

# Temporary Building Supplies

V1 – February 2020

## Temporary Electricity Supplies

Before a temporary electrical supply can be provided it must be determined what level of load will be required. Any newly connected load must not disturb existing customers, for example, by causing their supply to flicker when large motors start up. For this reason knowing the required load and type of equipment to be supplied is important. Temporary electrical supplies must be metered and given a Meter Point Administration Number ([MPAN](#)).



*An example of a temporary electric building supply*

Existing electrical supplies may sometimes be used as temporary building supplies. In this case the electricity supplier must be informed, and the meter account transferred to the developer.

There are strict safety requirements associated with temporary supplies and this often means that specific earthing arrangements must be adopted.

Temporary electrical supplies can be provided by the local Distribution Network Operator (DNO), an Independent Distribution Network Operator (IDNO) or an Independent Connection Provider (ICP). The meter and electricity used can be provided by an electricity supplier.

## Overview

During the construction process it is often necessary for a site to be provided with a temporary building supply of electricity and/or water.

Electricity is important for the operation of construction equipment and machinery as well as lighting for the site. Water may have to be provided for the workers on-site to drink / wash or for construction / demolition purposes.

In order to secure a temporary supply of water or electricity, the relevant utility company must be contacted and details given about the site's requirements for the supply.

Sometimes temporary electrical or water supplies will later be adopted and used as a permanent part of a development's utility infrastructure.

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## Temporary Water Supplies

Temporary water supplies can be provided and installed by the local water company. It is important for water companies to know how much water a site will be using before providing a new temporary supply. This is so they can make sure that other customers will not have problems with their supply, such as low pressure due to excess demand on the local network.



*A temporary water standpipe*

In England and Scotland the commercial water supply market is now open to competition and temporary building supplies are classified as commercial. This means that the customer requesting a temporary supply can now purchase the water they use from any water retailer that they choose, who will then operate the meter. The installation of the temporary supply pipe will always be overseen by the local water company.

In many cases existing water supplies may be used as a temporary building supply. In this case the developer needs to inform the water company that they will be using the water and have the meter account transferred to them.

## Water Theft

To discourage water theft during building work, where a developer might use water without informing the water company or use water that is being billed to someone else, water companies impose fines. If a developer is found to be using water illegally they will be fined a percentage of the total cost of the development, normally between 1 and 1.5% of the total figure. On large projects this can be many thousands of pounds.



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