

New Connections Charging

1 April 2020 to 31 March 2021

WONDERFUL ON TAP



About this document	3
Section 1 - Introduction	5
Section 2 - Competition in connections	8
Section 3 - The connection process	11
Which application form to complete	11
Requesting a copy of our water and sewer network plan	13
How to make a payment.....	13
Quote breakdown	14
Feasibility studies.....	21
Trade effluent	21
Disputes	21
Section 4 - Charging Arrangement Principles	22
Requesting a map	22
Development enquiry	23
Water and sewer connections	24
The infrastructure charge	26
Income offset and asset payment.....	29
Site specific charges	30
Contestable charges.....	37
Site specific charges – sewer	38
Sewer requisition charges.....	39
Section 5 - Examples of connection charges.....	52
Glossary.....	57
Appendix 1 - The connection process for each application type.....	59
Appendix 2 - Exceptions to standard charging - requisitions only.....	62

About this document

This Charging Arrangement Document is relevant to all of our developer customers and defines the way that we'll charge for all aspects associated with new developments and new connections for water and sewerage. Our charges have been developed in line with guidance from the Department for Environment Food and Rural Affairs (Defra¹) and The Water Services Regulation Authority (often known as Ofwat²) charging rules.

Throughout this document, the term "developer" refers to all of our customers who are building and developing properties. It sets out the process that our customers need to follow to get a new connection onto Severn Trent's water and/or sewer network and helps you to make an informed choice as to who completes the work.

This document is in five sections to make it easy 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">The background to new connections charging and the purpose of this documentDetails on VAT
Section 2	Competition in connections	<ul style="list-style-type: none">Details of different providers who can complete connection workThe type of work that only Severn Trent can complete, known as non-contestable works, and those works that we'll allow other providers, such as Self Lay Providers (SLPs) to complete, known as contestable worksHow we'll adopt, and take ownership of any pipework that a SLP or contractor lays on our behalf
Section 3	The connections process	<ul style="list-style-type: none">The process for a new water and sewer connectionHow to apply for a new connectionWhat you'll need to do if you accept our chargesHow long we estimate it will take to complete the connection works
Section 4	Charging Arrangement Principles	<ul style="list-style-type: none">The principles we've used to determine the charges for providing a connectionThe charges for making a connection to our water and sewer networkThe charges relating to contestable and non-contestable works
Section 5	Examples of connection charges	<ul style="list-style-type: none">We'll share with you some examples of new water and sewer connections so you'll be able to see how a quote may look

¹Defra sets out its guidance on charging to Ofwat in documents published in January 2016:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/496044/charging-guidance-ofwat-2016.pdf; and

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/575368/ofwat-charging-guidance-sewerage-connection-charges.pdf

²Published by Ofwat in July 2019 and available at: <https://www.ofwat.gov.uk/wp-content/uploads/2019/07/Charging-Rules-for-New-Connection-Services-English-Undertakers-from-April-2020-1.pdf>

Charging Year

This Charging Arrangement Document covers the period 1 April 2020 to 31 March 2021.

What this Charging Arrangement doesn't cover

This Charging Arrangement Document doesn't cover the following services:

- **Disconnections**

We know that you may need to disconnect the water supply into 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.

Key definitions

The definitions used throughout this document are shown in the Glossary of Terms, see page 56.

Any questions

If you have any questions about this Charging Arrangement Document please call the developer services team on 0800 707 6600. Our opening hours are Monday to Thursday 8.30am to 5.00pm and Friday 8.30am to 4.30pm.

Section 1 - Introduction

Here at Severn Trent Developer Services, we interact with different customers who need new water or sewer connection services. We have customers who may only use our services once, or builders who may build houses on a smaller scale. Alongside these, we 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.

All of our charges are aligned to Ofwat’s charging rules ensuring developers have greater transparency and predictability.

We’ve built our new connections charges with these four principles in mind:

Providing stable and predictable charges

We recognise that our developers value stable and predictable charges so throughout this document we’ve published, where applicable, fixed charges for water and sewer connections which should allow a developer to work out a reasonable estimate.

Ensuring transparent and customer focused charging

We’ve published, where possible, fixed charges and defined how we’ve calculated these charges, enabling our developers to make a reasonable estimate for the charges that need to be paid for their water and sewer connections.

Ensuring fairness and affordability

To ensure all developers get a fair deal, both now and in the future we’ve developed our charges so that they do not discriminate between our different developer customers i.e. Self Lay Providers (SLPs), New Appointments and Variations (NAVs), national developers, smaller house builders and individual customers. Our new connections charges apply to all our developer customers regardless of the number of properties connected to our network. We’ve engaged with our different types of customers to ensure market acceptability for our proposed charges.

Providing environmental protection

Our environmental discount scheme encourages developers to build sustainable properties which save water and reduce the amount of surface water going into the public sewer.

New Connections, approvals and adoptions

If you need a water supply into your property you’ll need to apply to Severn Trent for a new water connection.

If you’re planning to discharge anything other than domestic waste into a drain or sewer that’s connected to a public sewer, you’ll need to apply to us to obtain our approval to connect and to assess the flows being discharged and to consider if a trade effluent consent is required.

Likewise, if you’re planning to build new homes on a development site you’ll probably need a new water main so that you can get clean water into the site and a new sewer for taking away the surface water and sewage (some of which will be adopted by Severn Trent).

It’s therefore essential that you identify which type of connection, approval or adoption you need before applying so that it meets your development needs. As we offer several connection types we’ve colour coded them in the table on the next page and throughout this document, so that you can navigate to the section(s) that’s relevant to you more easily.

Connection, approval or adoption type	Why you might need this connection, approval or adoption	The legal bit
Pre development/ Pre-planning enquiry	If you need to understand the feasibility and connection requirements better for supplying your proposed development with water, taking away sewerage, or both, you can send us a development enquiry before making a full application	N/A
Self Lay – point of connection enquiry	If you need to understand the water capacity requirements better for a new development you can send us a point of connection enquiry before making a full application	Self Lay Code of Practice
Water main – requisition	For new development sites where properties cannot be connected directly to our existing network via individual or large diameter services. This may be due to the site layout or distance from an existing main. We'll install a new water main which we'll then connect to our existing water network. The new main will then serve the site, and each property will then be connected to the new main via its own individual service pipe.	This is a water connection under Sections 41, 51A and 55 of the Water Act 1991
Water main – Self Lay	Most new development sites where new properties are being built will need a new water main and a developer can choose their own contractor to do the work – known as a self lay provider . We'll connect the new water main to our existing water network and then take over responsibility for (adopt) the self-laid pipes. The new main will then serve the sites, and each property will then be connected to the new main via its own individual service pipe	This is a water connection under Sections 41, 51A and 55 of the Water Act 1991
Diversion of a water asset	If you identify a Severn Trent owned water asset within your development site that affects you developing properties and needs to be moved, you'll need to apply for it to be diverted	This is a water diversion under Section 185 of the Water Act 1991
Self lay services only agreement	Any water connection can be connected by a Self lay Provider, this can be either to a newly laid main or to an existing water network	This is a water connection under Sections 41, 51A and 55 of the Water Act 1991
Water service connection	If you're building a new home or renovating an existing home, you'll most likely need a new water service connection. Likewise you'll need a water service connection if you need a temporary supply, an agricultural supply or if you're splitting an existing shared supply	This is a water connection under Sections 45 and 55 of the Water Act 1991
Large diameter water service connection	Where you've recognised that your flow rates need a larger water connection, for example a new block of flats or hotel you're most likely to need a new large diameter water service connection. This is usually when your flow rates are greater than 1 litre per second	This is a water connection under Sections 45 and 55 of the Water Act 1991
Sewer requisition	A developer may ask Severn Trent to lay a sewer or lateral drain. Most commonly a requisition is used when the location of the sewer or lateral drain needs to be laid within third party land	This a sewer requisition under Section 98 of the Water Act 1991
Diversion of a sewer asset	If you identify a Severn Trent owned sewer asset within your development site that affects you developing properties and needs to be moved, you'll need to apply for it to be diverted	This is a sewer diversion under Section 185 of the Water Act 1991

Sewer adoption	If a developer wants the sewer network within a development site to be adopted by Severn Trent, a formal Agreement will need to be completed to ensure the design and construction meets with our standards	This is a new sewer adopted under S104 of the Water industry Act 1991
Sewer connection	If you're developing houses on a new site, building a one-off home, or altering an existing property that increases the flows into a new or an existing connection you'll need to apply for approval	This is a sewer connection under Section 106 of the Water Act 1991
Post sewer adoption	If your property is already connected to a private water network and you'd like Severn Trent to consider adopting the pipework	This is an existing sewer adopted under S102 of the Water industry Act 1991
Post water main adoption	If you have several properties that are already connected to a private water network and you'd like us to consider adopting the water mains	This is a water connection under Sections 41, 51A and 55 of the Water Act 1991
Build over agreement	If you have a public sewer on your development site and are making changes to an existing building that may affect that sewer e.g. building an extension, we may in some cases give you permission to build over it	Building Regulations, under Approved Doc H

You can find out more about our new connection process in Section 3.

VAT

Where we've shown charges as being exclusive 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) plan to introduce a new requirement on 1 October 2020 which affects supplies of construction services by sub-contractors 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 charges relate to alterations to the company's assets that are used to provide clean water and waste water services. Consequently our charges will be invoiced with VAT, when applicable, in the normal manner.

Section 2 - Competition in connections market

In this section we'll tell you about how developers have a choice with regards to whom carries out certain works in relation to new connections, explaining how those works that are contestable and non-contestable and the adoption process.

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 (in no particular order of preference):

- Severn Trent Water to complete the works for water and/or sewer connections, for example lay a new water main, divert a sewer, complete a water service connection, and so on.
- A Self Lay Provider (SLP) to complete the works for water and sewer 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 or 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 Severn Trent's adoption requirements. When connecting to our sewer network the work will need to be approved prior to the connection and be inspected and signed-off as acceptable.

Assets which are offered to Severn Trent for adoption must be designed and constructed to meet the water industry's standards. For most works, these can be found in the Water UK/WRC publication, Sewers for Adoption (SFA) 6th or 7th Edition and any Severn Trent Addendum. A formal Agreement will also need to be completed. From 1 April 2020 Sewers for Adoption 8th Edition will be available and form part of the codes for adoption.

On completion of all works, and subject to meeting our requirements, the ownership of the asset legally transfers to us following a maintenance period (currently 12 months). After this time we take on the responsibility for their operation and future maintenance.

You can order a copy of Sewers for Adoption 6th, 7th or 8th Edition from one of the following

Website: www.webookshop.com

Email: publications@wrcplc.co.uk

Telephone: 01793 865012

There is a charge for each publication.

- 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. When the developer chooses this route the NAV applies to our regulator, Ofwat, for an inset appointment and, if approved, the NAV becomes the local water and/or sewer company for the area of the development and is responsible for the operation and future maintenance of the assets it provides within the area of the inset 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 29 of this document.

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 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).

Adoption Agreements

Pre-construction –adoption of a water main

Severn Trent will adopt any newly constructed water main that has a formal Agreement in place and has been constructed in accordance with that Agreement with a SLP.

Once the new water main has been installed and the main has passed a pressure test and the chlorination sample results have passed, Severn Trent or the SLP (if accredited) will connect the newly laid water main to our existing (live) water network.

Once the works are complete, a Vesting Certificate will be issued to both the developer and the SLP confirming the date of transfer of ownership (which is the connection date) to Severn Trent. After this date, the operation and maintenance of the water main then rests with us.

There is however a 12 month defects liability period, starting on the connection date as stated on the Vesting Certificate. This means that the SLP who constructed the new water main remains responsible for any defective materials and workmanship during this period. If the SLP chooses not to correct any defective materials or workmanship during this time Severn Trent will complete the necessary works and invoice the SLP for the costs.

Post construction – adoption of a water main

Severn Trent will consider adopting a newly laid water main post construction. Please contact us to discuss.

Pre-construction – adoption of a sewer

Severn Trent will adopt any newly constructed sewer that has a formal Agreement in place and has been constructed in accordance with that Agreement.

The adoption process is a developer driven 2 stage process:

Stage 1: the maintenance period

Following the construction of the sewers to the agreed specification the sewers will be placed on a 12 month maintenance period once the development site is at 51% occupancy and Severn Trent has received the following:

1. The completed manhole and sewer record cards
2. The as-built drawings
3. All electrical & lifting equipment Installation Certificates
4. Three copies of the drawings for the Sewage Pumping Station (SPS) (1 to be electronic)
5. A copy of the site's CDM Health & Safety file (preferably an electronic copy)

The maintenance period allows the network to settle and operate at a level that may highlight any issues that can then be addressed.

During the maintenance period we'll release the developer's surety or return any cash bond, unless there is a pumping station to be adopted in which case we'll retain 15% of the value of the bond.

Likewise, during the maintenance period any outstanding legal matters will to be resolved, namely:

Unilateral deed of grant of easements for discharge to watercourses

Severn Trent don't have the statutory power to discharge into a watercourse. So before we can adopt a sewer we need our rights to discharge secured for us. The developer will need to secure this on behalf of Severn Trent using an Easement Agreement.

Sustainable Drainage System (SUDS) easement

Where there is a SUDS on a development site, e.g. a pond, swale, etc. Severn Trent need a right to access and flood that land. This requires an instruction to a solicitor and the developer will need to pay the associated costs.

Land transfer

When there's a Pumping Station on a development site, that Severn Trent will be adopting, we must have ownership of the land transferred to us prior to adoption. This also requires an instruction to a solicitor and the developer again covers these costs. We pay a nominal fee of 1p for the land.

Stage 2: the adoption

After the 12 month maintenance period, and subject to any legal matters being resolved, Severn Trent will:

1. Complete a final manhole inspection
2. Check that any remedial works that we've requested have been completed
3. Adopt the sewer and issue a Vesting Declaration (also known as a Vesting Certificate)
4. Return any remaining bond money or release the surety of any remaining commitment

Post construction – adoption of a sewer

If your property is already connected to a private sewer network and you would like Severn Trent to consider adopting it please contact us to discuss adopting under Section 102 of the Water Industry Act.

Section 3 - The connection process

In this section we'll let you know about how to apply for a new connection, what information we'll provide when informing on your charges, when and how to make payments, and how you can engage with us. We'll also advise on the timescales.

The connections process

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

All of our new water and sewer connection [application forms](#) are on our website. You can now apply online or you can download an application form, fill it in and post it back to us at:

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 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 opening times are 8.30am to 5pm Monday to Thursday and 8.30am to 4.30pm 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.

Which application form to complete

We have a number of application forms depending on your connection or adoption type. Links to these are provided in the table on the next page.

Application type	Which form to complete
Pre development/ Pre-planning enquiry	Developer enquiry application form
Self lay – point of connection enquiry	Self lay point of connection assessment form
Water main – requisition	Water mains requisitions application form Before you apply
Water main – self lay	Self lay water main application form
Diversion of a water asset	Water diversion application form
Self lay services only agreement	Water and sewer connections application form
Water service connection	Water and sewer connections application form Before you apply
Large diameter water service connection	Large diameter connection application form Before you apply
Sewer requisition	Sewer requisition/lateral drain application form
Diversion of a sewer asset	Sewer diversion form
Sewer adoption	Adoption of sewers application form
Sewer connection	Water and sewer connections application form Before you apply
Post sewer adoption	There is no application form to complete. You can simply write to us
Post water main adoption	There is no application form to complete. You can simply write to us with details of your proposals and we'll confirm the information that will be required for assessment.
Build over agreement	For building works at a single domestic property involving pipes of 150mm diameter or less you can send us a self-certification declaration form Where the building work doesn't meet the criteria for self-certification you'll need to send us a build over application form

Requesting a copy of our water and sewer network plan

Before you start any development work you can request an instant download of our existing mains and sewerage network plans to check that your site is within the Severn Trent Water boundary from www.digdat.co.uk.

Alternatively you can view our maps free of charge, by appointment only by visiting the Severn Trent Centre at:
2 St John's Street
Coventry
CV1 2LZ

To book an appointment you'll need to call 0345 601 6616 and select option 1, our lines open from 9am to 4pm Monday to Thursday and 9am to 3:30pm on a Friday. Sessions are booked in 1 hour slots and the first session starts at 8:30am and the last one of the day is at 2:30pm.

How to make a payment

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

Credit/debit card

We accept all major credit/debit cards and to pay by card simply call us on 02477 715 904.

Please don't email your credit/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

Note - 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

Note – please ensure you provide the reference number on the back of the cheque

How we let you know we've received your application

Once we've received your full application we'll acknowledge receipt and provide you with a reference number within 5 calendar days. Your application will then be assigned to a member of our team who'll be your point of contact during the quote process.

The connection process for each application type

There's a different process for each new connection type and the process steps for each are shown in Appendix 1 on page 58.

The design

Depending on the type of development, we offer both fixed charges and bespoke charges.

Minimum scheme

A minimum scheme, also known as a standard scheme, is a scheme where the design meets the needs of both the developer, and Severn Trent, for supplying a site with clean water and taking away sewage and surface water. For a minimum scheme we're able to provide a number of fixed charges.

Enhanced scheme

An enhanced scheme, also known as a non-standard scheme, is a scheme where there could be a mixture of fixed and bespoke charges, or all bespoke charges, because:

1. The developer has requested additional security or additional/alternative points of connection
2. Or the need for new assets to supply an unknown demand for future supply to customers
3. Additional future needs for a site would need separate Agreements, e.g. phased schemes
4. The developer is looking to sell the land as a "serviced site".

The quote

Once we've assessed your application form and associated documents, we'll send either a quote, 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. Each of these are explained in more detail in Section 4.

How long a quote is valid

All of our quotes, Agreements and Approval Notices are valid for six months from the date of the covering letter. If a quote hasn't been accepted by the applicant within this six month period, and the charges paid, the quote will be cancelled. If the works are still to go ahead after this time the applicant will have to send us a new application for the connection.

If an approved connection has not been completed within this six month period, you'll need to send us a new application as another approval will be needed.

Quote breakdown

We'll tell you about the different charges in each quote, along with information about what we'll do and what you'll need to do as the developer.

Water connections quotes and agreements

Pre development/ Pre-planning enquiry – water responses

Our responses to a water pre development enquiry will include:

The charges The application charge you pay when you send us your enquiry covers the work we need to complete a response.

What we'll provide We'll let you know:

- Any assets and apparatus that will be affected by the proposals
- Information about our ability to provide water to the development site and how it should be supplied. This will include the next steps on how to apply and the application form(s) to submit to us
- Where appropriate, details of any off-site reinforcement work needed to supply the development site with water
- Detail of any further work we'll need to do to provide an optimal solution to connect the site to our water network
- Any additional information that will be beneficial in the planning of your new water connection(s) including, where possible, estimated costs for the new water infrastructure

We'll send you:

- A copy of our water records for the development area

What happens next You decide if you want to apply for a new main and/or water service connection.

Self lay – point of connection enquiry

Our responses to a Self Lay point of connection enquiry will include:

The charges The application charge you pay when you send us your enquiry covers the work we need to complete a response. If the requirements are such that more extensive modelling or evaluation is needed, we may need an additional payment – for example, for non-domestic requirements.

What we'll provide We'll let you know:

- Any assets and apparatus that will be affected by the proposals
- Information about our ability to provide water to the development site and how it should be supplied
- Where appropriate, details of any off-site reinforcement work needed to supply the development site with water
- Detail of any further work we'll need to do to provide an optimal solution to connect the site to our water network
- Estimated development charges

We'll send you:

- A copy of our water records for the development area

What happens next You decide if you want to apply for a new main and/or water service connection and apply to us.

Water mains - requisition

Our quote and agreement for a new water main requisition is made up of a number of fixed charges. Where we are unable to provide a fixed charge due to exceptional circumstances (see section 4) we'll provide you with bespoke charges.

The charges	We'll tell you the charges for the scheme, including: <ul style="list-style-type: none">➤ The on-site mains requisition charges➤ The income offset amount per property➤ The infrastructure charges per property➤ The infrastructure credits per property➤ Any infrastructure discounts per property – if details have been provided by yourselves in relation to this
What we'll provide	We'll tell you what you need to do to accept the terms in our quote, giving details on: <ul style="list-style-type: none">➤ The assumptions that we've made➤ The design➤ How to pay for the charges➤ Our terms and conditions <p>We'll send you:</p> <ul style="list-style-type: none">➤ An agreement or options letter to select your agreement type➤ An agreed design layout
Accepting the quote	Your quote is valid for 6 months so when you're ready to start construction you'll need to send us: <ul style="list-style-type: none">➤ The signed Agreement➤ The payment for 'The charges'
What happens next	We'll contact you to arrange a pre-start meeting.

Water main –self lay (via an Adoption Agreement)

When a developer has decided that he wants to use a Self Lay Provider to lay the new water mains, our quote for a new water main is made up of a number of fixed charges. Where we're unable to provide a fixed charge due to exceptional circumstances (see section 4) we'll provide you with bespoke charges.

The charges	We'll tell you the charges for a minimum scheme, including: <ul style="list-style-type: none">➤ The on-site mains requisition charges➤ The charge for any non-contestable works➤ The charge for any contestable works that the SLP wants Severn Trent to do➤ Any income offset amount per property➤ The infrastructure charges per property➤ The infrastructure credits per property➤ Any infrastructure discounts per property
What we'll provide	We'll tell you what you need to do to accept the terms of our quote, giving details on: <ul style="list-style-type: none">➤ How to pay for the charges➤ The design➤ Our terms and conditions➤ Who'll need to sign the Adoption Agreement and where it needs to be returned to➤ Our assumptions that where a SLP has completed the design for a site, they have liaised with the Fire Authority and gained approval from them prior to the commencement of works <p>We'll send you:</p> <ul style="list-style-type: none">➤ An Agreement➤ Agreed design layout
Accepting the quote	Your quote is valid for 6 months so when you're ready to start construction you'll need to send us:

	<ul style="list-style-type: none"> ➤ The payment due for 'The charges' ➤ A copy of the Fire Authority's approval ➤ Confirmation of the SLP who'll be doing the work and evidence of accreditation in accordance with the Lloyds WIRS ➤ Confirmation who is to lay the service connections ➤ The signed Agreement
What happens next	We'll contact you to arrange a pre-start meeting.

Diversion of a water asset

Our quote for diverting an existing Severn Trent water asset will be made up of bespoke charges.

The charges	We'll tell you the bespoke charges for the diversion works.
What we'll provide	<p>We'll tell you what you need to do to accept the terms of our quote, giving details on:</p> <ul style="list-style-type: none"> ➤ How to pay for the charges ➤ Our terms and conditions <p>We'll send you:</p> <ul style="list-style-type: none"> ➤ An Agreement ➤ Agreed diversion works
Accepting the quote	<p>Your quote is valid for 6 months so when you're ready for the diversion work to start you'll need to send us:</p> <ul style="list-style-type: none"> ➤ The signed Agreement ➤ The payment for 'The charges'
What happens next	We'll contact you to agree a date to start the work.

Water service connection

Our quote for a new water service connection (25mm to 32mm and 50mm and above) is made up of a number of fixed charges. This includes both on-site and off-site and self lay service connections. For Self Lay service connections we'll look to complete a Self Lay services Agreement.

Note – there are different timescales for a Self Lay water service connection.

The charges	<p>We'll tell you the charges for:</p> <ul style="list-style-type: none"> ➤ The water connection, or connections if there are multiple connections and meterage ➤ Protective pipework, if applicable ➤ Traffic management, this could include (but not limited to) road closures, lane closures, temporary traffic ➤ The council permit, if applicable ➤ Any income offset amount per property ➤ The infrastructure charge per property ➤ The infrastructure credits per property ➤ Any infrastructure discounts per property
What we'll provide	<p>We'll tell you what you need to do to accept the terms of our quote and how you need to lay your service pipe, giving details on:</p> <ul style="list-style-type: none"> ➤ How to pay for the charges ➤ A sketch showing you where you need to lay your (private) service pipe ➤ The inspection and water connection process ➤ The charge for an abortive visit when the site isn't ready for an inspection or a connection ➤ The information that you'll need to give us so we can set up the billing account ➤ Our terms and conditions
Accepting the quote	<p>Your quote is valid for 6 months so when you're ready for your water service connection you'll need to send us:</p>

	<ul style="list-style-type: none"> ➤ The signed Acceptance Form ➤ The payment for 'The charges'
What happens next	<p>When we receive the signed Acceptance Form and payment we'll arrange to inspect your private supply pipe within 5 calendar days.</p> <p>Once the works have passed an inspection we'll arrange for the water service connection to be made within 21 days. However, we may need to apply to your local council for a permit to close the road so that we can safely make the connection. Your council may request that we give them up to 3 months' notice for a road closure.</p> <p>The local council may impose other restrictions which may result in the connection taking longer than 21 days, such as weekend working and conflict of other services work.</p>
<p>Large diameter water service connection</p> <p>Our quote for a new water service connection (50mm and above) is made up of a number of fixed charges.</p>	
The charges	<p>We'll tell you the charges for:</p> <ul style="list-style-type: none"> ➤ The water connection, or connections if there are multiple connections and meterage ➤ Protective pipework, if applicable ➤ Closing a road (often referred to as traffic management), if applicable ➤ The council permit, if applicable ➤ Any income offset amount per property ➤ The infrastructure charge per property ➤ The infrastructure credits per property ➤ Any infrastructure discounts per property
What we'll provide	<p>We'll tell you what you need to do to accept the terms in our quote and how you need to lay your service pipe, giving details on:</p> <ul style="list-style-type: none"> ➤ How to pay for the charges ➤ A sketch showing you where you need to lay your (private) service pipe ➤ The requirements for the meter and boundary box installation. ➤ The charge for an abortive visit when the site isn't ready for an inspection or a connection ➤ The information that you'll need to give us so we can set up the billing account ➤ Our terms and conditions
Accepting the quote	<p>Your quote is valid for 6 months so when you're ready for your water service connection you'll need to send us:</p> <ul style="list-style-type: none"> ➤ The signed Acceptance Form ➤ The payment for 'The charges'
What happens next	<p>When we receive the signed Acceptance Form and payment we'll arrange to inspect your private supply pipe within 5 calendar days.</p> <p>Once the works have passed an inspection we'll arrange for the water service connection to be made within 21 days. However, we may need to apply to your local council for a permit to close the road so that we can safely make the connection. Your council may request that we give them up to 3 months' notice for a road closure.</p> <p>The local council may impose other restrictions which result in the connection taking longer than 21 days, such as weekend working and conflict of other services work.</p>

Sewer connections quotes, agreements and approvals

Pre development/ Pre-planning enquiry – sewer response

Our response to a sewer pre development enquiry will include:

The charges The application charge you pay when you send us your enquiry covers the work we need to complete a response. If the requirements are such that more extensive modelling or evaluation is needed, we may need an additional payment – for example, for non-domestic requirements.

What we'll provide We'll let you know:

- Any assets and apparatus that will be affected by the proposal
- Information on our ability to take the proposed flows from the development, including restrictions on discharge rates when appropriate
- Detail of any further work we need to do to provide an optimal solution to connect the site to our sewer network.
- Any extra charges

We'll send you:

- A copy of our sewer records for the development area

What happens next You decide if you want to apply for a sewer adoption and/or a sewer connection and apply to us.

Sewer requisition

Our quote for a sewer requisition will be made up of bespoke charges.

The charges We'll tell you the bespoke charges for the requisition works.

What we'll provide We'll tell you what you need to do to accept the terms in our quote, giving details on:

- How to pay for the charges
- The design
- The scope of works
- What you need to do to progress the works
- The programme delivery and timescales
- The payment options
- Our terms and conditions

We'll send you:

- An Agreement
- A design layout/drawing

Accepting the quote Your quote is valid for 6 months. If you want to proceed with the requisition you'll need to send us:

- Confirmation of the payment option you want to follow
- Your agreement to the timeframes
- Your agreement to the scope of works
- The signed Agreement
- The initial deposit

What happens next We'll commence detailed design and feasibility followed by our balance offer letter and construction.

Diversion of a sewer asset

Our quote for diverting an existing Severn Trent sewer asset will be made up of a bespoke charges.

The charges	We'll tell you the bespoke charges for the diversion works.
What we'll provide	We'll tell you what you need to do to accept the terms in our quote, giving details on: <ul style="list-style-type: none">➤ How to pay for the charges➤ Our terms and conditions We'll send you: <ul style="list-style-type: none">➤ An Agreement➤ Agreed diversion works
Accepting the quote	Your quote is valid for 6 months, so when you're ready to accept the proposals and proceed you'll need to send us: <ul style="list-style-type: none">➤ The signed Agreement➤ The payment for 'The charges'
What happens next	We'll contact you to agree a date to start the work.

Sewer adoption

This is an offer of an Adoption and is made up of a number of fixed charges.

The charges	We'll tell you: <ul style="list-style-type: none">➤ The sewer adoption inspection charge (2.5%)➤ The sewer adoption bond payment charge (10%)➤ Any additional charges for a headwall, flow control, storage, pumping stations and lateral drains
What we'll provide	We'll tell you what you need to do to accept the terms in our quote, giving details on: <ul style="list-style-type: none">➤ Lengths to be adopted➤ Inspection requirements➤ What to do if there are any changes to the design➤ How to proceed to Agreement➤ What to do next
Accepting the offer	Our technical approval letter is valid for 6 months, so when you're wanting to progress to agreement stages you'll need to send us: <ul style="list-style-type: none">➤ The signed Acceptance Form➤ The payment for 'The charges'➤ Who will be party to the Agreement (the Request for Information)➤ What to do if there are any changes to the design
What happens next	We'll send you an Adoption Agreement.

Sewer connection

This is an offer of an Adoption and is made up of a number of fixed charges.

The charges	We'll tell you the charges for: <ul style="list-style-type: none">➤ Any extra lengths➤ Any additional charge for an out of hours inspection➤ Any additional charge for more than 2 inspections
What we'll provide	We'll tell you details of the approval and let you know: <ul style="list-style-type: none">➤ How to call off a sewer inspection➤ The approved contractors name and contact details➤ The approved job specification➤ The consequences of connecting to a public sewer before it has been approved and inspected by Severn Trent

What happens next

Your approval is valid for 6 months so when you're ready to start construction you'll need to send us:

- The payment for 'The charges'

You'll then need to contact us 2 working days before the date of connection so that we can arrange for the works to be inspected.

Feasibility studies

Preliminary design report (PDR)

When we're assessing a new development site, through either a development enquiry, a self lay point of connection enquiry, or a new mains requisition application form, we sometimes find that the water supply network surrounding the site is not capable of supplying the anticipated demand without off site reinforcement works. In this circumstance, we'll look to complete further investigations to better understand the reinforcement required. This may involve completing detailed modelling, trial holes, etc.

Sewer capacity assessment (SCA)

When we're assessing a new development site, through either a development enquiry or a new sewer requisition application form, we need to consider the impact of the new development on our existing network and in particular look at:

1. Sewer flooding
2. The impact at pumping stations, and
3. The impact at sewer treatment works

Reinforcement works associated with domestic usage is now included within our infrastructure charges and therefore the costs associated with these activities will be borne, in full, by Severn Trent. However, should there be an element of non-domestic usage we may look to recover these costs. These could be a percentage of the overall costs for a mixed used site, or full costs.

Should you need to make a payment we'll let you know what this is in on our response to your application.

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 if there is a problem put it right. During 2020 we expect to see the introduction of a new industry wide redress process as a result of the Code for Adoption changes.

When you get 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 first point of contact when things don't go according to plan. However, if you're still not happy you can download our [complaints procedure here](#).

Section 4 - Charging Arrangement Principles

In this section we'll tell you more about each of our charges - how a charge has been calculated and what you can expect from us when you pay a charge.

Not all of the information in this section will be relevant to each and every developer, as there may be only some connection types that you'll need.

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.

Severn Trent have a number of charges for new connections to our water and sewer network:

- Application charges
- Design charges
- Water and sewerage infrastructure charges
- Water mains supply connection charges
- Water service connection charges
- Site specific charges
- Sewer connection charges
- Adoption charges
- Diversion charges
- Legal fees

Types of charges

Application charges

You'll find the application charges for different water and sewer connection types, showing what you can expect from us when you pay an application charge.

Once you've completed an application form, send it to us with the application charge, and any supporting information.

Requesting a map

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. The map and the tabular table will tell you the assumed line, level and size of the asset.

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

These charges are non-refundable and include VAT.

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		
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%

Water and sewer map	Charge	VAT
If you need multiple copies of a Severn Trent water or sewer map at the same location, the first copy will be charged based on the rates within the previous table and copies 2, 3 & 4 for example will be charged at £5.00 per map (regardless of size)	£5.00	20%
If you need multiple copies of a Severn Trent combined water and sewer map at the same location, the first copy will be charged based on the rates within the previous table and copies 2, 3 & 4 for example will be charged at £10.00 per map (regardless of size)	£10.00	20%

Pre development/ Pre-planning enquiry

If you need to understand the requirements better for supplying your new development with water, sewerage supplies, or both, you can send us a development enquiry before making a full application. We'll complete an assessment to understand the impact of the proposed development on our water and/or sewer network.

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

Application charges - up to 7 household properties that are self-contained and with no communal areas.

Development enquiry water	Charge	VAT
We'll let you know if our network is able to supply your proposed development site with water	£95.01	20%
Development enquiry waste		
We'll let you know if our network is able to receive the flows from your proposed development site	£111.05	20%
Development enquiry water & waste		
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	£183.67	20%

Application charges - over 7 household properties and all non-household developments.

Development enquiry water	Charge	VAT
We'll let you know if our network is able to supply your proposed development site with water	£168.39	20%
Development enquiry waste		
We'll let you know if our network is able to receive the flows from your proposed development site	£220.33	20%
Development enquiry water & waste		
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	£363.01	20%

Application charge - Self Lay provider point of connection enquiry.

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	£168.39	20%

Water and sewer connections

Application charges

When you've completed the relevant application form, send it to us along with the application charge shown in the table below along 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	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 want to proceed	£1,781.92	20%

New water main – Self Lay	Charge	VAT
Severn Trent design We'll send you a detailed breakdown of the charges, including those for both contestable and non-contestable works, the asset payment value, and a copy of the approved design	£1,781.92	20%
Self Lay design (approval) We'll send you a detailed breakdown of the charges, including those for both contestable and non-contestable works, the asset payment value, and a copy of the approved design	£0.00	0%

Diversion of a water asset	Charge	VAT
Budget estimate – we'll send you an indicative cost estimate for the diversions 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	£626.69	20%
Full cost estimate – 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%

Water service connection	Charge	VAT
We'll send you a detailed breakdown of the charges, for a 25/32mm water service connection. This includes those connections needed for a temporary supply, a supply for agricultural use and for the splitting of a shared supply	£141.22	20%

Large diameter connection Water service connection	Charge	VAT
We'll send you a detailed breakdown of the charges for a 50mm+ water service connection	£301.59	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	Charge	VAT
Budget estimate – we'll send you an indicative cost estimate for the diversions 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	£636.39	20%
Full cost estimate – 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	£3,309.28	20%

Sewer adoption	Charge
We'll assess your proposed design and provide comments. Once any design amendments, if any, have been completed we'll send you 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). Complete 2 inspections of the sewer connection during normal working hours Monday to Friday 9am to 5pm	£466.70	0%
Connection to a public sewer when the connection is not in the public highway. Approval of a connection with 1 length of lateral drain or sewer (1 length is 15 metres). Complete 2 inspections of the sewer connection during normal working hours 9am to 5pm	£230.42	0%
Application for an indirect connection to a private drain, with the owner's permission, that discharges to the private sewer. Approval of an in-direct sewer connection	£98.74	0%

Post sewer adoption	Charge
We'll assess your enquiry and provide a response, detailing our concerns, if any, 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	£169.50	0%
Build Over Agreement Class 2	£194.70	0%
Build Over Agreement Class 3	Bespoke	0%

Water mains - reapplying

When a quote has expired and there's been no substantial changes to the design or layout, you'll need to send us the below charge so that we can send you up to date charges and amended agreements. This is a non-refundable charge and includes VAT at the rate shown.

When a quote has expired and there has been a substantial change in detail and design, you'll need to send us another application form and application fee so that we can send you up to date charges and new agreements.

Requote for a water main	Charge	Unit	VAT
We'll send you updated charges and amended agreements	£506.98	Per application	20%
Requote 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	£3.61	Per connection	20%

Water service connection – requote

When there has been a substantial change in the detail and design to your development, we'll need to send you up to date charges. Once you have stipulated these changes, we can process this for you. 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 pay the original application fee shown on page 24.

Requote for a water service connection 25mm–32mm	Charge	VAT
We'll send you updated charges for a 25/32mm water service connection	£41.99	20%
Requote for a water service connection 50mm+	Charge	VAT
We'll send you updated charges for a 50mm+ water service connection	£141.47	20%

Sewer connection - reapplying

When an approval has expired or there has been a substantial change in detail and design, you'll need to send us another application form so that we can send you up to date charges. Again, 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	£98.74	0%

The infrastructure charge

Under the Water Industry Act (1991) and 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're 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 infrastructure charges detail.

How we've calculated the infrastructure charge

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

We've calculated the infrastructure charge by totalling:

- the total forecast cost of the developer driven non-site specific network reinforcement work investment over the 5 year period between 2020/21 and 2024/25

and divided this total cost by:

- the total forecast volume of connected properties over the same 5 year period

to give a per property infrastructure charge.

Our infrastructure charges are universal, that is to say all developer customers paying infrastructure charges pay the same rate across our region, and 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 25mm external diameter MDPE or equivalent.

For non-household premises when 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 premises has 36 loading units then the infrastructure charges 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.

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 rd 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	£395.00	Per property	0%
Sewerage infrastructure charge	£291.59	Per property	0%

Modification to Licence Condition C

Historically water companies charged infrastructure charges based upon the terms set out under their licence conditions, specifically Licence Condition C. From 2018/2019 water companies set their charges in accordance with a new set of Ofwat rules and therefore Ofwat issued modifications to the existing Licence Condition C terms.

The modification means that whilst our 2020/2021 infrastructure charges are shown above, these charges won't always apply to connections made in this charging year.

The critical factor is the date that the water main or sewer, which is being connected to, was provided for requisition. The legacy charges that apply between 1991 and April 2018 are shown below.

Infrastructure charge	Charge	Unit	VAT
Water infrastructure charge	£401.22	Per property	0%
Sewerage infrastructure charge	£401.22	Per property	0%

Infrastructure credits

Where premises are redeveloped and there were properties on that site connected to the water main or sewerage network within the last 5 years before the application was received by Severn Trent then credits could be available for previous usage. For credits to be given there has to have been measurable demand on the network by either 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 was 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.

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. Take a look at our [environmental discount scheme](#) for more information on the savings that could be made. The discount to the sewerage charge only applies if the sewer connection is in the Severn Trent region.

Income offset and asset payment

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

Historically when the developer chose Severn Trent to lay their new main we charged for providing a new water main or new sewer (requisition charge) and then this charge was reduced by an income offset. Historically when a developer chose a Self Lay Provider to lay the main Severn Trent paid an asset payment which was calculated in the same way as the income offset.

From 2020/21 the income offset is no longer going to be applied against the requisition charges but will be instead applied to the infrastructure charges in line with a new set of [Ofwat rules](#).

The new rules also mean that we'll no longer pay asset payments for schemes laid by self lay providers. Instead customers will receive the same offset against the infrastructure charge regardless of whether the scheme is being laid by Severn Trent or by a Self Lay provider.

As the offset is applied against the infrastructure charge it will now be applicable for all customers not simply those who require a new main or sewer, this includes NAVs who previously received their offset through the bulk supply arrangement in the Severn Trent region.

From 2020/21 our income offset will be structured in a 'per plot' approach such that we will have one per plot amount for water and one per plot amount for sewerage. This aligns to our structure for infrastructure charges.

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 2014/15 (historic schemes adjusted with inflation to reflect the 2020/21 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 2020/21 to arrive at an annual value of offset which would have been applied in 2020/21 under the previous mechanism to new mains and sewer requisition schemes. The annual value of offset for requisition schemes is then divided by the forecast of all connected properties for 2020/21 to arrive at the final offset value.

The income offset values for 2020/21 are below.

Income offset	Offset	Unit
Water income offset	£479.12	Per property
Sewerage income offset	£90.00	Per property

We have created a specific information pack on the changes to income offset which includes further detail on how the changes will be applied in 2020/21 and list a series of FAQs to cover the questions that we've received during our consultation sessions. If you'd like to read it please click here [\(link\)](#).

Site specific charges

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

Site specific charges – water

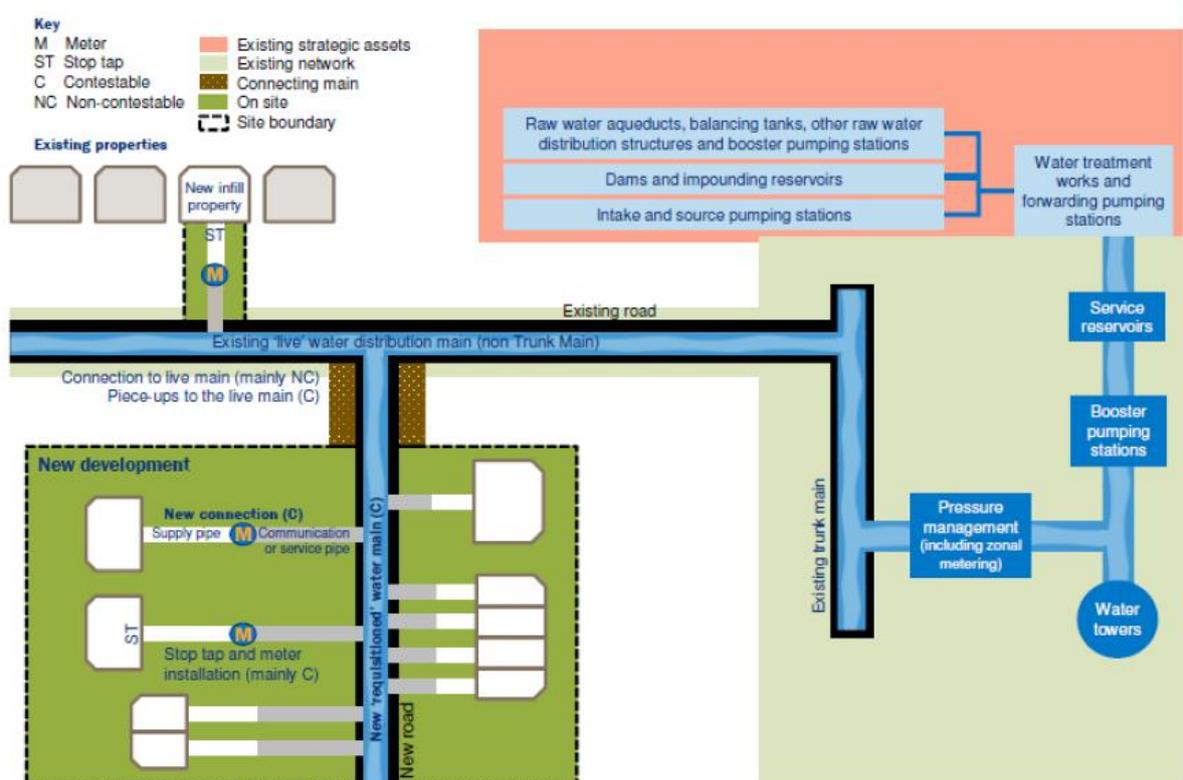
Site specific charges are those charged for the connection work to or on a development site. They may include the installation of a new water main, water booster station and other infrastructure needed to connect a new development.

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 as a result of a new development. Any network reinforcement work needed as a direct result of a new development is now included in the infrastructure charges described earlier.

To show this in more detail, site specific works are those done within both the green shaded area and brown with white dots shaded area in **Figure 1** below. Site specific work includes that for any in-fill property.

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.

Following the implementation of the new rules (described in the previous section) all requisition work will be charged at full cost from 2020/21.

Our mains requisition charges will be charged in a menu of rates approach from 2020/21. The charges which are required to put together a reasonable estimate of scheme costs can be seen in the following sections and all of these charges are fixed.

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 on-site construction activity plus covering the direct on-cost incurred by Severn Trent of managing the delivery of new mains activity.

Non domestic or combined usage

For properties requiring a water supply connection for both domestic and non-domestic (mixed) usage and fully non-domestic purposes, we'll apply the same multiplier approach as described on page 27 to the mains requisition charge to convert the domestic charge to the non-domestic or combined charge.

Student accommodation

Student accommodation will normally be a single property owner and the rooms are rented out. The arrangement is normally that the rooms will have an independent shower and toilet facilities and communal living and kitchen areas.

They are likely to have a shared entrance and will be supplied via a single large diameter connection (LDC). These type of supplies are considered as bulk supply arrangements and will have a single metered billing account.

These type of connections will also apply the same multiplier approach as described on page 27 to convert into the appropriate number of properties.

Blocks of flats

Blocks of self-contained flats, which have a communal shared entrance, will generally have a single large diameter connection (LDC) and an internal meter fitted in each flat - either located in a meter room or within each flat.

There are situations where there might be a single LDC and multiple blocks of flats, for example in the centre of a city. Whilst there is only a single connection, each flat will still have its own metered billing account.

There are also situations where there might be a single LDC serving multiple flats and some independent standard connections - for example, when flats are located above shops, have their own entrance and an existing main is located in a place allowing independent connections to be made. Again in this situation each flat will have its own metered billing account.

For these type of connections the number of metered billing accounts are converted to properties.

The mains requisition charges are on the next page.

Excavation requirements

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

Lay type	Definition
No excavation	Here the excavation, backfill and reinstatement of the trench is not completed by Severn Trent

Excavation & lay 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 in the footpath	Here the excavation and the laying of the pipework is completed in the footpath
Excavation & lay in a type 3/4 carriageway	Here the excavation and the laying of the pipework is completed in type 3/4 carriageway
Excavation & lay in a type 1/2 carriageway	Here the excavation and the laying of the pipework is completed in type 1/2 carriageway

Polyethylene (PE) pipework charges

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

PE pipework up to and including 63mm diameter	Charge	Unit
No Excavation required	£15.33	Per metre
Excavation required in unmade ground	£38.17	Per metre
Excavation required in the footpath	£89.87	Per metre
Excavation required in a type 3/4 carriageway	£118.31	Per metre
Excavation required in a type 1/2 carriageway	£137.07	Per metre

PE pipework above 63mm up to and including 90mm diameter	Charge	Unit
No Excavation required	£16.82	Per metre
Excavation required in unmade ground	£39.66	Per metre
Excavation required in the footpath	£91.44	Per metre
Excavation required in a type 3/4 carriageway	£119.94	Per metre
Excavation required in a type 1/2 carriageway	£138.68	Per metre

PE pipework above 90mm up to and including 125mm diameter	Charge	Unit
No Excavation required	£19.97	Per metre
Excavation required in unmade ground	£42.80	Per metre
Excavation required in the footpath	£94.66	Per metre
Excavation required in a type 3/4 carriageway	£123.22	Per metre
Excavation required in a type 1/2 carriageway	£141.96	Per metre

PE pipework above 125mm up to and including 180mm diameter	Charge	Unit
No Excavation required	£29.73	Per metre
Excavation required in unmade ground	£57.48	Per metre
Excavation required in the footpath	£111.48	Per metre
Excavation required in a type 3/4 carriageway	£145.21	Per metre
Excavation required in a type 1/2 carriageway	£149.62	Per metre

PE pipework above 180mm up to and including 200mm diameter	Charge	Unit
No Excavation required	£37.93	Per metre
Excavation required in unmade ground	£69.52	Per metre
Excavation required in the footpath	£123.19	Per metre
Excavation required in a type 3/4 carriageway	£165.33	Per metre
Excavation required in a type 1/2 carriageway	£176.18	Per metre

PE pipework above 200mm up to and including 250mm diameter	Charge	Unit
No Excavation required	£47.61	Per metre
Excavation required in unmade ground	£81.39	Per metre
Excavation required in the footpath	£135.25	Per metre
Excavation required in a type 3/4 carriageway	£184.95	Per metre

Excavation required in a type 1/2 carriageway	£196.73	Per metre
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PE pipework above 250mm up to and including 355mm diameter	Charge	Unit
No Excavation required	£98.46	Per metre
Excavation required in unmade ground	£129.45	Per metre
Excavation required in the footpath	£221.05	Per metre
Excavation required in a type 3/4 carriageway	£262.79	Per metre
Excavation required in a type 1/2 carriageway	£334.81	Per metre

PE pipework above 355mm up to and including 450mm diameter	Charge	Unit
No Excavation required	£146.68	Per metre
Excavation required in unmade ground	£185.16	Per metre
Excavation required in the footpath	£293.00	Per metre
Excavation required in a type 3/4 carriageway	£348.26	Per metre
Excavation required in a type 1/2 carriageway	£432.71	Per metre

Protective pipework charges

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

Protective pipework up to and including 125mm diameter	Charge	Unit
No Excavation required	£55.07	Per metre
Excavation required in unmade ground	£71.42	Per metre
Excavation required in the footpath	£123.51	Per metre
Excavation required in a type 3/4 carriageway	£140.82	Per metre
Excavation required in a type 1/2 carriageway	£181.49	Per metre

Protective pipework above 125mm up to and including 180mm diameter	Charge	Unit
No Excavation required	£71.97	Per metre
Excavation required in unmade ground	£92.42	Per metre
Excavation required in the footpath	£154.75	Per metre
Excavation required in a type 3/4 carriageway	£175.67	Per metre
Excavation required in a type 1/2 carriageway	£225.42	Per metre

Protective pipework above 180mm up to and including 200mm diameter	Charge	Unit
No Excavation required	£102.89	Per metre
Excavation required in unmade ground	£127.42	Per metre
Excavation required in the footpath	£218.07	Per metre
Excavation required in a type 3/4 carriageway	£250.43	Per metre
Excavation required in a type 1/2 carriageway	£321.15	Per metre

Protective pipework above 200mm up to and including 250mm diameter	Charge	Unit
No Excavation required	£133.17	Per metre
Excavation required in unmade ground	£163.20	Per metre
Excavation required in the footpath	£256.60	Per metre
Excavation required in a type 3/4 carriageway	£292.98	Per metre
Excavation required in a type 1/2 carriageway	£351.08	Per metre

Protective pipework above 250mm up to and including 355mm diameter	Charge	Unit
No Excavation required	£179.94	Per metre
Excavation required in unmade ground	£217.13	Per metre
Excavation required in the footpath	£347.29	Per metre
Excavation required in a type 3/4 carriageway	£408.27	Per metre

Excavation required in a type 1/2 carriageway	£511.23	Per metre
Protective pipework above 355mm up to and including 450mm diameter		
No Excavation required	£263.04	Per metre
Excavation required in unmade ground	£309.20	Per metre
Excavation required in the footpath	£441.42	Per metre
Excavation required in a type 3/4 carriageway	£521.36	Per metre
Excavation required in a type 1/2 carriageway	£643.33	Per metre

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	£2,661.68	Per connection
Under pressure line stop 150mm	£3,501.54	Per connection
Under pressure line stop 200mm	£5,168.73	Per connection
Under pressure line stop up to 300mm	£7,977.53	Per connection
Under pressure line stop up to 400mm	£12,552.33	Per connection

Charges for under pressure connections into a polyethylene (PE) main

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

Under pressure connection up to and including 100mm	Charge	Unit
No Excavation required	£955.96	Per connection
Excavation required in unmade ground	£1,278.44	Per connection
Excavation required in the footpath	£1,630.49	Per connection
Excavation required in a type 3/4 carriageway	£2,062.56	Per connection
Excavation required in a type 1/2 carriageway	£2,150.43	Per connection

Under pressure connection above 100mm up to and including 200mm	Charge	Unit
No Excavation required	£1,394.17	Per connection
Excavation required in unmade ground	£1,813.43	Per connection
Excavation required in the footpath	£2,333.77	Per connection
Excavation required in a type 3/4 carriageway	£2,722.10	Per connection
Excavation required in a type 1/2 carriageway	£2,827.55	Per connection

Under pressure connection above 200mm up to and including 300mm	Charge	Unit
No Excavation required	£2,388.69	Per connection
Excavation required in unmade ground	£2,990.72	Per connection
Excavation required in the footpath	£3,544.18	Per connection
Excavation required in a type 3/4 carriageway	£4,137.40	Per connection
Excavation required in a type 1/2 carriageway	£4,292.50	Per connection

Under pressure connection above 300mm up to and including 450mm	Charge	Unit
No Excavation required	£6,088.73	Per connection
Excavation required in unmade ground	£7,234.49	Per connection
Excavation required in the footpath	£8,530.89	Per connection
Excavation required in a type 3/4 carriageway	£10,626.29	Per connection
Excavation required in a type 1/2 carriageway	£10,903.87	Per connection

Charges for under pressure connections into a protective pipework main

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

Under pressure connection up to and including 100mm	Charge	Unit
No Excavation required	£1,419.93	Per connection
Excavation required in unmade ground	£1,742.41	Per connection
Excavation required in the footpath	£2,094.46	Per connection
Excavation required in a type 3/4 carriageway	£2,526.53	Per connection
Excavation required in a type 1/2 carriageway	£2,614.40	Per connection

Under pressure connection above 100mm up to and including 200mm	Charge	Unit
No Excavation required	£2,790.16	Per connection
Excavation required in unmade ground	£3,209.42	Per connection
Excavation required in the footpath	£3,729.75	Per connection
Excavation required in a type 3/4 carriageway	£4,118.08	Per connection
Excavation required in a type 1/2 carriageway	£4,223.53	Per connection

Under pressure connection above 200mm up to and including 300mm	Charge	Unit
No Excavation required	£11,087.55	Per connection
Excavation required in unmade ground	£11,689.58	Per connection
Excavation required in the footpath	£12,243.04	Per connection
Excavation required in a type 3/4 carriageway	£12,836.26	Per connection
Excavation required in a type 1/2 carriageway	£12,991.36	Per connection

Under pressure connection above 300mm up to and including 450mm	Charge	Unit
No Excavation required	£23,402.09	Per connection
Excavation required in unmade ground	£24,547.85	Per connection
Excavation required in the footpath	£25,844.25	Per connection
Excavation required in a type 3/4 carriageway	£27,939.65	Per connection
Excavation required in a type 1/2 carriageway	£28,217.23	Per connection

Valves, hydrants, wash outs

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

Charges labelled as 'no excavation required' 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.

Valves, hydrants, wash outs up to 4"	Charge per item
No Excavation required	£265.84
Excavation required in unmade ground	£371.22
Excavation required in the footpath	£454.43
Excavation required in a type 3/4 carriageway	£480.89
Excavation required in a type 1/2 carriageway	£505.53

Valves, hydrants, wash outs above 4" up to and including 6"	Charge per item
No Excavation required	£435.22
Excavation required in unmade ground	£410.65
Excavation required in the footpath	£495.21
Excavation required in a type 3/4 carriageway	£525.20
Excavation required in a type 1/2 carriageway	£551.08

Valves, hydrants, wash outs above 6" up to and including 9"	Charge per item
No Excavation required	£668.11
Excavation required in unmade ground	£629.58
Excavation required in the footpath	£721.41
Excavation required in a type 3/4 carriageway	£756.61
Excavation required in a type 1/2 carriageway	£783.95

Valves, hydrants, wash outs above 9" up to and including 12"	Charge per item
No Excavation required	£1,299.03
Excavation required in unmade ground	£1,428.96
Excavation required in the footpath	£1,539.15
Excavation required in a type 3/4 carriageway	£1,589.56
Excavation required in a type 1/2 carriageway	£1,619.71

Valves, hydrants, wash outs above 12" up to and including 18"	Charge per item
No Excavation required	£4,911.37
Excavation required in unmade ground	£5,288.04
Excavation required in the footpath	£5,577.02
Excavation required in a type 3/4 carriageway	£5,641.65
Excavation required in a type 1/2 carriageway	£7,215.97

Abandoned Main

The following charges apply to 'cap off' an abandoned main. These charge is net of VAT.

Cap off abandoned main	Charge	Unit
Cap off abandoned main up to 4" in tarmac/footway	£454.92	Per cap off
Cap off abandoned main exceeding 4" up to and including 6" in tarmac/footway	£517.65	Per cap off
Cap off abandoned main exceeding 6" up to and including 9" in tarmac/footway	£678.94	Per cap off
Cap off abandoned main exceeding 6" up to and including 9" in verge/footway	£620.29	Per cap off
Cap off abandoned main exceeding 9" up to and including 12" in tarmac/footway	£877.30	Per cap off
Cap off abandoned main exceeding 4" up to and including 6" in unmade	£349.80	Per cap off

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	£566.26

Trial holes

The following charge applies for making trial holes to clarify details about the existing main and the connection point. This charge is net of VAT.

Trial holes	Charge per item
Trial hole in unmade ground	£93.46
Trial hole in the footpath	£174.11
Trial hole in a type 3/4 carriageway	£254.01
Trial hole in a type 1/2 carriageway	£371.69

Stand down charges

The following charges apply if our teams are required to stand down from work as 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 day
Charge for lay only activity	£805.58
Charge for open cut activity	£1,434.03

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 this document and VAT will be applied at the appropriate rate.

Charges for a new water main

A SLP can ask Severn Trent to complete some contestable works and the most common works that we're asked to do are shown in the table below and these 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	£576.23	Per connection
The back to back connection - includes the removal of end hydrants, maximum connection distance 2m and not exceeding 180mm diameter	£601.17	Per connection
Sampling where not included within a turnkey operation. Applies to separate site visit for the purpose of sampling, as instructed	£154.95	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. In 2019/2020 we amended the administration charge applicable when bulk meter deliveries are used which is cheaper and reflects the reduced administrative demand on Severn Trent developer services.

Administration charge	Charge	Unit	VAT
Administration charge including meter delivery	£99.35	Per connection	20%

Administration charge excluding bulk meter delivery	Charge	Unit	VAT
Administration charge payable if bulk meter delivery has been selected	£49.43	Per connection	20%

The following charges cover the cost of rearranging an audit whereby a Severn Trent representative attends the prearranged site audit (in line with the new 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 shown on page 42.

Rearranged audit charge	Charge	Unit	VAT
Rearranged audit within normal working hours Monday to Friday 9am – 5pm	£98.58	Per audit	0%
Rearranged audit outside of normal working hours Monday – Friday before 9am and after 5pm	£131.00	Per audit	0%

In addition Severn Trent are required to enter non-household account information into the non-household water market in a timely manner, failure to do this results in a fine of £40.00. To meet our timescales we rely on SLPs providing metering and address information within the timescales set out in the Self Lay code of practice (at the date of publication the period is 5 days of the service connection) and so where this doesn't happen we'll be passing the fine cost through to SLPs.

Late submission of Self Lay E Form 5	Charge	Unit
Cost of fine passed onto SLPs	£40.00	Per plot

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 may result in a compensation payment being made to the land owner. In these circumstances we'll look to recover the cost from you.

Private land entry	Charge	Unit	VAT
To prepare and issue a letter to the land owner seeking consent to lay pipework across third party land	£249.37	Per letter	0%
There may be occasions that we require our solicitors to look into access to private land	On request		
Compensation payment	Bespoke		

Redesign charge

Where you've changed the water main design layout and a redesign is required we'll look to apply a redesign charge as detailed below.

Redesign charge	Charge	Unit	VAT
Redesign charge	£655.49	Per redesign	20%

Remedial work

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

Site specific charges – sewer

Site specific charges for sewers are made up of those connection services to connect a development to our existing sewer network. This type of work can potentially 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.

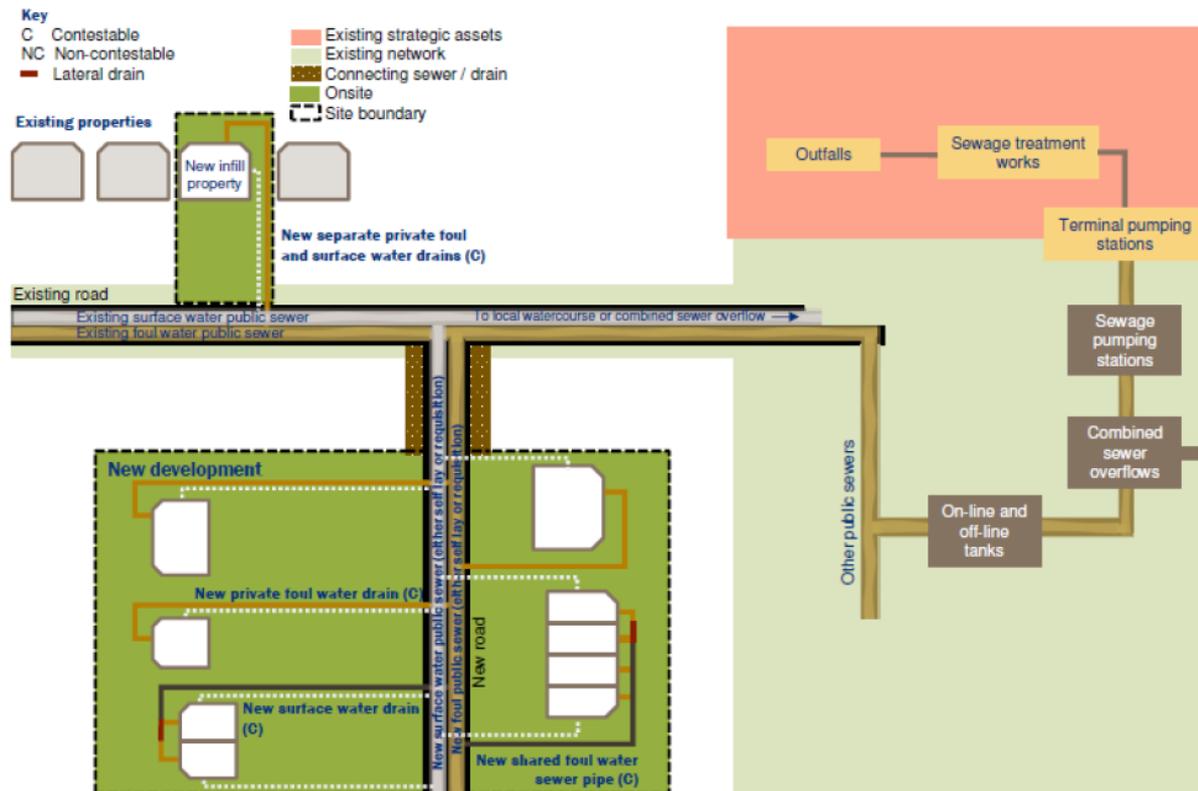
Many developers design and construct their own sewers, often using a third party (drainage) contractor and offer them to Severn Trent, or a NAV, for adoption. However, a developer can request Severn Trent lay sewers from the site boundary and connect into the existing network.

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 now included in the infrastructure charges described earlier. 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.

To show this in more detail, site specific works are those undertaken within both the dark green shaded area and brown with white dots shaded area in Figure 2 on the next page. 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. Site specific work includes that for any in-fill property.

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



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 to 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 take into account 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 completed we'll complete 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 provided that they are designed to current industry standards, Sewers for Adoption 6th and 7th Edition, and Severn Trent's supplementary requirements.

From 1 April 2020 we'll charge a sewer adoption inspection charge and a sewer adoption bond 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, including the connection to our existing network. This includes the initial CCTV or other visual inspection.

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 number of separate charges to reflect other site requirements, such as headwalls, flow control chambers, etc.

We'll add up all of these charges to give an approximate of total construction costs:

- 2.5% 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 of 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	£10.67	Per metre	0%
Gravity sewers – includes in-line storage less than 1350mm diameter - Bond charge	£42.68	Per metre	0%
Headwall	Charge	Unit	VAT
Headwall - Inspection charge	£62.50	Per unit	0%
Headwall - bond charge	£250.00	Per unit	0%
Flow control chamber	Charge	Unit	VAT
Flow control chamber - inspection charge	£62.50	Per unit	0%
Flow control chamber - bond charge	£250.00	Per unit	0%
m ³ storage over 1350mm diameter	Charge	Unit	VAT
m ³ storage over 1350mm diameter - inspection charge	£12.50	Per unit	0%
m ³ storage over 1350mm diameter - bond charge	£50.00	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	£2.48	Per metre	0%
Rising main - bond charge	£9.91	Per metre	0%

Adoptable lateral drains	Charge	Unit	VAT
Adoptable lateral drains – inspection charge	£4.00	Per metre	0%
Adoptable lateral drains – bond charge	£16.00	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) This charge covers one survey visit and the installation	£5,430.28	Per outstation	20%
Any additional visits required to complete work on the outstation	£200.00	Per visit	20%

An additional charge for the listening service over 12 months, when required.

Listening service	Charge	Unit	VAT
Listening services over and above initial 12 months	£588.12	Per annum	20%

Locks & signs	Charge	Unit	VAT
Installation of locks and signs at pumping station	£932.05	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	£253.88	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	£61.02	Per survey	0%
A letter to the bondsman confirming that the bond has been released	£152.33	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're sometimes asked to adopt sewers that serve a development years after they have been constructed and were not put forward for adoption at the time of construction. In these circumstances we'll always look to adopt the sewers but will need various documentation from the householders, 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 number of charges for the assessments needed and 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)	£40.00	Per length	0%
Pumping stations	Charge	Unit	VAT
To complete inspection of pumping stations	£200.00	Per station	0%
Trial holes	Charge	Unit	VAT
To attend trial hole excavations	£20.00	Per trial hole	0%
CCTV surveys	Charge	Unit	VAT
To arrange and review CCTV survey of sewers	£0.85	Per length	0%
As built drawings	Charge	Unit	VAT
To make arrangements for the completion of as-built drawings and manhole cards	£25.00	Per manhole	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	£98.58	Per inspection	0%
Repeat inspection outside of normal working hours Monday – Friday before 9am and after 5pm	£131.00	Per inspection	0%

Legal charges

We have a number of legal charges associated with the adoption of sewers and sewer connections which are shown in the table below and 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	£214.27	Per agreement	0%

Sewage Pumping Station (SPS) land transfer	Charge
Up to the sum of £1,500.00 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	£1,500.00 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 £1,500.00 plus disbursements whether or not the matter proceeds to completion the Easement associated with the SUDs feature	£1,500.00 plus disbursements
Our solicitors Eversheds, 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	£900.00 plus disbursements

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

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 any relevant documentation

Diversion charges

These are the charges for works completed under S185 of the Water Industry Act 1991.

Charges for the diversion of a water asset

A developer can ask Severn Trent to alter or move a water asset so as 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.

Charges for the diversion of a sewer asset

A developer can ask Severn Trent to alter or move a sewer asset so as 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 carry out the necessary work.

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 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.

Water service connection charges

This section sets out the fixed charges for a 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 a number of fixed charges and therefore each connection charge is specific to each connection.

All service connection work is a 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 a Self Lay Provider – with the right accreditation.

There are additional meter costs that will need to be added and these can be found in the Meter section on page 47.

The charges for a water service connection up to 12m

These are the fixed charges for a water service connection up to 12 metres, for no excavation, excavate and lay in unmade ground and excavate and lay in highway. There are additional charges for a water service connection over 12 metres and for those connections that we have to do under pressure, i.e. when we keep the water supply on.

An explanation of each lay type is shown in the table below:

Lay type	Definition
No excavation	Here the excavation, backfill and reinstatement of the trench is not completed by Severn Trent
Excavate & lay in unmade ground	Here the excavation and laying of the pipework is completed in a surface such as a field, grass verge, a stone driveway, etc.
Excavate & lay in highway	Here the excavation and the laying of the pipework is completed in the footpath or highway – e.g. slabs, concrete, tarmac or a mixture

Water service connection (25mm-32mm) – 0 to 5m inclusive

These are the charges for a water service connection up to 5 metres for the different lay types and are net of VAT. The charges below include the cost of the connection and the pipework up to 5m so no further per metre rates apply if the connection length is 5m or less.

Water service connection	No excavation 0-5m	Excavate & lay in unmade ground 0-5	Excavate & lay in highway 0-5m
Water connection laid up to 5m (up to 32mm pipe diameter)	£327.45	£648.62	£1,036.29
Water connection laid up to 5m into a manifold (up to 6 port)	£1,996.06	£2,474.06	£3,186.66

Water service connection (25mm-32mm) – >5 to 12m inclusive

These are the charges for a water service connection 5 to 12 metres for the different lay types and are net of VAT. The charges below include the cost of the connection and the pipework up to 12m so no further per metre rates apply if the connection length is greater than 5m and up to 12m.

Water service connection	No excavation 0-5m	Excavate & lay in unmade ground 0-5	Excavate & lay in highway 0-5m
Water connection laid between 5m and 12 (up to 32mm pipe diameter)	£386.41	£939.69	£1,491.71
Water connection laid between 5m and 12m into a manifold (up to 6 port)	£2,124.03	£2,738.78	£4,086.21

Water service connection (25mm-32mm) – over 12m

These are the additional charges for a water service connection that is over 12 metres, for the different lay types. These additional charges are for the pipework length over 12m and charged per metre, and are net of VAT. These charges are applied in addition to the connection charges in the previous table.

Water service connection greater than 12m	Charge	Unit
No excavation	£10.04	Per metre
Excavate & lay in unmade ground	£33.87	Per metre
Excavate & lay in highway	£80.29	Per metre

Water service connection (25mm-32mm) – into a shared trench

These are the charges for multiple water service connections into a shared trench, for the different lay types and are net of VAT.

Water service connection	Charge
2 water connections laid up to 5m (up to 32mm pipe diameter) into a shared trench of unmade ground - excavation by Severn Trent	£976.07
3 water connections laid up to 5m (up to 32mm pipe diameter) into a shared trench of unmade ground – excavation by Severn Trent	£1,303.52
2 water connections laid up to 5m (up to 32mm pipe diameter) into a shared trench of mixed surfaces (including footpath, road, etc...) - excavation by Severn Trent	£1,363.74
3 water connections laid up to 5m (up to 32mm pipe diameter) into a shared trench of mixed surfaces (including footpath, road, etc..) – excavation by Severn Trent	£1,691.19
2 water connections laid between 5m and 12m (up to 32mm pipe diameter) into a shared trench of unmade ground - excavation by Severn Trent	£1,326.10
3 water connections laid between 5m and 12m (up to 32mm pipe diameter) into a shared trench of unmade ground - excavation by Severn Trent	£1,712.52
2 water connections laid between 5m and 12m (up to 32mm pipe diameter) into a shared trench of mixed surfaces (including footpath, road, etc.) - excavation by Severn Trent	£1,878.12
3 water connections laid between 5m and 12m (up to 32mm pipe diameter) into a shared trench of mixed surfaces (including footpath, road, etc.) - excavation by Severn Trent	£2,264.54

Protective pipework

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. Protective pipework should be used in contaminated ground to protect the water supply.

These are the additional charges for the actual connection. There are additional charges for the pipework – see below – and are net of VAT.

Additional charge for protective pipework connection	Charge	Unit
Not exceeding 32mm and fire supply	£109.25	Per connection
>32mm and up to and including 125mm and fire supply	£411.70	Per connection

This is the additional charge for the actual connection into a Manifold and is net of VAT.

Additional charge for protective pipework connection	Charge	Unit
Connection into a manifold	£566.95	Per connection

This is the additional charge for the pipework and is net of VAT.

Protective pipework	0-5m charge per connection	>5-12m charge per connection	Over 12m charge per metre
Protective pipework up to 32mm	£43.70	£167.90	£23.00

Water service connection (50mm-90mm)

These are the charges for a large diameter water service connection (50mm-90mm) when the connection is not done under pressure.

These charges are determined by the lay type and pipework size. The charge is per connection and are net of VAT.

There is an additional charge for the pipework, per metre, which is on top of the charge for the connection – see the next page.

Water service connection – not under pressure connection	Charge	Unit
No excavation 50mm to 90mm	£520.66	Per connection
No excavation >90mm to <200mm	£631.06	Per connection
Excavate & lay in unmade ground 50mm to 90mm	£851.87	Per connection
Excavate & lay in unmade ground >90mm to <200mm	£1,122.86	Per connection
Excavate & lay in highway 50mm to 90mm	£1,194.37	Per connection
Excavate & lay in highway >90mm to <200mm	£1,550.68	Per connection

Water service connection (50mm-90mm) – under pressure connection

These are the charges for a large diameter water service connection (50mm-90mm) that we have to do under pressure.

These charges are determined by the lay type and pipework sizes. The charge is per connection and are net of VAT.

There is an additional charge for the pipework, per metre, which is on top of the charge for the connection – see below.

Water service connection –under pressure connection	Charge	Unit
No excavation 50mm to 90mm	£1,141.68	Per connection
No excavation >90mm to <200mm	£1,564.48	Per connection
No excavation >200mm	£2,852.94	Per connection
Excavate & lay in unmade ground 50mm to 90mm	£1,307.29	Per connection
Excavate & lay in unmade ground >90mm to <200mm	£1,741.37	Per connection
Excavate & lay in unmade ground >200mm	£2,615.83	Per connection
Excavate & lay in highway 50mm to 90mm	£1,824.18	Per connection
Excavate & lay in highway >90mm to <200mm	£2,367.42	Per connection
Excavate & lay in highway >200mm	£4,245.54	Per connection

Water service connection (63mm) – into a manifold

These are the additional charges for a water service connection up to 63mm via a manifold that we have to do under pressure. These are for different mains sizes and are net of VAT.

Water service connection	Charge	Unit
Up to 63mm under pressure manifold connection onto existing main up to 90mm	£582.13	Per connection
Up to 63mm under pressure manifold connection onto existing main >90mm and 20mm	£1,105.30	Per connection
Up to 63mm under pressure manifold connection onto existing main >200mm and up to 450mm	£2,760.10	Per connection

Water service connection (up to and including 63mm) – pipework

In addition to the connection charges above we apply charges for the length of pipework itself. The pipework charges for a water service connection up to and including 63mm for the different lay types are below. These additional charges are for the pipework length and are charged per metre, and are net of VAT.

Pipework for large diameter connections (up to and including 63mm)	Charge	Unit
No excavation	£21.33	Per metre
Excavate & lay in unmade ground	£47.67	Per metre
Excavate & lay in highway	£150.55	Per metre

Water service connection (above 63mm and up to 180mm) – pipework

The pipework charges for water service connections above 63mm and up to 180mm for the different lay types are below. These additional charges are for the pipework length and are charged per metre, and are net of VAT.

Pipework for large diameter connections (above 63mm and up to 180mm)	Charge	Unit
No excavation	£32.62	Per metre
Excavate & lay in unmade ground	£63.98	Per metre
Excavate & lay in highway	£171.88	Per metre

Protective pipework

Protective pipework should be used in contaminated ground to protect the water supply.

These are the additional charges for the **actual connection** when we use protective pipework and are net of VAT.

Additional charge for protective pipework connection	Charge	Unit
Connection <200mm existing mains	£432.40	Per connection
Connection >200mm existing mains	£750.95	Per connection

This is the additional charges for the pipework and is charged per metre and is net of VAT.

Protective pipework	Charge
Protective pipework up to 125mm	£41.40

Other charges

Sluice valve (90mm – 150mm)

This charge applies to the installation of a sluice valve onto a water main for a **large diameter connection**. The charge is **per valve** and is net of VAT:

Sluice value	Charge	Unit
To install a sluice valve	£456.55	Per valve

Domestic sprinkler supplies

This 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	£240.35	Per connection

Meters

Part of the 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, so the billing account for the property can 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 no limit on the number of meters delivered to site. However, if a meter is lost once we've delivered it to site you can request a new one, but will be charged another meter delivery charge.

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 these activities out in a standalone fashion does incur extra cost, this includes installing multiple meters on manifold connections.

Meter type	Charge	Unit
Install and commission an external 15mm meter in the Boundary Box at the point of connection	£27.81	Per meter
Install and commission an external 22mm meter in the Boundary Box at the point of connection	£35.75	Per meter
Install and commission a 15mm or 22mm radio read meter	£31.28	Per meter
To check the installation and commission of a meter	£31.28	Per meter
Provide and install a Pulse Meter Unit <40mm	£50.87	Per meter
Provide and install a Pulse Meter Unit >40mm	£171.81	Per meter
Meter delivery	£53.61	Per delivery

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 do the work. We have a number of fixed charges depending on how we safely manage the traffic which allow for any site specific designs that may be required.

Each of these charges are net of VAT.

Using traffic lights

Sometimes we have to use traffic lights when we complete the work for a water service connection.

Type of traffic lights	Charge	Unit
Two way traffic lights for the duration of the work	£376.00	Per job
Three way traffic lights for the duration of the work	£534.00	Per job
Four way traffic lights for the duration of the work	£599.00	Per job

Type of traffic lights with manual traffic control	Charge	Unit
Two way traffic lights for the duration of the work	£949.58	Per job
Three way traffic lights for the duration of the work	£1,108.00	Per job
Four way traffic lights for the duration of the work	£1,459.21	Per job

Closing a road or lane

Sometimes we have to close the carriageway to complete the work for a water service connection. This could either be a full or partial road closure (lane closure).

Type of road closure	Charge	Unit
Set up of full road closure on a single carriageway for the duration of the work where the speed limit is up to and including 40mph	£556.00	Per job

Set up of full road closure on a single carriageway for the duration of the work where the speed limit is over 40mph	£650.00	Per job
Setting up a single lane closure on a dual carriageway for the duration of the work where the speed limit is up to and including 40mph	£646.00	Per job
Setting up a single lane closure on a dual carriageway for the duration of the work where the speed limit is over 40mph (includes Impact Protection Vehicle).	£2,428.00	Per job

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. This 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.

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	£102.14	Each
Work to relocate a pedestrian crossing	£391.00	Each
Work to support a street lamp	£391.00	Each

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

Due to Highway Authority constraints sometimes we're 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	£1,623.06	Per job
Connection work completed on a Sunday or on a bank holiday	£1,623.06	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 per m3 excavated and is net of VAT:

Trial hole	Charge	Unit
This is the charge per m3 of ground excavated	£450.80	Per hole

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 is net of VAT:

Night, Sunday or bank holiday	Charge	Unit
To supply and install a box lid	£7.72	Per lid

Water for construction

If you're building new properties on a development site you'll often need water for construction, 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, we'll charge you a fixed charge for water for construction. VAT is payable.

Water for construction is charges 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	£83.71	Per property	20%
Non-household property with a 25mm+ connection. This represents m3 of construction not m3 storage	£1.5172	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 turn up to do a water regulations inspection and the site isn't ready	£79.80	Per visit	0%

Aborted visit	Charge	Unit	VAT
We'll charge an aborted visit charge each time we turn up to site and the site isn't ready for a water service connection to be completed	£184.00	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	£214.27	Per agreement	0%

Section 5 - Examples of connection charges

In this section we'll share with you some examples of the connection charges for new water and sewer connections.

When reading these examples of connection charges please note that:

- The charges are indicative only at the time of publication
- The examples of different connection types are fictional and may not meet with the requirements for your development

Example 1: Water service connection - development of a new 3 bedroom home

- A new 25mm water service pipe is needed
- The nearest water main is 3 metres away from the house in the footpath and the main requisition was provided in August 2018
- No excavation is needed
- No barrier pipe is needed
- There is no need to close the road

These are the charges for the new water service connection:

Type of charge	Description of charge	Quantity	Unit	Total charge	VAT
Connection charges	Water connection laid up to 5m (up to 32mm pipe diameter) - no excavation by Severn Trent	1	£327.45	£327.45	0%
Metering	Install and commission an external 15mm meter	1	£0.00	£0.00	0%
Other	Water for construction	1	£79.03	£79.03	20%
Infrastructure charges	Water infrastructure charge	1	£395.00	£395.00	0%
	Sewerage infrastructure charge	1	£291.59	£291.59	0%
Infrastructure credits	Credit for water	0	-£395.00	£0.00	0%
	Credit for sewerage	0	-£291.59	£0.00	0%
Income offset	Income offset for water	1	-£479.12	-£479.12	0%
	Income offset for waste	1	-£90.00	-£90.00	0%
				Sub total	£523.95
Note: any figures shown in the total charge column are included in your calculation				VAT	£15.81
The total payable is payable when you send us the signed Acceptance Form				Total payable	£539.76

Example 2: Water service connection - development of a new block of flats

- A new 50mm large diameter water connection is needed
- The nearest water main is 8 metres away in the highway and the main requisition was provided in August 2018
- The site will need to use protective pipework
- The site will need two way traffic lights
- The site will need an under pressure connection
- Housing students with a communal kitchen and living area

These are the charges for the new water service connection:

Type of charge	Description of charge	Quantity	Unit	Total charge	VAT
Connection charges	Water service connection under pressure - excavate & lay in highway 50mm – 90mm	1	£1,824.18	£1,824.18	0%
	Pipework for large diameter connections	8m	£150.55	£1,204.40	0%
Additional protective pipework connection charges	Additional charge for the pipework (per metre) in protective pipework	8m	£41.40	£331.20	0%
	Uplift for protective pipework - connection <200mm existing mains	1	£432.40	£432.40	0%
Metering	To check the installation and commission of a meter	30	£31.28	£938.40	0%
	Meter delivery	1	£53.61	£53.61	0%
Traffic management	2 way lights	1	£376.00	£376.00	0%
Infrastructure charges	Water infrastructure charge	30	£395.00	£11,850.00	0%
	Sewerage infrastructure charge	30	£291.59	£8,747.70	0%
Infrastructure credits	Credit for water	1	-£395.00	-£395.00	0%
	Credit for sewerage	1	-£291.59	-£291.59	0%
Income offset	Income offset for water	30	-£479.12	-£14,373.60	0%
	Income offset for waste	30	-£90.00	-£2,700.00	0%
Sub total				£7,997.70	
VAT				£0.00	
Total payable				£7,997.70	

Note: any figures shown in the total charge column are included in your calculation

The **total payable** is payable when you send us the signed Acceptance Form

Example 3: Water and sewerage infrastructure – development of a site for 180 new homes

- The developer has asked Severn Trent to provide the options for laying the new water mains on a development site
- The new homes are a combination of 3 and 4 bedroom houses
- 1200m of main laying is required with associated fittings made up of;
 - 500m of 63mm diameter PE onsite mains in unmade ground
 - 680m of 90mm diameter PE onsite mains in unmade ground
 - 20m of 90mm diameter PE offsite connecting mains in type 1/2 carriageway
- The site will need two way traffic lights
- There are no anticipated difficulties with construction work
- There are no off-site reinforcements needed to supply this development
- There are no water mains diversions needed to supply this development
- There are no other apparatus, such as chambers, pipework or cabling, on the site that might affect the location of the mains
- The developer has employed a drainage contractor to lay 1938m of gravity sewers on the site and are looking to get these adopted by Severn Trent
- The site needs a pumping station and 100m of rising main

Severn Trent mains laying charges:

Type of charge	Description of charge	No. properties/ metres	Unit	Total charge	VAT
New mains charges	Total build-up of mains charges including fittings and traffic management	1200m	£63,306.33	£63,306.33	0%
Connection charges	Water connection laid up to 5m (up to 32mm pipe diameter) - no excavation by Severn Trent	180	£327.45	£58,941.00	0%
Metering	Install and commission an external 15mm meter	180	£0.00	£0.00	0%
Infrastructure charges	Water infrastructure charge	180	£395.00	£71,100.00	0%
	Sewerage infrastructure charge	180	£291.59	£52,486.20	0%
Infrastructure credits	Credit for water	0	-£395.00	£0.00	0%
	Credit for sewerage	0	-£291.59	£0.00	0%
Income offset	Income offset for water	180	-£479.12	-£86,241.60	0%
	Income offset for waste	180	-£90.00	-£16,200.00	0%
Note: any figures shown in the total charges column are included in your calculation				Total charges	£143,391.93
				VAT	£0.00
The total developer charge is payable when you send us the signed Acceptance Form				Total payable	£143,391.93

Self Lay related charges:

If a developer chooses a SLP to lay the new main in this example Severn Trent would still be required to carry out the non-contestable activity and might be asked to carry out some contestable activity.

An example of the charges for these activities is below.

Type of charge	Description of charge	Quantity	Unit	Total charge	VAT
Contestable work that can be completed by Severn Trent on request	Back to back connections, includes removal of end hydrants, maximum connection distance 2m: not exceeding 125mm diameter	0	£576.23	£0.00	0%
	Back to back connections, includes removal of end hydrants, maximum connection distance 2m; not exceeding 180mm diameter	0	£601.17	£0.00	0%
	Sampling; where not included within a turnkey operation - applies to separate site visit solely for the purpose of sampling, as instructed	0	£154.95	£0.00	0%
Non contestable work that must be completed by Severn Trent	Source of water connection	1	£2,150.43	£2,150.43	0%
This charge is payable when you send us the signed Agreement or alternatively you can defer the charge against the total asset value.				Total charges	£2,150.43
				VAT	£0.00
				Total Self Lay charge	£2,150.43

Sewerage charges:

Type of charge	Description of charge	No. units/metres	Inspection unit rate	Bond unit rate	Inspection charge	Bond charge	VAT
Gravity sewers (per metre) – includes in-line storage less than 1350mm diameter	Inspection charge	1938m	£10.67		£20,678.46		0%
	Bond charge – 10%	1938m		£42.68		£82,713.84	0%
Other charges	Headwall per unit	1	£62.50	£250.00	£62.50	£250.00	0%
	Flow control chamber per unit	1	£62.50	£250.00	£62.50	£250.00	0%
	m ³ storage over 350mm diameter	0	£12.50	£50.00	£0.00	£0.00	0%
	Pumping station per unit cost	£60,000.00			£1,500.00	£6,000.00	0%
	Rising main not exceeding 225mm diameter per metre rate – inspection charge 2.5%	100	£2.48		£248.00		0%
	Rising main not exceeding 225mm diameter per metre rate – bond charge 10%	100		£9.91		£991.00	0%
	Adoptable lateral drains	0	£4.00	£16.00	£0.00	£0.00	0%
	Provision and installation of an outstation (including 12 months listening service)	1			£4,525.23		20%
	Installation of locks and signs at pumping station	1			£932.05		0%
						Total inspection charges	£22,551.46
					Total bond charges	£90,204.84	
					Total other charges	£5,457.28	
					VAT	£905.05	
					Total self lay charge	£28,913.79	

The **total payable** is the total inspection charges and the total other charges, plus any VAT applicable.

Glossary

Applicant – this is 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.

Bond – 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.

Charging Arrangement Document - a document setting out such things as the water and sewer charges, income offset and asset value amounts and/or the methodologies for calculating those, applied by the water or sewerage undertaker in accordance with these rules.

Charging year – a year running from 1 April in a given year to 31 March in the following year.

Communication pipe - any part of a service pipe which a water undertaker could be, or have been, required to lay under section 46 of the Water Industry Act 1991.

Connection charges – all charges associated with a water or sewerage connection, this could be for a single property or a development.

Contestable work - work or services that either the relevant undertaker or persons other than the relevant undertaker may do or provide.

Developer - refers to all of our customers who are building and developing properties.

Development - premises on which there are buildings, or on which there will be buildings when proposals made by any person for the erection of any buildings are carried out, and which require connection with, and/or modification of, existing water or sewerage infrastructure.

Domestic usage – water supply to be used for domestic usage such as washing, toilets, cooking cleaning, etc.

Fixed charges - charges set for a given Charging Year which are fixed in amount or which are calculated by reference to a predetermined methodology set out in the undertaker's Charging Arrangements, the application of which allows calculation at the outset of the total amount owing in that Charging Year in respect of the charges in question.

In-fill connection – this is a one-off connection to a single property.

Income offset - a sum of money offset against the infrastructure charges in recognition of revenue likely to be received by the relevant undertaker in future years.

Lateral drain – (a) that part of a drain which runs from the curtilage of a building (or buildings or yards within the same curtilage) to the sewer with which the drain communicates or is to communicate; or (b) (if different and the context so requires) the part of a drain identified in a declaration of vesting made under section 102 of the Water Industry Act 1991 above or in an agreement made under section 104 of this Act.

Mixed/combined usage – water supply to be used for both domestic usage, such as washing, toilets, cooking cleaning, etc. and commercial purposes where the water supply has a risk of contamination, such as washing down meat, cooling down metal, etc.

Network reinforcement – provides any necessary additional capacity as a result of a new development.

New Appointee (NAV) – is a customer of Severn Trent who has successfully been appointed by Ofwat to become a statutory undertaker for a specific site.

Non-contestable work - work or services that only the relevant undertaker can do or provide.

Non domestic usage – water supply used for commercial purposes where the water supply has a risk of contamination, such as washing down meat, cooling down metal, etc.

Public sewer - a sewer for the time being vested in a sewerage undertaker, whether under the Water Act 1989, the Water Industry Act 1991 or otherwise.

Service pipe - so much of a pipe which is, or is to be, connected with a water main for supplying water from that main to any premises as — (a) is or is to be subject to water pressure from that main; or (b) would be so subject but for the closing of some valve, and includes part of any service pipe.

Sewer - includes all sewers and drains (not being drains within the meaning given by section 219(1) of the Water Industry Act 1991) which are used for the drainage of buildings and yards appurtenant to buildings. This definition includes tunnels or conduits which serve as such a pipe and any accessories for such a pipe.

Appendix 1 - The connection process for each application type

	Pre development enquiry Point on connection enquiry	Water mains – requisition	Water mains – self lay	Diversion of a water asset	Self Lay services only agreement	*Water service connection Severn Trent lay	Water service connection Self lay	Large diameter water service connection	New sewer – requisition	Diversion of a sewer asset	Sewer adoption	Sewer connection
Step 1	You apply, pay the application fee and send us the supporting information	You apply, pay the application fee and send us any supporting information	You apply, pay the application fee and send us any supporting information	You apply, pay the application fee and send us the supporting information	You apply, pay the application fee and send us the supporting information	You apply, pay the application fee and send us the supporting information	You submit a form 4 advising us you are ready to make a service connection/s	You apply, pay the application fee and send us the supporting information	You apply, pay the application fee and send us the supporting information	You apply, pay the application fee and send us the supporting information and design	You apply and send us the supporting information	You apply, pay the application fee and send us the supporting information
Step 2	We send you a response for the water, sewerage, or both	We complete a design and send you a quote and an Agreement	We assess the application and either approve the design or complete a design	We assess the application and send you a quote and Agreement	We assess your application and we send you a Self Lay Services Agreement	We assess your application and send you a quote	We will advise you of the cost and provide plot reference details	We assess your application and send you a quote	We assess the application and send you a quote	We assess the application and look at the impact on our network	We assess the application and send you technical approval	We assess the application and send you an approval to connect
Step 3		You pay and accept the agreement	We send you a Self Lay Agreement	You pay and send us the signed Agreement	You send us the signed Agreement	You lay your service pipe and then pay	You lay the service pipe, complete the connection and install and commission the meter	You pay, lay your service pipe and install the meter/meters	You pay	ST lay: We'll send you a quote Contractor lay: We'll approve the design and send you an Agreement	If you progress, you pay the fees and send us the signed Agreement Your contractor installs the new sewer	You notify us of the date of connection
Step 4		We install the new water main	You send us the signed Agreement and the payment for any non-contestable works to be completed by ST	We complete the work to divert the water asset	The SLP requests the meters and we invoice for the water service connections	We inspect your service pipe, make the connection and install and commission a meter.	We will invoice you for payment	We inspect your service pipe and connect to our water network	We construct the new sewer	ST lay: You pay Contractor lay: Contractor completes the diversion work	Your contractor installs the new sewer	Your contractor connects to the public sewer
Step 5		You pay for any water service connections and lay the water service pipes	We install the source of water and the self lay provider (SLP) installs the new water main		The SLP pays for the water service connections and completes them	We set up the billing account for the property	You submit a form 5 providing details allowing us to set up the billing account for the property	We set up the billing account for the property or properties		ST lay: We complete the diversion work Contractor lay: We'll inspect the diversion work and agree a connection date	We inspect the new sewer	On the same day we inspect the connection that is being made to the public sewer network and any pipework or chambers we'll be adopting

Step 6		We inspect the water service pipes and connect to our network	We sample and inspect the water main and connect to our network		The SLP tells us which properties have been connected and sends us the meter details							We adopt the new sewer	We adopt or sign-off the new sewer connection
Step 7		We set up the billing accounts for the newly built properties	We send the SLP an Asset Value Payment for the length of main laid										
Step 8			We adopt the new water main										
Step 9			The SLP requests the meters and we invoice for the water service connections										
Step 10			The SLP pays for the water service connections and complete the water service connections										
Step 11			The SLP tells us which properties have been connected and send us the meter details										
Step 12			We set up the billing accounts for the newly connected properties										

* This includes a water service connection for a temporary supply and a connection for an agricultural supply.

Metered standpipe

If you don't want a temporary water connection you can hire a metered standpipe from our contract partners Aquam Water Services while the works are taking place. A standpipe is a free standing pipe which is fitted with a tap and can be attached to an existing hydrant to get a water supply to a site.

Take a look at our [website](#) page to find out more.

Process steps for building over a sewer asset

If you have a public sewer on your site and are making changes to an existing building that affects that sewer e.g. building an extension, we may in some circumstances give you permission to [build over it](#).

Step 1: You apply and pay an application fee.

Step 2: We assess the application and either send you an approval which gives you permission to either build over or near to our sewer, or tell you what you need to do next.

Appendix 2 - Exceptions to standard charging - requisitions only

Due to the nature of connections work, 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.