

New Connection Charges 2022/23

1. INTRODUCTION

This document sets out details of significant changes to our charges for 2022/23 as required by the Charges Rules For New Connection Services annex A2 issued by the Water Services Regulation Authority (“Ofwat”) under sections 51CD, 105CF, 143B and 144ZA of the Water Industry Act 1991.

2. BILL INCREASES COMPARED TO PREVIOUS YEAR

Based on our review of typical developments the majority of new connection schemes (around 99%) will experience bill increases of no more than 10% compared to the previous year (excluding the impact of the income offset).

Appendix 1 below demonstrates the expected bill increases on representative typical developments. These are worked examples based on Ofwat issued scenarios.

3. UNDERLYING FACTORS

The following underlying factors impact new connection charges for 2022/23:

- November 2021 CPIH inflation of 4.6%;
- Changes in allowed revenue – our final determination for the period to March 2023 allows for wholesale revenue for: water resources 0.37%, water network plus -1.03% (effective combined Water -0.83%), and wastewater network plus -0.38%, bioresources 1.34% (effective, based on forecast volumes of sludge) (effective combined Wastewater -0.20%).
- These revenue allowances have been adjusted for movements of £16.4m (1.0%) relating to the reward from the 2020/21 in-period ODIs, which impacts revenues with a two year lag, i.e. in 2022/23. Ofwat published their final determination of 2020/21 in-period ODIs on 11 November 2021;
- -£12.4m (-0.7%) adjustment of targeted revenue recovery for 2022/23 in order to compensate for over-recovery of revenues in 2020/21; and,
- Updated information on the costs associated with providing services, changes in anticipated customer numbers, and associated consumption.

4. CHANGES TO SPECIFIC CHARGES

Water Service Connection Charges

For 2020/21 charges we made changes to a number of service connection charges in order to update them for new costing information and improve the forward looking cost reflectivity of those charges.

The increase across a number of water service connection charges for 2022/23, where appropriate, has been limited to 10%. This is part of a phased approach to mitigate the customer impact.

Water Mains Laying Charges

For 2021/22 charges we made changes to a number of water mains laying charges in order to update them for new costing information and improve the forward looking cost reflectivity of those charges.

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The increase across a number of water mains laying charges for 2022/23, where appropriate, has been limited to 10%. This is part of a phased approach to mitigate the customer impact.

Water Metering Charges

For 2020/21 charges we adjusted a number of water metering charges to improve the forward looking cost reflectivity.

The increase across a number of water meter charges for 2022/23, where appropriate, has been limited to 10%. This is part of a phased approach to mitigate the customer impact.

Water and Wastewater Administration Charges

For 2020/21 charges we adjusted a number of administration charges to improve the forward looking cost reflectivity, this review continued for 2022/23 charges.

The increase across a number of administration charges for 2022/23, where appropriate, has been limited to 10%. This is part of a phased approach to mitigate the customer impact.

In addition we have introduced new administration charges where Self Lay Providers (SLPs) undertake connections to the existing network where there is no new mains adoption agreement in place. This will allow SLPs to carry out even more contestable work.

Unmeasured Building Water Charges

We continue to offer developer customers the option to have a measured supply, but developer customers prefer a fixed unmetered charge for simplicity and cost certainty. For 2020/21 charges we identified the need to undertake further work with developers to ensure that the charge is cost reflective, taking into account a number of different development types. For 2022/23 charges we have again held the building water charges in line with 2020/21. A number of developments were identified in 2020 to survey to obtain this evidence. Access to sites continues to be impacted by the COVID-19 pandemic, therefore this work must continue over the next year to obtain better evidence on the forward looking cost reflectivity of this charge for 2023/24 onwards.

Infrastructure Charges and Income Offset

The COVID-19 pandemic resulted in lower new connection volumes for 2020/21 than originally forecast. Whilst the new house building market is showing signs of recovery in 2021/22 there is still some uncertainty. In the short term this makes it challenging to forecast new connections for 2022/23 with the same degree of certainty as we have had in previous years. In the short term we do not expect this to impact the forecast network reinforcement expenditure that is planned to invest ahead of need. Currently we would expect the majority of these sites to be completed, although this might be to a slightly revised timeline.

On the basis of cost forecasts, volume forecasts and the likely take-up of the reduced rate infrastructure charge for sustainable developments we consider that the existing infrastructure charge remains cost reflective and will be held for 2022/23. This also enables us to retain the existing income offset value into 2022/23.

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5. CHARGING POLICY AND OTHER CHANGES

New connections charges - changes to the income offset moving from requisitions to infrastructure charges

We assessed the impact of changes to the income offset moving from requisitions to infrastructure charges from 1 April 2020. The impact on developers largely resulted from the change in the timing of when the income offset will be applied. To mitigate the customer impact we introduced transition arrangements in 2020/21, which may be still be applicable for some of those sites if any changes are required to that site in 2022/23. A summary of our transitional arrangements are included in section 7 below. Further information is included on our website.

6. DEVELOPER CUSTOMER BILLS, IMPACT ASSESSMENTS AND HANDLING STRATEGIES

The charges presented for 2022/23 have been subject to a forward looking cost reflectivity review and the impact of this review on our customers has been assessed. Where this review indicated that a charge should be subject to a material change in order to improve its forward looking cost reflectivity (particularly where this involves an increase to a charge), UUW has capped these charges at 10% for 2022/23 as part of a phased approach to manage the impact on customer bills. Senior managers have reviewed options and strategies for mitigating the impact on customer bills in the year.

The Board has assessed the effects the new charges have on customer bills for a range of different development types and approves the impact assessments and handling strategies being developed in instances where bill increases, for particular developer types, exceed 10%.

UUW expects the significant majority of developer customers, above 99%, will experience overall bill increases of no more than 10% in 2022/23 (excluding the impact of the income offset). Ofwat has stated its intention to remove the income offset and the requirement to demonstrate maintaining the balance of charges from 2025.

Worked examples of typical development bills for new connection services are included as Appendices 1 and 2. Appendix 1 contains examples based on Ofwat issued scenarios. Appendix 2 contains further examples previously published in UUW's prior years' new connections and developer services charges schemes. None of the worked examples assessed against 2022/23 charges resulted in bills for typical developments increasing by more than 10%.

Based on these worked examples, UUW does not expect any scheme to experience increases in bills above 10%.

7. TRANSITIONAL ARRANGEMENTS

Moving to new charging arrangements presents uncertainty for developer customers, particularly where they may have already committed to a development based on previous charging arrangements.

Our transitional arrangements are as follows:

Site Specific Work (new mains laying/requisitions)

The following transition arrangements will continue for site specific work for developments commenced after 1 April 2020:

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- Applications based on the 2019/20 charges schemes needed to be made by the developer by 31 March 2020 and accepted by 30 September 2020. Work must also have started on site by 30 December 2020 in order for the 2019/20 charge to be applied.
- If the scheme application does not satisfy any one of the above timescale criteria then the prevailing year charging basis and charges will be applied.
- Minor changes to a scheme agreed on the 2019/20 charges scheme basis will be permitted and not result in a change to the agreed arrangements.
- Material changes to a scheme will result in a change to the agreed arrangements and will require the subsequent phases of the development to be re-quoted based on 2022/23 charges scheme (or relevant charging year as appropriate).
- Phasing, as appropriate, is encouraged on sites to help with the cash flow impact of the income offset moving to infrastructure charges.

Further information on transitional arrangements can be found on our website¹.

8. AREAS UNDER REVIEW FOR 2023/24 CHARGES

In developing 2023/24 charges we are currently considering:

- Other options to promote water efficiency on new developments other than the current incentive which is based on properties built to use a potential consumption of 100 litres per day or less. We are currently trialling a flow restrictor device which could potentially be incorporated into new developments to help developers achieve tighter water efficiency targets.
- Extending the incentive on wastewater where surface water discharges to public sewer, to incentivise SuDS 'categories' that offer greater benefit.
- Incentives for sustainable developments - we want to continue to ensure that the scheme for reduced rate water and wastewater infrastructure charges continues to offer the appropriate incentive to drive the right customer behaviour, is cost reflective and delivers expected benefits in relation to sustainable development.
- Further investigating the feasibility of differentiated infrastructure charges and are currently gathering data to support this. This work includes trying to better understand our risk areas in terms of development, and network reinforcement expenditure at project level. We will integrate the outputs from our Drainage and Wastewater Management Plan (DWMP) into our option development. Following completion of DWMP assessments, we will better understand variability of costs and consider differentiated infrastructure charges.
- Review appropriateness of quote validity for mains laying schemes.
- Improving ways to demonstrate forward looking cost reflectivity. We are investigating ways in which we can improve the structure of developer charges, and also the level of individual tariffs. We will engage with stakeholders on proposed changes to the structure of charges.

17 December 2021

¹ <https://www.unitedutilities.com/builders-developers/charges-for-new-connections-and-developer-services/>

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Appendix 1 – Worked Examples Standard Industry Scenarios

Scenario 1: Single connection to a house from an existing main								Alternative Delivery Method		
Applicable Charge?	Item	Unit	Qty	PE Rate (£)	UU PE Total Charge (£)	Barrier Pipe Rate (£)	UU Barrier Pipe Total Charge (£)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges										
Y	Application Fee	per application	1	£ 96.00	£ 96.00	£ 96.00	£ 96.00	£ 96.00	£ 96.00	
Y	Administration Fee	per application	1	£ 45.00	£ 45.00	£ 45.00	£ 45.00	£ 45.00	£ 45.00	
N	Design fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Construction Charges										
Y	25mm surfaced service Connection (inc up to 2m of pipework, provision and installation of meter)	per connection	1	£ 771.00	£ 771.00	£ 771.00	£ 771.00	n/a	n/a	
Y	Additional 25mm pipework surfaced	per metre	2	£ 117.00	£ 234.00	£ 130.00	£ 260.00	n/a	n/a	
Y	Traffic management	per TM usage	included in connection charge						n/a	n/a
Y	Meters	per connection	included in 25mm connection charge						n/a	n/a
Other Charges										
Y	Building water	per property	1	£ 27.50	£ 27.50	£ 27.50	£ 27.50	£ 27.50	£ 27.50	
Y	Service connection administration charge	per meter	1	n/a	n/a	n/a	n/a	£ 18.00	£ 18.00	
Y	S106 sewerage processing fee - developer connection	per application	1	£ 226.00	£ 226.00	£ 226.00	£ 226.00	£ 226.00	£ 226.00	
Infrastructure Charges										
Y	Infrastructure Charge - Water	per property	1	£ 302.00	£ 302.00	£ 302.00	£ 302.00	£ 302.00	£ 302.00	
Y	Infrastructure Charge - Sewerage	per property	1	£ 279.00	£ 279.00	£ 279.00	£ 279.00	£ 279.00	£ 279.00	
Income Offset										
Y	Income Offset – Water	per property	1	£ 778.00	-£ 778.00	£ 778.00	-£ 778.00	£ 778.00	-£ 778.00	
Y	Income Offset – Sewerage	per property	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
TOTALS					£ 1,202.50		£ 1,228.50		£ 215.50	
% change in scheme charges from 21/22 (excluding Income Offset)					6.56%		6.59%		3.54%	

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Scenario 2: Single connection to a block of flats from an existing main								Alternative Delivery Method			
Applicable Charge?	Item	Unit	Qty	PE Rate (£)	UU PE Total Charge (£)	Barrier Pipe Rate (£)	UU Barrier Pipe Total Charge (£)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
Pre-Construction Charges											
Y	Application Fee single	per application	1	£ 96.00	£ 96.00	£ 96.00	£ 96.00	£ 96.00	£ 96.00	£ 96.00	£ 96.00
Y	Administration Fee single	per application	1	£ 45.00	£ 45.00	£ 45.00	£ 45.00	£ 45.00	£ 45.00	£ 45.00	£ 45.00
Y	Administration Fee additional	per application	9	£ 14.00	£ 126.00	£ 14.00	£ 126.00	£ 14.00	£ 126.00	n/a	n/a
N	Design Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Construction Charges											
Y	63mm surfaced service connection (includes 2m of pipework)	per connection	1	£ 4,354.00	£ 4,354.00	£ 4,354.00	£ 4,354.00	n/a	n/a	n/a	n/a
Y	additional 63mm pipework surfaced	per metre	2	£ 181.00	£ 362.00	£ 205.00	£ 410.00	n/a	n/a	n/a	n/a
Y	additional 63mm pipework unsurfaced	per metre	4	£ 91.00	£ 364.00	£ 131.00	£ 524.00	n/a	n/a	n/a	n/a
Y	Traffic management	per TM usage	included in connection charge					n/a	n/a	n/a	n/a
Y	Provision of 15mm meter	per property	10	£ 40.00	£ 400.00	£ 40.00	£ 400.00	n/a	n/a	n/a	n/a
Y	Installation of 15mm meter	per property	10	£ 50.00	£ 500.00	£ 50.00	£ 500.00	n/a	n/a	n/a	n/a
Other Charges											
Y	Building water	per property	10	£ 27.50	£ 275.00	£ 27.50	£ 275.00	£ 27.50	£ 275.00	£ 27.50	£ 275.00
	Service connection admin fee	per meter	10	n/a	n/a	n/a	n/a	£ 18.00	£ 180.00	n/a	n/a
	Sewerage processing fee - developer connection	per application	1	£ 226.00	£ 226.00	£ 226.00	£ 226.00	£ 226.00	£ 226.00	£ 226.00	£ 226.00
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	10	£ 302.00	£ 3,020.00	£ 302.00	£ 3,020.00	£ 302.00	£ 3,020.00	£ 302.00	£ 3,020.00
Y	Infrastructure Charge - Sewerage	per property	10	£ 279.00	£ 2,790.00	£ 279.00	£ 2,790.00	£ 279.00	£ 2,790.00	£ 279.00	£ 2,790.00
Income Offset											
Y	Income Offset – Water	per property	10	£ 778.00	-£ 7,780.00	£ 778.00	-£ 7,780.00	£ 778.00	-£ 7,780.00	£ 778.00	-£ 7,780.00
Y	Income Offset – Sewerage	per property	10	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	TOTALS				£ 4,778.00		£ 4,986.00		-£ 1,022.00		-£ 1,328.00
% change in scheme charges from 21/22 (excluding Income Offset)					3.34%	3.44%		0.76%		3.83%	

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Scenario 3: Medium housing development requiring new mains and communication pipe (excavation and reinstatement by others)								Alternative Delivery Method			
Applicable Charge?	Item	Unit	Qty	PE Rate (£)	UU PE Total Charge (£)	Barrier Pipe Rate (£)	UU Barrier Pipe Total Charge (£)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
Pre-Construction Charges											
N	Application Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
N	Administration Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
N	Design Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Pre-Construction Charges – Mains											
Y	Application Fee	per application	1	£ 418.00	£ 418.00	£ 418.00	£ 418.00	£ 275.00	£ 275.00	£ 96.00	£ 96.00
Y	Administration Fee	per application	1	£ 278.00	£ 278.00	£ 278.00	£ 278.00	£ 379.00	£ 379.00	£ 45.00	£ 45.00
N	Design Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Construction Charges - Connection											
Y	25mm service Connection on site no excavation (inc up to 2m of pipework, provision and installation of meters)	per connection	50	£ 472.00	£ 23,600.00	£ 472.00	£ 23,600.00	n/a	n/a	n/a	n/a
Y	Additional 25mm pipework lay only	per metre	50	£ 22.00	£ 1,100.00	£ 37.00	£ 1,850.00	n/a	n/a	n/a	n/a
Y	Meters	per connection	included in 25mm connection charges					n/a	n/a	n/a	n/a
Construction Charges – Mains											
Y	Surfaced 125mm branch connection (includes up to 2m of pipework)	Per connection	1	£ 6,551.00	£ 6,551.00	£ 6,551.00	£ 6,551.00	£ 6,551.00	£ 6,551.00	£ 6,551.00	£ 6,551.00
Y	Unsurfaced 125mm piece up connection	Per connection	3	£ 1,038.00	£ 3,114.00	£ 1,038.00	£ 3,114.00	n/a	n/a	n/a	n/a
Y	Additional 125mm surfaced pipework (road)	per metre	8	£ 291.00	£ 2,328.00	£ 331.00	£ 2,648.00	£ 291.00	£ 2,328.00	£ 291.00	£ 2,328.00
Y	Additional 125mm lay only pipework	per metre	190	£ 64.00	£ 12,160.00	£ 94.00	£ 17,860.00	n/a	n/a	n/a	n/a
Y	Additional 90mm lay only pipework	per metre	100	£ 49.00	£ 4,900.00	£ 71.00	£ 7,100.00	n/a	n/a	n/a	n/a
Y	Traffic Management site survey	per survey	1	£ 245.00	£ 245.00	£ 245.00	£ 245.00	n/a	n/a	n/a	n/a
Y	Traffic Management road closure	Per TM usage	1	£ 545.00	£ 545.00	£ 545.00	£ 545.00	n/a	n/a	n/a	n/a
Y	Temporary traffic regulation order - road closure	Per TM usage	1	£ 1,972.00	£ 1,972.00	£ 1,972.00	£ 1,972.00	n/a	n/a	n/a	n/a
Y	Traffic Management parking bay suspension	Per TM usage	8	£ 38.00	£ 304.00	£ 38.00	£ 304.00	n/a	n/a	n/a	n/a
Other Charges											
Y	Building water	per property	50	£ 27.50	£ 1,375.00	£ 27.50	£ 1,375.00	£ 27.50	£ 1,375.00	£ 27.50	£ 1,375.00
Y	Trial hole - unsurfaced	per m3	1	£ 189.00	£ 189.00	£ 189.00	£ 189.00	n/a	n/a	n/a	n/a
Y	Service connection administration charge	per property	50	£ 17.00	£ 850.00	£ 17.00	£ 850.00	£ 18.00	£ 900.00	n/a	n/a
Y	Sewerage processing fee - developer connection	per application	1	£ 226.00	£ 226.00	£ 226.00	£ 226.00	£ 226.00	£ 226.00	£ 226.00	£ 226.00
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	50	£ 302.00	£ 15,100.00	£ 302.00	£ 15,100.00	£ 302.00	£ 15,100.00	£ 302.00	£ 15,100.00
Y	Infrastructure Charge - Sewerage	per property	50	£ 279.00	£ 13,950.00	£ 279.00	£ 13,950.00	£ 279.00	£ 13,950.00	£ 279.00	£ 13,950.00
Income Offset											
Y	Income Offset – Water	per property	50	£ 778.00	-£ 38,900.00	£ 778.00	-£ 38,900.00	£ 778.00	-£ 38,900.00	£ 778.00	-£ 38,900.00
Y	Income Offset – Sewerage	per property	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TOTALS					£ 50,305.00		£ 59,275.00		£ 2,184.00		£ 771.00
% change in scheme charges from 21/22 (excluding Income Offset)					3.95%		4.51%		1.78%		1.63%

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Scenario 4: Medium housing development requiring new mains and communication pipe (excavation and reinstatement by Water Company)								Alternative Delivery Method			
Applicable Charge?	Item	Unit	Qty	PE Rate (£)	UU PE Total Charge (£)	Barrier Pipe Rate (£)	UU Barrier Pipe Total Charge (£)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
Pre-Construction Charges											
N	Application Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
N	Administration Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
N	Design Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Pre-Construction Charges – Mains											
Y	Application Fee	per application	1	£ 418.00	£ 418.00	£ 418.00	£ 418.00	£ 275.00	£ 275.00	£ 96.00	£ 96.00
Y	Administration Fee	per application	1	£ 278.00	£ 278.00	£ 278.00	£ 278.00	£ 379.00	£ 379.00	£ 45.00	£ 45.00
N	Design Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Construction Charges - Connection											
Y	25mm unsurfaced service Connection (inc up to 2m of pipework, provision and installation of meter)	per connection	50	£ 548.00	£ 27,400.00	£ 548.00	£ 27,400.00	n/a	n/a	n/a	n/a
Y	Additional 25mm pipework unsurfaced	per metre	50	£ 73.00	£ 3,650.00	£ 82.00	£ 4,100.00	n/a	n/a	n/a	n/a
Y	Meters	per connection	included in 25mm connection charges					n/a	n/a	n/a	n/a
Construction Charges – Mains											
Y	Surfaced 125mm branch connection (includes up to 2m of pipework)	Per connection	1	£ 6,551.00	£ 6,551.00	£ 6,551.00	£ 6,551.00	£ 6,551.00	£ 6,551.00	£ 6,551.00	£ 6,551.00
Y	Unsurfaced 125mm piece up connection	Per connection	3	£ 1,038.00	£ 3,114.00	£ 1,038.00	£ 3,114.00	n/a	n/a	n/a	n/a
Y	Additional 125mm surfaced pipework (road)	per metre	8	£ 291.00	£ 2,328.00	£ 331.00	£ 2,648.00	£ 291.00	£ 2,328.00	£ 291.00	£ 2,328.00
Y	Additional 125mm surfaced pipework (footpath)	per metre	50	£ 291.00	£ 14,550.00	£ 331.00	£ 16,550.00	n/a	n/a	n/a	n/a
Y	Additional 125mm unsurfaced pipework	per metre	140	£ 190.00	£ 26,600.00	£ 226.00	£ 31,640.00	n/a	n/a	n/a	n/a
Y	Additional 90mm unsurfaced pipework	per metre	100	£ 156.00	£ 15,600.00	£ 183.00	£ 18,300.00	n/a	n/a	n/a	n/a
Y	Traffic Management site survey	per survey	1	£ 245.00	£ 245.00	£ 245.00	£ 245.00	n/a	n/a	n/a	n/a
Y	Traffic Management Road closure	Per TM usage	1	£ 545.00	£ 545.00	£ 545.00	£ 545.00	n/a	n/a	n/a	n/a
Y	Temporary traffic regulation order - road closure	Per TM usage	1	£ 1,972.00	£ 1,972.00	£ 1,972.00	£ 1,972.00	n/a	n/a	n/a	n/a
Y	Traffic Management parking bay suspension	Per TM usage	8	£ 38.00	£ 304.00	£ 38.00	£ 304.00	n/a	n/a	n/a	n/a
Other Charges											
Y	Building water	per property	50	£ 27.50	£ 1,375.00	£ 27.50	£ 1,375.00	£ 27.50	£ 1,375.00	£ 27.50	£ 1,375.00
Y	Trial hole - unsurfaced	per m3	1	£ 189.00	£ 189.00	£ 189.00	£ 189.00	n/a	n/a	n/a	n/a
Y	Service connection administration fee	per property	50	£ 17.00	£ 850.00	£ 17.00	£ 850.00	£ 18.00	£ 900.00	n/a	n/a
Y	Sewerage processing fee - developer connection	per application	1	£ 226.00	£ 226.00	£ 226.00	£ 226.00	£ 226.00	£ 226.00	£ 226.00	£ 226.00
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	50	£ 302.00	£ 15,100.00	£ 302.00	£ 15,100.00	£ 302.00	£ 15,100.00	£ 302.00	£ 15,100.00
Y	Infrastructure Charge - Sewerage	per property	50	£ 279.00	£ 13,950.00	£ 279.00	£ 13,950.00	£ 279.00	£ 13,950.00	£ 279.00	£ 13,950.00
Income Offset											
Y	Income Offset – Water	per property	50	£ 778.00	-£ 38,900.00	£ 778.00	-£ 38,900.00	£ 778.00	-£ 38,900.00	£ 778.00	-£ 38,900.00
Y	Income Offset – Sewerage	per property	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TOTALS					£ 96,345.00		£ 106,855.00		£ 2,184.00		£ 771.00
% change in scheme charges from 21/22 (excluding Income Offset)					6.59%		6.79%		1.72%		1.63%

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Scenario 5: Large housing development requiring new mains and communication pipe (excavation and reinstatement by others)								Alternative Delivery Method			
Applicable Charge?	Item	Unit	Qty	PE Rate (£)	UU PE Total Charge (£)	Barrier Pipe Rate (£)	UU Barrier Pipe Total Charge (£)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
Pre-Construction Charges											
N	Application Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
N	Administration Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
N	Design Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Pre-Construction Charges – Mains											
Y	Application Fee	per application	1	£ 418.00	£ 418.00	£ 418.00	£ 418.00	£ 275.00	£ 275.00	£ 96.00	£ 96.00
Y	Administration Fee	per application	1	£ 278.00	£ 278.00	£ 278.00	£ 278.00	£ 379.00	£ 379.00	£ 45.00	£ 45.00
N	Design Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Construction Charges - Connection											
Y	25mm service connection on site no excavation (inc up to 2m of pipework, provision and installation of meters)	per connection	200	£ 472.00	£ 94,400.00	£ 472.00	£ 94,400.00	n/a	n/a	n/a	n/a
Y	Additional 25mm pipework lay only	per metre	200	£ 22.00	£ 4,400.00	£ 37.00	£ 7,400.00	n/a	n/a	n/a	n/a
Y	Meters	per connection	included in 25mm connection charges					n/a	n/a	n/a	n/a
Construction Charges – Mains											
Y	Surfaced 180mm branch connection (includes up to 2m of pipework)	Per connection	1	£ 7,360.00	£ 7,360.00	£ 7,360.00	£ 7,360.00	£ 7,360.00	£ 7,360.00	£ 7,360.00	£ 7,360.00
Y	Unsurfaced 180mm piece up connection	Per connection	2	£ 1,940.00	£ 3,880.00	£ 1,940.00	£ 3,880.00	n/a	n/a	n/a	n/a
Y	Unsurfaced 125mm piece up connection	Per connection	4	£ 1,038.00	£ 4,152.00	£ 1,038.00	£ 4,152.00	n/a	n/a	n/a	n/a
Y	Additional 180mm surfaced pipework	per metre	18	£ 363.00	£ 6,534.00	£ 389.00	£ 7,002.00	£ 363.00	£ 6,534.00	£ 363.00	£ 6,534.00
Y	Additional 180mm lay only pipework	per metre	100	£ 143.00	£ 14,300.00	£ 141.00	£ 14,100.00	n/a	n/a	n/a	n/a
Y	Additional 125mm lay only pipework	per metre	480	£ 64.00	£ 30,720.00	£ 94.00	£ 45,120.00	n/a	n/a	n/a	n/a
Y	Additional 90mm lay only pipework	per metre	400	£ 49.00	£ 19,600.00	£ 71.00	£ 28,400.00	n/a	n/a	n/a	n/a
Y	Traffic Management site survey	per survey	1	£ 245.00	£ 245.00	£ 245.00	£ 245.00	n/a	n/a	n/a	n/a
Y	Traffic Management Road closure	Per TM usage	1	£ 545.00	£ 545.00	£ 545.00	£ 545.00	n/a	n/a	n/a	n/a
Y	Temporary traffic regulation order - road closure	Per TM usage	1	£ 1,972.00	£ 1,972.00	£ 1,972.00	£ 1,972.00	n/a	n/a	n/a	n/a
Y	Traffic Management parking bay suspension	Per TM usage	8	£ 38.00	£ 304.00	£ 38.00	£ 304.00	n/a	n/a	n/a	n/a
Other Charges											
Y	Building water	per property	200	£ 27.50	£ 5,500.00	£ 27.50	£ 5,500.00	£ 27.50	£ 5,500.00	£ 27.50	£ 5,500.00
Y	Trial hole - unsurfaced	per m3	2	£ 189.00	£ 378.00	£ 189.00	£ 378.00	n/a	n/a	n/a	n/a
Y	Service connection admin fee	per property	200	£ 17.00	£ 3,400.00	£ 17.00	£ 3,400.00	£ 18.00	£ 3,600.00	n/a	n/a
Y	Sewerage processing fee - developer connection	per application	1	£ 226.00	£ 226.00	£ 226.00	£ 226.00	£ 226.00	£ 226.00	£ 226.00	£ 226.00
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	200	£ 302.00	£ 60,400.00	£ 302.00	£ 60,400.00	£ 302.00	£ 60,400.00	£ 302.00	£ 60,400.00
Y	Infrastructure Charge - Sewerage	per property	200	£ 279.00	£ 55,800.00	£ 279.00	£ 55,800.00	£ 279.00	£ 55,800.00	£ 279.00	£ 55,800.00
Income Offset											
Y	Income Offset – Water	per property	200	£ 778.00	-£ 155,600.00	£ 778.00	-£ 155,600.00	£ 778.00	-£ 155,600.00	£ 778.00	-£ 155,600.00
Y	Income Offset – Sewerage	per property	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TOTALS					£ 159,212.00		£ 185,680.00		-£ 15,526.00		-£ 19,639.00
% change in scheme charges from 21/22 (excluding Income Offset)					3.69%		4.14%		-0.24%		-0.10%

Statement of Significant Changes New Connections 2022/23

Scenario 6: Large housing development requiring new mains and communication pipe (excavation and reinstatement by Water Company)								Alternative Delivery Method			
Applicable Charge?	Item	Unit	Qty	PE Rate (£)	UU PE Total Charge (£)	Barrier Pipe Rate (£)	UU Barrier Pipe Total Charge (£)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
Pre-Construction Charges											
N	Application Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
N	Administration Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
N	Design Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Pre-Construction Charges – Mains											
Y	Application Fee	per application	1	£ 418.00	£ 418.00	£ 418.00	£ 418.00	£ 275.00	£ 275.00	£ 96.00	£ 96.00
Y	Administration Fee	per application	1	£ 278.00	£ 278.00	£ 278.00	£ 278.00	£ 379.00	£ 379.00	£ 45.00	£ 45.00
N	Design Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Construction Charges - Connection											
Y	25mm unsurfaced service Connection (inc up to 2m of pipework, provision and installation of meters)	per connection	200	£ 548.00	£ 109,600.00	£ 548.00	£ 109,600.00	n/a	n/a	n/a	n/a
Y	Additional 25mm pipework unsurfaced	per metre	200	£ 73.00	£ 14,600.00	£ 82.00	£ 16,400.00	n/a	n/a	n/a	n/a
Y	Meters	per connection	included in 25mm connection charges					n/a	n/a	n/a	n/a
Construction Charges – Mains											
Y	Surfaced 180mm branch connection (includes up to 2m of pipework)	Per connection	1	£ 7,360.00	£ 7,360.00	£ 7,360.00	£ 7,360.00	£ 7,360.00	£ 7,360.00	£ 7,360.00	£ 7,360.00
Y	Unsurfaced 180mm piece up connection	Per connection	2	£ 1,940.00	£ 3,880.00	£ 1,940.00	£ 3,880.00	n/a	n/a	n/a	n/a
Y	Unsurfaced 125mm piece up connection	Per connection	4	£ 1,038.00	£ 4,152.00	£ 1,038.00	£ 4,152.00	n/a	n/a	n/a	n/a
Y	Additional 180mm surfaced pipework (road)	per metre	18	£ 363.00	£ 6,534.00	£ 389.00	£ 7,002.00	£ 363.00	£ 6,534.00	£ 363.00	£ 6,534.00
Y	Additional 180mm surfaced pipework (footpath)	per metre	100	£ 363.00	£ 36,300.00	£ 389.00	£ 38,900.00	n/a	n/a	n/a	n/a
Y	Additional 125mm unsurfaced pipework	per metre	480	£ 190.00	£ 91,200.00	£ 226.00	£ 108,480.00	n/a	n/a	n/a	n/a
Y	Additional 90mm unsurfaced pipework	per metre	400	£ 156.00	£ 62,400.00	£ 183.00	£ 73,200.00	n/a	n/a	n/a	n/a
Y	Traffic Management site survey	per survey	1	£ 245.00	£ 245.00	£ 245.00	£ 245.00	n/a	n/a	n/a	n/a
Y	Traffic Management Road closure	Per TM usage	1	£ 545.00	£ 545.00	£ 545.00	£ 545.00	n/a	n/a	n/a	n/a
Y	Temporary traffic regulation order - road closure	Per TM usage	1	£ 1,972.00	£ 1,972.00	£ 1,972.00	£ 1,972.00	n/a	n/a	n/a	n/a
Y	Traffic Management parking bay suspension	Per TM usage	8	£ 38.00	£ 304.00	£ 38.00	£ 304.00	n/a	n/a	n/a	n/a
Other Charges											
Y	Building water	per property	200	£ 27.50	£ 5,500.00	£ 27.50	£ 5,500.00	£ 27.50	£ 5,500.00	£ 27.50	£ 5,500.00
Y	Trial hole - unsurfaced	per m3	2	£ 189.00	£ 378.00	£ 189.00	£ 378.00	n/a	n/a	n/a	n/a
Y	Service connection admin fee	per property	200	£ 17.00	£ 3,400.00	£ 17.00	£ 3,400.00	£ 18.00	£ 3,600.00	n/a	n/a
Y	Sewerage processing fee - developer connection	per application	1	£ 226.00	£ 226.00	£ 226.00	£ 226.00	£ 226.00	£ 226.00	£ 226.00	£ 226.00
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	200	£ 302.00	£ 60,400.00	£ 302.00	£ 60,400.00	£ 302.00	£ 60,400.00	£ 302.00	£ 60,400.00
Y	Infrastructure Charge - Sewerage	per property	200	£ 279.00	£ 55,800.00	£ 279.00	£ 55,800.00	£ 279.00	£ 55,800.00	£ 279.00	£ 55,800.00
Income Offset											
Y	Income Offset – Water	per property	200	£ 778.00	-£ 155,600.00	£ 778.00	-£ 155,600.00	£ 778.00	-£ 155,600.00	£ 778.00	-£ 155,600.00
Y	Income Offset – Sewerage	per property	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TOTALS					£ 309,892.00		£ 342,840.00		-£ 15,526.00		-£ 19,639.00
% change in scheme charges from 21/22 (excluding Income Offset)					6.39%		6.55%		0.05%		-0.10%

Statement of Significant Changes

New Connection Charges 2022/23

Appendix 2 – Example developments from New Connection Charges Scheme (based on examples included in 2020/21 new connections charges scheme)

Service connection off existing main example

Charge description	Scheme details	Quantity	Unit rate 21/22	Total charge (FY22)	Unit rate 22/23	Total Charge (FY23)
Water connection application fee (single)		1	£88.00	£88.00	£96.00	£96.00
Water connection application fee (additional)		2	£37.00	£74.00	£40.00	£80.00
Water connection administration fee (single)		1	£41.00	£41.00	£45.00	£45.00
Water connection administration fee (additional)		2	£13.00	£26.00	£14.00	£28.00
25mm metered connection	25mm surfaced service connection	2	£701.00	£1,402.00	£771.00	£1,542.00
	Additional 25mm PE surfaced service pipe	10	£107.00	£1,070.00	£117.00	£1,170.00
32mm metered connection	32mm surfaced service connection	1	£595.00	£595.00	£654.00	£654.00
	Additional 32mm PE surfaced service pipe	5	£107.00	£535.00	£117.00	£585.00
	Provision and installation of boundary box	1	£164.00	£164.00	£180.00	£180.00
Provision and installation of meter	Installation of 15mm - 25mm manifold meter	1	£46.00	£46.00	£50.00	£50.00
	Provision of 15mm - 20mm meter	1	£53.00	£53.00	£40.00	£40.00
Service connection charges				£4,094.00		£4,470.00
Building water		3	£27.50	£82.50	£27.50	£82.50
Water infrastructure charge		3	£302.00	£906.00	£302.00	£906.00
Sewerage infrastructure charge		3	£279.00	£837.00	£279.00	£837.00
Income offset		3	£778.00	-£2,334.00	£778.00	-£2,334.00
Other charges				-£508.50		-£508.50
Total charges				£3,585.50		£3,961.50
% change in scheme charges from 21/22 (excluding income offset)						6.35%

Statement of Significant Changes New Connections 2022/23

Statutory mains requisition example

Charge description	Scheme details	Quantity	Unit rate 21/22	Total charge (FY22)	Unit rate 22/23	Total Charge (FY23)
Requisition application fee		1	£391.00	£391.00	£418.00	£418.00
Administration charge				£391.00		£418.00
Requisition administration fee		1	£283.00	£283.00	£278.00	£278.00
Branch connection	Surfaced 110mm branch connection	1	£6,155.00	£6,155.00	£6,551.00	£6,551.00
	Additional 110mm PE surfaced main	6	£265.00	£1,590.00	£291.00	£1,746.00
	Additional 110mm PE unsurfaced main	2	£173.00	£346.00	£190.00	£380.00
Piece up	Unsurfaced 110mm piece-up connection	1	£944.00	£944.00	£1,038.00	£1,038.00
Mains laying	110mm PE unsurfaced main	35	£173.00	£6,055.00	£190.00	£6,650.00
	63mm PE unsurfaced main	68	£142.00	£9,656.00	£156.00	£10,608.00
Mains requisition charges				£25,029.00		£27,251.00
25mm on-site metered connection	25mm unsurfaced service connection	8	£499.00	£3,992.00	£548.00	£4,384.00
	Additional 25mm PE lay only/laid in duct service pipe	6	£22.00	£132.00	£24.00	£144.00
25mm off-site metered connection	25mm surfaced service connection	3	£701.00	£2,103.00	£771.00	£2,313.00
	Additional 25mm PE surfaced service pipe	15	£107.00	£1,605.00	£117.00	£1,755.00
	Additional 25mm PE unsurfaced service pipe (verge)	3	£67.00	£201.00	£73.00	£219.00
63mm service connection	63mm unsurfaced service connection (includes up to 2m pipe)	1	£3,218.00	£3,218.00	£3,539.00	£3,539.00
	Provision of 15mm - 20mm meter	15	£53.00	£795.00	£40.00	£600.00
	Installation of 15mm - 25mm manifold meter	15	£46.00	£690.00	£50.00	£750.00
Service connection administration charge	Administration charge for each new connected property	26	£19.00	£494.00	£17.00	£442.00
Service connection charges				£13,230.00		£14,146.00
Building water		26	£27.50	£715.00	£27.50	£715.00
Water infrastructure charge		23	£302.00	£6,946.00	£302.00	£6,946.00
Sewerage infrastructure charge		23	£279.00	£6,417.00	£279.00	£6,417.00
Income offset		23	£778.00	-£17,894.00	£778.00	-£17,894.00
Other charges				-£3,816.00		-£3,816.00
Total statutory scheme charges				£34,834.00		£37,999.00
% change in scheme charges from 21/22 (excluding income offset)						6.00%

Statement of Significant Changes New Connections 2022/23

Self lay mains example

Charge description	Scheme details	Quantity	Unit rate 21/22	Total charge (FY22)	Unit rate 22/23	Total Charge (FY23)
Self-lay application fee		1	£250.00	£250.00	£275.00	£275.00
Administration charge				£250.00		£275.00
Self-lay administration fee		1	£383.00	£383.00	£379.00	£379.00
25mm on-site metered connection	25mm unsurfaced service connection	8				
	Additional 25mm PE lay only / laid in ducts service pipe	6				
Branch connection	Surfaced 110mm branch connection	1	£6,155.00	£6,155.00	£6,551.00	£6,551.00
	Additional 110mm PE surfaced main	6	£265.00	£1,590.00	£291.00	£1,746.00
	Additional 110mm PE unsurfaced main	2	£173.00	£346.00	£190.00	£380.00
Piece up	Unsurfaced 110mm piece-up connection	1	£944.00	£944.00	£1,038.00	£1,038.00
25mm off-site metered connection	25mm surfaced service connection	3	£701.00	£2,103.00	£771.00	£2,313.00
	Additional 25mm PE surfaced service pipe	15	£107.00	£1,605.00	£117.00	£1,755.00
	Additional 25mm PE unsurfaced service pipe (verge)	3	£67.00	£201.00	£73.00	£219.00
63mm service connection	63mm unsurfaced service connection	1				
	Provision & installation of 15mm - 20mm manifold meter	15				
Self-lay service connection administration charge	Administration charge for each new connected property	26	£17.00	£442.00	£18.00	£468.00
Connection charges				£13,769.00		£14,849.00
Building water		26	£27.50	£715.00	£27.50	£715.00
Water infrastructure charge		23	£302.00	£6,946.00	£302.00	£6,946.00
Sewerage infrastructure charge		23	£279.00	£6,417.00	£279.00	£6,417.00
Income offset		23	£778.00	-£17,894.00	£778.00	-£17,894.00
Other charges				-£3,816.00		-£3,816.00
Total self-lay scheme charge				£10,203.00		£11,308.00
% change in scheme charges from 21/22 (excluding income offset)						3.93%

Statement of Significant Changes New Connections 2022/23

Non-household mains requisition example

Charge description	Scheme details	Quantity	Unit rate 21/22	Total charge (FY22)	Unit rate 22/23	Total Charge (FY23)
Requisition application fee		1	£391.00	£391.00	£418.00	£418.00
Administration charge				£391.00		£418.00
Requisition administration fee		1	£283.00	£283.00	£278.00	£278.00
Branch connection	Surfaced 110mm branch connection	1	£6,155.00	£6,155.00	£6,551.00	£6,551.00
	Additional 110mm PE surfaced main	6	£265.00	£1,590.00	£291.00	£1,746.00
	Additional 110mm PE unsurfaced main	2	£173.00	£346.00	£190.00	£380.00
Piece up	Unsurfaced 110mm piece-up connection	1	£944.00	£944.00	£1,038.00	£1,038.00
Mains laying	110mm PE unsurfaced main	35	£173.00	£6,055.00	£190.00	£6,650.00
	63mm PE unsurfaced main	68	£142.00	£9,656.00	£156.00	£10,608.00
SLP mains scheme charges				£25,029.00		£27,251.00
25mm on-site metered connection	25mm unsurfaced service connection	2	£499.00	£998.00	£548.00	£1,096.00
32mm on-site metered connection	32mm unsurfaced service connection	2	£482.00	£964.00	£530.00	£1,060.00
	Installation of internal 25mm in-line meter	2	£141.00	£282.00	£148.00	£296.00
	Provide 25mm meter	2	£67.00	£134.00	£73.00	£146.00
63mm service connection	63mm unsurfaced service connection	1	£3,218.00	£3,218.00	£3,539.00	£3,539.00
	Installation of internal 40mm inline meter	1	£141.00	£141.00	£148.00	£148.00
	Provide 40mm meter	1	£98.00	£98.00	£107.00	£107.00
Service connection administration charge associated with mains requisition scheme		5	£19.00	£95.00	£17.00	£85.00
Service connection charges				£5,930.00		£6,477.00
Building water		5	£27.50	£137.50	£27.50	£137.50
Water infrastructure charge		16.7	£302.00	£5,043.40	£302.00	£5,043.40
Sewerage infrastructure charge		16.7	£279.00	£4,659.30	£279.00	£4,659.30
Income offset		16.7	£778.00	-£12,992.60	£778.00	-£12,992.60
Other charges				-£3,152.40		-£3,152.40
Total statutory scheme charge				£28,197.60		£30,993.60
% change in scheme charges from 21/22 (excluding income offset)						6.79%

Statement of Significant Changes New Connections 2022/23

Sewer requisition example

Charge description	Scheme details	Quantity	Unit rate 21/22	Total charge (FY22)	Unit rate 22/23	Total Charge (FY23)
Gravity sewers (m)	Gravity sewers - up to 225mm diameter - urban - up to 2.5m depth	50	£1,054.00	£52,700.00	£1,102.00	£55,100.00
Gravity sewer connections	Gravity sewer - connections - up to 225mm diameter - urban	1	£2,801.00	£2,801.00	£2,929.00	£2,929.00
Manholes	Precast concrete ring manhole - 1200mm nominal chamber diameter - Up to 225mm diameter - urban - up to 2.5m depth	1	£9,493.00	£9,493.00	£9,928.00	£9,928.00
Indicative sewer requisition construction charge				£64,994.00		£67,957.00
Requisition application fee		1	£331.00	£331.00	£364.00	£364.00
Legal fee for sewer requisition agreement		1	£559.00	£559.00	£614.00	£614.00
Legal fee for provision of an easement		1	£621.00	£621.00	£683.00	£683.00
Total other charges				£1,511.00		£1,661.00
Total charges				£66,505.00		£69,618.00

% change in scheme charges from 21/22 4.68%

Sewer diversion example

Diversion of public sewers - carried out by developer						
Charge description	Scheme details	Quantity	Unit rate 21/22	Total charge (FY22)	Unit rate 22/23	Total Charge (FY23)
Sewer lengths (m)	300mm, combined sewer	100	£198.00	£19,800.00	£207.00	£20,700.00
Manholes	1350mm manholes	2	£3,697.00	£7,394.00	£3,866.00	£7,732.00
Sewer abandonment (m)	300mm, combined sewer, under 3m depth	60	£12.00	£720.00	£13.00	£780.00
Manhole abandonment	1350mm manhole	1	£624.00	£624.00	£653.00	£653.00
Sewer connection	Sewer connection 225mm-300mm	1	£912.00	£912.00	£954.00	£954.00
Estimated value of works (for calculation of processing fee & security)				£29,450.00		£30,819.00
Diversion application fee		1	£331.00	£331.00	£364.00	£364.00
Legal fees agreement		1	£574.00	£574.00	£631.00	£631.00
Legal fees - easement		1	£621.00	£621.00	£683.00	£683.00
Technical assessment fee	5% of estimated value of works	1		£1,472.50		£1,540.95
Total other charges (excluding security)				£2,998.50		£3,218.95
Security/deposit*	Cash payment or bond 100% of value	1		£29,450.00		£30,819.00
Total diversion charges (including security)				£32,448.50		£34,037.95

*80% released once we confirm work carried out to appropriate standard. Remaining released on adoption.

% change in scheme charges from 21/22 4.90%

Diversion of public sewers -carried out by us						
Charge description	Scheme details	Quantity	Unit rate 21/22	Total charge (FY22)	Unit rate 22/23	Total Charge (FY23)
Sewer length (m)	Gravity sewers - 226 to 300mm Diameter - Urban - Up to 2.5m Depth	100	£1,149.00	£114,900.00	£1,202.00	£120,200.00
Manholes	Precast concrete ring manhole - 1350mm nominal chamber diameter - 226 to 400mm Diameter - Urban - Up to 2.5m Depth	2	£10,694.00	£21,388.00	£11,184.00	£22,368.00
Connection	Gravity sewer - connections - 226 to 300mm diameter - urban	1	£3,269.00	£3,269.00	£3,419.00	£3,419.00
Indicative construction charge				£139,557.00		£145,987.00
Diversion application Fee		1	£331.00	£331.00	£364.00	£364.00
Legal fees - easement		1	£621.00	£621.00	£683.00	£683.00
Total other charges				£952.00		£1,047.00
Total diversion charges				£140,509.00		£147,034.00

% change in scheme charges from 21/22 4.64%

Statement of Significant Changes New Connections 2022/23

Sewer adoption (s104) example

Charge description	Scheme details	Quantity	Unit rate 21/22	Total charge (FY22)	Unit rate 22/23	Total Charge (FY23)
Sewer lengths (m)	300mm, foul sewer	300	£198.00	£59,400.00	£207.00	£62,100.00
Sewer lengths (m)	300mm, surface water sewer	300	£198.00	£59,400.00	£207.00	£62,100.00
Manholes	1350mm manholes	4	£3,697.00	£14,788.00	£3,866.00	£15,464.00
Sewer connection	Sewer connection 225mm-300mm	2	£912.00	£1,824.00	£954.00	£1,908.00
Estimated value of works (for calculation of processing fee & security)				£135,412.00		£141,572.00
Application fee	Administration charge	1	£1,279.00	£1,279.00	£1,288.00	£1,288.00
Processing fee	2.5% of estimated value of works	1		£3,385.30		£3,539.30
Legal fee for a sewer adoption		1	£574.00	£574.00	£631.00	£631.00
Legal fee for transfer of land or provision of an easement		1	£621.00	£621.00	£683.00	£683.00
Total other charges (excluding security)				£5,859.30		£6,141.30
Security (sewers)*	10% of estimated value of works	1		£13,541.20		£14,157.20
Total sewer adoption charges (including security)				£19,400.50		£20,298.50
*80% released once we confirm work carried out to appropriate standard. Remaining released on adoption.						

% change in scheme charges from 21/22						4.63%
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Sewer connection example

Charge description	Scheme details	Quantity	Unit rate 21/22	Total charge (FY22)	Unit rate 22/23	Total Charge (FY23)
Processing fee - developer connection	Administration and assessment of the application, site inspection of completed connection (where required)	1	£206.00	£206.00	£226.00	£226.00
Total charge				£206.00		£226.00

% change in scheme charges from 21/22						9.71%
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Water connection - New Appointments and Variations (NAVs) example

Charge description	Scheme details	Quantity	Unit rate 21/22	Total charge (FY22)	Unit rate 22/23	Total Charge (FY23)
Water Connection Application fee		1	£88.00	£88.00	£96.00	£96.00
Water Connection Administration fee		1	£41.00	£41.00	£45.00	£45.00
Application charges				£129.00		£141.00
Mains connection (carried out by UU)	Surfaced 90mm branch connection (includes up to 2m of pipework)	1	£4,872.00	£4,872.00	£5,293.00	£5,293.00
Piece up (carried out by UU)	Unsurfaced 90mm piece-up connection	1	£860.00	£860.00	£946.00	£946.00
Construction charges				£5,732.00		£6,239.00
Building water						£0.00
Water infrastructure charge		50	£302.00	£15,100.00	£302.00	£15,100.00
Sewerage infrastructure charge		50	£279.00	£13,950.00	£279.00	£13,950.00
Income offset		50	£778.00	-£38,900.00	£778.00	-£38,900.00
Other charges				-£9,850.00		-£9,850.00
Total charge				-£3,989.00		-£3,470.00

% change in scheme charges from 21/22 (excluding income offset)						1.49%
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