with guidance from the Department for Environment Food and Rural Affairs (Defra) and The Water Services Regulation Authority (often known as Ofwat) charging rules.

Throughout this document, the term “developer” refers to all our customers who are building and developing. It sets out the charges associated with the process our customers need to follow to get a new connection to Severn Trent’s water and/or sewer network or relocate an existing water and/or sewer asset. It will also help you to make an informed choice as to who completes the work and enable you to make a reasonable estimate of the likely costs.

This document is divided into sections that may make it easier for you to find what you’re looking for.

## Sections in this document

In here you’ll find:		
Section 1	Introduction	<ul style="list-style-type: none"><li>The background to new connections charging and document purpose</li><li>Detail on VAT</li></ul>
Section 2	Choices within the new connections market	<ul style="list-style-type: none"><li>Detail of different providers who can complete connection work</li><li>The type of work that only Severn Trent can complete, known as <b>non-contestable</b> work, and those works that other providers, such as Self-Lay Providers (SLPs) may complete, known as <b>contestable</b> work</li><li>How we’ll adopt, and take ownership of any pipework that a SLP or contractor lays</li></ul>
Section 3	Charging Principles	<ul style="list-style-type: none"><li>The principles we’ve considered to determine the charges for providing a connection</li><li>The charges for making a connection to our network</li><li>The charges relating to contestable and non-contestable works</li></ul>
Section 4	Typical development worked examples	<ul style="list-style-type: none"><li>Worked examples of typical developments, that are common across the sector, and the related charges</li></ul>

## Charging Year

These Charging Arrangements cover the period 1 April 2023 to 31 March 2024.

## What these Charging Arrangements don’t cover

- Disconnections**

We know that you may need to disconnect the water supply to a property, either temporarily or permanently. Therefore, it’s important to understand the different options available so you don’t suffer any unnecessary costs. Take a look at [disconnections](#) on our website for more information.

- Connections to substantially altered properties**

If you’ve altered your home or business premises, or plan to do so in the near future, it’s important you let us know. Take a look at our [website](#) for more information or give us a call on 03457 500 500.

- **Replacement pipework for a lead supply**

If you've found lead pipework in your home you'll need to speak to an [approved plumber](#) to find out how much it will cost you to replace it, but subject to [certain conditions](#) we'll replace the lead water pipe up to your property boundary for free. For further information please read our [replacing an existing supply](#) page on our website.

## **Common terms**

Standard terminology used across the sector and throughout this document is shown in the Glossary of Common Terms, at page 74.

## **Any questions**

If you have any questions about our Charging Arrangements, please call our developer services team on 0800 707 6600. Our usual opening hours are Monday to Thursday 9.00am to 4.00pm and Friday 9.00am to 3.30pm.

## Section 1 - Introduction

Here at Severn Trent Developer Services, we interact with different types of customers who need new water or sewer connection services or need existing water and sewer assets relocated. We have customers who may only use our services once and builders who may build houses on a small scale. We also have national building companies, widely known as “developers”, who build houses on a much larger scale, Self-Lay Providers (SLPs) who carry out construction work on behalf of those developers, and New Appointments and Variations (commonly known as NAVs). A New Appointment is when Ofwat appoints a company to provide water and/or waste-water services to a specific geographic area and a variation is where an existing appointed company is allowed by Ofwat to extend its supply area.

Our charges are aligned to Ofwat’s charging rules and we’ve built our new connections charges with these five principles in mind:

- **Costs of the relevant service**

In 2022 Ofwat introduced the charging principle of cost reflectivity, stating that charges should reflect the costs of the relevant service. Cost reflectivity is our primary consideration when establishing and assuring our charging arrangement. When setting our charges, we undertake rigorous assurance and governance to ensure that we recover all reasonable costs and individual charges are reflective of providing that particular services.

- **Ensuring transparent and customer focused charging**

Where possible we’ve published individual fixed charges and defined what they relate to. We include all charges that could be paid within our Charging Arrangements document to ensure we’re completely transparent and enable developers to make a reasonable estimate of the charges that will need to be paid.

- **Ensuring fairness and affordability**

To ensure all developers get a fair deal, both now and in the future, we develop our charges so that they do not discriminate between our differing developer customers e.g., Self-Lay Providers (SLPs), New Appointments and Variations (NAVs), national developers, smaller house builders and individual customers. This ensures there’s a level playing field to enable market effectiveness.

- **Providing stable and predictable charges**

We recognise that our developers’ value stable and predictable charges so throughout this document, where applicable and appropriate, we’ve published fixed charges which should allow a developer to work out a reasonable estimate of what they’ll pay. We also take all reasonable steps to enable stable charge values year-on-year, however our charges will need to be adjusted annually to reflect the macro-environment.

- **Providing environmental protection**

We wish to do all we can to encourage water efficiency and sustainable drainage. Our environmental discount scheme incentivises developers to build sustainable properties, which reduce water consumption and the amount of surface water going into the public sewer thereby reducing the risk of flooding. All developers could benefit from significant charge reductions by building to our Environmental Discount Scheme qualifying criteria.

## VAT

Where we’ve shown charges as being net of VAT we’ll add VAT, if applicable, at the appropriate rate.

Broadly the VAT liability of our charges for water connections and mains, or sewer requisitions is determined by the type of properties that will be connected to our network. For example, if you have a new housing development and wish to requisition a new water main that will be used to connect houses during the course of their construction, our charges will be zero rated for VAT purposes. Whereas our charges for laying mains and making connections to existing properties, or commercial properties, will be subject to VAT at the standard rate of 20%. In addition, certificated VAT reliefs may apply to charges for the connection of certain residential or charitable properties and a reduced VAT rate of 5% applies to certain properties that are being renovated or converted for residential use.

### **HM Revenue & Customs (HMRC)**

HMRC introduced a new requirement on 1 March 2021 that affects supplies of construction services made between construction businesses which is called the domestic reverse charge for construction services.

However, HMRC has accepted that this new requirement **does not apply to our new connection charging** arrangements because the income relates to alterations to Severn Trent's networks which are used to provide clean and waste water services to our customers.

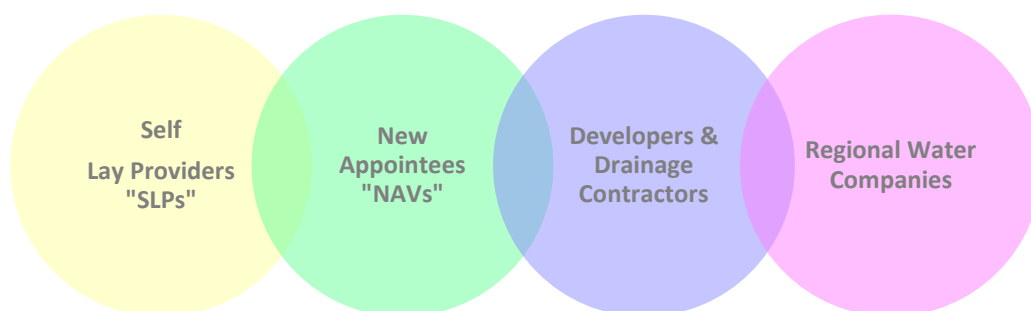
Consequently, our quotations and invoices for charges will remain subject to VAT, when applicable, in the normal manner and do not fall within the scope of the reverse charge arrangements.

Further information is contained in section 18 of HMRC's online technical manual which may be accessed [here](#).

## Section 2 – Choice within the connections market

In this section we will illustrate that you can choose the provider who carries out certain works relating to new supply services.

We recognise that the market for new infrastructure for water and sewerage is open to competition and welcome this. When a developer needs a new water or sewer connection they can choose to get a quotation or estimate for their connection charges from any or all of the providers below. This means that the developer can choose the most appropriate cost and delivery mechanism to meet their development needs.



A developer can choose one of the following options (in no particular order of preference):

- Severn Trent to complete the works for water and for example lay a new water main, complete a water service connection, and so on.
- Severn Trent will complete a sewer connection on your behalf if we elect to under S107 of the Water Industry Act 1991, or if you requisition an outfall across third party land under S98 of the Water Industry Act 1991.
- A Self Lay Provider (SLP) to complete the works for water connections.

Primarily a SLP completes the works for water mains laying and service connections and to do this they are required to be accredited by [Lloyd's Register](#) under the [Water Industry Registration Scheme](#) (WIRS) and a list of WIRS accredited contractors can be found [here](#). When a SLP gives a quotation, or estimate, of its charges to a developer it will include the charges of any non-contestable works that Severn Trent will be doing. If the SLP has asked Severn Trent to complete some contestable works these will also be included in the quotation/estimate.

- A drainage contractor, working on behalf of the developer, to complete the on-site works and/or sewer connections. A drainage contractor can lay the sewer pipework and as a minimum these need to meet Building Regulations and relevant adoption requirements. In order to connect to our sewer network the works will need to be approved, inspected and signed-off as acceptable.

Assets which are offered to Severn Trent for adoption must be designed and constructed to the Design & Construction Guidance under the Codes for Adoption published by Water UK. A formal agreement using the national standard template also needs to be completed.

On completion of all works, and subject to meeting the requirements under the Code for Adoption, the assets will be vested as public sewers following a maintenance period (currently 12 months) and the completion of any legal requirements. After this time, we take on the responsibility for their operation and future maintenance.

- You can access the Design & Construction guidance and all other Codes for Adoption documentation on the Water UK [Website](https://www.water.org.uk/sewerage-sector-guidance-approved-documents/) (<https://www.water.org.uk/sewerage-sector-guidance-approved-documents/>).
- A New Appointment and Variation (NAV) to complete the works for water and sewer connections.

A developer can apply to a NAV to lay the water and sewer pipework for a development area, provided the site meets criteria set by our regulator, Ofwat. The most common criteria is that the site is currently not served by the incumbent water company. When the developer chooses this route the NAV applies to Ofwat, for a New Appointment or Variation (to their licence) and, if approved, the NAV becomes the local water and/or sewer company for the area of the development. The NAV company has the same duties and responsibilities as the previous statutory water company, including for the operation and maintenance of the assets, customer service and billing within the area of its appointment.

A NAV can apply directly, or on behalf of a developer, to Severn Trent for water and sewer connections. This will generally consist of connections from the site boundary to our existing network and is known as a “bulk supply” or “bulk discharge” arrangement for the water supply or waste connection respectively.

You can find details of Income Offset relating to NAV sites on page 20 of this document. There is also a specific charging section for NAVs from page 44.

You can find our bulk water supply tariff for our NAVs in our [Wholesale Scheme of Charges](#).

To find out more about NAVs - take a look at [Ofwat's process](#) and [Ofwat's website](#).

## Contestability

The connection work that is open to competition is known as “contestable” work. This category includes the majority of work a developer needs to serve a new development and includes work to lay and test new mains and services. Because we have a responsibility to maintain wholesome water supplies to our existing end customers, some higher risk work will be defined as “non-contestable” and can only be carried out by us. Please refer to our separately published [Annual Contestability Summary](#) (ACS) for further detail.



## Section 3 - Charging Arrangement Principles

In this section we'll share more about our charging arrangements to include the following:

- Application charges
- Infrastructure charges
- Income Offset
- Environmental Discount Scheme
- Service Connection charges
- Meter charges
- Mains Requisition charges
- Self-Lay charges
- New Appointment and Variations charges
- Sewer charges

If you need a new connection for your own home, you'll only need a water and/or sewer connection into our existing network. But for larger developments with more complex requirements, you may need infrastructure that supports the needs of your development.

### Who can apply

It's the owner of the land, or someone who has significant interest in the land, who needs to apply for a new water and/or sewer connection. This may be an individual or a company.

We'll accept an application form from an agent or a consultant working on behalf of the applicant, but it's the applicant who is responsible for the content within the application form and who must sign the declaration at the end of the form.

### How to apply

You can now apply online for your water and sewer connection via our [website](#). You can also choose to download an application form, fill it in and post it back to us at the following address:

**Severn Trent Water Limited**  
**Severn Trent Centre**  
**PO Box 5311**  
**Coventry**  
**CV3 9FL**

Alternatively, you can email it to us at [new.connections@severntrent.co.uk](mailto:new.connections@severntrent.co.uk) in a zip file along with any supporting documentation.

We're also able to send you an application form in the post. Please contact us on 0800 707 6600, our usual opening times are 9.00am to 4.00pm Monday to Thursday and 9.00am to 3.30pm on Friday.

We have a number of [guidance notes](#) which you may want to read before applying, or use as a reference throughout the new connection process.

## How to make a payment

You can pay for any of our charges by credit or debit card, by BACS or by cheque.

### Credit or Debit Card

We accept all major credit and debit cards. To pay by card simply call our accounts team on 02477 715 204.

For your own protection please don't email your credit or debit card details to us.

### BACS

You can make a BACS payment to our bank account using the details below:

Bank:	Barclays
Sort code:	20-00-00
Account Number:	03398498
UTR Number	054 37510 61510
Company Registration Number	2366686
Reference:	<notification number>*

\*The notification number is the reference number that we'll send you when we acknowledge receipt of your application form. If this isn't provided to us it may delay or invalidate your application.

### Cheque

Please make your cheque payable to Severn Trent Water Ltd and send it to us at:

Severn Trent Water Limited  
PO Box 5311  
Coventry  
CV3 9FL

Please ensure you provide the reference/notification number on the back of the cheque.

## Trade effluent

Trade effluent is anything which is not domestic sewage (toilet, bath or handwashing waste) or uncontaminated surface water and roof drainage (rainwater).

Waste-water discharges from hotels, pubs, restaurants, takeaways and caravan parks are not classed as trade effluent.

For more information [see here](#).

## Disputes

Here at Severn Trent we always aim to give our developers the best possible service and should there be a problem we want to put it right straight away.

When you receive a quote from us, we'll always give you the name and contact telephone number for someone in our developer services team who'll be your point of contact should things not go according to plan. However, if you're still not happy you can consider downloading our [complaints procedure here](#).

## The quote

Once we've assessed your completed application form and associated documents, we'll send either a quote, a response, an Agreement or an Approval Notice depending on the type of new water and/or sewer connection application made.

Our quote will show either a fixed charge for the connection work, or bespoke charges which are unique for your development.

## Validity period of quotes

All our quotes, agreements and approval notices are valid for **six months** from the date of the covering letter (subject to change at our discretion).

If a quote hasn't been accepted by the applicant (i.e., the agreement signed and the quotation paid) within this six-month period, the quote will be cancelled. If the works are still required after this timeframe the applicant will need to send us a new application form and pay the appropriate application fee as per the published charging arrangement document that is valid at that point in time.

During the validity period of your quotation, if your requirements, specification, or design changes, we'll need to provide you with a new quote and new agreement. To receive this, you'll need to make the appropriate requote/redesign fee as per the published charging arrangement document that is valid at that point in time.

Please also note that by accepting and paying for your quotation you are agreeing to commencing/completing works (dependant on type of works) within six months, as set out in your terms and conditions.

## Plot connections

Plot connections, associated infrastructure charges and any discounts will be estimated as a lump sum payment for ease of understanding in the overall quote. The costs are not payable however, until you are ready to call off the plots themselves. Please note any associated charges and or discounts will be subject to the charging year you are calling off said plots.

## Validity of quotations across charging years

Our quotations are guaranteed for six months, regardless of whether the six-month period crosses over into a subsequent charge year. However, if there is a change required to the specification or design, or if the quote has expired, a new quotation will be required along with the payment of the appropriate fees as per the published charging arrangement document that is valid at that point in time.

Where there have been unforeseen circumstances and a reconciliation of the quote versus actual work undertaken is required, for example because the actual costs incurred by us are materially different to those originally quoted for, we would reconcile using charges from the charge year that was applicable at the time of the original quote acceptance (the individual charges are fixed but the total payable will change here), even when this activity takes place in the subsequent charge year. If the customer has overpaid, we will refund the difference, again based on the original quotation charge year rates.

All quotations are generated and charged based upon the date at which we receive a completed application that includes all the required information along with the appropriate application fee. Therefore, if a completed application is dated 31 March 2023 the charges used to quote will be those published for the period 2022/2023.

## Ensuring accurate and timely account set up

Once a new connection to our network takes place it is essential that new occupant details are provided, along with the meter details. Where these details are not provided, we will levy charges for the associated services provided to that property, for example: the fresh water supply as measured by the meter, waste water charges and standing charges.

**Application fees,  
initial enquiries, and  
requote/redesign  
charges**

## Requesting a copy of our water and sewer network plan

If you need to know where our water and/or sewer networks are located around your proposed development site, you can obtain a clean water and waste water map directly from [www.digdat.co.uk](http://www.digdat.co.uk).

Access for individuals undertaking statutory work is free. You may be required to provide documentary evidence that your access is covered under statutory terms. If you are unsure, please contact the digdat service team for further guidance on 0800 085 8060.

**Note:** all details must be checked and not assumed to be correct.

The following charges are non-refundable and include VAT at the rate shown:

Water or sewer map	Charge	VAT
We'll send you a map of the Severn Trent water or sewer network within the area you request – size A4 or A3	£24.00	20%
We'll send you a map of the Severn Trent water or sewer network within the area you request – size A2	£25.00	20%
We'll send you a map of the Severn Trent water or sewer network within the area you request – size A1	£30.00	20%
We'll send you a map of the Severn Trent water or sewer network within the area you request – size A0	£45.00	20%

Water and sewer map	Charge	VAT
We'll send you a map of the Severn Trent water and sewer network within the area you request – size A4 or A3	£30.00	20%
We'll send you a map of the Severn Trent water and sewer network within the area you request – size A2	£40.00	20%
We'll send you a map of the Severn Trent water and sewer network within the area you request – size A1	£50.00	20%
We'll send you a map of the Severn Trent water and sewer network within the area you request – size A0	£80.00	20%

## Pre-planning enquiry

A pre-planning enquiry is used to find out if our existing network can supply your proposed development with water and take away your proposed sewerage flows. It will also confirm if your development will affect the existing Severn Trent assets.

This type of enquiry is normally for larger development sites and is undertaken prior to full planning permission being granted. And, for large commercial properties that will have a high water usage.

These charges are non-refundable and include VAT at the rate shown:

Pre-planning enquiry water	Charge	VAT
We'll let you know if our network is able to supply your proposed development site with water	£185.22	20%

Pre-planning enquiry waste	Charge	VAT
We'll let you know if our network is able to receive the flows from your proposed development site	£178.49	20%

Pre-planning enquiry water & waste	Charge	VAT
We'll let you know if our network is able to supply your proposed development site with water and our network is able to receive the flows from your proposed development site	£326.71	20%

## Application charges associated with requisitions, diversions and, connections

When you've completed the relevant application form, please send it to us with the appropriate application charge, as shown in the tables below, along with any supporting information.

These charges are non-refundable and where applicable include VAT at the rate shown:

New water main - requisition	Charge	VAT
We'll send you a detailed breakdown of the charges for your chosen lay option. If you haven't yet decided, we'll send you the charges for all options allowing you to make an informed decision on how you wish to proceed	£1,781.92	20%

Diversion of a water asset – please refer to appendix 1	Charge	VAT
<b>Budget estimate</b> – we'll send you an indicative cost estimate for the diversion works. This will need to be upgraded to a full cost estimate if you wish to proceed to construction or require a drawing showing the proposed diversion route	£758.22	20%
<b>Full cost estimate</b> – we'll send you a drawing showing the proposed route of the diversion and an estimate which needs to be accepted and paid to progress to construction. If you have had a budget application, you'll only be required to pay the difference to uplift to a full cost estimate	£1,781.92	20%

With regard to self-lay options, these do not include design for the contestable element of works. A bespoke charge would apply to the design or design acceptance of contestable work associated with a diversion.

Water service connection – up to 3 connections	Charge	VAT
We'll send you a detailed breakdown of the charges for a 25/32mm water service connection, up to three connections. This includes those connections needed for a temporary supply, a supply for agricultural use and for the splitting of a shared supply	£170.86	20%

Water service connection – additional connections	Charge	VAT
Where more than three connections are required, this additional fee will be incurred. This fee is to provide a quote for up to three additional connections.	£107.70	20%

Large diameter water service connection	Charge	VAT
We'll send you a detailed breakdown of the charges for a 50mm+ water service connection	£331.74	20%

Sewer requisition	Charge	VAT
We'll complete a preliminary investigation and design and send you a quote for the bespoke charges	£3,309.28	20%

Diversion of a sewer asset – please also refer to appendix 1	Charge	VAT
When you apply to divert a sewer we will complete an assessment of your proposals and advise if a diversion can be undertaken. We'll also tell you if you can complete the diversion under a self-lay agreement. If your diversion can be completed in this manner, we'll assess your proposed design and provide comments. Once any necessary design amendments have been completed, we'll send you a technical compliance and advice of fees.	£636.39	20%
Should your diversion be defined as high risk (definitions on our website within sewer diversion guidance) and need to be	£2,978.68	20%

completed by Severn Trent directly, we will complete a desktop review and provide an offer which details our costs and timescales to further develop the design and produce a construction cost. (Note: this would be a further charge to the non-high risk cost above if not submitted directly)

Sewer adoption	Charge
We'll assess your proposed design and provide comments. Once any necessary design amendments have been completed, we'll send you a technical compliance and the bespoke charges	£0.00

Sewer connection	Charge	VAT
Connection to a public sewer when the connection is in the public highway.		
Approval of a connection with 1 length of lateral drain or sewer (1 length is 15 metres).	£420.08	0%
Complete two inspections of the sewer connection during normal working hours Monday to Friday 9am to 5pm.		
Connection to a public sewer when the connection is not in the public highway.		
Complete two inspections of the sewer connection during normal working hours Monday to Friday 9am to 5pm	£228.14	0%
Application for an indirect connection to a private drain, with the owner's permission, that discharges to the private sewer.	£97.76	0%
Approval of an in-direct sewer connection		

Existing sewer adoption	Charge
We'll assess your enquiry and provide a response, detailing any concerns, and the bespoke charges to complete the adoption	£0.00

Build over (Sewer only)	Charge	VAT
Self-certification	£65.00	0%
Build Over Agreement Class 1 - Up to and including 150mm diameter sewers	£169.50	0%
Build Over Agreement Class 2 - 225mm diameter sewers	£194.70	0%
Build Over Agreement Class 3 – please contact the office for further guidance	Bespoke	0%

We are unable to provide retrospective build over approvals but we may be able to provide you with a statement about the sewer condition. However, to do so requires us to undertake several activities to determine if the asset is acceptable. Associated costs need to be recovered by Severn Trent and therefore a fee is payable, as shown below:

Sewer condition statement	Charge	VAT
Sewer condition statement Class 1 – up to and including 150mm diameter sewers	£186.45	0%
Sewer condition statement Class 2 - 255mm diameter sewers	£214.17	0%

## Water mains – refresh of existing quote (same design)

When a quote has expired but there's been no change to the design layout, you'll need to make a requote payment, based on the applicable published charge at that point in time, and we'll send you up to date costs and an amended agreement. The refresh charge is non-refundable and includes VAT at the rate shown.

Refresh quote for a water main	Charge	Unit	VAT
We'll send you updated charges and an amended agreement based on the revalidation of the original design	£613.38	Per application	20%

Refresh quote for a water service connection onto a new main	Charge	Unit	VAT
We'll send you updated charges for a 25/32mm water service connection	£4.36	Per connection	20%

## Water mains – redesign of development (revised quote for a revised design)

Where you've changed the water main design layout, that no longer mirrors the original agreement, we'll need to review the revised design, provide an updated quote and send you an updated agreement. A redesign charge will be applicable as detailed below. This is a non-refundable charge and includes VAT at the rate shown.

Redesign charge	Charge	Unit	VAT
We'll send you updated charges and an amended agreement based on the changes made to the design	£721.03	Per redesign	20%

## Water service connection – requote (revised quote for a revised specification)

When there is a change to the specification of your development, that no longer mirrors the original agreement, we'll need to send you revised costs and an updated agreement. A requote charge will be applicable, as detailed below. This is a non-refundable charge and includes VAT at the rate shown.

Please note that if your application has simply expired, you'll need to apply again and make a new application fee payment, as shown on page 14, in order to receive an updated agreement.

Requote for a water service connection 25mm–32mm	Charge	VAT
We'll send you updated charges for a 25/32mm water service connection and a revised agreement	£50.79	20%

Requote for a water service connection 50mm+	Charge	VAT
We'll send you updated charges for a 50mm+ water service connection and a revised agreement	£140.06	20%

## Sewer connection - reapplying

When an approval has expired or there has been a change in details and design, you'll need to send us another application form so that we can send you up to date costs. This is a non-refundable charge and there is no VAT payable.

Approval following a design change or second submission	Charge	VAT
We'll send you a new approval	£119.46	0%





The infrastructure charge

Under the Water Industry Act (1991) and in line with Ofwat’s Charging Scheme Rules water companies are able to recover costs from developers for work that is required on the company’s existing network to provide for new development-related growth. These costs are recovered through the infrastructure charges which provide the income that water companies require to ensure that the network can cater for the newly connected properties.

There are two infrastructure charges; one for water services and one for sewerage services. Both the water and sewerage infrastructure charge pay for all non-site specific network reinforcement work needed as a result of a new development and new connections to our existing water and sewer network and will include works, amongst others, to provide or alter existing water mains, service reservoirs, sewers and pumping stations.

In certain situations, when we provide the water supply but not the waste water services we are required to recover infrastructure charges on behalf of other statutory undertakers. In these circumstances we would ask that you please refer to the relevant undertaker’s website for their infrastructure charge detail.

How we’ve calculated our infrastructure charge

We charge an infrastructure charge per property; one for water and one for sewerage.

We calculate the infrastructure charge by:

- Taking the total forecast cost of the developer driven non-site-specific network reinforcement work investment over the 5-year period between 2023-24 and 2027-28
- and divide this total cost by:
- the total forecast volume of connected properties over the same 5-year period

This then provides a per property infrastructure charge which is subject to rigorous assurance.

Our infrastructure charges are universal; in that all developer customers paying infrastructure charges pay the same rate across our region. We don’t apply a zonal charge based upon the location of a connection.

How we calculate the infrastructure charge for non-household properties

We charge an infrastructure charge via a standard sized service for domestic use to a non-household premises. A standard sized service is a pipe of 25mm external diameter MDPE or equivalent.

When a non-household connection is required for domestic purposes and any part of the service pipe needs to be larger than 25mm external diameter MDPE, the infrastructure charge is a multiple of the standard charge. This multiplier is calculated from totalling the loading units of the water fittings to be installed in the premises and dividing by the loading units of a standard domestic premises.

For example, a standard domestic premises has 24 loading units. Hence if a premise has 36 loading units then the infrastructure charge is 36 divided by 24 or 1.5 times the standard charge. The loading unit values of various fitting are given in the table below.

By domestic purposes, we mean the types of usage that might also be found within a residential property, such as those listed in the table below. If the connection is required for a commercial process which, in our opinion is not consistent with domestic usage then we will charge the specific off-site costs required in order to make the supply available.

Note: the loading units below are based on the information in table 20 of BS6700 which covers the design of services supplying water for domestic use within premises:

Water fitting	Loading units
WC flushing cistern	2
Wash basin in a house	1.5
Wash basin elsewhere	3
Bath (tap nominal size up to 20mm)	10
Bath (tap nominal size larger than 20mm)	22
Shower	3
Sink (tap nominal size up to 15mm)	3
Sink (tap nominal size larger than 15mm)	5
Spray tap	0.5
Bidet	1.5
Domestic appliance – see 3 <sup>rd</sup> note below (subject to a minimum of six loading units per house)	3
Communal or commercial appliance	10
Any other water fitting or outlet (including a tap but excluding a urinal or water softener)	3

Notes to be read with the Table:

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 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);

Rules applying to infrastructure charge calculations:

- A minimum of one standard infrastructure charge is made on each application.
- Charges for community or similar housing, where the water supply is provided through a 'common supply pipe' and charges for water services will be paid under a 'common billing agreement', are calculated using the multiplier.
- The charge is based on an assessment of the fittings to be installed. This will be amended for any variation in the installed fittings.
- Any allowance or planning for future provision of fittings in the premises is taken into account when assessing the loading units.
- In community housing developments a minimum of six loading units is included in the calculation for each premises for water using domestic appliances. This does not apply where there is insufficient space for a washing machine or dishwasher to be installed.

The infrastructure charges are below. There is no VAT payable on an infrastructure charge.

Infrastructure charge	Charge	Unit	VAT
Water infrastructure charge	£405.41	Per property	0%
Sewerage infrastructure charge	£329.57	Per property	0%

## Infrastructure credits

If premises are redeveloped where there were properties on that site connected to the water main or sewerage network within a period commencing 5 years before the connection application date, then credits could be available for previous usage. For credits to be given there must have been measurable demand on the network by Severn Trent billing the property directly for domestic customers or as a wholesaler for non-household premises within the last 5 years.

If the previous supply was for a single domestic property, then one infrastructure credit would be given when the connection is no longer retained. If the connection is retained, then no credits are awarded and infrastructure charges would be payable for any new premises. Where the previous premises were non-household then credits will be based on the average annual consumption of the property compared to the average annual consumption of a dwelling, and credits would be multiplied as appropriate. The minimum credit given is one where the connection is no longer being retained. Infrastructure credits are applied against infrastructure charges, therefore if charges are less than credits then any remaining credits would be available for future developments on the same site subject to the future re-development application being received within 5 years of there being measurable demand on the network as outlined earlier.

Income offset

Income offset is an amount of money which is deducted from the developer charges to reflect the future income that the newly connected properties will provide to the water company.

From 2023-24 our income offset will continue to be structured on a ‘per plot’ approach having one per plot amount for water and one per plot amount for sewerage. This aligns to our infrastructure charging structure. The income offset for waste only applies if the sewer connection is in the Severn Trent region.

Please note that Ofwat will no longer allow water companies to provide for an Income Offset from April 2025.

How we’ve calculated the income offset amount

The income offset amount is calculated by establishing the total annual value of income offset (including asset payments for mains schemes) applied against requisition schemes and dividing this by the annual volume of all newly connected properties (including individual connections which do not require a new main or sewer and NAVs).

The total annual value can vary dependent on a series of factors (including the number of schemes) and therefore the annual value has been derived by taking an average offset per plot from historic schemes dating back to 2017-18 (historic schemes adjusted with inflation to reflect the 2023-24 price base). The per plot average is then multiplied against the forecast of total connected properties which are associated with new mains and sewer schemes for 2023-24 to arrive at an annual value of offset which would have been applied in 2023-24 under the previous mechanism to new mains and sewer requisition schemes. The forecasted properties are adjusted for those who do not receive an income offset payment because they received an infrastructure credit for previous usage. A further adjustment is made for commercial properties that received more than one income offset payment. The annual value of offset for requisition schemes is then divided by the forecast of all properties to be connected in 2023-24 to arrive at a final offset value.

The income offset values for 2023-24 are as below:

Income offset	Offset	Unit
Water income offset	£340.41	Per property
Sewerage income offset	£72.91	Per property

Environmental discount scheme

Here at Severn Trent, the nature of what we do as a company means that we have an important role to play in protecting and sustaining water as a natural resource for future generations. We want to encourage better water efficiency in the home to help our customers to save water and safeguard their homes from flooding.

Our Environmental Discount Scheme could save you, as a home builder, money on both clean water and sewerage charges if you build new homes to our qualifying conditions. **Please note that our qualifying condition is 100 litres per person per day (subject to change at our discretion).**

Please take a look at our environmental discount scheme guidance documentation for more information on the savings that could be made. In addition, our worked examples shown in Section 4 provide a view of the potentially significant reductions you could benefit from through our environmental discount scheme.

(<https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/>)

Please note, it's really important that you tell us you'd like to apply for the discount scheme and **provide your evidence upfront before you accept your quotation or agreement**. We cannot add this discount at a later stage in the process.

Discounts against our infrastructure charges will be reviewed annually and can be withdrawn or changed at any time.

Sewerage charges only apply when the sewer connections are located in the Severn Trent region.

# **Service Connections and associated charges**

## Water service connection charges

This section sets out the fixed charges for a new water service connection to our existing water network.

These are charges for work in accordance with the duties (or rights) under section 45(1) (connection with Water Main) and section 46(1) (ancillary works for purposes of making a domestic connection) of the Water Industry Act 1991.

The charges for a new water service connection are made up of those elements needed to recover the reasonable costs of connecting a property for water to our existing water supply. We have several fixed charges and therefore each connection charge is specific to each connection.

All service connection work is contestable activity and therefore the connection work doesn't have to be done by Severn Trent. The connection work can be completed by a third party contractor working on behalf of the developer such as an accredited Self Lay Provider.

There are additional meter costs and these can be found in the Meter section from page 29.

### Charges for a water service connection up to 12 metres

These are the fixed charges for a water service connection up to 12 metres in length where there is no excavation undertaken by Severn Trent and where excavation is carried out by Severn Trent. There are additional charges for a water service connection over 12 metres (Linear Meter charge). An explanation of each lay type is shown in the table below:

Lay type	Definition
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.

When we refer to Water Company this relates to Severn Trent.

These charges are net of VAT.

Type of connection	Length of supply (m)	Excavation by others (£)	Excavate & Lay by Water Company (£)
Single supply (up to 32mm)	0 – 5	£323.25	£1,957.78
	>5 – 12	£326.93	£2,695.77
Shared trench x2 (up to 32mm)	0 – 5	N/A	£2,556.36
	>5 – 12	N/A	£3,298.03
Shared trench x3 (up to 32mm)	0 – 5	N/A	£3,485.20
	>5 – 12	N/A	£3,900.30
4 Port Manifold (up to 63mm)	0 – 5	£2,233.76	£5,019.12
	>5 – 12	£2,264.67	£5,791.78
6 Port Manifold (up to 63mm)	0 – 5	£2,881.98	£6,052.40
	>5 – 12	£2,912.89	£6,825.06
Large Diameter Connections >50mm up to 180mm	0 – 5	£1,454.30	£3,161.76
	>5 – 12	£1,569.02	£3,856.85
Linear Meter (up to 63mm)		£12.79	£160.60
Linear Meter (>63mm up to 180mm)		£49.40	£228.21
Abortive visit			£179.60

## Large diameter connections greater than 180mm

A large diameter connection greater than 180mm is a bespoke charge to each scheme but the cost will be made up of the component charges published within this document and VAT will be applied at the appropriate rates. Care will be taken to differentiate between large diameter connection works and reinforcement works.

## Barrier pipe

If you need to lay your service pipe in a protective material, we'll complete the connection to our water main in a similar material. Barrier pipe should be used in contaminated ground, or in locations where future contamination may occur from proposed industrial units etc, to protect the water supply and our customers.

These are the charges for the actual connection and the pipework up to 12m. Any pipework above 12m will be charged an additional per metre charge for pipework only. These charges are net of VAT.

Type of connection	Length of supply (m)	Excavation by others (£)	Excavate & Lay by Water Company (£)
Single supply (up to 32mm)	0 – 5	£410.22	£2,044.74
	>5 – 12	£433.83	£2,802.67
Shared trench x2 (up to 32mm)	0 – 5	N/A	£2,730.29
	>5 - 12	N/A	£3,511.84
Shared trench x3 (up to 32mm)	0 – 5	N/A	£3,746.10
	>5 - 12	N/A	£4,221.01
4 Port Manifold (up to 63mm)	0 – 5	£2,475.25	£5,260.62
	>5 - 12	£2,603.43	£6,130.54
6 Port Manifold (up to 63mm)	0 – 5	£3,149.09	£6,319.50
	>5 - 12	£3,277.26	£7,189.43
Large Diameter Connections >50mm up to 180mm	0 – 5	£2,059.41	£3,766.87
	>5 - 12	£2,215.26	£4,657.04
Linear Meter (up to 63mm)		£33.48	£181.29
Linear Meter (>63mm up to 180mm)		£66.68	£245.50

## Domestic sprinkler supplies

A charge applies to a direct feed sprinkler system where we're making one connection to the main and branching off the supply to the sprinkler feed. The charge is **per connection** and is net of VAT:

Domestic sprinkler supplies	Charge	Unit
Fire branch connection	£191.77	Per connection

## Traffic management / Highway charges

When the connection for a water service is in the highway we sometimes have to close all, or part, of a road while we undertake the work. We have a number of fixed charges depending on how we safely manage the traffic which allows for any site specific designs that may be required. Each of these charges are net of VAT.

### Traffic lights:

Type of traffic lights: standard for up to 3 consecutive days	Charge	Unit
Two way traffic lights	£364.80	Per job
Three way traffic lights	£518.52	Per job
Four way traffic lights	£581.15	Per job



Type of traffic lights: standard with manual traffic control for up to 3 consecutive days	Charge	Unit
Two way traffic lights	£1,126.00	Per set up
Three way traffic lights	£1,313.86	Per set up
Four way traffic lights	£1,730.33	Per set up

#### Traffic lights required for more than 3 consecutive days

If traffic management is required for longer than 3 consecutive days, this will be assessed and if further charges are incurred these will be charged on a bespoke basis dependant on your site-specific requirements.

#### Closing a road or lane:

Type of road closure: standard for up to 3 days	Charge	Unit
Standard full road closure where the speed limit is <b>up to and including 40mph</b> and not exceeding 1 mile diversion route	£659.29	Per set up
Standard full road closure where the speed limit is <b>over 40mph</b> and not exceeding 1 mile diversion route	£770.76	Per set up
Standard minor lane closure on a single carriageway where the speed limit is <b>up to and including 40mph</b>	£804.88	Per set up
Standard major lane closure on a single/dual carriageway where the speed limit is <b>over 40mph</b>	£2,749.47	Per set up

#### Closing a road or lane over the standard 3 days or a diversion route greater than 1 mile

Depending on the design of your site you may require a road or lane closure for longer than 3 consecutive days or a diversion route which is greater than 1 mile. These scenarios will be charged on a bespoke basis dependant on your site specific requirements.

CAD drawings	Charge	Unit	VAT
On occasion we have to provide the Highway Authority with a CAD drawing for traffic management set up	£100.87	Per drawing	Same as quote

#### Other Highway Authority charges

It is a legal requirement when carrying out connection work in the public highway to apply to the Local Council /Authority for a permit to work. In addition, further applications are required in the event that parking bays need to be suspended or where major traffic management is required in which case a 'temporary traffic order' will be applied for. These charges are set locally by each Council, and not by Severn Trent. The appropriate charge will be added to your quote, but a temporary traffic order is generally between £500.00 and £3,500.00. Your local authority website should be consulted for details. Each of these charges are net of VAT.

Highway Authority charge	Charge	Unit
Temporary traffic order	Actual charge	Per job
Permit	Actual charge	Per job
Parking bay suspension	Actual charge	Per job

#### Moving a bus stop, a pedestrian crossing or street lamp

Sometimes we have to move a bus stop, a pedestrian crossing or support a street lamp when we complete the work for a water service connection.

Type of traffic management	Charge	Unit
Work to relocate a bus stop	£110.11	Each
Work to relocate a pedestrian crossing	£571.26	Each
Work to support a street lamp	Bespoke	Each

**Completing a water service connection at night, during the weekend or on a bank holiday**

Due to Highway Authority constraints we're sometimes required to complete the work for a water service connection after 8pm, or on a weekend or bank holiday.

Each of these charges are net of VAT:

Night, Sunday or Bank Holiday	Charge	Unit
Connection work completed after 8pm	£2,715.79	Per job
Connection work completed on a Sunday or on a Bank Holiday	£1,651.65	Per job

**Same day reinstatements**

There are occasions where the Local Authority requires that we complete the connection, backfill and reinstate on the same day. On these occasions an additional charge will apply to your connection, as shown below:

Same day reinstatements	Charge	Unit
Reinstatement required on the same day of connection	£335.62	Per job

**Surface reinstatements**

There are occasions when the excavation for a connection is in a public highway which has been recently resurfaced. Under Section 58 of the Water Industry Act we're required to reinstate the surface layer in accordance with the Local Council requirements. We'll endeavour to make it clear at the quotation stage if this applies. The charge payable will be based on the requirement set by the local council and therefore we will provide a bespoke quote based on their requirements.

Local authority requirements	Charge	Unit
S58 reinstatements	Bespoke	Per job

**Digging a trial hole**

Sometimes we have to excavate a trial hole to understand what pipework and other apparatus is already in the ground to see if we can safely complete your water connection where we'd like to.

The charge is based on per m3 of ground excavated and is net of VAT:

Trial hole	Charge	Unit
This is the charge per m3 of ground excavated	£537.88	Per m3

**Metal boundary box**

Depending on where a boundary box is installed there may be a need to use a metal boundary box. This is most common when the boundary box is installed in the highway.

The charge is per lid and is net of VAT:

Metal Boundary box lid	Charge	Unit
To supply and install a box lid	£10.97	Per lid

**Water for construction**

If you're building new properties on a development site you'll often need water for construction (building water), e.g. to mix concrete, plaster, washing down, etc. Unless you have a temporary metered supply (i.e. a hired standpipe) or are utilising an existing metered supply, you'll need to pay a fixed charge for water for construction. VAT is also payable.

Water for construction is charged per property when:

1. The water service connection is a 25mm-32mm for any newly built household property.
2. The water service connection is a large diameter connection for a newly built household property.
3. The water service connection is on any non-household property with a 25mm+ connection.

Water for construction	Charge	Unit	VAT
Household property and non-household property with a 25mm-32mm connection	£96.99	Per property	20%
Non-household property with a 25mm+ connection. This represents m3 of construction not m3 storage	£1.7579	Per unit of property	20%

## Miscellaneous charges

We have a number of miscellaneous charges for water service connections in accordance with the duties (or rights) under section 45(1) (connection with Water Main) and section 46(1) (ancillary works for purposes of making a domestic connection) of the Water Industry Act 1991.

A breakdown of all of our miscellaneous charges are shown in the tables below and some include VAT:

Water regulation re-inspection fee	Charge	Unit	VAT
We'll charge a re-inspection fee each time we arrive on site to do a water regulations inspection and the site isn't ready.	£71.83	Per visit	0%

Aborted visit	Charge	Unit	VAT
We'll charge an aborted visit charge for every connection each time we arrive on site and the site isn't ready for a water service connection to be completed.	£179.60	Per visit	Same as quote

Common Billing Agreement	Charge	Unit	VAT
To prepare and issue a Common Billing Agreement: this agreement will be registered with the local council and ensures that when a property is substantially altered to become multiple properties, each property has its own individual meter and billing account.	£196.86	Per agreement	0%

# Meter Charges

New water service connection work includes the installation of a meter, either externally into a boundary box or internally in a block of flats, and the collection of the meter details (often called the commissioning of the meter) that enables the billing account for the property to be set up.

The installation and commissioning of the meter is a contestable activity and can be completed by any provider.

For a service connection and meter fit that is not being completed by Severn Trent there is a charge for delivering meters to the development site. For a meter delivery there is a 50 meter limit on the number of meters delivered to site. If a meter is misplaced once delivered to site you can request a new one, but you'll be charged for the lost meter and the additional meter delivery.

The setting up of the billing account is a non-contestable activity and therefore can only be completed by Severn Trent.

The charges below are for the installation and commissioning of a meter as part of a standard single water service connection. When installing and commissioning meters alongside the connection activity for a single connection there is no extra cost.

Meter type	Charge	Unit
Install and commission an external 15mm meter in the Boundary Box at the point of connection	£0.00	Per meter
Install and commission an external 22mm meter in the Boundary Box at the point of connection	£0.00	Per meter

The meter charges below cover the circumstances when the meter activity is completed as a standalone activity (i.e., not alongside single connection activity). Carrying out these activities in a standalone fashion does incur additional cost. Charges quoted are net of VAT.

Meter type	Charge	Unit
Install and commission an external 15mm meter in the Boundary Box	£28.56	Per meter
Install and commission an external 22mm meter in the Boundary Box	£36.70	Per meter
Install and commission a 15mm or 22mm radio read meter	£87.81	Per meter
To check the installation and commission of a meter	£87.81	Per meter
Provide and install a Pulse Meter Unit <40mm	£52.19	Per meter
Provide and install a Pulse Meter Unit >40mm	£176.13	Per meter
Meter delivery with a 50 meter delivery limit (in addition to the appropriate install and commission charges above)	£56.56	Per delivery

# **Mains Requisitions and associated charges**

## Site specific charges

This section describes in more detail the charges for site specific work for both water and sewer connections and how the charges are calculated.

### Site specific charges – water

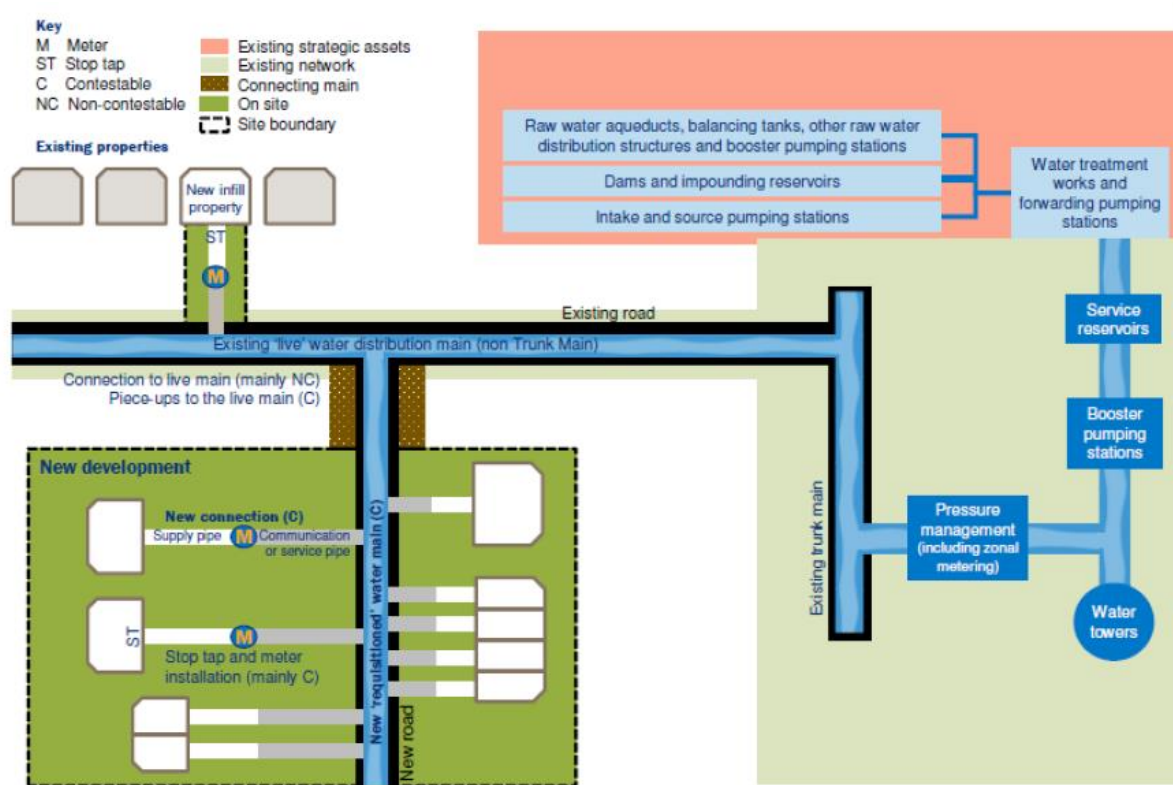
Site specific charges are those charged for the connection work to or on a development site. They may include the installation of a new water main, water booster station and other infrastructure needed to connect a new development.

Site specific water charges are made up of those requisition charges for the work required for both on-site and off-site, i.e. those works between the site boundary and the existing water main. Where the works are contestable and carried out by a Self Lay Provider the SLP's charges are not included.

Site specific work is distinct from network reinforcement work which provides any necessary additional capacity because of new development. Any network reinforcement work needed as a direct result of new domestic development is included in the infrastructure charges, but water for industrial use will be identified in the requisition quotation (along with any programme impact).

The below diagram (Figure 1) shows this in more detail; site specific works are those done within both the green shaded area and brown with white dots shaded area.

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



### On site mains requisition charge – water

The mains requisition charge will be paid by a developer for the site specific mains work on a development site. This is for the works within the site boundary and between the site boundary and the existing water main, including the actual connection to our existing network.

All requisition work will be charged at full cost using a menu of rates approach. The charging elements required to make a reasonable estimate of scheme costs can be seen in the following sections.

## How we've calculated the new mains requisition charges

Our new mains requisition charges reflect the cost of paying our contract partners to deliver the site construction activity and cover the direct on-cost incurred by Severn Trent of managing the delivery of new mains activity.

## Excavation requirements

Our mains charges are typically classified by the excavation requirements for laying the asset. An explanation of each requirement is shown in the table below:

Lay type	Definition
Excavation by Others	Means any work undertaken by someone other than the Water Company in excavation, backfilling or reinstatement
Excavation & lay by Water Company in unmade ground	Here the excavation and the laying of the pipework is completed in a surface such as a field, grass verge, a stone driveway, etc.
Excavation & lay by Water Company in the footpath	Here the excavation and the laying of the pipework is completed in the footpath
Excavation & lay by Water Company in a type 3/4 carriageway	Here the excavation and the laying of the pipework is completed in a type 3/4 carriageway
Excavation & lay by Water Company in a type 1/2 carriageway	Here the excavation and the laying of the pipework is completed in a type 1/2 carriageway

When we refer to Water Company this relates to Severn Trent.

## Pipework charges

The following charges are for the lengths of pipework. These charges are per metre and are net of VAT.

Pipework up to and including 63mm diameter	Charge	Unit
Excavation by others	£18.32	Per metre
Excavation & lay by Water Company required in unmade ground	£45.60	Per metre
Excavation & lay by Water Company required in the footpath	£107.35	Per metre
Excavation & lay by Water Company required in a type 3/4 carriageway	£141.32	Per metre
Excavation & lay by Water Company required in a type 1/2 carriageway	£163.73	Per metre

Pipework above 63mm up to and including 90mm diameter	Charge	Unit
Excavation by others	£20.08	Per metre
Excavation & lay by Water Company required in unmade ground	£47.37	Per metre
Excavation & lay by Water Company required in the footpath	£109.22	Per metre
Excavation & lay by Water Company required in a type 3/4 carriageway	£143.26	Per metre
Excavation & lay by Water Company required in a type 1/2 carriageway	£165.64	Per metre

Pipework above 90mm up to and including 125mm diameter	Charge	Unit
Excavation by others	£23.85	Per metre
Excavation & lay by Water Company required in unmade ground	£51.13	Per metre
Excavation & lay by Water Company required in the footpath	£113.05	Per metre
Excavation & lay by Water Company required in a type 3/4 carriageway	£147.19	Per metre
Excavation & lay by Water Company required in a type 1/2 carriageway	£169.58	Per metre

Pipework above 125mm up to and including 180mm diameter	Charge	Unit
Excavation by others	£35.50	Per metre
Excavation & lay by Water Company required in unmade ground	£68.66	Per metre
Excavation & lay by Water Company required in the footpath	£133.15	Per metre
Excavation & lay by Water Company required in a type 3/4 carriageway	£173.46	Per metre
Excavation & lay by Water Company required in a type 1/2 carriageway	£178.70	Per metre



Pipework above 180mm up to and including 200mm diameter	Charge	Unit
Excavation by others	£45.31	Per metre
Excavation & lay by Water Company required in unmade ground	£83.03	Per metre
Excavation & lay by Water Company required in the footpath	£147.14	Per metre
Excavation & lay by Water Company required in a type 3/4 carriageway	£197.48	Per metre
Excavation & lay by Water Company required in a type 1/2 carriageway	£210.45	Per metre

Pipework above 200mm up to and including 250mm diameter	Charge	Unit
Excavation by others	£56.86	Per metre
Excavation & lay by Water Company required in unmade ground	£97.21	Per metre
Excavation & lay by Water Company required in the footpath	£161.55	Per metre
Excavation & lay by Water Company required in a type 3/4 carriageway	£220.92	Per metre
Excavation & lay by Water Company required in a type 1/2 carriageway	£234.99	Per metre

## Pipework above 250mm diameter

Pipework above 250mm diameter is a bespoke charge which will be detailed in the relevant quotes.

## Barrier pipework charges

The following charges are for the lengths of barrier pipework. These charges are per metre and are net of VAT.

Barrier pipework up to and including 125mm diameter	Charge	Unit
Excavation by others	£61.91	Per metre
Excavation & lay by Water Company required in unmade ground	£80.38	Per metre
Excavation & lay by Water Company required in the footpath	£143.14	Per metre
Excavation & lay by Water Company required in a type 3/4 carriageway	£171.89	Per metre
Excavation & lay by Water Company required in a type 1/2 carriageway	£199.99	Per metre

Barrier pipework above 125mm up to and including 180mm diameter	Charge	Unit
Excavation by others	£80.93	Per metre
Excavation & lay by Water Company required in unmade ground	£104.48	Per metre
Excavation & lay by Water Company required in the footpath	£173.73	Per metre
Excavation & lay by Water Company required in a type 3/4 carriageway	£207.83	Per metre
Excavation & lay by Water Company required in a type 1/2 carriageway	£260.48	Per metre

Barrier pipework above 180mm up to and including 200mm diameter	Charge	Unit
Excavation by others	£139.60	Per metre
Excavation & lay by Water Company required in unmade ground	£172.88	Per metre
Excavation & lay by Water Company required in the footpath	£295.88	Per metre
Excavation & lay by Water Company required in a type 3/4 carriageway	£339.77	Per metre
Excavation & lay by Water Company required in a type 1/2 carriageway	£435.72	Per metre

Barrier pipework above 200mm up to and including 250mm diameter	Charge	Unit
Excavation by others	£180.70	Per metre
Excavation & lay by Water Company required in unmade ground	£221.43	Per metre
Excavation & lay by Water Company required in the footpath	£348.15	Per metre
Excavation & lay by Water Company required in a type 3/4 carriageway	£397.50	Per metre
Excavation & lay by Water Company required in a type 1/2 carriageway	£476.32	Per metre

## Barrier pipework above 250mm diameter

Barrier pipework above 250mm diameter is a bespoke charge which will be detailed in the relevant quotes.

## Charges for under pressure line stop

These are the charges for an under-pressure line stop to temporarily stop the water flow. The charges are per connection and are net of VAT.

Under pressure line stop	Charge	Unit
Under pressure line stop 100mm	£4,000.02	Per connection
Under pressure line stop 150mm	£5,262.17	Per connection
Under pressure line stop 200mm	£7,767.64	Per connection
Under pressure line stop up to 250mm	£11,988.77	Per connection

## Under pressure line stop above 250mm diameter

An under pressure line stop above 250mm diameter is a bespoke charge which will be detailed in the relevant quotes.

## Charges for branch connections into an existing main

These are the charges for a branch connection between a new main and an existing main. The charges are per connection and are net of VAT.

Branch connection up to and including 100mm	Charge	Unit
Excavation by others	£1,436.63	Per connection
Excavation & lay by Water Company required in unmade ground	£1,921.28	Per connection
Excavation & lay by Water Company required in the footpath	£2,450.32	Per connection
Excavation & lay by Water Company required in a type 3/4 carriageway	£3,099.65	Per connection
Excavation & lay by Water Company required in a type 1/2 carriageway	£3,231.71	Per connection

Branch connection above 100mm up to and including 200mm	Charge	Unit
Excavation by others	£2,095.18	Per connection
Excavation & lay by Water Company required in unmade ground	£2,725.26	Per connection
Excavation & lay by Water Company required in the footpath	£3,507.23	Per connection
Excavation & lay by Water Company required in a type 3/4 carriageway	£4,090.81	Per connection
Excavation & lay by Water Company required in a type 1/2 carriageway	£4,249.28	Per connection

Branch connection above 200mm up to and including 250mm	Charge	Unit
Excavation by others	£3,589.76	Per connection
Excavation & lay by Water Company required in unmade ground	£4,494.50	Per connection
Excavation & lay by Water Company required in the footpath	£5,326.25	Per connection
Excavation & lay by Water Company required in a type 3/4 carriageway	£6,217.76	Per connection
Excavation & lay by Water Company required in a type 1/2 carriageway	£6,450.84	Per connection

## Branch connection above 250mm diameter

Branch connection above 250mm diameter is a bespoke charge which will be detailed in the relevant quotes.

## Charges for branch connections into a barrier pipework main

These are the charges for an under-pressure connection between a new main and an existing barrier pipework main. These charges are per connection and are net of VAT.

Branch connection up to and including 100mm	Charge	Unit
Excavation by others	£2,133.88	Per connection
Excavation & lay by Water Company required in unmade ground	£2,618.53	Per connection
Excavation & lay by Water Company required in the footpath	£3,147.58	Per connection
Excavation & lay by Water Company required in a type 3/4 carriageway	£3,796.91	Per connection
Excavation & lay by Water Company required in a type 1/2 carriageway	£3,928.97	Per connection

Branch connection above 100mm up to and including 200mm	Charge	Unit
Excavation by others	£4,193.09	Per connection
Excavation & lay by Water Company required in unmade ground	£4,823.17	Per connection
Excavation & lay by Water Company required in the footpath	£5,605.15	Per connection
Excavation & lay by Water Company required in a type 3/4 carriageway	£6,188.73	Per connection
Excavation & lay by Water Company required in a type 1/2 carriageway	£6,347.19	Per connection

Branch connection above 200mm up to and including 250mm	Charge	Unit
Excavation by others	£16,662.57	Per connection
Excavation & lay by Water Company required in unmade ground	£17,567.31	Per connection
Excavation & lay by Water Company required in the footpath	£18,399.06	Per connection
Excavation & lay by Water Company required in a type 3/4 carriageway	£19,290.57	Per connection
Excavation & lay by Water Company required in a type 1/2 carriageway	£19,523.64	Per connection

### Branch connection above 250mm diameter

Branch connection above 250mm diameter is a bespoke charge which will be detailed in the relevant quotes.

### Fittings – e.g., valves, hydrants, wash outs, tees, bends

The following charges will apply when we need to install, replace, or remove a valve, hydrant, wash out, tee or bend on a new main.

Charges labelled as ‘excavation by others’ do not include excavation and backfill but do include associated chambers. All other charges within this section include all excavation and backfill requirements for these items and include associated chambers. These charges are net of VAT.

Single spade valve	Charge per item
Single spade valve	£259.51

Fittings up to 4"	Charge per item
Excavation by others	£399.52
Excavation & lay by Water Company required in unmade ground	£557.88
Excavation & lay by Water Company required in the footpath	£682.93
Excavation & lay by Water Company required in a type 3/4 carriageway	£722.69
Excavation & lay by Water Company required in a type 1/2 carriageway	£759.73

Fittings above 4" up to and including 6"	Charge per item
Excavation by others	£615.70
Excavation & lay by Water Company required in unmade ground	£617.13
Excavation & lay by Water Company required in the footpath	£744.21
Excavation & lay by Water Company required in a type 3/4 carriageway	£789.28
Excavation & lay by Water Company required in a type 1/2 carriageway	£828.18

Fittings above 6" up to and including 9"	Charge per item
Excavation by others	£945.18
Excavation & lay by Water Company required in unmade ground	£946.14
Excavation & lay by Water Company required in the footpath	£1,084.15
Excavation & lay by Water Company required in a type 3/4 carriageway	£1,137.04
Excavation & lay by Water Company required in a type 1/2 carriageway	£1,178.13

### Fittings above 9"

Fittings above 9' are a bespoke charge which will be detailed in the relevant quotes.

## Capping off a Main

The following charges apply to 'cap off' a main. These charges are net of VAT.

Cap off a main	Charge	Unit
Cap off a main up to 4" in tarmac/footway	£683.66	Per cap off
Cap off a main exceeding 4" up to and including 6" in tarmac/footway	£777.93	Per cap off
Cap off a main exceeding 6" up to and including 9" in tarmac/footway	£1,020.32	Per cap off
Cap off a main exceeding 6" up to and including 9" in verge/footway	£932.18	Per cap off
Cap off a main exceeding 4" up to and including 6" in unmade	£525.68	Per cap off

## Capping off a main above 9"

Capping off a main above 9" is a bespoke charge which will be detailed in the relevant quotes.

## Back to back connections

The following charges apply for a back to back connection. These charges are net of VAT.

Back to back connection	Charge	Unit
The back to back connection - includes the removal of end hydrants, maximum connection distance 2m and not exceeding 125mm diameter	£856.24	Per connection
The back to back connection - includes the removal of end hydrants, maximum connection distance 2m and not exceeding 180mm diameter	£893.29	Per connection
The back to back connection - includes the removal of end hydrants, maximum connection distance 2m and not exceeding 250mm diameter	£1,563.24	Per connection

## Sampling

The following charge applies for sampling. This charge is net of VAT.

Sampling	Charge	Unit
Sampling where not included within a distribution service technician site visit. Therefore this charge applies when a separate site visit is required for the purpose of sampling.	£229.00	Per sample visit

## Pressure Test & Chlorination

The following charge applies for a pressure test and chlorination. This charge is net of VAT.

Pressure Test & Chlorination	Charge per test
Pressure Test & Chlorination	£791.82

## Trial holes

The following charges apply for making trial holes to clarify details about the existing main and the connection point. These charges are net of VAT.

Trial holes	Charge per m3
Trial hole in unmade ground	£135.25
Trial hole in the footpath	£251.97
Trial hole in a type 3/4 carriageway	£367.59
Trial hole in a type 1/2 carriageway	£537.88

## Distribution service technician site visit

The following charge applies if the connection cannot be completed under pressure and a technician is required to attend site to turn off the water supply to complete the connection. This charge is net of VAT.

Distribution service technician site visit	Charge per item
Site visit to turn off supply to complete the connection	£578.32

## Stand down charges

The following charges apply if our teams are required to stand down from work because the site is not ready or available to carry out the mains laying activity at the planned time. These charges are net of VAT.

Stand down charges	Charge per team per day
Charge for lay only activity	£1,139.52
Charge for open cut activity	£2,028.49

## Thrust block charges

Where thrust blocks are deemed necessary, we will provide a bespoke charge based on the site-specific requirements.

## Traffic management / Highway charges

When the connection for a water service is in the highway we sometimes have to close all, or part, of a road while we undertake the work. We have a number of fixed charges depending on how we safely manage the traffic which allows for any site specific designs that may be required. Each of these charges are net of VAT.

### Traffic lights:

Type of traffic lights: standard for up to 3 consecutive days	Charge	Unit
Two way traffic lights	£364.80	Per job
Three way traffic lights	£518.52	Per job
Four way traffic lights	£581.15	Per job

Type of traffic lights: standard with manual traffic control for up to 3 consecutive days	Charge	Unit
Two way traffic lights	£1,126.00	Per set up
Three way traffic lights	£1,313.86	Per set up
Four way traffic lights	£1,730.33	Per set up

### Traffic lights required for more than 3 consecutive days

If traffic management is required for longer than 3 consecutive days, this will be assessed and if further charges are incurred these will be charged on a bespoke basis dependant on your site-specific requirements.

### Closing a road or lane:

Type of road closure: standard for up to 3 days	Charge	Unit
Standard full road closure where the speed limit is up to and including 40mph and not exceeding 1 mile diversion route	£659.29	Per set up
Standard full road closure where the speed limit is over 40mph and not exceeding 1 mile diversion route	£770.76	Per set up
Standard minor lane closure on a single carriageway where the speed limit is up to and including 40mph	£804.88	Per set up
Standard major lane closure on a single/dual carriageway where the speed limit is over 40mph	£2,749.47	Per set up

### Closing a road or lane over the standard 3 days or a diversion route greater than 1 mile

Depending on the design of your site you may require a road or lane closure for longer than 3 consecutive days or a diversion route which is greater than 1 mile. These scenarios will be charged on a bespoke basis dependant on your site specific requirements.

CAD drawings	Charge	Unit	VAT
On occasion we have to provide the Highway Authority with a CAD drawing for traffic management set up	£100.87	Per drawing	Same as quote

### Other Highway Authority charges

It is a legal requirement when carrying out connection work in the public highway to apply to the Local Council /Authority for a permit to work. In addition, further applications are required in the event that parking bays need to be suspended or where major traffic management is required in which case a 'temporary traffic order' will be applied for. These charges are set locally by each Council, and not by Severn Trent. The appropriate charge will be added to your quote, but a temporary traffic order is generally between £500.00 and £3,500.00. Your local authority website should be consulted for details. Charges are net of VAT.

Highway Authority charge	Charge	Unit
Temporary traffic order	Actual charge	Per job
Permit	Actual charge	Per job
Parking bay suspension	Actual charge	Per job

### Moving a bus stop, a pedestrian crossing or street lamp

Sometimes we have to move a bus stop, a pedestrian crossing or support a street lamp when we complete the work for a water service connection.

Type of traffic management	Charge	Unit
Work to relocate a bus stop	£110.11	Each
Work to relocate a pedestrian crossing	£571.26	Each
Work to support a street lamp	Bespoke	Each

## Pre-commencement site visit

The following charge applies for a pre-commencement site visit. This charge is net of VAT.

Pre-commencement site visit	Charge per hour
Site visit or meeting by a Severn Trent appointed contract partner, including travel	£57.96

## Charges relating to private land entry

We may need to enter third party land when constructing new water connections. In certain situations we may need to use solicitors and it may result in a compensation payment being made to the land owner. In these circumstances we'll look to recover the cost from you. Charges are net of VAT.

Private land entry	Charge	Unit
For Severn Trent to engage with specialists to prepare and undertake the necessary assessment to supply a quotation where the connection is within third party land	Bespoke	Per quote
There may be occasions that we require our solicitors to investigate access to private land	On request	
Compensation payment	Bespoke	

## Charges for the diversion of a water asset

These are the charges for work completed under S185 of the Water Industry Act 1991 where a developer can require Severn Trent to alter or move a water asset to allow the development of a site. We'll complete an initial risk assessment to help us make a decision as to whether we complete the diversion works or allow an accredited Self Lay Provider to complete the work on our behalf. Once the charges have been paid and a diversion agreement entered into, we'll carry out the necessary work.

The charges for the diversion of a water asset are made up of those elements needed to recover the reasonable costs incurred by Severn Trent as a result of completing the diversion work. We'll provide bespoke charges for

completing the diversion work. If these change during construction we'll endeavour to let you know and gain your prior approval of the new charges.

Once the work is complete there will be a final reconciliation of the charges against the actual works completed.





## Contestability

The connection work that is open to competition is known as “contestable” work. This category includes the majority of work a developer needs to serve a new development and includes work to lay and test new mains and services. Because we have a responsibility to maintain wholesome water supplies to our end customers, some higher risk work will be defined as “non-contestable” and can only be carried out by us. Please refer to our separately published [Annual Contestability Summary](#) (ACS) for further detail.

## Self Lay specific charges

### Pre-planning enquiry

This charge is non-refundable and includes VAT at the rate shown.

Point of connection enquiry - water	Charge	VAT
We'll let you know if our network is able to supply your proposed development site with water	£185.22	20%

### Application charges

When you've completed the relevant application form, please send it to us with payment of the application fee, as shown in the table below, and any necessary supporting information.

These charges are non-refundable and where applicable include VAT at the rate shown.

Self Laying of services only	Charge	VAT
We'll send you a detailed breakdown of the charges, including those for both contestable and non-contestable works, the income offset value, and any other associated charges.	£118.09	20%

New water main – Self Lay	Charge	VAT
<b>Severn Trent design</b> We'll send you a detailed breakdown of the charges, including those for both contestable and non-contestable works, the income offset value, and a copy of the accepted design we've created. Note: this is not a construction drawing.	£1,781.92	20%
<b>Self Lay design approval</b> We'll send you a detailed breakdown of the charges, including those for both contestable and non-contestable works, the income offset value, and a copy of your design that we have vetted and accepted.	£250.00	20%

### Refresh of existing quote (same design)

When a quote has expired but there's been no change to the design layout, you'll need to make a requote payment, based on the applicable published charge at that point in time, and we'll send you up to date costs and an amended agreement. The refresh charge is non-refundable and includes VAT at the rate shown.

Self Lay refresh quote for a ST designed water main	Charge	Unit	VAT
We'll send you updated charges and an amended agreement based on the revalidation of the original design	£613.38	Per application	20%
Self Lay refresh quote for a SL design approval	Charge	Unit	VAT
We'll send you updated charges and an amended agreement based on the revalidation of the original design vetted.	£250.00	Per application	20%

**Redesign of development (revised quote for a revised design)**

Where you've changed the water main design layout, that no longer mirrors the original agreement, we'll need to review the revised design, provide an updated quote and send you an updated agreement. A redesign charge will be applicable as detailed below. This is a non-refundable charge and includes VAT at the rate shown.

Redesign for a Self Lay water main	Charge	Unit	VAT
We'll send you updated charges and an amended agreement based on the changes made to the design	£721.03	Per application	20%

**Charges for the source of water connection**

This charge is bespoke to each scheme but the cost will be made up of the component charges published within our charging arrangements. VAT will be applied at the appropriate rate.

Our non-contestable charges can be found in the mains requisitions and associated charges section from page 32.

**Charges for a new water main**

An SLP can ask Severn Trent to complete some contestable works and the most common works that we're asked to undertake are shown in the table below. These charges are net of VAT.

Contestable works	Charge	Unit
The back to back connection - includes the removal of end hydrants, maximum connection distance 2m and not exceeding 125mm diameter	£856.24	Per connection
The back to back connection - includes the removal of end hydrants, maximum connection distance 2m and not exceeding 180mm diameter	£893.29	Per connection
The back to back connection - includes the removal of end hydrants, maximum connection distance 2m and not exceeding 250mm diameter	£1,563.24	Per connection
Sampling where not included within a distribution service technician site visit. Therefore, this charge applies when a separate site visit is required for the purpose of sampling, as instructed.	£229.00	Per sample visit

We'll provide a bespoke charge for any other contestable works that we are asked to do by a SLP.

**Charges relating to Self Lay service connections**

Where you've chosen to use an accredited Self Lay Provider to complete your service connection we'll look to apply an administration charge as detailed below, which is net of VAT. The administration charge applicable when bulk meter deliveries are used reflects the reduced administrative demand on Severn Trent developer services.

Administration charge	Charge	Unit	VAT
Administration charge including individual meter delivery	£121.56	Per connection	20%

Administration charge excluding bulk meter delivery	Charge	Unit	VAT
Administration charge payable if bulk meter delivery has been selected	£65.00	Per connection	20%

Agreement charge	Charge	Unit	VAT
Supply of revised Agreement	£193.31	Per agreement	0%

The following charges cover the cost of rearranging an audit whereby a Severn Trent representative attends the prearranged site audit (in line with the Adoptions Code) but the SLP isn't on site and the audit then has to be rearranged. These charges are in line with the existing repeat inspection charges.

Rearranged audit charge	Charge	Unit	VAT
Rearranged audit within normal working hours Monday to Friday 9am – 5pm	£108.68	Per audit	0%
Rearranged audit outside of normal working hours (including Saturday and Sunday) before 9am and after 5pm	£144.42	Per audit	0%

In addition, Severn Trent are required to capture and input account information into the non-household water market in a timely manner. To do this, we rely on SLPs to provide the meter and address information within the timescales set out in the Adoption Code. Failure to provide the required information within the prescribed timescales will result in a late submission charge.

Late submission of Self Lay E Form 5 (meter and address details)	Charge	Unit
Late submission charge	£40.00	Per plot

### Stand down charges

The following charges apply if our teams are required to stand down from work due to the site not being ready or available to carry out the source of water or back to back at the planned date and time. These charges are net of VAT and do not include any local authority charges which will be additional charges and charged at full cost.

Stand down charges	Charge per day
Charge for lay only activity	£1,139.52
Charge for open cut activity	£2,028.49

### Meter charges

The meter charges noted below cover the following circumstances:

- when a SLP fails to install the meter,
- where services are not connected at the time of the visit,
- where meter details are not provided within 5 calendar days of the connection date as required by the Adoption Code.

For all other meter charges please refer to the Meter Charges section.

Meter type	Charge	Unit
Install and commission an external 15mm meter in the Boundary Box	£28.56	Per meter
Install and commission an external 22mm meter in the Boundary Box	£36.70	Per meter
Install and commission a 15mm or 22mm radio read meter	£87.81	Per meter

### Remedial Work

Under the Water Industry Act we have a duty to ensure that all assets laid on a site are fit for purpose which includes ensuring that the Fittings Regulations are met and that any defects are corrected. Typically, developer customers have the opportunity to rectify issues themselves however where we are required to attend site to carry out remedial work to correct defects we reserve the right to recover all associated costs and these will be specific to the activities carried out on each scheme.

**NAVs**

**New Appointments and  
Variations**

If you're a NAV company seeking to become the appointee for a site that's currently in our area, you'll need some information from us as the incumbent water and/or waste water company to support your application to Ofwat. This may include confirmation of whether we serve properties within the site, setting up a bulk agreement and providing a bulk connection for water and/or waste water. The NAV application fees and charges use the same principles and methodologies applied to the equivalent services for other types of customer. The most common charges for NAVs are summarised below.

## Site served assessment

To support your application to Ofwat under the 'unserved' criteria you will need to understand whether your proposed NAV site is currently served or unserved. If you send us an enquiry, we will check our records and confirm the status.

Please send us a plan showing the NAV site boundary on an OS background, stating the services requiring assessment (i.e., water, waste water, surface water). On brownfield development sites, if there are existing premises within the NAV boundary, please provide any available details of the properties and disconnection plans. Please send all enquiries to [new.connections@severntrent.co.uk](mailto:new.connections@severntrent.co.uk).

Site served assessment	Charge
We'll send you a letter confirming whether the site is served	£0.00

## Requesting a copy of our water and sewer network plan

If you need to know where the Severn Trent water and/or sewer network is located around your proposed development site, you can obtain a clean water and waste water map directly from [www.digdat.co.uk](http://www.digdat.co.uk).

Access for individuals undertaking statutory work is free. You may be required to provide documentary evidence that your access is covered under statutory terms. If you are unsure, please contact the digdat service team for further guidance on 0800 085 8060.

**Please note that all details must be checked by you and not assumed to be correct.**

The following charges are non-refundable and include VAT at the rate shown:

Water or sewer map	Charge	VAT
We'll send you a map of the Severn Trent water or sewer network within the area you request – size A4 or A3	£24.00	20%
We'll send you a map of the Severn Trent water or sewer network within the area you request – size A2	£25.00	20%
We'll send you a map of the Severn Trent water or sewer network within the area you request – size A1	£30.00	20%
We'll send you a map of the Severn Trent water or sewer network within the area you request – size A0	£45.00	20%

Water and sewer map	Charge	VAT
We'll send you a map of the Severn Trent water and sewer network within the area you request – size A4 or A3	£30.00	20%
We'll send you a map of the Severn Trent water and sewer network within the area you request – size A2	£40.00	20%
We'll send you a map of the Severn Trent water and sewer network within the area you request – size A1	£50.00	20%
We'll send you a map of the Severn Trent water and sewer network within the area you request – size A0	£80.00	20%

**Pre-planning enquiry**

If you need to understand the requirements for supplying your new NAV site with bulk water and/or sewerage connections and want us to identify points of connection and/or points of discharge to our network before you make a full application, you can send us an enquiry and we'll complete an assessment.

These charges are non-refundable and include VAT at the rate shown.

Point of connection enquiry - water	Charge	VAT
We'll let you know if our network is able to supply your proposed development site with water	£185.22	20%
Point of connection enquiry - waste		
We'll let you know if our network is able to receive the flows from your proposed development site	£178.49	20%
Point of connection enquiry - water & waste	Charge	VAT
We'll let you know if our network is able to supply your proposed development site with water and our network is able to receive the flows from your proposed development site	£326.71	20%

**Bulk agreements**

If we're providing bulk water and/or waste water connections to supply your site, we'll need to enter into a bulk supply and/or bulk discharge agreement. You can send us a request and we will complete and issue a bulk supply agreement.

You can request a bulk agreement by emailing us at [NAVenquiries@severntrent.co.uk](mailto:NAVenquiries@severntrent.co.uk).

Bulk agreements	Charge
We'll prepare and send you a bulk agreement	£0.00

**Bulk water connection – mains application**

When you're ready for your bulk connection you'll need to make a separate mains requisition application to obtain an offer letter containing a design and quotation for the offsite work required to provide the bulk connection to your boundary. When you've completed the application form, please send it to us along with the application charge shown in the table below accompanied with any supporting information.

These charges are non-refundable and where applicable include VAT at the rate shown in the tables below.

New water main – requisition / bulk water connection	Charge	VAT
We'll send you a design and quotation for the offsite works necessary to bring a bulk connection to your site boundary	£785.34	20%

**Refresh of existing quote (same design)**

When a quote has expired but there's been no change to the design layout, you'll need to make a requote payment, based on the applicable published charge at that point in time, and we'll send you up to date costs and an amended agreement. The refresh charge is non-refundable and includes VAT at the rate shown.

NAV refresh quote for a water main	Charge	Unit	VAT
We'll send you updated charges and an amended agreement based on the revalidation of the original design	£613.38	Per application	20%

**Redesign of development (revised quote for a revised design)**

Where you've changed the water main design layout, that no longer mirrors the original agreement, we'll need to review the revised design, provide an updated quote and send you an updated agreement. A redesign charge will be applicable as detailed below. This is a non-refundable charge and includes VAT at the rate shown.

Redesign for a NAV water main	Charge	Unit	VAT
We'll send you updated charges and an amended agreement based on the changes made to the design	£721.03	Per application	20%

**Bulk discharge – sewer connection applications**

Our response to your initial point of connection enquiry will identify a suitable point of discharge for your site. When you are ready to make your bulk sewer connection to our network, you'll need to apply for approval to connect using the S106 sewer connection application process. When you've completed the application form, please send it to us along with the application charge shown in the table below accompanied with any supporting information.

These charges are non-refundable and where applicable include VAT at the rate shown in the tables below.

Sewer connection	Charge	VAT
Connection to a public sewer when the connection is in the public highway.		
Approval of a connection with 1 length of lateral drain or sewer (1 length is 15 metres).	£420.08	0%
Complete 2 inspections of the sewer connection during normal working hours Monday to Friday 9am to 5pm		
Connection to a public sewer when the connection is not in the public highway.		
Complete 2 inspections of the sewer connection during normal working hours 9am to 5pm	£228.14	0%

Agreement charge	Charge	VAT
Supply of revised agreement	£193.31	0%

**Charges relating to NAV service connections**

On notification by the NAV that the service has been connected we will undertake the necessary administration. There will be a processing fee payable to reflect the costs incurred to Severn Trent developer services of undertaking this administrative activity.

These charges are non-refundable and net of VAT.

NAV service fee	Charge	VAT
Administration of a NAV service connection	£65.00	20%

**Charges relating to metering and associated equipment when connecting off a trunk main**

When determining a point of connection, we review all options available and will exhaust all other points of connection prior to concluding that connecting from a strategic/trunk main is required.

Consistent with our company design standards manual, offtakes from a trunk main require a meter. This requirement is in place to maintain the integrity of our wider network and protect all customers. The need for a meter only arises because of the new development i.e., if the development did not occur, we would not have an offtake off the main and hence the meter. In this circumstance, that only occurs in a small number of cases, the driver of the cost is the new development. Therefore, consistent with setting charges that are fair and ensuring

that the balance between contributions to costs by Developers and other customers is broadly maintained, we do not believe that the generality of customers should bear this (shallow) connection cost and will therefore make a charge to our NAV customer for the meter.

If Severn Trent or another party was providing the service, they would also be charged for the meter. This consistency is critical to maintain a level playing field and support the development of effective markets.

**Trunk mains**

A trunk main (referenced as a strategic asset) is defined as a water main that interconnects source(s), water treatment works, service reservoirs and/or supply areas, normally with no/or minimum direct customer connections. Trunk mains will often be pipelines of 300mm nominal diameter or greater, although smaller sized pipes may operate as trunk mains.

Trunk mains are critical for the transfer of water making up the arteries of our network, therefore it is critical that offtakes are firstly kept to a minimum and secondly always metered. Any event on a trunk main, due to its size and importance, can impact huge areas and thousands of customers so metering is key to an effective response.

The design criteria for connecting from a trunk main is different to connecting from a distribution main in that meters must be provided at all off-takes. These are installed to ensure there are clear visibility of flows through our mains which are integral to our network. Our design standards also dictate that certain ancillaries be installed as part of the design specification, such as non-return valves and meter bypasses. Bypasses are installed so that the meter and NRV can be maintained while ensuring the customer does not lose supply. Design standards are aligned to our principles of good distribution management and always on philosophy. It is also important to enable a clear delineation between who owns what, with the ability to ensure that problems can be easily identified.



# Sewer charges

Site specific charges – sewer

Site specific charges for sewers are made up of the connection services necessary to connect a development to our existing sewer network. This type of work can include new sewers, lateral drains, pumping stations and rising mains and other infrastructure needed to satisfactorily deal with domestic, and on occasions non-domestic, sewerage from a development.

Many developers design and construct their own sewers, often using a third party (drainage) contractor and then offer them to Severn Trent, or a NAV, for adoption. However, a developer can request Severn Trent lay sewers from the site boundary and connect them into the existing network.

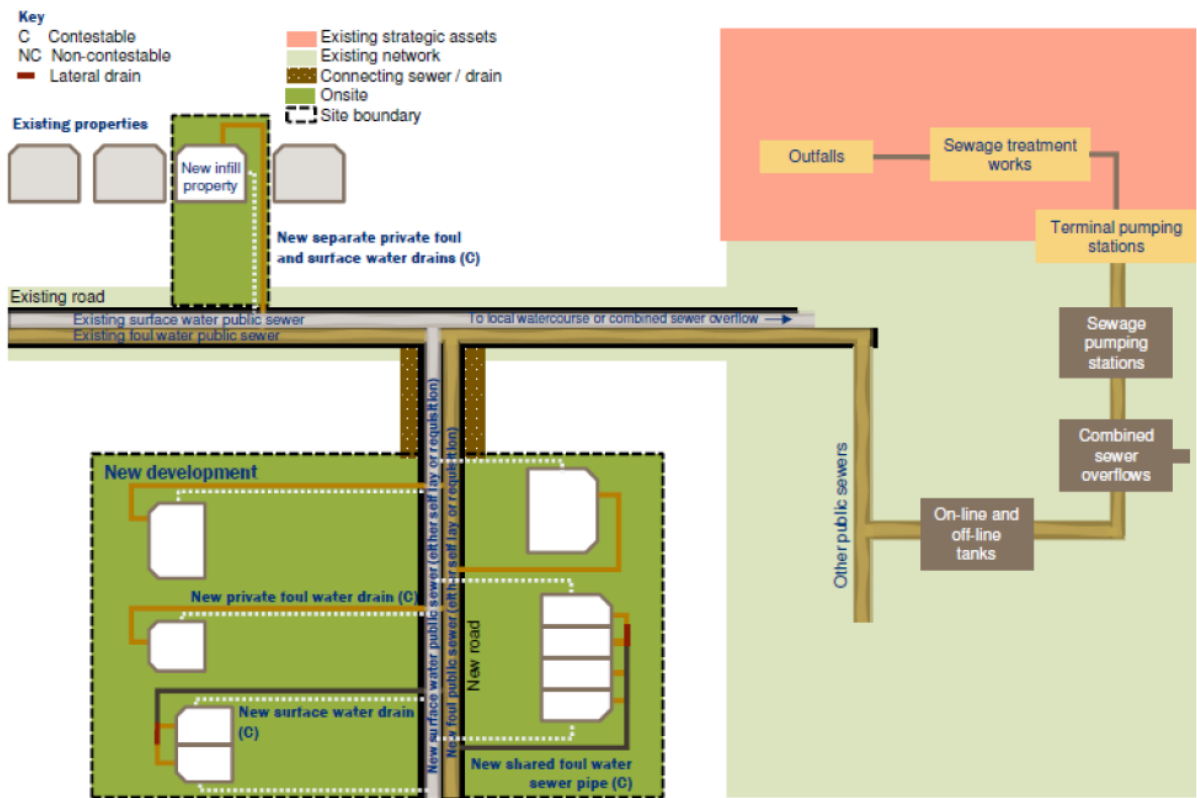
Site specific work is distinct from network reinforcement work, which provides any necessary additional capacity as a result of a new development. Any network reinforcement work needed as a direct result of a new development is included in the infrastructure charges.

Should a developer have significant non-domestic flows, we may need a contribution from the developer.

Where we have to reinforce our existing infrastructure for the purpose of domestic flows, the costs for this reinforcement work will be borne in full by Severn Trent, i.e., it will not form part of the site specific charge.

The diagram below (Figure 2) shows this in more detail. Site specific works are those undertaken within both the dark green shaded area and brown with white dots shaded area. The charges for these works will either be paid in full by a developer, or where an income offset is used a reduced charge will be paid.

Figure 2 Typical connections work and the location of existing waste assets



Codes for Adoption

The Sewerage Sector Guidance (SSG) went live in April 2020. The SSG outlines the principles and process under which applications for adoption should be progressed and it strives to drive consistency and performance across

the industry. Whilst the Codes brought about change and an increased number of performance service levels, broadly speaking we believe the process under the SSG is in line with our previous way of doing things and thus we have not materially altered our charges. However, under the relatively new Design & Construction Guidance that forms part of the SSG, Sustainable Drainage (SUDS) systems can now be offered for adoption as a sewer under the S104 agreement. As this is new to us, we do not yet have sufficient data to determine how much this will cost Severn Trent to process. We have therefore decided not to charge for this element of your site until we have enough data to allow us to set reasonable inspection fees and bond charges. We will not retrospectively apply this new charge to sites once they have been technically approved. Further to this, we will not be asking for commuted sums to adopt SUDS features on your sites.

## **Sewer requisition charges**

This is the charge for the works in accordance with the duties imposed by section 98(1) (provision of requisitioned public sewer) of the Water Act 1991.

Sewer requisition charges become payable when a developer requests Severn Trent provide a new public sewer or lateral drain for a new development. We'll provide a bespoke charge for each requisition.

This bespoke charge will consider such things as:

- The extent of works
- The ground conditions
- Any land entry requirements
- Any legal consents and agreements
- Surveys
- Highway restriction noticing
- Compensation
- The developer's build programme

The charges will be recalculated on completion of the design and feasibility stage and pre contract awarded. A balance payment or refund may be required at this stage and prior to progressing the work. Once the work is complete, we'll undertake a final reconciliation of the charges against the works actually completed.

## **Sewer adoption inspection and bond charges – pre construction**

These are the charges for the work in accordance with the duties imposed by section 104 of the Water Act 1991.

The sewers that will serve a new development site can be designed by a developer, approved by us and then constructed by the developer. We'll then enter into a legal Agreement to adopt these sewers if they are designed to current industry standards, Design and Construction Guidance, and Severn Trent's supplementary requirements.

We'll charge a sewer adoption inspection charge and a sewer adoption bond charge and a legal agreement fee charge for all site specific work for adoptable sewers.

This sewer adoption inspection charge will cover the cost for technical vetting, processing the Section 104 submission and completing the inspections of the adoptable site. This includes the connection to our existing network.

The sewer adoption bond charge is a security payment for Severn Trent to draw off should we need to complete remedial works or finish the construction of the sewers for any reason.

## How we've calculated the sewer adoption inspection and bond charges

We've calculated the sewer adoption inspection charge by dividing the combined total of calculated gravity sewer and associated manholes construction costs by the combined total meterage of gravity sewers and associated manholes over the same period to give us a per metre charge (which includes any in-line storage less than 1350mm diameter). This charge is then multiplied by the proposed combined length of sewers to give us the total costs associated with the above works. On top of this we have a few separate charges to reflect other site requirements, such as headwalls, flow control chambers, etc.

We total these charges to give an approximate total construction cost:

- 2% of these costs will represent the total sewer adoption inspection charge (minimum inspection fee of £500), and
- 10% of these costs will represent the total sewer adoption bond charge (minimum bond fee of £5,000).

A breakdown of all our sewer adoption charges are shown in the tables below:

Gravity sewers	Charge	Unit	VAT
Gravity sewers – includes in-line storage less than 1350mm diameter - Inspection charge	£8.43	Per metre	0%
Gravity sewers – includes in-line storage less than 1350mm diameter - Bond charge	£42.17	Per metre	0%
Headwall	Charge	Unit	VAT
Headwall - Inspection charge	£62.65	Per unit	0%
Headwall - bond charge	£250.58	Per unit	0%
Flow control chamber	Charge	Unit	VAT
Flow control chamber - inspection charge	£62.65	Per unit	0%
Flow control chamber - bond charge	£250.58	Per unit	0%
m <sup>3</sup> storage over 1350mm diameter	Charge	Unit	VAT
m <sup>3</sup> storage over 1350mm diameter - inspection charge	£12.53	Per unit	0%
m <sup>3</sup> storage over 1350mm diameter - bond charge	£50.12	Per unit	0%
Pumping station	Charge	Unit	VAT
Pumping station - inspection charge	2.5% of bespoke charges	Per station	0%
Pumping station - bond charge	10% of bespoke charges	Per station	0%
Rising main not exceeding 225mm diameter	Charge	Unit	VAT
Rising main - inspection charge	£2.49	Per metre	0%
Rising main - bond charge	£9.93	Per metre	0%
Adoptable lateral drains	Charge	Unit	VAT
Adoptable lateral drains – inspection charge	£4.01	Per metre	0%
Adoptable lateral drains – bond charge	£16.04	Per metre	0%

## Other adoption charges for a new sewer

These charges are for the works associated with adopting a new sewer that has been laid by a third party contractor on the request of the developer, and includes VAT where indicated.

PS Telemetry	Charge	Unit	VAT
Provision and installation of an outstation (including 12 months listening service)	£4,535.75	Per outstation	0%
This charge covers one survey visit and the installation			
Any additional visits required to complete work on the outstation	£420.00	Per visit	0%

Listening service	Charge	Unit	VAT
Listening services over and above initial 12 months	£589.49	Per annum	20%

Locks & signs	Charge	Unit	VAT
Installation of locks and signs at pumping station	£934.22	Per station	0%

Amended design	Charge	Unit	VAT
Reassessment of an amended design when increasing the estimated cost of construction is less than £10,000	£254.47	Per design	0%
Reassessment of an amended design when increasing the estimated cost of construction is more than £10,000	1% of estimated construction cost	Per design	0%
Reassessment of an amended design when there is a pumping station on site	2% of estimated construction cost	Per design	0%

Other charges	Charge	Unit	VAT
One further viewing of a developer's CCTV survey	£61.16	Per survey	0%
A letter to the bondsman confirming that the bond has been released	£152.68	Per letter	0%

## Sewer adoption inspection and bond charges - post construction

These are the charges for the work in accordance with the duties imposed by section 102 of the Water Act 1991.

We are sometimes asked to adopt sewers that serve a development years after they have been constructed. In these circumstances we'll always look to adopt the sewers but will need various documentation from the householder, or their representative, to assess the condition of the sewers and associated assets. Often, we'll look to carry out inspections and ask for trial holes to be dug.

We have a few charges for the assessments needed and these do not include VAT.

Sewer lengths offered for adoption	Charge	Unit	VAT
To complete inspections of the existing sewers and associated assets (not including the pumping station)	£40.09	Per length	0%

Pumping stations	Charge	Unit	VAT
To complete inspection of pumping stations	£200.46	Per station	0%

Trial holes	Charge	Unit	VAT
To attend trial hole excavations	£20.05	Per trial hole	0%

## Sewer connection charges

These are the additional inspection charges for sewer connections in accordance with the duties (or rights) under section 106 sewer connections of the Water Act 1991.

These charges are shown in the table below and do not include VAT.

Repeat inspection	Charge	Unit	VAT
Repeat inspection within normal working hours Monday to Friday 9am – 5pm	£98.81	Per inspection	0%

Repeat inspection outside of normal working hours Monday – Friday before 9am and after 5pm	£131.30	Per inspection	0%
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## Legal charges

We have a few legal charges associated with the adoption of sewers and sewer connections which are shown in the table below. These are net of VAT.

Legal agreements	Charge	Unit	VAT
To produce and provide a legal agreement for a section 104 adoption or section 185 diversion	£214.77	Per agreement	0%

Sewage Pumping Station (SPS) land transfer	Charge
Up to the sum of £1,250.00 plus disbursements whether or not the matter proceeds to completion for our solicitors to complete the legal documentation in respect of the land transfer of the SPS	£1,250.00 plus disbursements
Our solicitors may request a further undertaking for payment of additional fees if the transfer of the pumping station becomes protracted	On request

Sustainable Drainage System (SUDS) Easement	Charge
Up to the sum of £1,250.00 plus disbursements whether or not the matter proceeds to completion the Easement associated with the SUDs feature	£1,250.00 plus disbursements
Our solicitors may request an additional fee if securing the easement becomes protracted	On request

Unilateral Deed of Grant	Charge
Our fee for dealing with a unilateral Deed of Grant should you choose our services	£1,250.00 plus disbursements

Miscellaneous	Charge
We may ask our solicitors to review wording amendments on a sewer Adoption Agreement	Bespoke
We may ask our solicitors to review wording amendments on a unilateral Deed of Grant of Easement	Bespoke
There may be occasions that we require our solicitors to look into access to private land	Bespoke

### Note:

1. Disbursements are those legal fees that Severn Trent do not see as they are paid directly to a solicitor
2. A developer, or third party contractor, can use any solicitor to complete the relevant documentation

## Charges for the diversion of a sewer asset

These are the charges for works completed under S185 of the Water Industry Act 1991 where a developer can ask Severn Trent to alter or move a sewer asset to allow the development of a site. We'll complete an initial risk assessment to help us make a decision as to whether we complete the diversion works or allow a third party (drainage) contractor to complete the work on our behalf. Once the charges have been paid and a diversion agreement entered into, we'll either allow a self-lay diversion or carry out the necessary work ourselves.

The charges for the diversion of a sewer asset are made up of those elements needed to recover the reasonable costs incurred by Severn Trent as a result of completing or overseeing the diversion work. We will provide bespoke charges for completing the diversion work. If these change during construction, we'll endeavour to let you know and gain your prior approval of the new charges.

If Severn Trent have completed the diversion work there will be a final reconciliation of the charges against the actual works completed.

# Section 4 – Worked examples

## Section 4 – Typical worked examples

In this section we'll share with you six examples of typical developments and the charges that are likely to be relevant for each scenario.

Application charges (listed on page 14) are shown inclusive of VAT at 20%. All other charges are shown net of VAT, which will be added if applicable.

### Example 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 charges, 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.

#### *Assumptions:*

- *This example includes traffic management which is a standard set up for up to three days.*
- *Permit charges are actual charges provided by each council; in this example we've used charges provided by Warwickshire County Council..*
- *Any additional items necessary for your specific site will be discussed personally and charged accordingly.*
- *Typically, an SLP would not complete a single connection to one property within our area therefore we've not included this in the example.*



Scenario 1: Single connection to a house from an existing main									Alternative Delivery Method			
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total charge (£)	Page no.	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable? (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	Page no.
	Pre-Construction Charges											
Y	Water Service Connection	Per application	1	£170.86	£170.86	14			N			
	Administration Fee	Per application		N/A								
	Design Fee	Per application		N/A								
	Construction Charges											
Y	Single supply 0-5m excavate & lay	Per connection	1	£1,957.78	£1,957.78	23			Y			
Y	Two-way traffic lights	Per job	1	£364.80	£364.80	24			Y			
Y	Permits	Per permit	1	£74.00	£74.00				N			
	Meters	Per meter	0	£0.00	£0.00	29			Y			
	Other charges											
Y	Sewer Connection	Per application	1	£228.14	£228.14	15			N			
	Infrastructure Charges											
Y	Water Infrastructure Charge	Per property	1	£405.41	£405.41	19			N			
Y	Sewerage Infrastructure Charge	Per property	1	£329.57	£329.57	19			N			
	Income Offset											
Y	Water Income Offset	Per property	1	-£340.41	-£340.41	20			N			
Y	Sewerage Income Offset	Per property	1	-£72.91	-£72.91	20			N			
	Totals				£3,117.24							

<b>Environmental Discount</b>												
Y	EDS – Water	Per property	1	-£380.00	-£380.00				N			
Y	EDS – Sewerage	Per property	1	-£124.00	-£124.00				N			
	<b>Totals</b>				<b>£2,613.24</b>							

### Example 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 water main of 90mm diameter polyethylene (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 charges, 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.

#### *Assumptions:*

- *This example includes traffic management which is a standard set up for up to three days*
- *Permit charges are actual charges provided by each council; in this example we've used charges provided by Warwickshire County Council*
- *We've assumed one bulk meter delivery charge which covers the delivery of 50 meters (per delivery). Additional charges will apply if more than 50 meters are required for delivery.*
- *Application fee included for waste connection not in the public highway*
- *Any additional items necessary for your specific site will be discussed personally and charged accordingly*
- *Typically, an SLP would not complete a single connection to a block of flats within our area therefore we've not included this in the example.*

Scenario 2: Single connection to a block of flats from an existing main									Alternative Delivery Method						
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total charge (£)	Page no.	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable? (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	Page no.	NAV Rate (£)	NAV Total Charge (£)	Page no.
	Pre-Construction Charges														
Y	Large Diameter Water Service Connection	Per application	1	£331.74	£331.74	14			N						
	Administration Fee	Per application		N/A											
	Design Fee	Per application		N/A											
	Construction Charges														
Y	LDC 5-12m excavate & lay	Per connection	1	£3,856.85	£3,856.85	23			Y						
Y	Two-way traffic lights	Per job	1	£364.80	£364.80	24			Y						
Y	Permits	Per permit	1	£74.00	£74.00	25			N						
Y	To check installation and commission of meter	Per meter	10	£87.81	£878.10	29			Y						
Y	Meter delivery	Per delivery	1	£56.56	£56.56	29			N						
	Other charges														
Y	Sewer Connection	Per application	1	£228.14	£228.14	15			N						
	Infrastructure Charges														
Y	Water Infrastructure Charge	Per property	10	£405.41	£4,054.10	19			N						
Y	Sewerage Infrastructure Charge	Per property	10	£329.57	£3,295.70	19			N						
	Income Offset														
Y	Water Income Offset	Per property	10	-£340.41	-£3,404.10	20			N						
Y	Sewerage Income Offset	Per property	10	-£72.91	-£729.10	20			N						
	Totals				£9,006.79										

Environmental Discount														
Y	EDS – Water	Per property	10	-£380.00	-£3,800.00				N					
Y	EDS – Sewerage	Per property	10	-£124.00	-£1,240.00				N					
	<b>Totals</b>				<b>£3,966.79</b>									

**Example 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 the 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 charges, 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"><li>• Connection to Existing Main of 180mm diameter PE</li><li>• 3m pipework laying (per communication pipe)</li></ul>	<p>Pipework: Total length 300m, consisting of:</p> <ul style="list-style-type: none"><li>• 125mm diameter PE – 10m road type 3-4 (leading to the point of connection to an existing water main)</li><li>• 125mm diameter PE – 190m</li><li>• 90mm diameter PE – 100m</li></ul>

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 bay suspensions. 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 Method						
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total charge (£)	Page no.	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable? (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	Page no.	NAV Rate (£)	NAV Total Charge (£)	Page no.
	<b>Pre-Construction Charges – Connection</b>														
N	Application Fee	Per application		N/A						N/A			N/A		
N	Administration Fee	Per application		N/A						N/A			N/A		
N	Design Fee	Per application		N/A						N/A			N/A		
	<b>Pre-Construction Charges – Mains</b>														
Y	New water mains application fee	Per application	1	£1,781.92	£1,781.92	14			N	£1,781.92	£1,781.92	41	£785.34	£785.34	46
N	Administration Fee	Per application		N/A						N/A			N/A		
N	Design Fee	Per application		N/A						N/A			N/A		
	<b>Construction Charges – Connection</b>														
Y	Single supply 0-5m no excavation	Per connection	50	£323.25	£16,162.50	23			N	N/A			N/A		
Y	Administration charge	Per connection	50	N/A					N	£65.00	£3,250.00	42	N/A		
Y	Bulk meter delivery charge	Per delivery	1	N/A					N	£56.56	£56.56	29	N/A		
N	Meter installation	Per meter		N/A						N/A			N/A		
Y	NAV service fee	Per connection	50	N/A					N	N/A			£65.00	£3,250.00	47
	<b>Construction Charges – Mains</b>														
	<b>Onsite estimate</b>														
Y	Pipework >63mm – no excavation	Per metre	100	£20.08	£2,008.00	32			Y	N/A			N/A		
Y	Pipework >90mm – no excavation	Per metre	190	£23.85	£4,531.50	32			Y	N/A			N/A		
Y	Fittings up to 4" – no excavation	Per item	15	£399.52	£5,992.80	35			Y	N/A			N/A		
Y	Single spade valve	Per item	4	£259.51	£1,038.04	35			Y	N/A			N/A		
Y	Sampling	Per sample	3	£229.00	£687.00	36			Y	N/A			N/A		
Y	Pressure test and chlorination	Per test	3	£791.82	£2,375.46	36			Y	N/A			N/A		
Y	Back to back connection 125mm	Per connection	3	£856.24	£2,568.72	36			Y	N/A			N/A		
	<b>Offsite estimate</b>														
Y	Branch connection >100mm – unmade ground	Per connection	1	£2,725.26	£2,725.26	34			N	£2,725.26	£2,725.26	34	£2,725.26	£2,725.26	34
Y	Pipework >90mm – Type 3-4	Per metre	10	£147.19	£1,471.90	32			Y	N/A			N/A		
Y	Fittings >4" – unmade ground	Per item	1	£617.13	£617.13	35			N	£617.13	£617.13	35	£617.13	£617.13	35
Y	Thrust blocks	Per item	1	£1,305.90	£1,305.90	37			Y	N/A			N/A		
Y	Trial hole – unmade ground	Per m3	1	£135.25	£135.25	36			Y	N/A			N/A		
Y	Pre-commencement site visit	Per visit	1	£57.96	£57.96	38			N	£57.96	£57.96	38	£57.96	£57.96	38
Y	Road closure over 40mph	Per set up	1	£770.76	£770.76	37			Y	N/A			N/A		
Y	Parking bay suspensions	Per job	8	£60.00	£480.00	38			N	£60.00	£480.00	38	£60.00	£480.00	38
Y	Permits	Per job	1	£74.00	£74.00	38			N	£74.00	£74.00	38	£74.00	£74.00	38
Y	Temporary traffic regulation order	Per job	1	£1,510.00	£1,510.00	38			N	£1,510.00	£1,510.00	38	£1,510.00	£1,510.00	38
	<b>Other charges</b>														

Y	Sewer connection	Per application	1	£228.14	£228.14	15			N	£228.14	£228.14	15	£420.08	£420.08	15
<b>Infrastructure Charges</b>															
Y	Water Infrastructure Charge	Per property	50	£405.41	£20,270.50	19			N	£405.41	£20,270.50	19	£405.41	£20,270.50	19
Y	Sewerage Infrastructure Charge	Per property	50	£329.57	£16,478.50	19			N	£329.57	£16,478.50	19	£329.57	£16,478.50	19
<b>Income Offset</b>															
Y	Water Income Offset	Per property	50	-£340.41	-£17,020.50	20			N	-£340.41	-£17,020.50	20	-£340.41	-£17,020.50	20
Y	Sewerage Income Offset	Per property	50	-£72.91	-£3,645.50	20			N	-£72.91	-£3,645.50	20	-£72.91	-£3,645.50	20
	<b>Totals</b>				<b>£62,605.24</b>						<b>£26,863.97</b>			<b>£26,002.77</b>	

<b>Environmental Discount</b>															
Y	EDS – Water	Per property	50	-£380.00	-£19,000.00				N	-£380.00	-£19,000.00		-£380.00	-£19,000.00	
Y	EDS – Sewerage	Per property	50	-£124.00	-£6,200.00				N	-£124.00	-£6,200.00		-£124.00	-£6,200.00	
	<b>Totals</b>				<b>£37,405.24</b>						<b>£1,663.97</b>			<b>£802.77</b>	

*Assumptions:*

- *This example includes traffic management which is a standard set up for up to three days*
- *Permit charges, parking bay suspensions and temporary traffic regulation orders are actual charges provided by each council; in this example we've used charges provided by Warwickshire County Council*
- *We've assumed excavation by others for the service connections and onsite main laying*
- *The offsite physical connection and associated fitting are in unmade ground, and the pipework is laid in type 3/4 carriageway*
- *Application fee included for waste connection not in the public highway*
- *Any additional items necessary for your specific site will be discussed personally and charged accordingly*

**Example 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 the 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 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 charges, this includes: Mains laying; 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"><li>• Connection to Existing Main of 180mm diameter PE</li><li>• 3m pipework laying (per communication pipe)</li></ul>	<p>Pipework: Total length 300m, consisting of:</p> <ul style="list-style-type: none"><li>• 125mm diameter PE – 10m pipework in road (leading to the point of connection to an existing 180mm PE main)</li><li>• 125mm diameter PE – 50m pipework in footpath</li><li>• 125mm diameter PE – 140m pipework in Unmade ground</li><li>• 90mm diameter PE – 100m pipework in unmade ground</li></ul>

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 bay suspensions. Additional council charges for permitting should be included.

Scenario 4: Medium housing development requiring new mains and communication pipe (excavation and reinstatement by Water Company)									Alternative Delivery Method						
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total charge (£)	Page no.	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable? (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	Page no.	NAV Rate (£)	NAV Total Charge (£)	Page no.
	<b>Pre-Construction Charges – Connection</b>														
N	Application Fee	Per application		N/A						N/A			N/A		
N	Administration Fee	Per application		N/A						N/A			N/A		
N	Design Fee	Per application		N/A						N/A			N/A		
	<b>Pre-Construction Charges – Mains</b>														
Y	New water mains application fee	Per application	1	£1,781.92	£1,781.92	14			N	£1,781.92	£1,781.92	41	£785.34	£785.34	46
N	Administration Fee	Per application		N/A						N/A			N/A		
N	Design Fee	Per application		N/A						N/A			N/A		
	<b>Construction Charges – Connection</b>														
Y	Single supply 0-5m No excavation	Per connection	50	£323.25	£16,162.50	23			N	N/A			N/A		
Y	Administration charge	Per connection	50	N/A					N	£65.00	£3,250.00	42	N/A		
Y	Bulk meter delivery charge	Per delivery	1	N/A					N	£56.56	£56.56	29	N/A		
N	Meter installation	Per meter		N/A						N/A			N/A		
Y	NAV service fee	Per connection	50	N/A					N	N/A			£65.00	£3,250.00	47
	<b>Construction Charges – Mains</b>														
	<b>Onsite estimate</b>														
Y	Pipework >63mm – unmade ground	Per metre	100	£47.37	£4,737.00	32			Y	N/A			N/A		
Y	Pipework >90mm – unmade ground	Per metre	140	£51.13	£7,158.20	32			Y	N/A			N/A		
Y	Fittings up to 4" – no excavation	Per item	4	£399.52	£1,598.08	35			Y	N/A			N/A		
Y	Fittings up to 4" – unmade ground	Per item	11	£557.88	£6,136.68	35			Y	N/A			N/A		
Y	Single spade valve	Per item	4	£259.51	£1,038.04	35			Y	N/A			N/A		
Y	Sampling	Per sample	3	£229.00	£687.00	36			Y	N/A			N/A		
Y	Pressure test and chlorination	Per test	3	£791.82	£2,375.46	36			Y	N/A			N/A		
	Back to back connection 125mm	Per connection	3	£856.24	£2,568.72	36			Y	N/A			N/A		
	Pipework >90mm – in footpath	Per metre	50	£113.05	£5,652.50	32			Y	N/A			N/A		
	<b>Offsite estimate</b>														
Y	Branch connection >100mm – unmade ground	Per connection	1	£2,725.26	£2,725.26	34			N	£2,725.26	£2,725.26	34	£2,725.26	£2,725.26	34
Y	Pipework >90mm – Type 3-4	Per metre	10	£147.19	£1,471.90	32			Y	N/A			N/A		
Y	Fittings >4" – unmade ground	Per item	1	£617.13	£617.13	35			N	£617.13	£617.13	35	£617.13	£617.13	35
Y	Thrust blocks	Per item	1	£1,305.90	£1,305.90	37			Y	N/A			N/A		
Y	Trial hole – unmade ground	Per m3	1	£135.25	£135.25	36			Y	N/A			N/A		
Y	Pre-commencement site visit	Per visit	1	£57.96	£57.96	38			N	£57.96	£57.96	38	£57.96	£57.96	38
Y	Road closure over 40mph	Per set up	1	£770.76	£770.76	37			Y	N/A			N/A		
Y	Parking bay suspensions	Per job	8	£60.00	£480.00	38			N	£60.00	£480.00	38	£60.00	£480.00	38
Y	Permits	Per job	1	£74.00	£74.00	38			N	£74.00	£74.00	38	£74.00	£74.00	38



Y	Temporary traffic regulation order	Per job	1	£1,510.00	£1,510.00	38			N	£1,510.00	£1,510.00	38	£1,510.00	£1,510.00	38
	<b>Other charges</b>														
Y	Sewer connection	Per application	1	£228.14	£228.14	15			N	£228.14	£228.14	15	£420.08	£420.08	15
	<b>Infrastructure Charges</b>														
Y	Water Infrastructure Charge	Per property	50	£405.41	£20,270.50	19			N	£405.41	£20,270.50	19	£405.41	£20,270.50	19
Y	Sewerage Infrastructure Charge	Per property	50	£329.57	£16,478.50	19			N	£329.57	£16,478.50	19	£329.57	£16,478.50	19
	<b>Income Offset</b>														
Y	Water Income Offset	Per property	50	-£340.41	-£17,020.50	20			N	-£340.41	-£17,020.50	20	-£340.41	-£17,020.50	20
Y	Sewerage Income Offset	Per property	50	-£72.91	-£3,645.50	20			N	-£72.91	-£3,645.50	20	-£72.91	-£3,645.50	20
	<b>Totals</b>				<b>£75,355.40</b>						<b>£26,863.97</b>			<b>£26,002.77</b>	

<b>Environmental Discount</b>															
Y	EDS – Water	Per property	50	-£380.00	-£19,000.00				N	-£380.00	-£19,000.00		-£380.00	-£19,000.00	
Y	EDS – Sewerage	Per property	50	-£124.00	-£6,200.00				N	-£124.00	-£6,200.00		-£124.00	-£6,200.00	
	<b>Totals</b>				<b>£50,155.40</b>						<b>£1,663.97</b>			<b>£802.77</b>	

*Assumptions:*

- This examples includes traffic management which is a standard set up for up to three days
- Permit charges, parking bay suspensions and temporary traffic regulation orders are actual charges provided by each council; in this example we've used charges provided by Warwickshire County Council
- Assumes all mains excavated by Water Company
- We've assumed excavation by other for the service connections
- Connections and fittings are in unmade ground
- Application fee included for waste connection not in the public highway
- Any additional items necessary for your specific site will be discussed personally and charged accordingly

**Example 5: Large 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 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 charges, this includes: Mains laying; Service pipe installation; Boundary box fitting; Meter installation.

Technical Specification (Connection)	Technical Specification (Mains)
<p>Pipework (unmade ground):</p> <ul style="list-style-type: none"><li>• Connection to existing main of 180mm diameter PE</li><li>• 3m pipework laying (per communication pipe)</li></ul>	<p>Pipework: Total length 1,000m, consisting of:</p> <ul style="list-style-type: none"><li>• 180mm diameter PE – 20m pipework in type 3-4 road (leading to the point of connection)</li><li>• 180mm diameter PE – 100m pipework</li><li>• 125mm diameter PE – 480m pipework</li><li>• 90mm diameter PE – 400m pipework</li></ul>

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 hole – unmade ground

Traffic management assumes the road (Type 3-4) is 50mph, has two lanes and requires a road closure and eight parking bay suspensions. 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 Method						
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total charge (£)	Page no.	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable? (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	Page no.	NAV Rate (£)	NAV Total Charge (£)	Page no.
	<b>Pre-Construction Charges – Connection</b>														
N	Application Fee	Per application		N/A						N/A			N/A		
N	Administration Fee	Per application		N/A						N/A			N/A		
N	Design Fee	Per application		N/A						N/A			N/A		
	<b>Pre-Construction Charges – Mains</b>														
Y	New water mains application fee	Per application	1	£1,781.92	£1,781.92	14			N	£1,781.92	£1,781.92	41	£785.34	£785.34	46
N	Administration Fee	Per application		N/A						N/A			N/A		
N	Design Fee	Per application		N/A						N/A			N/A		
	<b>Construction Charges – Connection</b>														
Y	Single supply 0-5m No excavation	Per connection	200	£323.25	£64,650.00	23			N	N/A			N/A		
Y	Administration charge	Per connection	200	N/A					N	£65.00	£13,000.00	42	N/A		
Y	Bulk meter delivery charge	Per delivery	4	N/A					N	£56.56	£226.24	29	N/A		
N	Meter installation	Per meter		N/A						N/A			N/A		
Y	NAV service fee	Per connection	200	N/A					N	N/A			£65.00	£13,000.00	47
	<b>Construction Charges – Mains</b>														
	<b>Onsite estimate</b>														
Y	Pipework >63mm – no excavation	Per metre	400	£20.08	£8,032.00	32			Y	N/A			N/A		
Y	Pipework >90mm – no excavation	Per metre	480	£23.85	£11,448.00	32			Y	N/A			N/A		
Y	Pipework >125mm – no excavation	Per metre	100	£35.50	£3,550.00	32				N/A			N/A		
Y	Fittings up to 4" – no excavation	Per item	10	£399.52	£3,995.20	35			Y	N/A			N/A		
Y	Fittings up to >4" – no excavation	Per item	23	£615.70	£14,161.10	35			Y	N/A			N/A		
Y	Single spade valve	Per item	10	£259.51	£2,595.10	35			Y	N/A			N/A		
Y	Sampling	Per sample	6	£229.00	£1,374.00	36				N/A			N/A		
Y	Pressure test and chlorination	Per test	6	£791.82	£4,750.92	36			Y	N/A			N/A		
Y	Back to back connection 125mm	Per connection	5	£856.24	£4,281.20	36			Y	N/A			N/A		
Y	Back to back connection 180mm	Per connection	1	£893.29	£893.29	36			Y	N/A			N/A		
	<b>Offsite estimate</b>														
Y	Branch connection >225mm – unmade ground	Per connection	1	£4,494.50	£4,494.50	34			N	£4,494.50	£4,494.50	34	£4,494.50	£4,494.50	34
Y	Pipework 180mm – Type 3-4	Per metre	20	£173.46	£3,469.20	32			Y	N/A			N/A		
Y	Fittings >4" – unmade ground	Per item	1	£617.13	£617.13	35			N	£617.13	£617.13	35	£617.13	£617.13	35
Y	Thrust blocks	Per item	1	£1,305.90	£1,305.90	37			Y	N/A			N/A		
Y	Trial hole – unmade ground	Per m3	2	£135.25	£270.50	36			Y	N/A			N/A		
Y	Pre-commencement site visit	Per visit	1	£57.96	£57.96	38			N	£57.96	£57.96	38	£57.96	£57.96	38
Y	Road closure over 40mph	Per set up	1	£770.76	£770.76	37			Y	N/A			N/A		

Y	Parking bay suspensions	Per job	8	£60.00	£480.00	38			N	£60.00	£480.00	38	£60.00	£480.00	38
Y	Permits	Per job	1	£74.00	£74.00	38			N	£74.00	£74.00	38	£74.00	£74.00	38
Y	Temporary traffic regulation order	Per job	1	£1,510.00	£1,510.00	38			N	£1,510.00	£1,510.00	38	£1,510.00	£1,510.00	38
	<b>Other charges</b>														
Y	Sewer connection	Per application	1	£228.14	£228.14	15			N	£228.14	£228.14	15	£420.08	£420.08	15
	<b>Infrastructure Charges</b>														
Y	Water Infrastructure Charge	Per property	200	£405.41	£81,082.00	19			N	£405.41	£81,082.00	19	£405.41	£81,082.00	19
Y	Sewerage Infrastructure Charge	Per property	200	£329.57	£65,914.00	19			N	£329.57	£65,914.00	19	£329.57	£65,914.00	19
	<b>Income Offset</b>														
Y	Water Income Offset	Per property	200	-£340.41	-£68,082.00	20			N	-£340.41	-£68,082.00	20	-£340.41	-£68,082.00	20
Y	Sewerage Income Offset	Per property	200	-£72.91	-£14,582.00	20			N	-£72.91	-£14,582.00	20	-£72.91	-£14,582.00	20
	<b>Totals</b>				<b>£199,122.82</b>						<b>£86,801.89</b>			<b>£85,771.01</b>	

<b>Environmental Discount</b>															
Y	EDS – Water	Per property	200	-£380.00	-£76,000.00				N	-£380.00	-£76,000.00		-£380.00	-£76,000.00	
Y	EDS – Sewerage	Per property	200	-£124.00	-£24,800.00				N	-£124.00	-£24,800.00		-£124.00	-£24,800.00	
	<b>Totals</b>				<b>£98,322.82</b>						<b>-£13,998.11</b>			<b>-£15,028.99</b>	

*Assumptions:*

- This example includes traffic management which is a standard set up for up to three days
- Permit charges, parking bay suspensions and temporary traffic regulation order are actual charges provided by each council; in this example we've used charges provided by Warwickshire County Council
- We've assumed excavation by other for the service connections
- Connections and fittings are in unmade ground
- Application fee included for waste connection not in the public highway
- Any additional items necessary for your specific site will be discussed personally and charged accordingly

**Example 6: Large 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 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 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 charges, this includes: Mains laying; 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"><li>• Connection to existing main of 180mm diameter PE</li><li>• 3m pipework laying (per communication pipe)</li></ul>	<p>Pipework: Total length 1,000m, consisting of:</p> <ul style="list-style-type: none"><li>• 180mm diameter PE – 20m pipework in type 3-4 road (leading to the point of connection)</li><li>• 180mm diameter PE – 100m pipework in footpath</li><li>• 125mm diameter PE – 480m pipework in unmade ground</li><li>• 90mm diameter PE – 400m pipework in unmade ground</li></ul>

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 hole – unmade ground

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

Scenario 6: Large housing development requiring new mains and communication pipe (excavation and reinstatement by Water Company)									Alternative Delivery Method						
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total charge (£)	Page no.	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable? (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	Page no.	NAV Rate (£)	NAV Total Charge (£)	Page no.
	<b>Pre-Construction Charges – Connection</b>														
N	Application Fee	Per application		N/A						N/A			N/A		
N	Administration Fee	Per application		N/A						N/A			N/A		
N	Design Fee	Per application		N/A						N/A			N/A		
	<b>Pre-Construction Charges – Mains</b>														
Y	New water mains application fee	Per application	1	£1,781.92	£1,781.92	14			N	£1,781.92	£1,781.92	41	£785.34	£785.34	46
N	Administration Fee	Per application		N/A						N/A			N/A		
N	Design Fee	Per application		N/A						N/A			N/A		
	<b>Construction Charges – Connection</b>														
Y	Single supply 0-5m No excavation	Per connection	200	£323.25	£64,650.00	23			N	N/A			N/A		
Y	Administration charge	Per connection	200	N/A					N	£65.00	£13,000.00	42	N/A		
Y	Bulk meter delivery charge	Per delivery	4	N/A					N	£56.56	£226.24	29	N/A		
N	Meter installation	Per meter		N/A						N/A			N/A		
Y	NAV service fee	Per connection	200	N/A					N	N/A			£65.00	£13,000.00	47
	<b>Construction Charges – Mains</b>														
	<b>Onsite estimate</b>														
Y	Pipework >63mm – unmade ground	Per metre	400	£47.37	£18,948.00	32			Y	N/A			N/A		
Y	Pipework >90mm – unmade ground	Per metre	480	£51.13	£24,542.40	32			Y	N/A			N/A		
Y	Pipework >125mm – in footpath	Per metre	100	£133.15	£13,315.00	32			Y	N/A			N/A		
Y	Fittings up to 4" – no excavation	Per item	10	£399.52	£3,995.20	35			Y	N/A			N/A		
Y	Fittings up to 4" – unmade ground	Per item	23	£557.88	£12,831.24	35			Y	N/A			N/A		
Y	Single spade valve	Per item	10	£259.51	£2,595.10	35			Y	N/A			N/A		
Y	Sampling	Per sample	6	£229.00	£1,374.00	36			Y	N/A			N/A		
Y	Pressure test and chlorination	Per test	6	£791.82	£4,750.92	36			Y	N/A			N/A		
Y	Back to back connection 125mm	Per connection	5	£856.24	£4,281.20	36			Y	N/A			N/A		
Y	Back to back connection 180mm	Per connection	1	£893.29	£893.29	36			Y	N/A			N/A		
	<b>Offsite estimate</b>														
Y	Branch connection >225mm – unmade ground	Per connection	1	£4,494.50	£4,494.50	34			N	£4,494.50	£4,494.50	34	£4,494.50	£4,494.50	34
Y	Pipework 180mm – Type 3-4	Per metre	20	£173.46	£3,469.20	32			Y	N/A			N/A		
Y	Fittings >4" – unmade ground	Per item	1	£617.13	£617.13	35			N	£617.13	£617.13	35	£617.13	£617.13	35
Y	Thrust blocks	Per item	1	£1,305.90	£1,305.90	37			Y	N/A			N/A		
Y	Trial hole – unmade ground	Per m3	2	£135.25	£270.50	36			Y	N/A			N/A		
Y	Pre-commencement site visit	Per visit	1	£57.96	£57.96	38			N	£57.96	£57.96	38	£57.96	£57.96	38
Y	Road closure over 40mph	Per set up	1	£770.76	£770.76	37			Y	N/A			N/A		

Y	Parking bay suspensions	Per job	8	£60.00	£480.00	38			N	£60.00	£480.00	38	£60.00	£480.00	38
Y	Permits	Per job	1	£74.00	£74.00	38			N	£74.00	£74.00	38	£74.00	£74.00	38
Y	Temporary traffic regulation order	Per job	1	£1,510.00	£1,510.00	38			N	£1,510.00	£1,510.00	38	£1,510.00	£1,510.00	38
	<b>Other charges</b>														
Y	Sewer connection	Per application	1	£228.14	£228.14	15			N	£228.14	£228.14	15	£420.08	£420.08	15
	<b>Infrastructure Charges</b>														
Y	Water Infrastructure Charge	Per property	200	£405.41	£81,082.00	19			N	£405.41	£81,082.00	19	£405.41	£81,082.00	19
Y	Sewerage Infrastructure Charge	Per property	200	£329.57	£65,914.00	19			N	£329.57	£65,914.00	19	£329.57	£65,914.00	19
	<b>Income Offset</b>														
Y	Water Income Offset	Per property	200	-£340.41	-£68,082.00	20			N	-£340.41	-£68,082.00	20	-£340.41	-£68,082.00	20
Y	Sewerage Income Offset	Per property	200	-£72.91	-£14,582.00	20			N	-£72.91	-£14,582.00	20	-£72.91	-£14,582.00	20
	<b>Totals</b>				<b>£231,568.36</b>						<b>£86,801.89</b>			<b>£85,771.01</b>	

<b>Environmental Discount</b>															
Y	EDS – Water	Per property	200	-£380.00	-£76,000.00				N	-£380.00	-£76,000.00		-£380.00	-£76,000.00	
Y	EDS – Sewerage	Per property	200	-£124.00	-£24,800.00				N	-£124.00	-£24,800.00		-£124.00	-£24,800.00	
	<b>Totals</b>				<b>£130,768.36</b>						<b>-£13,998.11</b>			<b>-£15,028.99</b>	

*Assumptions:*

- This examples includes traffic management which is a standard set up for up to three days
- Permit charges, parking bay suspensions and temporary traffic regulation order are actual charges provided by each council; in this example we've used charges provided by Warwickshire County Council
- Assumes all mains excavated by Water Company
- We've assumed excavation by others for the service connections
- Connections and fittings are in unmade ground
- Application fee included for waste connection not in the public highway
- Any additional items necessary for your specific site will be discussed personally and charged accordingly

# Glossary of common terms



# Glossary

**Administration Fee** – means the fees 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 <http://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** – 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. 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 at the end of the glossary of terms.

**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 if that charge is not levied 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 action 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. Beyond 18 metres, a linear meterage will apply. 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 the 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** – 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 for 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.

**New Appointment and Variations (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 either provide adequate water supply and/or sewerage capacity to a development 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.

**Point of connection** – means a location which is either i) a practical location indicated by a Developer Customer where the 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, ii) the nearest practical location where the existing water main or sewer is the same size or larger than the new connecting main or sewer.

**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 at the end of the glossary of terms.

**Sewerage Sector Guidance** – means guidance documents published in accordance with Ofwat's Codes for adoption agreements, relating to the adoption of sewerage assets and available at <https://www.water.org.uk/sewerage-sector-guidance-approved-documents/>.

**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 at the end of the glossary of terms.

**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.

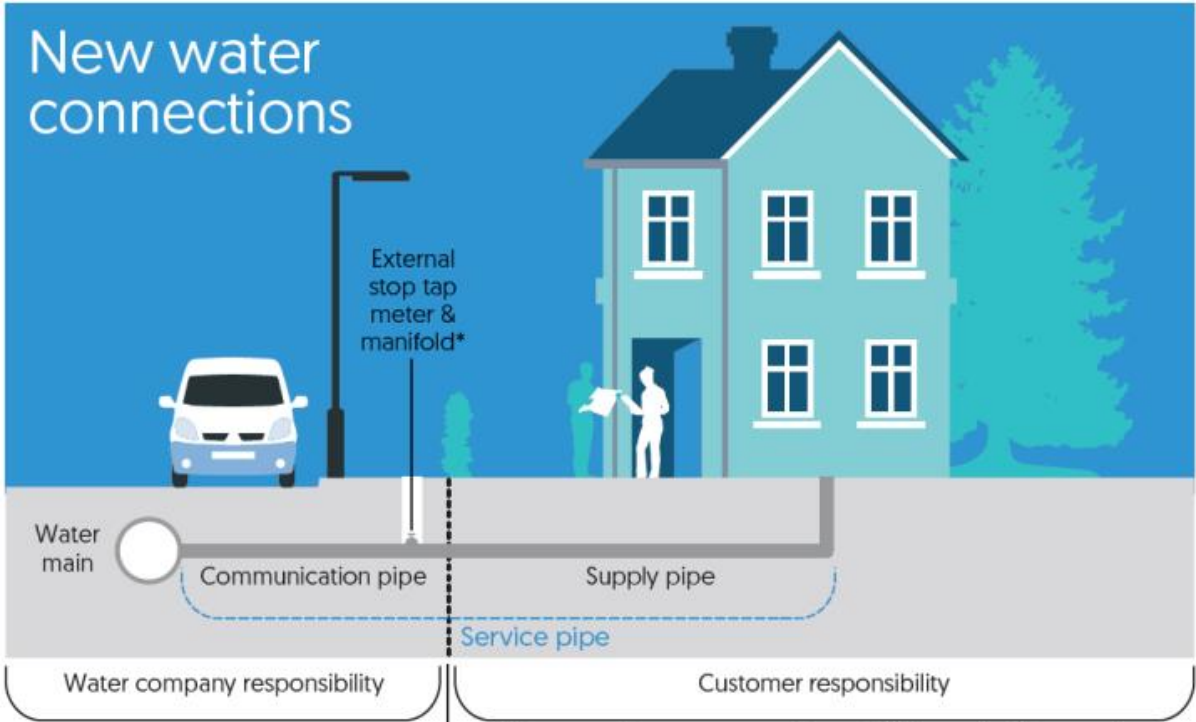
**Water Industry Registration Scheme (WIRS)** – means the scheme operated by Lloyd’s Register EMEA on behalf of Water UK and its members, which certifies the competence of companies undertaking Self-Lay, or such other scheme as replaces it from time to time.

**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 <http://www.water.org.uk/water-sector-guidance-approved-documents/>.

Figure 1



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.

\* 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.

## Appendix 1 - Exceptions to standard charging

Due to the nature of development works, there are circumstances where the cost incurred by 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:

1. Diversion works (see s185 of the Water Industry Act), and;
2. 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:

- 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.

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.