

AffinityWater

Charging Arrangements for New Connection Services

Summary of Charges 2022/23

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1 Introduction

Affinity Water Developer Services provide advice and guidance, and if requested, delivery capability for the provision of new water services for developer customers, including self-lay providers and new appointments and variations. This document has been created to support all our customers, including smaller home builders, as a quick and easy reference document, which summarises our charges.

For more in-depth information in relation to our methodology for our services and fees, including worked examples, please see our published [2022/23 Charges Arrangements document](#).

In accordance with the new connections charging rules, these charges are reviewed annually, and this document sets out the charges for the period **1st April 2022 to 31st March 2023**.

If you would like further information, including details on how to apply for a developer services activity, please see our website - <https://www.affinitywater.co.uk/developing>, or contact us using any of the methods shown in Section 12 of this document.

2 Pre-Development & Point of Connection Enquiries

We want to engage with our developer customers at the earliest opportunity, for us to understand how we can support development in our region and to ensure we can supply new homes with water at the right time.

We encourage developers and self-lay providers to request a pre-development/point of connection report to be completed by us, prior to any new mains, self-lay or diversion scheme. As indicated below, both the pre-development enquiry and point of connection enquiry are free of charge (FOC).

Table 2.1 Pre-development/Point of Connection Enquiry			
Ref	Item	Unit	£ excluding VAT
2.1	Pre-development / Point of Connection Enquiry	per enquiry	0

3 Water Connections

3.1 New Water Supply Connections

When applying for a new water supply, whether off a new water main on a new development or an existing water main, the following application and administration fees will be applicable:

Table 3.1a: New Application Fees			
Ref	Item	Unit	£ excluding VAT
3.1.1	Application Fee – Connection off Existing Main (first property connected)	per application	143
3.1.2	Application Fee – Connection off Existing Main (each subsequent property connected)	per property / plot	54
3.1.3	Application Fee – Connection off New Main	per property / plot	30

Table 3.1b: New Connections Administration Fees			
Ref	Item	Unit	£ excluding VAT
3.1.4	Administration Fee (each property connected)	per property / plot	89

Each new connection will be fitted with a meter. The cost of this is included in our water connection construction costs in Section 3.2. For self-lay, meter costs are defined in section 5.2.

Infrastructure charges and associated income offset will also be levied on all new domestic connections. To see a summary of these charges, please see Section 6 of this document.

Note: For replacement water connections - where there is a provision of a new water service pipe to a property that is already being supplied with water from us - it is most likely that the relevant water connection charges apply. However, in some cases, if the existing service pipe is lead, the replacement supply may be carried out free of charge. Please contact us if you think this affects you.

3.2 Water Connection Construction Costs

Table 3.2: Installation of connections (MDPE/HPPE) (meters are included except where stated otherwise)							
Ref	Unit	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							
3.2.1	Per connection Single	25 - 32mm	1,203	1,142	611	476	16
3.2.2	2-port connections		1,930	1,921	1,080	901	22
3.2.3	Per connection Single (without meter)	50 - 63mm	2,178	2,154	1,256	1,016	22
3.2.4	3-port connections		2,188	2,179	1,185	982	45
3.2.5	4-port connections		2,188	2,179	1,185	982	45
3.2.6	5-port connections		2,446	2,443	1,340	1,754	67
3.2.7	6-port connections		2,446	2,443	1,340	1,754	67
3.2.8	Per connection Single (without meter or meter install)	80 - 90mm	5,149	5,107	4,952	4,915	22
3.2.9	Per connection Single (without meter or meter install)	100 - 130mm	5,281	5,238	5,084	5,046	28
3.2.10	Per connection Single (without meter or meter install)	150 - 180mm	5,664	5,618	5,416	5,366	47
3.2.11	Per connection Single (without meter or meter install)	190 - 260mm	7,805	7,754	7,567	8,688	86

4 Water Mains Services

4.1 Application, Admin and Design Fees

When applying to Affinity Water for new water mains as part of your project, the following application, admin, and design fees will apply:

Table 4.1a: Mains Application Fees			
Ref	Item	Unit	£ excluding VAT
4.1.1	Application Fee for Mains (0-49 Properties)	per application	435
4.1.2	Application Fee for Mains (50-99 Properties)	per application	476
4.1.3	Application Fee for Mains (100+ Properties)	per application	550

Table 4.1b: Design Fees					
Ref	Item	Unit	£ excluding VAT		
			Design Fee	Minor Design Change	Major Design Change
4.1.4	0-49 properties	per scheme	851	0	426
4.1.5	50-99 properties	per scheme	1,080	0	540
4.1.6	100+ Properties	per scheme	1,293	0	647
4.1.7	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.		

Table 4.1c: Water Mains Administration Fee			
Ref	Item	Unit	£ excluding VAT
4.1.8	Mains Administration Fee 0-49 Properties	per application	958
4.1.9	Mains Administration Fee 50-99 Properties	per application	1,068
4.1.10	Mains Administration Fee 100+ Properties	per application	1,178

4.2 Water Mains Construction Costs

Charges for laying water mains:

Table 4.2a: laying of water mains – Includes accessories specified in our design and construction standards							
Ref	Item	Unit	£ excluding VAT				
			Road	Footpath	Unmade Ground	Excavation by Others	Barrier Pipe Uplift £/m
4.2.1	Lay Pipe (50-100mm)	per linear metre	329	287	132	95	24
4.2.2	Lay Pipe (101-130mm)	per linear metre	338	295	141	103	28
4.2.3	Lay Pipe (131-190mm)	per linear metre	465	419	217	167	47
4.2.4	Lay Pipe (191-260mm)	per linear metre	546	495	264	209	36
4.2.5	Lay Pipe (261-320mm)	per linear metre	611	558	311	251	16

Installation of accessories on water mains:

Table 4.2b: Installation of Accessories – Hydrants & Washouts (MDPE / HPPE & Barrier Pipe)						
Ref	Item	Unit	£ excluding VAT			
			Road	Footpath	Unmade Ground	Excavation by Others
4.2.6	Fire Hydrant or Wash Out (In-line, 50- 190mm pipe)	per accessory	2,131	2,010	1,306	1,092
4.2.7	Fire Hydrant or Wash Out (In-line, 191-320mm pipe)	per accessory	2,912	2,749	1,821	1,534
4.2.8	Fire Hydrant or Wash Out (End type, 50-190mm pipe)	per accessory	1,945	1,825	1,133	924
4.2.9	Fire Hydrant or Wash Out (End type, 191-320mm pipe)	per accessory	3,059	2,717	1,779	1,492

Charges for connection water mains into our supply system:

Table 4.2.c: Connecting Water Mains into Supply System (MDPE / HPPE & Barrier Pipe)			
Ref	Item	Unit	£ excluding VAT
4.2.10	Under Pressure Connection / Branch Connection (50-190mm diameter parent main)	per connection	2,572
4.2.11	Under Pressure Connection / Branch Connection (191-260mm diameter parent main)	per connection	4,406
4.2.12	Under Pressure Connection / Branch Connection (261-320mm diameter parent main)	per connection	4,817

5 Self-Lay Services

5.1 Water Mains Fees

When applying to Affinity Water for new self-lay water mains as part of your project, the following application, admin, and design fees will apply to self-lay projects:

Table 5.1a: Self-lay water mains Application Fee			
Ref	Item	Unit	£ excluding VAT
5.1.1	Application Fee for self-lay mains (0-49 Properties)	per application	435
5.1.2	Application Fee for self-lay mains (50-99 Properties)	per application	476
5.1.3	Application Fee for self-lay mains (100+ Properties)	per application	550

Table 5.1b: Self-lay Design Fees

Ref	Item	Unit	£ excluding VAT		
			Design Fee	Minor Design Change	Major Design Change
5.1.4	0-49 properties	per scheme	851	0	426
5.1.5	50-99 properties	per scheme	1,080	0	540
5.1.6	100+ Properties	per scheme	1,293	0	647
5.1.7	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.		

Table 5.1c: Self-lay Water Mains Administration Fee

Ref	Item	Unit	£ excluding VAT
5.1.8	Administration Fee 0-49 Properties	per application	529
5.1.9	Administration Fee 50-99 Properties	per application	603
5.1.10	Administration Fee 100+ Properties	per application	678
5.1.11	Additional Site Visit	per visit	116

Self-Lay design fees are free of charge for the first design submission and first amended design if required. 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, a charge equating to 50% of the appropriate major design change fee will be levied.

Charges for connecting adopted water mains into our supply system:

Table 5.1d: Connecting Self-Lay Water Mains into Supply System (MDPE / HPPE & Barrier Pipe)

Ref	Item	Unit	£ excluding VAT
5.1.12	Under Pressure Connection / Branch Connection (50-190mm diameter parent main)	per connection	2,572
5.1.13	Under Pressure Connection / Branch Connection (191-260mm diameter parent main)	per connection	4,406
5.1.14	Under Pressure Connection / Branch Connection (261-320mm diameter parent main)	per connection	4,817

Charges for other services provided:

Table 5.1e Other services provided under adoption agreement for water mains			
Ref	Item	Unit	£ excluding VAT
5.1.15	Take Water Sample / Additional site visit	per sample	139
5.1.16	Review Water Sample Analysis	per sample	22

5.2 Service Connections Fees

When applying to Affinity Water for new self-lay service connections as part of your project, the following fees will apply to self-lay projects:

Table 5.2a: Self-lay Service Connections Application Fees			
Ref	Item	Unit	£ excluding VAT
5.2.1	Application Fee - Service Connections	per property / plot	30

Table 5.2b: Self-lay Administration Fees			
Ref	Item	Unit	£ excluding VAT
5.2.2	Administration Fee (all properties connected)	per connection	32

Table 5.2c: Supply of Meters			
Ref	Item	Unit	£ excluding VAT
5.2.3	15mm Manifold AMR Meter / AQP15MSB315VMEE31	per item	40
5.2.4	15mm In-line AMR Meter Complete with unions and washers 15mm	per item	43
5.2.5	20mm In-line AMR Meter Complete with unions and washers 20mm	per item	59
5.2.6	25mm In-line AMR Meter Complete with unions and washers 25mm	per item	117
5.2.7	40mm In-line AMR Meter Complete with unions and washers 40mm	per item	164
5.2.8	Woltex 50mm Meter Fitted with Everblu WE050HI200-C1PP-AF 50mm	per item	197
5.2.9	Woltex DN80 Fitted with Everblu WE080II200 - C1PP-AF 80mm	per item	241
5.2.10	Woltex DN100 Fitted with Everblu WE100KK250-C1PP-AF 100mm	per item	284
5.2.11	Meter Woltex 150mm WE150MK300-C1PPAF 150mm	per item	411
5.2.12	Woltex DN200 PN16 Q3 With Pressure Plug 200mm	per item	583
5.2.13	Woltex DN250 PN16 Q3 With Pressure Plug 250mm	per item	786

6 Developer Diversions

6.1 Diversions of Existing Water Mains

When applying to Affinity Water for diversions of existing water mains as part of your project, the following fees will apply:

Table 6.1a: Diversion Application Fees			
Ref	Item	Unit	£ excluding VAT
6.1.1	Application Fee for diversion	per application	385

Table 6.1b: Diversion Design Fees			
Ref	Item	Unit	£ excluding VAT
6.1.2	Diversion of a main up to 315mm diameter per design	per design	1,209
6.1.3	Diversion re-design fee	per design	605

Table 6.1c: Diversion Administration Fees			
Ref	Item	Unit	£ excluding VAT
6.1.4	Diversion Administration Fee	per application	892

Table 6.1d: Cutting and capping existing water main						
Ref	Item	Unit	£ excluding VAT			
			Road	Footpath	Unmade Ground	Excavation by Others
6.1.5	Cut and Cap Existing Main (50-100mm diameter pipe)	per item	1,630	1,330	665	466
6.1.6	Cut and Cap Existing Main (101 - 130mm diameter pipe)	per item	1,644	1,344	679	477
6.1.7	Cut and Cap Existing Main (131-190mm diameter pipe)	per item	1,823	1,504	760	534
6.1.8	Cut and Cap Existing Main (191-260mm diameter pipe)	per item	2,187	1,833	908	631
6.1.9	Cut and Cap Existing Main (261-315mm diameter pipe)	per item	2,297	1,940	983	684

7 Infrastructure Charge & Income Offset

7.1 Infrastructure Charge

The infrastructure charge is applicable to the following:

- Building of a new domestic premise,
- Conversion of existing building into additional units/dwellings,

- New commercial and industrial units.

The infrastructure charge was introduced to reflect the cost of network reinforcement work as defined by the charging rules. The change is now set using a forecasted cost of network reinforcement work required to meet the demands of growth within the region.

Table 7.1: Infrastructure charge calculation		
Description	% Uplift	Values
Total cost of network reinforcement (growth) in forward 5-year period		£27,672,822.10
Total connection in forward 5-year period		79,050
Proposed infrastructure charge		£350.07
November CPIH	4.6	£16.04
Infrastructure charge 22/23		£366

Our Infrastructure charge for 2022/23 has been set at **£366** for each additional property/dwelling connection to our network. This standard water infrastructure charge will apply except in the case of:

- 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
- 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 standard water infrastructure charge multiplied by the relevant multiplier for those premises.

For information on how to calculate the infrastructure charge in the above scenarios, please see Section 17.5 of our [charging arrangements document](#).

7.2 Income Offset

An income offset payment is paid by Affinity Water to a developer customer for all new connections where an infrastructure charge is applicable. The income offset is placed against the infrastructure charge and is set at **£344.70**.

Table 7.2: Income Off-Set Calculation	
Description	Values
Total cost of new connections forecast for 22/23	£10,693,404
Total cost of mains requisitions forecast for 22/23	£4,699,971

Total cost of gross network reinforcement forecast for 22/23	£7,121,573
Total forecasted cost	£22,514,947
Historic balance of income offset % of total cost	22.0%
Total income offset	£4,953,288
Connections forecast for 22/23	14,370
Income offset for 22/23	£344.70

As we are balancing off the infrastructure charge and income offset payment in our 2022/23 charges, this means we will levy **£21** against the total cost of the works, for each connection where both charges are applicable.

8 Traffic Management

Where applicable traffic management charges will be detailed on a cost advice we issue as part of your project. Traffic management fees are set as follows:

Table 8.1: Traffic Management

Ref	Item	Unit	£ excluding VAT	Out of Hours Uplift
8.1.1	2 Way Traffic Lights (Automated)	each	896	34%
8.1.2	3 Way Traffic Lights (Automated)	each	1,104	34%
8.1.3	4 Way Traffic Lights (Automated)	each	1,311	34%
8.1.4	1 Person – Manually Operated Stop/Go	each	1,196	34%
8.1.5	2 Person – Manually Operated Stop/Go	each	1,795	34%
8.1.6	Road Closure	each	2,397	18%

9 Miscellaneous Charges

These charges are associated with miscellaneous services that can be provided alongside any scheme:

Table 9.1: Miscellaneous Charges

Ref	Item	Unit	£ excluding VAT
9.1.1	Approved Plumber or Groundworker Discount (external pipework only)	per plot / connection	-16
9.1.2	Water regulations inspection (where Affinity Water inspects service connections laid by others)	per inspection	116
9.1.3	Site Visit: To provide additional guidance and advice. One technician for one hour	one technician for one hour	116
9.1.4	Supervision of traffic management where required by local authority (or other such organisation)	per person for one hour	116
9.1.5	Aborted work per application	per application	183
9.1.6	Remobilisation of aborted work per application	per application	813

10 Payment Information

We are happy to accept payment for your new water service using the following methods:

- Credit/Debit Card – Online payments can be made through the 'My Payments' section of our online customer portal.
- BACS - Payable to our Barclays account: Reference 80542903 - Sort Code 20 05 03. When asked for a description of the payment, please write your Application Reference Number (starts with DS).
- Cheque – Payable to Affinity Water Limited and sent to our head office address; Affinity Water Limited, Tamblin Way, Hatfield, AL10 9EZ. When sending in a cheque please include your Application Reference Number (this starts with 'DS').

Following payments being processed your 'My Payments' section of our online customer portal will be updated to confirm and reflect received payments.

11 Worked Examples

The following worked examples are in line with the recent [Ofwat Information Notice 21/04](#). A summary table of our worked examples is provided below:

Scenario	Description	Equivalent 21/22 Charge	22/23 Charge
1	Single connection to a house from an existing main	£2,152	£2,212
2	Single connection to a block of flats from an existing main	£3,782	£6,331
3	Medium housing development requiring new mains and communication pipe (excavation and reinstatement by others)	£54,654	£76,384
4	Medium housing development requiring new mains and communication pipe (excavation and reinstatement by Water Company)	£96,674	£104,254
5	Large housing development requiring new mains and communication pipe (excavation and reinstatement by others)	£181,590	£265,888
6	Large housing development requiring new mains and communication pipe (excavation and reinstatement by Water Company)	£326,152	£361,128

Below is the extract from the [Ofwat document](#) confirming the worked examples information for 22/23.

Information requirements

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

Scenarios summary

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

1. Single connection to a house from an existing main.
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).

New Connection Charging Arrangements - Summary of Charges 2022/23

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;
- Income Offset;
- Relevant ancillary charges;
- 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 practices.
- 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.

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 all charges for activities and materials expected in an average job in the surface type being used
- Include 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, and meter costs and installation (where not included in the Connection Charges).

New Connection Charging Arrangements - Summary of Charges 2022/23

- 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.

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). If applicable, 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.

New Connection Charging Arrangements - Summary of Charges 2022/23

Scenario 1: Single connection to a house from an existing main - 4m									Alternative Delivery	
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 application	1	143	143			N	30	30
Y	Administration Fee	per property / plot	1	89	89			N	32	32
N	Design Fee	per scheme	0							
Construction Charges										
Y	Connection	per connection	1	1203	1203	16	16	Y		
N	Connection sub-charge 1	per connection	0							
N	Connection sub-charge 2	per connection	0							
N	Connection sub-charge 3	per connection	0							
Y	Pipework - Road (25- 32mm)	per metre	3.5	216	756	16	56	Y		
N	Traffic Management	per TM usage	1					Y		
Y	Meter installation	per connection	1					Y		
Y	Meter Issue	per meter	1					N	40	40
Other Charges										
N	As applicable (ie S106 vetting fee)									
Infrastructure Charges										
Y	Infrastructure Charges - water	per property	1	366	366			N	366	366
N	Infrastructure Charges - sewerage	per property	0							
Income Offset										
Y	Income Offset - water	per property	1	-345	-345			N	-345	-345
N	Income Offset - sewerage	per property	0							
TOTAL					2212.41		72			123.41

NB: 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.

We offer a water efficiency discount against the infrastructure charge for eligible properties, as outlined in section 17.9.

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. If applicable, 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.

Scenario 2: Single connection to a block of flats from an existing main - 8m									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 application	1	629	629			N	30	300		
Y	Administration Fee	per property /	10	89	890			N	32	320		
N	Design Fee	per scheme	0									
Construction Charges												
Y	Connection	per connection	1	2,178	2,178	22	22	Y				
N	Connection sub-charge 1	per connection	0									
N	Connection sub-charge 2	per connection	0									
N	Connection sub-charge 3	per connection	0									
Y	Pipework - Road (50- 63mm)	per metre	3.5	229	802	22	77	Y			229	802
Y	Pipework - Unmade Ground (50- 63mm)	per metre	4	92	368	22	88	Y			92	368
N	Traffic Management	per TM usage	1					Y			896	896
Y	Meter installation	per connection	10	125	1250			Y				
Y	Meter Issue	per meter	10					N	40	400	40	400
Other Charges												
N	As applicable (ie S106 vetting fee)		0									
Infrastructure Charges												
Y	Infrastructure Charges - water	per property	10	366	3,661			N	366	3,661	366	3,661
N	Infrastructure Charges - sewerage	per property	0									
Income Offset												
Y	Income Offset - water	per property	10	-345	-3,447			N	-345	-3,447	-345	-3,447
N	Income Offset - sewerage	per property	0									
TOTAL					6,331		187			1,234	1,278	2,680

NB: 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.

We offer a water efficiency discount against the infrastructure charge for eligible properties, as outlined in section 17.9.

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. If applicable, the worked example should include the associated vetting charges for the 50 property connections to an existing sewer, which is completed by the Developer Customer. Excavation and reinstatement 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:

- 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

Design Considerations:

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- 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.

New Connection Charging Arrangements - Summary of Charges 2022/23

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	30	1,500			N	30	1,500		
Y	Administration Fee	per property / plot	50	89	4,450			N	32	1,600		
Y	Design Fee	per scheme	0									
Pre-construction charges mains												
Y	Application Fee	per application	1	476	476			N	476	476	435	435
Y	Administration Fee	per application	1	1,068	1,068			N	603	603	958	958
Y	Design Fee	per scheme	1	1,080	1,080			Y			851	851
Construction Charges connection												
Y	Service connection - excavation by others	per connection	50	476	23,800	16	800	Y				
Y	Pipework (25-32mm excavation by others)	per connection	125	40	5,000	16	2,000	Y				
Y	Meter installation	per connection	50					Y				
Y	Meter Issue	per meter	50					N	40	2,000		
Construction Charges mains												
Y	Mains connection	per connection	1	2,572	2,572			Y			2,572	2,572
N	Washouts (50-190mm) - No excavation	per accessory	4									
N	Mains connection sub-charge 2	per connection	0									
Y	Mains connection sub-charge 3	per connection	0									
Y	Pipework - Road (101-130mm)	per metre	10	338	3,379	28	280	Y			338	3,379
Y	Pipework - Excavation by others (101-130mm)	per metre	190	103	19,570	28	5,320	Y				
Y	Pipework - Excavation by others (50-100mm)	per metre	100	95	9,500	24	2,400	Y				
Y	Traffic Management (Road Closure)	per TM usage	1	2,397	2,397			Y			2,397	2,397
Other Charges												
Y	Trial hole - Unmade ground (131-190mm)	per hole	1	522	522			Y				
Infrastructure Charges												
Y	Infrastructure Charges - water	per property	50	366	18,306			N	366	18,306	366	18,306
N	Infrastructure Charges - sewerage	per property										
Income Offset												
Y	Income Offset - water	per property	50	-345	-17,235			N	-345	-17,235	-345	-17,235
N	Income Offset - sewerage	per property										
TOTAL					76,384		10,800			7,250		11,662

NB: 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.

We offer a water efficiency discount against the infrastructure charge for eligible properties, as outlined in section 17.9.

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. If applicable, the worked example should include the associated vetting charges for the 50 property connections to an existing sewer, which is 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 and SLP or NAV, this worked example assumes these 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:

- 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)

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- 125mm diameter PE – 50m pipework in footpath
- 125mm diameter PE – 140m pipework in Unmade ground
- 90mm diameter PE – 100m pipework Unmade ground

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 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	30	1,500			N	30	1,500		
Y	Administration Fee	per property / plot	50	89	4,450			N	32	1,600		
N	Design Fee	per scheme	0									
Pre-construction charges mains												
Y	Application Fee	per application	1	476	476			N	476	476	435	435
Y	Administration Fee	per application	1	1,068	1,068			N	603	603	958	958
Y	Design Fee	per scheme	1	1,080	1,080			Y			851	851
Construction Charges connection												
Y	Service connection - Unmade ground	per connection	50	611	30,550	16	800	Y				
Y	Pipework (25-32mm Unmade Ground)	per connection	125	60	7,500	16	2,000	Y				
Y	Meter installation	per connection	50					Y				
Y	Meter Issue	per meter	50					N	40	2,000		
Construction Charges mains												
Y	Mains connection	per connection	1	2,572	2,572			Y			2,572	2,572
N	Washouts (50-190mm) - Unmade Ground	per accessory	4									
N	Mains connection sub-charge 2	per connection										
N	Mains connection sub-charge 3	per connection										
Y	Pipework - Road (101-130mm)	per metre	10	338	3,379	28	280	Y			338	3,379
Y	Pipework - Footpath (101-130mm)	per metre	50	295	14,750	28	1,400	Y				
Y	Pipework - Unmade Ground (101-130mm)	per metre	140	141	19,740	28	3,920	Y				
Y	Pipework - Unmade Ground (50-100mm)	per metre	100	132	13,200	24	2,400	Y				
Y	Traffic Management (Road Closure)	per TM usage	1	2,397	2,397			Y			2,397	2,397
Other Charges												
Y	Trial hole - Unmade ground (131-190mm)	per hole	1	522	522			Y				
Infrastructure Charges												
Y	Infrastructure Charges - water	per property	50	366	18,306			N	366	18,306	366	18,306
N	Infrastructure Charges - sewerage	per property										
Income Offset												
Y	Income Offset - water	per property	50	-345	-17,235			N	-345	-17,235	-345	-17,235
N	Income Offset - sewerage	per property										
TOTAL					104,254		10,800			7,250		11,662

NB: 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.

We offer a water efficiency discount against the infrastructure charge for eligible properties, as outlined in section 17.9.

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. If applicable, the worked example should include the associated vetting charges for the 200 property connections to an existing sewer, which is completed by the Developer Customer. Excavation and reinstatement 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)

Pipework:

- Connection to existing main of 180mm diameter PE
- 3m pipe laying (per communication pipe)

Technical Specification (Mains)

Pipework: Total length 1000m, consisting of:

- 180mm diameter PE – 20m pipework in type 3-4 road (leading to point of connection)
- 180mm diameter PE – 10m pipework
- 125mm diameter PE – 480m pipework

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- 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	30	6,000			N	30	6,000		
Y	Administration Fee	per property / plot	200	89	17,800			N	32	6,400		
N	Design Fee	per scheme	0									
Pre-construction charges mains												
Y	Application Fee	per application	1	550	550			N	550	550	435	435
Y	Administration Fee	per application	1	1,178	1,178			N	678	678	958	958
Y	Design Fee	per scheme	1	1,293	1,293			Y			851	851
Construction Charges connection												
Y	Service connection - excavation by others	per connection	200	476	95,200	16	3,200	Y				
Y	Pipework - excavation by others (25-32mm)	per connection	500	40	20,000	16	8,000	Y				
Y	Meter installation	per connection	200					Y				
Y	Meter Issue	per meter	200					N	40	8,000		
Construction Charges mains												
Y	Mains connection - excavation by others	per connection	1	2,572	2,572			Y			2,572	2,572
N	Washouts (50-190mm - No excavation)	per accessory	10									
N	Mains connection sub-charge 2	per connection										
N	Mains connection sub-charge 3	per connection										
Y	Pipework - road (131-190mm)	per metre	20	465	9,290	47	940	Y			465	9,290
Y	Pipework - excavation by others (131-190mm)	per metre	100	167	16,700	47	4,700	Y				
Y	Pipework - excavation by others (101-130mm)	per metre	480	103	49,440	28	13,440	Y				
Y	Pipework - excavation by others (50-100mm)	per metre	400	95	38,000	24	9,600	Y				
Y	Traffic Management (Road Closure)	per TM usage	1	2,397	2,397			Y			2,397	2,397
Other Charges												
Y	Trial hole - unmade ground (191-260mm)	per hole	2	593	1,186			Y				
Infrastructure Charges												
Y	Infrastructure Charges - water	per property	200	366	73,222			N	366	73,222	366	73,222
N	Infrastructure Charges - sewerage	per property										
Income Offset												
Y	Income Offset - water	per property	200	-345	-68,940			N	-345	-68,940	-345	-68,940
N	Income Offset - sewerage	per property										
TOTAL					265,888		39,880			25,910		20,785

NB: 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.

We offer a water efficiency discount against the infrastructure charge for eligible properties, as outlined in section 17.9.

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. If applicable, the worked example should include the associated vetting charges for the 200 property connections to an existing sewer, which is 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 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)

Pipework:

- Connection to existing main of 180mm diameter PE
- 3m pipe laying (per communication pipe)

Technical Specification (Mains)

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

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- 125mm diameter PE – 480m pipework in unmade ground
- 90mm diameter PE – 400m pipework in unmade ground

Design Considerations:

- 250mm diameter parent 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 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	30	6,000			N	30	6,000		
Y	Administration Fee	per property / plot	200	89	17,800			N	32	6,400		
N	Design Fee	per scheme	0									
Pre-construction charges mains												
Y	Application Fee	per application	1	550	550			N	550	550	435	435
Y	Administration Fee	per application	1	1,178	1,178			N	678	678	958	958
Y	Design Fee	per scheme	1	1,293	1,293			Y			851	851
Construction Charges connection												
Y	Service connection - unmade ground	per connection	200	611	122,200	16	3,200	Y				
Y	Pipework (25-32mm Unmade Ground)	per connection	500	60	30,000	16	8,000	Y				
Y	Meter installation	per connection	200					Y				
Y	Meter Issue	per meter	200					N	40	8,000		
Construction Charges mains												
Y	Mains connection (Road)	per connection	1	2,572	2,572			Y			2,572	2,572
N	Washouts (50-190mm - Unmade Ground)	per accessory	10									
N	Mains connection sub-charge 2	per connection										
N	Mains connection sub-charge 3	per connection										
Y	Pipework - Road (131-190mm)	per metre	20	465	9,290	47	940	Y			465	9,290
Y	Pipework - Footpath (131-190mm)	per metre	100	419	41,900	47	4,700	Y				
Y	Pipework - Unmade Ground (101-130mm)	per metre	480	141	67,680	28	13,440	Y				
Y	Pipework - Unmade Ground (50-100mm)	per metre	400	132	52,800	24	9,600	Y				
Y	Traffic Management (Road Closure)	per TM usage	1	2,397	2,397			Y			2,397	2,397
Other Charges												
Y	Trial hole - Unmade ground (191-260mm)	per hole	2	593	1,186			Y				
Infrastructure Charges												
Y	Infrastructure Charges - water	per property	200	366	73,222			N	366	73,222	366	73,222
N	Infrastructure Charges - sewerage	per property										
Income Offset												
Y	Income Offset - water	per property	200	-345	-68,940			N	-345	-68,940	-345	-68,940
N	Income Offset - sewerage	per property										
TOTAL					361,128		39,880			25,910		20,785

NB: 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.

We offer a water efficiency discount against the infrastructure charge for eligible properties, as outlined in section 17.9.

Example 7: Upsizing example using adaptations to 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. If applicable, the worked example should include the associated vetting charges for the 50 property connections to an existing sewer, which is completed by the Developer Customer. Excavation and reinstatement 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:

- Connection to Existing Main of 180mm diameter PE
- 3m pipework laying (per communication pipe)

Technical Specification (Mains)

Pipework: Total length 300m, consisting of:

- 180mm diameter PE – 10m road type 3-4 road (leading to the point of connection to an existing water main)
- 180mm diameter PE – 100m
- 125mm diameter PE – 90m
- 90mm diameter PE – 100m

Design Considerations:

- 180mm diameter existing main, serving 150 existing customers
- Three commissioning phases
- Three sample chlorination and connections – footpath
- Four washouts - unmade ground
- Six valves (2 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 7: Upsized 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	30	1,500			N	30	1,500		
Y	Administration Fee	per property / plot	50	89	4,450			N	32	1,600		
N	Design Fee	per scheme	0									
Pre-construction charges mains												
Y	Application Fee	per application	1	476	476			N	476	476	435	435
Y	Administration Fee	per application	1	1,068	1,068			N	603	603	958	958
Y	Design Fee	per scheme	1	1,080	1,080			Y			851	851
Construction Charges connection												
Y	Service connection	per connection	50	476	23,800	16	800	Y				
Y	Pipework (25-32mm Unmade Ground)	per connection	125	40	5,000	16	2,000	Y				
Y	Meter installation	per connection	50					Y				
Y	Meter Issue	per meter	50					N	40	2,000		
Construction Charges mains												
Y	Mains connection	per connection	1	2,572	2,572			Y			2,572	2,572
N	Washouts (50-190mm) - No excavation	per accessory	4									
N	Mains connection sub-charge 2	per connection										
Y	Mains connection sub-charge 3	per connection										
Y	Pipework - Road (131-190mm)	per metre	10	465	4,645	47	470	Y			465	4,645
Y	Pipework - Excavation by others (131-190mm)	per metre	100	167	16,700	47	4,700	Y				
	Pipework - Excavation by others (101-130mm)	per metre	90	103	9,270	28	2,520	Y				
Y	Pipework - Excavation by others (50-100mm)	per metre	100	95	9,500	24	2,400	Y				
Y	Traffic Management (Road Closure)	per TM usage	1	2,397	2,397			Y			2,397	2,397
Other Charges												
Y	Trial hole - Unmade ground (131-190mm)	per hole	1	522	522			Y				
Infrastructure Charges												
Y	Infrastructure Charges - water	per property	50	366	18,306			N	366	18,306	366	18,306
N	Infrastructure Charges - sewerage	per property										
Income Offset												
Y	Income Offset - water	per property	50	-345	-17,235			N	-345	-17,235	-345	-17,235
N	Income Offset - sewerage	per property										
TOTAL					84,051		12,890			7,250		12,929

NB: 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.

We offer a water efficiency discount against the infrastructure charge for eligible properties, as outlined in section 17.9.

12 Contact Information

If you have any questions relating to our charges, or anything else, please contact us via the methods below and we will be happy to help.



Give us a call

Developer Enquiries	0345 357 2428	Mon-Fri 8.30am-5pm
New Properties Team	0345 307 3437	Mon-Fri 8.30am-4pm
Operations Enquiries	0345 357 2407	Mon-Fri 7am-8pm, Sat-Sun 8am-4pm (Emergency service operated outside these hours)



Website www.affinitywater.co.uk/developing

Email ds@affinitywater.co.uk

Chat <https://affinitywater.custhelp.com>



Write to us Developer Services, Affinity Water,
Tamblin Way, Hatfield, Hertfordshire, AL10 9EZ