

Water Infrastructure Charges 2020-21

March 2020

Here is a summary of the infrastructure charges for 2020-21. These are in addition to the mains/connections costs charged by the water companies, and are updated every year in line with the water company charges statements published around February and taking effect in April. The figures used are for residential charges only (commercial infrastructure charges are calculated separately based on usage). Credits against these charges will still be available for usage (within the last 5 years) by connections to the site. One credit is normally allowed for each residential property that is replaced by the new development.

This year the new income offset discount against infrastructure charges applies as shown, which replaces the old discount to mains. Practical examples are shown on page 3. Please note that as no discount now applies to mains, developers are likely to spend more 'up front' on mains requisitions and your cashflow planning should accommodate this.

Water Company	New potable water charge	New sewerage charge	Income offset discount
Affinity Water	£375.00	N/A	- £435.88
	AfW's charge reduces to £295 if a property consumes no more than 110l per person per day		
Anglian Water	£340.00	£570.00	- £400.00
Bournemouth Water	£91.00	N/A	- £439.00
Bristol Water	£256.00	N/A	- £706.00
Cambridge Water	£381.00	N/A	- £599.00
	CW's charge reduces by 40% if a property consumes no more than 100l per person per day		
Dwr Cymru Welsh Water	£398.00	£398.00	TBC
Essex & Suffolk Water	£140.00	N/A	0.00
Hafren Dyfrdwy	TBC	TBC	TBC
Hartlepool Water	£232.00	N/A	- £400.00
Northumbrian Water	£135.00	£235.00	0.00
	NW will waive their potable charge if a property consumes no more than 105l per person per day, and offer various discounts on the sewerage charge (up to 100%) for sustainable drainage systems.		
Portsmouth Water	£322.00	N/A	- £467.00
	PW's charge reduces by 50% if a property consumes no more than 100l per person per day		
Severn Trent Water	£395.00	£291.59	- £569.12
	STW will waive their potable charge if a property consumes no more than 110l per person per day, and offer various discounts on the sewerage charge (up to 100%) for sustainable drainage systems. Offset discount comprises - £479.12 potable and -£90 drainage so the latter discount does not apply if no connection to STW sewerage.		

Water Infrastructure Charges 2020-21

March 2020

Scottish Water	N/A	N/A	N/A
	Not regulated by Ofwat		
SES Water	£369.00	N/A	- £165.00
	SESW will offer a % discount on their charge based on various water efficiency measures, see their charges scheme document for full details.		
South East Water	£521.00	N/A	- £513.00
	There may be a cap on the level of income offset discount in certain circumstances		
South Staffs Water	£381.00	N/A	- £599.00
	SS's charge reduces by 40% if a property consumes no more than 100l per person per day		
South West Water	£91.00	£683.00	- £506.00
	Offset discount comprises -£439 potable and -£67 drainage so the latter discount does not apply if no connection to SWW sewerage.		
Southern Water	£0.00	£790.00	- £560.00
	Offset discount comprises -£335 potable and -£225 drainage so the latter discount does not apply if no connection to SW sewerage. SW will add an additional discount of £230 to the potable charge if a property consumes no more than 110l per person per day.		
Thames Water	£140.00	£210.00	- £240.00
	Offset discount comprises -£200 potable and -£40 drainage so the latter discount does not apply if no connection to TW sewerage. Bonus discount to sites including mains for one year only.		
United Utilities	£302.00	£279.00	- £751.00
	UU's potable charge will reduce to £30 if a property consumes no more than 110l per person per day. The sewerage charge will reduce to £28 if no surface water connection to the public sewer.		
Wessex Water	£160.00	£251.00	- £153.92
	Offset discount comprises -£73.60 potable and -£80.32 drainage so the latter discount does not apply if no connection to WW sewerage. WW will offer a discount to the sewerage charge for sustainable drainage systems.		
Yorkshire Water	£70.00	£190.00	0.00
	YW will offer a % discount to their charges if a property consumes less than 125l per person per day, and various discounts to the sewerage charge for water efficiency measures.		

Water Infrastructure Charges 2020-21

March 2020

Examples of these charges

Central London site:

100 residential units in Thames Water region (both potable and sewerage), replacing 30 units which have been occupied in the last 5 years:

If the site includes a new mains requisition: Infrastructure charges of £35,000, infrastructure credits of £10,500 and income offset discount of £84,000 (bonus discount of £600 per charge unit for one year only). This is a net credit to the developer of £59,500.

If the site is service connections only: Infrastructure charges of £35,000, infrastructure credits of £10,500 and income offset discount of £24,000 (no bonus applies). This is a net cost to the developer of £500.

Bournemouth site:

100 residential units in Bournemouth Water (potable) and Wessex Water (sewerage) regions on greenfield site (no previous units/credits). No sustainable drainage system utilised.

Infrastructure charges of £34,200 and income offset discount of £51,932. This is a net credit to the developer of £17,732.

St. Albans site:

100 residential units in Affinity Water (potable) and Thames Water (sewerage) regions on greenfield site (no previous units/credits).

If all units use water efficient fittings to consume no more than 110l per person per day: Infrastructure charges of £33,500 and income offset discount of £47,588. This is a net credit to the developer of £14,088.

If no units use water efficient fittings: Infrastructure charges of £41,500 and income offset discount of £47,588. This is a net credit to the developer of £6,088.

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

**To find out more speak to one of our
Utility Consultants: 01403 740240**