

AffinityWater

New Connection Charging Arrangements

Summary of Charges 2023/24

Published February 2023



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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, fees, and worked examples, please see our published New Connections Charging Arrangements [here](#).

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 2023 to 31st March 2024**.

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).

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	166
3.1.2	Application Fee – Connection off Existing Main (each subsequent property connected)	per property / plot	60
3.1.3	Application Fee – Connection off New Main	per property / plot	31

Table 3.1b: New Connections Administration Fees			
Ref	Item	Unit	£ excluding VAT
3.1.4	Administration Fee (each property connected)	per property / plot	105

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	1,415	1,262	700	501	16
3.2.2	2-port connections		1,402	2,087	700	989	18
3.2.3	Per connection Single (without meter)	50 - 63mm	2,518	2,352	1,439	1,121	53
3.2.4	3-port connections		2,531	2,378	1,357	1,040	83
3.2.5	4-port connections		2,531	2,378	1,357	1,040	83
3.2.6	5-port connections		2,828	2,657	1,534	1,146	98
3.2.7	6-port connections		2,828	2,657	1,534	1,146	98
3.2.8	Per connection Single (without meter or meter install)	80 - 90mm	5,537	5,625	4,253	5,481	24
3.2.9	Per connection Single (without meter or meter install)	100 - 130mm	5,712	5,879	5,684	5,663	30
3.2.10	Per connection Single (without meter or meter install)	150 - 180mm	6,017	6,895	5,985	5,955	50
3.2.11	Per connection Single (without meter or meter install)	190 - 260mm	9,801	10,186	9,825	9,712	93

4 Water Mains Services

4.1 Application, Design, and Administration 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	495
4.1.2	Application Fee for Mains (50-99 Properties)	per application	552
4.1.3	Application Fee for Mains (100+ Properties)	per application	625

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	943	0	472
4.1.5	50-99 properties	per scheme	1,179	0	590
4.1.6	100+ Properties	per scheme	1,415	0	708
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	1,046
4.1.9	Mains Administration Fee 50-99 Properties	per application	1,160
4.1.10	Mains Administration Fee 100+ Properties	per application	1,290

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 (with the exception of wash outs)							
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	358	325	148	105	36
4.2.2	Lay Pipe (101-130mm)		365	333	156	112	43
4.2.3	Lay Pipe (131-190mm)		502	465	232	174	67
4.2.4	Lay Pipe (191-260mm)		596	555	288	224	55
4.2.5	Lay Pipe (261-320mm)		674	629	344	273	30

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	2,280	2,143	1,356	1,119
4.2.7	Fire Hydrant or Wash Out (In-line, 191-320mm pipe)	per accessory	3,363	3,139	2,073	1,749
4.2.8	Fire Hydrant or Wash Out (End type, 50-190mm pipe)	per accessory	2,206	2,069	1,282	1,045
4.2.9	Fire Hydrant or Wash Out (End type, 191-320mm pipe)	per accessory	3,274	3,079	2,014	1,690

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	2,874
4.2.11	Under Pressure Connection / Branch Connection (191-260mm diameter parent main)	per connection	4,861
4.2.12	Under Pressure Connection / Branch Connection (261-320mm diameter parent main)	per connection	5,318

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, design, and administration 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	495
5.1.2	Application Fee for self-lay mains (50-99 Properties)	per application	552
5.1.3	Application Fee for self-lay mains (100+ Properties)	per application	625

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	943	0	472
5.1.5	50-99 properties	per scheme	1,179	0	590
5.1.6	100+ Properties	per scheme	1,415	0	708
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	566
5.1.9	Administration Fee 50-99 Properties	per application	639
5.1.10	Administration Fee 100+ Properties	per application	727
5.1.11	Additional Site Visit	per visit	126

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	2,874
5.1.13	Under Pressure Connection / Branch Connection (191-260mm diameter parent main)	per connection	4,861
5.1.14	Under Pressure Connection / Branch Connection (261-320mm diameter parent main)	per connection	5,318

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	152
5.1.16	Review Water Sample Analysis	per sample	25

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	31

Table 5.2b: Self-lay Administration Fees			
Ref	Item	Unit	£ excluding VAT
5.2.2	Administration Fee (all properties connected)	per connection	45

Table 5.2c: Supply of Meters			
Ref	Item	Unit	£ excluding VAT
5.2.3	15mm Manifold AMR Meter / AQP15MSB315VMEE31	per item	50
5.2.4	15mm In-line AMR Meter Complete with unions and washers 15mm		52
5.2.5	20mm In-line AMR Meter Complete with unions and washers 20mm		75
5.2.6	25mm In-line AMR Meter Complete with unions and washers 25mm		148
5.2.7	40mm In-line AMR Meter Complete with unions and washers 40mm		207
5.2.8	Woltex 50mm Meter Fitted with Everblu WE050HI200-C1PP-AF 50mm		265
5.2.9	Woltex DN80 Fitted with Everblu WE080II200 - C1PP-AF 80mm		305
5.2.10	Woltex DN100 Fitted with Everblu WE100KK250-C1PP-AF 100mm		361
5.2.11	Meter Woltex 150mm WE150MK300-C1PPAF 150mm		520
5.2.12	Woltex DN200 PN16 Q3 With Pressure Plug 200mm		621
5.2.13	Woltex DN250 PN16 Q3 With Pressure Plug 250mm		838

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	448

Table 6.1b: Diversion Design Fees

Ref	Item	Unit	£ excluding VAT
6.1.2	Diversion of a main up to 180mm diameter per design	per design	1,242
6.1.3	Diversion re-design fee	per design	621

Table 6.1c: Diversion Administration Fees

Ref	Item	Unit	£ excluding VAT
6.1.4	Diversion Administration Fee	per application	925

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	1,838	1,542	785	559
6.1.6	Cut and Cap Existing Main (101 - 130mm diameter pipe)	per item	1,854	1,558	801	572
6.1.7	Cut and Cap Existing Main (131-190mm diameter pipe)	per item	2,051	1,740	894	637

7 Infrastructure Charge & Income Offset

7.1 Infrastructure Charge

The infrastructure charge is applicable to the following:

- Building of a new domestic premises,
- 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		£29,773,257.40
Total connection in forward 5-year period		74,926
Proposed infrastructure charge		£397.37
November CPIH	9.3	£36.96
Infrastructure charge 23/24		£434

Our Infrastructure charge for 2023/24 has been set at **£434** for each additional property/dwelling connection to our network. This standard water infrastructure charge will apply except in the case of:

- a) houses subject to a common billing agreement where the infrastructure charge for each house will be the standard water infrastructure charge multiplied by the relevant multiplier for that house; and
- b) premises other than houses to which water is provided by a supply pipe above the standard size (25mm) where the infrastructure charge for the premises will be the 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 New Connections Charging Arrangements.

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 **£164**.

Table 7.2: Income Off-Set Calculation for 2023/24	
Description	Values
Total cost of new connections forecast	£9,009,874
Total cost of mains requisitions forecast	£2,976,229
Total cost of gross network reinforcement forecast	£6,294,327
Total forecasted cost	£18,280,431
Historic balance of income offset % of total cost	25
Total income offset	£4,564,920
Connections forecast	13,960

Water Efficiency balance provision %	50
Income offset	£164

As we are balancing off the infrastructure charge and income offset payment in our 2022/23 charges, this means we will levy **£270** against the total cost of the works, for each connection where both charges are applicable.

7.3 Water Efficiency

We operate in areas of serious water stress and support the inclusion of a water efficiency standard of 110 litres per person per day being included in planning policies.

To help promote the achievement of this objective, we will apply a discount to the infrastructure charge for new homes where there is evidence of water efficiency design to a standard of 110 litres (or less) per person per day. The discount will be **-£258** per infrastructure charge.

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	1,082	31%
8.1.2	3 Way Traffic Lights (Automated)	each	1,284	31%
8.1.3	4 Way Traffic Lights (Automated)	each	1,364	31%
8.1.4	1 Person – Manually Operated Stop/Go	each	1,325	31%
8.1.5	2 Person – Manually Operated Stop/Go	each	1,943	31%
8.1.6	Road Closure	each	2,562	16%

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	-17
9.1.2	Water regulations inspection (where Affinity Water inspects service connections laid by others)	per inspection	126
9.1.3	Site Visit: To provide additional guidance and advice	per person for one hour	126
9.1.4	Supervision of traffic management where required by local authority (or other such organisation)	per person for one hour	126
9.1.5	Aborted work per application	per application	199
9.1.6	Remobilisation of aborted work per application	per application	926

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 22/03. A summary table of our worked examples is provided below:

Scenario	Description	Equivalent 22/23 Charge	23/24 Charge
1	Single connection to a house from an existing main	£3,207	£3,449
2	Single connection to a block of flats from an existing main	£7,446	£8,455
3	Medium housing development requiring new mains and communication pipe (excavation and reinstatement by others)	£74,259	£86,731
4	Medium housing development requiring new mains and communication pipe (excavation and reinstatement by Water Company)	£102,190	£122,014
5	Large housing development requiring new mains and communication pipe (excavation and reinstatement by others)	£269,735	£296,566
6	Large housing development requiring new mains and communication pipe (excavation and reinstatement by Water Company)	£351,845	£417,656

Below is the extract from the [Ofwat document](#) confirming the worked examples information for 2023/24.

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).

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).

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- 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.

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.

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	Self Lay Rate (£)	Self Lay Total Charge (£)
Pre-construction charges										
Y	Application Fee	per application	1	166	166			N	31	31
Y	Administration Fee	per property / plot	1	105	105			N	45	45
N	Design Fee	per scheme								
Construction Charges										
Y	Connection	per connection	1	1415	1415	16	16	Y		
N	Connection sub-charge 1	per connection								
N	Connection sub-charge 2	per connection								
N	Connection sub-charge 3	per connection								
Y	Pipework - Road (25- 32mm)	per metre	3.5	191	669	8	28	Y		
N	Traffic Management	per TM usage	1	1082	1082			Y		
Y	Meter installation	per connection						Y		
Y	Meter Issue	per meter	1					N	50	50
Other Charges										
N	As applicable (ie S106 vetting fee)									
Infrastructure Charges										
Y	Infrastructure Charges - water	per property	1	434	434			N	434	434
N	Infrastructure Charges - sewerage	per property								
Income Offset										
Y	Income Offset - water	per property	1	-164	-164			N	-164	-164
N	Income Offset - sewerage	per property								
Water Efficiency										
Y	Water Efficiency	per property	1	-258	-258			N	-258	-258
TOTAL					3449		44			138

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.

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.

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	Self Lay Rate	Self Lay Total Charge	NAV Rate (£)	NAV Total Charge (£)
Pre-construction charges												
Y	Application Fee	per application	1	706	706			N	31	310		
Y	Administration Fee	per property /	10	105	1050			N	45	450		
N	Design Fee	per scheme										
Construction Charges												
Y	Connection	per connection	1	2,518	2,518	53	53	Y				
N	Connection sub-charge 1	per connection										
N	Connection sub-charge 2	per connection										
N	Connection sub-charge 3	per connection										
Y	Pipework - Road (50- 63mm)	per metre	3.5	238	833	24	84	Y			238	833
Y	Pipework - Unmade Ground (50- 63mm)	per metre	4	104	416	24	96	Y			104	416
N	Traffic Management	per TM usage	1	1082	1082			Y			1,082	1,082
Y	Meter installation	per connection	10	173	1730			Y				
Y	Meter Issue	per meter	10					N	50	500		
Other Charges												
N	As applicable (ie S106 vetting fee)											
Infrastructure Charges												
Y	Infrastructure Charges - water	per property	10	434	4,340			N	434	4,340	434	4,340
N	Infrastructure Charges - sewerage	per property										
Income Offset												
Y	Income Offset - water	per property	10	-164	-1,640			N	-164	-1,640	-164	-1,640
N	Income Offset - sewerage	per property										
Water Efficiency												
Y	Water Efficiency	per property	10	-258	-2580			N	-258	-2580	-258	-2580
TOTAL					8,455		233			1,380		2,451

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.

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.



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	Self Lay Rate	Self Lay Total Charge	NAV Rate (£)	NAV Total Charge (£)
Pre-construction charges connection												
Y	Application Fee	per property / plot	50	31	1,550			N	31	1,550		
Y	Administration Fee	per property / plot	50	105	5,250			N	45	2,250		
N	Design Fee	per scheme										
Pre-construction charges mains												
Y	Application Fee	per application	1	552	552			N	552	552	495	495
Y	Administration Fee	per application	1	1,160	1,160			N	639	639	1,046	1,046
Y	Design Fee	per scheme	1	1,179	1,179			Y			943	943
Construction Charges connection												
Y	Service connection - excavation by others	per connection	50	501	25,050	16	800	Y				
Y	Pipework (25-32mm excavation by others)	per connection	125	46	5,750	8	1,000	Y				
N	Meter installation	per connection	50					Y				
Y	Meter Issue	per meter	50					N	50	2,500		
Construction Charges mains												
Y	Mains connection	per connection	1	2,874	2,874			Y			2,874	2,874
Y	Washouts (50-190mm) - No excavation	per accessory	4	1,045	4,180							
N	Mains connection sub-charge 2	per connection										
N	Mains connection sub-charge 3	per connection										
Y	Pipework - Road (101-130mm)	per metre	10	365	3,650	43	430	Y			365	3,650
Y	Pipework - Excavation by others (101-130mm)	per metre	190	112	21,280	43	8,170	Y				
Y	Pipework - Excavation by others (50-100mm)	per metre	100	105	10,500	36	3,600	Y				
Y	Traffic Management (Road Closure)	per TM usage	1	2,562	2,562			Y			2,562	2,562
Other Charges												
Y	Trial hole - Unmade ground (131-190mm)	per hole	1	594	594			Y				
Infrastructure Charges												
Y	Infrastructure Charges - water	per property	50	434	21,700			N	434	21,700	434	21,700
N	Infrastructure Charges - sewerage	per property										
Income Offset												
Y	Income Offset - water	per property	50	-164	-8,200			N	-164	-8,200	-164	-8,200
N	Income Offset - sewerage	per property										
Water Efficiency												
Y	Water Efficiency	per property	50	-258	-12900			N	-258	-12900	-258	-12900
TOTAL					86,731		14,000			5,591		12,170

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)

New Connection Charging Arrangements - Summary of Charges 2023/24

Pipework: Total length 300m, consisting of:

- 125mm diameter PE – 10m pipework in road (including connection to existing 180mm PE Main)
- 125mm diameter PE – 50m pipework in footpath
- 125mm diameter PE – 140m pipework in Unmade ground
- 90mm diameter PE – 100m pipework Unmade ground

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.

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.



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	Self Lay Rate	Self Lay Total Charge	NAV Rate (£)	NAV Total Charge (£)
Pre-construction charges connection												
Y	Application Fee	per property / plot	50	31	1,550			N	31	1,550		
Y	Administration Fee	per property / plot	50	105	5,250			N	45	2,250		
N	Design Fee	per scheme										
Pre-construction charges mains												
Y	Application Fee	per application	1	552	552			N	552	552	495	495
Y	Administration Fee	per application	1	1,160	1,160			N	639	639	1,046	1,046
Y	Design Fee	per scheme	1	1,179	1,179			Y			943	943
Construction Charges connection												
Y	Service connection - Unmade ground	per connection	50	700	35,000	16	800	Y				
Y	Pipework (25-32mm Unmade Ground)	per connection	125	69	8,625	8	1,000	Y				
N	Meter installation	per connection	50					Y				
Y	Meter Issue	per meter	50					N	50	2,500		
Construction Charges mains												
Y	Mains connection	per connection	1	2,874	2,874			Y			2,874	2,874
N	Washouts (50-190mm) - Unmade Ground	per accessory	4	1,282	5,128							
N	Mains connection sub-charge 2	per connection										
N	Mains connection sub-charge 3	per connection										
Y	Pipework - Road (101-130mm)	per metre	10	365	3,650	43	430	Y			365	3,650
Y	Pipework - Footpath (101-130mm)	per metre	50	333	16,650	43	2,150	Y				
Y	Pipework - Unmade Ground (101-130mm)	per metre	140	156	21,840	43	6,020	Y				
Y	Pipework - Unmade Ground (50-100mm)	per metre	100	148	14,800	36	3,600	Y				
Y	Traffic Management (Road Closure)	per TM usage	1	2,562	2,562			Y			2,562	2,562
Other Charges												
Y	Trial hole - Unmade ground (131-190mm)	per hole	1	594	594			Y				
Infrastructure Charges												
Y	Infrastructure Charges - water	per property	50	434	21,700			N	434	21,700	434	21,700
N	Infrastructure Charges - sewerage	per property										
Income Offset												
Y	Income Offset - water	per property	50	-164	-8,200			N	-164	-8,200	-164	-8,200
N	Income Offset - sewerage	per property										
Water Efficiency												
Y	Water Efficiency	per property	50	-258	-12900			N	-258	-12900	-258	-12900
TOTAL					122,014		14,000			8,091		12,170

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.

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.



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	Self Lay Rate	Self Lay Total Charge	NAV Rate (£)	NAV Total Charge (£)
Pre-construction charges connection												
Y	Application Fee	per property / plot	200	31	6,200			N	31	6,200		
Y	Administration Fee	per property / plot	200	105	21,000			N	45	9,000		
N	Design Fee	per scheme										
Pre-construction charges mains												
Y	Application Fee	per application	1	625	625			N	625	625	495	495
Y	Administration Fee	per application	1	1,290	1,290			N	727	727	1,046	1,046
Y	Design Fee	per scheme	1	1,415	1,415			Y			495	495
Construction Charges connection												
Y	Service connection - excavation by others	per connection	200	501	100,200	16	3,200	Y				
Y	Pipework - excavation by others (25-32mm)	per connection	500	46	23,000	8	4,000	Y				
N	Meter installation	per connection	200					Y				
Y	Meter Issue	per meter	200					N	50	10,000		
Construction Charges mains												
Y	Mains connection - excavation by others	per connection	1	2,874	2,874			Y			2,874	2,874
N	Washouts (50-190mm - No excavation)	per accessory	10	1,045	10,450							
N	Mains connection sub-charge 2	per connection										
N	Mains connection sub-charge 3	per connection										
Y	Pipework - road (131-190mm)	per metre	20	502	10,040	67	1,340	Y			502	10,040
Y	Pipework - excavation by others (131-190mm)	per metre	100	174	17,400	67	6,700	Y				
Y	Pipework - excavation by others (101-130mm)	per metre	480	112	53,760	43	20,640	Y				
Y	Pipework - excavation by others (50-100mm)	per metre	400	105	42,000	36	14,400	Y				
Y	Traffic Management (Road Closure)	per TM usage	1	2,562	2,562			Y			2,562	2,562
Other Charges												
Y	Trial hole - unmade ground (191-260mm)	per hole	2	675	1,350			Y				
Infrastructure Charges												
Y	Infrastructure Charges - water	per property	200	434	86,800			N	434	86,800	434	86,800
N	Infrastructure Charges - sewerage	per property										
Income Offset												
Y	Income Offset - water	per property	200	-164	-32,800			N	-164	-32,800	-164	-32,800
N	Income Offset - sewerage	per property										
Water Efficiency												
Y	Water Efficiency	per property	200	-258	-51,600			N	-258	-51,600	-258	-51,600
TOTAL					296,566		50,280			18,952		19,912

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

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- 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.

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.



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	Self Lay Rate	Self Lay Total Charge	NAV Rate (£)	NAV Total Charge (£)
Pre-construction charges connection												
Y	Application Fee	per property / plot	200	31	6,200			N	31	6,200		
Y	Administration Fee	per property / plot	200	105	21,000			N	45	9,000		
N	Design Fee	per scheme										
Pre-construction charges mains												
Y	Application Fee	per application	1	625	625			N	625	625	495	495
Y	Administration Fee	per application	1	1,290	1,290			N	727	727	1,046	1,046
Y	Design Fee	per scheme	1	1,415	1,415			Y			495	495
Construction Charges connection												
Y	Service connection - unmade ground	per connection	200	700	140,000	16	3,200	Y				
Y	Pipework (25-32mm Unmade Ground)	per connection	500	69	34,500	8	4,000	Y				
N	Meter installation	per connection	200					Y				
Y	Meter Issue	per meter	200					N	50	10,000		
Construction Charges mains												
Y	Mains connection (Road)	per connection	1	2,874	2,874			Y			2,874	2,874
N	Washouts (50-190mm - Unmade Ground)	per accessory	10	1,282	12,820							
N	Mains connection sub-charge 2	per connection										
N	Mains connection sub-charge 3	per connection										
Y	Pipework - Road (131-190mm)	per metre	20	502	10,040	67	1,340	Y			502	10,040
Y	Pipework - Footpath (131-190mm)	per metre	100	465	46,500	67	6,700	Y				
Y	Pipework - Unmade Ground (101-130mm)	per metre	480	156	74,880	43	20,640	Y				
Y	Pipework - Unmade Ground (50-100mm)	per metre	400	148	59,200	36	14,400	Y				
Y	Traffic Management (Road Closure)	per TM usage	1	2,562	2,562			Y			2,562	2,562
Other Charges												
Y	Trial hole - Unmade ground (191-260mm)	per hole	2	675	1,350			Y				
Infrastructure Charges												
Y	Infrastructure Charges - water	per property	200	434	86,800			N	434	86,800	434	86,800
N	Infrastructure Charges - sewerage	per property										
Income Offset												
Y	Income Offset - water	per property	200	-164	-32,800			N	-164	-32,800	-164	-32,800
N	Income Offset - sewerage	per property										
Water Efficiency												
Y	Water Efficiency	per property	200	-258	-51,600			N	-258	-51,600	-258	-51,600
TOTAL					417,656		50,280			18,952		19,912

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.

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.



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	31	1,550			N	31	1,550		
Y	Administration Fee	per property / plot	50	105	5,250			N	45	2,250		
N	Design Fee	per scheme										
Pre-construction charges mains												
Y	Application Fee	per application	1	552	552			N	552	552	495	495
Y	Administration Fee	per application	1	1,160	1,160			N	639	639	1,046	1046
Y	Design Fee	per scheme	1	1,179	1,179			Y			495	495
Construction Charges connection												
Y	Service connection	per connection	50	501	25,050	16	800	Y				
Y	Pipework (25-32mm Unmade Ground)	per connection	125	69	8,625	8	1,000	Y				
N	Meter installation	per connection	50					Y				
Y	Meter Issue	per meter	50					N	50	2,500		
Construction Charges mains												
Y	Mains connection	per connection	1	2,605	2,605			Y			2,874	2,874
N	Washouts (50-190mm) - No excavation	per accessory	4	1,045	4,180							
N	Mains connection sub-charge 2	per connection										
Y	Mains connection sub-charge 3	per connection										
Y	Pipework - Road (131-190mm)	per metre	10	502	5,020	67	670	Y			502	5,020
Y	Pipework - Excavation by others (131-190mm)	per metre	100	174	17,400	67	6,700	Y				
	Pipework - Excavation by others (101-130mm)	per metre	90	112	10,080	43	3,870	Y				
Y	Pipework - Excavation by others (50-100mm)	per metre	100	105	10,500	36	3,600	Y				
Y	Traffic Management (Road Closure)	per TM usage	1	2,562	2,562			Y			2,562	2,562
Other Charges												
Y	Trial hole - Unmade ground (131-190mm)	per hole	1	594	594			Y				
Infrastructure Charges												
Y	Infrastructure Charges - water	per property	50	434	21,700			N	434	21,700	434	21,700
N	Infrastructure Charges - sewerage	per property										
Income Offset												
Y	Income Offset - water	per property	50	-164	-8,200			N	-164	-8,200	-164	-8,200
N	Income Offset - sewerage	per property										
Water Efficiency												
Y	Water Efficiency	per property	50	-258	-12900			N	-258	-12900	-258	-12900
TOTAL					96,907		16,640			5,591		13,092


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.




AffinityWater

Got any questions?

You can contact us through these methods:



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

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