

New connections and developer services

Charges Scheme
2018/2019



United Utilities Water Limited has published four charges schemes for 2018/2019 charging year. They include the charges to be paid for services provided by us in the course of carrying out our function as a water and sewerage undertaker. Below are details of all the schemes published by us.

This scheme is -

New connections and developer services charges scheme

This charges scheme sets out the charging policies and the charges for the year commencing 1 April 2018, for water supply and sewerage connections and developer services

The others are

Wholesale water charges scheme

This charges scheme sets out the charging policies and the charges for the year commencing 1 April 2018 for wholesale water services

Wholesale sewerage charges scheme

This charges scheme sets out the charging policies and the charges for the year commencing 1 April 2018 for wholesale sewerage services

Household charges scheme

This charges scheme sets out the charging policies and the charges for the year commencing 1 April 2018, chargeable to household customers

All of the charges schemes shown above are available to download from our website: unitedutilities.com

United Utilities Water Limited – regional map



New connections and developer services charges scheme 2018/2019

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1 SCOPE OF THIS CHARGES SCHEME

This charges scheme is made by United Utilities Water Limited under the provisions of the Water Industry Act 1991 (as amended).

It sets out the charges made by us for the services relating to new connections to the water and sewerage network or other work required on the water and sewerage network as a result of a development, in the course of carrying out our functions as a water and sewerage undertaker under our Instrument of Appointment (as updated).

This charges scheme sets out our charges, terms and conditions for all customers including developers and self-lay providers, applicable to the charging year 2018/2019.

It comes into effect on 1 April 2018 and shall remain in force until revoked, amended or modified by us.

This charges scheme as well as other leaflets are published on our website at:

unitedutilities.com/builders-developers

2 GLOSSARY OF TERMS

A number of terms are used throughout this scheme; they normally have the following meanings:

The Act – the Water Industry Act 1991 (as amended).

Agreement – a legally enforceable contract between us and you. It covers the water or sewerage services that we agree to provide to you, and the commercial terms on which those services are provided.

Asset Payment - a payment made to the developer, SLP or new appointee in respect of that part of a new main used to supply water for domestic purposes.

Bond – a financial guarantee underwritten by a bank or Insurance company approved by us.

Building water – water used in the construction of premises, including testing of water fittings.

Business Day – 08:00 to 17:00 Monday to Thursday, 08:00 to 16:30 Friday, excluding Bank Holidays.

The Company – United Utilities Water Limited – registered number 2366678.

Common billing agreement – an agreement between us and any person(s) or company who has agreed to pay charges for our services for two or more household or non-household premises.

Common supply pipe – a water supply pipe that serves two or more premises.

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

Connection – a connection to a network regulated by the Act and other relevant legislation through which you receive the benefit of one of our services.

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

Critical asset – an asset is deemed critical if an interruption of service could have a significant impact on customers.

Developer – person or company which is responsible for a development, or any person making an application for new water or sewerage connections.

Domestic purposes – as provided for under section 218 of the Act. Water used for drinking, washing, cooking, central heating and sanitary purposes.

Hazardous waste – defined by Hazardous Waste (England & Wales) regulations 2005.

House – any building or part of a building (including a flat) occupied or likely to be occupied as a private dwelling.

Household premises – premises in any part of which a person has his home and whose principal use is a home and which may be identified as such in light of any eligibility guidance.

Income offset - a sum of money offset against the charges that would otherwise be applied for the provision of that part of a water main used to supply water for domestic purposes.

Infrastructure charge – a water infrastructure charge and/or a sewerage infrastructure charge made by us for a water and/or sewerage connection for domestic purposes (see Condition C of our Instrument of Appointment and section 7 of this scheme).

Instrument of Appointment – is the Instrument of Appointment of the Company, then known as North West Water Limited as a water and sewerage undertaker dated 24 August 1989 (as updated).

New Appointment - A new appointment is made where a limited company is appointed by Ofwat to provide water and/or sewerage services for a specific geographic area. Once appointed the new appointee will take over responsibility for providing water and or wastewater services to that specific area.

Non-contestable work – work which may only be undertaken by us.

Non-household premises – premises other than a household premises.

Non-domestic purposes – water use for any purpose other than domestic purposes.

Plot – property to be connected to a newly constructed main. This definition relates only to the calculation of an income offset or asset payment (see 5.4.10).

Premises – includes any building or part of a building which is separately occupied or intended to be occupied and land or an interest in land.

Relevant multiplier – a number related to loading units for water fittings for the purpose of calculating infrastructure charges (see 7.3).

Self-lay – the laying of water pipes and associated infrastructure in accordance with section 51a of the Act.

Self-lay provider (SLP) – an entity that carries out self-lay work with Water Industry Registration Scheme (WIRS) accreditation.

Service pipe - so much of a pipe which is, or is to be, connected with a water main for supplying water from that main to any premises as -

(a) is or is to be subject to water pressure from that main; or

(b) would be so subject but for the closing of some valve, and includes part of any service pipe.

Services – any service provided by us related to potable or non-potable water supply and foul drainage, surface water drainage, highway drainage and trade effluent.

Site specific - work on, or the provision of, water or sewerage structures or facilities located on a development as well as work to provide and connect a requested water

main, sewer, communication pipe or lateral drain on, to or in the immediate vicinity of, the development.

Charges for site specific work relate to the provision of connection structures or facilities located on a development up to the nearest practical point on the existing network where the connecting pipework is of a nominal bore internal diameter no larger than that of our existing network. They do not refer to costs or work required as part of network reinforcement.

Sewerage services – any services provided by us related to the provision, alteration of sewerage and the reception, conveyance and treatment of sewage including surface water drainage and highway drainage.

Surety – insurance to cover the failure to complete the drainage for a development scheme. It can be secured by a bond or cash deposit.

Water and sewerage undertaker – the Company appointed to carry out water and sewerage duties under the Act.

Water services charges – a charge or any combination of charges for water supply services or sewerage services or both.

Water supply – water supplied by us to you.

Water supply services – any services provided by us related to the provision, alteration or disconnection of a water supply.

We, us or our – United Utilities Water Limited (registered number 2366678) or our representative(s).

Water Industry Registration Scheme (WIRS) – a recognised accreditation scheme operated by Lloyd's Register on behalf of water utility companies.

WRAS – Water Regulations Advisory Scheme.

You, your – the person(s) requesting the connection or service.

3 GENERAL INFORMATION

3.1 Charges

Charges in this scheme reflect the costs associated with providing each service as stated.

Unless otherwise stated, the charges quoted in this scheme apply for works carried out during the business day under standard conditions. In other instances we reserve the right to charge on a basis of actual costs, provided you are notified accordingly prior to commencement of the work.

Miscellaneous charges are listed in section 9.

In exceptional circumstances, additional charges may apply to the fixed charges quoted in this charges scheme.

Where;

- The technical complexity of the work is high or the type of work required is bespoke or carried out infrequently, or;
- Third parties can legitimately recover their costs from companies and there is not a reasonable level of certainty of those costs in advance of connection work being undertaken, or;
- Third parties have rights to protect their assets or interests in a way that affects the construction method. The third parties' requirements are unknown upfront, or;
- The work is to be carried out on or close to land with particular environmental, historical or archaeological characteristics. These characteristics mean that specific measures are required during construction or reinstatement. The details of these measures may not be fully defined in advance of construction.

Examples of additional costs are included in section 13 for illustrative purposes.

In these circumstances, where it is possible to do so, we will provide a budget estimate comprising indicative charges for the elements of the work affected by the above and fixed charges where appropriate.

3.2 Payment

We reserve the right to request payment in advance.

We reserve the right to recover bank charges and administrative costs resulting from invalid or dishonoured cheques, standing orders, credit cards or direct debits.

Interest on late payment - we may require you to pay interest on overdue accounts; this is usually calculated at the rate of 4% above the base rate set by the Bank of England.

3.3 Value Added Tax (VAT)

All charges published in this scheme **exclude VAT**. VAT will be added to the published charge at the appropriate rate where required.

3.4 Traffic Management Act 2004

Charges as detailed in this charges scheme include the use of two way temporary traffic lights where appropriate.

Additional charges will be made for traffic management expenses where required (see 9.1).

3.5 Transitional arrangements

Details of transitional charging arrangements, where applicable, can be found on our website.

3.6 Disputes

For details of the process for disputes in relating to infrastructure charges, see section 7.4.1.

In accordance with sections 45(6A) of the Act, any disputes between us and any other person as to the charges set out in this scheme (with the exception of those detailed in 7.4.1) may be referred to the Water Services Regulation Authority (Ofwat) for determination.

The address is **Ofwat, Centre City Tower, 7 Hill Street, Birmingham, B5 4UA**. Details can be found at:

ofwat.gov.uk/regulated-companies/investigations/making-a-complaint/

3.7 Further information

Further information can be found on our website at:

[United Utilities.com/services/builders-developers/](https://www.uu.co.uk/services/builders-developers/)

4 PRE DEVELOPMENT

We encourage developers to talk to us at the earliest stages of planning their development using our pre-development enquiry service to understand how water and sewerage services may be provided to the proposed development.

Early discussions with us can help prevent delays at a later date.

There is no charge for our pre-development enquiry service if your planned development is going to use water for domestic purposes. The service will help you to find out if there are any existing water and sewerage assets within your development area, and help us to identify any reinforcement or diversion of assets which may be required.

Where complications are identified at the pre-development enquiry stage, or you require multiple options to be explored, further work may be required to develop a solution.

Charges will apply for this further work and these will depend on the extent and complexity of work to be carried out.

You will be notified of applicable charges before any chargeable work begins.

Before submitting a planning application we also encourage developers to make sure that there are no assets or infrastructure crossing the site that may impact their proposals. It is the developer's responsibility to understand what is above or below ground and how this relates to their proposed development. This can sometimes have a significant impact on how a development is delivered.

Contact us using our pre-development enquiry forms which can be found on our website.

4.1 Water pre-development enquiries

Our water pre-development enquiry service is free of charge. This service includes assisting you in developing the water requirements to a potential development site.

4.2 Sewerage pre-development enquiries

Our sewerage pre-development enquiry service is free of charge. This service includes assisting you in developing your drainage plans and agreeing connections for your foul and surface water sewers.

5 OBTAINING A WATER SUPPLY FOR YOUR DEVELOPMENT

Where a new water supply is required for a new development there are a variety of options available.

The table below indicates which work may be carried out by a self-lay provider (SLP) or new appointee and which can only be carried out by us.

Work required		Can be carried out by
Mains installation	New mains may be required if either an existing main cannot be utilised or a suitable main is not available	<ul style="list-style-type: none"> • SLP • New appointee • Us
Branch connection	Branch connections are required where a new main connects to an existing network	<ul style="list-style-type: none"> • Can only be carried out by us
Piece up connections	Piece ups are required when the branch connection has been installed but not yet connected to the new main. Additional piece-up connections may be required as a development progresses	<ul style="list-style-type: none"> • SLP (with our agreement) • New appointee (with our agreement) • Us
Plot connections	Plot connections are connections made between the plot boundary or agreed connection point and the main	<ul style="list-style-type: none"> • SLP (with our agreement) • New appointee (with our agreement) • Us
Meter installation	<p>Automatic meter read (AMR) enabled meters must be installed for new domestic connections above ground in one of the following locations;</p> <ul style="list-style-type: none"> - Internally fitted with an external control valve; - In a wall mounted meter chamber; - In an in-wall meter chamber <p>Where this is not possible, we will agree an alternative location with you.</p> <p>All meter chambers must be WRAS approved or equivalent</p>	<ul style="list-style-type: none"> • SLP • New appointee* • Us <p>*Where a new appointee installs a main, we will install a bulk meter.</p>

5.1 Agreements

Where you ask us to carry out work, you will be required to enter into an appropriate agreement with us.

You may choose to employ an approved self-lay provider (SLP) or new appointee to carry out the work. Where this is the case, all parties will be required to enter into a legal agreement issued by us before any work can commence.

Any construction carried out under self-lay provisions remain the responsibility of the SLP until permanent connections are made. On connection a Vesting Certificate will be issued confirming the date of transfer of ownership as the date of connection.

5.2 Non-contestable work

Any work that may result in supply interruptions or affect water quality to existing customers may only be carried out by us. Examples include:

- establishing a point of connection to our existing network;
- designing and installing reinforcement work;
- work on an existing main requiring specialist attention due to risk associated with it because of the material type, previous history or its strategic importance;
- work to any assets that are within a United Utilities Water building e.g. pumping stations;
- installation of an offsite main intended to be shared with an unrelated new development;
- installing meters larger than 20mm;
- service connections greater than 63mm.

Please refer to the Code of Practice for the Self-Laying of Water Mains and Services – England and Wales Edition 3.1 – May 2017 for further details.

www.water.org.uk/developer-services/self-lay-code-practice

Further details about the self-lay option and new appointment provisions can be found on our website.

5.3 New mains for development

Where a new water main is required for a development in our region, the following options are available;

- An approved self-lay provider (SLP) may be used. The SLP will install the main for the developer and we will then adopt the new main (see 5.4).
- You may ask us to install a main (see 5.5).

5.4 Charges associated with self-lay schemes

5.4.1 Self-lay application fee

This charge is applicable where the scheme is designed by an SLP. Where you ask us to design a self-lay scheme, the fees as detailed in 5.4.2 will apply in place of this charge.

Self-lay application fees are payable upon application and are non-refundable.

	Includes	Charge
Self-lay application fee (design by SLP)	Processing of application, design approval, confirmation of the fixed price and initial site inspection	£225.00

5.4.2 Self-lay design and application fees

Where you ask us to design a self-lay scheme on your behalf, charges detailed below will be payable. These charges are payable upon application and are non-refundable.

	Includes	Charge
Self-lay mains design fee	Processing of design requests, administration, site visit, self-lay scheme design and drawing	£371.00
Self-lay application fee (design by us)	Processing of application, creation of legal agreement and administration	£103.00

5.4.3 Self-lay processing fee

The self-lay processing fee is applicable on acceptance, and will be deducted from the asset payment (see 5.6).

	Includes	Charge
Self-lay processing fee	Management of signed agreement, promotion of work to contractor for branch/ piece-up connections, construction visit and processing of vesting certificates and payments	£335.00

5.4.4 Construction charges

Construction charges for enabling works associated with self-lay schemes are detailed in section 10. These charges will be deducted from the asset payment.

5.4.5 Meter related charges for Self-lay schemes

When you ask us to install meters on your self-lay scheme, the following charges will apply:

	Includes	Charge
Meter related charges for self-lay schemes – per meter	Supply and install standard 15 – 20 mm AMR meter	£76.00

5.4.6 SLP installed meters

All meters fitted must be sourced directly from our nominated supplier (details available on request) to ensure that all meters meet our specifications.

All new premises should be fitted with a water meter, and notification provided to us within five calendar days of being connected to the water network.

Where a meter is misreported, an abortive visit charge will apply (see 9.3).

If an SLP fails to install a meter(s) following connection, we will fit a meter to each connection and charge the cost to the self-lay provider (as detailed in 5.4.5).

5.4.7 Self-lay connection - administration charge

Where an SLP carries out a service connection and meter installation, a charge will apply to reflect the costs incurred in administration of new self-laid service connection.

A charge for each new self-laid service connection is payable when you notify us that the connections have been made.

	Includes	Charge
Administration charge - per self-laid service connection	Administration of new self-laid connection	£16.00

5.4.8 Deposit

We reserve the right to request a deposit if the asset payment is less than the self-lay charges payable. The value of any deposit will be detailed in the self-lay agreement.

5.4.9 Self-lay payments

Where we need to change the self-lay design, such as increasing the size of a main to provide capacity for a future development we will make a payment to the self-lay provider to cover the additional costs.

Details of this payment will be provided before any work commences.

5.4.10 Asset Payment

An asset payment is made by us where a developer, SLP or new appointee installs a main to provide water for domestic purposes (see 5.6).

5.5 Statutory mains requisition – installation by United Utilities

Requisition charges relate to work carried out by us in accordance with the duties imposed by section 41(1) of the Act. They relate to the cost of providing site specific infrastructure necessary for the provision of a water main.

5.5.1 Requisition application fee

Requisition application fees are payable upon application and are non-refundable.

	Includes	Charge
Requisition application Fee	Processing of application, single site visit, scheme design, confirmation of fixed price, design drawing	£371.00

5.5.2 Requisition processing fee

The requisition processing fee is applicable on acceptance.

	Includes	Charge
Requisition processing fee	Management of customer acceptance promotion of work to contractor and a construction visit	£242.00

The requisition processing fee will be included in the income offset calculation (see 14.2).

5.5.3 Water connections associated with a statutory mains requisition scheme

Where water connections are associated with a mains requisition scheme, a charge will apply to reflect the costs incurred in administration of these connections.

Where this is the case, charges detailed in 5.7.1 and 5.7.2 will not apply to these connections.

A charge is applicable for each service connection associated with a statutory mains requisition scheme, and is payable upon completion of the connection(s).

	Includes	Charge
Connection administration charge - per connection	Administration of new connection	£16.00

5.5.4 Construction charges

Construction charges for statutory mains requisitions are detailed in section 10.

Charges (less any applicable income offset) are payable before commencement of work.

5.5.5 Income offset

An allowance to recognise future income is made against requisition charges where you ask us to install a main to provide water for domestic purposes (see 5.6).

5.6 Asset payment/ Income offset

For the purposes of this section, mains scheme costs are all costs associated with new mains for a development excluding application fees and service connection administration charges.

If the new main is being installed to provide water for domestic purposes:

- an asset payment will be paid to the SLP, developer or new appointee constructing the main. This will be detailed in the self-lay agreement (where applicable).
- an income offset will be applied when determining the amount payable by the developer, if the main is installed by us.

This payment is in recognition of future income, and is capped at the value of the mains scheme cost. Asset payments will be provided as each agreed phase is completed.

The income offset will be deducted from requisition costs payable before the commencement of work.

5.6.1 Household developments

For developments consisting only of household premises, asset payments and income offsets are calculated based on a fixed allowance per plot constructed.

	Per plot constructed
Asset payment/income offset	£839.00

The fixed allowance per plot is based on the total income offset / asset payment value required to ensure that the balance of revenue recovered from developers and other customers is maintained. In calculating the value we have used our projections of the number and the scope of requisitions and asset adoptions expected in the year.

5.6.2 Non- household developments

For non-household developments, or where a development does not solely consist of household premises, asset payments and income offsets are calculated based on a fixed percentage allowance of the mains requisition scheme cost.

	Calculation
Asset payment/income offset	68% of mains scheme costs

The fixed percentage allowance is based on the total income offset / asset payment value required to ensure that the balance of revenue recovered from developers and other customers is maintained. In calculating the value we have used our projections of the number and the scope of requisitions and asset adoptions expected in the year.

5.7 Water Connections

Water connection charges relate to site specific work carried out in relation to sections 45(1) and 46(1) of The Act.

Charges are usually payable on connection unless otherwise stated.

Infrastructure charges will also apply to all new water connections (see 7.1). Where applicable, infrastructure credit will be applied (see 7.3.1).

5.7.1 Water connection off an existing main - application fee

Water connection application fees are payable upon application and are non-refundable.

Water connection application fee	Single water connection	Each additional connection under same application at the same location
Includes vetting and processing of your application, checks to identify operational risks associated with your request, confirming the fixed price and a site visit	£77.00	£47.00

These charges do not apply where connections are associated with a mains requisition scheme.

5.7.2 Water connection off an existing main - processing fee

On acceptance, a charge for processing the application is payable.

Water connection processing fee	Single water connection	Each additional connection under same application at the same location
Includes planning of the associated connection and all administration	£35.00	£13.00

These charges do not apply where connections are associated with a mains requisition scheme.

5.7.3 Connection charges – connections carried out by us

The charge for a new 25 or 32mm connection includes the cost of laying a communication pipe from the main to the boundary of the property (or agreed connection point), connection to the water main, meter provision and installation, and up to two metres of pipework. Additional charges apply for lengths over two metres, and are quoted per metre.

Charges are payable on completion of work.

Metered connection		25mm	32mm
Up to two metres	Unsurfaced	£396.00	£659.00
	Surfaced	£563.00	£768.00
Each additional metre – polyethylene (PE)	Unsurfaced	£53.00	£53.00
	Surfaced	£86.00	£86.00
	Lay only/laid in duct	£17.00	£17.00
Each additional metre – barrier pipe (BP)	Unsurfaced	£60.00	£60.00
	Surfaced	£96.00	£96.00
	Lay only/laid in duct	£30.00	£30.00

Where an off-site boundary box is required for a 25mm service, an additional charge of **£32.00** will apply to the above charges

The charge for new connections greater than 32mm includes the cost of laying a communication pipe from the main to the boundary of the property (or agreed connection point), connection to the water main, and up to two metres of pipework. It also includes a visit to inspect your pipework. Additional charges apply for lengths over two metres, and are quoted per metre.

The cost for associated meters and installation are detailed in 5.7.5.

Connection		Ferrule connection	63mm	90mm	110mm	160mm
Up to two metres	Unsurfaced	£614.00	£2,322.00	£2,426.00	£2,610.00	£2,817.00
	Surfaced	£1,032.00	£2,896.00	£3,007.00	£3,364.00	£3,587.00
Each additional metre (PE)	Unsurfaced	£66.00	£66.00	£66.00	£78.00	£78.00
	Surfaced	£132.00	£132.00	£132.00	£145.00	£145.00
	Lay only/laid in ducts	£20.00	£20.00	£20.00	£43.00	£43.00
Each additional metre (BP)	Unsurfaced	£95.00	£95.00	£95.00	£138.00	£138.00
	Surfaced	£151.00	£151.00	£151.00	£167.00	£167.00
	Lay only/laid in ducts	£56.00	£56.00	£56.00	£67.00	£67.00

5.7.4 Water connections associated with a statutory mains laying scheme

Where water connections are associated with a mains requisition scheme, a charge will apply to reflect the costs incurred in administration of these connections (see 5.5.3) instead of the charges stated in 5.7.1 and 5.7.2.

5.7.5 Meter charges

Meter charges include provision of meter and installation.

Meter size (mm)	Location	Charge
15-20	Internal or external	£76.00
25-40	Internal	£198.00
	External - unsurfaced	£771.00
	External - surfaced	£853.00
50-100	Internal	£815.00
	External - unsurfaced	£1,569.00
	External - surfaced	£1,698.00

5.7.6 Multiport meter boxes

The following charges apply where you request multiport meter boxes.

The charge includes the cost of the meters and installation.

Meter Box		Charge – per box
4 port	Surfaced	£984.00
6 port	Unsurfaced	£1,089.00
	Surfaced	£1,121.00
	Gun metal - Surfaced	£1,435.00

5.7.7 Self-lay connection - administration charge

A self-lay administration charge will be applied for each new self-laid service connection and meter installation completed by an SLP. This charge reflects the costs incurred in administration of new self-laid service connections (see 5.4.7).

5.7.8 Approving new water connections

The connection charge includes the first visit to inspect a customer's supply pipe(s). Should any additional visits be required to re-inspect a supply pipe, a site visit charge of **£73.00** will be made.

5.7.9 Temporary connection for building water

Charges apply at the point of connection for temporary building water supplies.

Temporary connections are 25mm and supply water during construction. The temporary connection will be available for a maximum of twelve months, after which time it will be disconnected.

	Includes	Charge
Temporary connection	25mm connection to the water main and up to two metres of pipework. Disconnection of the temporary supply.	£420.00
Each additional metre	Unsurfaced	£53.00
	Surfaced	£86.00

5.8 Pressure management

Where pressure management devices are required for site enabling works the following charges may apply.

Requirements will be discussed at pre-development stage.

	Charge	
	Unsurfaced	Surfaced
Bypass		
50 – 160 mm	£5,717.00	£6,999.00
161 – 315 mm	£9,350.00	£10,851.00
Installation of pressure management valve		
50 – 160 mm	£2,886.00	£3,212.00
161 – 315 mm	£5,428.00	£5,874.00

5.9 Water main diversions

Where diversion of a water main is required for your development, the following charges will apply. Mains diversions can only be carried out by us.

Charges for diversions relate to recovery of costs reasonably incurred as a result of complying with the duty imposed by section 185(1) of the Act.

5.9.1 Mains diversion application fee

Diversion application fees are payable upon application.

	Includes	Charge
Mains diversion application fee	Processing of application, scheme design, design drawing, confirmation of fixed price and a single site visit	£204.00

On acceptance, additional charges are payable, as applicable;

5.9.2 Mains diversion processing fee

	Includes	Charge
Processing fee	Management of customer acceptance, promotion of work to contractor and a construction visit	£214.00

5.9.3 Construction charges

Construction charges associated with water mains diversions are detailed in section 10.

Charges are payable before commencement of work.

5.10 Water asset abandonment

If it is necessary to abandon existing water mains or any of our apparatus, or you request that we carry out associated works, charges will apply.

Charges include the disconnection of the asset from the network. The abandoned section of main will not be removed.

Work description	Charge	
	Unsurfaced	Surfaced
Mains abandonment	£1,031.00	£1,774.00
Chamber abandonment (per chamber)	£207.00	£330.00

5.11 Building over assets

We do not allow water assets to be built over. Please refer to diversions (see 5.9).

6 OBTAINING SEWERAGE SERVICES FOR YOUR DEVELOPMENT

Unless otherwise indicated, all aspects of sewerage development work are considered to be contestable work.

6.1 Sewer requisition

Requisition charges relate to work carried out by us in accordance with the duties imposed by sections 98(1) of the Act. They relate to the cost of providing site specific infrastructure necessary for the provision of public sewers.

If land owned by a third party stands between a new development site and the location of a public sewer, and agreement to cross this land cannot be reached by the developer and the third party, then under Section 98 of the Act, you may be able to requisition a new public sewer to cross the land.

Construction work may only commence once a design has been agreed and a legal agreement signed.

All charges related to sewer requisitions are payable upon design acceptance.

6.1.1 Application fee

	Includes	Charge
Application fee	Technical check of your design and administration costs in relation to your application	£285.00

6.1.2 Legal fees in relation to sewer requisitions

	Charge
Legal fee for a sewer requisition agreement	£561.00
Legal fee for provision of an easement (per transaction)	£638.00

6.1.3 Construction charges

Indicative construction charges can be calculated using the sewerage construction rates tables (see 11).

On application, we will provide a budget estimate based on the parameters of your development.

6.2 Estimated value of works

In order to calculate surety and processing fee values for sewer diversions carried out by a developer (see 6.3.2) and surety values and processing fee for sewer adoptions (see 6.6.4 & 6.6.3), the estimated value of works must be calculated.

The value should be calculated using tables in section 12 including values for the applicable items for your development;

- Pipe size
- Box culvert
- Manholes
- Lateral drains
- Flow control devices
- Pumping station
- Sewer abandonment
- Manhole abandonment

6.3 Sewer Diversion

Charges for diversions relate to recovery of costs reasonably incurred as a result of complying with the duty imposed by section 185(1) of the Act.

Under Section 185 of the Water Industry Act 1991, a builder or developer can request that a public sewer is altered or removed to allow a site to be improved.

Where a sewer needs to be diverted, and a suitable route has been agreed with us, three options are available:

- The developer carries out the diversion under our supervision;
- We carry out the diversion;
- The developer installs the new sewer, and the final connection to the public sewer is carried out by us.

All charges related to sewer diversions are payable upon design acceptance.

6.3.1 Legal fees in relation to sewer diversions

	Charge
Legal fee for a sewer diversion agreement – applies where a diversion is carried out by a developer	£589.00
Legal fee for provision of an easement (per transaction)	£638.00

6.3.2 Diversions carried out by a developer

Sewer diversions may only be carried out by a developer where they are not deemed critical assets by us.

Where a sewer diversion is carried out by a developer, charges will apply for the design assessment and inspection of the work.

	Includes	Charge
Application fee	Administration costs for processing your application	£285.00

To calculate the estimated value of works see sections 6.2 & 12.

	Includes	Charge
Processing fee	Engineering assessment, acceptance of the design and inspection of the work	5% of estimated value of works
Surety		100% of estimated value of works

Note: 80% of surety is released once we confirm that work is carried out to the required standard. The remaining value will be released upon sewer adoption.

Where you choose to pay a cash deposit, interest will be payable at a rate of interest fixed by the Water Services Regulation Authority (Ofwat) for any amounts of 50p or more held for longer than three months.

Section 185 re-submission fee may apply if a design does not meet our engineering standards.

Section 185 re-submission fee for re-design or inaccurate/repeat submissions (per hour)	£40.00
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6.3.3 Diversions carried out by us

Where you request that we carry out a sewer diversion the following charges will apply.

This will usually be the case when the diversion affects a critical asset, subject to 6.3.5.

	Includes	Charge
Sewer diversion application fee	Technical review of your application, and administration costs for processing your application	£285.00

6.3.4 Construction charges

Indicative construction charges can be calculated using the sewerage construction rates tables (see 11) and include items as stated. Sewer closure is not included in this rate.

On application, we will provide a budget estimate based on the parameters of your development.

6.3.5 New sewer installed by developer, connection to existing sewer made by us

In certain circumstances, we may allow you to install a new sewer provided the connection to the existing public sewer is carried out by us.

If this option is available to you, it will be identified at pre-development enquiry stage, or we will discuss this with you on receipt of your s185 diversion application.

Charges for this type of diversion will be assessed individually once the scope is confirmed.

6.4 New connections to the public sewer

We will usually allow a developer to carry out a sewer connection following an application under section 106 of the Act.

We reserve the right to make the connection under section 107 of the Act if required.

Charges relating to connections to the public sewer are payable upon design acceptance.

Infrastructure charges will also apply to all new sewerage connections (see 7.1). Where applicable, infrastructure credit will be applied (see 7.3.1).

6.4.1 Connections made by a developer

Permission must be obtained from United Utilities for any new direct or indirect connection to the public sewer to ensure a connection is made safely. Once permission has been obtained, and the work has been carried out, we may inspect the work on the public sewer to make sure that it is carried out satisfactorily and to our standards.

Charges for each new connection to the public sewer includes administration and assessment of the application to ensure the proposed work meets our standards, and any necessary inspection of completed work.

	Includes	Charge
Processing fee - developer connection	Administration and assessment of the application, site inspection of completed connection (where required)	£203.00

6.4.2 Connections made by United Utilities under section 107 of the Act

Charges as detailed in the sewerage construction tables (see 11) apply where we make a sewer connection under section 107 of the Act.

	Includes	Charge
Construction charges	Design and construction	See tables in section 11

These charges are not applicable where sewers are built under a requisition (see 6.1) or are offered for adoption (see 6.6).

6.5 Sewer closure

A sewer closure may be required when a sewer is taking no flow and not connected to the rest of the network.

If the sewer to be closed is connected to the public sewer, you will need to apply for a sewer diversion (see 6.3).

6.5.1 Sewer closure application fee

Charges are payable upon application.

	Includes	Charge
Application fee – closures up to 100m	Sewer closure of up to 100 metres, administration costs, engineering assessment and site inspection	£219.00
Application fee – closures over 100m	Sewer closure of over 100 metres, administration costs, engineering assessment and site inspection	£353.00

6.6 Adoptions of Sewers and disposal works

Adoption charges relate to site specific charges in respect of section 104 of the Act.

If you are proposing adoption of assets, we encourage you to discuss this with us when you make a pre-development enquiry.

6.6.1 Adoption of sewers - application fee

An application fee is payable on submission of a section 104 application.

	Includes	Charge
Sewer adoption application fee	A fee for processing your application, technical review and administration costs in relation to your application	£1,279.00

Note: Application fees are deducted from processing fee if planned scheme is progressed.

For sewer adoptions, the following charges are payable upon design acceptance;

6.6.2 Legal fees in relation to sewer adoptions

	Charge
Legal Fee for a sewer adoption	£589.00
Legal fee for transfer of land or provision of an easement (per transaction)	£638.00

6.6.3 Sewer adoption – processing fee

A processing fee is payable where sewers are offered for adoption.

	Includes	Charge
Processing fee	Engineering assessment and acceptance of design, site inspection fees	2.5% of estimated value of works

6.6.4 Surety

For calculation of estimated value of works, see sections 6.2 & 12.

Surety - sewers	10% of estimated value of works
Surety – pumping station	15% of estimated value of works
Note: The surety is released on adoption of the asset. If you choose to pay a cash deposit, interest will be payable at a rate of interest fixed by the Water Services Regulation Authority (Ofwat) for any amounts of 50p or more held for longer than three months.	

6.6.5 Other charges in relation to sewer adoptions

	Charge
Installation and commissioning of United Utilities built telemetry outstation	£7,034.00
Configuration and commissioning of developer/owner built telemetry outstation	£4,948.00
Section 104 re-submission fee for re-design or inaccurate/repeat submissions	£40.00
Section 104 re-submission fee for complete re-design from applicant, will be charged at initial processing fee as at redesign	£1,279.00

6.6.6 Adoption of disposal works

For all applications	Charge
Legal fee for agreement	£589.00
Legal fee for transfer of land or provision of an easement (per transaction)	£638.00
Installation and commissioning of United Utilities built telemetry outstation	Recovery of direct and indirect costs
We will recover all costs incurred associated with investigation, administration, installation and commissioning	
Configuration and commissioning of developer/owner built telemetry outstation	Recovery of direct and indirect costs
We will recover all costs incurred associated with investigation, administration, installation and commissioning	
Processing fee (to be paid before first site inspection)	Recovery of direct and indirect costs
We will recover all costs incurred associated with engineering assessment, acceptance of design, investigation, administration and inspection	

6.7 Building over sewers

If you are planning any type of development, building something new or extending an existing building, you should check there is nothing underground that could be affected e.g. sewerage pipes. Our pre-developer enquiry service can assist you with this.

If you want to build over or close to one of our public sewers or lateral drains (this usually means within three metres), you may need our approval, even if they are located on your land. More information about this can be found at: unitedutilities.com/build-over-sewer

Where we agree in principle to a build over agreement the following charges apply, and will be payable when we agree in principle.

6.7.1 Application fee

	Includes	Charge
Application fee	Administration costs in relation to your application, technical assessment and site inspection	£172.00

6.7.2 Legal fees in relation to building over sewers

	Charge
Legal fee - agreement for household premises	£369.00
Legal fee - agreement for non-household premises	£522.00

New connections and developer services charges scheme 2018/2019

7 INFRASTRUCTURE CHARGES

7.1 Introduction

Infrastructure charges are payable in accordance with section 142-146(2) of the Act inclusive, Conditions C and D of our Instrument of Appointment and this part of our charges scheme, when premises become connected for the first time to a water supply and sewerage system for domestic purposes.

The principle of infrastructure charges recognises that every new connection imposes an additional demand on the overall capacity of the water supply and sewerage systems, and eventually those systems will need to be enlarged. Infrastructure charges are used to cover the extra demand on our existing network away from a development site.

Infrastructure charges have been set based on our forecast of the network reinforcement investment required as a result of a new development and the number of new connections expected in the next five years.

These charges need to be paid by anyone who wishes to build or develop premises where a connection is made either directly or indirectly to our existing network.

These charges do not include costs related to the physical connection (see 5.7 & 6.4).

Separate charges (shown below) are payable for water and sewerage connections.

Water infrastructure charge	£356.00
Sewerage infrastructure charge	£423.00

Where existing premises are connected to the network for the first time, the charge can be paid in 12 equal annual instalments at a rate of interest fixed by the Water Services Regulation Authority (Ofwat).

Infrastructure charges are due and payable when a water or sewerage connection for domestic purposes is made to premises that have not previously received the service, or where premises are split or where a site is otherwise redeveloped.

If a connection is made without our authorisation, we may recover the infrastructure charge(s) from you.

7.2 Infrastructure charges for sustainable developments

A reduced rate will apply to infrastructure charges for developments which meet specified qualifying conditions.

Water Infrastructure charge	Where you can demonstrate that properties are built to use 110 litres per person per day or less	£36.00
Sewerage Infrastructure charge	Where properties are built with no surface water connection to the public sewer	£42.00

Details on qualification criteria can be found on our website.

7.3 Calculation of the infrastructure charge

One infrastructure charge for water and one for sewerage will be made for each premises benefitting from a connection, except in the case of the following when the infrastructure charge will be multiplied by the relevant multiplier:

- houses subject to a common billing agreement with a common supply pipe (see 2);
- non-household premises served by a supply pipe larger than a 25mm external diameter.

7.3.1 Infrastructure credits

New premises that are built on a site that was previously connected for either water or sewerage services at some stage within the previous five years may be given a reduction in infrastructure charges.

Where a site is developed or redeveloped, the total amount of water and/or sewerage infrastructure charges which may be recovered for domestic purposes at premises resulting from the development or redevelopment, shall not exceed the standard amount multiplied by X, where X =

- (a) the aggregate of the number of relevant multipliers for all those premises, less;
- (b) the maximum number of relevant multipliers for premises with water or, as the case may be, sewerage connections on the site at any time in the period of five years before the development or redevelopment began.

Where the relevant multipliers calculated in (b) above exceed those calculated in (a) above, X shall be zero.

7.4 Relevant multiplier

The relevant multiplier is calculated as follows:

Each water fitting or appliance within the premises is assigned a loading unit according to the table below.

These loading units are added together and the result divided by 24. If the result of this division is less than or equal to one then a single infrastructure charge is payable for water and/or sewerage. If the result is more than one then this figure is multiplied by the amount of the infrastructure charge to determine the amount payable.

Water fitting	Loading units
WC flushing cistern	2
Wash basin in a house	1.5
Wash basin elsewhere	3
Bath (tap nominal size up to 20mm)	10
Bath (tap nominal size larger than 20mm)	22
Shower	3
Sink (tap nominal size up to 15mm)	3
Sink (tap nominal size larger than 15mm)	5
Spray tap	0.5
Bidet	1.5
Domestic appliance – see 3 rd note below (subject to a minimum of six loading units per house)	3
Communal or commercial appliance	10
Any other water fitting or outlet (including a tap but excluding a urinal or water softener)	3

Notes

- Any fitting includes reference to any plumbing, outlet, dedicated space or planning or other provision for that fitting;
- A bath includes a whirlpool or a Jacuzzi;
- "Domestic appliance" means an appliance (including a dishwasher, a washing machine and waste disposal unit) in a house and "communal or commercial appliance" means an appliance (including a dishwasher, a washing machine and a waste disposal unit) elsewhere than in a house (including in communal facilities).

In any calculation a minimum of six loading units will be included, for each house, for domestic appliances. In the case of any premises with only a sewerage connection and no water fittings, the relevant multiplier will be one.

7.4.1 Disputes

If you dispute the calculation of the infrastructure charge, you should contact us at **DeveloperServicesWater@uuplc.co.uk**.

If you remain dissatisfied with the decision, you can contact the Water Redress Scheme (WATRS) who can provide an independent binding decision.

Where infrastructure charges are applied under a previous charges scheme as part of transitional arrangements, disputes relating to the calculation of the relevant multiplier or the number or type of fittings on which the calculation is based, is determinable by the Water Services Regulation Authority (Ofwat). The address is: **Ofwat, Centre City Tower, 7 Hill Street, Birmingham, B5 4UA.**

8 WATER USED DURING DEVELOPMENT

8.1 Temporary connection for building water

Charges apply at the point of connection for temporary building water supplies (see 5.7.9).

8.2 Building water charges

We will normally charge for building water based on the number of houses or premises to be built on a site (up to 63mm connections) unless we determine the supply should be metered, or you ask for it to be metered.

Premises supplied	Charge
Premises with a connection up to and including 63mm	£25.00 per unit
Premises with a connection larger than 63mm	10p per £100.00 of the contract value
Any premises that we determine should be metered, or you ask to be metered	Standard measured charges*

*This charge is made by United Utilities wholesale services to the consumers chosen retailer if applicable. For details of end user charges, please consult your retailer.

9 MISCELLANEOUS

9.1 Traffic management

Where additional costs are payable as a result of compliance with Traffic Management Act 2004 (such as road closures or traffic management) these will be payable in addition to any standard charges.

If additional costs are incurred as a result of your actions (e.g. extension charges), these will be payable by you.

9.1.1 Temporary traffic lights

	Delivery & collection, set up & dismantle installation	Charge per day
3 way temporary traffic lights	£342.00	£35.00
4 way temporary traffic lights	£443.00	£42.00
Includes compliance with all requirements of Traffic Management Act 2004 - chapter 8 (up to 60 mph)		

9.1.2 Closure/diversion

	Charge per week
Road closure and diversion and/or lane closure up to 40mph, to comply with instruction from Employer and/or Street Authority; up to and including 40 mph, not exceeding 1 mile diversion route. Temporary Traffic Regulation Order & council fees for road closures are in addition to this charge and can be found in 9.1.3	£547.00

9.1.3 Other traffic management charges

For the purposes of the following table, the working day is Mon-Friday 8am – 8pm (excluding Bank Holidays).

	In working day	Outside working day (uplift)
Provision of appropriate traffic management operatives and/or vehicles (per day)	£588.00	£294.00
Miscellaneous traffic management services - pre-night cones / bus stop relocation / pre warn up to 20 properties/site maintenance (per service)	£178.00	£89.00

	Charge
Upfront site survey , Auto Cad drawings and submission of drawing to allow road space to be granted	£246.00
Temporary Traffic Regulation Order road closure	£1,980.00
Parking bay suspension	£39.00
Bus stop suspension	£220.00
Pedestrian crossing suspension	£385.00
Parking permit	£66.00
Temporary lights for Temporary Traffic Regulation Order	£418.00
Traffic light suspension (Bag off lights)	£440.00

9.2 Site visit charges

Where you request an additional site visit, charges will apply for each visit.

Site visit charge (per visit)	£73.00
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9.3 Abortive visit charges

Abortive site visit charges will apply where we are unable to carry out a scheduled activity.

This could be for reasons such as, but not limited to:

- we are unable to access site;
- obstruction preventing work (e.g. scaffolding or skips);
- re-inspection of customer pipework;
- customer not ready.

Abortive site visit charge (per visit)	£73.00
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Abortive site visit charges will not be charged if 24 hours' notice of cancellation is given.

9.4 Demobilisation/Remobilisation charges

An additional unplanned demobilisation/remobilisation charge will apply where we are unable to continue construction due to changes to the agreed programme of work. Such unplanned changes may be at your request.

Demobilisation/remobilisation charge	£1,106.00
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9.5 Repairs for damage

Charges will be made for repairs for damage to our assets including, where appropriate under section 174 of the Act, to whoever is responsible for damaging them.

We will recover all costs incurred (UU and contractor) associated with investigation, administration, statutory noticing, repair and reinstatement of the asset. We will also recover any other costs we incur as a result of the damage.

Examples include, but are not limited to:

Work description	Unsurfaced	Surfaced
Full exchange of boundary meter box	£368.00	£505.00
Complete Washout/Fire Hydrant replacement/removal	N/A	£1,229.00

10 CONSTRUCTION RATES – WATER DEVELOPMENTS

10.1 Mains connection charges

These charges include up to two metres of pipework. Where additional pipework is required, charges as quoted in 10.2 will apply for each additional metre in addition to charges quoted below.

Mains connection	Size of new pipe (mm)	Unsurfaced	Surfaced
Branch connection	50-99	£3,247.00	£3,848.00
	100-160	£4,040.00	£4,829.00
	161 – 315	£5,607.00	£6,590.00
Piece up	50-99	£753.00	£972.00
	100-160	£819.00	£1,051.00
	161-315	£1,468.00	£1,795.00
End connection	50-99	£860.00	£1,325.00
	100-160	£1,082.00	£1,645.00
	161-315	£1,886.00	£2,262.00
For mains connections larger than 315mm (including branch connections of any size to an existing main larger than 315mm) individual quotes will be provided upon request			

10.2 Mains laying charges

Charges are per metre and are inclusive of all fittings

Mains laying	Size (mm)	Lay only	Unsurfaced- open cut	Surfaced- open cut	Not in trench - surfaced
Polyethylene main	50-99	£35.00	£113.00	£166.00	£183.00
	100-160	£47.00	£137.00	£203.00	£223.00
	161-315	£102.00	£196.00	£252.00	£278.00
Barrier Pipe main*	50 – 99	£52.00	£132.00	£188.00	£204.00
	100-160	£68.00	£163.00	£231.00	£251.00
	161-315	£120.00	£224.00	£283.00	£308.00
*only available where identified as a requirement by a soil sample risk assessment					

For mains larger than 315mm, individual quotes will be provided upon request.

11 CONSTRUCTION RATES - SEWERAGE DEVELOPMENTS

The rates quoted in this section are indicative, and are provided to assist you with estimating charges.

On application, we will provide an estimate based on the parameters of your development.

	Includes
Construction charges	<ul style="list-style-type: none"> • Supply and handling of materials • Cutting and jointing of pipes and fittings • Set up costs and temporary works • All pipe protection, supply of protected materials • Disposal of all surplus material and waste (excluding Hazardous Waste) • Backfilling • Surface reinstatement • Site clearance

11.1 Gravity sewers

11.1.1 Gravity sewer connections – per connection

Size (mm)	Grassland	Suburban	Urban
Up to 225	£2,133.00	£2,532.00	£2,660.00
226 - 300	£2,578.00	£2,977.00	£3,104.00
301 - 400	£2,694.00	£3,094.00	£3,221.00
401 - 525	£4,749.00	£5,163.00	£5,310.00
526 - 600	£7,466.00	£8,007.00	£8,198.00
601 - 700	£7,716.00	£8,258.00	£8,449.00
701 - 800	£8,763.00	£9,360.00	£9,571.00
801 - 1000	£9,640.00	£10,297.00	£10,528.00

11.1.2 Gravity sewers construction– per metre

Size (mm)	Depth	Grassland	Suburban	Urban
Up to 225	Up to 2.5 m	£463.00	£840.00	£1,000.00
	2.6 – 4.5 m	£794.00	£1,267.00	£1,449.00
	4.6 – 6.5 m	£1,193.00	£2,048.00	£2,298.00
226 - 300	Up to 2.5 m	£548.00	£943.00	£1,091.00
	2.6 – 4.5 m	£884.00	£1,387.00	£1,604.00
	4.6 – 6.5 m	£1,305.00	£2,212.00	£2,522.00
301 - 400	Up to 2.5 m	£681.00	£988.00	£1,179.00
	2.6 – 4.5 m	£985.00	£1,431.00	£1,664.00
	4.6 – 6.5 m	£1,458.00	£2,381.00	£2,883.00
401 - 525	Up to 2.5 m	£753.00	£1,196.00	£1,362.00
	2.6 – 4.5 m	£1,134.00	£1,633.00	£1,892.00
	4.6 – 6.5 m	£1,698.00	£2,636.00	£3,348.00
525 - 600	Up to 2.5 m	£973.00	£1,293.00	£1,485.00
	2.6 – 4.5 m	£1,290.00	£1,796.00	£2,089.00
	4.6 – 6.5 m	£1,906.00	£2,854.00	£3,669.00
601 - 700	Up to 2.5 m	£1,119.00	£1,738.00	£2,073.00
	2.6 – 4.5 m	£1,484.00	£2,275.00	£2,776.00
	4.6 – 6.5 m	£2,143.00	£3,102.00	£4,017.00
700 – 800	Up to 2.5 m	£1,190.00	£1,909.00	£2,285.00
	2.6 – 4.5 m	£1,629.00	£2,549.00	£3,062.00
	4.6 – 6.5 m	£2,414.00	£3,506.00	£4,477.00
801 - 1000	Up to 2.5 m	£1,463.00	£2,244.00	£2,663.00
	2.6 – 4.5 m	£1,877.00	£2,820.00	£3,410.00
	4.6 – 6.5 m	£2,728.00	£4,036.00	£5,114.00

11.2 Manholes

Manhole diameter (mm)	Depth	Grassland	Suburban	Urban
1200 (up to 225mm pipe)	Up to 2.5 m	£6,601.00	£8,471.00	£9,014.00
	2.6 – 4.5 m	£11,736.00	£14,271.00	£14,815.00
	4.6 – 6.5 m	£19,893.00	£22,845.00	£23,956.00
1350 (226-400mm pipe)	Up to 2.5 m	£7,354.00	£9,514.00	£10,154.00
	2.6 – 4.5 m	£12,925.00	£15,719.00	£16,379.00
	4.6 – 6.5 m	£21,863.00	£25,687.00	£26,641.00
1800 (401-600mm pipe)	Up to 2.5 m	£10,155.00	£12,016.00	£12,984.00
	2.6 – 4.5 m	£17,190.00	£19,604.00	£20,891.00
	4.6 – 6.5 m	£25,963.00	£30,270.00	£31,207.00
2100 (601–700mm pipe)	Up to 2.5 m	£12,085.00	£14,375.00	£15,326.00
	2.6 – 4.5 m	£21,602.00	£22,995.00	£24,383.00
	4.6 – 6.5 m	£31,905.00	£34,649.00	£35,998.00
2400 (701-1000mm pipe)	Up to 2.5 m	£15,005.00	£17,638.00	£19,139.00
	2.6 – 4.5 m	£27,386.00	£29,828.00	£31,405.00
	4.6 – 6.5 m	£40,642.00	£43,347.00	£45,046.00

11.3 Pumped rising mains

11.3.1 Pumped rising main – construction (per metre)

Pipe size (mm)	Depth	Grassland	Suburban	Urban
Up to 225	Up to 2.5 m	£538.00	£974.00	£1,134.00
	2.6 – 4.5 m	£845.00	£1,494.00	£1,684.00
	4.6 – 6.5 m	£1,325.00	£2,404.00	£2,683.00
226 - 300	Up to 2.5 m	£707.00	£1,188.00	£1,345.00
	2.6 – 4.5 m	£1,039.00	£1,715.00	£2,002.00
	4.6 – 6.5 m	£1,502.00	£2,733.00	£3,187.00
301 - 400	Up to 2.5 m	£895.00	£1,376.00	£1,561.00
	2.6 – 4.5 m	£1,188.00	£1,901.00	£2,174.00
	4.6 – 6.5 m	£1,703.00	£2,948.00	£3,531.00
401 - 525	Up to 2.5 m	£1,261.00	£1,846.00	£2,057.00
	2.6 – 4.5 m	£1,642.00	£2,524.00	£2,962.00
	4.6 – 6.5 m	£2,215.00	£3,635.00	£4,345.00
526 - 600	Up to 2.5 m	£1,798.00	£2,447.00	£2,977.00
	2.6 – 4.5 m	£2,282.00	£3,251.00	£3,556.00
	4.6 – 6.5 m	£3,065.00	£4,512.00	£5,106.00

11.3.2 Connection to existing rising main (per connection)

Size (mm)	Grassland	Suburban	Urban
Up to 225	£4,440.00	£5,701.00	£6,235.00
226 - 300	£8,202.00	£10,814.00	£11,811.00
301 - 400	£18,224.00	£18,069.00	£18,794.00
401 - 525	£29,401.00	£33,082.00	£33,636.00
526 - 600	£37,694.00	£44,343.00	£46,373.00

11.3.3 Thrust blocks

Diameter (mm)	Charge – per thrust block
Up to 300	£772.00
301 - 400	£808.00
401 - 525	£1,111.00
526 - 600	£3,254.00

11.3.4 Valves

Diameter (mm)	Charge – per valve
Up to 225	£2,415.00
226 - 300	£3,594.00
301 - 400	£7,653.00
401 - 525	£13,401.00
526 - 600	£21,125.00

12 RATES FOR CALCULATION OF ESTIMATED VALUE OF WORKS

12.1 Pipe size rates

Prices are per metre and apply to surface water, foul or combined sewers.

Pipe diameter (mm)	Charge
150	£154.00
225	£183.00
300	£188.00
375	£227.00
450	£259.00
525	£280.00
600	£320.00
750	£372.00
825	£451.00
900	£555.00
1050	£629.00
1200	£631.00
1350	£753.00
1500	£878.00
1800	£1,044.00
2100	£1,371.00
2400 (over 3m depth)	£1,886.00

12.2 Pumping Station rates

Size of pumping Station	Charge (per asset)
5 - 50 houses	£36,680.00
51 – 100 houses	£40,014.00
101 – 200 houses	£45,572.00
201 – 300 houses	£55,576.00
More than 301 houses	£64,468.00

12.3 Sewer connection rates

Sewer nominal diameter (mm)	Charge – per connection
150	£758.00
225 - 300	£866.00
375 - 600	£1,365.00
750 - 900	£1,766.00
1050 - 2400	£2,648.00

12.4 Box culvert rates

Nominal flow area (m2)	Charge – per box culvert
0.0 - 2.0	£401.00
2.1 - 4.0	£1,203.00
4.1 - 6.0	£1,925.00
6.1 - 8.0	£2,475.00
8.1 - 10.0	£3,834.00

12.5 Manhole rates

Diameter (mm)	Charge – per manhole
1050	£2,847.00
1200	£3,132.00
1350	£3,511.00
1500	£3,890.00
1800	£5,049.00
2100	£6,173.00
2400	£7,067.00
2700	£12,344.00
3000	£14,733.00
3600	£31,326.00

12.6 Outfall pipe rates

Description	Charge (per outfall)
Outfall pipe 150 - 225mm	£2,334.00
Outfall pipe 300 - 450mm	£6,447.00
Outfall pipe 525 - 600mm	£10,370.00
Outfall pipe 750 - 900mm	£16,817.00

12.7 Sewer abandonment rates

Pipe diameter (mm)	Charge (per metre)
150	£9.00
225 - 300	£11.00
375 - 450	£19.00
525 - 600	£27.00
750	£39.00
825 - 900	£54.00
1050 - 2400	£111.00

12.8 Manhole abandonment rates

Diameter (mm)	Charge – per manhole
1050 - 1200	£490.00
1350	£593.00
1500	£655.00
1800	£912.00
2100	£984.00
2400 - 3600	£1,231.00

12.9 Lateral drains - only applicable to S104

Lateral drains (per lateral drain)	£779.00
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12.10 Flow control device – only applicable to S104

Flow control device (per device)	£2,597.00
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12.11 Rising main - only applicable to S104 and S185

Rising main length (per metre)	£115.00
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13 EXAMPLES OF ADDITIONAL COSTS

The table below gives examples of additional costs which may apply in exceptional circumstances, as described in 3.1.

This is provided for illustrative purposes only, and is not an exhaustive list.

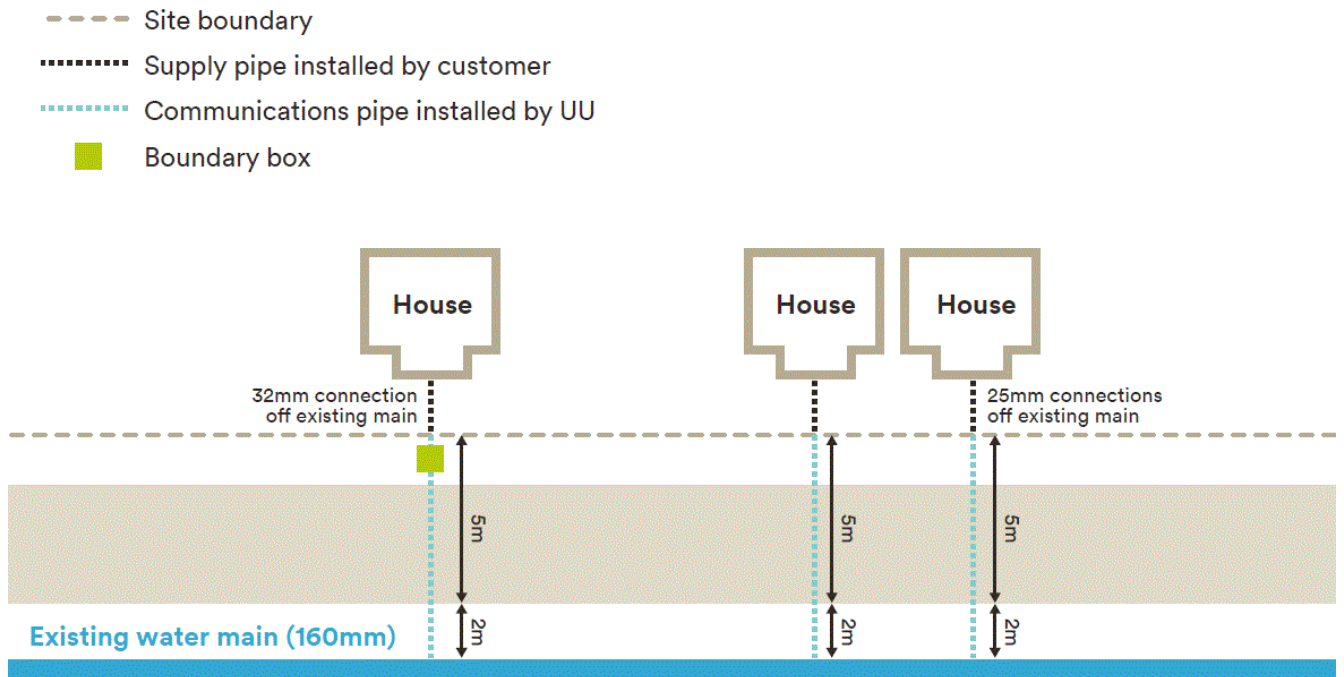
Costs associated with	Includes items such as (but not limited to)
Crossings such as watercourses, railways and motorways	<ul style="list-style-type: none"> • Site survey • 3rd party cost • Legal agreements • Out of hours work
Invasive flora (e.g. Japanese knotweed, Himalayan Balsam)	<ul style="list-style-type: none"> • Site survey • Specialist removal/disposal costs
Ecological impacts	<ul style="list-style-type: none"> • Ecological surveys • Newt assessment and mitigation
Crossing third party land	<ul style="list-style-type: none"> • Site survey • Compensation for landowner(s) • Legal agreements
Land Purchase compensation	<ul style="list-style-type: none"> • Land compensation • Business owner compensation • Property owner compensation
Work near to water sources, bridges and other structures	<ul style="list-style-type: none"> • Site survey • 3rd party costs • Legal agreement • Out of hours work
Construction near other services (e.g. high pressure gas mains, overhead power cables)	<ul style="list-style-type: none"> • Site survey • 3rd party costs • Out of hours work
Work on strategic mains	<ul style="list-style-type: none"> • Branch connection of any size to an existing main larger than 315mm • Site survey • Out of hours work
Construction of water main larger than 315mm	<ul style="list-style-type: none"> • Site survey • Pipework and ancillaries • Out of hours work
Hazardous contaminated ground	<ul style="list-style-type: none"> • Survey costs • Disposal costs

Water assets at depths greater than 1.25 metres	<ul style="list-style-type: none"> • Dewatering • Health & safety considerations
Exceptional reinstatement costs	<ul style="list-style-type: none"> • Compliance with New Roads and Street Works Act 1991
Access to working area	<ul style="list-style-type: none"> • Site survey • Temporary access roads
Site clearance and reinstatement	<ul style="list-style-type: none"> • Site clearance • Demolition of existing structures • Landscaping • Tree clearance
Exceptional ground conditions	<ul style="list-style-type: none"> • Ground stabilisation • Excavation through rock • De-watering
Security costs	<ul style="list-style-type: none"> • Fencing • Manning • patrols
Onsite booster station	<ul style="list-style-type: none"> • Site survey • Legal agreements • 3rd party costs

14 APPENDIX – EXAMPLE DEVELOPMENTS

Applicable miscellaneous charges as detailed in section 9 may apply to all developments.

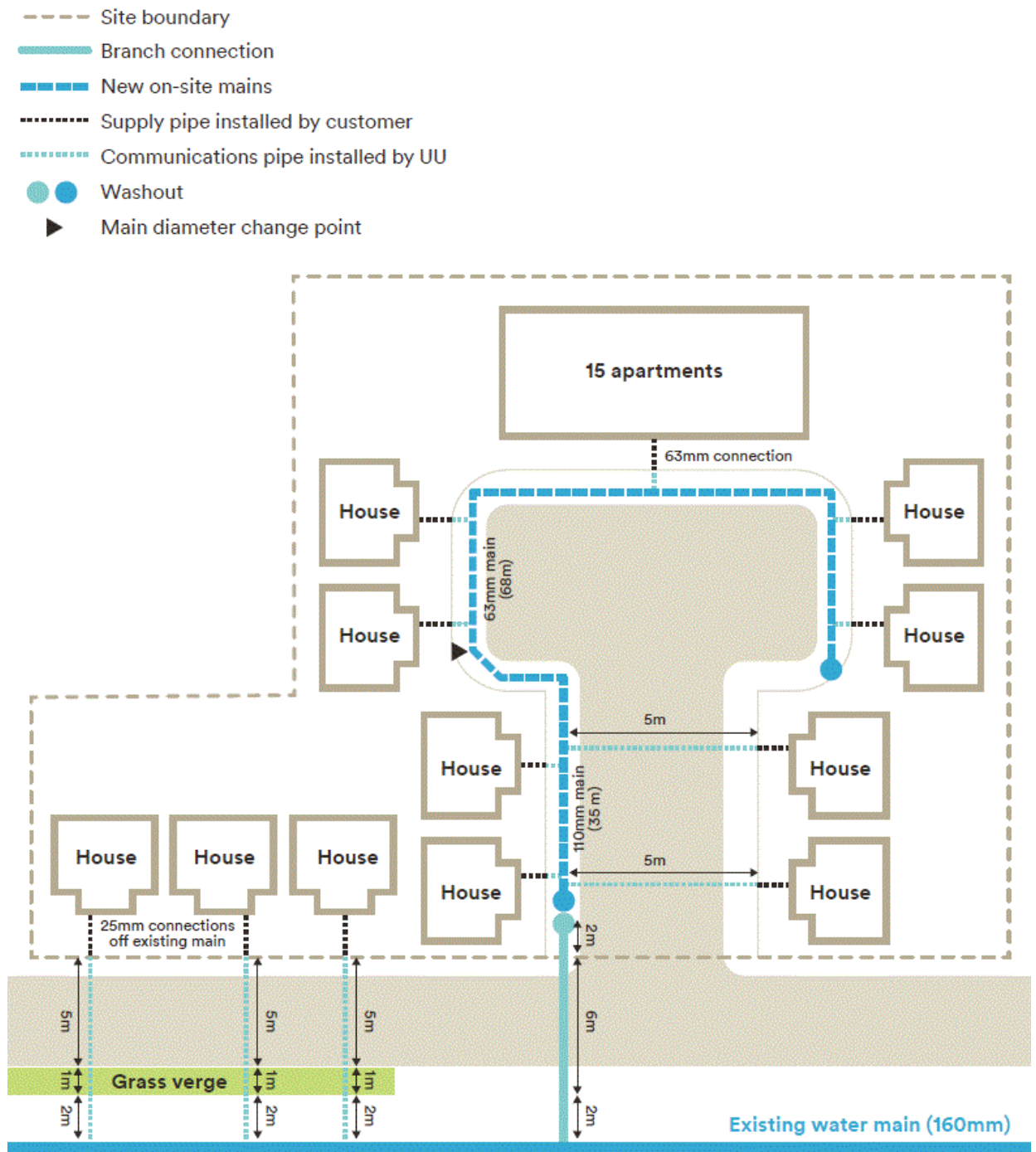
14.1 Service connection off existing main



For the purposes of this example: No infrastructure credits are applicable.

Charge Description	Scheme details	Quantity	Unit Charge	Total charge	Charges scheme reference
Water connection application fee (single connection)		1	£77.00	£77.00	5.7.1
Water connection application fee (additional connection)		2	£47.00	£94.00	
Water connection processing fee (single connection)		1	£35.00	£35.00	5.7.2
Water connection processing fee (additional connection)		2	£13.00	£26.00	
25mm metered connection	25mm Surfaced service connection (includes up to 2m pipe)	2	£563.00	£1,126.00	5.7.3
	Additional 25mm PE surfaced service pipe	10	£86.00	£860.00	
32mm metered connection	32mm Surfaced service connection (includes up to 2m pipe)	1	£768.00	£768.00	
	Additional 32m PE surfaced service pipe	5	£86.00	£430.00	
Service connection costs				£3,416.00	
Building water		3	£25.00	£75.00	8.2
Infrastructure	Water infrastructure charge	3	£356.00	£1,068.00	7.1
	Water infrastructure credits	0		£0.00	7.3.1
	Sewerage infrastructure charge	3	£423.00	£1,269.00	7.1
	Sewerage infrastructure credits	0		£0.00	7.3.1
Other costs				£2,412.00	
Total cost				£5,828.00	

14.2 Statutory Mains Requisition example

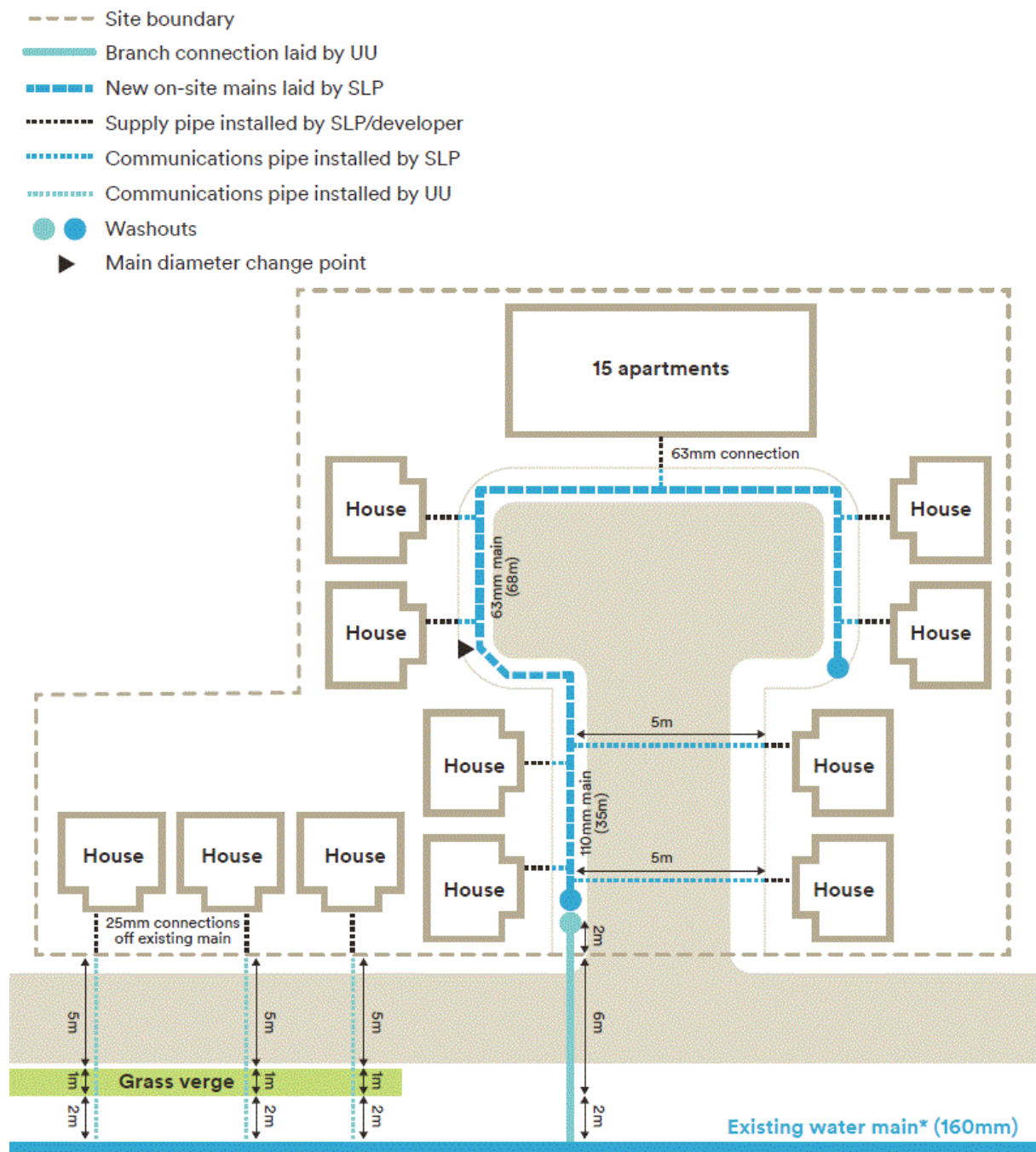


For the purposes of this example: Previous use on this site equates to 3 infrastructure credits (see 7.3.1).

Charge Description	Scheme details	Quantity	Unit charge	Total charge	Charges scheme reference
Requisition application fee		1	£371.00	£371.00	5.5.1
Administration cost				£371.00	
Requisition processing fee		1	£ 242.00	£242.00	5.5.2
Branch Connection	Surfaced 110mm branch connection (includes up to 2m pipe)	1	£4,829.00	£4,829.00	10.1 & 10.2
	Additional 110mm PE surfaced main	6	£ 203.00	£1,218.00	
	Additional 110mm PE unsurfaced main	2	£ 137.00	£274.00	
Piece up	Unsurfaced 110mm piece-up connection (includes up to 2m pipe)	1	£ 819.00	£819.00	
Mains laying	110mm PE unsurfaced main	35	£ 137.00	£4,795.00	
	63mm PE unsurfaced main	68	£ 113.00	£7,684.00	
Mains requisition cost				£19,861.00	
Income offset	No of plots	23	£839.00	-£19,297.00	5.6
(capped at mains scheme cost)	Max	£19,861.00			
Net mains requisition cost (Payable before commencement of work)				£ 564.00	
25mm on-site metered connection	25mm Unsurfaced service connection (includes up to 2m pipe)	8	£396.00	£3,168.00	5.7.3
	Additional 25mm PE unsurfaced service pipe	10	£53.00	£530.00	
25mm off-site metered connection	25mm Surfaced service connection (includes up to 2m pipe)	3	£563.00	£1,689.00	
	Additional 25mm PE surfaced service pipe	15	£86.00	£1,290.00	
	Additional 25mm PE unsurfaced service pipe (verge)	3	£53.00	£159.00	
63mm service connection	63mm Unsurfaced service connection (includes up to 2m pipe)	1	£2,322.00	£2,322.00	
	Provision & installation of 15mm meter	15	£76.00	£1,140.00	5.7.5
Service connection administration charge	Administration charge for each new connected property	26	£16.00	£416.00	5.5.3
Service connection costs				£10,714.00	
Building water		26	£25.00	£650.00	8.2
	Water infrastructure charge	26	£356.00	9,256.00	7.1
	Water infrastructure credits	3	-£356.00	-£1,068.00	7.3.1
	Sewerage infrastructure charge	26	£423.00	£10,998.00	7.1
	Sewerage infrastructure credits	3	-£423.00	-£1,269.00	7.3.1
Other costs				£18,567.00	
Total statutory scheme cost				£29,845.00	

14.3 Self-lay mains example

If our host main is smaller than the proposed new site main, then please contact us to discuss the possible solutions.



For the purposes of this example, the following assumptions are made:

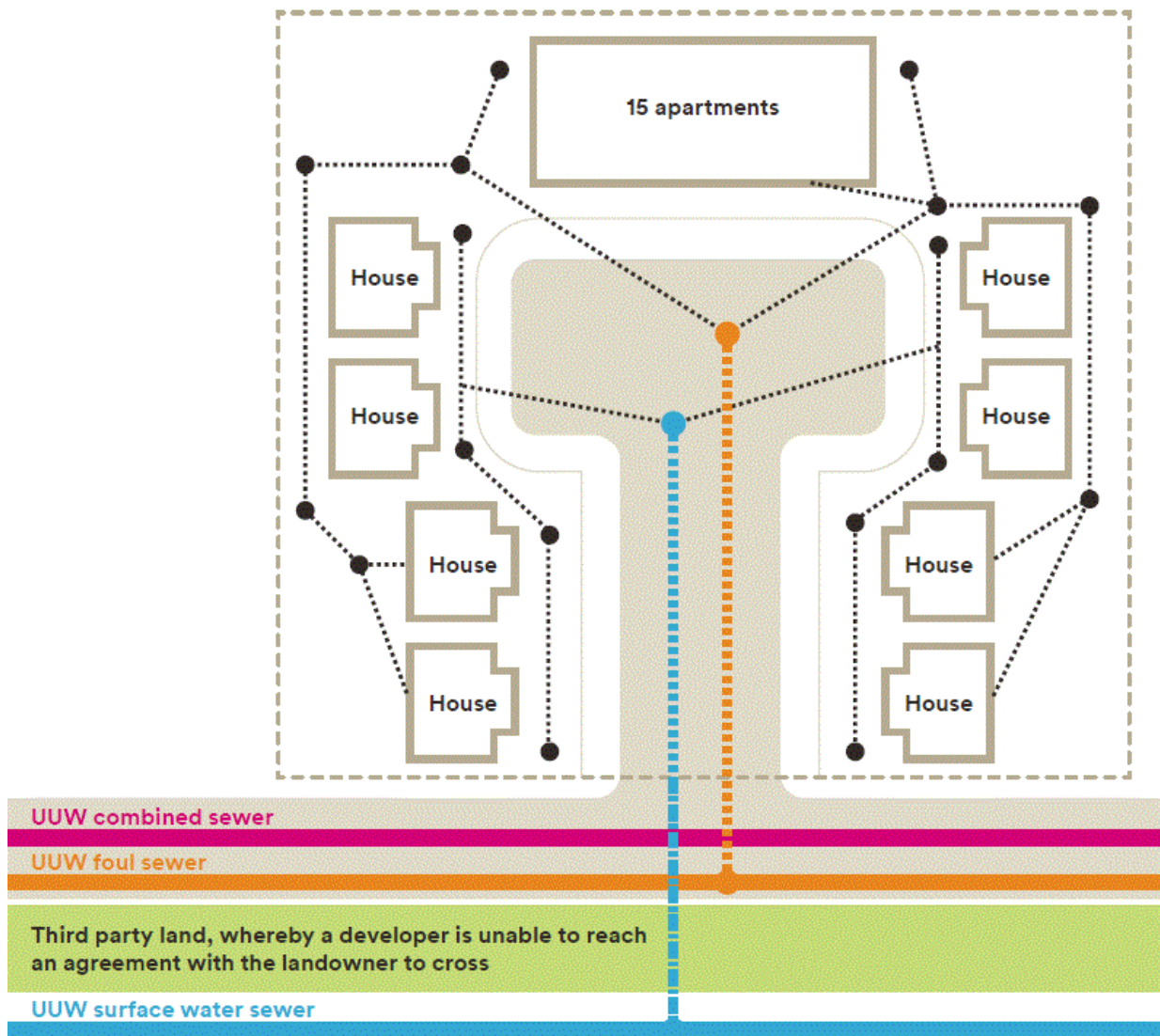
- 25mm off-site metered connections from the existing water main are carried out by us.
- All on-site connections are made by the SLP or new appointee.

Charge Description	Scheme details	Quantity	Unit charge	Total charge	Charges scheme reference	
Self-lay application fee		1	£225.00	£225.00	5.4.1	
Administration cost				£225.00		
Self-lay processing fee		1	£335.00	£335.00	5.4.3	
Statutory construction costs used to allow calculation of self-lay scheme cost for comparison purposes	Branch connection, piece-up and main laying costs, see Statutory mains example in Appendix 14.2			£19,619.00	5.5.4 & 10.0	
SLP mains scheme cost				£19,954.00		
Asset payment	No of plots	23	£839.00	£19,297.00	5.4.10 & 5.6	
(capped at mains scheme cost)	Max	£19,954.00				
Net self-lay mains cost (deducted from asset payment)				£ 657.00		
25mm on-site metered connection	25mm Unsurfaced service connection (includes up to 2m pipe)	8			5.7.3	
	Additional 25mm PE unsurfaced service pipe	10				
25mm off-site metered connection	25mm Surfaced service connection (includes up to 2m pipe)	3	£563.00	£1,689.00		
	Additional 25mm PE surfaced service pipe	15	£86.00	£1,290.00		
	Additional 25mm PE unsurfaced service pipe (grass verge)	3	£53.00	£159.00		
63mm service connection	63mm Unsurfaced service connection (includes up to 2m pipe)	1				
	Provision & installation of 15mm meter	15				5.4.5
Service connection administration charge associated with mains requisition scheme	Administration charge for each new connected property	26	£16.00	£416.00		5.4.7
Service connection costs				£3,554.00		
Building water	Building water	26	£25.00	£650.00		8.2
Infrastructure	Water infrastructure charge	26	£356.00	£9,256.00	7.1	
	Water infrastructure credits	3	-£356.00	-£1,068.00	7.3.1	
	Sewerage infrastructure charge	26	£423.00	£10,998.00	7.1	
	Sewerage infrastructure credits	3	-£423.00	-£1,269.00	7.3.1	
Other costs				£18,567.00		
Total Self-Lay scheme cost				£22,778.00		

14.4 Sewer requisition example

For application of sewerage infrastructure charges, please see examples 14.1, 14.2 & 14.3.

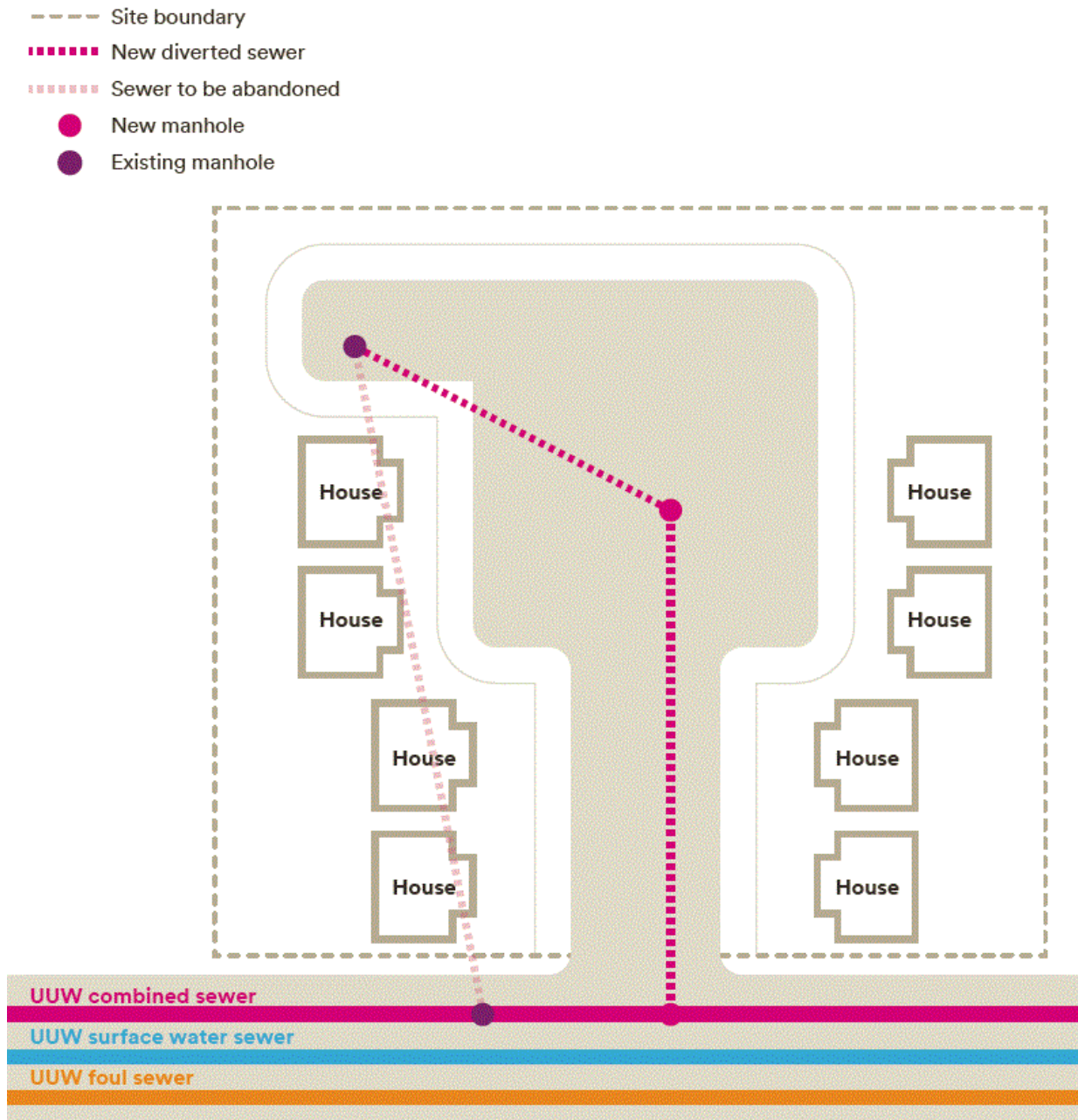
- Site boundary
- Surface water sewer (adoption proposal)
- Proposed new foul sewer (adoption proposal)
- Private plot drainage (not adoptable)
- New manholes
- Sewer requisition surface water



Charge Description	Scheme details	Quantity	Unit charge	Total charge	Charges scheme reference
Gravity sewers (m)	Gravity Sewers - Up to 225mm Diameter - Urban - Up to 2.5m Depth	50	£1,000.00	£50,000.00	11.1.2
Gravity Sewer connections	Gravity Sewer - Connections - Up to 225mm Diameter - Urban	1	£2,660.00	£2,660.00	11.1.1
Manholes	Precast Concrete Ring Manhole - 1200mm nominal chamber diameter - Up to 225mm Diameter - Urban - Up to 2.5m Depth	1	£9,014.00	£9,014.00	11.2
Indicative sewer requisition construction cost				£61,674.00	
Requisition application fee		1	£285.00	£285.00	6.1.1
Legal Fee for sewer requisition agreement		1	£561.00	£561.00	6.1.2
Legal Fee for provision of an easement		1	£638.00	£638.00	
Total other costs				£1,484.00	
Total costs				£63,158.00	

14.5 Sewer diversion example

For application of sewerage infrastructure charges, please see examples 14.1, 14.2 & 14.3.



Diversion of public sewers - carried out by developer					
Charge Description	Scheme details	Quantity	Unit charge	Total charge	Charges scheme reference
Sewer lengths (m)	300mm, combined sewer	100	£188.00	£18,800.00	12
Manholes	1350 manholes	2	£3,511.00	£7,022.00	
Sewer abandonment (m)	300mm, combined sewer, under 3m depth	60	£11.00	£660.00	
Manhole abandonment	1350 manhole	1	£593.00	£593.00	
Sewer connection	Sewer connection 225mm-300mm	1	£866.00	£866.00	
Estimated Value of Works (for calculation of processing fee & surety)				£27,941.00	
Diversion Application Fee		1	£285.00	£285.00	6.3.2
Legal Fees Agreement		1	£589.00	£589.00	6.3.1
Legal Fees - Easement		1	£638.00	£638.00	
Processing Fee	5% of estimated value of works	1		£1,397.05	6.3.2
Total other costs (excluding surety)				£2,909.05	
Surety*	Cash payment or bond 100% of value	1		£27,941.00	6.3.2
Total diversion costs (including surety)				£30,850.05	

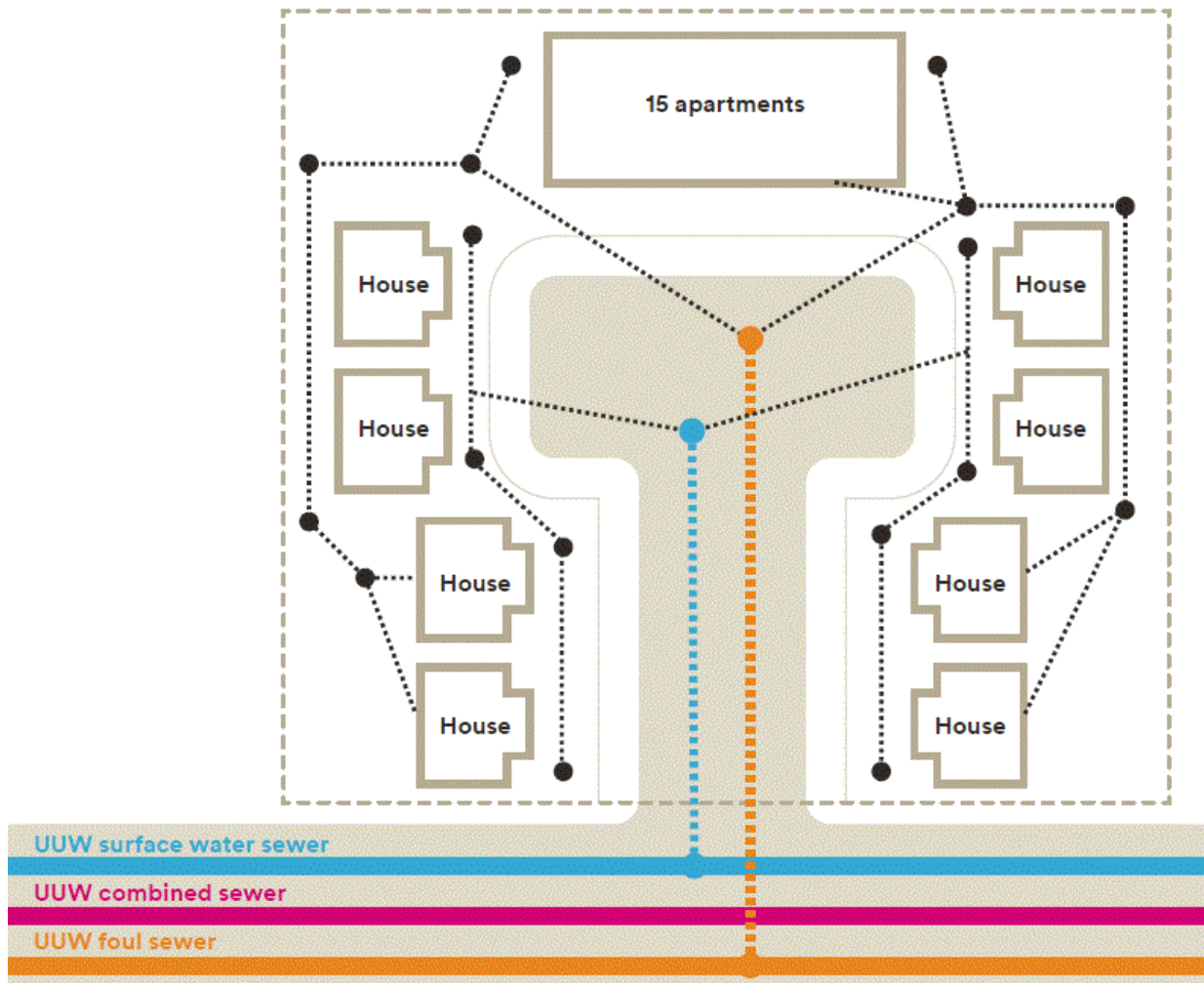
*80% released once we confirm work carried out to appropriate standard. Remaining released on adoption.

Diversion of public sewers -carried out by us					
Charge Description	Scheme details	Quantity	Charge	Total charge	Charges scheme reference
Sewer length (m)	Gravity Sewers - 226 to 300mm Diameter - Urban - Up to 2.5m Depth	100	£1,091.00	£109,100.00	11.1.2
Manholes	Precast Concrete Ring Manhole - 1350mm nominal chamber diameter - 226 to 400mm Diameter - Urban - Up to 2.5m Depth	2	£10,154.00	£20,308.00	11.2
Connection	Gravity Sewer - Connections - 226 to 300mm Diameter - Urban	1	£3,104.00	£3104.00	11.1.1
Indicative construction cost				£132,512.00	
Diversion application Fee		1	£285.00	£285.00	6.3.3
Legal Fees - Easement		1	£638.00	£638.00	6.3.1
Total other costs				£923.00	
Total diversion costs				£133,435.00	

14.6 Sewer adoption (s104) example

For application of sewerage infrastructure charges, please see examples 14.1, 14.2 & 14.3.

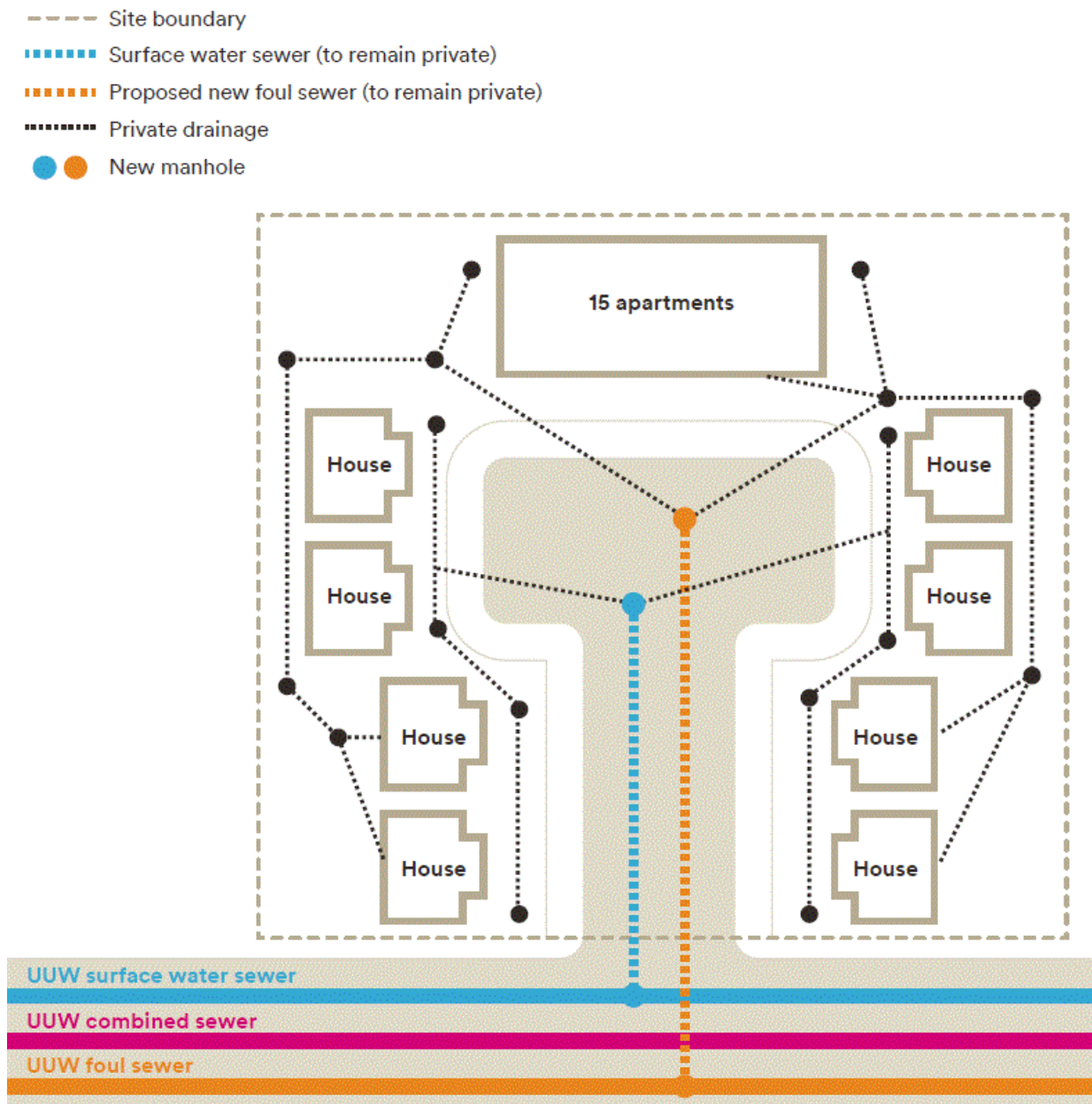
- Site boundary
- Surface water sewer (adoption proposal)
- Proposed new foul sewer (adoption proposal)
- New manhole



Charge Description	Scheme details	Quantity	Unit charge	Total charge	Charges scheme reference
Sewer lengths (m)	300mm, foul sewer	300	£188.00	£56,400.00	12
Sewer lengths (m)	300mm, surface water sewer	300	£188.00	£56,400.00	
Manholes	1350 manholes	4	£3,511.00	£14,044.00	
Sewer connection	Sewer connection 225mm-300mm	2	£866.00	£1732.00	
Estimated Value of Works (for calculation of processing fee & surety)				£128,576.00	
Application Fee	Administration costs	1	£1,279.00	£1,279.00	6.6.1
Processing Fee	2.5% of estimated value of works	1		£3,214.40	6.6.3
Legal Fee for a sewer adoption		1	£589.00	£589.00	6.6.2
Legal fee for transfer of land or provision of an easement		1	£638.00	£638.00	
Total other costs (excluding surety)				£5,720.40	
Surety (sewers)*	10% of estimated value of works	1		£12,857.60	6.6.4
Total sewer adoption costs (including surety)				£18,578.00	
*80% released once we confirm work carried out to appropriate standard. Remaining released on adoption.					

14.7 Sewer Connection

For application of sewerage infrastructure charges, please see examples 14.1, 14.2 & 14.3.



Charge Description	Scheme details	Quantity	Unit charge	Total charge	Charges scheme reference
Processing fee - sewer connection	Application for foul and surface water connection.	1	£203.00	£203.00	6.4.1
Total Estimated Value of Works				£203.00	

