

Water Infrastructure Charges 2021-22

February 2021

Here is a summary of the infrastructure charges for 2021-22. These are in addition to the mains/connections costs charged by the water companies, and are updated every year in line with the water company charges statements published around February and taking effect in April.

This year the most significant cost increases are in the Thames Water and Wessex Water regions.

The figures used are for residential charges only (commercial infrastructure charges are calculated separately based on usage). Credits against these charges will still be available for usage (within the last 5 years) by connections to the site. One credit is normally allowed for each residential property that is replaced by the new development.

Water companies continue to offer the income offset discount against infrastructure charges as shown. Practical examples are shown on page 3.

Water Company	New potable water charge	New sewerage charge	Income offset discount
Affinity Water	£249.00	N/A	- £387.26
	AfW's charge reduces to £169 if a property consumes no more than 110l per person per day		
Anglian Water	£342.00	£573.00	- £402.00
	Offset discount is all for potable water, so no discount on drainage where another company provides potable connections		
Bournemouth Water	£88.00	N/A	- £398.00
Bristol Water	£273.00	N/A	- £686.00
Cambridge Water	£305.00	N/A	- £660.00
	CW's charge reduces by 40% if a property consumes no more than 100l per person per day		
Dwr Cymru Welsh Water	£400.00	£400.00	0.00
Essex & Suffolk Water	£40.00	N/A	0.00
	ESW will waive their charge if a property consumes no more than 105l per person per day		
Hafren Dyfrdwy	£402.15	£402.15	0.00
Hartlepool Water	£233.00	N/A	- £402.00
	Offset discount is all for potable water, so no discount on drainage where another company provides potable connections		
Northumbrian Water	£65.00	£235.00	0.00
	NW will waive their potable charge if a property consumes no more than 105l per person per day, and offer various discounts on the sewerage charge (up to 100%) for sustainable drainage systems.		
Portsmouth Water	£334.00	N/A	- £485.00
	PW's charge reduces by 50% if a property consumes no more than 100l per person per day		
Severn Trent Water	£355.50	£320.74	- £608.03
	STW will considerably reduce their potable charge (to almost nil) if a property consumes no more than 110l per person per day, and offer various discounts on the sewerage charge (up to 100%) for sustainable drainage systems. Offset discount comprises - £527.03 potable and -£81 drainage so the latter discount does not apply if no connection to STW sewerage.		

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Scottish Water	N/A	N/A	N/A
	Not regulated by Ofwat		
SES Water	£417.00	N/A	- £415.00
	SESW will offer a % discount on their charge based on various water efficiency measures, see their charges scheme document for full details.		
South East Water	£570.00	N/A	- £563.00
	SEW's charge reduces to £520 if eco-connections are used.		
South Staffs Water	£305.00	N/A	- £660.00
	SS's charge reduces by 40% if a property consumes no more than 100l per person per day		
South West Water	£88.00	£649.00	- £486.00
	Offset discount comprises -£398 potable and -£88 drainage so the latter discount does not apply if no connection to SWW sewerage.		
Southern Water	£0.00	£574.00	- £463.00
	Offset discount comprises -£335 potable and -£128 drainage so the latter discount does not apply if no connection to SW sewerage. SW will add an additional discount of £230 to the potable charge if a property consumes no more than 110l per person per day.		
Thames Water	£400.00	£365.00	- £245.00
	Offset discount comprises -£230 potable and -£15 drainage so the latter discount does not apply if no connection to TW sewerage.		
United Utilities	£302.00	£279.00	- £778.00
	UU's potable charge will reduce to £30 if a property consumes no more than 100l per person per day. The sewerage charge will reduce to £28 if no surface water connection to the public sewer.		
Wessex Water	£239.00	£596.00	- £198.04
	Offset discount comprises -£66.92 potable and -£131.12 drainage so the latter discount does not apply if no connection to WW sewerage. WW will offer various discounts to the sewerage charge for sustainable drainage systems and zero surface water discharge.		
Yorkshire Water	£75.00	£205.00	0.00
	YW will offer a % discount to their charges if a property consumes less than 125l per person per day, and various discounts to the sewerage charge for water efficiency measures.		

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Examples of these charges

The most significant cost increases are in the Thames Water and Wessex Water regions. The following examples give a basic idea of some of the cost changes.

Central London site:

100 residential units in Thames Water region (both potable and sewerage):

Infrastructure charges of £76,500 and income offset discount of £24,500. This is a net cost to the developer of £52,000. Last year this would either have been a net cost of £11,000 if the site was fed from a bulk connection off existing mains or a net credit of £49,000 if the site was fed from a newly requisitioned main and therefore qualified for Thames Water's 2020-21 transitional bonus income offset.

Bournemouth site:

100 residential units in Bournemouth Water (potable) and Wessex Water (sewerage) regions. No sustainable drainage system utilised.

Infrastructure charges of £68,400 and income offset discount of £52,912. This is a net cost to the developer of £15,488. Last year this would have been a net credit to the developer of £17,732.

St. Albans site:

100 residential units in Affinity Water (potable) and Thames Water (sewerage) regions.

If all units use water efficient fittings to consume no more than 110l per person per day: Infrastructure charges of £53,400 and income offset discount of £40,226. This is a net cost to the developer of £13,174. Last year this would have been a net credit to the developer of £14,088.

If no units use water efficient fittings: Infrastructure charges of £61,400 and income offset discount of £40,226. This is a net cost to the developer of £21,174. Last year this would have been a net credit to the developer of £6,088.

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

**To find out more speak to one of our
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