

Statement of Significant Changes

New Connection Charges 2024/25

1. INTRODUCTION

This document sets out details of significant changes to our charges for 2024/25 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 13% 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 2024/25:

- Updated contractor costing information
- 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, and
- Contractual inflation of 3.91% on contractor rates.

4. CHANGES TO SPECIFIC CHARGES

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

For 2024/25 we are introducing 9 new water charges for new connections to reflect services provided, improve granularity of charges and provide greater transparency. These include 3 new charges for service connections, 3 for main laying, 2 NAV specific charges and 1 charge in relation to water offsetting within our new environmental incentive scheme for undertaking water efficiency audits.

Water service connection charges

48 service connection charges are increasing by more than 10% compared to the prior year to reflect updated costs and contractor rates.

Water main laying charges

57 charges are increasing by more than 10% compared to the prior year to reflect updated costs and contractor rates.

To improve the granularity of contestable charges we are introducing three new rates in relation to self-lay agreements and two new rates in relation to NAV schemes. The new charges reflect the administration cost of providing the activity:

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Self-lay agreement charge type:

Novation / termination (existing agreement) administration fee

Variation of agreement administration fee

Copies of vesting certificates

NAV scheme charge type:

Site served status processing fee

Bulk supply processing fee

Water metering charges

15 charges increasing by more than 10% compared to the prior year to reflect updated costs and contractor rates.

Water – traffic management and other ancillary charges

45 traffic management and other ancillary charges are increasing by more than 10% compared to the prior year to reflect updated costs and contractor rates.

Water administration charges

16 charges increasing by more than 10% compared to the prior year to reflect updated costs.

To improve the granularity of administration charges we are introducing three new rates, reflecting the lower cost of providing the activity:

Charge type:

Processing fee: Connection off existing main (single connection) UU connection - Additional properties supplied by the same connection

Processing fee: Self lay connection off existing main (single connection) UU connection - Additional properties supplied by the same connection

Processing fee: Self lay connection off existing main (single connection) SLP connection - Additional properties supplied by the same connection

Wastewater administration charges

12 charges increasing by more than 10% compared to the prior year to reflect updated costs.

Unmeasured building water charges

In our statement of significant change in 2023/24 we set out that we would consider changes to our approach for building water for the 2024/25 charging year and beyond.

For 2024/25 we have simplified the charging process by removing the fixed unmeasured building water charge for new schemes from 1 April 2024.

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For new schemes from 1 April 2024, water used during development must be from either a new metered temporary connection, the utilisation of an existing metered supply or through an approved hired standpipe.

Transitional arrangements apply for existing schemes that have accepted a quotation for a fixed unit charge based on prior year charging arrangements. A fixed charge per unit will apply at the prevailing years rate. For 2024/25 the fixed unit rate is £30.00.

Infrastructure charges and income offset

Infrastructure charges for 2024/25 have been calculated using actual and forecast data for the period 2020 to 2025 and our forecast for 2025 to 2030. We consider this approach to better align to the revised developer services framework for the period 2025 to 2030.

We have considered the forecast data in our plan when setting infrastructure charges as well as bill stability for developer customers.

In our 2022/23 published Annual Performance report we indicated that there is significant forecast network reinforcement expenditure planned across 2023/24 and 2024/25, we expect to erode the current surplus of infrastructure income by the end of 2025.

In our business plan submission for the period 2025 to 2030 the level of network reinforcement expenditure required to support new developments for the period 2025 to 2030 is significantly higher than 2020 to 2025. Our plan assumes that we recover all the costs incurred relating to reinforcement expenditure during 2025 to 2030. Whilst there is uncertainty over the exact amount of expenditure we will be allowed for 2025 to 2030, our submitted plan would require infrastructure charges to increase in the future.

On the basis of cost forecasts, volume forecasts and the likely take-up of the reduced rate infrastructure charge for existing sustainable developments we consider that the existing water infrastructure charge remains cost reflective and will be held for 2024/25. The wastewater infrastructure charge is increasing by 15%.

The value of the income offset payable per plot has reduced by 8% to £715 as part of the maintaining the balance assessment.

Environmental incentive scheme

We have introduced a new three tiered environmental incentive scheme for 2024/25 to encourage the use of innovative technologies in new homes for water efficiency and sustainable surface water management.

Level	Incentive description
Tier 1	Property built to a design consumption rate of 100 litres per person per day or less, and Installation of a flow regulator
	Installation of a water butt, raised rain planter or rain garden
Tier 2	Installation of rainwater harvesting or grey water re-use
	No surface water connection
	Installation of permeable surfacing at property level
Tier 3	Water offsetting

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The new environmental incentives are only applicable to new applications received during the period 1 April 2024 to 31 March 2025. Evidence demonstrating compliance with the criteria must be provided with an application for new connection services.

Our environmental incentives will help developers achieve a high standard of water efficiency performance and encourage the use of sustainable drainage systems.

5. CHARGING POLICY AND OTHER CHANGES

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

We assessed the impact of changes to the income offset moving from requisitions to infrastructure charges from 1 April 2020. The impact on developers largely resulted from the change in the timing of when the income offset will be applied. To mitigate the customer impact we introduced transitional arrangements in 2020/21, which may still be applicable for some of those sites if any changes are required to that site in 2024/25. A summary of our transitional arrangements are included in Section 7 below. Further information is included on our website.¹

Contestable connections

From 1 April 2024 we will be increasing the size of contestable connections from 63mm to up to 110mm.

6. DEVELOPER CUSTOMER BILLS, IMPACT ASSESSMENTS AND HANDLING STRATEGIES

The charges presented for 2024/25 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 considered options to mitigate the impact of these changes. We determined that it would be appropriate to phase-in the charges over the next two charging years (2024/25 and 2025/26) so that the majority of developer customers would not experience an overall bill increase of more than 10% in 2024/25 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 majority of developer customers (around 70%) will experience overall bill increases of no more than 10% in 2024/25. 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.

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

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For ease of reference we include a table below summarising the total change on each of the published examples from 2023/24 (excluding the impact of the income offset):

Industry published scenarios (proposed 24/25) (Excluding income offset)	PE rate 24/25	% change 23/24	Barrier Pipe rate 24/25	% change 23/24	SLP 24/25	% change 23/24	NAV 24/25	% change 23/24
Scenario 1: Single connection -house (existing main)	£ 3,001	24.4%	£ 2,989	24.4%	£ 1,191	21.5%	n/a	n/a
Scenario 2: Single connection - block of flats (existing main)	£ 13,701	4.5%	£ 13,791	4.6%	£ 7,122	-0.4%	£ 7,029	13.6%
Scenario 3: Medium housing development (excavation / reinstatement by others)	£100,737	11.6%	£ 116,995	14.9%	£ 42,783	9.6%	£ 41,376	12.4%
Scenario 4: Medium housing development (excavation / reinstatement by Water Company)	£140,607	12.9%	£ 155,175	13.1%	£ 42,783	9.6%	£ 41,376	8.4%
Scenario 5: Large housing development (excavation / reinstatement by others)	£366,912	11.4%	£ 430,498	17.3%	£149,221	10.7%	£144,964	11.2%
Scenario 6: Large housing development (excavation / reinstatement by Water Company)	£501,652	12.7%	£ 569,958	13.0%	£149,221	8.2%	£144,964	11.2%

Five of the six worked examples assessed against 2024/25 resulted in bills for typical developments increasing by up to 17%. Based on the proportion of single connections to blocks of flats, the high level of SLP activity undertaken and low volumes of barrier pipe used in our region we would expect typical bill increases to range between 0% and 13% for around 95% of developments in our area.

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 significantly more than 10%.

Based on these six worked examples, U UW expects around 5% of schemes to experience increases in bills greater than 13%. These schemes are largely limited to a single connection to a house, from an existing main.

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:

- 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 2024/25 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.

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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 website².

8. AREAS UNDER REVIEW FOR 2025/26 CHARGES

In developing 2025/26 charges we are currently considering:

- Continued development of the new environmental incentive framework 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.
- The 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.

8 January 2024

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

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Appendix 1 – Worked Examples Standard Industry Scenarios

Scenario 1: Single connection to a house from an existing main								Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	PE Rate (£)	UU PE Total Charge (£)	Barrier Pipe Rate (£)	UU Barrier Pipe Total Charge (£)	Self-Lay Rate (£)	Self-Lay Total Charge (£)
Pre-Construction Charges									
Y	Processing Fee	per application	1	£ 303	£ 303	£ 303	£ 303	£ 301	£ 301
N	Design fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Construction Charges									
Y	25mm surfaced service Connection (inc up to 2m of pipework, provision and installation of meter)	per connection	1	£ 1,183	£ 1,183	£ 1,183	£ 1,183	n/a	n/a
Y	Additional 25mm pipework surfaced	per metre	2	£ 153	£ 306	£ 147	£ 294	n/a	n/a
Y	2 way temporary traffic lights setup & removal (up to 3 days)	per TM usage	1	£ 338	£ 338	£ 338	£ 338	n/a	n/a
Y	<i>Meters (included in 25mm connection charge)</i>	<i>per connection</i>	<i>included in 25mm connection charge</i>					<i>n/a</i>	<i>n/a</i>
Other Charges									
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	£ 249	£ 249	£ 249	£ 249	£ 249	£ 249
Infrastructure Charges									
Y	Infrastructure Charge - Water	per property	1	£ 302	£ 302	£ 302	£ 302	£ 302	£ 302
Y	Infrastructure Charge - Sewerage	per property	1	£ 320	£ 320	£ 320	£ 320	£ 320	£ 320
Income Offset									
Y	Income Offset – Water	per property	1	£ 715	-£ 715	£ 715	-£ 715	£ 715	-£ 715
Y	Income Offset – Sewerage	per property	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TOTALS					£ 2,286.00		£ 2,274.00		£ 476.00
% change in scheme charges from 23/24 (excluding Income Offset)					24.37%		24.39%		21.53%

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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 (£)	Contestable ? (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
Pre-Construction Charges												
Y	Processing Fee single	per application	1	£ 303	£ 303	£ 303	£ 303	N	£ 301	£ 301	£ 560	£ 560
Y	Processing Fee additional	per application	9	£ 23	£ 207	£ 23	£ 207	N	£ 18	£ 162	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	n/a
Construction Charges												
Y	63mm surfaced service connection (includes 2m of pipework)	per connection	1	£ 4,240	£ 4,240	£ 4,240	£ 4,240	Y	n/a	n/a	n/a	n/a
Y	additional 63mm pipework surfaced	per metre	2	£ 208	£ 416	£ 223	£ 446	Y	n/a	n/a	n/a	n/a
Y	additional 63mm pipework unsurfaced	per metre	4	£ 127	£ 508	£ 142	£ 568	Y	n/a	n/a	n/a	n/a
Y	2 way temporary traffic lights setup & removal (up to 3 days)	per TM usage	1	£ 338	£ 338	£ 338	£ 338	Y	n/a	n/a	n/a	n/a
Y	Provision of 15mm meter	per property	10	£ 44	£ 440	£ 44	£ 440	Y	n/a	n/a	n/a	n/a
Y	Installation of 15mm meter	per property	10	£ 78	£ 780	£ 78	£ 780	Y	n/a	n/a	n/a	n/a
Other Charges												
	Service connection admin fee	per meter	10	n/a	n/a	n/a	n/a	N	£ 19.00	£ 190.00	n/a	n/a
	Sewerage processing fee - developer connection	per application	1	£ 249	£ 249	£ 249	£ 249	N	£ 249	£ 249	£ 249	£ 249
Infrastructure Charges												
Y	Infrastructure Charge - Water	per property	10	£ 302	£ 3,020	£ 302	£ 3,020	N	£ 302	£ 3,020	£ 302	£ 3,020
Y	Infrastructure Charge - Sewerage	per property	10	£ 320	£ 3,200	£ 320	£ 3,200	N	£ 320	£ 3,200	£ 320	£ 3,200
Income Offset												
Y	Income Offset – Water	per property	10	£ 715	-£ 7,150	£ 715	-£ 7,150	N	£ 715	-£ 7,150	£ 715	-£ 7,150
Y	Income Offset – Sewerage	per property	10	n/a	n/a	n/a	n/a	N	n/a	n/a	n/a	n/a
TOTALS					£ 6,551		£ 6,641			-£ 28		-£ 121
% change in scheme charges from 23/24 (excluding Income Offset)					4.53%		4.60%			-0.45%		13.55%

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Scenario 3: Medium housing development requiring new mains and communication pipe (excavation and reinstatement by others)								Alternative Delivery Method				
Applicable Charge?	Item	Unit	Qty	PE Rate (£)	UU PE Total Charge (£)	Barrier Pipe Rate (£)	UU Barrier Pipe Total Charge (£)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)	
Pre-Construction Charges												
N	Application Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
N	Administration Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
N	Design Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Pre-Construction Charges – Mains												
Y	Processing Fee	per application	1	£ 932	£ 932	£ 932	£ 932	£ 1,017	£ 1,017	£ 560	£ 560	
N	Design Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Construction Charges - Connection												
Y	25mm service Connection on site no excavation (inc up to 2m of pipework, provision and installation of meters)	per connection	50	£ 537	£ 26,850	£ 537	£ 26,850	n/a	n/a	n/a	n/a	
Y	Additional 25mm pipework lay only	per metre	50	£ 37	£ 1,850	£ 43	£ 2,150	n/a	n/a	n/a	n/a	
Y	Meters (included in 25mm connection charge)	per connection	included in 25mm connection charges					n/a	n/a	n/a	n/a	
Construction Charges – Mains												
Y	Surfaced 125mm branch connection (includes up to 2m of pipework)	Per connection	1	£ 5,794	£ 5,794	£ 5,794	£ 5,794	£ 5,794	£ 5,794	£ 5,794	£ 5,794	
Y	Unsurfaced 125mm piece up connection	Per connection	3	£ 1,774	£ 5,322	£ 1,774	£ 5,322	n/a	n/a	n/a	n/a	
Y	Additional 125mm surfaced pipework (road)	per metre	8	£ 403	£ 3,224	£ 444	£ 3,552	£ 403	£ 3,224	£ 403	£ 3,224	
Y	Additional 125mm lay only pipework	per metre	190	£ 100	£ 19,000	£ 157	£ 29,830	n/a	n/a	n/a	n/a	
Y	Additional 90mm lay only pipework	per metre	100	£ 48	£ 4,800	£ 96	£ 9,600	n/a	n/a	n/a	n/a	
Y	Traffic Management road closure	Per TM usage	1	£ 449	£ 449	£ 449	£ 449	£ 449	£ 449	£ 449	£ 449	
Y	Temporary traffic regulation order - road closure	Per TM usage	1	At cost	At cost	At cost	At cost	At cost	At cost	n/a	n/a	
Y	Traffic Management parking bay suspension	Per TM usage	8	At cost	At cost	At cost	At cost	At cost	At cost	n/a	n/a	
Other Charges												
Y	Trial hole - unsurfaced	per m3	1	£ 267	£ 267	£ 267	£ 267	n/a	n/a	n/a	n/a	
Y	Service connection administration charge	per property	50	£ 18	£ 900	£ 18	£ 900	£ 19	£ 950	n/a	n/a	
Y	Sewerage processing fee - developer connection	per application	1	£ 249	£ 249	£ 249	£ 249	£ 249	£ 249	£ 249	£ 249	
Infrastructure Charges												
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	£ 320	£ 16,000	£ 320	£ 16,000	£ 320	£ 16,000	£ 320	£ 16,000	
Income Offset												
Y	Income Offset – Water	per property	50	£ 715	-£ 35,750	£ 715	-£ 35,750	£ 715	-£ 35,750	£ 715	-£ 35,750	
Y	Income Offset – Sewerage	per property	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
TOTALS					£ 64,987		£ 81,245		£ 7,033		£ 5,626	
% change in scheme charges from 23/24 (excluding Income Offset)					11.62%		14.89%		9.58%		12.38%	

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Scenario 4: Medium housing development requiring new mains and communication pipe (excavation and reinstatement by Water Company)								Alternative Delivery Method			
Applicable Charge?	Item	Unit	Qty	PE Rate (£)	UU PE Total Charge (£)	Barrier Pipe Rate (£)	UU Barrier Pipe Total Charge (£)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
Pre-Construction Charges											
N	Application Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
N	Administration Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
N	Design Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Pre-Construction Charges – Mains											
Y	Processing Fee	per application	1	£ 932	£ 932	£ 932	£ 932	£ 1,017	£ 1,017	£ 560	£ 560
N	Design Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Construction Charges - Connection											
Y	25mm unsurfaced service Connection (inc up to 2m of pipework, provision and installation of meter)	per connection	50	£ 715	£ 35,750	£ 715	£ 35,750	n/a	n/a	n/a	n/a
Y	Additional 25mm pipework unsurfaced	per metre	50	£ 69	£ 3,450	£ 66	£ 3,300	n/a	n/a	n/a	n/a
Y	Meters (included in 25mm connection charge)	per connection	included in 25mm connection charges					n/a	n/a	n/a	n/a
Construction Charges – Mains											
Y	Surfaced 125mm branch connection (includes up to 2m of pipework)	Per connection	1	£ 5,794	£ 5,794	£ 5,794	£ 5,794	£ 5,794	£ 5,794	£ 5,794	£ 5,794
Y	Unsurfaced 125mm piece up connection	Per connection	3	£ 1,774	£ 5,322	£ 1,774	£ 5,322	n/a	n/a	n/a	n/a
Y	Additional 125mm surfaced pipework (road)	per metre	8	£ 403	£ 3,224	£ 444	£ 3,552	£ 403	£ 3,224	£ 403	£ 3,224
Y	Additional 125mm surfaced pipework (footpath)	per metre	50	£ 403	£ 20,150	£ 444	£ 22,200	n/a	n/a	n/a	n/a
Y	Additional 125mm unsurfaced pipework	per metre	140	£ 158	£ 22,120	£ 219	£ 30,660	n/a	n/a	n/a	n/a
Y	Additional 90mm unsurfaced pipework	per metre	100	£ 109	£ 10,900	£ 147	£ 14,700	n/a	n/a	n/a	n/a
Y	Traffic Management Road closure	Per TM usage	1	£ 449	£ 449	£ 449	£ 449	£ 449	£ 449	£ 449	£ 449
Y	Temporary traffic regulation order - road closure	Per TM usage	1	At cost	At cost	At cost	At cost	At cost	At cost	At cost	At cost
Y	Traffic Management parking bay suspension	Per TM usage	8	At cost	At cost	At cost	At cost	At cost	At cost	At cost	At cost
Other Charges											
Y	Trial hole - unsurfaced	per m3	1	£ 267	£ 267	£ 267	£ 267	n/a	n/a	n/a	n/a
Y	Service connection administration fee	per property	50	£ 18	£ 900	£ 18	£ 900	£ 19	£ 950	n/a	n/a
Y	Sewerage processing fee - developer connection	per application	1	£ 249	£ 249	£ 249	£ 249	£ 249	£ 249	£ 249	£ 249
Infrastructure Charges											
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	£ 320	£ 16,000	£ 320	£ 16,000	£ 320	£ 16,000	£ 320	£ 16,000
Income Offset											
Y	Income Offset – Water	per property	50	£ 715	-£ 35,750	£ 715	-£ 35,750	£ 715	-£ 35,750	£ 715	-£ 35,750
Y	Income Offset – Sewerage	per property	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TOTALS					£ 104,857		£ 119,425		£ 7,033		£ 5,626
% change in scheme charges from 23/24 (excluding Income Offset)					12.93%		13.08%		9.58%		8.44%

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Scenario 5: Large housing development requiring new mains and communication pipe (excavation and reinstatement by others)								Alternative Delivery Method			
Applicable Charge?	Item	Unit	Qty	PE Rate (£)	UU PE Total Charge (£)	Barrier Pipe Rate (£)	UU Barrier Pipe Total Charge (£)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
Pre-Construction Charges											
N	Application Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
N	Administration Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
N	Design Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Pre-Construction Charges – Mains											
Y	Processing Fee	per application	1	£ 932	£ 932	£ 932	£ 932	£ 1,017	£ 1,017	£ 560	£ 560
N	Design Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Construction Charges - Connection											
Y	25mm service connection on site no excavation (inc up to 2m of pipework, provision and installation of meters)	per connection	200	£ 537	£ 107,400	£ 537	£ 107,400	n/a	n/a	n/a	n/a
Y	Additional 25mm pipework lay only	per metre	200	£ 37	£ 7,400	£ 43	£ 8,600	n/a	n/a	n/a	n/a
Y	Meters (included in 25mm connection charge)	per connection	included in 25mm connection charges					n/a	n/a	n/a	n/a
Construction Charges – Mains											
Y	Surfaced 180mm branch connection (includes up to 2m of pipework)	Per connection	1	£ 8,110	£ 8,110	£ 8,110	£ 8,110	£ 8,110	£ 8,110	£ 8,110	£ 8,110
Y	Unsurfaced 180mm piece up connection	Per connection	2	£ 3,323	£ 6,646	£ 3,323	£ 6,646	n/a	n/a	n/a	n/a
Y	Unsurfaced 125mm piece up connection	Per connection	4	£ 1,774	£ 7,096	£ 1,774	£ 7,096	n/a	n/a	n/a	n/a
Y	Additional 180mm surfaced pipework	per metre	18	£ 622	£ 11,196	£ 829	£ 14,922	£ 622	£ 11,196	£ 622	£ 11,196
Y	Additional 180mm lay only pipework	per metre	100	£ 217	£ 21,700	£ 338	£ 33,800	n/a	n/a	n/a	n/a
Y	Additional 125mm lay only pipework	per metre	480	£ 100	£ 48,000	£ 157	£ 75,360	n/a	n/a	n/a	n/a
Y	Additional 90mm lay only pipework	per metre	400	£ 48	£ 19,200	£ 96	£ 38,400	n/a	n/a	n/a	n/a
Y	Traffic Management Road closure	Per TM usage	1	£ 449	£ 449	£ 449	£ 449	£ 449	£ 449	£ 449	£ 449
Y	Temporary traffic regulation order - road closure	Per TM usage	1	At cost	At cost	At cost	At cost	At cost	At cost	At cost	At cost
Y	Traffic Management parking bay suspension	Per TM usage	8	At cost	At cost	At cost	At cost	At cost	At cost	At cost	At cost
Other Charges											
Y	Trial hole - unsurfaced	per m3	2	£ 267	£ 534	£ 267	£ 534	n/a	n/a	n/a	n/a
Y	Service connection admin fee	per property	200	£ 18	£ 3,600	£ 18	£ 3,600	£ 19	£ 3,800	n/a	n/a
Y	Sewerage processing fee - developer connection	per application	1	£ 249	£ 249	£ 249	£ 249	£ 249	£ 249	£ 249	£ 249
Infrastructure Charges											
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	£ 320	£ 64,000	£ 320	£ 64,000	£ 320	£ 64,000	£ 320	£ 64,000
Income Offset											
Y	Income Offset – Water	per property	200	£ 715	-£ 143,000	£ 715	-£ 143,000	£ 715	-£ 143,000	£ 715	-£ 143,000
Y	Income Offset – Sewerage	per property	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TOTALS					£ 223,912		£ 287,498		£ 6,221		£ 1,964

Statement of Significant Changes New Connections 2024/25

Scenario 6: Large housing development requiring new mains and communication pipe (excavation and reinstatement by Water Company)								Alternative Delivery Method			
Applicable Charge?	Item	Unit	Qty	PE Rate (£)	UU PE Total Charge (£)	Barrier Pipe Rate (£)	UU Barrier Pipe Total Charge (£)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
Pre-Construction Charges											
N	Application Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
N	Administration Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
N	Design Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Pre-Construction Charges – Mains											
Y	Processing Fee	per application	1	£ 932	£ 932	£ 932	£ 932	£ 1,017	£ 1,017	£ 560	£ 560
N	Design Fee	per application	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Construction Charges - Connection											
Y	25mm unsurfaced service Connection (inc up to 2m of pipework, provision and installation of meters)	per connection	200	£ 715	£ 143,000	£ 715	£ 143,000	n/a	n/a	n/a	n/a
Y	Additional 25mm pipework unsurfaced	per metre	200	£ 69	£ 13,800	£ 66	£ 13,200	n/a	n/a	n/a	n/a
Y	Meters (included in 25mm connection charge)	per connection	included in 25mm connection charges					n/a	n/a	n/a	n/a
Construction Charges – Mains											
Y	Surfaced 180mm branch connection (includes up to 2m of pipework)	Per connection	1	£ 8,110	£ 8,110	£ 8,110	£ 8,110	£ 8,110	£ 8,110	£ 8,110	£ 8,110
Y	Unsurfaced 180mm piece up connection	Per connection	2	£ 3,323	£ 6,646	£ 3,323	£ 6,646	n/a	n/a	n/a	n/a
Y	Unsurfaced 125mm piece up connection	Per connection	4	£ 1,774	£ 7,096	£ 1,774	£ 7,096	n/a	n/a	n/a	n/a
Y	Additional 180mm surfaced pipework (road)	per metre	18	£ 622	£ 11,196	£ 829	£ 14,922	£ 622	£ 11,196	£ 622	£ 11,196
Y	Additional 180mm surfaced pipework (footpath)	per metre	100	£ 622	£ 62,200	£ 829	£ 82,900	n/a	n/a	n/a	n/a
Y	Additional 125mm unsurfaced pipework	per metre	480	£ 158	£ 75,840	£ 219	£ 105,120	n/a	n/a	n/a	n/a
Y	Additional 90mm unsurfaced pipework	per metre	400	£ 109	£ 43,600	£ 147	£ 58,800	n/a	n/a	n/a	n/a
Y	Traffic Management Road closure	Per TM usage	1	£ 449	£ 449	£ 449	£ 449	£ 449	£ 449	£ 449	£ 449
Y	Temporary traffic regulation order - road closure	Per TM usage	1	At cost	At cost	At cost	At cost	At cost	At cost	At cost	At cost
Y	Traffic Management parking bay suspension	Per TM usage	8	At cost	At cost	At cost	At cost	At cost	At cost	At cost	At cost
Other Charges											
Y	Trial hole - unsurfaced	per m3	2	£ 267	£ 534	£ 267	£ 534	n/a	n/a	n/a	n/a
Y	Service connection admin fee	per property	200	£ 18	£ 3,600	£ 18	£ 3,600	£ 19	£ 3,800	n/a	n/a
Y	Sewerage processing fee - developer connection	per application	1	£ 249	£ 249	£ 249	£ 249	£ 249	£ 249	£ 249	£ 249
Infrastructure Charges											
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	£ 320	£ 64,000	£ 320	£ 64,000	£ 320	£ 64,000	£ 320	£ 64,000
Income Offset											
Y	Income Offset – Water	per property	200	£ 715	-£ 143,000	£ 715	-£ 143,000	£ 715	-£ 143,000	£ 715	-£ 143,000
Y	Income Offset – Sewerage	per property	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TOTALS					£ 358,652	£ 426,958	£ 6,221	£ 1,964			
% change in scheme charges from 23/24 (excluding Income Offset)					12.72%	12.99%	8.19%	11.24%			