

Statement of Significant Changes

New Connection Charges 2021/22

1. INTRODUCTION

This document sets out details of significant changes to new connection charges for 2021/22 as required in Ofwat information notice IN 20/07 “Expectations, assurance and information requirements for water company charges for 2021-22”.

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.

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 2021/22:

- November 2020 CPIH inflation of 0.55%;
- Changes in allowed revenue – our final determination for the period to March 2022 allows for wholesale revenue for: water resources -0.06%, water network plus 0.29% (effective combined Water 0.24%), and wastewater network plus -2.87%, bioresources 0.75% (effective, based on forecast volumes of sludge) (effective combined Wastewater -2.49%). These allowances have been adjusted for movements of £3m the 2019/20 blind year ODI revenue adjustments published by Ofwat on 13 November 2020;
- Movements in the WRFIM (£2m) and totex (£1m) adjustments resulting from the 2019/20 blind year adjustment which we will recover in 2021/22; and,
- Updated information on the costs associated with providing services.

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 cost reflectivity of those charges.

The increase across a number of water service connection charges for 2021/22, 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 their cost reflectivity.

The increase across a number of water meter charges for 2021/22, where appropriate, has been limited to 10%. This is part of a phased approach to mitigate the customer impact.

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Water and Wastewater Administration Charges

For 2020/21 charges we adjusted a number of administration charges to improve their cost reflectivity, this review continued for 2021/22 charges.

The increase across a number of administration charges for 2021/22, where appropriate, has been limited to 10%. This is part of a phased approach to mitigate the customer impact.

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 2021/22 charges we have held the building water charges in line with 2020/21. A number of developments were identified in 2020 to survey to obtain this evidence. As access to sites has been impacted by the COVID-19 pandemic this work will continue over the next year to obtain better evidence on the cost reflectivity of this charge for 2022/23 onwards.

Infrastructure Charges and Income Offset

The COVID-19 pandemic is expected to result in lower new connection volumes for 2020/21 than originally forecast. It is expected that this uncertainty will continue in the short term in forecasting new connections for 2021/22 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.

As a result, and to provide bill stability to our developer customers, the infrastructure charges will be held at 2020/21 levels for 2021/22 charges. The income offset will be broadly in line with the value set for 2020/21 with a modest increase to reflect the impact of changes in other charges.

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 2021/22. A summary of our transitional arrangements are included in section 8 below. Further information is included on our website.

New connection charges - sustainable developments water qualifying criteria

For new schemes agreed from 1 April 2018 we introduced a reduced rate infrastructure charge for water.

In August and September 2020 we engaged with key stakeholder representatives (HBF, HBA, Fair Water Connections) and members of the UU Developer Services charges focus group to provide feedback on the current criteria and to share our long term strategy to reduce water consumption by 2050 to 110 litres per person per day in the North West of England in line with the National Water Framework Directive.

We have changed the criteria for the reduced rate infrastructure charges for water for new schemes entered into from 1 April 2021 for properties being built to use 110 litres per person per day or less to 100 litres per person per day or less.

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A summary of our transitional arrangements are included in section 8 below. Further information is included on our website.

6. DEVELOPER CUSTOMER BILLS, IMPACT ASSESSMENTS AND HANDLING STRATEGIES

The charges presented for 2021/22 have been subject to a 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 cost reflectivity (particularly where this involves an increase to a charge), UUW has capped these charges at 10% for 2021/22 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 2021/22.

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 2021/22 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. COVID-19 IMPACT ON NEW CONNECTION CHARGES

The COVID-19 pandemic has already had an impact on the drivers of wholesale charges (such as consumption and customer numbers). It will continue to affect our ability to forecast the long term impact on those drivers for 2021/22 with the same degree of certainty as we have had in previous years, this includes forecasting new connections. Our New Connection Charges, published alongside this statement, are calculated using the best information available to us at this current time.

8. 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. For 2021/22 there have been changes to the criteria for sustainable developments relating to water.

Our transitional arrangements are as follows:

Reduced rate water infrastructure charges - sustainable development schemes agreed before 1 April 2021

- For a development to take advantage of the reduced rate water infrastructure charge based on the 2020/21 criteria, of 110 litres per person per day or less, the receipt of the signed application from the developer will need to be received by us by 31 March 2021.

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- For agreements received after this date each new property connected will have to satisfy the new criteria of 100 litres per person per day or less in order to benefit from the reduced rate infrastructure charge.
- Existing agreed sustainable schemes (entered into before 31 March 2021) that are currently in the process of being built out will only need to continue to satisfy the original 110 litres per person per day criteria for the agreed phase of the scheme.

Site Specific Work (new mains laying/requisitions)

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

- 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 2021/22 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.

9. AREAS UNDER REVIEW FOR 2022/23 CHARGES

In developing 2022/23 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.
- 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 Zonal Infrastructure charges and are currently gathering data to support this.

18 December 2020

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

Single short connection example

Water

Charge description	Scheme details	Quantity	Unit rate 20/21	Total charge (FY21)	Unit rate 21/22	Total charge (FY22)
Water connection application fee (single)		1	£80.00	£80.00	£88.00	£88.00
Water connection administration fee (single)		1	£37.00	£37.00	£41.00	£41.00
Application and administration charges				£117.00		£129.00
Metered connection	25mm surfaced service connection (Includes up to 2m of pipework and provision & installation of a meter)	1	£637.00	£637.00	£701.00	£701.00
Additional pipework	25mm PE surfaced pipe (m)	2	£97.00	£194.00	£107.00	£214.00
Connection charges				£831.00		£915.00
Building water		1	£27.50	£27.50	£27.50	£27.50
Water infrastructure charge		1	£302.00	£302.00	£302.00	£302.00
Income offset		1	£751.00	-£751.00	£778.00	-£778.00
Other charges				-£421.50		-£448.50
Total water connection scheme charges				£526.50		£595.50

Sewerage

Charge description	Scheme details	Quantity	Unit rate 20/21	Total charge (FY21)	Unit rate 21/22	Total charge (FY22)
Processing fee - developer connection		1	£188.00	£188.00	£206.00	£206.00
Sewerage infrastructure charge		1	£279.00	£279.00	£279.00	£279.00
Total sewerage scheme charges				£467.00		£485.00

Total water and sewerage scheme charges				£993.50		£1,080.50
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% change in water and sewerage scheme charges						8.76%
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Single long connection example

Water

Charge description	Scheme details	Quantity	Unit rate 20/21	Total charge (FY21)	Unit rate 21/22	Total charge (FY22)
Water connection application fee (single)		1	£80.00	£80.00	£88.00	£88.00
Water connection administration fee (single)		1	£37.00	£37.00	£41.00	£41.00
Application and administration charges				£117.00		£129.00
Metered connection	25mm surfaced service connection (Includes up to 2m of pipework and provision & installation of a meter)	1	£637.00	£637.00	£701.00	£701.00
Additional pipework	25mm PE surfaced pipe (m)	2	£97.00	£194.00	£107.00	£214.00
Additional pipework	25mm PE unsurfaced pipe (m)	4	£61.00	£244.00	£67.00	£268.00
Connection charges				£1,075.00		£1,183.00
Building water		1	£27.50	£27.50	£27.50	£27.50
Water infrastructure charge		1	£302.00	£302.00	£302.00	£302.00
Income offset		1	£751.00	-£751.00	£778.00	-£778.00
Other charges				-£421.50		-£448.50
Total water connection scheme charges				£770.50		£863.50

Sewerage

Charge description	Scheme details	Quantity	Unit rate 20/21	Total charge (FY21)	Unit rate 21/22	Total charge (FY22)
Processing fee - developer connection		1	£188.00	£188.00	£206.00	£206.00
Sewerage infrastructure charge		1	£279.00	£279.00	£279.00	£279.00
Total sewerage scheme charges				£467.00		£485.00

Total water and sewerage scheme charges				£1,237.50		£1,348.50
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% change in water and sewerage scheme charges						8.97%
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Block of 10 flats - short connection example

Water

Charge description	Scheme details	Quantity	Unit rate 20/21	Total charge (FY21)	Unit rate 21/22	Total charge (FY22)
Water connection application fee (single)		1	£80.00	£80.00	£88.00	£88.00
Water connection administration fee (single)		1	£37.00	£37.00	£41.00	£41.00
Water connection administration fee (additional)		9	£12.00	£108.00	£13.00	£117.00
Application and administration charges				£225.00		£246.00
63mm off-site surfaced metered connection	63mm service connection (Includes 2m of pipework)	1	£3,599.00	£3,599.00	£3,959.00	£3,959.00
	63mm barrier pipe surfaced additional metres	2	£171.00	£342.00	£188.00	£376.00
	Provision of 15mm meter	10	£50.00	£500.00	£53.00	£530.00
	Installation of 15mm meter	10	£42.00	£420.00	£46.00	£460.00
Connection charges				£4,861.00		£5,325.00
Building water		10	£27.50	£275.00	£27.50	£275.00
Water infrastructure charge		10	£302.00	£3,020.00	£302.00	£3,020.00
Income offset		10	£751.00	-£7,510.00	£778.00	-£7,780.00
Other charges				-£4,215.00		-£4,485.00
Total water connection scheme charges				£871.00		£1,086.00

Sewerage

Charge description	Scheme details	Quantity	Unit rate 20/21	Total charge (FY21)	Unit rate 21/22	Total charge (FY22)
Processing fee - developer connection		1	£188.00	£188.00	£206.00	£206.00
Sewerage infrastructure charge		10	£279.00	£2,790.00	£279.00	£2,790.00
Total sewerage scheme charges				£2,978.00		£2,996.00

Total water and sewerage scheme charges				£3,849.00		£4,082.00
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% change in water and sewerage scheme charges						6.05%
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Block of 10 flats - long connection example

Water

Charge description	Scheme details	Quantity	Unit rate 20/21	Total charge (FY21)	Unit rate 21/22	Total charge (FY22)
Water connection application fee (single)		1	£80.00	£80.00	£88.00	£88.00
Water connection administration fee (single)		1	£37.00	£37.00	£41.00	£41.00
Water connection administration fee (additional)		9	£12.00	£108.00	£13.00	£117.00
Application and administration charges				£225.00		£246.00
63mm off-site metered connection	63mm surfaced service connection (Includes 2m of pipework)	1	£3,599.00	£3,599.00	£3,959.00	£3,959.00
	63mm barrier pipe surfaced additional metres	2	£171.00	£342.00	£188.00	£376.00
	63mm barrier pipe unsurfaced additional metres	4	£109.00	£436.00	£120.00	£480.00
	Provision of 15mm meter	10	£50.00	£500.00	£53.00	£530.00
	Installation of 15mm meter	10	£42.00	£420.00	£46.00	£460.00
Connection charges				£5,297.00		£5,805.00
Building water		10	£27.50	£275.00	£27.50	£275.00
Water infrastructure charge		10	£302.00	£3,020.00	£302.00	£3,020.00
Income offset		10	£751.00	-£7,510.00	£778.00	-£7,780.00
Other charges				-£4,215.00		-£4,485.00
Total water connection scheme charges				£1,307.00		£1,566.00

Sewerage

Charge description	Scheme details	Quantity	Unit rate 20/21	Total charge (FY21)	Unit rate 21/22	Total charge (FY22)
Processing fee - developer connection		1	£188.00	£188.00	£206.00	£206.00
Sewerage infrastructure charge		10	£279.00	£2,790.00	£279.00	£2,790.00
Total sewerage scheme charges				£2,978.00		£2,996.00

Total water and sewerage scheme charges				£4,285.00		£4,562.00
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% change in water and sewerage scheme charges						6.46%
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Small housing development - statutory mains requisition example

Water

Charge description	Scheme details	Quantity	Unit rate 20/21	Total charge (FY21)	Unit rate 21/22	Total charge (FY22)
Requisition application fee		1	£358.00	£358.00	£391.00	£391.00
Requisition administration fee		1	£257.00	£257.00	£283.00	£283.00
Service connection administration charge associated with mains requisition scheme		10	£17.00	£170.00	£19.00	£190.00
Application and administration charges				£785.00		£864.00
Branch connection	Surfaced 90mm branch connection (Includes 2m of pipework)	1	£4,429.00	£4,429.00	£4,872.00	£4,872.00
	Additional 90mm PE surfaced main (m)	8	£198.00	£1,584.00	£218.00	£1,744.00
Piece up	Unsurfaced 90mm piece-up connection	1	£782.00	£782.00	£860.00	£860.00
Mains laying	20m of 63mm and 20m of 90mm PE unsurfaced main (m)	40	£129.00	£5,160.00	£142.00	£5,680.00
Mains requisition charges				£11,955.00		£13,156.00
25mm on-site metered connection	25mm unsurfaced service connection (includes up to 2m of pipework, provision & installation of meters)	10	£454.00	£4,540.00	£499.00	£4,990.00
	Additional 25mm PE unsurfaced service pipe (m)	10	£61.00	£610.00	£67.00	£670.00
Connection charges				£5,150.00		£5,660.00
Building water		10	£27.50	£275.00	£27.50	£275.00
Water infrastructure charge		10	£302.00	£3,020.00	£302.00	£3,020.00
Income offset		10	£751.00	-£7,510.00	£778.00	-£7,780.00
Other charges				-£4,215.00		-£4,485.00
Total water requisition scheme charges				£13,675.00		£15,195.00

Sewerage

Charge description	Scheme details	Quantity	Unit rate 20/21	Total charge (FY21)	Unit rate 21/22	Total charge (FY22)
Gravity sewers construction	up to 225mm diameter - grassland - up to 2.5m depth (foul)	90	£485.00	£43,650.00	£488.00	£43,920.00
	226-300mm diameter - grassland - up to 2.5m depth (surface water)	90	£574.00	£51,660.00	£577.00	£51,930.00
	up to 225mm diameter - urban - up to 2.5m depth (foul)	10	£1,048.00	£10,480.00	£1,054.00	£10,540.00
	226-300mm diameter - urban - up to 2.5m depth (surface water)	10	£1,143.00	£11,430.00	£1,149.00	£11,490.00
Gravity sewer connections	up to 225mm diameter - urban - connection (foul)	1	£2,786.00	£2,786.00	£2,801.00	£2,801.00
	226-300mm diameter - urban - connection (surface water)	1	£3,251.00	£3,251.00	£3,269.00	£3,269.00
Manholes	1200mm (for up to 225mm pipe) - urban - up to 2.5m depth (foul)	1	£9,441.00	£9,441.00	£9,493.00	£9,493.00
	1200mm (for up to 225mm pipe) - grassland - up to 2.5m depth (foul)	1	£6,913.00	£6,913.00	£6,951.00	£6,951.00
	1350mm (for 226-400mm pipe) - urban - up to 2.5m depth (surface water)	1	£10,635.00	£10,635.00	£10,694.00	£10,694.00
	1350mm (for 226-400mm pipe) - grassland - up to 2.5m depth (surface water)	1	£7,702.00	£7,702.00	£7,745.00	£7,745.00
Indicative sewer requisition construction charges				£157,948.00		£158,833.00
Requisition application fee		1	£301.00	£301.00	£331.00	£331.00
Legal fee for sewer requisition agreement		1	£567.00	£567.00	£559.00	£559.00
Legal fee for provision of an easement (per transaction)		1	£627.00	£627.00	£621.00	£621.00
Sewerage infrastructure charge		10	£279.00	£2,790.00	£279.00	£2,790.00
Other charges				£4,285.00		£4,301.00
Total indicative sewer requisition scheme charges				£162,233.00		£163,134.00
Total water and sewerage scheme charges				£175,908.00		£178,329.00
% change in water and sewerage scheme charges						1.38%

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Medium housing development - statutory mains requisition example

Water

Charge description	Scheme details	Quantity	Unit rate 20/21	Total charge (FY21)	Unit rate 21/22	Total charge (FY22)
Requisition application fee		1	£358.00	£358.00	£391.00	£391.00
Requisition administration fee		1	£257.00	£257.00	£283.00	£283.00
Service connection administration charge associated with mains requisition scheme		50	£17.00	£850.00	£19.00	£950.00
Application and administration charges				£1,465.00		£1,624.00
Branch connection	Surfaced 180mm branch connection (Includes 2m of pipework)	1	£7,383.00	£7,383.00	£8,121.00	£8,121.00
	Additional 180mm PE surfaced main (per m)	8	£300.00	£2,400.00	£330.00	£2,640.00
Piece up	Unsurfaced 180mm piece-up connection	1	£1,604.00	£1,604.00	£1,764.00	£1,764.00
Mains laying	180mm PE unsurfaced (per m)	90	£226.00	£20,340.00	£249.00	£22,410.00
	125mm PE unsurfaced (per m)	100	£157.00	£15,700.00	£173.00	£17,300.00
	90mm PE unsurfaced main (per m)	100	£129.00	£12,900.00	£142.00	£14,200.00
Mains requisition charges				£60,327.00		£66,435.00
25mm on-site metered connection	25mm unsurfaced service connection (Includes up to 2m of pipework, provision and installation of meters)	50	£454.00	£22,700.00	£499.00	£24,950.00
	Additional 25mm PE unsurfaced service pipe	50	£61.00	£3,050.00	£67.00	£3,350.00
Connection charges				£25,750.00		£28,300.00
Building water		50	£27.50	£1,375.00	£27.50	£1,375.00
Water infrastructure charge		50	£302.00	£15,100.00	£302.00	£15,100.00
Income offset		50	£751.00	-£37,550.00	£778.00	-£38,900.00
Other charges				-£21,075.00		-£22,425.00
Total water statutory scheme charges				£66,467.00		£73,934.00

Sewerage

Charge description	Scheme details	Quantity	Unit rate 20/21	Total charge (FY21)	Unit rate 21/22	Total charge (FY22)
Processing fee - developer connection		1	£188.00	£188.00	£206.00	£206.00
Sewerage infrastructure charge		50	£279.00	£13,950.00	£279.00	£13,950.00
Total sewerage scheme charges				£14,138.00		£14,156.00

Total water and sewerage scheme charges (excludes security)				£80,605.00		£88,090.00
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% change in water and sewerage scheme charges						9.29%
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Estimated value of works (for calculation of security)				£192,199.00		£193,199.00
Security **	10% of the estimated value of works	10%		£19,219.90		£19,319.90

** released on adoption

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Large housing development - statutory mains requisition example

Water

Charge description	Scheme details	Quantity	Unit rate 20/21	Total charge (FY21)	Unit rate 21/22	Total charge (FY22)
Requisition application fee		1	£358.00	£358.00	£391.00	£391.00
Requisition administration fee		1	£257.00	£257.00	£283.00	£283.00
Service connection administration charge associated with mains requisition scheme		200	£17.00	£3,400.00	£19.00	£3,800.00
Application and administration charges				£4,015.00		£4,474.00
Branch connection	Surfaced 180mm branch connection (Includes 2m of pipework)	1	£7,383.00	£7,383.00	£8,121.00	£8,121.00
	Additional 180mm PE surfaced main (m)	8	£300.00	£2,400.00	£330.00	£2,640.00
Piece up	Unsurfaced 180mm piece-up connection	1	£1,604.00	£1,604.00	£1,764.00	£1,764.00
Mains laying	180mm PE unsurfaced (m)	290	£226.00	£65,540.00	£249.00	£72,210.00
	125mm PE unsurfaced (m)	300	£157.00	£47,100.00	£173.00	£51,900.00
	90mm PE unsurfaced main (m)	400	£129.00	£51,600.00	£142.00	£56,800.00
Mains requisition charges				£175,627.00		£193,435.00
25mm on-site metered connection	25mm unsurfaced service connection (includes up to 2m of pipework, provision and installation of meters)	200	£454.00	£90,800.00	£499.00	£99,800.00
	Additional 25mm PE unsurfaced service pipe	200	£61.00	£12,200.00	£67.00	£13,400.00
Connection charges				£103,000.00		£113,200.00
Building water		200	£27.50	£5,500.00	£27.50	£5,500.00
Water infrastructure charge		200	£302.00	£60,400.00	£302.00	£60,400.00
Income offset		200	£751.00	-£150,200.00	£778.00	-£155,600.00
Other charges				-£84,300.00		-£89,700.00
Total water connection scheme charges				£198,342.00		£221,409.00

Sewerage

Charge description	Scheme details	Quantity	Unit rate 20/21	Total charge (FY21)	Unit rate 21/22	Total charge (FY22)
Processing fee - developer connection		1	£188.00	£188.00	£206.00	£206.00
Sewerage infrastructure charge		200	£279.00	£55,800.00	£279.00	£55,800.00
Total sewerage charges				£55,988.00		£56,006.00

Total water and sewerage scheme charges (excludes security)				£254,330.00		£277,415.00
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% change in water and sewerage scheme charges						9.08%
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Estimated value of works (for calculation of security)				£469,532.00		£471,966.00
Security **	10% of the estimated value of works	10%		£46,953.20		£47,196.60

** released on adoption

Statement of Significant Changes New Connections 2021/22

Small housing development - self laid mains example

Water

Charge description	Scheme details	Quantity	Unit rate 20/21	Total charge (FY21)	Unit rate 21/22	Total charge (FY22)
Self lay application fee		1	£227.00	£227.00	£250.00	£250.00
Self lay administration fee		1	£348.00	£348.00	£383.00	£383.00
Self-lay service connection administration charge		10	£17.00	£170.00	£17.00	£170.00
Application and administration charges				£745.00		£803.00
Branch connection (carried out by UU)	Surfaced 90mm branch connection (includes 2m of pipework)	1	£4,429.00	£4,429.00	£4,872.00	£4,872.00
	Additional 90mm PE surfaced main (per m)	8	£198.00	£1,584.00	£218.00	£1,744.00
Piece up (carried out by UU)	Unsurfaced 90mm piece-up connection	1	£782.00	£782.00	£860.00	£860.00
Construction charges				£6,795.00		£7,476.00
Building water		10	£27.50	£275.00	£27.50	£275.00
Water infrastructure charge		10	£302.00	£3,020.00	£302.00	£3,020.00
Income offset		10	£751.00	-£7,510.00	£778.00	-£7,780.00
Other charges				-£4,215.00		-£4,485.00
Total water scheme charges				£3,325.00		£3,794.00

Sewerage

Charge description	Scheme details	Quantity	Unit rate 20/21	Total charge (FY21)	Unit rate 21/22	Total charge (FY22)
Sewer adoption application fee		1	£1,163.00	£1,163.00	£1,279.00	£1,279.00
Processing fee section 104	2.5% of estimated value of works *	2.50%	£54,628.00	£1,365.70	£54,914.00	£1,372.85
Legal fee for a sewer adoption agreement		1	£579.00	£579.00	£574.00	£574.00
Legal fee for transfer of land or provision of an easement		1	£627.00	£627.00	£621.00	£621.00
Sewerage infrastructure charge		10	£279.00	£2,790.00	£279.00	£2,790.00
Total sewerage scheme charges				£6,524.70		£6,636.85

Total water and sewerage scheme charges (excludes security)			£9,849.70		£10,430.85
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% change in water and sewerage scheme charges					5.90%
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* Estimated value of works (for calculation of processing fee and security)				£54,628.00		£54,914.00
Security**	10% of estimated value of works	10%		£5,462.80		£5,491.40

**Released on adoption

Statement of Significant Changes New Connections 2021/22

Medium housing development - self laid mains example

Water

Charge description	Scheme details	Quantity	Unit rate 20/21	Total charge (FY21)	Unit rate 21/22	Total charge (FY22)
Self lay application fee		1	£227.00	£227.00	£250.00	£250.00
Self lay administration fee		1	£348.00	£348.00	£383.00	£383.00
Self-lay service connection administration charge - per self-laid service connection		50	£17.00	£850.00	£17.00	£850.00
Application and administration charges				£1,425.00		£1,483.00
Branch connection (carried out by UU)	Surfaced 180mm branch connection (includes 2m of pipework)	1	£7,383.00	£7,383.00	£8,121.00	£8,121.00
	Additional 180mm PE surfaced main (m)	8	£300.00	£2,400.00	£330.00	£2,640.00
Piece up (carried out by UU)	Unsurfaced 180mm piece-up connection	1	£1,604.00	£1,604.00	£1,764.00	£1,764.00
Construction charges				£11,387.00		£12,525.00
Building water		50	£27.50	£1,375.00	£27.50	£1,375.00
Water infrastructure charge		50	£302.00	£15,100.00	£302.00	£15,100.00
Income offset		50	£751.00	-£37,550.00	£778.00	-£38,900.00
Other charges				-£21,075.00		-£22,425.00
Total water scheme charges				-£8,263.00		-£8,417.00

Sewerage

Charge description	Scheme details	Quantity	Unit rate 20/21	Total charge (FY21)	Unit rate 21/22	Total charge (FY22)
Sewer adoption application fee		1	£1,163.00	£1,163.00	£1,279.00	£1,279.00
Processing fee section 104	2.5% of estimated value of works *	2.50%	£192,199.00	£4,804.98	£193,199.00	£4,829.98
Legal fee for a sewer adoption agreement		1	£579.00	£579.00	£574.00	£574.00
Legal fee for transfer of land or provision of an easement		1	£627.00	£627.00	£621.00	£621.00
Sewerage infrastructure charge		50	£279.00	£13,950.00	£279.00	£13,950.00
Total sewerage scheme charges				£21,123.98		£21,253.98

Total water and sewerage scheme charges (excludes security)			£12,860.98		£12,836.98
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% change in water and sewerage scheme charges					-0.19%
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* Estimated value of works (for calculation of processing fee and security)			£192,199.00		£193,199.00
Security**	10% of estimated value of works	10%	£19,219.90		£19,319.90

**Released on adoption

Statement of Significant Changes New Connections 2021/22

Large housing development - self laid mains example

Water

Charge description	Scheme details	Quantity	Unit rate 20/21	Total charge (FY21)	Unit rate 21/22	Total charge (FY22)
Self lay application fee		1	£227.00	£227.00	£250.00	£250.00
Self lay administration fee		1	£348.00	£348.00	£383.00	£383.00
Self-lay service connection administration charge - per self-laid service connection		200	£17.00	£3,400.00	£17.00	£3,400.00
Application and administration charges				£3,975.00		£4,033.00
Branch connection (carried out by UU)	Surfaced 180mm branch connection (includes 2m of pipework)	1	£7,383.00	£7,383.00	£8,121.00	£8,121.00
	Additional 180mm PE surfaced main (m)	8	£300.00	£2,400.00	£330.00	£2,640.00
Piece up (carried out by UU)	Unsurfaced 180mm piece-up connection	1	£1,604.00	£1,604.00	£1,764.00	£1,764.00
Construction charges				£11,387.00		£12,525.00
Building water		200	£27.50	£5,500.00	£27.50	£5,500.00
Water infrastructure charge		200	£302.00	£60,400.00	£302.00	£60,400.00
Income offset		200	£751.00	£150,200.00	£778.00	£155,600.00
Other charges				£84,300.00		£89,700.00
Total water scheme charges				£68,938.00		£73,142.00

Sewerage

Charge description	Scheme details	Quantity	Unit rate 20/21	Total charge (FY21)	Unit rate 21/22	Total charge (FY22)
Sewer adoption application fee		1	£1,163.00	£1,163.00	£1,279.00	£1,279.00
Processing fee section 104	2.5% of estimated value of works *	2.50%	£469,532.00	£11,738.30	£471,966.00	£11,799.15
Legal fee for a sewer adoption agreement		1	£579.00	£579.00	£574.00	£574.00
Legal fee for transfer of land or provision of an easement		1	£627.00	£627.00	£621.00	£621.00
Sewerage infrastructure charge		200	£279.00	£55,800.00	£279.00	£55,800.00
Total sewerage scheme charges				£69,907.30		£70,073.15

Total water and sewerage scheme charges (excludes security)				£969.30		-£3,068.85
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% change in water and sewerage scheme charges						-416.60%
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* Estimated value of works (for calculation of processing fee and security)				£469,532.00		£471,966.00
Security**	10% of estimated value of works	10%		£46,953.20		£47,196.60

**Released on adoption

Statement of Significant Changes New Connections 2021/22

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 20/21	Total charge (FY21)	Unit rate 21/22	Total charge (FY22)
Water connection application fee (single)		1	£80.00	£80.00	£88.00	£88.00
Water connection application fee (additional)		2	£34.00	£68.00	£37.00	£74.00
Water connection administration fee (single)		1	£37.00	£37.00	£41.00	£41.00
Water connection administration fee (additional)		2	£12.00	£24.00	£13.00	£26.00
25mm metered connection	25mm surfaced service connection	2	£637.00	£1,274.00	£701.00	£1,402.00
	Additional 25mm PE surfaced service pipe	10	£97.00	£970.00	£107.00	£1,070.00
32mm metered connection	32mm surfaced service connection	1	£541.00	£541.00	£595.00	£595.00
	Additional 32mm PE surfaced service pipe	5	£97.00	£485.00	£107.00	£535.00
	Provision and installation of boundary box	1	£149.00	£149.00	£164.00	£164.00
Provision and installation of meter	Installation of 15mm - 25mm manifold meter	1	£42.00	£42.00	£46.00	£46.00
	Provision of 15mm - 20mm meter	1	£50.00	£50.00	£53.00	£53.00
Service connection charges				£3,720.00		£4,094.00
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	£751.00	-£2,253.00	£778.00	-£2,334.00
Other charges				-£427.50		-£508.50
Total charges				£3,292.50		£3,585.50
% change in water scheme charges						8.90%

Statement of Significant Changes New Connections 2021/22

Statutory mains requisition example

Charge description	Scheme details	Quantity	Unit rate 20/21	Total charge (FY21)	Unit rate 21/22	Total charge (FY22)
Requisition application fee		1	£358.00	£358.00	£391.00	£391.00
Administration charge				£358.00		£391.00
Requisition administration fee		1	£257.00	£257.00	£283.00	£283.00
Branch connection	Surfaced 110mm branch connection	1	£5,595.00	£5,595.00	£6,155.00	£6,155.00
	Additional 110mm PE surfaced main	6	£241.00	£1,446.00	£265.00	£1,590.00
	Additional 110mm PE unsurfaced main	2	£157.00	£314.00	£173.00	£346.00
Piece up	Unsurfaced 110mm piece-up connection	1	£858.00	£858.00	£944.00	£944.00
Mains laying	110mm PE unsurfaced main	35	£157.00	£5,495.00	£173.00	£6,055.00
	63mm PE unsurfaced main	68	£129.00	£8,772.00	£142.00	£9,656.00
Mains requisition charges				£22,737.00		£25,029.00
25mm on-site metered connection	25mm unsurfaced service connection	8	£454.00	£3,632.00	£499.00	£3,992.00
	Additional 25mm PE lay only/laid in duct service pipe	6	£20.00	£120.00	£22.00	£132.00
25mm off-site metered connection	25mm surfaced service connection	3	£637.00	£1,911.00	£701.00	£2,103.00
	Additional 25mm PE surfaced service pipe	15	£97.00	£1,455.00	£107.00	£1,605.00
	Additional 25mm PE unsurfaced service pipe (verge)	3	£61.00	£183.00	£67.00	£201.00
63mm service connection	63mm unsurfaced service connection (includes up to 2m pipe)	1	£2,925.00	£2,925.00	£3,218.00	£3,218.00
	Provision of 15mm - 20mm meter	15	£50.00	£750.00	£53.00	£795.00
	installation of 15mm - 25mm manifold meter	15	£42.00	£630.00	£46.00	£690.00
Service connection administration charge	Administration charge for each new connected property	26	£17.00	£442.00	£19.00	£494.00
Service connection charges				£12,048.00		£13,230.00
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	£751.00	-£17,273.00	£778.00	-£17,894.00
Other charges				-£3,195.00		-£3,816.00
Total statutory scheme charges				£31,948.00		£34,834.00
% change in water scheme charges						9.03%

Statement of Significant Changes New Connections 2021/22

Self lay mains example

Charge description	Scheme details	Quantity	Unit rate 20/21	Total charge (FY21)	Unit rate 21/22	Total charge (FY22)
Self-lay application fee		1	£227.00	£227.00	£250.00	£250.00
Administration charge				£227.00		£250.00
Self-lay administration fee		1	£348.00	£348.00	£383.00	£383.00
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	£5,595.00	£5,595.00	£6,155.00	£6,155.00
	Additional 110mm PE surfaced main	6	£241.00	£1,446.00	£265.00	£1,590.00
	Additional 110mm PE unsurfaced main	2	£157.00	£314.00	£173.00	£346.00
Piece up	Unsurfaced 110mm piece-up connection	1	£858.00	£858.00	£944.00	£944.00
25mm off-site metered connection	25mm surfaced service connection	3	£637.00	£1,911.00	£701.00	£2,103.00
	Additional 25mm PE surfaced service pipe	15	£97.00	£1,455.00	£107.00	£1,605.00
	Additional 25mm PE unsurfaced service pipe (verge)	3	£61.00	£183.00	£67.00	£201.00
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	£17.00	£442.00
Connection charges				£12,552.00		£13,769.00
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	£751.00	-£17,273.00	£778.00	-£17,894.00
Other charges				-£3,195.00		-£3,816.00
Total self-lay scheme charge				£9,584.00		£10,203.00
% change in water scheme charges						6.46%

Statement of Significant Changes New Connections 2021/22

Non-household mains requisition example

Charge description	Scheme details	Quantity	Unit rate 20/21	Total charge (FY21)	Unit rate 21/22	Total charge (FY22)
Requisition application fee		1	£358.00	£358.00	£391.00	£391.00
Administration charge				£358.00		£391.00
Requisition administration fee		1	£257.00	£257.00	£283.00	£283.00
Branch connection	Surfaced 110mm branch connection	1	£5,595.00	£5,595.00	£6,155.00	£6,155.00
	Additional 110mm PE surfaced main	6	£241.00	£1,446.00	£265.00	£1,590.00
	Additional 110mm PE unsurfaced main	2	£157.00	£314.00	£173.00	£346.00
Piece up	Unsurfaced 110mm piece-up connection	1	£858.00	£858.00	£944.00	£944.00
Mains laying	110mm PE unsurfaced main	35	£157.00	£5,495.00	£173.00	£6,055.00
	63mm PE unsurfaced main	68	£129.00	£8,772.00	£142.00	£9,656.00
SLP mains scheme charges				£22,737.00		£25,029.00
25mm on-site metered connection	25mm unsurfaced service connection	2	£454.00	£908.00	£499.00	£998.00
32mm on-site metered connection	32mm unsurfaced service connection	2	£438.00	£876.00	£482.00	£964.00
	Installation of internal 25mm in-line meter	2	£128.00	£256.00	£141.00	£282.00
	Provide 25mm meter	2	£61.00	£122.00	£67.00	£134.00
63mm service connection	63mm unsurfaced service connection	1	£2,925.00	£2,925.00	£3,218.00	£3,218.00
	Installation of internal 40mm inline meter	1	£128.00	£128.00	£141.00	£141.00
	Provide 40mm meter	1	£89.00	£89.00	£98.00	£98.00
Service connection administration charge associated with mains requisition scheme		5	£17.00	£85.00	£19.00	£95.00
Service connection charges				£5,389.00		£5,930.00
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	£751.00	-£12,541.70	£778.00	-£12,992.60
Other charges				-£2,701.50		-£3,152.40
Total statutory scheme charge				£25,782.50		£28,197.60
% change in water scheme charges						9.37%

Statement of Significant Changes New Connections 2021/22

Sewer requisition example

Charge description	Scheme details	Quantity	Unit rate 20/21	Total charge (FY21)	Unit rate 21/22	Total charge (FY22)
Gravity sewers (m)	Gravity sewers - up to 225mm diameter - urban - up to 2.5m depth	50	£1,048.00	£52,400.00	£1,054.00	£52,700.00
Gravity sewer connections	Gravity sewer - connections - up to 225mm diameter - urban	1	£2,786.00	£2,786.00	£2,801.00	£2,801.00
Manholes	Precast concrete ring manhole - 1200mm nominal chamber diameter - Up to 225mm diameter - urban - up to 2.5m depth	1	£9,441.00	£9,441.00	£9,493.00	£9,493.00
Indicative sewer requisition construction charge				£64,627.00		£64,994.00
Requisition application fee		1	£301.00	£301.00	£331.00	£331.00
Legal fee for sewer requisition agreement		1	£567.00	£567.00	£559.00	£559.00
Legal fee for provision of an easement		1	£627.00	£627.00	£621.00	£621.00
Total other charges				£1,495.00		£1,511.00
Total charges				£66,122.00		£66,505.00

% change in wastewater scheme charges						0.58%
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Sewer diversion example

Diversion of public sewers - carried out by developer						
Charge description	Scheme details	Quantity	Unit rate 20/21	Total charge (FY21)	Unit rate 21/22	Total charge (FY22)
Sewer lengths (m)	300mm, combined sewer	100	£197.00	£19,700.00	£198.00	£19,800.00
Manholes	1350mm manholes	2	£3,677.00	£7,354.00	£3,697.00	£7,394.00
Sewer abandonment (m)	300mm, combined sewer, under 3m depth	60	£12.00	£720.00	£12.00	£720.00
Manhole abandonment	1350mm manhole	1	£621.00	£621.00	£624.00	£624.00
Sewer connection	Sewer connection 225mm-300mm	1	£907.00	£907.00	£912.00	£912.00
Estimated value of works (for calculation of processing fee & security)				£29,302.00		£29,450.00
Diversion application fee		1	£301.00	£301.00	£331.00	£331.00
Legal fees agreement		1	£579.00	£579.00	£574.00	£574.00
Legal fees - easement		1	£627.00	£627.00	£621.00	£621.00
Technical assessment fee	5% of estimated value of works	1		£1,465.10		£1,472.50
Total other charges (excluding security)				£2,972.10		£2,998.50
Security/deposit*	Cash payment or bond 100% of value	1		£29,302.00		£29,450.00
Total diversion charges (including security)				£32,274.10		£32,448.50

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

% change in scheme charges						0.54%
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Diversion of public sewers - carried out by us						
Charge description	Scheme details	Quantity	Unit rate 20/21	Total charge (FY21)	Unit rate 21/22	Total charge (FY22)
Sewer length (m)	Gravity sewers - 226 to 300mm Diameter - Urban - Up to 2.5m Depth	100	£1,143.00	£114,300.00	£1,149.00	£114,900.00
Manholes	Precast concrete ring manhole - 1350mm nominal chamber diameter - 226 to 400mm Diameter - Urban - Up to 2.5m Depth	2	£10,635.00	£21,270.00	£10,694.00	£21,388.00
Connection	Gravity sewer - connections - 226 to 300mm diameter - urban	1	£3,251.00	£3,251.00	£3,269.00	£3,269.00
Indicative construction charge				£138,821.00		£139,557.00
Diversion application Fee		1	£301.00	£301.00	£331.00	£331.00
Legal fees - easement		1	£627.00	£627.00	£621.00	£621.00
Total other charges				£928.00		£952.00
Total diversion charges				£139,749.00		£140,509.00

% change in scheme charges						0.54%
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Statement of Significant Changes New Connections 2021/22

Sewer adoption (s104) example

Charge description	Scheme details	Quantity	Unit rate 20/21	Total charge (FY21)	Unit rate 21/22	Total charge (FY22)
Sewer lengths (m)	300mm, foul sewer	300	£197.00	£59,100.00	£198.00	£59,400.00
Sewer lengths (m)	300mm, surface water sewer	300	£197.00	£59,100.00	£198.00	£59,400.00
Manholes	1350mm manholes	4	£3,677.00	£14,708.00	£3,697.00	£14,788.00
Sewer connection	Sewer connection 225mm-300mm	2	£907.00	£1,814.00	£912.00	£1,824.00
Estimated value of works (for calculation of processing fee & security)				£134,722.00		£135,412.00
Application fee	Administration charge	1	£1,163.00	£1,163.00	£1,279.00	£1,279.00
Processing fee	2.5% of estimated value of works	1		£3,368.05		£3,385.30
Legal fee for a sewer adoption		1	£579.00	£579.00	£574.00	£574.00
Legal fee for transfer of land or provision of an easement		1	£627.00	£627.00	£621.00	£621.00
Total other charges (excluding security)				£5,737.05		£5,859.30
Security (sewers)*	10% of estimated value of works	1		£13,472.20		£13,541.20
Total sewer adoption charges (including security)				£19,209.25		£19,400.50
*80% released once we confirm work carried out to appropriate standard. Remaining released on adoption.						

% change in scheme charges						1.00%
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Sewer connection example

Charge description	Scheme details	Quantity	Unit rate 20/21	Total charge (FY21)	Unit rate 21/22	Total charge (FY22)
Processing fee - developer connection	Administration and assessment of the application, site inspection of completed connection (where required)	1	£188.00	£188.00	£206.00	£206.00
Total charge				£188.00		£206.00

% change in scheme charges						9.57%
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Water connection - New Appointments and Variations (NAVs) example

Charge description	Scheme details	Quantity	Unit rate 20/21	Total charge (FY21)	Unit rate 21/22	Total charge (FY22)
Self-lay application fee		1	£227.00	£227.00	£250.00	£250.00
Application charge				£227.00		£250.00
Mains connection (carried out by UU)	Surfaced 90mm branch connection (Includes up to 2m of pipework)	1	£4,429.00	£4,429.00	£4,872.00	£4,872.00
Piece up (carried out by UU)	Unsurfaced 90mm piece-up connection	1	£782.00	£782.00	£860.00	£860.00
Construction charges				£5,211.00		£5,732.00
Building water						
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	£751.00	-£37,550.00	£778.00	-£38,900.00
Other charges				-£8,500.00		-£9,850.00
Total charge				-£3,062.00		-£3,868.00

% change in scheme charges						-26.32%
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