

# Statement of Significant Changes

## New Connection Charges 2023/24

### 1. INTRODUCTION

This document sets out details of significant changes to our charges for 2023/24 as required by the Charges Rules for New Connection Services annex A2 issued by the Water Services Regulation Authority (“Ofwat”) under sections 51CD, 105CF, 143B and 144ZA of the Water Industry Act 1991.

### 2. BILL INCREASES COMPARED TO PREVIOUS YEAR

Based on our review of typical developments the majority of new connection schemes (around 95%) will experience bill increases of no more than 10% compared to the previous year (excluding the impact of the income offset).

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

### 3. UNDERLYING FACTORS

The following underlying factors impact new connection charges for 2023/24:

- A revised developer services contract resulting in a number of rates going up and a number of rates coming down, resulting in the need to align the charges to the current contract
- Continued phasing of increases to administration charges from previous year to take account of new costing information and to improve the forward looking cost reflectivity of those charges
- Contractual inflation of 10.97% on contractor rates.

### 4. CHANGES TO SPECIFIC CHARGES

Since 2020/21 we have been revising new connection charges to reflect improved costing information, including changes to the terms of our contractual arrangements with suppliers.

We are continuing to identify opportunities to improve the granularity of charges to better demonstrate cost reflective charges, ensure we are supporting competitive markets and be responsive to stakeholder feedback.

Our approach to setting charges for 2023/24 has been to implement as many of the required charges as possible whilst still ensuring the overall cost of each typical scheme, on average, does not increase by more than 10%. As a result of the changes made this year, there are only nine charges that we expect will need further significant transitional adjustments beyond 31 March 2024.

For 2023/24 we are introducing 18 new water charges for new connections. These include 2 new charges for service connections, 9 for main laying and 7 for traffic management and other charges.

#### Water service connection charges

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

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For 2023/24 charges we have also adjusted charges to reflect updated costs and contractor rates. This results in 26 service connection charges reducing compared to the prior year and 12 charges increasing by more than 10% compared to the prior year.

Of the 12 charges increasing by more than 10% only three service connection charges are expected to require further significant transitional adjustments beyond 31 March 2024. These are listed in the table below. The increase applied to the three water service connection charges for 2023/24 has been limited as part of a phased approach to mitigate the customer impact.

Charge Type:
Service connection: 25mm metered surfaced (up to 2m service pipe)
Service connection: 32mm metered surfaced (up to 2m service pipe)
Temporary connection

In response to stakeholder feedback and to improve the granularity of contestable charges we are introducing two new rates:

Service connection charge type:
Additional metre service pipe Polyethylene (PE)- 0-32mm (laid in ducts)
Additional metre service pipe Barrier Pipe (BP)- 0-32mm (laid in ducts)

## Water main laying charges

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

For 2023/24 we have also adjusted charges to reflect updated costs and contractor rates. This results in 20 main laying charges reducing compared to the prior year and 29 charges increasing by more than 10% compared to the prior year.

Of the 29 charges increasing by more than 10% only two main laying charges are expected to require further significant transitional adjustments beyond 31 March 2024. These are listed in the table below. The increase applied to the two water main laying charges for 2023/24 has been limited as part of a phased approach to mitigate the customer impact.

Charge type:
Main laying: 100mm – 160mm Barrier Pipe lay only
Main laying: 161mm – 315mm Barrier Pipe lay only

In response to stakeholder feedback and to improve the granularity of contestable charges we are introducing nine new rates, reflecting the lower cost of providing the activity:

Main laying charge type:
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Branch connection – 50mm-99mm lay only

Branch connection – 100mm-160mm lay only

Branch connection – 161mm-315mm lay only

Piece up connection – 50mm-99mm lay only

Piece up connection – 100mm-160mm lay only

Piece up connection – 161mm-315mm lay only

End connection – 50mm-99mm lay only

End connection – 100mm-160mm lay only

End connection – 161mm-315mm lay only

## Water metering charges

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

For 2023/24 we have also adjusted charges to reflect updated costs and contractor rates. This results in six metering charges reducing compared to the prior year and 22 charges increasing by more than 10% compared to the prior year. Of the 22 charges increasing by more than 10% none are expected to require further significant transitional adjustments beyond 31 March 2024.

## Water – traffic management and other ancillary charges

For 2023/24 we have adjusted charges to reflect updated costs and contractor rates. This results in 11 traffic management and other ancillary charges reducing compared to the prior year and 29 charges increasing by more than 10% compared to the prior year. No charges are expected to require further significant transitional adjustments beyond 31 March 2024. In response to stakeholder feedback and to improve the granularity of traffic management and other ancillary charges we are introducing seven new rates:

### **Traffic management and other ancillary charge type:**

2 way temporary traffic lights setup & removal (up to 3 days)

3 way temporary traffic lights setup & removal (up to 3 days)

4 way temporary traffic lights setup & removal (up to 3 days)

Daily charge for traffic management (above 3 days)

Manual Control Daily charge - Traffic Lights (Peak Hours)

Manual Control Daily charge - Traffic Lights (All Day)

Out of hours working

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## Water administration charges

For 2020/21 charges we adjusted a number of water administration charges to improve the forward looking cost reflectivity. This review continued for 2023/24 charges.

In setting 2023/24 charges we have accelerated the rate of transition for a number of water administration charges, whilst still ensuring the overall cost of each typical scheme, on average, does not increase by more than 10%. As a result of the changes made this year, there are only four water administration charges that we expect will need further significant transitional adjustments beyond 31 March 2024.

These are listed in the table below. The increase applied to four water processing fees<sup>1</sup> for 2023/24 has been limited as part of a phased approach to mitigate the customer impact.

Charge Type:
Processing fee: Water connection processing fee (single connection)
Processing fee: Self lay connection off existing main (single connection) UU connection
Processing fee: Self lay connection off existing main (single connection) SLP connection
Processing fee: Self lay connection off existing main (additional connection) SLP connection

## Wastewater administration charges

For 2020/21 charges we adjusted a number of wastewater administration charges to improve the forward looking cost reflectivity. This review continued for 2023/24 charges.

The increase across a number of administration charges for 2023/24, where appropriate, has been limited to 10%. This is part of a phased approach to mitigate the customer impact.

## Unmeasured building water charges

For 2023/24 we continue to offer developer customers the choice of a fixed or metered charge. We continue to undertake work to assess the cost reflectivity of these charges, taking into account a number of different development types and will consider changes to our approach for these charges for the 2024/25 charging year and beyond. For 2023/24 charges the unmeasured building water charge remains unchanged from 2022/23.

## Infrastructure charges and income offset

The COVID-19 pandemic resulted in lower new connection volumes for 2020/21 than originally forecast. Whilst there was improvement to the new house building market in 2021/22 the longer term recovery is still uncertain in the current economic climate. In the short term this makes it challenging to forecast new connections for 2023/24 with the same degree of certainty as we have had in previous years. In the short term we do not expect this to impact the forecast network reinforcement expenditure that is planned to invest ahead of need. Currently we would expect the majority of these sites to be completed, although this might be to a slightly revised timeline.

On the basis of cost forecasts, volume forecasts and the likely take-up of the reduced rate infrastructure charge for sustainable developments we consider that the existing infrastructure charge remains cost

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<sup>1</sup> The application and administration fees have been combined into a single processing fee and payable later in the process, on acceptance. **These are not new charges. See section 5 for more information.**

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reflective and will be held for 2023/24. This means that the existing income offset value will be retained into 2023/24.

## 5. CHARGING POLICY AND OTHER CHANGES

### Water application and administration fees relating to service connections and mains requisitions

There has been a change in policy for water application and administration fees (service connections and mains requisitions). The application and administration fees have been combined into a single processing fee and payable later in the process, on acceptance. It is expected that 99% of applications will proceed to acceptance stage. This change was introduced in response to developer feedback to improve both customer experience and reduce the administrative burden of having a two stage payment process.

### 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 transitional arrangements in 2020/21, which may still be applicable for some of those sites if any changes are required to that site in 2023/24. A summary of our transitional arrangements are included in Section 7 below. Further information is included on our website.<sup>2</sup>

## 6. DEVELOPER CUSTOMER BILLS, IMPACT ASSESSMENTS AND HANDLING STRATEGIES

The charges presented for 2023/24 have been subject to a forward looking cost reflectivity review and the impact of this review on customers has been assessed. Where this review indicated that a charge should be subject to a material change in order to improve its forward looking cost reflectivity, particularly where this involves an increase to a charge, we have capped nine charges for 2023/24 to ensure the significant majority of developer customers will not experience an overall bill increase of more than 10%. This is 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.

We have assessed the effects the new charges have on customer bills for a range of different development types and put in place 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 (more than 95%) will experience overall bill increases of no more than 10% in 2023/24. This excludes the impact of the income offset. Ofwat has stated its intention to remove the income offset and the requirement to demonstrate maintaining the balance of charges from 1 April 2025.

Worked examples of typical development bills for new connection services are included in Appendix 1. These are based on scenarios specified by Ofwat.

For ease of reference we include a table below summarising the total change on each of the published examples from 2022/23 (excluding the impact of the income offset):

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<sup>2</sup> <https://www.unitedutilities.com/builders-developers/guidance/our-charges/new-connections-and-developer-services/>

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Industry published scenarios (proposed 23/24)	PE rate	% change 22/23	Barrier Pipe rate	% change 22/23	SLP	% change 22/23	NAV	% change 22/23
Scenario 1: Single connection -house (existing main)	£ 2,441	23.2%	£ 2,431	21.1%	£ 1,008	1.4%	n/a	n/a
Scenario 2: Single connection- block of flats (existing main)	£ 13,382	6.6%	£ 13,460	5.4%	£ 7,429	9.9%	£ 6,465	0.2%
Scenario 3: Medium housing development (excavation / reinstatement by others)	£ 91,577	2.7%	£103,205	5.1%	£ 40,416	-1.6%	£ 38,648	-2.6%
Scenario 4: Medium housing development (excavation / reinstatement by Water Company)	£125,887	-6.9%	£138,595	-4.9%	£ 40,416	-1.6%	£ 38,648	-2.6%
Scenario 5: Large housing development (excavation / reinstatement by others)	£334,531	6.3%	£372,633	9.2%	£143,424	2.4%	£138,806	2.1%
Scenario 6: Large housing development (excavation / reinstatement by Water Company)	£450,551	-3.2%	£509,913	2.3%	£143,424	2.4%	£138,806	2.1%

Five of the six worked examples assessed against 2023/24 charges did not result in bills for typical developments increasing by more than 10%.

Only one worked example (Scenario One – a single connection to a house from an existing main) indicated that bills for these types of developments would increase by more than 10%.

The increase on Scenario One is largely due to a change in our approach to separate out two way lights to improve granularity of charging (as discussed in section 4) but also our continued transition of service connection administration charges and construction charges.

The published example Scenario One requires us to include two way lights. This has resulted in a significant change in cost compared to the previous year. In 2022/23, in the published example, the developer would have paid a small proportion of the cost of two way lights whereas in 2023/24 they would pay the full cost of two way lights.

Typically only one in ten connections to existing mains would require two way lights. These customers would experience a 23.2% increase compared to 2022/23. However the significant majority (90% of customers) would not need two way lights and would only experience bill increases of 8.5%. In transitioning charges for 2023/24 we have considered the weighted impact of bill increases across this customer group so that, on average, for this type of development the impact on bills will be limited to 10%.

This is illustrated in the table below:

Industry published scenarios (proposed 23/24)	PE rate	% change 22/23	Barrier Pipe rate	% change 22/23	SLP	% change 22/23	NAV	% change 22/23
Scenario 1: Single connection -house (existing main)	£ 2,441	23.2%	£ 2,431	21.1%	£ 1,008	1.4%	n/a	n/a
<i>Scenario 1: -Excluding 2 way lights separate charge</i>	£ 2,150	8.5%	£ 2,140	6.6%	£ 1,008	1.4%	n/a	n/a
<i>Scenario 1 Weighted - 2 way lights (1 in 10 require TM)</i>	£ 2,179	10.0%	£ 2,169	8.1%	£ 1,008	1.4%	n/a	n/a

Based on these six worked examples, U UW expects around 5% of schemes to experience increases in bills above 10%. These schemes are largely limited to a single connection to a house, from an existing main, where two way lights are required.

## 7. TRANSITIONAL ARRANGEMENTS

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

Our transitional arrangements are as follows:

### Site specific work (new main laying/requisitions)

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

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- Applications based on the 2019/20 charges schemes needed to be made by the developer by 31 March 2020 and accepted by 30 September 2020. Work must also have started on site by 30 December 2020 in order for the 2019/20 charge to be applied.
- If the scheme application does not satisfy any one of the above timescale criteria then the prevailing year charging basis and charges will be applied.
- Minor changes to a scheme agreed on the 2019/20 charges scheme basis will be permitted and not result in a change to the agreed arrangements.
- Material changes to a scheme will result in a change to the agreed arrangements and will require the subsequent phases of the development to be re-quoted based on 2023/24 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.

The transitional arrangements are expected to end no later than 1 April 2025 when all of the schemes with current transitional arrangements are expected to be completed.

Further information on transitional arrangements can be found on our website<sup>3</sup>.

## 8. AREAS UNDER REVIEW FOR 2024/25 CHARGES

In developing 2024/25 charges we are currently considering:

- Introducing a bulk submission process for sustainable developments. A number of developers have advised us that they build houses to a standard specification and that this information could be used to simplify the application process for sustainable developments.
- Continued development of environmental incentives with stakeholders to encourage the use of innovative technologies in new homes for water efficiency and sustainable surface water management.
- Refining charging arrangements for specific customer types including homeowners, small builders, larger developer, SLPs and NAVs.
- Preparing for removal of the balance of charges rule and the ability to pay income offset.
- Changes to our approach to charging for the adoption of sewers including sustainable drainage systems.
- Further reviewing the approach to charging arrangements for water used for construction purposes, including closer alignment with the approach used by other water companies that only provide a metered charge for building water.

**16 December 2022**

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<sup>3</sup> <https://www.unitedutilities.com/builders-developers/charges-for-new-connections-and-developer-services/>

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### Appendix 1 – Worked Examples Standard Industry Scenarios

Scenario 1: Single connection to a house from an existing main								Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	PE Rate (£)	UU PE Total Charge (£)	Barrier Pipe Rate (£)	UU Barrier Pipe Total Charge (£)	Self-Lay Rate (£)	Self-Lay Total Charge (£)
<b>Pre-Construction Charges</b>									
Y	Application Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Y	Processing Fee	per application	1	£ 154	£ 154	£ 154	£ 154	£ 154	£ 154
N	Design fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>Construction Charges</b>									
Y	25mm surfaced service Connection (inc up to 2m of pipework, provision and installation of meter)	per connection	£ 1	£ 897	£ 897	£ 897	£ 897	n/a	n/a
Y	Additional 25mm pipework surfaced	per metre	£ 2	£ 132	£ 264	£ 127	£ 254	n/a	n/a
Y	2 way temporary traffic lights setup & removal (up to 3 days)	per TM usage	£ 1	£ 291	£ 291	£ 291	£ 291	n/a	n/a
Y	Meters	per connection	included in 25mm connection charge					n/a	n/a
<b>Other Charges</b>									
Y	Building water	per property	1	£ 27.50	£ 27.50	£ 27.50	£ 27.50	£ 27.50	£ 27.50
Y	Service connection administration charge	per meter	1	n/a	n/a	n/a	n/a	£ 19	£ 19
Y	S106 sewerage processing fee - developer connection	per application	1	£ 226	£ 226	£ 226	£ 226	£ 226	£ 226
<b>Infrastructure Charges</b>									
Y	Infrastructure Charge - Water	per property	1	£ 302	£ 302	£ 302	£ 302	£ 302	£ 302
Y	Infrastructure Charge - Sewerage	per property	1	£ 279	£ 279	£ 279	£ 279	£ 279	£ 279
<b>Income Offset</b>									
Y	Income Offset – Water	per property	1	£ 778	-£ 778	£ 778	-£ 778	£ 778	-£ 778
Y	Income Offset – Sewerage	per property	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>TOTALS</b>					£ 1,662.50		£ 1,652.50		£ 229.50
<b>% change in scheme charges from 22/23 (excluding Income Offset)</b>					<b>23.23%</b>		<b>21.13%</b>		<b>1.41%</b>
<b>% change in scheme charges from 22/23 (including Income Offset)</b>					<b>38.25%</b>		<b>34.51%</b>		<b>6.50%</b>
<b>% Weighted change in scheme charges from 22/23 (excluding income offset)</b>					<b>10.00%</b>		<b>8.08%</b>		<b>1.41%</b>



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Scenario 2: Single connection to a block of flats from an existing main								Alternative Delivery Method			
Applicable Charge?	Item	Unit	Qty	PE Rate (£)	UU PE Total Charge (£)	Barrier Pipe Rate (£)	UU Barrier Pipe Total Charge (£)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
Pre-Construction Charges											
Y	Application Fee single	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Y	Processing Fee single	per application	1	£ 154	£ 154	£ 154	£ 154	£ 154	£ 154	£ 154	£ 154
Y	Processing Fee additional	per application	9	£ 106	£ 954	£ 106	£ 954	£ 86	£ 774	n/a	n/a
N	Design Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Construction Charges											
Y	63mm surfaced service connection (includes 2m of pipework)	per connection	1	£ 3,758	£ 3,758	£ 3,758	£ 3,758	n/a	n/a	n/a	n/a
Y	additional 63mm pipework surfaced	per metre	2	£ 179	£ 358	£ 192	£ 384	n/a	n/a	n/a	n/a
Y	additional 63mm pipework unsurfaced	per metre	4	£ 109	£ 436	£ 122	£ 488	n/a	n/a	n/a	n/a
Y	2 way temporary traffic lights setup & removal (up to 3 days)	per TM usage	1	£ 291	£ 291	£ 291	£ 291	n/a	n/a	n/a	n/a
Y	Provision of 15mm meter	per property	10	£ 44	£ 440	£ 44	£ 440	n/a	n/a	n/a	n/a
Y	Installation of 15mm meter	per property	10	£ 68	£ 680	£ 68	£ 680	n/a	n/a	n/a	n/a
Other Charges											
Y	Building water	per property	10	£ 27.50	£ 275.00	£ 27.50	£ 275.00	£ 27.50	£ 275.00	£ 27.50	£ 275.00
	Service connection admin fee	per meter	10	n/a	n/a	n/a	n/a	£ 19.00	£ 190.00	n/a	n/a
	Sewerage processing fee - developer connection	per application	1	£ 226	£ 226	£ 226	£ 226	£ 226	£ 226	£ 226	£ 226
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	10	£ 302	£ 3,020	£ 302	£ 3,020	£ 302	£ 3,020	£ 302	£ 3,020
Y	Infrastructure Charge - Sewerage	per property	10	£ 279	£ 2,790	£ 279	£ 2,790	£ 279	£ 2,790	£ 279	£ 2,790
Income Offset											
Y	Income Offset – Water	per property	10	£ 778	-£ 7,780	£ 778	-£ 7,780	£ 778	-£ 7,780	£ 778	-£ 7,780
Y	Income Offset – Sewerage	per property	10	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>TOTALS</b>					£ 5,602	£ 5,680	£ 5,680	-£ 351	-£ 351	-£ 1,315	-£ 1,315
<b>% change in scheme charges from 22/23 (excluding Income Offset)</b>					6.56%	5.44%	5.44%	9.93%	9.93%	0.20%	0.20%

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Scenario 3: Medium housing development requiring new mains and communication pipe (excavation and reinstatement by others)								Alternative Delivery Method			
Applicable Charge?	Item	Unit	Qty	PE Rate (£)	UU PE Total Charge (£)	Barrier Pipe Rate (£)	UU Barrier Pipe Total Charge (£)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
<b>Pre-Construction Charges</b>											
N	Application Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
N	Administration Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
N	Design Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>Pre-Construction Charges – Mains</b>											
Y	Application Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Y	Processing Fee	per application	1	£ 879	£ 879	£ 879	£ 879	£ 972	£ 972	£ 154	£ 154
N	Design Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>Construction Charges - Connection</b>											
Y	25mm service Connection on site no excavation (inc up to 2m of pipework, provision and installation of meters)	per connection	50	£ 478	£ 23,900	£ 478	£ 23,900	n/a	n/a	n/a	n/a
Y	Additional 25mm pipework lay only	per metre	50	£ 31	£ 1,550	£ 37	£ 1,850	n/a	n/a	n/a	n/a
Y	Meters	per connection	included in 25mm connection charges					n/a	n/a	n/a	n/a
<b>Construction Charges – Mains</b>											
Y	Surfaced 125mm branch connection (includes up to 2m of pipework)	Per connection	1	£ 5,059	£ 5,059	£ 5,059	£ 5,059	£ 5,059	£ 5,059	£ 5,059	£ 5,059
Y	Unsurfaced 125mm piece up connection	Per connection	3	£ 1,551	£ 4,653	£ 1,551	£ 4,653	n/a	n/a	n/a	n/a
Y	Additional 125mm surfaced pipework (road)	per metre	8	£ 348	£ 2,784	£ 384	£ 3,072	£ 348	£ 2,784	£ 348	£ 2,784
Y	Additional 125mm lay only pipework	per metre	190	£ 87	£ 16,530	£ 123	£ 23,370	n/a	n/a	n/a	n/a
Y	Additional 90mm lay only pipework	per metre	100	£ 41	£ 4,100	£ 83	£ 8,300	n/a	n/a	n/a	n/a
Y	Traffic Management road closure	Per TM usage	1	£ 386	£ 386	£ 386	£ 386	n/a	n/a	n/a	n/a
Y	Temporary traffic regulation order - road closure	Per TM usage	1	At cost	At cost	At cost	At cost	n/a	n/a	n/a	n/a
Y	Traffic Management parking bay suspension	Per TM usage	8	At cost	At cost	At cost	At cost	n/a	n/a	n/a	n/a
<b>Other Charges</b>											
Y	Building water	per property	50	£ 27.50	£ 1,375	£ 27.50	£ 1,375	£ 27.50	£ 1,375	£ 27.50	£ 1,375
Y	Trial hole - unsurfaced	per m3	1	£ 235	£ 235	£ 235	£ 235	n/a	n/a	n/a	n/a
Y	Service connection administration charge	per property	50	£ 17	£ 850	£ 17	£ 850	£ 19	£ 950	n/a	n/a
Y	Sewerage processing fee - developer connection	per application	1	£ 226	£ 226	£ 226	£ 226	£ 226	£ 226	£ 226	£ 226
<b>Infrastructure Charges</b>											
Y	Infrastructure Charge - Water	per property	50	£ 302	£ 15,100	£ 302	£ 15,100	£ 302	£ 15,100	£ 302	£ 15,100
Y	Infrastructure Charge - Sewerage	per property	50	£ 279	£ 13,950	£ 279	£ 13,950	£ 279	£ 13,950	£ 279	£ 13,950
<b>Income Offset</b>											
Y	Income Offset – Water	per property	50	£ 778	-£ 38,900	£ 778	-£ 38,900	£ 778	-£ 38,900	£ 778	-£ 38,900
Y	Income Offset – Sewerage	per property	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>TOTALS</b>					£ 52,677		£ 64,305		£ 1,516		-£ 252
<b>% change in scheme charges from 22/23 (excluding Income Offset)</b>					2.66%		5.12%		-1.63%		-2.58%

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Scenario 4: Medium housing development requiring new mains and communication pipe (excavation and reinstatement by Water Company)								Alternative Delivery Method			
Applicable Charge?	Item	Unit	Qty	PE Rate (£)	UU PE Total Charge (£)	Barrier Pipe Rate (£)	UU Barrier Pipe Total Charge (£)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
<b>Pre-Construction Charges</b>											
N	Application Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
N	Administration Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
N	Design Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>Pre-Construction Charges – Mains</b>											
Y	Application Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Y	Processing Fee	per application	1	£ 879	£ 879	£ 879	£ 879	£ 972	£ 972	£ 154	£ 154
N	Design Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>Construction Charges - Connection</b>											
Y	25mm unsurfaced service Connection (inc up to 2m of pipework, provision and installation of meter)	per connection	50	£ 632	£ 31,600	£ 632	£ 31,600	n/a	n/a	n/a	n/a
Y	Additional 25mm pipework unsurfaced	per metre	50	£ 59	£ 2,950	£ 57	£ 2,850	n/a	n/a	n/a	n/a
Y	Meters	per connection	included in 25mm connection charges					n/a	n/a	n/a	n/a
<b>Construction Charges – Mains</b>											
Y	Surfaced 125mm branch connection (includes up to 2m of pipework)	Per connection	1	£ 5,059	£ 5,059	£ 5,059	£ 5,059	£ 5,059	£ 5,059	£ 5,059	£ 5,059
Y	Unsurfaced 125mm piece up connection	Per connection	3	£ 1,551	£ 4,653	£ 1,551	£ 4,653	n/a	n/a	n/a	n/a
Y	Additional 125mm surfaced pipework (road)	per metre	8	£ 348	£ 2,784	£ 384	£ 3,072	£ 348	£ 2,784	£ 348	£ 2,784
Y	Additional 125mm surfaced pipework (footpath)	per metre	50	£ 348	£ 17,400	£ 384	£ 19,200	n/a	n/a	n/a	n/a
Y	Additional 125mm unsurfaced pipework	per metre	140	£ 136	£ 19,040	£ 189	£ 26,460	n/a	n/a	n/a	n/a
Y	Additional 90mm unsurfaced pipework	per metre	100	£ 94	£ 9,400	£ 127	£ 12,700	n/a	n/a	n/a	n/a
Y	Traffic Management Road closure	Per TM usage	1	£ 386	£ 386	£ 386	£ 386	n/a	n/a	n/a	n/a
Y	Temporary traffic regulation order - road closure	Per TM usage	1	At cost	At cost	At cost	At cost	n/a	n/a	n/a	n/a
Y	Traffic Management parking bay suspension	Per TM usage	8	At cost	At cost	At cost	At cost	n/a	n/a	n/a	n/a
<b>Other Charges</b>											
Y	Building water	per property	50	£ 27.50	£ 1,375	£ 27.50	£ 1,375	£ 27.50	£ 1,375	£ 27.50	£ 1,375
Y	Trial hole - unsurfaced	per m3	1	£ 235	£ 235	£ 235	£ 235	n/a	n/a	n/a	n/a
Y	Service connection administration fee	per property	50	£ 17	£ 850	£ 17	£ 850	£ 19	£ 950	n/a	n/a
Y	Sewerage processing fee - developer connection	per application	1	£ 226	£ 226	£ 226	£ 226	£ 226	£ 226	£ 226	£ 226
<b>Infrastructure Charges</b>											
Y	Infrastructure Charge - Water	per property	50	£ 302	£ 15,100	£ 302	£ 15,100	£ 302	£ 15,100	£ 302	£ 15,100
Y	Infrastructure Charge - Sewerage	per property	50	£ 279	£ 13,950	£ 279	£ 13,950	£ 279	£ 13,950	£ 279	£ 13,950
<b>Income Offset</b>											
Y	Income Offset – Water	per property	50	£ 778	-£ 38,900	£ 778	-£ 38,900	£ 778	-£ 38,900	£ 778	-£ 38,900
Y	Income Offset – Sewerage	per property	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>TOTALS</b>					£ 86,987		£ 99,695		£ 1,516		-£ 252
<b>% change in scheme charges from 22/23 (excluding Income Offset)</b>					-6.92%		-4.91%		-1.63%		-2.58%

# Statement of Significant Changes New Connections 2023/24

Scenario 5: Large housing development requiring new mains and communication pipe (excavation and reinstatement by others)								Alternative Delivery Method			
Applicable Charge?	Item	Unit	Qty	PE Rate (£)	UU PE Total Charge (£)	Barrier Pipe Rate (£)	UU Barrier Pipe Total Charge (£)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
<b>Pre-Construction Charges</b>											
N	Application Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
N	Administration Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
N	Design Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>Pre-Construction Charges – Mains</b>											
Y	Application Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Y	Processing Fee	per application	1	£ 879	£ 879	£ 879	£ 879	£ 972	£ 972	£ 154	£ 154
N	Design Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>Construction Charges - Connection</b>											
Y	25mm service connection on site no excavation (inc up to 2m of pipework, provision and installation of meters)	per connection	200	£ 478	£ 95,600	£ 478	£ 95,600	n/a	n/a	n/a	n/a
Y	Additional 25mm pipework lay only	per metre	200	£ 31	£ 6,200	£ 37	£ 7,400	n/a	n/a	n/a	n/a
Y	Meters	per connection	included in 25mm connection charges					n/a	n/a	n/a	n/a
<b>Construction Charges – Mains</b>											
Y	Surfaced 180mm branch connection (includes up to 2m of pipework)	Per connection	1	£ 7,060	£ 7,060	£ 7,060	£ 7,060	£ 7,060	£ 7,060	£ 7,060	£ 7,060
Y	Unsurfaced 180mm piece up connection	Per connection	2	£ 2,890	£ 5,780	£ 2,890	£ 5,780	n/a	n/a	n/a	n/a
Y	Unsurfaced 125mm piece up connection	Per connection	4	£ 1,551	£ 6,204	£ 1,551	£ 6,204	n/a	n/a	n/a	n/a
Y	Additional 180mm surfaced pipework	per metre	18	£ 537	£ 9,666	£ 716	£ 12,888	£ 537	£ 9,666	£ 537	£ 9,666
Y	Additional 180mm lay only pipework	per metre	100	£ 188	£ 18,800	£ 184	£ 18,400	n/a	n/a	n/a	n/a
Y	Additional 125mm lay only pipework	per metre	480	£ 87	£ 41,760	£ 123	£ 59,040	n/a	n/a	n/a	n/a
Y	Additional 90mm lay only pipework	per metre	400	£ 41	£ 16,400	£ 83	£ 33,200	n/a	n/a	n/a	n/a
Y	Traffic Management Road closure	Per TM usage	1	£ 386	£ 386	£ 386	£ 386	n/a	n/a	n/a	n/a
Y	Temporary traffic regulation order - road closure	Per TM usage	1	At cost	At cost	At cost	At cost	n/a	n/a	n/a	n/a
Y	Traffic Management parking bay suspension	Per TM usage	8	At cost	At cost	At cost	At cost	n/a	n/a	n/a	n/a
<b>Other Charges</b>											
Y	Building water	per property	200	£ 27.50	£ 5,500	£ 27.50	£ 5,500	£ 27.50	£ 5,500	£ 27.50	£ 5,500
Y	Trial hole - unsurfaced	per m3	2	£ 235	£ 470	£ 235	£ 470	n/a	n/a	n/a	n/a
Y	Service connection admin fee	per property	200	£ 17	£ 3,400	£ 17	£ 3,400	£ 19	£ 3,800	n/a	n/a
Y	Sewerage processing fee - developer connection	per application	1	£ 226	£ 226	£ 226	£ 226	£ 226	£ 226	£ 226	£ 226
<b>Infrastructure Charges</b>											
Y	Infrastructure Charge - Water	per property	200	£ 302	£ 60,400	£ 302	£ 60,400	£ 302	£ 60,400	£ 302	£ 60,400
Y	Infrastructure Charge - Sewerage	per property	200	£ 279	£ 55,800	£ 279	£ 55,800	£ 279	£ 55,800	£ 279	£ 55,800
<b>Income Offset</b>											
Y	Income Offset – Water	per property	200	£ 778	-£ 155,600	£ 778	-£ 155,600	£ 778	-£ 155,600	£ 778	-£ 155,600
Y	Income Offset – Sewerage	per property	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>TOTALS</b>					£ 178,931		£ 217,033		-£ 12,176		-£ 16,794
% change in scheme charges from 22/23 (excluding Income Offset)					6.26%		9.19%		2.39%		2.09%

# Statement of Significant Changes New Connections 2023/24

Scenario 6: Large housing development requiring new mains and communication pipe (excavation and reinstatement by Water Company)								Alternative Delivery Method			
Applicable Charge?	Item	Unit	Qty	PE Rate (£)	UU PE Total Charge (£)	Barrier Pipe Rate (£)	UU Barrier Pipe Total Charge (£)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
<b>Pre-Construction Charges</b>											
N	Application Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
N	Administration Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
N	Design Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>Pre-Construction Charges – Mains</b>											
Y	Application Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Y	Processing Fee	per application	1	£ 879	£ 879	£ 879	£ 879	£ 972	£ 972	£ 154	£ 154
N	Design Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>Construction Charges - Connection</b>											
Y	25mm unsurfaced service Connection (inc up to 2m of pipework, provision and installation of meters)	per connection	200	£ 632	£ 126,400	£ 632	£ 126,400	n/a	n/a	n/a	n/a
Y	Additional 25mm pipework unsurfaced	per metre	200	£ 59	£ 11,800	£ 57	£ 11,400	n/a	n/a	n/a	n/a
Y	Meters	per connection	included in 25mm connection charges					n/a	n/a	n/a	n/a
<b>Construction Charges – Mains</b>											
Y	Surfaced 180mm branch connection (includes up to 2m of pipework)	Per connection	1	£ 7,060	£ 7,060	£ 7,060	£ 7,060	£ 7,060	£ 7,060	£ 7,060	£ 7,060
Y	Unsurfaced 180mm piece up connection	Per connection	2	£ 2,890	£ 5,780	£ 2,890	£ 5,780	n/a	n/a	n/a	n/a
Y	Unsurfaced 125mm piece up connection	Per connection	4	£ 1,551	£ 6,204	£ 1,551	£ 6,204	n/a	n/a	n/a	n/a
Y	Additional 180mm surfaced pipework (road)	per metre	18	£ 537	£ 9,666	£ 716	£ 12,888	£ 537	£ 9,666	£ 537	£ 9,666
Y	Additional 180mm surfaced pipework (footpath)	per metre	100	£ 537	£ 53,700	£ 716	£ 71,600	n/a	n/a	n/a	n/a
Y	Additional 125mm unsurfaced pipework	per metre	480	£ 136	£ 65,280	£ 189	£ 90,720	n/a	n/a	n/a	n/a
Y	Additional 90mm unsurfaced pipework	per metre	400	£ 94	£ 37,600	£ 127	£ 50,800	n/a	n/a	n/a	n/a
Y	Traffic Management Road closure	Per TM usage	1	£ 386	£ 386	£ 386	£ 386	n/a	n/a	n/a	n/a
Y	Temporary traffic regulation order - road closure	Per TM usage	1	At cost	At cost	At cost	At cost	n/a	n/a	n/a	n/a
Y	Traffic Management parking bay suspension	Per TM usage	8	At cost	At cost	At cost	At cost	n/a	n/a	n/a	n/a
<b>Other Charges</b>											
Y	Building water	per property	200	£ 27.50	£ 5,500	£ 27.50	£ 5,500	£ 27.50	£ 5,500	£ 27.50	£ 5,500
Y	Trial hole - unsurfaced	per m3	2	£ 235	£ 470	£ 235	£ 470	n/a	n/a	n/a	n/a
Y	Service connection admin fee	per property	200	£ 17	£ 3,400	£ 17	£ 3,400	£ 19	£ 3,800	n/a	n/a
Y	Sewerage processing fee - developer connection	per application	1	£ 226	£ 226	£ 226	£ 226	£ 226	£ 226	£ 226	£ 226
<b>Infrastructure Charges</b>											
Y	Infrastructure Charge - Water	per property	200	£ 302	£ 60,400	£ 302	£ 60,400	£ 302	£ 60,400	£ 302	£ 60,400
Y	Infrastructure Charge - Sewerage	per property	200	£ 279	£ 55,800	£ 279	£ 55,800	£ 279	£ 55,800	£ 279	£ 55,800
<b>Income Offset</b>											
Y	Income Offset – Water	per property	200	£ 778	-£ 155,600	£ 778	-£ 155,600	£ 778	-£ 155,600	£ 778	-£ 155,600
Y	Income Offset – Sewerage	per property	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>TOTALS</b>					£ 294,951	£ 354,313	-£ 12,176	-£ 16,794			
% change in scheme charges from 22/23 (excluding Income Offset)					-3.21%	2.30%	2.39%	2.09%			