Affinity Water

Indicative Bulk Charges Schedule for New Appointments and Variations 2026/27

15th November 2025

Contents

1. Background

1.1 Context

The New Appointments and Variations (NAVs) mechanism in England and Wales supports new entrants into the wholesale water and sewerage sector and allows incumbent water and/or sewerage companies to expand into other geographic areas. Typically, NAV operations relate to new housing developments where instead of the incumbent, a NAV constructs, operates and maintains the local 'on-site' infrastructure necessary to supply new homes. The NAV, rather than the incumbent, supplies water and bills the occupants. NAVs are licensed by Ofwat to carry out these activities.

To operate within Affinity Water Limited's (AWL) region a NAV company may require a bulk supply of water from us. In this context a bulk supply is the supply of water services from us as the incumbent appointed company, to a NAV company. To facilitate the bulk supply, we construct and charge for a connection from our existing network to the agreed point(s) of connection with the NAV's on-site infrastructure.

Where we provide bulk supplies, we make charges for those services, as part of bulk supply agreements in place between ourselves and NAVs. The charges we make have a significant bearing on the operating margin the NAV may achieve to allow it to finance, maintain and operate its assets and carry out its appointed activities on its site or sites.

In May 2018, after consultation, Ofwat published guidance[1] on bulk charges for NAVs. Accordingly, we revised our approach to bulk charges for charges effective from 1st April 2019 to meet those requirements. We made minor refinements to our approach for charges effective from 1st April 2020, for example updating the return on capital for the PR19 outcome.

On 14th July 2020 Ofwat published a consultation[2] on updating the guidance alongside a report[3] by its consultants, Cambridge Economic Policy Associates (CEPA). This report studied the industry's application of guidance and made suggestions for further development of charges. Ofwat published on 10th November 2020 the conclusions[4] of its July 2020 consultation and its final proposals[5] for revising guidance, with a further update[6] on guidance in January 2021.

Ofwat expected that incumbent companies introduce necessary changes in charges taking effect from 1st April 2021, whilst also acknowledging that in some areas further engagement is necessary and it may take some time to transition from current approaches to meet the new requirements. Following engagement and industry work, Ofwat published a NAV minus framework[7] to promote completeness and consistency across companies in avoided costs..

[1] See https://www.ofwat.gov.uk/publication/bulk-charges-for-navs-final-guidance/
[2] See https://www.ofwat.gov.uk/consultation/consultation-on-bulk-charges-for-new-appointments-and-variations-navs/
[3] See https://www.ofwat.gov.uk/wp-content/uploads/2020/07/200610-Ofwat-CEPA-NAVs-FinalReport-redacted.pdf
[4] See https://www.ofwat.gov.uk/publication/bulk-charges-for-new-appointees-our-conclusions/
[5] See https://www.ofwat.gov.uk/consultation/bulk-charges-for-new-appointees-a-consultation-on-revising-our-guidance/
[6] See Bulk charges for new appointees – guidance on our approach and expectations (ofwat.gov.uk)
[7] See Wholesale minus framework https://www.ofwat.gov.uk/wp-content/uploads/2022/08/Sub-Group-3-NAV-Wholesale-minus-framework.xlsx

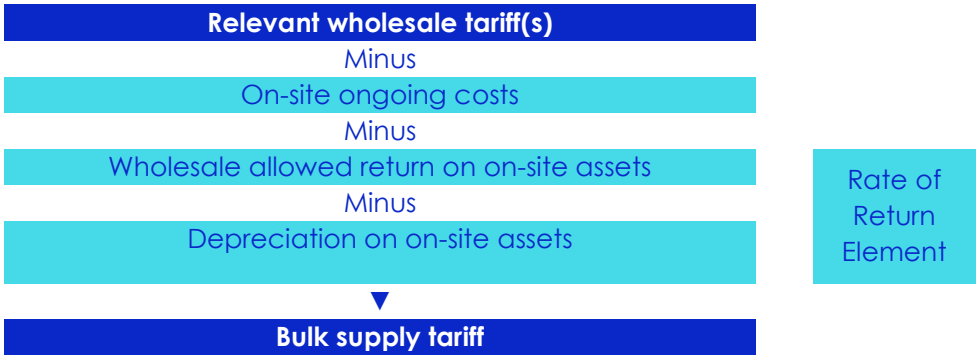
In 2025/26 Ofwat consulted on and has introduced charging rules[8] effective from 1st April 2026, supported by draft Common Terms and Worked Examples – Bulk Charges (CTWEBC), which document it intends to refine in consultation with the industry for 1st April 2027 implementation.. Ofwat has further indicated that it is to re-issue updated guidance to replace that published in January 2021. We include in Appendix 3 our assessment of how our charges comply with the new charging rules. Wherever possible in this document we have adopted the draft CTWEBC guidance, for example in presentation of our worked examples.

Ofwat operates a working group to promote more consistent approaches across incumbents and sharing of best practice, for example in cost estimation methods and furthering environmental objectives. As the work of this group evolves, we may need to refine and further develop our approaches in future years.

1.2 Overall approach

Central to Ofwat's guidance is the 'wholesale-minus' approach to bulk supply pricing (Figure 1). This approach starts with the relevant wholesale tariff(s) for the NAV's site(s) and deducts the costs avoided by the incumbent because of NAVs carrying out certain appointed activities instead of the incumbent. As well as avoided costs, the approach also includes a return on on-site assets element and depreciation. We apply this approach to set our bulk supply charges.

Figure 1: 'Wholesale-minus' approach



Source: Ofwat: Bulk Charges for NAVs Final Guidance, May 2018

The following sections of this document provide more detail on our assessments of each of the components of this approach alongside other relevant NAV bulk supply pricing considerations. We include in the Appendices 1 and 2 worked examples showing how we calculate the relevant starting point, how we apply the deductions to produce bulk supply tariffs and in Appendix 3, our assessment of how we meet Ofwat's charging rules.

2. Relevant wholesale tariffs

2.1 The relevant starting point

[8] https://www.ofwat.gov.uk/publication/charging-rules-for-bulk-supply-and-discharge-services-english-undertakers/

The relevant starting point is the wholesale charge that we would make to the properties within a NAV appointment if we, rather than the NAV were the supplier. It is called the starting point because it establishes the base value of wholesale charges from which the deductions required by the wholesale minus methodology are made.

2.2 Menu-based approach

To derive the relevant starting point (2.1 above), we use the 'menu-based approach.' In other words, we apply our published wholesale charges to the number of properties and volumes used on each NAV site. We calculate avoided costs using relevant cost drivers.

2.3 Our wholesale charges

Our published wholesale charges are made of two parts[9]:

- a £/year fixed charge that varies according to meter size
- a volumetric charge per cubic metre, which varies by region

2.4 Fixed charges

Table 1 below shows prior years' actual and next year's 2026/27 indicative wholesale fixed charges, in £/year, which increase with meter size. Residential properties typically have 12/15mm meters, whilst larger business customers that may be included in a NAV appointment (e.g. schools) may have larger sized meters.

Table 1: Wholesale Fixed Tariff

Wholesale Fixed Tariff	Units	2023/24	2024/25	2025/26	2026/27
Fixed Charge12/15mm meter	£/year	16.80	17.76	20.88	22.92
Fixed Charge19/21mm meter	£/year	30.20	32.04	37.68	41.28
Fixed Charge 25mm meter	£/year	30.20	32.04	37.68	41.28
Fixed Charge 30mm meter	£/year	30.20	32.04	37.68	41.28
Fixed Charge 40mm meter	£/year	30.20	32.04	37.68	41.28
Fixed Charge 50mm meter	£/year	30.20	32.04	37.68	41.28

2.5 Volumetric charges

As noted above, our volumetric charges differ according to the region in which the NAV appointment is located. We operate three charging regions the boundaries of which are shown in the diagram below, along with the volumetric rates applicable in each region. Since 2025/26, we have equalised volumetric rates in our East and Southeast regions.

[9] Whilst we also publish a large user wholesale tariff for the largest customers using more than 50,000m3/year, this tariff is not generally applicable to NAVs as in new developments, properties are predominantly residential with some small business customers. If a customer inside a NAV appointment would qualify for large user tariff, we would reflect the large user tariff in the relevant starting point as part of the menu-based approach.

Figure 2: The three charging regions

Table 2: Volumetric Wholesale Tariff

Volumetric Wholesale Tariff	Units	2023/24	2024/25	2025/26	2026/27
Volumetric Charge Central Region	£/m3	1.0926	1.1583	1.3618	*1.4928*
Volumetric Charge East Region	£/m3	1.8622	1.9405	2.2813	*2.2813*
Volumetric Charge Southeast Region	£/m3	1.9817	2.0651	2.2813	*2.2813*

3. On-site ongoing costs

3.1 Overall approach

The wholesale minus method requires that we deduct on-site ongoing costs, sometimes called 'last mile' costs from the relevant starting point. On-site ongoing costs are the operating costs that we avoid because NAVs are carrying out certain activities in the water supply chain instead of us. We analyse our on-site ongoing costs across three categories:

- Direct operating costs
- Indirect operating costs - 'common costs'
- Capital maintenance costs

For direct operating costs, Ofwat's 26th January 2021 guidance creates an expectation that incumbents estimate avoided costs using 'bottom-up' approaches. Bottom-up means using specific estimates of the typical costs incurred for different on-site activities. This contrasts with potentially less accurate 'top-down' approaches that use company-level data to derive unit costs for on-site ongoing costs. Ofwat further say that estimates do not necessarily need to be

site-specific, but incumbents should aim to accurately reflect all relevant on-site costs, including using appropriate cost modelling drivers to avoid excessive averaging.

In addition to direct operational costs, we include indirect costs in our on-site ongoing costs calculation, which we assess as being avoidable because of NAV entry. Indirect costs are the costs that cannot be directly attributed to the provision of a single product or service (e.g. shared head office functions). Within indirect costs, there is a distinction to be made between 'common costs' and 'joint costs. Unlike joint costs, which are fixed, common costs usually vary by the quantity of a product or service. Ofwat's guidance expects incumbents to allocate a portion of common costs when estimating their avoided costs.

Regarding capital maintenance we use a bottom-up approach to estimate capital maintenance and replacement expenditure. Recognising that capital maintenance requirements vary over time; we reflect maintenance requirements in on-site ongoing costs as an annuity.

Table 3 below is the cost table required to be published under Rule 21 of the charging rules and summarises our £/property total avoided costs. The derivation of the total shown in this table is discussed in sections 3.2 – 3.5 below.

Table 3: On site costs to be deducted per property, charging rule 21

Volumetric Wholesale Tariff	Units	2026/27	
		Water	Total Water
Mains/Sewers Repair, Replacement and Maintenance	£/prop	25.27	25.27
Emergency/Risk Management and Monitoring	£/prop	0.00	0.00
Meter and Meter Box Repair, Replacement and Maintenance	£/prop	4.18	4.18
Regulatory Compliance and Quality	£/prop	3.08	3.08
General and Support	£/prop	19.55	19.55
Other	£/prop	0.00	0.00
On-site costs to be deducted per property	£/prop	**52.08**	**52.08**

3.2 Direct operating costs

We manage our operating costs by setting annual budgets for cost centre codes that are broadly either activity based or departmental. We estimate avoided costs by detailed study of the expenditures allocated to each cost centre to determine which are avoidable because of NAV entry. This contrasts with a fully top-down approach that would make use of high level, aggregated cost information, for example from our published accounts.

Our wholesale operating costs arise from the activities we carry out across four business segments:

- Water resources
- Water treatment
- Raw water distribution
- Treated water distribution

The diagram below shows the proportions of our wholesale operating expenditure accounted for by each segment. For typical NAV developments, served by bulk supplies, avoided costs arise in the treated water distribution activity, which makes up about two-thirds of our operating expenditure. Therefore, we consider avoided costs from that business segment.

Figure 3: Proportions of our wholesale operating expenditure

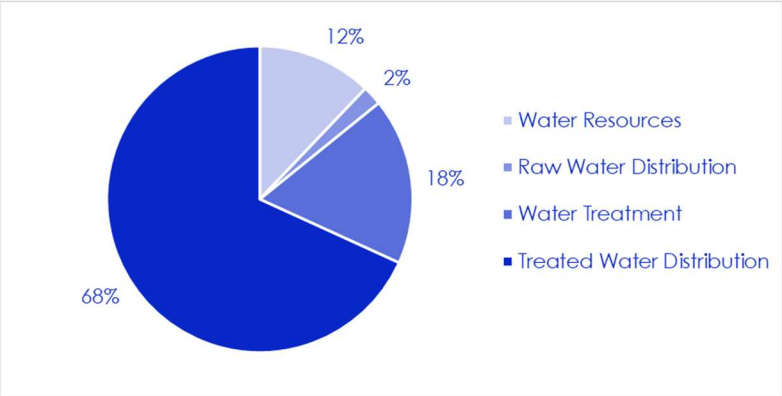


Table 3 summarises direct operating costs in the treated water distribution segment that we assess as being avoidable. Our approach is to extract the expenditures in our cost centre codes that relate to these activities and express these as a unit cost, using the cost driver indicated (£ per property, £ per metre of pipe and so on). In this way we produce estimates of representative unit costs for the different on-site activities. These estimates are not site-specific to an individual NAV or NAVs but instead reflect the unit costs we typically incur when we carry out the on-site activities indicated. The unit avoided cost estimates are shown in the right hand column of the table.

Table 4: Direct operating costs

Description	Cost driver	Avoided cost 2026/27 £/property
Routine and adhoc water quality sampling. Regulatory monitoring at every site irrespective of size	Number of properties	*0.58*
DWI - Drinking Water Safety Planning (Water Supply (Water Quality) Regulations 2016 - Regs 27 & 28), Monthly water quality reporting, submission of annual data returns.	Number of properties	*0.92*
Planned and unplanned maintenance	Length of mains	*16.15*
Activities to monitor and control leakage/unaccounted for water	Length of mains	*2.99*
Total		***20.64***

3.3 Indirect costs

Indirect costs are the costs that cannot be directly attributed to the provision of a single product or service. Within indirect costs, there is a distinction between 'common costs' and 'joint costs' where common costs are a subset of indirect costs. Unlike 'joint costs,' which are fixed, common costs vary by the quantity of a product or service. Ofwat's guidance expects incumbents to allocate a portion of common costs when estimating their avoided costs.

Our indirect costs tend to be head office functions such as legal and human resources. It is not always possible to find an appropriate cost driver for these activities as they do not obviously

change with the volume of water supplied, with the number of properties or with network length. In most cases we have chosen to express them as £/property figures.

As with direct costs, we budget for and monitor indirect costs through a system of cost centre codes. However, our cost centres for indirect costs tend to be organised at departmental level as opposed to being activity based, (because of the nature of indirect costs.) We can extract indirect costs according to the principal activity or service accounted for in each of our indirect cost centres to identify common costs for inclusion in on-site ongoing costs.

Most of our indirect costs are labour costs. Therefore, we have allocated costs to each business segment (retail, water resources, raw water distribution, water treatment and treated water distribution) according to the number of Full Time Equivalent employees (FTEs) in each segment to determine the share of indirect costs that could be included within the on-site ongoing costs. Based on this approach to indirect cost allocation, 51% of indirect costs can be associated with treated water distribution. Expressed as a £ per property figure, we estimate indirect common costs as £21.13 per property. The derivation of our result is provided in Table 5.

Table 5: Indirect operating costs

Activity / Service	Cost driver	Avoided cost 2026/27 £/property
Human resources, legal, finance/procurement + other head office functions	Number of FTEs treated water distribution	*3.42*
Regulatory reporting and compliance, Ofwat licence fees	Number of FTEs treated water distribution	*1.58*
Management costs (not included elsewhere)	Number of FTEs treated water distribution	*6.31*
External consultancy (not included elsewhere)	Number of FTEs treated water distribution	*0.00*
IT systems & development	Number of FTEs treated water distribution	*3.76*
Health and safety	Number of FTEs treated water distribution	*0.47*
Insurance	Number of FTEs treated water distribution	*2.22*
Premises & Utilities + Estates management	Number of FTEs treated water distribution	*1.81*
External audit / accountancy costs	Number of FTEs treated water distribution	*0.00*
Working Capital	Average bill size	*1.56*
Total	Number of properties	***21.13***

3.4 Capital maintenance costs

Capital maintenance expenditure relating to capital assets and infrastructure on NAV sites is the investment needed to renew and replace on-site assets as they come to the end of their useful lives. As NAVs, rather than us, carry out and finance these replacements, it represents an avoided cost for us.

Since NAV sites are typically new housing developments with newly constructed infrastructure assets, those assets are not likely to need replacement for some years because the assets are new and have their service life ahead of them. Replacement needs are only likely to materialise over time as assets begin to deteriorate. The future profile of capital maintenance expenditure for any individual NAV site is likely to be uneven with replacement outlay in future years, but little in the years immediately ahead. Therefore, our approach to reflecting avoided on-site ongoing costs for capital maintenance needs is to annualise the effects of uneven replacement requirements upon bulk supply charges, as follows.

We determine the on-site assets that we would have constructed to supply NAV sites, based on our usual design and service standards[10]. We estimate the replacement costs for on-site assets from our published schedules of new connection charges. Our published schedules are reflective of our costs as they are built from the competitively tendered and procured rates we pay our contractors, plus our overheads. We assume that on-site assets depreciate in a straight line until the end of their useful lives, at which time they will be replaced, like for like, with modern equivalents. We use our normal depreciation lives to estimate the expected useful life of the assets. In this way it is possible to project the long-term capital maintenance requirements of the on-site assets.

We calculate an annuity by working out what series of equal annual payments would have the same present value as the series of future replacement expenditures expected. We measure this over the period up to the longest asset life. In this way, as shown in Table 6, we estimate that the annual avoided cost for capital maintenance is £10.31 per property.

Table 6: Capital Maintenance - Annuity

Activity / Service	Capital Maintenance Annuity 2024/25 £/property/year	Capital Maintenance Annuity 2025/26 £/property/year	*Capital Maintenance Annuity 2026/27 £/property/year*
Communication pipes	0.20	0.16	*0.66*
On site mains	1.18	0.82	*1.17*
Customer meters	2.52	2.31	*2.06*
Customer boundary boxes	2.40	1.78	*2.12*
Bulk meter & space[11]	0.00	0.00	*0.00*
Other	3.16	3.30	*4.30*
Total	**9.47**	**8.39**	***10.31***

3.5 Discount rate

[10] NAVs may construct different assets to serve the site than the ones we would have constructed. However, for our calculation of avoided costs, we consider it correct to build into the deduction for capital maintenance costs, the costs that we would have expected to incur based on our engineering solution, because these are reflective of the costs being avoided by us.
[11] This is zero as we provide and maintain the bulk meter, so there is no avoided cost for this asset.

As our calculation of avoided capital maintenance costs is based on annuitising expected capital maintenance expenditures over the lifetime of the assets, we need to set a discount rate for this purpose. We use a discount rate equal to the weighted average cost of capital determined[12] for our 2025-30 price controls, 4.03% as required by Ofwat's CTWEBC.

4. Return on capital

4.1 Regulatory considerations

In its May 2018 guidance, Ofwat suggested that incumbents should deduct an appropriate level of return on on-site assets, and depreciation of the on-site assets, to reflect the financing costs that incumbents have avoided due to NAV entry. In its report, CEPA notes that with changes to the income offset for English incumbents from 1st April 2020, which mean incumbents' on-site assets are funded by developers, and if maintenance costs are incorporated into the avoided ongoing costs element, the rate of return element will no longer apply to these incumbents. CEPA also suggests an additional allowance could be made to ensure a NAV that is equally efficient is able to earn a profit margin, and to reflect wholesale operating risks to which it is exposed.

Ofwat confirm that changes to the income offset for English incumbents mean that developers now fully fund the cost of on-site assets. They go on to say that for this reason, English incumbents should no longer include a deduction through the rate of return element because the incumbent no longer avoids these costs. Regarding the additional allowance suggested by CEPA, Ofwat conclude in its 2025 decision document13 that there is no clear evidence that new appointees face materially different risks to incumbents in serving sites and that for 2026-27 charging year they will leave the decision on this to incumbents.

4.2 Our approach

As we are incorporating capital maintenance costs in our avoided on-site ongoing costs elements (see 3.4 and 3,5 above), in accordance with regulatory guidance, we are no longer including the rate of return element in our bulk supply charges calculations[14]. In line with Ofwat's 2025 conclusion we do not make the additional allowance suggested by CEPA.

In our NAV bulk supply charges effective from 1st April 2025 onward we are using the discount rate, 4.03% to calculate the average annuity for avoided capital maintenance costs.

5. Other considerations

5.1 Leakage adjustment

Usually, we measure the water we supply to NAVs at the boundary of the NAV site using a bulk meter. We used to charge NAVs for the provision of the bulk meter(s) however we have now discontinued this, and we provide, maintain and operate bulk meters at our expense. As we

[12] PR24 final determinations: Aligning risk and return - allowed return appendix - Ofwat
[13] Decision-Document-Rules-for-bulk-charges-for-new-appointments-and-variations-English-Undertakers.pdf
[14] The rate of return element was included in our NAV bulk supply charges in 2019/20 and 2020/21.

charge for bulk water based on bulk meter readings, we need to account for the difference in the billable volume at the bulk meter compared to the aggregate billable volume at NAV customers' meters. The difference arises due to losses on the NAV network, such as leakage, and other items such as unbilled water use and water used for firefighting.

Our approach is to evaluate the difference as a percentage leakage adjustment, applying this to the bulk supply tariff as a percentage reduction in volumetric wholesale charges. As well as accounting for water losses between the bulk meter and customers' meters, this approach also provides incentives to NAVs towards leakage control since it exposes NAVs to the costs of losses in excess of our leakage adjustment factor.

To estimate the leakage adjustment factor, we have estimated losses on new developments that we operate and have benchmarked against other water companies' who have published their estimates of percentage losses in their NAV charging documents. Accordingly, we estimate percentage losses to be 3% and note that this is similar to the typical rate, 2-3% published in the CEPA report.

We apply the leakage cost adjustment factor to the volumetric rate component of our tariff, as we consider the appropriate cost driver for distribution losses to be the volume of water delivered.

The CTWEBC worked examples require use of 5% leakage adjustment as a standardising assumption to allow greater comparability of incumbent charges. Whilst our actual, published charges apply 3% reduction for leakage, the worked examples operate on the 5% assumption.

5.2 Site specific considerations

The charges and information we publish relate to the typical case where we provide a bulk supply at the NAV site boundary. It is possible that NAV projects may differ from the typical case. Some examples include:

- Where there is no bulk meter at the NAV boundary, in which case we would not need to apply the leakage adjustment as NAVs would be billed on the aggregate volume recorded on customers' meters, not based on a bulk meter reading
- Where the NAV installs infrastructure that results in materially lower consumption per property than usual, for example because the site features on-site resources, grey water recycling, or rainwater harvesting systems. In this case (and provided the water efficiency systems remain in working order) it may be appropriate to reflect in NAV bulk supply charges the avoided incremental costs of water resources in addition to the usual deductions for on-site ongoing costs.

Where there are unusual site-specific circumstances, we would consider those circumstances and if necessary, produce a bespoke bulk supply price reflecting the differences in avoidable costs between the unusual site and a more typical site.

5.3 VAT

All charges are subject to the addition of any Value Added Tax chargeable.

6. Bulk supply tariffs

6.1 Overall

This section describes how we structure our bulk supply tariffs. Ofwat's guidance requires that incumbents consider the right balance of fixed and volumetric elements in their bulk charges for new appointees. They must also consider the impact of their bulk charges on environmental outcomes. Ofwat say that this might be addressed through greater reliance on volumetric charges and that it may be appropriate for the avoided cost element to be estimated on a per property basis to set the right environmental incentives for new appointees.

6.1 Our approach

As noted in the sections above, to estimate avoided costs we have used appropriate cost drivers, typically £/property and £ per metre of main. We must consider how to structure our NAV tariff as between fixed charges and volumetric charges, considering the need to be cost reflective in application of avoided costs alongside meeting environmental objectives.

We have concluded that the best way to achieve these dual objectives simultaneously is to set a two-part tariff.

The first part is a credit against fixed charges, effectively a negative fixed charge made by deducting from annual fixed charges, the £/property avoided costs (where avoided costs are estimated as described in section 3 above). The negative fixed charge guarantees that the NAV is credited with the value for avoided costs based on the number of properties within its sites, no matter how much water is used. If avoided costs were reflected instead in the per cubic metre rate, this could disincentivise NAVs from water efficiency as the total benefit from avoided costs would shrink as the amount of water being used diminished.

The second part of the tariff is the volumetric rate. We set this equal to our standard published volumetric rates, after applying the percentage reduction for leakage adjustment factor (see 5.1 above). The volumetric part ensures that NAVs incur increments to their total bill for each successive unit of water used, retaining environmental incentives. Table 7 sets out indicative tariffs for 2026/27.

Table 7: Affinity Water Indicative NAV Bulk Supply Tariff 2026/27

Fixed Charge NAV Tariff	Units	2024/25	2025/26	2026/27
Fixed Charge12/15mm meter	£/year	17.76	20.88	22.92
Fixed Charge19/21mm meter	£/year	32.04	37.68	41.28
Fixed Charge 25mm meter	£/year	32.04	37.68	41.28
Fixed Charge 30mm meter	£/year	32.04	37.68	41.28
Fixed Charge 40mm meter	£/year	32.04	37.68	41.28
Fixed Charge 50mm meter	£/year	32.04	37.68	41.28
Fixed Charge Credit per NAV property (Credit per property)	£/prop	44.35	49.96	52.08
Volumetric NAV Tariff	**Units**	**2024/25**	**2025/26**	**2026/27**
Volumetric Charge Central Region	£/m3	1.1236	1.3209	1.4480

Volumetric Charge East Region	£/m3	1.8823	2.2129	2.2129
Volumetric Charge Southeast Region	£/m3	2.0031	2.2129	2.2129

7. Charges for New Infrastructure

Where a NAV requires us to make a connection from our existing mains to the agreed point(s) of connection with the NAV's infrastructure, we may make charges for this new infrastructure. We reflect new infrastructure charges in the bulk supply agreements we enter with NAVs in two broad categories:

- capital contributions that NAVs must make in respect of site-specific infrastructure and,
- infrastructure charges, which are capital contributions in respect of network reinforcement.

7.1 Site Specific Charges

Site specific charges are payable where we incur capital costs to carry out site-specific work for the purposes of providing new or additional water supply. We charge NAVs for site-specific works that we undertake at their request, using the same charges as are set for such works under our New Connection Charging Arrangements (NCCA) new connections charging. Site specific charges are concerned with the costs to us of providing site specific infrastructure, usually pipes and fittings that take water from our existing water mains to the point of connection to the NAV's infrastructure, typically at the NAV site boundary.

7.1.1 Pre-Development Enquiries

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 ensure we have the infrastructure and supply available at the right time for any given development.

We therefore actively encourage developer customers to request a pre-development or point of connection enquiry prior to any requisition for new mains, self-lay and / or diversions. Further information on the benefits of such can be found in our latest new connection charging arrangements. To encourage the use of these services, both the pre-development and point of connection enquiries are free of charge (FOC).

For NAV customers, we encourage applications to be made under 'NAV SSL & Pre-Development' on our portal. This is a specifically designed and tailored application for NAV customers who wish to understand a budget estimate for their connection. To encourage the use of this service and align it to our latest new connection charges arrangements, this also is free of charge.

Upon receipt of a NAV SSL and Pre-Development application, we will review your enquiry and assess the point of connection into our existing network. We will prepare a site status letter and a report outlining the estimated cost of constructing the connection and offsite water mains for your development. This report can be referenced when converting your application to a NAV Bulk Supply which will subsequently incur fees as outlined in this document.

Table 7.1.1: NAV SSL & Pre-Development Fee			
Ref	**Item**	**Unit**	**£ Excluding VAT**
7.1.1	NAV SSL & Pre-Development Fee	per enquiry	0

7.1.2 Application Fee

Table 7.1.2: NAV Bulk Supply Fees			
Ref	**Item**	**Unit**	**£ Excluding VAT**
7.1.2	NAV Bulk Supply Application Fee	per application	Tbc

The application fee covers the costs we incur to review and acknowledge the NAV's request, checking to ensure we have all the relevant information, preparing a cost advice and issuing a response.

When a NAV requests us to provide a new bulk supply connection, an application charge is incurred and liable to pay by the applicant upon completion and submission of the application.

Please note that this does not cover the cost of design which is charged in addition to the application fee. If you have previously submitted a NAV SSL and Pre-Development enquiry for your development, we will review any relevant documentation associated with that enquiry.

7.1.3 NAV Design and Redesign Fees

Table 7.1.3: NAV Design and Redesign Fees			
Ref	**Item**	**Unit**	**£ Excluding VAT**
7.1.3.a	NAV Design Fee	per application	Tbc
7.1.4.b	NAV Redesign Fee	per application	Tbc

To provide a cost advice for the new bulk supply connection, we will need to prepare a design of the infrastructure needed to take water from our existing mains to the point of connection to the NAV's infrastructure.

The NAV design fee is 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).

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 there may be a charge for this, depending on whether it is a minor change or major change. This is defined below.

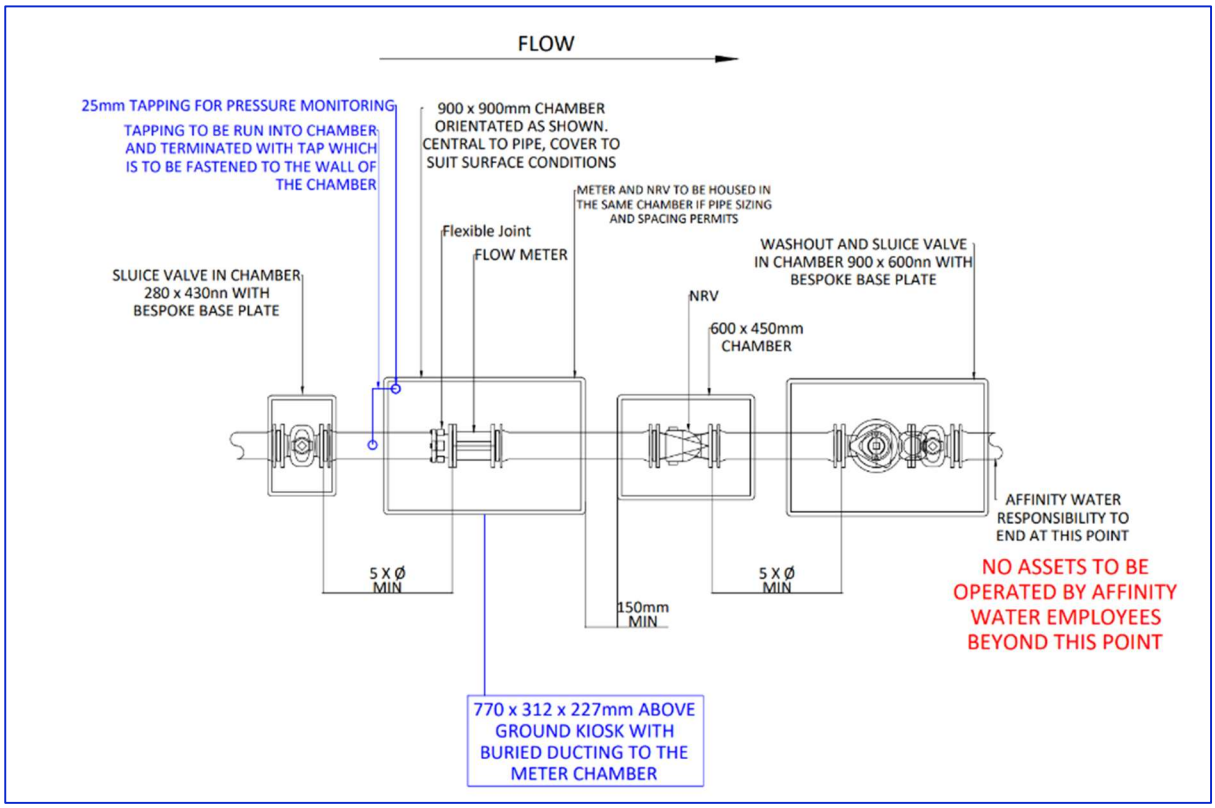
Where requirements of the development change once we have begun construction, the NAV is required to submit a capacity check request. Upon request, the cost of a redesign fee, as outlined above, will be charged and is due prior to us completing additional works. We will start work on your capacity check when we have received payment. This fee covers the cost for triage, modelling and an updated Bulk Supply Agreement, where required.

If the capacity check results in no required change to the initial connection designed for your development, we will issue you an updated Bulk Supply Agreement. No change will be required to the under or completed construction of your bulk supply connection.

Where the capacity check results in the under or completed construction of your bulk supply connection not suitable to supply the additional load, we will require the NAV to make a new NAV application. This application will incur a standard application fee, as outlined above, and a redesign fee. This is different from a standalone application, as we understand a redesign fee will already have been paid under the original application.

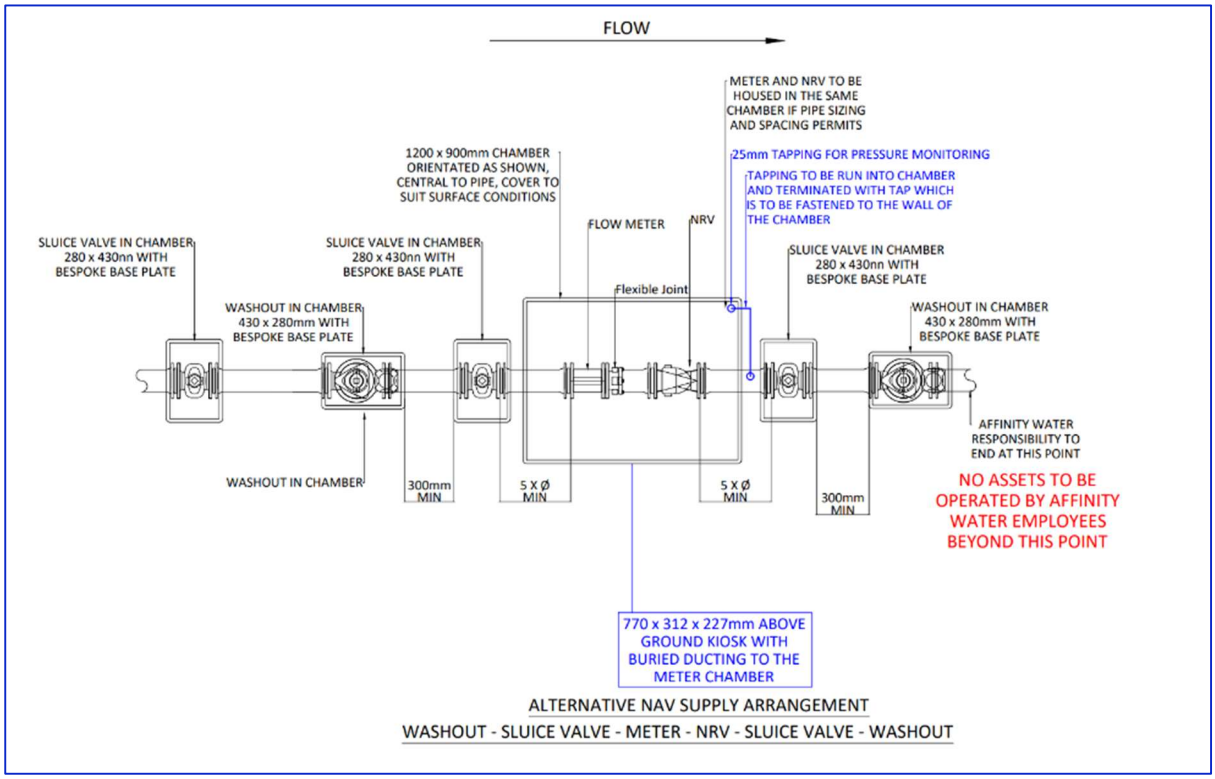
We include below a view of our standard NAV Bulk Supply arrangements, dependant on the size and requirements of the applied development.

NAV Bulk Supply Standard Arrangement
For NAVs which have up to 100 plots.



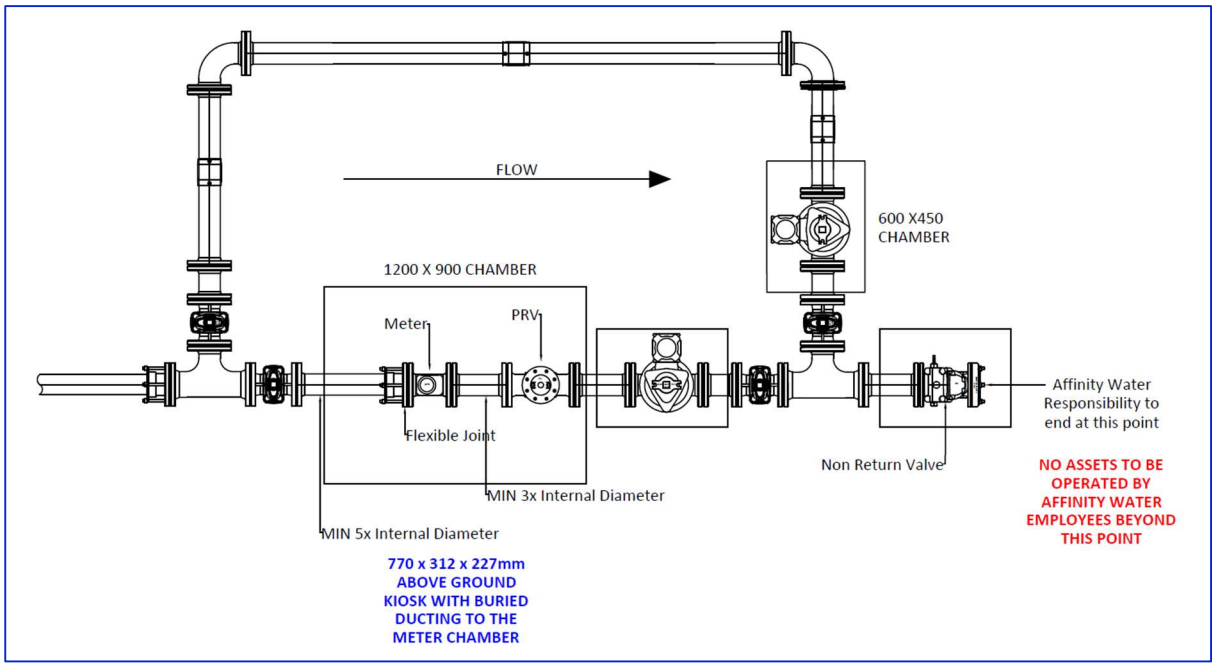
Alternative NAV Bulk Supply Standard Arrangement

For NAVs which have 101-599 plots and do not require a pressure reducing valve.



NAV Meter Bypass Standard Arrangement

For NAVs which have over 600 plots or require a pressure reducing valve.



7.1.4 Administration Fee

Table 7.1.4: NAV Administration Fees			
Ref	**Item**	**Unit**	**£ Excluding VAT**
7.1.4	NAV Administration Fee	per application	Tbc

When a NAV requests us to provide a bulk supply, it is liable to pay a NAV administration fee.

The mains administration fee recovers our costs of planning, organising, project managing, inspecting and commissioning of the water main and works necessary to connect to our water main.

7.1.5 Charges for Laying Water Mains

Our charges for laying mains between our existing water network and the point of connection to the NAV's infrastructure, are reflected in Table 8.5 of the new connection charging arrangements.

7.1.6 Charges for Installing Accessories

Our charges for installing additional accessories such as valves, fire hydrants and washouts for NAVs are reflected in Tables 8.5 and 8.6 of the new connection charging arrangements. Affinity Water do not pass the cost of bulk meters onto NAV customers.

As a standard approach, we design washouts to be constructed every 100m, however, this is subject to change upon our review of your development.

7.1.7 Charges for Connecting Mains to Our Network

Our charges for connecting the mains we have constructed between our existing water network and the point of connection to the NAV's infrastructure, to our existing water supply system, are reflected in Table 8.7 of the new connection charging arrangements.

Where required and relevant, additional charges under Section 8.8 pertaining to trial holes and linestops may also be charged.

Where other charges may be relevant to the undertaking of construction and delivery of works against a NAV Bulk Supply, we will refer to the latest new connection charging arrangements. Liable charges may include but are not limited to traffic management and miscellaneous charges.

7.2 Infrastructure Charges

Infrastructure charges recover contributions towards network reinforcement costs that we incur when additional demands are placed on our network by new connections. Infrastructure charges do not relate to the costs of reinforcing, upgrading or otherwise developing existing infrastructure to address pre-existing deficiencies in capability or capacity.

Infrastructure charges are payable 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 or mains.

This will include cases where a site is being developed or redeveloped by means of conversion or extension of an existing building or buildings, resulting in a significant increase in demand. The infrastructure charge is additional to any charges for site specific works, for example providing a water main to take water from our existing mains to the NAV site boundary.

We will recover infrastructure charges from the NAV. The infrastructure charges will be calculated in the same way as infrastructure charges payable by other new connection customers. Typically, for NAV developments the standard water infrastructure charge will apply.

The infrastructure charge is a £ per property charge based on dividing our network reinforcement costs over a five-year period, by the total number of new properties connected over the same period. The 2026/27 charge can be found in the table below.

Table 7.2: Infrastructure Charge	£ Excluding VAT		
Charging period	**2024/25**	**2025/26**	**2026/27**
Standard water infrastructure charge	589	601	Tbc

Further details of our infrastructure charge can be found in Section 17 of our new connections charging arrangements.

7.3 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.

For more information, please refer to our latest new connections charging arrangements.

7.4 Environmental Incentives Common Framework

Effective from 1 April 2025, Ofwat has introduced the Environmental Incentives Common Framework (EICF) to promote water efficiency in new developments.

Customers accepting a cost advice in the 2026-27 charging year will pay the Environmental Component charge for each water service provided to a household property connected to the network, set at **£127**.

We will provide the Environmental Incentive payment to customers demonstrating compliance with our relevant qualifying criteria of water efficiency. Our payment mechanism is based on a three-tier system, alongside a bespoke incentive, shown in table 7.4. Payment will be paid to those qualifying in the relevant charging year when the connections are made to our network.

Table 7.4: 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

For more information, please refer to our latest new connections charging arrangements[15] in section 18.

8. Glossary

Avoided Costs are those costs that the undertaker Incumbent does not incur because it does not serve the Site and instead there is a Bulk Services Agreement in place. The costs avoided in relation to a particular Site shall be determined by calculating pro rata shares of all costs appropriate shares of different cost categories of all costs that would be avoided in the long run if the Undertaker Incumbent did not serve any Sites and include, but are not limited to:

- Ongoing Costs,
- An adjustment for Leakage
- Renewal and Replacement Costs of On-site Assets, and
- An appropriate share of Central Costs.

Bulk Charges are charges payable for Bulk Supplies (supplies to which section 40 of the Water Industry Act 1991 applies further to s 40(1) and (2) of that Act) or Bulk Discharge Services (from main connections, as defined in sections 110A(1) and (2) of the Water Industry Act 1991) in any Charging Year, in accordance with a Bulk Services Agreement.

Bulk Charges Schedule means a document setting out the charges and information related to the charges applied by the Incumbent undertaker in accordance with the present rules in any Charging Year.

Bulk Services Agreement may be a:

- Bulk Supply Agreement; or
- Bulk Discharge Agreement, which is a "main connection agreement" as defined in section 110A (11) of the Water Industry Act 1991, being an agreement to permit a main connection into a sewerage system. These are agreements to buy sewage disposal services and may also include the purchase of other ancillary services; or
- Combination of these two agreements.

Decision document: rules for bulk charges for new appointments and variations (English Undertakers)

Central Costs (also referred to as Indirect Costs) are overheads and other centrally incurred costs association associated with the operation of the business of the Undertaker Incumbent. Examples of these types of costs include costs associated with HR, Finance, office space and IT systems.

[15] https://www.affinitywater.co.uk/docs/developer/2025/2025-26-New-Connections-Charging-Arrangements.pdf

Charging Year is the period 1 April in any year to 31 March the following year.

CTWEBC is the document "Common Terms and Worked Examples – Bulk Charges" published by Ofwat.

Fixed Charges means charges which are fixed in amount or which are calculated by reference to a predetermined methodology. For the avoidance of doubt, an Undertaker Incumbent may impose Fixed Charges by reference to a unit measurement (for example, per megalitre per property). Furthermore, an Undertaker Incumbent may offer more than one Fixed Charge in charging for a service provided in accordance with the present rules.

Incumbent is a water undertaker or sewerage undertaker that provides Bulk Supplies or Bulk Discharge Services which are subject to these rules pursuant to rule 3 and means an Undertaker that is not a New Appointee.

Leakage means the volumes of water lost between being supplied to and billed to the site by the Undertaker Incumbent, usually recorded on the Site's bulk supply meter, and being supplied and billed to the Site's customers.

NAV means a new appointment or license variation. New Appointee means a company appointed by Ofwat or the Secretary of State under section 78 of the Water Industry Act 1991.

Ongoing Costs relate to the costs of operating and maintaining on-site assets that are avoided by the Incumbent. They must reflect the activities that the new appointee is expected to perform on the site. Most new appointees will maintain and operate the on-site infrastructure. They may also perform additional services, such as emergency response and reading meters at the boundary of the site, which should also where relevant be deducted from the relevant starting point. The ongoing costs of operating and maintaining the on-site assets should be those of the Incumbent.

On-site Assets also known as On-site Infrastructure, refers to physical assets located within the Site specified within the Bulk Services Agreement.

Renewal and Replacement Costs of On-site Assets as defined in our Common Terms and Worked Examples – Bulk Charges (for bulk charges from 1 April 2027).

Site is an area in relation to which an appointment or variation has been made pursuant to section 7 of the Water Industry Act 1991.

Undertaker is a water undertaker or sewerage undertaker that provides Bulk Charge which are subject to these rules pursuant to rule 3.

Variable Charges or Volumetric Charges means charges which vary in amount or which are calculated by reference to a predetermined methodology., For the avoidance of doubt, an Incumbent a Water Company may impose Variable Charges by reference to a unit measurement (for example, per megalitre). Furthermore, an Incumbent a Water Company may offer more than one Variable Charge in charging for a service provided in accordance with the present rules.

Wholesale Charges for household customers are those charges published in the Incumbent's charging scheme net of retail charges.

Appendix 1 Worked Example

A medium housing development of 50 residential properties requiring new mains and communication pipes (excavation and reinstatement by others), as per Scenario 3 in the English New Connection Rules

- Customer numbers 50 households, 0 NHH customers
- House type Semi-detached house (all) with 15mm meters and 20 mm pipes
- The services provided to each site: Water services
- Assumed occupancy (HH and NHH) 100%
- Mains length per property, HH = 10m NHH = 15m
- The volume of water used by customers on the site HH = 100 m3 per year, NHH = 500 m3 per year
- Assume site has no special characteristics.
- Assumed leakage allowance 5% of volume

		Central			East & Southeast	
		Qty	Charge	Total Charge	Charge	Total Charge
			£	£	£	£
Wholesale Starting Point	Fixed charges HH (15mm meter)	50	22.92	1146.00	22.92	1146.00
	Fixed charges NHH (25mm meter)	0	41.28	0.00	41.28	0.00
	Fixed charges NHH (50mm meter)	0	41.28	0.00	41.28	0.00
	Volumetric Charge	5000	1.4928	7464.00	2.2813	11406.50
Avoided Costs	Fixed charges HH (15mm meter)	50	-52.08	-2604.17	-52.08	-2604.17
	Fixed charges NHH (25mm meter)	0	-52.08	0.00	-52.08	0.00
	Fixed charges NHH (50mm meter)	0	-52.08	0.00	-52.08	0.00
	Volumetric Charge	5000	-0.0746	-373.00	-0.1141	-570.50
Bulk Supply Charges	Fixed charges HH (15mm meter)	50	-29.16	-1458.17	-29.16	-1458.17
	Fixed charges NHH (25mm meter)	0	-10.80	0.00	-10.80	0.00
	Fixed charges NHH (50mm meter)	0	-10.80	0.00	-10.80	0.00
	Volumetric Charge	5000	1.4182	7091.00	2.1672	10836.00
	TOTAL			**5632.83**		**9377.83**

Appendix 2 Worked Example

A large housing development of 200 residential properties requiring new mains and communication pipes (excavation and reinstatement by others), as per Scenario 5 in the English New Connection Rules

- Customer numbers 200 households, 5 NHH customers
- House type Semi-detached house (all) with 15mm meters and 20 mm pipes
- The services provided to each site: Water services
- Assumed occupancy (HH and NHH) 100%
- Mains length per property, HH = 10m NHH = 15m
- The sizes of water meters installed to the individual customer premises on the site, NHH 80% 25mm, 20% 50mm
- The volume of water used by customers on the site HH = 100 m3 per year, NHH = 500 m3 per year
- Assume site has no special characteristics.
- Assumed leakage allowance 5% of volume

		Central			East & Southeast	
		Qty	Charge	Total Charge	Charge	Total Charge
			£	£	£	£
Wholesale Starting Point	Fixed charges HH (15mm meter)	200	22.92	4584.00	22.92	4584.00
	Fixed charges NHH (25mm meter)	4	41.28	165.12	41.28	165.12
	Fixed charges NHH (50mm meter)	1	41.28	41.28	41.28	41.28
	Volumetric Charge	22,500	1.4928	33588.00	2.2813	51329.25
Avoided Costs	Fixed charges HH (15mm meter)	200	-52.08	-10416.68	-52.08	-10416.68
	Fixed charges NHH (25mm meter)	4	-52.08	-208.33	-52.08	-208.33
	Fixed charges NHH (50mm meter)	1	-52.08	-52.08	-52.08	-52.08
	Volumetric Charge	22,500	-0.0746	-1678.50	-0.1141	-2567.25
Bulk Supply Charges	Fixed charges HH (15mm meter)	200	-29.16	-5832.68	-29.16	-5832.68
	Fixed charges NHH (25mm meter)	4	-10.80	-43.21	-10.80	-43.21
	Fixed charges NHH (50mm meter)	1	-10.80	-10.80	-10.80	-10.80
	Volumetric Charge	22,500	1.4182	31909.50	2.1672	48762.00
	TOTAL			**26022.80**		**42875.30**

Appendix 3: Compliance with Bulk Supply Charging Rules

Charging Rule	Our compliance
Rules 1 to 8	Interpretation
Rule 9.Incumbents must determine what types of charges covered by these rules may or may not be imposed, and the amount of such charges, in accordance with the principle that material changes to charges covered by these rules should only be made after proportionate, timely and effective consultation with groups of persons likely to be significantly affected by the proposed Bulk Charges Schedule (or their representatives) and any other persons the Incumbents consider it appropriate to consult. For these purposes, changes will be material if a reasonable person would consider them to be material	We set out the type and amount of charges in section 6.1. We consult on our bulk supply charges for the next charging year, principally by publishing indicative charges in November of each year. In section 6 of this document we show charges for the current charging year and two prior years, to show the materiality of changes in charges each year.
Rule 10. Incumbents must determine what types of charges may or may not be imposed and the amount of any charges that may be imposed in accordance with the principle that Bulk Charges should reflect: (a) fairness and affordability, (b) environmental protection, (c) stability and predictability, and (d) transparency and customer-focused service.	This document sets out our determination of the type of charges we use, in accordance with the principles: a) fairness and affordability We consider that our charges are fair as they are based on our published wholesale charges which are regulated through price controls and charging rules, after adjustments for avoided costs that are fair, being based on appropriate costs drivers and our actual costs, including direct, indirect and capital maintenance costs. Our charges are affordable, noting that in passing through our charges to NAV customers, final charges to those customers may not exceed our price-controlled rates. b) environmental protection We set out in section 6 how the structure of our bulk supply tariffs is consistent with appropriate environmental incentives c) stability and predictability We meet the predictability objective by publishing indicative charges to consult on proposed changes to charges and give advance notice of likely final charges. We demonstrate stability by publishing time series of charges in this document, such that trends in our charges are readily observable.

	d) transparency and customer-focused service. We achieve transparency through indicative and final publications of our charges, alongside explanation of how our charges are derived and applied. We achieve customer focussed service by setting out the services that are included within bulk charges.
Rule 11. Consistent principles and approaches must be applied to the calculation of charges for different sites and different NAV bulk supply customers.	This document sets out the principles we apply in charges calculations, which result in a NAV tariff applied consistently across different sites in each of our charging areas whilst the same tariffs are equally available to all NAV bulk supply customers.
Rule 12. Charging structures must reflect the long-run costs of providing the relevant service.	Our charging structure is based on two-part tariffs, with avoided costs deducted from fixed charges. This weights revenue recovery towards volumetric charges which we consider appropriate in our water scarce area, where we are undertaking long-run investments in new water resources.
Rule 13. Bulk charges should not financially penalise new appointees for promoting greater water efficiency.	Our bulk supply tariff is structured such that new appointees benefit from the full £/property avoided costs in discounted fixed charges. The volumetric component of NAV bills will fall if the amount of water being used falls, therefore we consider that we are not financially penalising water efficiency. Our leakage adjustment factor would reward NAVs who are able to operate with lower leakage from on-site assets than our estimate (3%), further encouraging water efficiency through on-site leakage management.
Rule 14. Differences in avoided cost for services provided to larger users of water and charges for services provided to smaller users of water must only be based on cost differences associated with differential use of network assets, differential peaking characteristics, different service levels and/or different service measurement accuracy.	To be completed in final charges publication due 1st February 2026.
Rule 15. Where cost differences associated with differential peaking characteristics are used as a basis for differences between charges for services provided to larger users of water and charges for services provided to smaller users of water, the charges fixed on that basis must be structured on an appropriate peak demand basis.	Not applicable as we do not make cost differences based on differential peaking characteristics.
Rule 16. Charges for Bulk Discharge Services must take into account the different pollutant loads associated with foul sewage, trade effluent, surface water draining from premises and surface water draining from highways.	Not applicable to water-only undertakers
Rule 17. Charges to be paid in connection with the carrying out of a sewerage Incumbent's trade effluent	Not applicable to water-only undertakers

functions must be based on the Mogden formula (as defined in our Wholesale Charging Rules), a reasonable variant of the Mogden formula or on a demonstrably more cost-reflective basis.	
Rule 18. To determine Bulk Charges, Incumbents should adopt the wholesale-minus approach, which requires that they deduct Avoided Costs from their wholesale charges, relevant to the customers to be served on the Site to which the charges relate.	We confirm that we use the wholesale minus approach as described in section 1.2 of this document. Section 3
Rule 19. Incumbents should set the starting point of the wholesale charges for non-household customers used in the wholesale-minus calculation by reference to those included in their Wholesale Charges (as published by 13 January) for the relevant Charging Year.	We confirm that the tariffs used in the wholesale minus calculation and set out in section 2 of this document are the same tariffs as published in our 13th January Wholesale Charges document
Rule 20. Incumbents should include in their Bulk Charges Schedules the Fixed and Volumetric Charges for Wholesale Charges for Household and Non-Household customers	We provide in section 6, Table 7, section of this document our schedule of bulk charges for NAVs which set the fixed charges and volumetric rates applicable for customers, whether household or non-household customers.
Rule 21. Incumbents should specify in their Bulk Charges Schedules the Avoided Costs in accordance with the Avoided Costs table set out in our CTWEBC.	We provide in section 3 our Rule 21 table of avoided costs, prepared in accordance with the guidance set out in the CTWEBC (recognising that this guidance remains draft for 2026/27 charging year and is expected to become effective 1st April 2027)
Rule 22. Incumbents must specify the sources of data used in their calculations of Avoided Costs, the assumptions made, and the methodology used.	The sources of data we use for avoided costs are described in sections 3.1 to 3.5 of this document. Ther same sections describe the assumptions and methods used.
Rule 23. Incumbents should calculate charges according to a discrete set of cost drivers, in accordance with the Menu of Cost Drivers set out in the CTWEBC and make it clear when these cost drivers would apply.	We calculate our charges according to the first two cost drivers set out in the CTWEBC specifically: (a) The number and mix of customers, including any non-standard customers, such as an industrial customer requiring trade effluent services. (b) Other factors that determine wholesale charges including the volume of water supplied. Our bulk supply charges and drivers are described in section 6 of this document, with worked examples of how application of charges to the cost drivers result in the charges to be billed.
Rule 24. Incumbents should specify in their Bulk Charges Schedules the adjustment made for Leakage, in accordance with the CTWEBC	Section 4. explains that our leakage adjustment used to set volumetric rates is 3%, and further notes that for the purposes of CTWEBC worked examples only, we use the standardising assumption 5%
Rule 25. Incumbents should present in their Bulk Charges Schedule worked examples of the Bulk Charges payable for each of the scenarios set out in the worked examples in our CTWEBC.	Our worked examples are provided in Appendix 1 of this document
Rule 26. Each Incumbent must publish its Bulk Charges Schedule on or before 1 February in the Charging Year	We publish our charges on or before 1st February and in addition, publish indicative charges around 15th

immediately preceding the Charging Year in relation to which they have effect.	November in the preceding year, to inform the new appointee market
Rule 27. Incumbents should ensure all services offered that have charges subject to the present rules are clearly specified in the Bulk Charges Schedule, along with the charge(s) for those services	To be completed in final charges publication due 1st February 2026
Rule 28. Bulk Charges must be published with such additional information or explanation as is necessary to make clear what services are covered by each charge	To be completed in final charges publication due 1st February 2026
Rule 29. Bulk Charges Schedules must be written and presented in a clear and accessible manner, which takes due account of the varying levels of expertise of persons likely to be affected by these charges using, where appropriate, the terms as defined at Rule 8 and those set out in the list of common terms published by Ofwat in the CTWEBC.	We consider that this document explains the basis for our charges, which takes account of the expertise of the persons likely to be affected by these charges. For this purpose we reason that NAVs are the persons likely to be affected, and that as appointed water businesses, are familiar with the regulatory rules, guidance and policies surrounding NAV charges. This document set out how our charges are derived from the starting point of published wholesale charges, the amounts, methods and data sources used to calculate avoided costs, and how avoided costs are applied to reach final charges. We have reviewed and updated our text to align the terms we use with those in Rule 8 and the terms in the CTWEBC which becomes effective next year. We provide a glossary of terms in part 8 of this document.
Rule 30. Incumbents must publish the charges covered by these rules in such a way that a New Appointee can confidently work out a reasonable estimate of the charges payable if they know the relevant parameters of a Site	Or charges are applied as a simple two-part tariff, based on a fixed charge per property and a volumetric rate per m3. A new appointee who knows the number of properties and the expected volumetric consumption of an appointment would be able to use them to estimate charges payable. Our worked examples further demonstrate how we apply our published charges.
Rule 31. Each Incumbent's Bulk Charges Schedules must be published on its website and in such other manner as the Incumbent considers appropriate for the purpose of bringing it to the attention of persons likely to be affected by these charges	We publish our bulk supply charges each year, both indicative charges and final on the NAV area of our website New appointments and variations - Affinity Water
Annex 1	This annex is not currently in force