



New Connections Charging Arrangements for 2026/27

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Contents

1	INTRODUCTION	4
1.1	GENERAL	4
1.2	SELF-LAY PROVIDERS (SLPs)	5
1.3	NEW APPOINTMENTS AND VARIATIONS (NAVS)	6
2	OUR WATER SUPPLY AREA.....	7
3	DEFINITIONS AND INTERPRETATION	8
4	SURFACE TYPES.....	11
5	PRE-DEVELOPMENT ENQUIRIES.....	12
5.1	INTRODUCTION	12
5.2	PRE-DEVELOPMENT ENQUIRY FEES	12
6	CHARGES SELF-LAY WATER MAINS.....	13
6.1	INTRODUCTION	13
6.2	APPLICATION FEES	13
6.3	DESIGN & DESIGN REVIEW FEES.....	14
6.4	ADMINISTRATION FEES	15
6.5	CHARGES FOR CONNECTING ADOPTED WATER MAIN INTO WATER SUPPLY SYSTEM	15
7	CHARGES SELF-LAY SERVICE CONNECTIONS	17
7.2	APPLICATION FEES	17
7.3	ADMINISTRATION FEES	17
7.4	SUPPLY OF METERS	18
8	REQUISITION CHARGES (NEW MAINS)	19
8.2	APPLICATION FEES	19
8.3	DESIGN AND REDESIGN FEES	20
8.4	ADMINISTRATION FEES	21
8.5	CHARGES FOR LAYING WATER MAINS	21
8.6	CHARGES FOR INSTALLING ADDITIONAL ACCESSORIES.....	22
8.7	CHARGES FOR CONNECTING WATER MAINS INTO SUPPLY SYSTEM	23
8.8	TRIAL HOLES AND LINE STOPS	24
8.9	NETWORK REINFORCEMENT.....	25
8.10	NETWORK ENHANCEMENT	25
8.11	EXCEPTIONAL CIRCUMSTANCES	25
9	CONNECTION CHARGES.....	26

9.2	APPLICATION FEES	26
9.3	ADMINISTRATION FEES	27
9.4	CONNECTION CHARGE	27
10	DISCONNECTION CHARGES	30
11	DEVELOPER DIVERSION CHARGES.....	31
11.1	INTRODUCTION	31
11.2	APPLICATION FEES	31
11.3	DESIGN FEE	32
11.4	ADMINISTRATION FEE	32
11.5	DIVERSION CHARGES / CUTTING AND CAPPING EXISTING WATER MAINS	33
12	TRAFFIC MANAGEMENT.....	34
13	OUT OF HOURS WORKING	35
14	MISCELLANEOUS CHARGES	36
15	PAYMENT TERMS	39
16	COST ADVICE VALIDITY	40
16.2	COST ADVICE DOCUMENTS UNDER CHANGE REQUEST AMENDMENTS	40
16.3	TRANSITIONAL ARRANGEMENTS	41
16.4	REQUOTE FEE ARRANGEMENTS	41
17	INFRASTRUCTURE CHARGES AND CREDITS	42
17.2	WHEN DOES AN INFRASTRUCTURE CHARGE ARISE?	42
17.3	LIABILITY FOR INFRASTRUCTURE CHARGES	42
17.4	CALCULATION OF THE INFRASTRUCTURE CHARGE.....	43
17.5	DETERMINING THE RELEVANT MULTIPLIER.....	44
17.6	CREDITS	45
17.7	WATER EFFICIENT DEVELOPMENT CREDIT	45
18	ENVIRONMENTAL INCENTIVES COMMON FRAMEWORK.....	46
18.2	ENVIRONMENTAL COMPONENT.....	46
18.3	ENVIRONMENTAL INCENTIVES QUALIFYING CRITERIA	46
18.4	ENVIRONMENTAL INCENTIVES AUDIT PROCESS	47
18.5	ENVIRONMENTAL INCENTIVES COMPLIANCE PROCESS	48
18.6	ENVIRONMENTAL INCENTIVES PAYMENT	49
18.7	BESPOKE ENVIRONMENTAL INCENTIVES	49
19	NEW APPOINTEES	51
20	WORKED EXAMPLES	52
21	CONTACT INFORMATION AND REDRESS.....	73

1 INTRODUCTION

1.1 GENERAL

- (1) These charging arrangements are made by Affinity Water Limited pursuant to Ofwat's charging rules.
- (2) Subject to the transitional arrangements set out in these charging arrangements they have effect in relation to charges imposed on or after 1 April 2018 by Affinity Water Limited under or pursuant to the following provisions of the 1991 Act:
 - a. section 42(2)(a) (provision of new water main);
 - b. section 45(6) (connections with water main);
 - c. section 46(7)(b) (ancillary works for domestic connection);
 - d. section 185(5) (moving of pipes etc); and
 - e. an agreement made under section 51A (adoption agreement).
- (3) These charging arrangements are supplementary to statutory provisions that apply to undertakers under any enactment, or instrument made thereunder (including the conditions of their appointments). In the event of any conflict between these charging arrangements and any statutory provision, the latter shall prevail.
- (4) These charging arrangements should be read and construed in conjunction with the 1991 Act (and any regulations made thereunder) and our Instrument of Appointment. In the event of any conflict or inconsistency with these charging arrangements, the provisions of the 1991 Act (and any regulations made thereunder) or, as the case may be, our Instrument of Appointment will prevail.
- (5) In the event of any conflict or inconsistency with these charging arrangements, the provisions of the water sector guidance, and / or the code for adoption agreements as the case may be, will prevail.
- (6) If any court or competent authority finds that any provision of these charging arrangements (or part of any provision) is invalid, illegal, or unenforceable, that provision or part-provision is, to the extent required, to be deemed to be deleted, and the validity and enforceability of the other provisions of these charging arrangements is not to be affected.
- (7) If any invalid, unenforceable or illegal provision of these charging arrangements would be valid, enforceable, and legal if some part of it were deleted, the provision shall apply with the minimum modification necessary to make it legal, valid and enforceable.
- (8) These charging arrangements do not apply in relation to:
 - a. any request for a supply of water for non-domestic purposes to which section 55 of the 1991 Act applies;
 - b. any request made by a water supply licensee for the connection of premises to our supply system, or other steps in respect of that system, to which section 66A of the 1991 Act applies; or
 - c. any charges that may be imposed by Affinity Water Limited under an agreement to provide one or more water undertakers with a supply of water in bulk.

- (9) Where premises within our water supply area are to be connected to our supply system in contemplation of being supplied by a water supply licensee pursuant to a retail authorisation, these charging arrangements shall be a charges scheme made by us under Section 143 of the Act setting our charges and charging policies in respect of the costs of providing and / or facilitating the infrastructure necessary to connect those premises to our supply system.
- (10) The charges set by these charging arrangements apply solely to works and services provided in the charging year and where any works and/or services have not been completed at the end of the charging year the charges applicable to those works or services shall be those set by the charging arrangements for the charging year in which those works and / or services are provided.
- (11) The agreed contractual rates with Affinity Water's new partner contractor, for which a sub-set are outlined in this document, are used to determine costs of requested works. Competitive tendering and thorough procurement processes were undertaken which specifically included reviews of contractor overheads, profit margins and market price comparisons. In addition to these activities, and to ensure these charges are, and continue to remain, suitably cost-reflective, enable effective markets and provide value for money for our developer customers Affinity Water retain the right to initiate a full market review and audit the agreed contracted rates currently in place.

1.2 SELF-LAY PROVIDERS (SLPs)

- (1) If your development requires new water mains and service connections, you may choose an accredited contractor to do the contestable work rather than requesting us to do it. This is known as "Self-Lay".
- (2) You may prefer to use a Self-Lay Provider (SLP) because they may be able to provide a multi-utility option, which may be a more cost-effective solution and provide greater flexibility to meet construction programmes.

Before a SLP can carry out the work, they must be approved by us. This is achieved by the SLP being accredited under the Water Industry Registration Scheme (WIRS), which is maintained by Lloyd's Register. A link to the register is provided below.

<https://www.lrga.com/en-gb/utilities/wirs-wirsae/search/>

- (3) We will enter into an agreement with you and your chosen SLP to take over responsibility for and ownership of the self-laid pipes provided they meet our requirements. We will provide parts of the service which are non-contestable and will work with your chosen SLP to co-ordinate the works.

If you require further details or wish to apply for a self-lay scheme, please use the link to our website and select the Self-Lay option for further details:

<https://www.affinitywater.co.uk/developing/self-lay-providers>

1.3 NEW APPOINTMENTS AND VARIATIONS (NAVS)

- (1) 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.
- (2) A variation is where an existing appointed company (an “appointee”) asks Ofwat to vary its appointment so it can extend the areas it provides services to. A new appointee has the same duties and responsibilities as the previous statutory water company, including providing water mains and service connections to support new developments.
- (3) New appointments and variations therefore involve one company replacing another as the appointee for a specific geographic area. Where the company appointed does not have access to its own water supplies, it may ask us to provide a bulk supply of water to connect to the water mains infrastructure within its water supply area.
- (4) A new appointment or variation may be made in relation to a site if it meets one of the following criteria:
 - a. the unserved criterion: the area does not contain any premises that receive water services from us; or
 - b. the consent criterion: we agree to the site being supplied with water by another appointee; or
 - c. the large user criterion: where an individual premise uses (or is likely to use) at least 50 megalitres of water a year.

2 OUR WATER SUPPLY AREA

- (1) Our water supply area is defined in our Instrument of Appointment and comprises three discrete regions in the southeast of England shown on the map below.



- (2) Sewerage services in our Central Region are provided by Thames Water Utilities Limited ("Thames Water") and Anglian Water Services Limited ("Anglian Water"). Sewerage services in our East Region are provided by Anglian Water while sewerage services in our Southeast Region are provided by Southern Water Services Limited ("Southern Water").
- (3) Enquiries about providing your development with a connection to a public sewer should be made to the relevant sewerage undertaker.

Sewerage Provider	Affinity Water Area Served	Contact Number
Anglian Water	Central Region & East Region	0345 606 6087
Thames Water	Central Region	0800 009 3921
Southern Water	South East Region	0330 303 0119

3 DEFINITIONS AND INTERPRETATION

- (1) If not defined to the contrary below, words and expressions used in these charging arrangements shall have the meanings given in the 1991 Act. References to the 1991 Act or to any other act or regulations shall include it's or their amendment or replacement.

Term	Meaning
1991 Act	The Water Industry Act 1991 (as amended).
accredited third party	A recognised organisation who, in respect of Contestable Work and Services, demonstrate competence at all relevant times, by satisfying either (i) accreditation under WIRS; and/or (ii) accreditation under our local accreditation arrangements in relation to a specified activity.
budget estimate	A high-level, indicative estimate in respect of our charges you are likely to incur for yourwater mains for your development.
charges scheme	A charges scheme under section 143 of the 1991 Act.
charges scheme rules	The Charges Scheme Rules issued by Ofwat undersections 143(6A) and 143B of the 1991 Act.
charging arrangements	This document which sets out the charges, income offsets and/or the methodologies for calculating those, applied by us in accordance with Ofwat's charging rules.
charging year	A year running from 1 April in a given year to 31 March in the following year.
code for adoption agreements	The code in respect of adoption agreements issued by Ofwat from time to time underSection 51CA of the 1991 Act.
communication pipe	Any part of a service pipe which an undertaker could be, or has been, required to lay undersection 46 of the 1991 Act. It consists of a pipe laid from an existing or newly laid Water Main to the boundary of a property and may include a meter housing and / or external stop valve.
connection charges	The charges we will impose for work carried out by us in accordance with our duties (or rights) under section 45(1) (connection with water main) and section 46(1) (ancillary works for purposes of making a domestic connection) of the 1991 Act.
contestable work	Work or services that can be completed by us or an Accredited Third Party.
cost advice	A document we issue to you setting out the charges payable by you or income offset payments payable by us in accordance with these charging arrangements for the scope of work set out in the document.
design and construction standards	The design and construction standards published by us from time to time which shall bein accordance with any water sector guidance.
developer customer	Any person or business which is responsible for a development, or any person making an application for water services to which these Charging Arrangements apply. The person or business may include a developer, New Appointee or Self-Lay Provider.

development	Premises on which there is a building or buildings, or on which there will be a building or buildings when proposals made by any person for the erection of any buildings are carried out, and which require connection with, and/or modification of, existing water infrastructure.
diversion charges	The charges we impose for work carried out by us to divert water mains and other apparatus in accordance with our duties (or rights) pursuant to section 185(5) of the 1991 Act.
fixed charges	Charges set for a given charging year which are fixed in amount, or which are calculated by reference to a predetermined methodology set out in these charging arrangements, the application of which allows calculation at the outset of the total amount owing in that charging year in respect of the charges in question. Such charges are to be fixed for a charging year, as defined above.
infrastructure charges	The charges described in section 146(2) of the 1991 Act.
instrument of appointment	The written instrument (as varied from time to time) appointing Affinity Water Limited as the water undertaker for the areas described and subject to the conditions set out in the instrument, under what is now Section 6 of the 1991 Act.
network reinforcement	Work other than site specific work, to provide or modify such other Water Mains and such tanks, service reservoirs and pumping stations as is necessary in consequence of the Site Specific installation or connection of Water Mains and service pipes pursuant to an agreement with, or a duty owed under the 1991 Act, including a requisition (under section 41(1)), under an agreement for adoption (under section 51A), under a section 66D agreement, pursuant to section 45(1) or in accordance with another duty imposed by the 1991 Act, or pursuant to an agreement for bulk supplied of water or bulk discharge with a New Appointee. It also includes the additional capacity in any earlier water main that falls to be used in consequence of the provision or connection of a new main.
non-contestable work	Work or services that can only be completed by us (or an agent acting on our behalf).
off-site	Construction works or the provision, modification or connection of water structures and facilities carried out or proposed to be carried out outside the boundary of the Development up to the Point of Connection and does not include Pre-Construction Activities.
Ofwat	The Water Services Regulation Authority.
Ofwat's charging rules	"New Connection Charging Rules" means the Charging Rules for New Connection Services (English Undertakers) issued by Ofwat under sections 51CD, 105ZF and 144ZA of the 1991 Act.
on-site	Construction works or the provision, modification or connection of water structures and facilities carried out or proposed to be carried out within the boundary of the Development and does not include Pre-Construction Activities.

phase	The phase of a development as may be set out in a planning permission granted by a local planning authority or identified in the developer's construction plans.
point of connection	Means a location which is either i) a practical location indicated by a developer where the existing water main is the same size or larger than the new connecting main or, where they have not indicated a location, ii) the nearest practical location where the existing water main is the same size or larger than the new connecting main.
pre-construction activities	Activities before On-Site works or Off-Site works are begun, which might include application administration and design.
requisition charges	Charges imposed by us for work we carry out in accordance with the duties imposed on us by section 41(1) (provision of requisitioned water main) of the 1991 Act.
self-lay provider or "SLP"	An Accredited Third Party who can provide the water pipes and associated infrastructure and services in accordance with section 51A of the 1991 Act.
service pipe	Means a pipe, which is, or is to be, connected with a water main for supplying water from that main to any premises.
site specific work	Refers to the carrying on or the product of off-site and/or on-site work shall be construed accordingly. It does not refer to costs or work required as part of network reinforcement as defined above.
undertaker	A water undertaker.
water main	Any pipe, not being a pipe for the time being vested in a person other than us, which is used or to be used by the undertaker (or a licensed water supplier) for the purpose of making a general supply of water available to customers or potential customers of the undertaker or water supply licensee, as distinct from for the purpose of providing a supply to particular customers. This definition includes tunnels or conduits which serve as a pipe and any accessories for the pipe.
water sector guidance	The water sector guidance approved by Ofwat under the code for adoption agreements published in August 2018.

4 SURFACE TYPES

Surface type	Description
Road (surfaced /made ground)	These charges apply when work is being carried out in and / or under a hard-surfaced area intended for use by vehicles.
Footpath	These charges apply when work is being carried out in and / or under a hard-surfaced area intended for use by pedestrians or cyclists.
Unmade ground/verge	These charges apply to ground which does not have a man-made surface and may feature grass, topsoil, tracks, fields, or verges.
Excavation by others (reinstatement by customer)	These charges apply where we do not undertake any excavation, backfilling or reinstatement, for example, where the trench has been pre-excavated by you to our standards. We only backfill and reinstate sites we have excavated.

- (1) Where measurements are referred to in these charging arrangements, they mean the following:
 - a. pipe diameter: all pipe diameters are specified in mm and unless indicated otherwise are outside diameters e.g. 25mm pipe has an outside diameter (o.d.) of 25mm (with an internal diameter (i.d.) of 20mm); and
 - b. pipe lengths are charged in linear metres rounded up to the next whole metre.
- (2) In the case of service connections, the first half a metre of service pipe tapped into the water main is included in the cost of connection. The applicable connection charge is determined by the surface type where the water main is tapped.
- (3) All charges in these charging arrangements are stated exclusive of any applicable VAT, unless otherwise specified.

5 PRE-DEVELOPMENT ENQUIRIES

5.1 INTRODUCTION

- (1) We want to engage with our developer customers at the earliest opportunity, to understand how we can support growth in the Affinity Water region and to ensure we have the infrastructure and supply available at the right time for any given development.
- (2) We therefore actively encourage developers and self-lay providers to request a pre-development / point of connection study prior to any requisition for new mains, self-lay and /or diversions. The benefits of this study are as follows:
 - a. New Mains (Pre-Planning Enquiry) – provides you with early visibility of our needs to reinforce our existing network ahead of your development and allows us to advise you of any timing implication for your development.
 - b. Self-Lay (Point of Connection Enquiry) – provides you with a point of connection to our network which enables you to carry out your design work which will deliver the levels of service for flow and pressure that you require for your development.
 - c. Diversions (Developer Diversion Pre-Development) – enables you to be informed of any potential risks and hazards which you may need to address as part of your design for your development. The indicative budget estimate is not a cost advice for us to carry out the works.
- (3) For information regarding NAVs and the relevant approach to Pre-Development applications and the provision of Site Status letters, please visit our [website](#) and review the latest Bulk Supply and NAV Charges document.

5.2 PRE-DEVELOPMENT ENQUIRY FEES

- (1) For self-lay water mains, the water sector guidance expects self-lay providers to obtain a point of connection report where they are providing their own design.
- (2) To encourage the use of these services, both the pre-development enquiry and point of connection enquiry are free of charge (FOC). Upon receipt of a pre-development enquiry, we will review your enquiry, assess the point of connection into our existing network, prepare a budget estimate of the cost of the infrastructure of constructing the connection, water mains and communication pipes for your development, and produce a report which you can then refer to for your requisition, self-lay application, or diversion application.

Ref	Item	Unit	£ excluding VAT
5.2.1	New Mains Pre-Planning Enquiry	per enquiry	0
5.2.2	Self Lay Point of Connection Enquiry	per enquiry	0
5.2.3	Developer Diversions Pre-Development	per enquiry	0

6 CHARGES SELF-LAY WATER MAINS

6.1 INTRODUCTION

- (1) An accredited self-lay provider (SLP) can carry out the contestable work for your development instead of Affinity Water. Many SLPs can offer a multi-utility option, which may you find more convenient to use to support your development.
- (2) This section of the charging arrangements sets out the charges to be paid in respect of the adoption of water mains pursuant to an adoption agreement.
- (3) Our design and construction standards determine the pipe material to be used for water mains and accessories to be laid by an SLP.
- (4) If you have proceeded on the basis of laying MDPE or HPPE pipes and during the works, it is identified that the ground is contaminated so as to cause a risk of contamination to water in the water main then you will be required to install barrier pipe and appropriate accessories.

6.2 APPLICATION FEES

- (1) The application fee(s) cover our costs associated with:
 - reviewing and acknowledging your application,
 - checking to ensure we have all the relevant information,
 - initiation of survey requirement where appropriate
 - preparing a cost advice for the works,
 - collating and preparing a report,
 - preparation of the adoption agreement
 - issuing a response to you.
 - If you have previously submitted a pre-development enquiry for this site, we will review any relevant documentation associated with that enquiry.

Table 6.2: Self-lay water mains Application Fee			
Ref	Item	Unit	£ excluding VAT
6.2.1	Application Fee for self-lay mains (0-49 Properties)	per application	514
6.2.2	Application Fee for self-lay mains (50-99 Properties)	per application	546
6.2.3	Application Fee for self-lay mains (100+ Properties)	per application	602

- (2) We request that the application fee(s) is paid at the point of application. We will start work on your application once we have received payment of the applicable application fee(s).

6.3 DESIGN & DESIGN REVIEW FEES

- (1) If you choose to have your design prepared by us, then the following charges will apply. These are consistent with the charges for Mains Design fees where we are requisitioned under Section 41 of the 1991 Act.

Table 6.3: Self-lay Design Fees and Redesign Fees				
Ref	Item	Unit	£ excluding VAT	
			Design Fee	Redesign Fee
6.3.1	0-49 properties	per scheme	1,036	518
6.3.2	50-99 properties	per scheme	1,284	642
6.3.3	100+ Properties	per scheme	1,514	757
6.3.4	Review design prepared by developer or SLP. The first submitted design will be reviewed free of charge. Should we require any changes to be made at this point, we will also complete the first review of the amended design free of charge.	per scheme	Free of Charge for the first design submission and first amended design if required.	

- (2) We request that a self-lay mains and services application includes information relating to your entire site. We will request information relating to the phasing of this site and levy appropriate design fees per phase, as per Table 6.3 above, should you choose for Affinity Water to complete the design work on your behalf.
- (3) Where SLPs choose to submit a design for review by Affinity Water, the first design submission and first amended design will be vetted free of charge. We will always work with our customers to ensure the quality of design submission is of a high standard to negate the need for further submissions, however, where a further amended design is requested to be vetted, a charge equating to 25% of the current design fee will be levied.
- (4) Where Affinity Water are required to complete any offsite work, design fees will apply.
- (5) We understand that your requirements may change after we issue a design and cost advice to you. If we have prepared the design(s) for your development and you inform us of a change in your requirements for the development, we may need to issue you with a revised design and cost advice. A self-lay redesign fee of 50% of the current design fee will apply as outlined in Table 6.3 above
- (6) Our design and construction standards are published on our website at: <https://www.affinitywater.co.uk/developing/adoption-codes>
- (7) If your scheme contains more than 50 plots, we reserve the right to request your application to be split into phases in line with the required occupancy rate to ensure a safe and appropriate turnover of the water supply. This will help us reduce excess flushing and help to maintain site protection.

6.4 ADMINISTRATION FEES

- (1) These fees are shown in Table 6.4 below and they cover our costs associated with:
- payment processing
 - assessing request for works
 - scheduling and mobilising of our construction team, if appropriate
 - project managing the works (connection to our water main)
 - integrating the as-laid information into our Geographical Information System, and
 - issuing the vesting certificate.

Table 6.4: Self-lay Water Mains Administration Fee

Ref	Item	Unit	£ excluding VAT
6.4.1	Administration Fee 0-49 Properties	per application	913
6.4.2	Administration Fee 50-99 Properties	per application	1,019
6.4.3	Administration Fee 100+ Properties	per application	1,161

- (1) We request that the administration fees are paid in advance of our works being completed.

6.5 CHARGES FOR CONNECTING ADOPTED WATER MAIN INTO WATER SUPPLY SYSTEM

Table 6.5a: Connecting Self-Lay Water Mains into Supply System (MDPE / HPPE & Barrier Pipe)

Ref	Item	Unit	£ excluding VAT
6.5.1	Under Pressure Connection / Branch Connection (50-190mm diameter parent main)	per connection	3,143
6.5.2	Under Pressure Connection / Branch Connection (191-260mm diameter parent main)	per connection	4,577
6.5.3	Under Pressure Connection / Branch Connection (261-320mm diameter parent main)	per connection	5,794

- (1) These charges relate only to site specific work carried out and costs incurred by us in order to meet our duties under an adoption agreement to incorporate the self-laid water mains into our water network. They do not relate to work to modify or enhance existing network infrastructure in order to address pre-existing deficiencies in capacity or capability, unrelated to requirements associated with the adoption agreement.
- (2) These charges comprise the physical connection into our existing water network together with charges for any site-specific work we carry out to connect the self-laid water main to the point of connection to our existing water network.
- (3) Table 6.5a sets out our charges for providing a connection into our existing water network.
- (4) If you choose for us to carry out the construction of the off-site water mains, we will charge for this work in accordance with sections 8.5 to 8.10 of these charging arrangements.

- (5) Section 8.8 outlines the contestable charges for the undertaking of trial holes and should

be accounted for in your calculation, where required.

- (6) Table 6.5b below sets out our charges for other services we provide under an adoption agreement in respect of self-laid water mains.

Table 6.5b Other services provided under adoption agreement for water mains			
Ref	Item	Unit	£ excluding VAT
6.5.4	Take Water Sample / Additional site visit	per sample	344
6.5.5	Review Water Sample Analysis	per sample	95

- (7) Any defects we identify during our site audits need to be rectified prior to us carrying out the permanent connection to our existing network. If additional visits to your site (in excess of the two included in our administration fee) are required in order to verify that the defects have been rectified, we will charge on a per additional visit basis.
- (8) Self-Lay Providers must submit meter details within 5 days of installation. If meter details are not provided within 14 days, a site visit charge will be applied for each plot (see section 14 Miscellaneous Charges Table 14.1). This fee will also be used to validate any meter details that are incorrect from the date works are completed through the two-year defect period.

7 CHARGES SELF-LAY SERVICE CONNECTIONS

7.1 INTRODUCTION

- (1) This section of the charging arrangements sets out the charges payable in respect of the adoption of communication pipes pursuant to an adoption agreement.

7.2 APPLICATION FEES

- (1) The application fee(s) cover our costs associated with:
- reviewing your application and completing application triage
 - issuing the terms for service connections
 - preparing a cost advice for our charges associated with the Self-lay Provider carrying out these connections (e.g. meters and infrastructure charges)

Note: Where Affinity Water is required to undertake any element of the connection's construction, a Connections Application (Section 9.2) must be submitted instead. This application is necessary to obtain the relevant construction cost information.

Table 7.2: Self-lay Service Connections Application Fees			
Ref	Item	Unit	£ excluding VAT
7.2.1	Application Fee - Service Connections	per property / plot	39

- (2) Where a self-lay provider proposes to install a communication pipe to connect premises to our water mains for our adoption under an adoption agreement, the self-lay provider will need to pay us an application fee in accordance with Table 7.2.
- (3) We request that our application fees are paid at the point of application submission and are charged per property being connected to our network.
- (4) The reference to property in Table 7.2 above refers to any building or part of a building which is occupied or likely to be separately occupied (including a flat).

7.3 ADMINISTRATION FEES

- (1) When you are ready to install a communication pipe(s) you will need to pay an administration fee calculated in accordance with Table 7.3. Our administration fees are charged per property that is being connected.
- (2) These fees are shown in Table 7.3 below and they cover our costs associated with:
- payment processing
 - assessing request for works
 - scheduling and mobilising of our construction team if appropriate
 - project managing the works
 - billing account creation
 - Defect logging and assurance
 - Walk off and site assurance
 - integrating as-laid information into our Geographical Information System

Table 7.3: Self-lay Administration Fees

Ref	Item	Unit	£ excluding VAT
7.3.1	Administration Fee (all properties connected)	per connection	98

- (3) The reference to properties in Table 7.3 refers to any building or part of a building which is occupied or likely to be separately occupied (including a flat).
- (4) We request that our administration fees are paid prior to any works being carried out.

7.4 SUPPLY OF METERS

- (1) Table 7.4 below sets out our charges for the provision of water meters for installation by self-lay providers. The Self-Lay adoption agreement will specify when these charges become due.

Table 7.4: Supply of Meters

Ref	Item	Unit	£ excluding VAT
7.4.1	15mm Concentric Manifold AMI Meter	per item	48
7.4.2	15mm In-line AMI Meter Complete with unions and washers 15mm	per item	52
7.4.3	20mm In-line AMI Meter Complete with unions and washers 20mm	per item	72
7.4.4	25mm In-line AMI Meter Complete with unions and washers 25mm	per item	142
7.4.5	40mm In-line AMI Meter Complete with unions and washers 40mm	per item	214
7.4.6	50mm In-line Meter	per item	275
7.4.7	80mm In-line Meter	per item	341
7.4.8	100mm In-line Meter	per item	385
7.4.9	150mm In-line Meter	per item	582
7.4.10	200mm In-line Meter	per item	1,885
7.4.11	250mm In-line Meter	per item	1,952

8 REQUISITION CHARGES (NEW MAINS)

8.1 INTRODUCTION

- (1) This section of these charging arrangements charges sets out our requisition charges.
- (2) Requisition charges are concerned with the cost to us of providing site specific infrastructure necessary for the provision of a water main. Such charges do not include any amount for network reinforcement costs.

8.2 APPLICATION FEES

- (1) Where you request us to provide water mains to service your development, the charges in Table 8.2 will apply.
- (2) The application fee covers our costs associated with:
 - reviewing and acknowledging your application
 - checking to ensure we have all the relevant information
 - initiation of survey requirement where appropriate
 - preparing a cost advice and / or fixed charge for the works, and
 - issuing a response to you
- (2) Please note that this does not cover the cost of design which is charged in addition to the application fee (see section 8.3 below). If you have previously submitted a pre-development enquiry for your development, we will review any relevant documentation associated with that enquiry.

Table 8.2: Mains Application Fees

Ref	Item	Unit	£ excluding VAT
8.2.1	Application Fee for Mains (0-49 Properties)	per application	497
8.2.2	Application Fee for Mains (50-99 Properties)	per application	546
8.2.3	Application Fee for Mains (100+ Properties)	per application	602

- (3) The application fee(s) is payable at the time you submit your application for new water mains and service connections. We will start work on your application when we have received payment of the applicable application fee(s).
- (4) If your scheme contains more than 50 plots, we reserve the right to request your application to be split into phases in line with the required occupancy rate to ensure a safe and appropriate turnover of the water supply. This will help us reduce excess flushing and help to maintain site protection.

8.3 DESIGN AND REDESIGN FEES

Table 8.3: Design and Redesign Fees				
Ref	Item	Unit	£ excluding VAT	
			Design Fee	Redesign Fee
8.3.1	0-49 properties	per application	1,036	518
8.3.2	50-99 properties	per application	1,284	642
8.3.3	100+ Properties	per application	1,514	757
8.3.4	Review design prepared by developer or SLP. The first submitted design will be reviewed free of charge. Should we require any changes to be made at this point, we will also complete the first review of the amended design free of charge.	per scheme	Free of Charge for the first design submission and first amended design if required.	

- (1) In order for us to provide you with a cost advice and / or fixed charge for your development we will need to prepare a design. Our charges for this service are based on the number of properties which will be served and are set out in Table 8.3. Where you indicate to us that your development will be built in multiple phases the applicable design fee is based on the number of properties which will be connected during each phase.
- (2) The design fee(s) are payable at the time you submit your application. We will start work on your design when we have received payment of the applicable design fee(s).
- (3) We request that an initial mains application includes information relating to your entire site, including all phasing information.
- (4) Where you choose to submit a design for review by Affinity Water, the first design submission and first amended design will be vetted free of charge as per Table 8.3 above. We will always work with our customers to ensure the quality of design submission is of a high standard to negate the need for further submissions, however, where a further amended design is requested, or where a resubmission still does not comply with our design and construction standards, a charge equating to 25% of the current design fee will be levied for each subsequent revision.
- (5) We understand that your requirements may change after we issue a design and cost advice to you. If we have prepared the design(s) for your development and you inform us of a change in your requirements for the development, we may need to issue you with a revised design and cost advice. A redesign fee of 50% of the original design fee will apply as outlined in Table 6.3 above.

8.4 ADMINISTRATION FEES

- (1) The administration fees are shown in Table 8.4 below and they cover our costs associated with:
- payment processing
 - assessing request for works
 - scheduling and mobilising of our construction team
 - project managing the works including two site visits
 - billing account creation
 - walk off and site assurance
 - integrating as-laid information into our Geographical Information System

Table 8.4: Water Mains Administration Fee			
Ref	Item	Unit	£ excluding VAT
8.4.1	Mains Administration Fee (0-49 Properties)	per application	1,207
8.4.2	Mains Administration Fee (50-99 Properties)	per application	1,368
8.4.3	Mains Administration Fee (100+ Properties)	per application	1,528

- (2) We request the administration fees to be paid before we provide the services stated.
- (3) We account for two site visits within our administration fee which at a minimum cover pre-construction activities and walk-off activities.

8.5 CHARGES FOR LAYING WATER MAINS

Table 8.5: Laying of Water Mains							
Ref	Item	Unit	£ excluding VAT				
			Road	Footpath	Unmade Ground	Excavation by Others	Barrier Pipe Uplift £/m
8.5.1	Lay Pipe (50-100mm)	per linear metre	405	354	162	129	12
8.5.2	Lay Pipe (101-130mm)		567	512	219	139	14
8.5.3	Lay Pipe (131-190mm)		659	582	265	160	20
8.5.4	Lay Pipe (191-260mm)		739	642	315	215	48
8.5.5	Lay Pipe (261-320mm)		861	731	380	269	84

Note: For contaminated ground / barrier pipe - please select the appropriate surface rate and add the uplift to provide the correct charge

- (1) Our charges for laying mains depend on a number of factors including:
- the diameter and length of the new water main you require; and
 - the number and arrangement of fittings required to meet our design and construction standards; and
 - the type of ground in which the water main is laid or if you have chosen to carry out the excavation and reinstatement yourself; and
 - whether the soil may be (or is) contaminated.

- (2) You can estimate the sizing of the pipework for your new water main. The list below is a general guide for the typical sizing of new water mains required for household properties. Please note the list is for indicative purposes only once the detailed design is carried out, the size required may be different:

- Pipe diameter (50-100mm) Up to 60 houses or 100 flats
- Pipe diameter (101-130mm) Up to 130 houses or 230 flats
- Pipe diameter (131-190mm) Up to 400 houses or 700 flats
- Pipe diameter (191-260mm) Up to 900 houses or 1,500 flats
- Pipe diameter (261-320mm) Up to 2,600 houses or 4,500 flats

Further guidance regarding sizing methodology can be found on our website (www.affinitywater.co.uk).

- (3) Our fixed charges for your new water mains are limited to the cost of connecting to the nearest reasonably practicable point on our network, where the existing water main is at least the same diameter as your new water main required to provide the capacity for your development.
- (4) Our design and construction standards determine the pipe material to be used for water mains and accessories and can be found here - <https://www.affinitywater.co.uk/docs/developer/2024/DCS-2024-V8.1.pdf>
- (5) Table 8.5 sets out our charges for laying water mains to serve your development.

8.6 CHARGES FOR INSTALLING ADDITIONAL ACCESSORIES

- (1) Table 8.6a sets out our charges for installing fire hydrants at the request of the applicant or fire and rescue authority that are not specified in our design. Where wash outs are required and included in our design, these will be costed in addition to charges outlined in Table 8.5 for the laying of water mains.

Table 8.6a: Installation of Accessories – Hydrants & Washouts (MDPE / HPPE & Barrier Pipe)							
Ref	Item	Unit	£ excluding VAT				
			Road	Footpath	Unmade Ground	Excavation by Others	Barrier Pipe Uplift £/m
8.6.1	Fire Hydrant or Wash Out (In-line, 50-190mm pipe)	per accessory	1,785	1,749	1,470	1,015	27
8.6.2	Fire Hydrant or Wash Out (In-line, 191-320mm pipe)	per accessory	2,911	2,678	2,317	1,693	74
8.6.3	Fire Hydrant or Wash Out (End type, 50-190mm pipe)	per accessory	1,741	1,707	1,427	973	11
8.6.4	Fire Hydrant or Wash Out (End type, 191-320mm pipe)	per accessory	2,413	2,360	1,998	1,374	83

- (2) Tables 8.6b and 8.6c below set out our charges for completing piece throughs of pipework on the new water main network and for installing sluice valves or non- return valves that have been specified in our design, these will be costed in addition to charges outlined in Table 8.5 for the laying of water mains.

Table 8.6b: Installation of Accessories – Piece Through				
Ref	Item	Unit	£ excluding VAT	
			Excavation by Others	Barrier Pipe Uplift £/m
8.6.5	Piece Through (50-100mm)	per accessory	1,734	17
8.6.6	Piece Through (101-130mm)	per accessory	1,750	18
8.6.7	Piece Through (131-190mm)	per accessory	1,806	22
8.6.8	Piece Through (191-260mm)	per accessory	2,126	95
8.6.9	Piece Through (261-320mm)	per accessory	2,458	183

Table 8.6c: Installation of Accessories – Valves and Non-Return Valves (NRVs)							
Ref	Item	Unit	£ excluding VAT				
			Road	Footpath	Unmade Ground	Excavation by Others	Barrier Pipe Uplift £/m
8.6.10	Valves and NRVs (50-100mm)	per accessory	1,323	1,232	1,023	679	14
8.6.11	Valves and NRS (101-130mm)	per accessory	1,407	1,318	1,103	754	16
8.6.12	Valves and NRVS (131-190mm)	per accessory	1,915	1,756	1,487	1,016	18
8.6.13	Valves and NRVs (191-260mm)	per accessory	2,597	2,440	2,165	1,688	25
8.6.14	Valves and NRVs(261-320mm)	per accessory	2,630	2,477	2,195	1,711	149

8.7 CHARGES FOR CONNECTING WATER MAINS INTO SUPPLY SYSTEM

Table 8.7 sets out our charges for connecting the water mains constructed to serve your development to our existing water supply system.

Table 8.7: Connecting Water Mains into Supply System (MDPE / HPPE & Barrier Pipe)			
Ref	Item	Unit	£ excluding VAT
8.7.1	Under Pressure Connection / Branch Connection (50-190mm diameter parent main)	per connection	3,143
8.7.2	Under Pressure Connection / Branch Connection (191-260mm diameter parent main)	per connection	4,577
8.7.3	Under Pressure Connection / Branch Connection (261-320mm diameter parent main)	per connection	5,794

8.8 TRIAL HOLES AND LINE STOPS

- (1) You must also calculate the number of trial holes, linestops and water fittings required (whether air valves, washouts, fire hydrants or other fittings), and add the appropriate charges to your calculation. The following tables outline our charges for trial holes and linestops.
- (2) Table 8.8.1 outlines charges for the undertaking of additional trial holes at the request of the applicant that are not specified in our design.
- (3) Where linestops, and therefore related trial holes, are required charges from 8.8.2 will be applied.

Table 8.8.1: Trial Holes					
Ref	Item	Unit	£ excluding VAT		
			Road	Footpath	Unmade Ground
8.8.1.1	Trial Pit on Pipe < 64mm	per item	1,536	1,473	1,377
8.8.1.2	Trial Pit on Pipe 65-100mm		1,536	1,473	1,377
8.8.1.3	Trial Pit on Pipe 101-130mm		1,536	1,473	1,377
8.8.1.4	Trial Pit on Pipe 131-190mm		1,536	1,473	1,377
8.8.1.5	Trial Pit on Pipe 191-260mm		2,513	1,906	2,156
8.8.1.6	Trial Pit on Pipe 261-320mm		2,513	1,906	2,156

Table 8.8.2: Linestops (inc. excavation where applicable)						
Ref	Item	Unit	£ excluding VAT			
			Road	Footpath	Unmade Ground	Excavation by Others
8.8.2.1	Linestop - 2inch (50mm)	per item	3,981	3,918	3,822	2,445
8.8.2.2	Linestop - 3inch (75mm)		3,981	3,918	3,822	2,445
8.8.2.3	Linestop - 4inch (100mm)		4,097	4,034	3,938	2,561
8.8.2.4	Linestop - 5inch (125mm)		4,446	4,383	4,287	2,910
8.8.2.5	Linestop - 6inch (150mm)		4,446	4,383	4,287	2,910
8.8.2.6	Linestop - 7inch (175mm)		5,727	5,664	5,568	4,191
8.8.2.7	Linestop - 8inch (200mm)		6,704	6,097	5,700	4,191
8.8.2.8	Linestop - 9inch (225mm)		8,800	8,193	7,796	6,287
8.8.2.9	Linestop - 10inch (250mm)		8,800	8,193	7,796	6,287
8.8.2.10	Linestop - 12inch (300mm)		9,329	8,722	8,325	6,816

8.9 NETWORK REINFORCEMENT

- (1) We will notify you of any network reinforcement that we need to undertake in consequence of your development and explain the time/cost implications for your development.
- (2) Where the water main you are connecting to is equal to or greater than the new main, we will not charge you our costs of undertaking any network reinforcement required to serve your development.

8.10 NETWORK ENHANCEMENT

- (1) Where we provide a water main pursuant to a requisition and, in so doing, decide to increase the capacity of pipes or other infrastructure beyond that which is needed to meet our duty under section 41(1) of the 1991 Act, then the costs of this work shall, if this increases the overall costs of the work, be apportioned so that you only pay costs which are in proportion to the particular capacity required by your requisition.

8.11 EXCEPTIONAL CIRCUMSTANCES

- (1) Fixed charges will not apply in respect of requisition charges in the following circumstances:
 - a. the technical complexity of the work is high, or the type of work required is bespoke or is carried out infrequently; or
 - b. third parties can legitimately recover their costs from us and there is not a reasonable level of certainty of those costs in advance of connection work being undertaken; or
 - c. third parties have rights to protect their assets or interests in a way that affects the construction method or timing (including protected undertakings). The third parties' requirements are unknown in advance; or
 - d. 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; or
 - e. the work is to be carried out in or under sealed surfaces other than sealed surfaces formed of materials specified in the Specification for the Reinstatement of Openings in Highways (fourth edition) (for example printed concrete, marble and specialist stone).
- (2) In these circumstances, charges will comprise a combination of:
 - a. upfront fixed charges for the elements of the work where there is sufficient certainty, and it is reasonable to do so; and
 - b. charges calculated on the basis of the actual cost we incur in respect of other elements of work.
- (3) We will provide you with a document which clearly states fixed charges and charges calculated by actual costs incurred.
- (4) We anticipate that there will be occasions where providing an indicative estimate is not possible or where the estimate will not meet the degree of confidence you require. In such cases, we will work with you to decide how best to proceed.

9 CONNECTION CHARGES

9.1 INTRODUCTION

- (1) This section of the charging arrangements sets out our connection charges.
- (2) Connection charges imposed by us relate only to site specific work carried out and the costs incurred by us pursuant to sections 45(1) or 46(1) of the 1991 Act.

9.2 APPLICATION FEES

- (1) Where you need us to make a connection(s) to our water mains, you are required to pay us the applicable application fee(s) set out in Table 9.2 below. Our application fees are charged per property that is being connected.
- (2) The application fee(s) cover our costs associated with:
 - Reviewing, acknowledging, and triaging your application,
 - checking to ensure we have all the relevant information,
 - initiation of survey requirement where appropriate and;
 - preparing and providing you with a cost advice for your service connection(s)

Table 9.2a: New Connections Application Fees

Ref	Item	Unit	£ excluding VAT
9.2.1	Application Fee – Connection off Existing Main (first property connected)	per property / plot	185
9.2.2	Application Fee – Connection off Existing Main (each subsequent property connected)	per property / plot	70
9.2.3	Application Fee – Connection off New Main	per property / plot	43

- (3) The reference to property in Table 9.2 above refers to any building or part of a building which is occupied or likely to be separately occupied (including a flat).
- (4) In order for us to carry out your design we may visit your site to carry out a survey. In the event that we do so, there will be no additional charge for this visit.
- (5) The application fee(s) is payable at the time you submit your application for service connections and, where applicable, new water mains. We will start work on your application when we have received payment of the applicable application fee(s).
- (6) Please refer to our website for a step-by-step guide to what information we require from you and when - <https://www.affinitywater.co.uk/developing/ds-house-developments>
- (7) If your scheme contains more than 50 plots, we reserve the right to request your application to be split into phases in line with the required occupancy rate to ensure a safe and appropriate turnover of the water supply. This will help us reduce excess flushing and help to maintain site protection.
- (8) We understand that your requirements may change after we issue a design and cost advice to you. If we have prepared the design(s) for your development and you inform us of a

change in your requirements for the development, we may need to issue you with a revised design and cost advice. A redesign fee will apply as outlined in Table 9.2b below.

Table 9.2b New Connections Redesign Fees			
Ref	Item	Unit	£ excluding VAT
9.2.4	Redesign fee	per application	92

9.3 ADMINISTRATION FEES

- (1) The administration fees are shown in Table 9.3 below and they cover our costs associated with:
- payment processing
 - assessing request for works
 - scheduling and mobilising of our construction team
 - project managing the works
 - billing account creation
 - integrating as-laid information into our Geographical Information System
- (2) These charges will appear on our cost advice to you and will become due should you decide to progress with the works relating to the installation of the service connections.

Table 9.3: New Connections Administration Fees			
Ref	Item	Unit	£ excluding VAT
9.3.1	Administration Fee (each property connected)	per property / plot	125

- (3) The reference to property in Table 9.3 refers to any building or part of a building which is occupied or likely to be separately occupied (including a flat).

9.4 CONNECTION CHARGE

- (1) Our charges for new connections depend on a number of factors including:
- the type of ground or if you have chosen to carry out the excavation and reinstatement yourselves; and
 - the pipe diameter and length of service pipe as applicable to your required demand; and
 - whether the soil may be (or is) contaminated.
- (2) Our fixed charges for your service connection(s) are limited to the cost of connecting to the nearest reasonably practicable point on our network where the existing water main is at least the same diameter as your service connection, in order to provide the capacity for your development.
- (3) We will make no additional connection charge in the event that we change the point of connection for capacity reasons. However, if the nearest available main is smaller than the connection required to support your development, we will provide you with the reinforcement costs required.

- (4) Our design and construction standards determine the pipe material to be used for service pipes and accessories and can be found here - <https://www.affinitywater.co.uk/docs/developer/2024/DCS-2024-V8.1.pdf>
- (5) The charges set out in Table 9.4a include (unless otherwise specified) the provision and installation of externally located water meters where required for billing purposes.

Table 9.4a: Installation of connections (MDPE/HPPE) (meters are included except where stated otherwise)							
Ref	Item	Pipe Diameter	£ excluding VAT				
			Road	Footpath	Unmade Ground	Excavation by Others	Barrier Pipe Uplift per unit
Tap in & connection (MDPE/HPPE) only (including up to 0.5 metre of pipe) – surface type is determined at the point of connection to the main							
9.4.1	Per Connection Single	25 - 32mm	2,334	2,097	1,957	632	142
9.4.2	2-port Connections		2,353	2,319	1,976	823	141
9.4.3	Per Connection Single (without meter)	50 - 63mm	6,176	5,864	5,647	4,132	117
9.4.4	3-port Connections		3,792	3,474	3,325	1,994	63
9.4.5	4-port Connections		3,862	3,544	3,395	2,064	63
9.4.6	5-port Connections		4,115	3,797	3,610	2,472	69
9.4.7	6-port Connections		4,186	3,867	3,680	2,542	69
9.4.8	Per Connection Single (without meter or meter install - see table 9.4d)	80 - 90mm	7,835	7,821	7,771	7,710	64
9.4.9	Per Connection Single (without meter or meter install - see table 9.4d)	100 - 130mm	8,093	8,079	8,029	7,968	64
9.4.10	Per Connection Single (without meter or meter install - see table 9.4d)	150 - 180mm	8,992	8,968	8,908	8,824	64
9.4.11	Per Connection Single (without meter or meter install - see table 9.4d)	190 - 260mm	11,857	11,760	11,466	11,333	64

Note: For contaminated ground / barrier pipe - please select the appropriate surface rate and add the uplift to provide the correct charge.

- (6) Tables 9.4b, 9.4c and 9.4d below set out charges for additional pipe laying, accessories as part of the connection(s) and meters.

Table 9.4b: Installation of connections: Additional Pipe Laying (MDPE/HPPE)							
Ref	Item	Unit	£ excluding VAT				
			Road	Footpath	Unmade Ground	Excavation by Others	Barrier Pipe Uplift £/m
Service Pipe Laying							
9.4.12	Lay Pipe (25- 32mm)	per linear metre	174	153	112	64	5
9.4.13	Lay Pipe (50- 63mm)		185	165	121	67	13
9.4.14	Lay Pipe (80- 100mm)		194	180	130	69	12
9.4.15	Lay Pipe (101- 130mm)		200	186	136	75	11
9.4.16	Lay Pipe (131- 190mm)		257	233	173	89	20
9.4.17	Lay Pipe (191- 260mm)		687	642	315	215	48
9.4.18	Lay Pipe (261- 320mm)		802	731	380	269	84

Table 9.4c: Installation of internal meters (e.g. flats fed from large supplies)			
Ref	Item	Unit	£ excluding VAT
9.4.19	Install Internal 15mm Screw-in Meter (includes meter)	per property / item	149

Table 9.4d: Installation of Accessories – In-line meters in conjunction with other works			
Ref	Item	Unit	£ excluding VAT
9.4.20	Install in-line meter - 40mm	per accessory	214
9.4.21	Install in-line meter - 50mm		275
9.4.22	Install in-line meters - 80mm		1,154
9.4.23	Install in-line meters - 100mm		1,215
9.4.24	Install in-line meters - 150mm		1,700
9.4.25	Install in-line meters - 200mm		3,411
9.4.26	Install in-line meters - 250mm		3,833

10 DISCONNECTION CHARGES

- (1) This section of the charging arrangements sets out the approach to disconnection of properties pursuant to Section 62 of the 1991 Act. Affinity Water provides disconnection of all properties free of charge.
- (2) Disconnection applications are required to allow us to track and monitor the requested works; these should be complete either as an individual disconnection application or as part of a new connection application both of which can be undertaken via our customer portal.
- (3) Affinity Water will only complete disconnection works where they lie between the boundary and our mains network. Responsibility of disconnection works required on the customer side pipework that is external to the property/premises lies with the customer; for details, please refer to diagram 14.8a.
- (4) For charging information relating to mains abandonment, please refer to section 11 Developer Diversion Charges.

Table 10.1: Disconnection Fee

Ref	Item	Unit	£ excluding VAT
10.1.1	Disconnection	Per plot	FOC

11 DEVELOPER DIVERSION CHARGES

11.1 INTRODUCTION

- (1) This section of the charging arrangements sets out the method(s) for calculating charges pursuant to Section 185 of the 1991 Act in respect of the diversion or removal of pipes up to 180mm outside diameter located in, under or over land in which you have an interest or in any adjacent land in which you have an interest.
- (2) Diversion charges are calculated by reference to the principle that we are entitled to recover the costs reasonably incurred as a result of complying with the duty imposed on us by Section 185(1) of the 1991 Act.
- (3) This section does not apply to diversions for Highway authorities under the NEW ROADS AND STREET WORKS ACT 1991 - DIVERSIONARY WORKS SA10/05 applicable to England, Scotland and Wales only. Please contact Development Experience for advice on your diversion requirements which are subject to these regulations.

11.2 APPLICATION FEES

Table 11.2: Diversion Application Fees			
Ref	Item	Unit	£ excluding VAT
11.2.1	Application Fee for diversion	per application	1,086

- (1) When submitting an application (under Section 185 of the 1991 Act) for us to divert existing water mains as part of your development, the above application fee will apply.
- (2) The application fee covers our costs associated with:
 - Reviewing, acknowledging, and triaging your application,
 - checking to ensure we have all the relevant information,
 - initiation of survey requirement where appropriate and;
 - preparing and providing you with a cost advice for your service connection(s)
- (3) Please note that this does not cover the cost of design which is charged in addition to the application fee (see section 11.3 below). If you have previously submitted a pre-development enquiry for this site, we will review any relevant documentation associated with that enquiry.
- (4) The application fee(s) will be levied at the point of application. Once we have confirmed payment, we will progress with your diversion application.

11.3 DESIGN FEE

- (1) In order for us to provide you with fixed charges for your diversion, we will need to prepare a design. Our fee for the design of the diversion of a water main of up to 180mm diameter is shown in Table 11.3 below.

Table 11.3: Diversion Design Fees			
Ref	Item	Unit	£ excluding VAT
11.3.1	Diversion of Main up to 180mm Diameter per Design	per design	1,392
11.3.2	Diversion Redesign Fee	per design	696

- (2) We understand that your requirements may change after we issue a design and cost advice to you. If we have prepared the design(s) for your development and you inform us of a change in your requirements for the development, due to the nature of diversionary works, we will require a redesign fee of 50% of the original design charge.
- (3) For diversions where the pipework is over 180mm diameter, our charges will be the incurred costs of undertaking this work which are not covered under these charging arrangement.

11.4 ADMINISTRATION FEE

- (1) The administration fee is shown in Table 11.4 below and covers our costs associated with:
- payment processing
 - assessing request for works
 - scheduling and mobilising of our construction team
 - project managing the works
 - integrating as-laid information into our Geographical Information System, and
 - inspecting and commissioning the diversion of our water main
- (2) These charges will appear on our cost advice to you and will become due should you decide to progress with the diversionary works.

Table 11.4: Diversion Administration Fees			
Ref	Item	Unit	£ excluding VAT
11.4.1	Diversion Administration Fee	per application	1093

11.5 DIVERSION CHARGES / CUTTING AND CAPPING EXISTING WATER MAINS

Table 11.5: Cutting and capping existing water main						
Ref	Item	Unit	£ excluding VAT			
			Road	Footpath	Unmade Ground	Excavation by Others
11.5.1	Cut and Cap Existing Main (50-100mm diameter pipe)	per item	4,055	3,806	3,420	1,368
11.5.2	Cut and Cap Existing Main (101 -130mm diameter pipe)	per item	4,080	3,831	3,445	1,392
11.5.3	Cut and Cap Existing Main (131-190mm diameter pipe)	per item	4,217	3,968	3,582	1,529
11.5.4	Cut and Cap Existing Main (191-260mm diameter pipe)	per item	5,261	5,012	4,626	1,639
11.5.5	Cut and Cap Existing Main (261-315mm diameter pipe)	per item	5,538	5,289	4,903	1,916

- (1) For diversion works other than for a Highway authority our diversion charges will comprise of upfront fixed charges for the elements of work identified as a result of the design.
 - a. For mains over 180mm, this will be costed by exception upfront and reconciled using actual costs post completion. This methodology can be requested for diversions below 180mm if specifically required.
- (2) We anticipate that there will be occasions where providing an indicative estimate is not possible or where the estimate will not meet the degree of confidence you desire. In such cases, we will work with you to decide how best to proceed.
- (3) For diversion works for a Highway Authority please contact Development Experience to obtain a bespoke cost estimate in accordance with the New Roads and Street Works Act 1991 Diversionary Works.
- (4) For further information regarding asset life evaluation used to determine, where appropriate, deferment of renewal please view our latest Annual Performance Report.

12 TRAFFIC MANAGEMENT

- (1) Where additional costs are payable as a result of traffic management and highway authority charges, we have provided upfront fixed charges which will be highlighted as a separate item in your cost advice. These charges can be found in Table 12.1 below.
- (2) The charges outlined in Table 12.1: Traffic Management below are applicable to schemes requiring such works on roads and include, but not limited to, activities such as set up, monitoring, removal, signage and alternative equipment rental.
- (3) Where 2-way traffic lights are required on roads up to and including 40mph these costs are included in the contracted rates as shown on your cost advice and will not be charged separately; all other rates will be charged as standard.

Ref	Item	Unit	£ excluding VAT	Out of Hours Uplift
12.1.1	2 Way Traffic Lights (Automated)	each	952	7%
12.1.2	3 Way Traffic Lights (Automated)	each	1,376	7%
12.1.3	4 Way Traffic Lights (Automated)	each	1,636	7%
12.1.4	1 Person – Manually Operated Lights	each	1,278	21%
12.1.5	2 Person – Manually Operated Lights	each	2,556	21%
12.1.6	Road Closure - London Boroughs	each	5,534	3%
12.1.7	Road Closure - Outside London	each	3,786	3%

- (4) Upfront fixed costs for road closures have been provided to ensure cost predictability and stability for our developer customers. This has been split into two categories, "London Boroughs" and "Outside London", based on positive feedback received during our 2026/27 new connections charging consultation. Should you wish to be charged for a road closure on an actual cost basis, this can be requested at cost advice stage.
- (5) In line with our traffic management provider, where Temporary Traffic Regulation Orders (TTROs), private road closures, footway and cycle lane closures are required, these will be charged as and appear on cost advices as road closures. This approach is to ensure simplicity of our charges and fair coverage of costs of the relevant work.
- (6) Lane closures and lane rental charges may be required by the highway authority, where work on traffic-sensitive routes during busy periods is undertaken and a need to suspend at least one lane arises, additional costs will be levied to appropriately recover these charges. These will be detailed in Extraordinary Charges section of your Cost Advice.
- (7) Parking bay and bus stop suspensions may be required to work safely. The highway authority can also request suspensions opposite our work to allow room for traffic. When these suspensions apply to works undertaken as a result of your scheme, associated costs will be levied to appropriately recover these charges. These will be detailed in Extraordinary Charges section of your Cost Advice.
- (8) Where additional costs will be incurred, we will reconcile the upfront fixed costs with our actual costs in order to appropriately recover these charges.

13 OUT OF HOURS WORKING

- (1) Our preference is always to carry out works within working hours as this avoids adverse impact to the rest of our operations. However, it may be necessary to carry out some or all of the works involved in constructing the water main for your development outside of working hours. In most cases this is determined by the highway authority and is due to the impact the construction works will have on others.
- (2) Where additional costs will be incurred, we will reconcile the upfront fixed costs with our actual costs in order to appropriately recover these charges.

Table 13.1 Out of Hours Working			
Ref	Item	Unit	% Uplift
13.1.1	Out of Hours Working	Per applicable construction work line item	59%

14 MISCELLANEOUS CHARGES

- (1) This section of the charging arrangements sets out the charges for miscellaneous services provided. Relevant charges are listed in Table 14.1 below.

Table 14.1: Miscellaneous Charges			
Ref	Item	Unit	£ excluding VAT
14.1.1	Approved Plumber or Groundworker Discount (external pipework only)	per plot / connection	-18
14.1.2	Water regulations inspection (where Affinity Water inspects service connections laid by others)	per inspection	205
14.1.3	Site Visit: To provide additional guidance and advice	per visit	205
14.1.3a	Site Visit: To obtain missing meter details	per plot / connection	205
14.1.4	Supervision of traffic management where required by local authority (or other such organisation)	per visit	205
14.1.5	Aborted fee (with only 24 hour's notice)	per abort	278
14.1.6	Remobilisation of works	per remobilisation	2,200

- (2) We are committed to ensuring high quality work is completed to ensure safe drinking water for all our customers. With this in mind, we offer a discount per plot when a Water Industry Approved Plumbers Scheme (WIAPS) certificate is submitted for review to support the use of an accredited contractor for the external pipework. Note the following:

- a. Please note, this discount is only applicable to the customer side pipework that is external to the property/premises as shown in the diagram below:

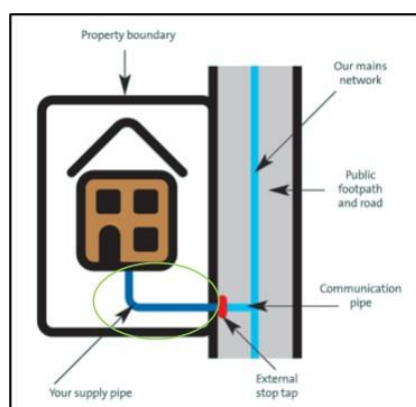


Figure 14.8a – Approved contractor pipework eligibility

- b. To find an approved plumber and/or groundworker, you can search here - https://www.watersafe.org.uk/approved_contractors/
- c. The approved contractor must be certified for 'underground pipework' activities.
- d. We request that certificates are provided to cover every plot whereby the discount

has been applied.

- e. Affinity Water reserve the right to carry out Water Regulations inspections to ensure the certified work meets the requirements under the Water Supply (Water Fittings) Regulations 1991.
 - f. This discount applies where call off connection requests occur within this relevant charging year and will not be retrospectively levied.
- (3) Where the number of site visits exceeds those reasonably accounted for within the applied administration fees, and where a visit is outside of that suitably determined by the requirement of the works, additional site visits will be charged. We will agree with you at the outset of your project the number of site visits we will make before and during the course of you undertaking the self-lay works. Site visits are intended solely to support you in undertaking your self-lay works and are not required for you to obtain our approval before you can progress any stage of the self-lay works.
 - (4) Self-Lay Providers must submit meter details within 5 days of installation. If meter details are not provided within 14 days, a site visit charge will be applied for each plot (see section 14 Miscellaneous Charges Table 14.1). This fee will also be used to validate any meter details that are incorrect from the date works are completed through the two-year defect period.
 - (5) Where you have accepted our cost advice and / or fixed charges and paid us the relevant charges that are due to that point and subsequently notify us that you no longer need us to carry out the installation works, we may charge you a fee for our services carried out to that point. This may include costs associated with cancelling the scheduling of the works and any costs we have incurred through our supply chain.
 - (6) With respect to situations which may arise which cause our works or activities to be aborted, and this is assessed to be as a result of the customer, such as the site not being ready when we attend on an agreed day to carry out our works, we are able to levy the following charges:
 - a. abortive administration fee; plus
 - b. all additional costs we have to pay to the highway authority to re-book any permits, suspensions or closures; plus
 - c. any additional costs associated with abortive charges, lost time, remobilisation, planning, enabling, plant and supervision.

This includes situations where we consider the site, for whatever reason, to be unsafe.

- (7) Where main laying works are required to be phased and therefore require multiple mobilisations of gangs, associated equipment and multiple site visits beyond those covered under our administration fees, additional remobilisation fees will be charged.
- (8) Where the original survey undertaken by Affinity Water returns recommendations for additional off-site third-party surveys or consent, we will reconcile the upfront fixed costs with our actual costs in order to appropriately recover these charges. These will be detailed in Extraordinary Charges section of your Cost Advice. Additional surveys may include, but are not limited to:
 - a. Environmental surveys
 - b. Private land to determine access, planning permissions and compensations

- c. Geotechnical surveys to locate existing utilities, contaminated land assessments and determine ground suitability for drilling
 - d. Structural surveys for works required near existing buildings or physical structures
 - e. Consents for working near or under water courses from the Environmental Agency (EA) and the Internal Drainage Board (IDB)
 - f. Basic Asset Protections Agreements for working near railways
 - g. Archaeological surveys and watching briefs for onsite works
 - h. Unexploded ordnance surveys (UXO)
- (9) Where working conditions are deemed to be unsafe for mechanical excavation (for example due to the presence of other high-risk utilities), a charge may be levied to complete the activity using different excavating practices.

15 PAYMENT TERMS

- (1) Your cost advice document will be issued based on the relevant charging year at that time.
- (2) Prior to any works being carried out, we request all charges are paid.
- (3) The methods of payment are as follows:
 - a. Credit card or debit card payments online through our customer portal
 - b. Google and Apple Pay
 - c. BACS
 - d. Credit card or debit card payments over the phone
 - e. Cheques

Further detail on methods of payment will be provided in your cost advice.

16 COST ADVICE VALIDITY

A cost advice is a document that is issued to you, setting out the charges payable by you and potential Environmental Incentives payable by us, subject to audit, in accordance with these charging arrangements for the scope of work set out in the cost advice document.

Once a full and complete application is submitted, a survey is carried out so that the design and cost advice can be issued to you within a Water UK timeframe of an accepted application, which is dependent on application type.

16.1 COST ADVICE DOCUMENTS VALIDITY

- (1) Cost advice for site specific work which have been accepted on or before 31 March 2026 in respect of works to be carried out on or after 1 April 2026 will continue to apply unless we agree with the developer to vary the cost advice to reflect these charging arrangements.
- (2) Cost advice issued between 1 April 2026 and 31 January 2027 are prepared using these charging arrangements will remain valid until 31 March 2027, subject to our transitional arrangements.
- (3) Where an adoption agreement is in place on or before 31 March 2026 the charges and payment set out in that agreement will continue to apply unless we agree with the self-lay provider to vary those charges and payments.
- (4) Where a cost advice, generated under the charging arrangements outlined in this document, is accepted but has no construction payment(s) confirmed within six months of cost advice acceptance, we reserve the right to close the scheme.
- (5) For all cost advice issued under these charging arrangements, accepted and paid, all construction works must be completed by all parties by 31 March 2027. Where this does not occur, an updated cost advice will be issued under the new charging arrangements to reconcile the original fixed costs with relevant costs, in order to appropriately recover the charges.

16.2 COST ADVICE DOCUMENTS UNDER CHANGE REQUEST AMENDMENTS

- (1) Where a cost advice is accepted and / or partially, or wholly, paid but a subsequent request for change is made by the customer, which results in the need for a redesign of the works, the full cost advice will be reissued, inclusive of the requested changes, in line with these charging arrangements and will incur a redesign fee which will be added to the cost advice.
- (2) Changes will be separately configured and charged in line with these new charging arrangements.

16.3 TRANSITIONAL ARRANGEMENTS

- (1) Moving to the new charging arrangement may present some customers with uncertainty, especially when they may have committed to developing based on previous charging arrangement. Transitional arrangements are in place to help reduce this uncertainty.
- (2) For applications received between 1 February 2026 and 31 March 2026 in respect of site-specific work to be carried out on or after 1 April 2026, developers and self-lay providers will be able to choose whether to be charged in accordance with these charging arrangements or the basis of the 2025/26 charging arrangements, applicable up to and including 31 March 2026.
- (3) Applications submitted from 1 February 2026 and 31 March 2026 with cost advice issued during the transition period based on the 2025/26 charging year must be requoted before it expires if it has not been accepted and wholly paid within its 90 day validity. If it is not requested within this timeframe requote fees apply.
- (4) For applications received prior to 1 February 2026 where a cost advice is issued under the 2025/26 charging arrangements, between 1 February 2026 and 31 March 2026, we will honour the charges within the cost advice for 90 days, from the date the cost advice issued.
- (5) During transition period, cost advice created under the 2025/26 charging arrangements, must be accepted and wholly paid within the 90 day validity period, as per your cost advice.

16.4 REQUOTE FEE ARRANGEMENTS

- (1) A Requote Fee will apply where an existing cost advice has expired, and a new quotation is required on a like-for-like basis. This fee ensures that quotations remain valid and reflect the current charging year arrangements and that the administrative costs of updating expired cost advice(s) are recovered in a fair and cost-reflective manner.
- (2) A Requote Fee will be payable in the following circumstances:
 - a) The applicant requests a revised quotation because the original cost advice has expired or is no longer valid, following the start of a new charging year and;
 - b) The request is for a like-for-like scheme with no changes to the design or scope and;
 - c) A requote is requested within the subsequent charging year following the original application.
- (3) After the end of the subsequent charging year, if no action has progressed where no construction fees have been paid the application will be closed without further action.
- (4) Where changes to the design or scope are required, the request will be treated as a redesign and the applicable redesign charges will apply.
- (5) Depending on the time elapsed since the original site survey, a new survey may be required and additional charges may apply or you may be requested to reapply.

Table 16.4: Requote Fees			
Ref	Item	Unit	£ excluding VAT
16.4.1	Requote Fee	per application	65

17 INFRASTRUCTURE CHARGES AND CREDITS

17.1 INTRODUCTION

- (1) The purpose of an infrastructure charge is to enable a charge to be levied to reflect broadly the expected additional load placed on our network by the connection of premises not previously connected to it. Infrastructure charges do not relate to the costs of reinforcing, upgrading or otherwise modifying existing network infrastructure in order to address pre-existing deficiencies in capacity or in capability.
- (2) The provisions of this section do not apply to premises connected on or after 1 April 2018 to a water main:
 - a. provided by us under section 41 of the 1991 Act where the charges for that water main were calculated on the basis of the provisions of the 1991 Act before they were amended by the Water Act 2014; or
 - b. that was or will be adopted by us in accordance with an agreement made pursuant to section 51A of the 1991 Act to which charging rules made by Ofwat under section 51CD of the 1991 Act do not apply.

17.2 WHEN DOES AN INFRASTRUCTURE CHARGE ARISE?

- (1) An infrastructure charge is levied for the connection (whether directly or indirectly) of any premises (not previously connected to a supply of water provided by us or another water undertaker) using water for domestic purposes, to our existing network of mains. It is payable upon completion of connection construction, on a per plot basis.
- (2) This includes cases where a site is being developed or redeveloped by means of the conversion or extension of an existing building or buildings, resulting in a significant increase in demand.
- (3) This charge is payable in addition to those made for providing a connection pipe and, where necessary, a water main.

17.3 LIABILITY FOR INFRASTRUCTURE CHARGES

- (1) Infrastructure charges are payable by the person making or requesting the connection to any premises on whose behalf the connection or request for connection is made. Charges as set out in the schedule of charges will apply.
- (2) The occupier of each house subject to a common billing agreement will be liable to pay us one standard water infrastructure charge in respect of that house where:
 - a. a person who has received a demand, or undertaken to pay infrastructure charges in respect of two or more houses subject to a common billing agreement fails to pay them, or any part of them, within 14 days of the date of connection: or
 - b. a common billing agreement is terminated otherwise than in accordance with its terms by the person who has undertaken to pay charges under it.
- (3) In these circumstances, we will give credit for any amount already paid by way of

infrastructure charges in respect of that house for the connection concerned.

17.4 CALCULATION OF THE INFRASTRUCTURE CHARGE

- (1) The water infrastructure charge will apply except in the case of:
- a. houses subject to a common billing agreement where the infrastructure charge for each house will be the standard water infrastructure charge multiplied by the relevant multiplier for that house; and
 - b. premises other than houses to which water is provided by a supply pipe above the standard size (25mm) where the infrastructure charge for the premises will be the water infrastructure charge multiplied by the relevant multiplier for those premises.
- (2) The infrastructure charge is currently set at **£615** and is based on the following calculation.

Table 17.4.1: Infrastructure Charge Calculation	
Description	Values
Total cost of network reinforcement (growth) in forward 5-year period	35,527,851
Total connections in forward 5-year period	57,760
Proposed infrastructure charge	615

- (3) Table 17.4.2 outlines the historic changes to our infrastructure charges.

Table 17.4.2: Infrastructure Charge	£ Excluding VAT		
	2024/25	2025/26	2026/27
Water Infrastructure Charge	589	601	615

17.5 DETERMINING THE RELEVANT MULTIPLIER

- (1) Infrastructure charges are based on the load that the development is placing on the system. To assess these charges, the total number of water units is expressed as a number of loading units as detailed in Table 17.5 below.

Table 17.5: Relevant Multiplier Loading Units	
Water Fitting ¹	Loading Units
WC flushing cistern	2
Wash basin in a House	2
Wash basin elsewhere	3
Bath (tap nominal size 3/4in/ 20mm) ²	10
Bath (tap nominal size larger than 3/4in/ 20mm) ²	22
Shower	3
Sink (tap nominal size 1/2in/ 15mm)	3
Sink (tap nominal size larger than 1/2in/ 15mm)	5
Spray tap	1
Bidet	2
Domestic appliance (subject to a minimum of 6 loading units per House) ^{3 & 5}	3
Communal or commercial appliance ⁴	10
Any other water fitting or outlet (including a tap but excluding a urinal or water softener)	3

Notes to table 17.5:

- Reference to any fitting includes reference to any plumbing, outlet, dedicated space or planning or other provision for that fitting.
- Including a whirlpool or Jacuzzi.
- Domestic appliance means an appliance (including a dishwasher, a washing machine and waste disposal unit) in a house
- Communal or commercial appliance means an appliance (including a dishwasher, a washing machine and waste disposal unit) elsewhere than in a house (including communal facilities).
- In calculating the relevant multiplier a minimum of 6 loading units in respect of each house will be included for domestic appliances (whether or not the house has any such appliances) except, in the case of any house, where neither a washing machine nor a dishwasher can be provided (and there is no plumbing, outlet, dedicated space or planning or other provision for either appliance) in the house.

- (2) To calculate the relevant multiplier for houses subject to a common billing agreement:
- Determine the aggregate loading units; and
 - Divide this number by 24; and
 - Divide the result by the number of houses subject to the common billing agreement.
- (3) To calculate the relevant multiplier for premises other than houses to which water is provided by a supply pipe above the standard size (25mm):
- Calculate the aggregate loading units; and
 - Divide this number by 24.

17.6 CREDITS

- (1) Where a site is redeveloped or a building is converted, and still has a metered supply of up to 25mm, a credit of one water infrastructure charge will be given for each premises on the site previously connected to our water supply in the five years beforehand.
- (2) Where the site to be developed has a metered supply greater than 25mm, credits will be allowed against the number of fittings previously used. In the absence of fittings data, a credit of one water infrastructure charge will be awarded for each premises on the site previously connected to our water supply in the five years beforehand.
- (3) Infrastructure credits will only be given up to the value of the matched infrastructure charge quantity. Additional credits will not be given if the new connection(s) has a lower relevant multiplier than that of the previous connection.

17.7 WATER EFFICIENT DEVELOPMENT CREDIT

- (1) The Water Efficient credit is no longer available for schemes accepted under the 2025/26 charging arrangements and onwards, but may be eligible for the Environmental Incentive payment (section 18).
- (2) Legacy schemes (pre 2024/25 charging arrangements) which meet the Water Efficient criteria will be honoured, but cannot be retrospectively applied.
- (3) Legacy schemes which meet the criteria will receive the Water Efficient credit based on the charging year the cost advice was issued.
- (4) Qualification for this discount will only be approved on review and acceptance of the submission of accurate water efficiency form(s) illustrating the intention to install water efficient fittings. These must be provided at the time of application submission and must be representative of all plots anticipated to be water efficient.

18 ENVIRONMENTAL INCENTIVES COMMON FRAMEWORK

18.1 INTRODUCTION

- (1) Ofwat has introduced the Environmental Incentives Common Framework (EICF), effective from 1 April 2025. The framework is a consistent approach across all water companies to promote water efficiency in new developments.
- (2) Customers accepting a cost advice in the 2025/26 charging period and onwards will pay the Environmental Component.
- (3) All water companies in England must offer at least one environmental incentive for achieving water efficiency beyond the mandatory level of 110 litres per person per day.

18.2 ENVIRONMENTAL COMPONENT

- (1) The Environmental Component is a charge to a customer for each water service provided to a household property connected to the network.
- (2) The revenue generated from the Environmental Component is used solely to fund the Environmental Incentives.
- (3) The Environmental Component charge will be paid alongside the construction costs of the scheme. Without payment, we will not be able to progress the scheme.
- (4) Effective from 1 April 2026 for large NAV sites exceeding 500 plots, the environmental component will be deferred and charged at the point of connection, based on the charging arrangements in place at the time each connection is made.
- (5) Please note this does not include the cost of auditing properties.

Table 18.2: Environmental Component	£ Excluding VAT
Charging Period	2026/27
Environmental Component - Water	127

18.3 ENVIRONMENTAL INCENTIVES QUALIFYING CRITERIA

- (1) The Environmental Incentive is a payment to the customer made by Affinity Water, subject to eligibility and demonstrating compliance with our relevant qualifying criteria.
- (2) Our Environmental Incentive payment mechanism is based on a three-tier system: 'Basic', 'Enhanced' and 'Premium', alongside a bespoke incentive 'Water Neutral'.
- (3) To qualify, customers must state at the time of application submission if they want to be considered for the Environmental Incentive payment alongside providing the relevant evidence.

- (4) As a minimum requirement and to achieve our Basic incentives payment, customers must meet the criteria set in table 18.3.1.
- (5) To be eligible for our Enhanced incentive payment customers must exceed the minimum requirements set in table 18.3.1, alongside evidencing through our water efficiency calculator, usage per person per day of between 90 – 81 litres.
- (6) To be eligible for our Premium incentive payment customers must exceed the minimum requirements set in table 18.3.1, alongside evidencing through our water efficiency calculator, usage per person per day of between 80 litres or less.
- (7) For information on our Water Neutral bespoke incentive, including qualifying criteria, please see section 18.7.

Table 18.3.1: Basic Incentive Qualifying Criteria	
Water Fittings	Maximum consumption (equal to or less than the following values)
WC	≤ 4 / 2.6 Litres dual flush
Shower	≤ 7 l/min
Bath	≤ 170 litres
Basin taps	≤ 5 l/min
Sink Taps	≤ 6 l/min
Dishwasher	≤ 1.0 l/place setting
Washing Machine	≤ 6 l/kilogram

Table 18.3.2: Additional Qualifying Criteria	
Incentive Tier	Litres/Person/Day
Environmental Incentive Basic - Water	See table 18.3.1
Environmental Incentive Enhanced - Water	Achieve between 90-81
Environmental Incentive Premium - Water	Achieve 80 or less
Environmental Incentive Water Neutral – Water	Achieve 80 or less*

*Please note Water Neutral Environmental Incentives are also subject to offsetting demand, for further information please see section 18.7

18.4 ENVIRONMENTAL INCENTIVES AUDIT PROCESS

- (1) Payment will be subject to audit, and it is the customer's responsibility to submit a request for audit, once fixtures and fittings have been installed. This should be scheduled at least seven working days in advance of occupancy.
- (2) An Affinity Water representative may visit the site to perform an audit, or alternatively will request the customer to record a self-audit.
- (3) Audits will only be conducted on completed, unoccupied properties where all relevant fittings and fixtures have been installed. Affinity Water will not carry out any audits under any circumstances on properties which are occupied, in line with Ofwat's guidance.
- (4) On the occasion where the customer fails to notify Affinity Water for an audit, we reserve the right to not pay the Environmental Incentive payment.
- (5) Only plots that have made an application for the Environmental Incentives scheme will be audited.

Table 18.4 Environmental Incentives Audit Process		
Audit Intensity	Applicable to	Audit Frequency
Low	Customers who demonstrate compliance at moderate intensity across 3 consecutive site audits.	Singular inspection of each house type on development.
Moderate	First time applicant for Environmental Incentives or; Customers who at moderate or low level have been issued a non-compliance certificate or; Customers who demonstrate compliance at high intensity across 3 consecutive site audits.	Minimum of 1 in 10 properties (10% of development). Each house type must have at least 1 audit
High	Customers who have received or completed a prohibition notice.	Minimum of 1 in 4 properties (25% of development). Each house type must have at least 1 audit.

18.5 ENVIRONMENTAL INCENTIVES COMPLIANCE PROCESS

- (1) To be eligible for the Environmental Incentive payment, customers must pass the compliance process.
- (2) Customers who receive a non-compliance certificate will be notified with a detailed report outlining the required remedial actions needed to achieve compliance and meet the pass criteria.
- (3) Customers who fail an audit or fail to provide access to an agreed audit will be required to pay a site visit charge for any subsequent audits, set out in section 14 Miscellaneous charges.
- (4) We retain the right to impose penalty measures to customers not meeting the qualifying criteria and failing in meeting compliance. Customers who reach three penalty measures will be disqualified from applying for incentives for the following 12-month period.

Table 18.5 Environmental Incentives Compliance Process		
Compliance Level	Criteria	Compliance Certificate
Pass	All fixtures, fittings and products installed align with the relevant qualifying criteria.	A compliance certificate will be issued alongside next steps, where applicable this could include reduced intensity audits for future visits.
Fail	Any of the installed fixtures, fittings and products that do not meet our relevant qualifying criteria.	A non-compliance certificate will be issued to the customer, detailing remedial actions. Customer developments may be subject to higher intensity audits. Customer will need to reschedule a further audit, this will be subject to the charge set out in our NCCA document.

18.6 ENVIRONMENTAL INCENTIVES PAYMENT

- (1) The payment will only apply to newly applied schemes from 1 April 2025 onwards and will not be applied retrospectively to any developments or schemes prior to this date.
- (2) Environmental Incentive payments will be issued within the relevant charging year when the connections are made to our network.
- (3) All Environmental Incentive payments are subject to audit and the compliance process (see section 18.4 and 18.5).
- (4) Please note, we reserve the right to withhold the Environmental Incentive payment if payment for the Infrastructure Charge has not been received.
- (5) At the start of each calendar month, we will review all plots that have passed audit in the preceding month.
- (6) We will issue the Environmental Incentive payment for passed audits no later than the last working week of the month.

Table 18.6: Environmental Incentives	£ Excluding VAT
Charging Period	2026/27
Environmental Incentive Basic - Water	-127
Environmental Incentive Enhanced - Water	-590
Environmental Incentive Premium - Water	-2,163
Environmental Incentive Water Neutral - Water	-2,880

18.7 BESPOKE ENVIRONMENTAL INCENTIVES

- (1) We offer a bespoke 'Water Neutral' option to our customers. This incentive payment reflects the beneficial impacts of delivering water neutral properties.
- (2) To be eligible for our water neutral option you must first be able to meet the qualifying criteria of our Premium tier.
- (3) A water neutral property does not add additional water demand to its water resource zone supply needs. This is achieved by making the property as efficient as possible and then offsetting the remaining water demand for the property through water savings.
- (4) The delivery of water savings must come from the same water supply zone as the property you are connecting to our network. These savings must be achieved through retrofitting water savings devices to existing premises.
- (5) To deliver the required water savings per property you will need to undertake retrofitting at 5 premises. This is based on achieving our premium tier whereby your property will achieve 80 litres per person per day or less, we then calculate the baseline property usage at a maximum of 192 litres per property per day (this is based on average occupancy of 2.4 people per property). From our own water efficiency programme, we have delivered average savings of 38 litres per premise per day.

- (6) We will require you to provide evidence of retrofitting visits within 7 working days of installation, this includes providing details of the premises address and devices installed.
- (7) Any water saving devices must be installed and not just provided to the existing resident.
- (8) We retain the right to audit any premises where retrofitting has taken place. Should any audits demonstrate non-compliance we retain the right to either not pay the incentive payment or request any incentive payments received back. Please note that in line with 18.5.4, we retain that right to disqualify customers for non-compliance.
- (9) The payment of our water neutral Environmental Incentive will only be made once the required number of premises have had retrofitting visits completed per property.
- (10) Please note that our Sustainable Homes Team are here to support any customers applying for our bespoke incentive payment.

19 NEW APPOINTEES

- (1) This section does not form part of these charging arrangements, but the information provided is intended to set out our approach to charges in respect of site-specific water mains required to connect into our water supply system to facilitate the provision of a bulk supply of water by us to the New Appointee. Such charges and payments would be reflected in any bulk supply agreement we enter into with a New Appointee.
- (2) Affinity Water will calculate consumption usage of a NAV by reading the bulk meter installed at the boundary of the site. Affinity Water do not pass the cost of bulk meters onto NAV customers.
- (3) We will charge new appointees for these site-specific works that we undertake at their request. For these purposes, charges for site-specific works will be calculated using the same charges as are set for such works under our charging arrangements.
- (4) We will recover infrastructure charges from the New Appointee as a contribution to our costs of network reinforcement. The infrastructure charges will be calculated using the same charges as are set for such works under our charging arrangements.
- (5) For more information, please view the latest Bulk Supply Charges for New Appointments and Variations document on our Charges website at:
<https://www.affinitywater.co.uk/developing/our-charges>

20 WORKED EXAMPLES

The following worked examples are in line with the recent Ofwat Information Notice 24/08. A summary table of our worked examples is provided below:

Scenario	Description	2025/26 Charge (£)	2026/27 Charge (£)
1	Single connection to a house from an existing main	4,791	4,820
1a	Single connection from an existing main to four properties using a four-port manifold	8,941	9,091
2	Single connection to a block of flats from an existing main	15,291	17,965
3	Medium housing development requiring new mains and communication pipe (excavation and reinstatement by others)	134,392	148,317
4	Medium housing development requiring new mains and communication pipe (excavation and reinstatement by Water Company)	201,162	257,395
5	Large housing development requiring new mains and communication pipe (excavation and reinstatement by others)	471,263	503,783
6	Large housing development requiring new mains and communication pipe (excavation and reinstatement by Water Company)	702,523	894,027

Below is the extract from the [Ofwat document](#) confirming the worked examples information for 2026/27.

Information requirements

With the exception of New Appointees, each Water Company must present its Charging Arrangements using worked examples for the following scenarios, and in the standard format set out below.

Scenario summaries

Each Water Company should represent the following seven scenarios in worked examples in its Charging Arrangements.

1. Single connection to a house from an existing main.
- 1a. Single connection from an existing main to four properties using a four-port manifold
2. Single connection to a block of flats from an existing main.

3. Medium housing development requiring new mains and communication pipes (excavation and reinstatement by others).
4. Medium housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company).
5. Large housing development requiring new mains and communication pipes (excavation and reinstatement by others).
6. Large housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company).

Guidance for Water Companies

For the avoidance of doubt, worked examples should include every charge that the Water Company would impose in accordance with these rules, including where applicable in any of the scenarios:

- Requisition Charges;
- Infrastructure Charges;
- Connection Charges;
- Environmental Component;
- Environmental Incentives;
- Relevant ancillary charges (such as application, administration and design fees, traffic management charges, meter and meter installation costs) and;
- Clearly itemised unit costs for all relevant services.

Each Water Company should include in its worked examples:

- Adequate commentary to avoid inappropriate comparisons between Water Companies and in any place where the Water Company has chosen to take account of its own specific policies or area-specific terminology and practice, such as for traffic management.
- Any additional scenarios where the Water Company identifies issues with the scenarios or to highlight specific items that it considers could be of particular interest to its customers.
- Diagrams where the Water Company considers that this will make the worked examples more accessible to Developer Customers.
- All charges relevant to that example, such as excavation and reinstatement, even if those charges would not otherwise be part of its normal offering.

For all scenarios, when presenting worked examples:

- Assume typical soil type for your region, that there is no rock and the land is not contaminated.

- Include environmental incentives for water and sewerage (if offered) at the lowest level (if the company offers more than one level of incentive) and assume both incentives have been earned.
- Include all charges for activities and materials expected in an average job in the surface type being used.
- Include and separately identify all relevant ancillary charges, such as (but not limited to) application and design fees, any other administrative fees charged to developer customers for delivering the service, traffic management charges, and meter costs and meter installation costs. For the avoidance of doubt, where companies have previously included these charges in the Connection Charges, they must unbundle these in their worked examples.
- All items in the table which state 'Y' to 'Applicable Charge?' should be separated within your worked examples table and should remain unchanged. These are identified as bold in the table to allow customers to easily identify consistent rows which are applicable to any water company.
- For any blank cell within the column 'Applicable Charge?', you should state whether or not it is applicable depending on the structure of your charges. If a charge item is not applicable, a 'N' should be placed in the column with 'N/A' across the charge item cells.
- Should you have additional charges which relate to an overall charge in Bold (i.e. Connection Charge or Mains Connection charge), you should include the rate in the table where it states 'sub-charge 1,2,3...' so that customers are able to relate the charges back to individual charging arrangements documents. The worked examples should reflect any ancillary charges which will be included in that part of work, i.e. thrust blocks.
- Clearly identify that the worked examples assume that all contestable sewerage delivery activities are completed by a third party. Any fees associated with these activities, i.e. Section 106 sewer connection vetting fee, should be itemised under 'Other Charges'.
- As individual water companies publish their own contestability summary documents, where an activity within a worked example table is not a contestable activity or is deemed irrelevant for a NAV company, you should grey these out.
- Present infrastructure charges in full, i.e. before any applicable reductions, for example an infrastructure credit or water efficiency incentive
- Present all charges exclusive of VAT

Example 1: Single connection to a house from an existing main

This worked example provides charges for a single connection to an existing water main of 90mm diameter polyethylene (PE). For wastewater companies, the worked example should include the associated charges for a single property connection to an existing sewer, which is completed by the Developer Customer. These charges are specified under 'Other Charges'.

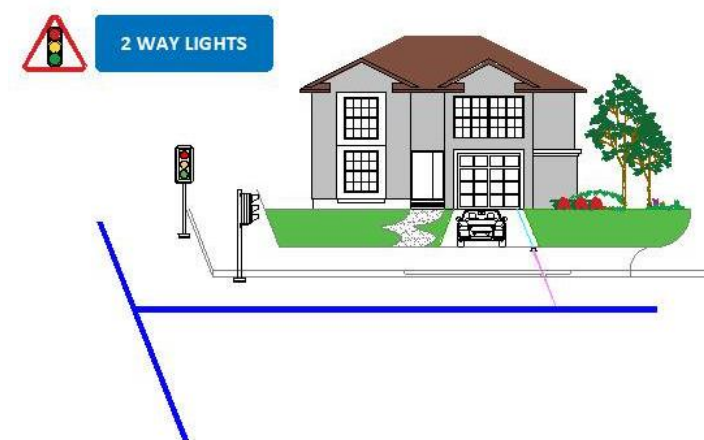
Within construction costs, this includes: Service pipe installation; Boundary box fitting; Meter installation; Excavation; Reinstatement

Pipework:

- 25 – 32mm diameter PE pipe
- 4m pipework in road

Traffic management assumes the road (Type 3-4) is 40mph, has two lanes and does not require a road closure or lane closure. Two-way automated lights are required. There is also an assumption that the only payable council charges are for permitting.

As per the information provided by Ofwat regarding the scenarios, while the barrier uplift information is included in the table, this is not used in the overall calculation as the land is confirmed as not contaminated.



Scenario 1: Single connection to a house from an existing main									Alternative Delivery Method	
Applicable charge?	Item	Unit	Qty	Rate(£)	Total Charge (£)	Barrier Pipe Uplift Rate (£/m)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self Lay Rate (£)	Self Lay Total Charge (£)
	Pre-construction charges									
Y	Application Fee	per property / plot	1	185	185			N	39	39
Y	Administration Fee	per property / plot	1	125	125			N	98	98
N	Design Fee	per scheme								
	Construction Charges									
Y	Connection (meter included)	per connection	1	2,334	2,334	142	142	Y		
N	Connection sub-charge 1	per connection								
N	Connection sub-charge 2	per connection								
N	Connection sub-charge 3	per connection								
Y	Pipework - Road (25- 32mm)	per metre	3.5	174	609	5	18	Y		
Y	Traffic Management	per TM usage	1	952	952			Y		
N	Meter installation included in the connection	per connection						Y		
N	Meter Issue (for information)	per connection	1	48	48			N	48	48
	Other Charges									
N	As applicable (ie S106 vetting fee)									
	Infrastructure Charges									
Y	Infrastructure Charges - Water	per connection	1	615	615			N	615	615
N	Infrastructure Charges - Sewerage	per connection								
	Environmental Incentives									
Y	Environmental Component - Water	per connection	1	127	127			N	127	127
N	Environmental Component - Sewerage	per connection								
Y	Environmental Incentive Basic - Water	per connection	1	-127	-127			N	-127	-127
N	Environmental Incentive - Sewerage	per connection								
	TOTALS				4,820		160			800

Example: 1a. Single connection from an existing main to four properties using a four-port manifold

This worked example provides charges for four properties that were converted from a single property and to be connected to an existing main of 90mm diameter PE. Each property would be individually metered. For wastewater companies, the worked example should include the associated charges for connection to an existing sewer, which is completed by the Developer Customer.

Within construction costs, this includes: Service pipe installation; Boundary box fitting; Meter installation; Excavation; Reinstatement

Pipework:

- 25-32mm diameter PE pipe
- 4m pipework in road, 4m pipework in unmade ground

Traffic management assumes the road (Type 3-4) is 40mph, has two lanes and does not require a road closure or lane closure. Two-way automated lights are required. There is also an assumption that the only payable council charges are for permitting.

As per the information provided by Ofwat regarding the scenarios, while the barrier uplift information is included in the table, this is not used in the overall calculation as the land is confirmed as not contaminated.

Scenario 1a: Single connection from an existing main to four properties using a four-port manifold									Alternative Delivery Method	
Applicable charge?	Item	Unit	Qty	Rate(£)	Total Charge (£)	Barrier Pipe Uplift Rate (£/m)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self Lay Rate (£)	Self Lay Total Charge (£)
	Pre-construction charges									
Y	Application Fee	per property / plot	1	185	185			N	39	39
Y	Administration Fee	per property / plot	4	125	500			N	98	392
N	Design Fee	per scheme								
	Construction Charges									
Y	Connection (meter included)	per connection	1	3,862	3,862	63	63	Y		
N	Connection sub-charge 1	per connection								
N	Connection sub-charge 2	per connection								
N	Connection sub-charge 3	per connection								
Y	Pipework - Road (50- 63mm)	per metre	3.5	185	648	13	46	Y		
Y	Pipework - Unmade (50- 63mm)	per metre	4.0	121	484	13	52	Y		
Y	Traffic Management	per TM usage	1	952	952			Y		
N	Meter installation included in the connection	per connection						Y		
N	Meter Issue (for information)	per connection	4	48	192			N	48	192
	Other Charges									
N	As applicable (ie S106 vetting fee)									
	Infrastructure Charges									
Y	Infrastructure Charges - Water	per connection	4	615	2,460			N	615	2,460
N	Infrastructure Charges - Sewerage	per connection								
	Environmental Incentives									
Y	Environmental Component - Water	per connection	4	127	508			N	127	508
N	Environmental Component - Sewerage	per connection								
Y	Environmental Incentive Basic - Water	per connection	4	-127	-508			N	-127	-508
N	Environmental Incentive - Sewerage	per connection								
	TOTALS				9,091		161			3,083

Example 2: Single connection to a block of flats from an existing main

This worked example provides charges for a block of 10 flats to be connected to an existing main of 90mm diameter PE. Each flat would be individually metered. For wastewater companies, the worked example should include the associated charges for connection to an existing sewer, which is completed by the Developer Customer.

Within construction costs, this includes: Service pipe installation; Boundary box fitting; Meter installation; Excavation; Reinstatement

Pipework:

- 63mm diameter PE pipe
- 4m pipework in road, 4m pipework in unmade ground

Traffic management assumes the road (Type 3-4) is 40mph, has two lanes and does not require a road closure or lane closure. Two-way automated lights are required. There is also an assumption that the only payable council charges are for permitting.

As per the information provided by Ofwat regarding the scenarios, while the barrier uplift information is included in the table, this is not used in the overall calculation as the land is confirmed as not contaminated.



Scenario 2: Single connection to a block of flats from an existing main									Alternative Delivery Method			
Applicable charge?	Item	Unit	Qty	Rate(£)	Total Charge(£)	Barrier Pipe Uplift Rate (£/m)	Barrier Pipe Total Charge	Contestable (Y/N)	Self Lay Rate	Self Lay Total Charge	NAV Rate (£)	NAV Total Charge (£)
	Pre-construction charges											
Y	Application Fee	per property / plot	1	815	815			N	39	390		
Y	Administration Fee	per property / plot	10	125	1250			N	98	980		
N	Design Fee	per scheme										
	Construction Charges											
Y	Connection	per connection	1	6,176	6,176	117	117	Y				
N	Connection sub-charge 1	per connection										
N	Connection sub-charge 2	per connection										
N	Connection sub-charge 3	per connection										
Y	Pipework - Road (50- 63mm)	per metre	3.5	185	648	13	46	Y			185	648
Y	Pipework - Unmade Ground (50- 63mm)	per metre	4	121	484	13	52	Y			121	484
Y	Traffic Management	per TM usage	1	952	952			Y			5,534	5,534
Y	Meter installation (meter included)	per connection	10	149	1,490			Y				
Y	Meter Issue (for information)	per connection	10	48	480			N	48	480		
	Other Charges											
N	As applicable (ie S106 vetting fee)											
	Infrastructure Charges											
Y	Infrastructure Charges - Water	per connection	10	615	6,150			N	615	6,150	615	6,150
N	Infrastructure Charges - sewerage	per connection										
	Environmental Incentives											
Y	Environmental Component - Water	per connection	10	127	1,270			N	127	1,270	127	1,270
N	Environmental Component - Sewerage	per connection										
Y	Environmental Incentive Basic - Water	per connection	10	-127	-1,270			N	-127	-1,270	-127	-1,270
N	Environmental Incentive - Sewerage	per connection										
	TOTALS				17,965		215			8,000		12,816

Example 3: Medium housing development requiring new mains and communication pipe (excavation and reinstatement by others)

This worked example provided charges associated with the provision of new water mains and individual connections from them for each of 50 new houses. For wastewater companies, the worked example should include the associated charges for the 50 property connections to an existing sewer, which are completed by the Developer Customer. This worked examples assumes excavation and reinstatement activities are completed by others, except for the excavation leading to the connection to the existing water main.

Within construction costs, this includes: Mains laying; Service pipe installation; Boundary box fitting; Meter installation

Technical Specification (Connection) Pipework (no excavation): • Connection to Existing Main of 180mm diameter PE • 3m pipework laying (per communication pipe)	Technical Specification (Mains) Pipework: Total length 300m, consisting of: • 125mm diameter PE – 10m road type 3-4 road (leading to the point of connection to an existing water main) • 125mm diameter PE – 190m • 90mm diameter PE – 100m
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Design Considerations:

- 180mm diameter existing main, serving 150 existing customers
- Three commissioning phases
- Three sample chlorination and connections – footpath
- Four washouts - unmade ground
- Five valves (1 x 150mm, 3 x 100mm, 1 x 80mm) - unmade ground
- One trial hole - unmade ground

Traffic management assumes the road (Type 3-4) is 50mph, has two lanes and requires a road closure and eight parking pay suspensions. Any additional council charges for permitting should be included.

Scenario 3: Medium housing development requiring new mains and communication pipe (excavation and reinstatement by others)									Alternative Delivery Method			
Applicable charge?	Item	Unit	Qty	Rate(£)	Total Charge(£)	Barrier Pipe Uplift Rate (£/m)	Barrier Pipe Total Charge	Contestable (Y/N)	Self Lay Rate	Self Lay Total Charge	NAV Rate (£)	NAV Total Charge (£)
Pre-construction charges connection												
Y	Application Fee	per property / plot	50	43	2,150			N	39	1,950		
Y	Administration Fee	per property / plot	50	125	6,250			N	98	4,900		
N	Design Fee	per scheme										
Pre-construction charges mains												
Y	Application Fee	per application	1	546	546			N	546	546	497	497
Y	Administration Fee	per application	1	1,368	1,368			N	1,019	1,019	1,207	1,207
Y	Design Fee	per application	1	1,284	1,284			Y			1,036	1,036
Construction Charges connection												
Y	Service connection - excavation by others (meter included)	per connection	50	632	31,600	142	7,100	Y				
Y	Pipework (25-32mm excavation by others)	per metre	125	64	8,000	5	625	Y				
N	Meter installation included in the connection	per connection	50					Y				
Y	Meter Issue (for information)	per connection	50	48	2,400			N	48	2,400		
Construction Charges mains												
Y	Mains connection	per connection	1	3,143	3,143			Y			3,143	3,143
Y	Washouts (50-190mm) - No excavation	per accessory	4	973	3,892	11	44	Y				
Y	Piece Through (50-100mm) - No excavation	per accessory	1	1,734	1,734	17	17	Y				
Y	Piece Through (101-130mm) - No excavation	per accessory	2	1,750	3,500	18	36	Y				
Y	Valves (50-100mm)	per accessory	1	679	679	14	14	Y				
Y	Valves (101-130mm)	per accessory	3	754	2,262	16	48	Y				
Y	Valves (131-190mm)	per accessory	1	1,016	1,016	18	18	Y				
N	Mains connection sub-charge 2	per connection						Y				
N	Mains connection sub-charge 3	per connection						Y				
Y	Pipework - Road (101-130mm)	per metre	10	567	5,670	14	145	Y			567	5,670
Y	Pipework - Excavation by others (101-130mm)	per metre	190	139	26,410	14	2,751	Y				
Y	Pipework - Excavation by others (50-100mm)	per metre	100	129	12,900	12	1,164	Y				
Y	Traffic Management (Road Closure - Outside London)	per TM usage	1	3,786	3,786			Y			5,534	5,534
Other Charges												
Y	Trial hole - Unmade ground (131-190mm)	per hole	1	1,377	1,377			Y				
Infrastructure Charges												
Y	Infrastructure Charges - Water	per connection	50	615	30,750			N	615	30,750	615	30,750
N	Infrastructure Charges - Sewerage	per connection										
Environmental Incentives												
Y	Environmental Component - Water	per connection	50	127	6,350			N	127	6,350	127	6,350
N	Environmental Component - Sewerage	per connection										
Y	Environmental Incentive Basic - Water	per connection	50	-127	-6,350			N	-127	-6,350	-127	-6,350
N	Environmental Incentive - Sewerage	per connection										
TOTALS					148,317		11,962			41,565		47,837

Example 4: Medium housing development requiring new mains and communication pipe (excavation and reinstatement by water company)

This worked example provided charges associated with the provision of new water mains and individual connections from them for each of 50 new houses. For wastewater companies, the worked example should include the associated charges for the 50 property connections to an existing sewer, which are completed by the Developer Customer. This worked example assumes that the excavation and reinstatement activities are completed by the Water Company. However, should the Developer appoint an SLP or NAV, this worked example assumes these (and other contestable items) would be carried out by the SLP or NAV.

Within construction costs, this includes: Mains laying; Service pipe installation; Boundary box fitting; Meter installation; Excavation; Reinstatement

Technical Specification (Connection) Pipework (unmade ground): • Connection to existing main of 180mm diameter PE • 3m pipe laying (per communication pipe)	Technical Specification (Mains) Pipework: Total length 300m, consisting of: • 125mm diameter PE – 10m pipework in road (including connection to existing 180mm PE Main) • 125mm diameter PE – 50m pipework in footpath • 125mm diameter PE – 140m pipework in Unmade ground • 90mm diameter PE – 100m pipework Unmade ground
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Design Considerations:

- 180mm diameter existing main, serving 150 existing customers
- Three commissioning phases
- Three sample chlorination and connections - footpath
- Four washouts - unmade ground
- Five valves (1 x 150mm, 3 x 100mm, 1 x 80mm) - unmade ground
- One trial hole - unmade ground

Traffic management assumes the road (Type 3-4) is 50mph, has two lanes and requires a road closure and eight parking pay suspensions. Any additional council charges for permitting should be included.

As per the information provided by Ofwat regarding the scenarios, while the barrier uplift information is included in the table, this is not used in the overall calculation as the land is confirmed as not contaminated.



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	Rate(£)	Total Charge(£)	Barrier Pipe Uplift Rate (£/m)	Barrier Pipe Total Charge	Contestable (Y/N)	Self Lay Rate	Self Lay Total Charge	NAV Rate (£)	NAV Total Charge (£)
Pre-construction charges connection												
Y	Application Fee	per property / plot	50	43	2,150			N	39	1,950		
Y	Administration Fee	per property / plot	50	125	6,250			N	98	4,900		
N	Design Fee	per scheme										
Pre-construction charges mains												
Y	Application Fee	per application	1	546	546			N	546	546	497	497
Y	Administration Fee	per application	1	1,368	1,368			N	1,019	1,019	1,207	1,207
Y	Design Fee	per application	1	1,284	1,284			Y			1,036	1,036
Construction Charges connection												
Y	Service connection - Unmade Ground (meter included)	per connection	50	1,957	97,850	142	7,100	Y				
Y	Pipework (25-32mm Unmade Ground)	per connection	125	112	14,000	5	625	Y				
N	Meter installation included in the connection	per connection	50					Y				
Y	Meter Issue (for information)	per connection	50	48	2,400			N	48	2,400		
Construction Charges mains												
Y	Mains connection	per connection	1	3,143	3,143			Y			3,143	3,143
N	Washouts (50-190mm) - Unmade Ground	per accessory	4	1,427	5,708	11	44	Y				
Y	Piece Through (50-100mm) - No excavation	per accessory	1	1,734	1,734	17	17	Y				
Y	Piece Through (101-130mm) - No excavation	per accessory	2	1,750	3,500	18	36	Y				
Y	Valves (50-100mm)	per accessory	1	1,023	1,023	14	14	Y				
Y	Valves (101-130mm)	per accessory	3	1,103	3,309	16	48	Y				
Y	Valves (131-190mm)	per accessory	1	1,487	1,487	18	18	Y				
N	Mains connection sub-charge 2	per connection										
N	Mains connection sub-charge 3	per connection										
Y	Pipework - Road (101-130mm)	per metre	10	567	5,670	14	145	Y			567	5,670
Y	Pipework - Footpath (101-130mm)	per metre	50	512	25,600	14	724	Y				
Y	Pipework - Unmade Ground (101-130mm)	per metre	140	219	30,660	14	2,027	Y				
Y	Pipework - Unmade Ground (50-100mm)	per metre	100	162	16,200	12	1,164	Y				
	Traffic Management (Road Closure - Outside London)	per TM usage	1	3,786	3,786			Y			5,534	5,534
Other Charges												
Y	Trial hole - Unmade ground (131-190mm)	per hole	1	1,377	1,377			Y				
Infrastructure Charges												
Y	Infrastructure Charges - Water	per connection	50	615	30,750			N	615	30,750	615	30,750
N	Infrastructure Charges - Sewerage	per connection										
Environmental Incentives												
Y	Environmental Component - Water	per connection	50	127	6,350			N	127	6,350	127	6,350
N	Environmental Component - Sewerage	per connection										
Y	Environmental Incentive Basic - Water	per connection	50	-127	-6,350			N	-127	-6,350	-127	-6,350
N	Environmental Incentive - Sewerage	per connection										
	TOTALS				257,395		11,962			41,565		47,837

Example 5: Large housing development requiring new mains and communication pipe (excavation and reinstatement by others)

This worked example provided charges associated with the provision of new water mains and individual connections from them for each of 200 new houses. For wastewater companies, the worked example should include the associated charges for the 200 property connections to an existing sewer, which are completed by the Developer Customer. This worked examples assumes excavation and reinstatement activities are completed by others, except for the excavation leading to the point of connection to the existing water main.

Within construction costs, this includes: Mains laying; Service pipe installation; Boundary box fitting; Meter installation

Technical Specification (Connection)	Technical Specification (Mains)
Pipework (no excavation): • Connection to existing main of 180mm diameter PE • 3m pipe laying (per communication pipe)	Pipework: Total length 1000m, consisting of: • 180mm diameter PE – 20m pipework in type 3-4 road (leading to point of connection) • 180mm diameter PE – 100m pipework • 125mm diameter PE – 480m pipework • 90mm diameter PE – 400m pipework

Design Considerations:

- 250mm diameter existing main, serving 150 existing customers
- Six commissioning phases
- Six sample chlorination and connections - footpath
- Ten washouts – unmade ground
- Eight valves (1 x 150mm, 5 x 100mm, 2 x 80mm) - unmade ground
- Two trial holes - unmade ground

Traffic management assumes the road (Type 3-4) is 50mph, has two lanes and requires a road closure and eight parking pay suspensions. Any additional council charges for permitting should be included.

Scenario 5: Large housing development requiring new mains and communication pipe (excavation and reinstatement by others)									Alternative Delivery Method			
Applicable charge?	Item	Unit	Qty	Rate(£)	Total Charge(£)	Barrier Pipe Uplift Rate (£/m)	Barrier Pipe Total Charge	Contestable (Y/N)	Self Lay Rate	Self Lay Total Charge	NAV Rate (£)	NAV Total Charge (£)
Pre-construction charges connection												
Y	Application Fee	per property / plot	200	43	8,600			N	39	7,800		
Y	Administration Fee	per property / plot	200	125	25,000			N	98	19,600		
N	Design Fee	per scheme										
Pre-construction charges mains												
Y	Application Fee	per application	1	602	602			N	602	602	497	497
Y	Administration Fee	per application	1	1,528	1,528			N	1,161	1,161	1,207	1,207
Y	Design Fee	per scheme	1	1,514	1,514			Y			1,036	1,036
Construction Charges connection												
Y	Service connection - excavation by others (meter included)	per connection	200	632	126,400	142	28,400	Y				
Y	Pipework - excavation by others (25-32mm)	per metre	500	64	32,000	5	2,500	Y				
N	Meter installation included in the connection	per connection	200					Y				
Y	Meter Issue (for information)	per connection	200	48	9,600			N	48	9,600		
Construction Charges mains												
Y	Mains connection - excavation by others	per connection	1	3,143	3,143			Y			3,143	3,143
Y	Washouts (50-190mm - No excavation)	per accessory	10	973	9,730	11	110	Y				
Y	Piece Through (50-100mm) - No excavation	per accessory	2	1,734	3,468	17	34	Y				
Y	Piece Through (101-130mm) - No excavation	per accessory	3	1,750	5,250	18	54	Y				
Y	Piece Through (131-190mm) - No excavation	per accessory	1	1,806	1,806	22	22	Y				
Y	Valves (50-100mm)	per accessory	2	679	1,358	14	28	Y				
Y	Valves (101-130mm)	per accessory	5	754	3,770	16	80	Y				
Y	Valves (131-190mm)	per accessory	1	1,016	1,016	18	18	Y				
N	Mains connection sub-charge 2	per connection										
N	Mains connection sub-charge 3	per connection										
Y	Pipework - road (131-190mm)	per metre	20	659	13,180	20	396	Y			659	13,180
Y	Pipework - excavation by others (131-190mm)	per metre	100	160	16,000	20	1,979	Y				
Y	Pipework - excavation by others (101-130mm)	per metre	480	139	66,720	14	6,949	Y				
Y	Pipework - excavation by others (50-100mm)	per metre	400	129	51,600	12	4,657	Y				
Y	Traffic Management (Road Closure - Outside London)	per TM usage	1	3,786	3,786			Y			5,534	5,534
Other Charges												
Y	Trial hole - unmade ground (191-260mm)	per hole	2	2,156	4,312			Y				
Infrastructure Charges												
Y	Infrastructure Charges - water	per connection	200	615	123,000			N	615	123,000	615	123,000
N	Infrastructure Charges - sewerage	per connection										
Environmental Incentives												
Y	Environmental Component - Water	per connection	200	127	25,400			N	127	25,400	127	25,400
N	Environmental Component - Sewerage	per connection										
Y	Environmental Incentive Basic - Water	per connection	200	-127	-25,400			N	-127	-25,400	-127	-25,400
N	Environmental Incentive - Sewerage	per connection										
TOTALS					503,783		45,227			152,163		147,597

Example 6: Large housing development requiring new mains and communication pipe (excavation and reinstatement by water company)

This worked example provided charges associated with the provision of new water mains and individual connections from them for each of 200 new houses. For wastewater companies, the worked example should include the associated charges for the 200 property connections to an existing sewer, which are completed by the Developer Customer. This worked example assumes that the excavation and reinstatement activities are carried out by the Water Company, however, should the Developer appoint an SLP or NAV, this worked example assumes these (and other contestable items) would be carried out by the SLP or NAV.

Within construction costs, this includes: Service pipe installation; Boundary box fitting; Meter installation; Excavation; Reinstatement

Technical Specification (Connection)	Technical Specification (Mains)
Pipework (unmade ground): • Connection to existing main of 180mm diameter PE • 3m pipe laying (per communication pipe)	Pipework: Total length 1000m, consisting of: • 180mm diameter PE – 20m pipework in type 3-4 road (leading to point of connection) • 180mm diameter PE – 100m pipework in footpath • 125mm diameter PE – 480m pipework in unmade ground • 90mm diameter PE – 400m pipework in unmade ground

Design Considerations:

- 250mm diameter existing main, serving 150 existing customers
- Six commissioning phases
- Six sample chlorination and connections – Footpath
- Ten washouts - Unmade Ground
- Eight valves (1 x 150mm, 5 x 100mm, 2 x 80mm) - Unmade Ground
- Two trial holes - Unmade Ground

Traffic management assumes the road (Type 3-4) is 50mph, has two lanes and requires a road closure and eight parking pay suspensions. Any additional council charges for permitting should be included.

As per the information provided by Ofwat regarding the scenarios, while the barrier uplift information is included in the table, this is not used in the overall calculation as the land is confirmed as not contaminated.



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	Rate(£)	Total Charge(£)	Barrier Pipe Uplift Rate (£/m)	Barrier Pipe Total Charge	Contestable (Y/N)	Self Lay Rate	Self Lay Total Charge	NAV Rate (£)	NAV Total Charge (£)
Pre-construction charges connection												
Y	Application Fee	per property / plot	200	43	8,600			N	39	7,800		
Y	Administration Fee	per property / plot	200	125	25,000			N	98	19,600		
N	Design Fee	per scheme										
Pre-construction charges mains												
Y	Application Fee	per application	1	602	602			N	602	602	497	497
Y	Administration Fee	per application	1	1,528	1,528			N	1,161	1,161	1,207	1,207
Y	Design Fee	per application	1	1,514	1,514			Y			1,036	1,036
Construction Charges connection												
Y	Service connection - unmade ground (meter included)	per connection	200	1,957	391,400	142	28,400	Y				
Y	Pipework (25-32mm Unmade Ground)	per metre	500	112	56,000	5	2,500	Y				
N	Meter installation included in the connection	per connection	200					Y				
Y	Meter Issue (for information)	per connection	200	48	9,600			N	48	9,600		
Construction Charges mains												
Y	Mains connection (Road)	per connection	1	3,143	3,143			Y			3,143	3,143
Y	Washouts (50-190mm - Unmade Ground)	per accessory	10	1,427	14,270	11	110	N				
Y	Piece Through (50-100mm) - No excavation	per accessory	2	1,734	3,468	17	34	N				
Y	Piece Through (101-130mm) - No excavation	per accessory	3	1,750	5,250	18	54	N				
Y	Piece Through (131-190mm) - No excavation	per accessory	1	1,806	1,806	22	22	N				
Y	Valves (50-100mm)	per accessory	2	1,023	2,046	14	28	N				
Y	Valves (101-130mm)	per accessory	5	1,103	5,515	16	80	N				
Y	Valves (131-190mm)	per accessory	1	1,487	1,487	18	18	N				
N	Mains connection sub-charge 2	per connection										
N	Mains connection sub-charge 3	per connection										
Y	Pipework - Road (131-190mm)	per metre	20	659	13,180	20	396	Y			659	13,180
Y	Pipework - Footpath (131-190mm)	per metre	100	582	58,200	20	1,979	Y				
Y	Pipework - Unmade Ground (101-130mm)	per metre	480	219	105,120	14	6,949	Y				
Y	Pipework - Unmade Ground (50-100mm)	per metre	400	162	64,800	12	4,657	Y				
Y	Traffic Management (Road Closure - Outside London)	per TM usage	1	3,786	3,786			Y			5,534	5,534
Other Charges												
Y	Trial hole - Unmade ground (191-260mm)	per hole	2	2,156	4,312			Y				
Infrastructure Charges												
Y	Infrastructure Charges - Water	per connection	200	615	123,000			N	615	123,000	615	123,000
N	Infrastructure Charges - Sewerage	per connection										
Environmental Incentives												
Y	Environmental Component - Water	per connection	200	127	25,400			N	127	25,400	127	25,400
N	Environmental Component - Sewerage	per connection										
Y	Environmental Incentive Basic - Water	per connection	200	-127	-25,400			N	-127	-25,400	-127	-25,400
N	Environmental Incentive - Sewerage	per connection										
TOTALS					894,027		45,227			126,763		147,597

21 CONTACT INFORMATION AND REDRESS

- (1) Any enquiries about these charging arrangements should be addressed to the Company Secretary, Affinity Water Limited, Tamblin Way, Hatfield, Hertfordshire, AL10 9EZ, or via email at dx@affinitywater.co.uk
- (2) We publish a range of information on our website about getting your development connected to water services. By using our website, you can access our portal interface for developer customers who wish to apply for new connections services.
- (3) Our website also contains many useful features to help you with any queries you may have about getting your development connected - <https://www.affinitywater.co.uk/developing>, or you can get in touch with us through the following:




Got any questions?

You can contact us through these methods:

 Online Log in and fill out the enquiry form on our customer portal affinitywater.custhelp.com	 Webchat Log into our customer portal to speak to us on webchat. Open 9am-4pm, Monday to Friday affinitywater.custhelp.com/app/chat/chat_launch
 Post Development Experience, Affinity Water Ltd, Tamblin Way, Hatfield, Herts, AL10 9EZ	 Email dx@affinitywater.co.uk
 Call 0345 357 2428, Monday to Thursday 8:30am - 5:00pm, Friday 8:30am - 4:30pm (Calls are recorded for training and monitoring purposes)	
 Affinity Water Limited Registered office: Tamblin Way, Hatfield, Hertfordshire, AL10 9EZ	
 www.facebook.com/affinitywater  @affinitywater  Youtube.com/AffinityWater affinitywater.co.uk/developing	

- (4) We will always do our best to answer your query fully at our first opportunity, however, should you wish to speak to our management team or escalate a query, you can find their contact

information here: <https://www.affinitywater.co.uk/developing/contact-developer>

- (5) If you are dissatisfied with the level of service provided and wish to make a complaint, we operate a complaints procedure. We aim to answer all written complaints within 10 working days. Further information and a copy of the procedure are available from our website and on request.
- (6) You may ask the Consumer Council for Water ("CCW"), the independent voice for water consumers in England and Wales, to take up your complaint on your behalf, if we have been unable to resolve your complaint directly with you.
- (7) If your complaint is not resolved to your satisfaction after intervention from CCW, you may be able to use the Water Redress Scheme (WATRS) to ask an independent adjudicator to adjudicate any dispute. The service is free to use. You will not be able to use the scheme to determine a dispute about matters over which Ofwat has powers to determine an outcome.
- (8) Contact information for CCW, Ofwat and WATRS is provided below.

	Consumer Council for Water	Ofwat	WATRS
Address	Consumer Council for Water 1 st Floor Victoria Square House Victoria Square Birmingham B2 4AJ	Water Services Regulation Authority (Ofwat) Centre City Tower7 Hill Street Birmingham B5 4UA	Water Redress Scheme 70 Fleet Street London EC4Y 1EU
Telephone	0300 034 2222	0121 644 7500	0207 520 3801
Web	www.ccwater.org.uk	www.ofwat.gov.uk	www.watrs.org
Email	enquiries@ccwater.org.uk	mailbox@ofwat.gov.uk	applications@watrs.org