

# DEVELOPER CHARGING ARRANGEMENTS

2019-2020

## Table of contents

Part A: Introduction .....	3
Part B: Liability for charges .....	6
Part C: Sewer communication charges .....	7
Part D: Water connection charges .....	9
Part E: Water main requisition charges .....	17
Part F: Sewer requisition charges .....	25
Part G: Lateral drain requisition charges .....	33
Part H: Lateral Drains provided as part of a First Time Scheme .....	41
Part I: Water self-lay charges .....	43
Part J: Sewerage self-lay charges .....	46
Part K: Pipe alteration charges.....	48
Part L: The zonal charge.....	51
Part M: References to other charging documents .....	54
Part N: Payment options.....	60
Part O: Transitional arrangements.....	62
Part P: Worked examples.....	64
Part Q: Retailers seeking connections .....	67

## Part A: Introduction

- A1.** This document sets out the Developer Charging Arrangements made by Anglian Water Services Limited under various provisions within the Water Industry Act 1991 (the “1991 Act”) as amended. With some exceptions in Parts L and M, it does not cover charges (sometimes called “primary charges”) raised under section 143 of the Act. The document should be read in conjunction with the respective Tables, which form part of the Developer Charging Arrangements. These Developer Charging Arrangements are made in accordance with charging rules issued by the Water Services Regulation Authority (“Ofwat”).
- A2.** The Water Act 2014 made a number of changes to the 1991 Act with respect to charging for a number of specific activities set out in Table 1 below. These changes take effect from 1 April 2018. Rather than the previous descriptive requirements about the exact basis of how an undertaker must charge, undertakers have the freedom to come up with novel approaches to charging, provided that these approaches comply with Ofwat’s charging rules. *Table 1* aims to provide a guide as to the previous and new charging requirement for each relevant activity.
- A3.** New terminology accompanies the new framework. The description of how undertakers will charge for the relevant activities are called “**charging arrangements**”. These are circumscribed by limits and requirements that OFWAT sets, called “**charging rules**”. Anglian Water has been central to the development of the charging rules, and considers that the new framework is essential to support development growth in our area.
- A4.** This document sets out Anglian Water’s **charging arrangements** for the period 1 April 2019 to 31 March 2020. It is to be applied where the appropriate application is made or duty arises between those dates. Subject to the transitional arrangements set out in Part O, if, for example, a requisitioned water main is provided between those dates in pursuance of a requisition dated before 1 April 2019, previous **charging arrangements** will be applied; and consequently if the main is provided after 31 March 2020 in pursuance of a requisition notice given between 1 April 2019 and 31 March 2020, these **charging arrangements** will apply.
- A5.** Some worked examples with purely indicative figures are set out in Part P.
- A6.** Under section 66A of the Act a water supply licensee with a retail authorisation (a “Retailer”) can request us to permit the use of our supply system for the purpose of supplying water to premises belonging to its

customers. In such a case, we must also (where appropriate) take steps for the purpose of connecting the premises in question with our supply system. In a similar way, under section 117A of the Act a sewerage licensee with a retail authorisation (also a "Retailer") can request us to permit the use of our sewerage system for the purpose of providing sewerage services to premises belonging to its customers; and we must also (where appropriate) take steps for the purpose of connecting the drains or sewers of the premises in question with our sewerage system. At present, Retailers are limited to supplying customers of non-household premises with water or sewerage services.

- A7.** Accordingly, under paragraph 30 of Ofwat's Wholesale Charging Rules (issued on 16 March 2018 under sections 66E and 117I of the Act) we are required to include in these **charging arrangements** charges that we may levy in those circumstances. These are set out in Part Q and variations from the charges we levy against developers who approach us direct reflect the removal of retail margins from those charges where they have been otherwise included.

**Table 1**

<b>Activity</b>	<b>Relevant section(s) in the 1991 Act</b>	<b>Charging prior to 1/4/2018</b>	<b>Charging after 1/4/2018</b>
Communication with sewer carried out by undertaker (section 107(1))	Section 107(3)	"the cost of the work"	"charges that the undertaker may impose in accordance with charging rules"
Connection to water main for domestic purposes (section 45(1))	Section 45(6)	"an amount equal to the expenses reasonably incurred by the undertaker in carrying out the works"	"such charges as the undertaker may impose in accordance with charging rules"
Requisition of a water main (section 41(1))	Sections 42-43A	Relevant deficit or discounted aggregate deficit	"such charges as the undertaker may impose in accordance with charging rules"
Requisition of a sewer (section 98(1))	Sections 99-100A	Relevant deficit or discounted aggregate deficit	"such charges as the undertaker may impose in accordance with charging rules"
Requisition of a lateral drain (section 98(1A))	Section 99	"Costs reasonably incurred in or in connection with the provision of the lateral drain"	"such charges as the undertaker may impose in accordance with charging rules"
Self-lay of a water main (section 51A(1))	Sections 51A-51CG	Costs "reasonably incurred by the undertaker in connection with...the incorporation of the adopted main into the undertaker's supply system, less the "discounted offset amount" <sup>a</sup>	In accordance with an agreement made under section 51A (which must comply with rules made under section 51CD)
Self-lay of a sewer or lateral drain (section 104(1))	Sections 104-105ZI	In accordance with an agreement made under section 104, taking account of guidance under section 104(9)	In accordance with an agreement made under section 104 (which must comply with rules made under section 105ZF)
Moving pipes vested in the undertaker (section 185(1))	Section 185(5)	"expenses reasonably incurred in carrying out those works"	"such charges as the undertaker may impose in accordance with charging rules"

**A8.** All charges are subject to the addition of VAT where this is payable under the relevant legislation

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<sup>a</sup> A negative value would result in a corresponding payment to the self-lay operator

## Part B: Liability for charges

**B1.** The 1991 Act differs in its approach to each relevant activity as to who can serve notice on the undertaker requiring the activity to be carried out, and consequently who is liable for the charges in respect of them. *Table 2* identifies these elements.

**Table 2**

<b>Activity</b>	<b>Competent Applicant</b>	<b>Person liable to charges</b>
Communication with sewer carried out by undertaker	"The owner or occupier of any premises"; or "the owner of any private sewer which drains premises"	The person who served the communication notice
Connection to water main for domestic purposes	"The owner or occupier of any premises which consist in the whole or any part of a building, or are premises on which any person is proposing to erect any building or part of a building"	"The person serving the [connection] notice"
Requisition of a water main	"The owner of premises"; "The occupier of premises"; or "Any local authority" - for the locality	"The person or persons who have required the provision of the main"
Requisition of a sewer	"The owner of premises"; "The occupier of premises"; "Any local authority"; "the Mayoral development corporation"; or Various New Town or Urban Development bodies - for the locality	"The person or persons who have required the provision of the sewer"
Requisition of a lateral drain	"The owner of premises" to be drained by the lateral; "The occupier of those premises"; or Any local authority, New Town or Urban Development bodies for the area within which the premises are situated	"The person or persons who have required the provision of the lateral drain"
Self-lay of a water main	"A person constructing or proposing to construct any water main or any service pipe"	Liability rests with the person giving covenants in the section 51A agreement
Self-lay of a sewer or lateral drain	"A person constructing or proposing to construct any sewer, any drain ... intended to communicate with a public sewer vested in that undertaker, or any sewage disposal works"	Liability rests with the person giving covenants in the section 104 agreement
Moving pipes vested in the undertaker	Any person with an interest in land where the pipe currently lies or in land adjacent to it	The person serving the notice

## Part C: Sewer communication charges

- C1.** Section 107 of the Act provides that where a developer has given notice of its intention to make a communication with any of our public sewers, we may insist that Anglian Water itself should undertake that work. The developer is liable for any charges that Anglian Water may levy in respect of that activity. *Table 3* indicates those charges.

**Table 3**

Type of work	Charge
Sewer communication	£16,914.19

- C2.** It has been, and remains, rare in the extreme for Anglian Water to exercise its rights under section 107.
- C3.** We realise that Developers often prefer to know in advance what they will have to pay for certain activities carried out at their request by water companies, and the **charging rules** support this. Accordingly, we are providing you with a “fixed charge” option for undertaking the work set out in this Part, and we explain when these apply and what our **charging arrangements** will be. “Fixed charges” means charges set for a given Charging Year which are fixed in amount or which are calculated by reference to a predetermined methodology set out in our **charging arrangements**, the application of which allows calculation at the outset of the total amount owing.
- C4.** Nevertheless, there are some cost elements, which arise in rare circumstances, and where it is impossible to give a methodology. These elements are as follows:
- C4.1** where contaminated land is involved - this may mean that we have to dispose of, or treat, polluted soil;
  - C4.2** where the communication works are undertaken in a dual carriageway;
  - C4.3** where the communication works involve digging over 2m deep;
  - C4.4** where we become liable to pay compensation to a third party owner or occupier of private land (that is, neither in a street as defined by the New Roads and Street Works Act 1991, nor in land you own and occupy); and/or

**C4.5** where the consent of the Crown or an undertaker protected by section 183 and schedule 13 of the Water Industry Act 1991 is required. These protected undertakers are:

- the Environment Agency;
- the Civil Aviation Authority and most airports;
- the Coal Authority and licensed coal operators;
- universal postal providers;
- other water and sewerage companies;
- undertakings operating electronic communications networks;
- public gas suppliers;
- generators or distributors of electricity;
- navigation, harbour or conservancy authorities or any internal drainage board;
- railway undertakers; and
- local authorities, but only to the extent of any statutory public utility undertaking.

Their consent is required when the works may injuriously interfere with their property, undertaking or their enjoyment of them.

**C4.6** Invariably, in these cases the works become complex and unpredictable and additional costs are incurred both in terms of the work we carry out and in terms (occasionally) by way of payments (for example to a protected undertaker). If we were to include what could be very varied costs in the fixed charge, we would have to include such a high risk element that the purpose of fixed charges, including the benefit to you, would be frustrated. Instead, we will simply pass on those costs to you without increase or deduction but will honour the other elements of the **fixed charge calculation**.



## Part D: Water connection charges

**D1.** Charges for Water Supply Service Pipe Connections are based on the average costs of carrying out work within different classes. These classes are based on the following parameters:

**D1.1** The first parameter is the diameter of the water pipe we need to install to serve your requirements. Our standard diameter for a service pipe is 25 mm and this is sufficient for most households and small businesses. Larger sizes may be required to account for:

- a requirement for a higher volume flow rate;
- greater lengths of the service pipe (between the water main and the internal fittings of the connecting premises);
- a requirement for a higher head pressure.

You may work out the diameter of service pipe that you need by using the HEMS design guide available at our web-page:

<http://www.anglianwater.co.uk/developers/self-lay/>

**D1.2** The second parameter is the length of the service pipe that we are required to lay. Under the Act, generally, where you are connecting to a water main in a street, we are required to lay as much of the service pipe as is required to be laid in the street. Hence, you should first consider whether the main to which the premises are to be connected is “near-side” or “far-side” in the street. “**Near-side**” means that the ends of the length of service pipe to be laid by us (one being the connection with the main, and one being the connection with the developer’s section of service pipe) are on the same side of the street. “**Far-side**” means that they are on different sides of the street, so that we will have to lay a length of service pipe across the middle of the street. You can easily ascertain this by inspecting our asset maps to see which side of the street our main lies by making enquiries of the statutory water map. You can find more information about how to do this on our web-page

<http://www.anglianwater.co.uk/developers/locateasset.aspx>. More unusual examples of what we are required to lay can be found on our web-page <http://www.anglianwater.co.uk/assets/media/Responsibilities-for-the-provision-of-long-service-pipes-information-sheet.pdf>

**D1.3** The third parameter is the necessity for traffic management. Often, portable traffic lights are required to be established in order to facilitate works in a highway. To understand whether the works will need traffic management, and the type of traffic management needed, you should refer

to the Safety at Street Works and Road Works Code of Practice and the documents referenced in it. In rare cases, there may be other third party costs.

**D2.** With these parameters, you should be able to calculate your connection charge.

**D2.1** Provided that the diameter of the service pipe that we have to lay is up to 63mm, you may apply the charges set out in *Table 4* or *Table 5*. Usually, a standard diameter **near-side** connection will involve less than 5 metres of trench; and a standard diameter **far-side** connection will involve more than 5 metres but less than 18 metres of trench, both of which are set out in *Table 4*. In less common situations, more than 18 metres of trench may be required; and in those situations, in addition to the fixed “over 5 metre” figure applicable to the first 18 metres of trench, we will apply the appropriate per metre charge set out in *Table 5* to each metre of trench over the 18 metres, and this charge varies depending on the surface in which it is laid.

**Table 4**

<b>Connection type</b>	<b>Charge up to 5m dig</b>	<b>Charge over 5m dig</b>
Service pipe diameter 63mm and less	£839.50	£1,143.50
4 port manifold	£1,934.00	£2,503.50
6 port manifold	£2,642.00	£3,105.00

**Table 5**

<b>Type of dig (for pipe diameters up to 63mm)</b>	<b>Length Supplement (per metre in excess of the first 18m)</b>
Unmade	£31.02
Footpath	£95.30
Carriageway	£112.32
Developer land	£21.40
Private land	£59.62

**D2.2** For connections of service pipes of which the diameter is greater than 63mm, the charges set out in *Table 6* will apply. These vary according to:

- the designated diameter of the service pipe;
- the surface in which it is laid; and
- whether the material from the trench is contaminated or not.

**D2.3** You should add the appropriate fittings charges, meter installation charges and project design and management fee, which are all set out in *Table 6*.

**Table 6**

Surface Type	Condition	Material	OD Size (mm)	Cost per m (£)
Footpath	Non Contaminated	HPPE	90	112.30
		HPPE	125	114.70
		HPPE	180	120.14
		HPPE	225	157.48
		HPPE	280	238.58
Footpath	Contaminated	ALPE	90	123.59
		ALPE	125	128.63
		ALPE	180	134.98
		ALPE	225	189.90
		ALPE	280	260.84
Carriageway	Non Contaminated	HPPE	90	129.41
		HPPE	125	131.82
		HPPE	180	137.25
		HPPE	225	178.92
		HPPE	280	258.72
Carriageway	Contaminated	ALPE	90	140.71
		ALPE	125	145.76
		ALPE	180	152.10
		ALPE	225	211.72
		ALPE	280	281.80
Connect to existing main	Non Contaminated	HPPE	63	720.90
		HPPE	90	726.64
		HPPE	125	740.57
		HPPE	180	812.67
		HPPE	225	1,094.33
Connect to existing main	Contaminated	ALPE	63	720.90
		ALPE	90	726.64
		ALPE	125	740.57
		ALPE	180	812.67
		ALPE	225	1,094.33
Footpath/ Carriageway	Fitting E.g. Sluice Valve Wash Out / Meter Chamber / NRV / PSV / AiCr valve		90	575.24
			125	567.94
			180	590.34
			225	1,123.15
			280	1,478.40

Unmade	HPPE	63	36.58	
	HPPE	90	36.58	
	HPPE	125	36.58	
	HPPE	180	36.58	
	HPPE	225	59.68	
	HPPE	280	95.16	
	ALPE	63	36.58	
	ALPE	90	36.58	
	ALPE	125	36.58	
	ALPE	180	36.58	
	ALPE	225	64.41	
	ALPE	280	103.06	
	<b>Meter and Chamber</b>	<b>Meter Size</b>		<b>Cost (£)</b>
			50	949.37
		80	1,082.87	
		100	1,155.21	
		125	1,930.63	
Project Management and Design Fee			2,200.00	

**D2.4** We impose standard fees in respect of any portable traffic lights required to be installed in order carry out the works. These fees are set out in *Table 7*.

**Table 7**

Two-way traffic lights	£440.00
Three-way traffic lights	£571.00
Four-way traffic lights	£618.00

**D3.** For connections to new mains (i.e. that Site Specific infrastructure requisitioned or self-laid as part of the development), *Table 8* refers to the charges applicable. A standard onsite connection is a connection to a new Anglian Water main through a boundary box. An onsite ferrule connection is a connection made through a wall box. An internal meter is a meter fit to an internal manifold in flats and apartment blocks. A new water supply greater than 32mm will be required and will be charged separately.

**Table 8**

Type of connection	Charge
Standard onsite	£453.00
Onsite ferrule	£444.50
Internal Meter	£233.00

**D4.** We realise that Developers often prefer to know in advance what they will have to pay for certain activities carried out at their request by water companies, and the charging rules support this. Accordingly we are providing you with a “fixed charge” option for undertaking the work set out in this Part, and we explain when these apply and what our charging arrangements will be. “Fixed charges” means charges set for a given Charging Year which are fixed in amount or which are calculated by reference to a predetermined methodology set out in our charging arrangements, the application of which allows calculation at the outset of the total amount owing.

**D5.** You should therefore be able to calculate the connection charge by:

- calculating the length of pipe we will need to lay as part of your connection notice, which will often depend on whether you need a near-side or far-side connection;

- calculating the size of pipe you need; and
- calculating the applicable traffic management charges and adding it to that figure.

**D6.** In certain cases, third party costs are payable. We will simply settle these costs and pass them on to you without increase or deduction. Therefore, in order to calculate this part of our overall charges, you will need to enquire of the third party concerned. These cases are:

**D6.1** where street closure is required. In this case you should enquire of the published street closure fees of the appropriate local highway authority along with their published highway permit fee;

**D6.2** where the consent of the Crown or an undertaker protected by section 183 and schedule 13 of the Water Industry Act 1991 is required. These protected undertakers are:

- the Environment Agency;
- the Civil Aviation Authority and most airports;
- the Coal Authority and licensed coal operators;
- universal postal providers;
- other water and sewerage companies;
- undertakings operating electronic communications networks;
- public gas suppliers;
- generators or distributors of electricity;
- navigation, harbour or conservancy authorities or any internal drainage board;
- railway undertakers; and
- local authorities, but only to the extent of any statutory public utility undertaking.

Their consent is required when the works may injuriously interfere with their property, undertaking or their enjoyment of them, and you should enquire of the particular protected undertaker whether this is the case and what their likely fees will be.

**D7.** Finally, there are some cost elements, which arise in very rare circumstances, and where it is impossible to give a methodology. These elements are as follows:

**D7.1** where the connection works are undertaken in a dual carriageway;

**D7.2** where the connection works involve digging over 2m deep; and/or

Invariably, in these cases the works become complex and unpredictable and additional costs are incurred in terms of the work we carry out. If we were to include what could be very varied costs in the fixed charge, we would have to include such a high risk element that the purpose of fixed charges, including the benefit to you, would be frustrated. Instead, we will simply pass on those costs to you without increase or deduction but will honour the other elements of the **fixed charge calculation**.

**D8.** In addition to the option provided in paragraph D4, you also have a further option where we will charge for your connection, called the “**actual cost calculation**”. In this case, rather than using the above parameters and tables to calculate the Fixed Charge, we will charge according to the *actual cost to Anglian Water* in carrying out that connection. You must tell us whether you are choosing the Fixed Charge or the **actual cost calculation** before the connection work commences, otherwise in default we will apply the **fixed charge calculation**.

**D9.** There are also a number of charges that will be levied where an application does not proceed to completion:

**D9.1** without additional work being necessary on our part due to circumstances beyond our control;

**D9.2** because the application is cancelled;

**D9.3** because the site is not ready for our work to take place and these charges are set out in *Table 9*.

**Table 9**

<b>Type of Work</b>	<b>Charge</b>
Aborted meter fit, per plot	£91.00
Aborted new supply, per plot	£91.00
Additional Water Regulations inspection, per plot	£91.00
Cancelled new supply application	£82.00
Additional site visit or resurvey, per plot	£91.00

An aborted meter fit charge is made when we attempt a meter fit and are unable to carry out the inspection and meter fit. An aborted new supply charge is made when we attend site to complete connection as requested and confirmed and are unable to do so. Additional Water Regulations

inspections are charged where we are unable to complete a Water Regulations inspection. A cancelled new supply application charge is made when payment has been made against a new supply application and subsequently later is cancelled and refunded. An additional site visit or resurvey charge is made where requested to do so by the customer, or where remedial works have not been carried out as agreed, thereby requiring an additional inspection.

- D10.** Where a Developer uses an approved plumber, approved underground installer or approved site agent to self-certificate that installations comply with the Water Supply (Water Fittings) Regulations 1999, Anglian Water does not need to inspect and a discount in accordance with *Table 10* will be offered on the service connection fees. The discount will be applied per connection. "Approved" means that they are registered with either the Anglian Water approved plumber/contractor scheme (APLUS), a scheme operated by another water company or the WIAPS scheme operated by the Water Regulations Advisory Service. A copy of the certificate issued by the approved plumber/contractor is required.

**Table 10**

<b>Type of self-certification</b>	<b>Discount</b>
Self-certification of either underground pipework or internal plumbing – per connection	£15.00
Self-certification of both underground pipework and internal plumbing – per connection	£25.00



## Part E: Water main requisition charges

- E1.** Water Main requisition charges are charges calculated by applying a contribution percentage to figures that are based on the approximate cost of carrying out the Site-Specific Work required to satisfy the requisition. In other words:

Charge = contribution percentage (**12%**<sup>b</sup>) × cost of Site-Specific Work.

- E2.** “Site-Specific Work” is a term defined in the **charging rules** and means “work on, or the provision of, water structures or facilities located on a Development as well as work to provide and connect a requested Water Main on, or in the immediate vicinity of the Development”. **Site specific work** should be distinguished from “**network reinforcement**”, which means the provision or modification of other water mains, tanks, service reservoirs and pumping stations as is necessary in consequence of the **site specific work**. **Site specific work** and **network reinforcement** are mutually exclusive terms. We consider that **site specific work** includes all work carried out downstream from (and including) the point of connection to our existing network (whether or not this work is carried out on your development or third party land) and no work carried out upstream of that point of connection. The reason the distinction is important is because the requisition charges set out in this Part may not and do not include any charges for **network reinforcement**. Those charges are dealt with under Part L by way of the zonal charge.
- E3.** We realise that Developers often prefer to know in advance what they will have to pay for certain activities carried out at their request by water companies, and the charging rules support this. Accordingly we are providing you with a “fixed charge” option for undertaking the work set out in this Part, and we explain when these apply and what our charging arrangements will be. “Fixed charges” means charges set for a given Charging Year which are fixed in amount or which are calculated by reference to a predetermined methodology set out in our charging arrangements, the application of which allows calculation at the outset of the total amount owing. You should therefore be able to calculate the water requisition charge by carrying out the cost calculations below, the **fixed charge calculation**.

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<sup>b</sup> Subject to paragraph E13

- E4.** First, you must find the likely point of connection to our network. You can ascertain this by inspecting our statutory water map to find nearby water mains. More information about how to do this is available on our web-page <http://www.anglianwater.co.uk/developers/locateasset.aspx>.
- E5.** You must not select, as a potential point of connection, any mains whose diameter is less than the diameter that the requisitioned main will be. Provided your notional point of connection complies with the requirements of these **charging arrangements**, if we select a different point of connection, we will not charge you in respect of any additional costs associated with that new point of connection.
- E6.** Secondly, you must consider the likely components of the requisitioned main. We will design the requisitioned main to the specifications set out in the most up-to-date published version of "Civil Engineering Specification for Water Industry" which can be found at <http://sfa.wrcplc.co.uk/ceswi-7th-edition.aspx>. We will always design the mains we lay in compliance with a requisition, but you can ask us to undertake this design and share it with you before you formally requisition the main, and without prejudice to your decision whether to requisition or not. You are not obliged to do so, but it will allow you to predict your charges more accurately. To engage with us on designing a new water main, please use our application form, found on our web-page: <http://www.anglianwater.co.uk/developers/mains.aspx>
- E7.** Thirdly, you must use *Table 11* below to calculate your charges according to the nature and number of components within the design. The variables are as follows:
- E7.1** Charges for connection of the requisitioned main to the existing network main vary according to the diameter of, depth of and the material comprising the requisitioned main. If the diameter of the pipe you are connecting to is not less than the pipe you are connecting, the connection will be carried out under pressure unless stipulated by Anglian Water.
- E7.2** Charges are then applied on a per metre basis to the requisitioned main itself. The charge that you must apply to each metre of the main's length varies according to the following parameters:
- the diameter of the requisitioned main, which falls into charging bands;
  - the surface in which it is laid, whether it is made (i.e. surfaced), unmade, footpath, private land, or part of your own development site;
  - the material of which the main will be comprised, whether polyethylene or barrier pipe; and

➤ the depth of the pipe, whether above or below two metres from the surface.

**E7.3** You must also calculate the number of trial holes and water fittings required (whether air valves, washouts, fire hydrants or other fittings), and add the appropriate charges to your calculation.

**E7.4** You should also add the appropriate project design and management fee. This equates to 10% of the estimated construction value, or a minimum of £2,200.00, whichever is greater.

**E7.5** You should also consider the necessity for traffic management. To understand whether the works will need traffic management, and the type of traffic management needed, you should refer to the Safety at Street Works and Road Works Code of Practice and the documents referenced in it. Often, portable traffic lights are required to be established in order to facilitate works in a highway and we impose standard fees in respect of portable traffic lights.

**E8.** Each element of the calculation can be found in *Table 11* below.

**Table 11**

Location	Condition	Material	OD Size (mm)	Cost per m (£)
Development Site	Non Contaminated	HPPE	63	29.98
		HPPE	90	30.67
		HPPE	125	33.08
		HPPE	180	38.51
		HPPE	225	62.22
		HPPE	280	92.19
Development Site	Contaminated	ALPE	63	39.45
		ALPE	90	41.96
		ALPE	125	47.02
		ALPE	180	53.36
		ALPE	225	92.97
		ALPE	280	132.58
Development Site	Fitting eg Sluice Valve Wash Out		63	563.98
			90	575.24
			125	567.94
			180	590.34
			225	1,123.15
			280	1,478.40
Development Site	Back to Back Connection		63	744.89
			90	750.62
			125	764.55
			180	776.70
			225	919.85
			280	1,491.53

Footpath	Non Contaminated	HPPE	63	111.60
		HPPE	90	112.30
		HPPE	125	114.70
		HPPE	180	120.14
		HPPE	225	157.48
		HPPE	280	238.58
Footpath	Contaminated	ALPE	63	121.06
		ALPE	90	123.59
		ALPE	125	128.63
		ALPE	180	134.98
		ALPE	225	189.80
		ALPE	280	260.84
Carriageway	Non Contaminated	HPPE	63	128.73
		HPPE	90	129.41
		HPPE	125	131.82
		HPPE	180	137.25
		HPPE	225	178.92
		HPPE	280	258.72
Carriageway	Contaminated	ALPE	63	138.19
		ALPE	90	140.71
		ALPE	125	145.76
		ALPE	180	152.10
		ALPE	225	211.72
		ALPE	280	281.80
Footpath / Carriageway	Fitting Eg. Sluice Valve Wash Out		63	563.98
			90	575.24
			125	567.94
			180	590.34
			225	1,123.15
			280	1,478.40
Connect to existing main	Non Contaminated	HPPE	63	720.90
		HPPE	90	726.64
		HPPE	125	740.57
		HPPE	180	812.67
		HPPE	225	1,094.33
		HPPE	280	1,324.10
Connect to existing main	Contaminated	ALPE	63	720.90
		ALPE	90	726.64
		ALPE	125	740.57
		ALPE	180	812.67
		ALPE	225	1,094.33
		ALPE	280	1,324.10
<b>Item</b>	<b>Surface Type</b>	<b>Size limited to</b>	<b>Cost (£)</b>	
Trial Hole	Unmade	1m <sup>3</sup>	152.82	
	Footpath	1m <sup>3</sup>	342.38	
	Carriageway	1m <sup>3</sup>	456.79	

Item	Single / Double	Size of existing main	Cost (£)
Line Stop	Single	≤ 150mm n.b.	6,783.65
		>150mm ≤200mm n.b.	9,408.24
		>200mm ≤300mm n.b.	12,575.04
		>300mm ≤450mm n.b.	22,576.29
		>450mm ≤600mm n.b.	32,327.79
		>600mm ≤900mm n.b.	46,699.84
		>900mm ≤1200mm n.b.	69,422.41
	Double	≤ 150mm n.b.	11,343.35
		>150mm ≤200mm n.b.	16,103.83
		>200mm ≤300mm n.b.	21,205.37
		>300mm ≤450mm n.b.	38,700.26
		>450mm ≤600mm n.b.	56,258.69
		>600mm ≤900mm n.b.	81,228.72
		>900mm ≤1200mm n.b.	123,564.15
<b>Traffic Management</b>			<b>Cost (£)</b>
Two-way traffic lights			440.00
Three-way traffic lights			571.00
Four-way traffic lights			618.00
Project Management and Design Fee			10% of estimated construction value, or minimum 2,200.00

- E9.** In certain cases, third party costs are payable. We will simply settle these costs and pass them on to you without increase or deduction. Therefore, in order to calculate this part of our overall charges, you will need to enquire of the third party concerned. These cases are:
- E9.1** where street closure is required. In this case you should enquire of the published street closure fees of the appropriate local highway authority along with their published highway permit fee;
- E9.2** where we become liable to pay compensation to a third party owner or occupier of private land (that is, neither in a street as defined by the New Roads and Street Works Act 1991, nor in land you own and occupy). In this case you may need to take specialist advice; and/or
- E9.3** where the consent of the Crown or an undertaker protected by section 183 and schedule 13 of the Water Industry Act 1991 is required. These protected undertakers are:
- the Environment Agency;
  - the Civil Aviation Authority and most airports;

- the Coal Authority and licensed coal operators;
- universal postal providers;
- other water and sewerage companies;
- undertakings operating electronic communications networks;
- public gas suppliers;
- generators or distributors of electricity;
- navigation, harbour or conservancy authorities or any internal drainage board;
- railway undertakers; and
- local authorities, but only to the extent of any statutory public utility undertaking.

Their consent is required when the works may injuriously interfere with their property, undertaking or their enjoyment of them, and you should enquire of the particular protected undertaker whether this is the case and what their likely fees will be;

**E10.** As stated above, **charging rules** do not require us to provide you with a method of fixed charges to the extent it would not be reasonable to expect us to do so, and as long as we explain what circumstances these are. The only circumstances where you may not be able to calculate the level of charges from the outset (to obtain the fixed charge) are those where:

- E10.1** contaminated land is involved– this may mean that we have to dispose of, or treat, polluted soil;
- E10.2** construction of a water booster station or water pumping station (with or without land to accommodate it) is required;
- E10.3** where the requisitioned main may cross or impinge upon a dual carriageway, motorway, or a river or other waterway whose width from bank-top to bank-top exceeds 5 metres;

Invariably, in these cases the works become complex and unpredictable and additional costs are incurred in terms of the work we carry out. If we were to include what could be very varied costs in the fixed charge, we would have to include such a high risk element that the purpose of fixed charges, including the benefit to you, would be frustrated. Instead, we will simply pass on those costs to you without increase or deduction but will honour the other elements of the **fixed charge calculation**.

**E11.** Clearly, it may be difficult for you to work out the exact costs of the **site specific work** in providing the requisitioned main, as your calculations

depend on your design of the hypothetical main matching in all respects the main that we provide in response to your requisition (if you then choose to make it). However, the sound application of these principles should give you reasonable certainty as to costs without input from Anglian Water, as required by the **charging rules**.

**E12.** The figures set out in *Table 11* also vary from the precise costs that Anglian Water may pay for each activity because:

**E12.1** they do not cover every single element of expense involved in providing that **site specific work**, as they have been simplified in order to give a realistic chance of making a calculation, and therefore some miscellaneous costs have been spread among them (the sum of which increase is no more than the costs involved); and

**E12.2** in order to be fair and retain the balance between overall charges recoverable through the activities set out in these **charging arrangements** and those recoverable through primary charges, we have made a small provision for costs we incur for these activities that are not sufficiently foreseeable that we could account specifically for them.

Therefore, in addition to the option provided in paragraph E6, where we may be asked to provide the design that will be used, you also have a further option where we will charge for your water main requisition, called the "**actual cost calculation**". In this case, rather than using the above parameters and tables to calculate the cost of the **site specific work** to come to a **fixed charge calculation**, we will apply the appropriate **contribution percentage** to the *actual cost to Anglian Water* in carrying out that **site specific work**. You must tell us whether you are choosing the **fixed charge calculation** or the **actual cost calculation** before the **site specific work** commences, otherwise in default we will apply the **actual cost calculation**.

**E13.** Whether the **fixed charge calculation** or the **actual cost calculation** is used, the charge to you is arrived at by applying the **contribution percentage** to it. The appropriate **contribution percentage** is **12%** unless the following exception applies, in which case the **contribution percentage** is **100%**. The exception is where the combined length of requisitioned water main lying outside your land exceeds the combined length of new (requisitioned or self-laid) water main lying within your land. The purpose of this exception is to ensure that there is no undue subsidisation of small, remote developments that represent in effect an inefficient use of available resources.

**E14.** We mentioned in paragraph E6 that you can commission a design from us before requisitioning the main. If you do so, we will seek a deposit against the cost of carrying out that design. The required deposit is set out in *Table 12*. If you do not proceed to the requisition, we will take the deposit as payment for the design work. If you do proceed to requisition we will include these design costs in the **fixed charge calculation** or the **actual cost calculation** and your deposit will be applied towards the final requisition charge.

**Table 12**

Design deposit for 1 - 100 properties	£1,281.50
Design deposit for 101 - 200 properties	£1,466.50
Design deposit for 200+ properties	£1,831.50
Re-design fee (where the planning permission or layout of the development is altered and a re-design is required)	50% of the above costs
Additional site visits	£241.00
Amendment of terms and conditions (with no re-design work)	£220.00
Remobilisation charge	£2,018.50



## Part F: Sewer requisition charges

- F1.** This Part of our **charging arrangements** relates only to sewers requisitioned under section 98(1) of the Act, and not lateral drains requisitioned under section 98(1A). For lateral drains, please see Part G.
- F2.** We do not apply a **contribution percentage** (other than **100%**) to sewer requisition charges. Consequently we levy charges for the full amount of the projected cost (in the case of a **fixed charge calculation**) or real cost (in the case of an **actual cost calculation**) of carrying out the Site-Specific Work required to satisfy the requisition.
- F3.** "Site-Specific Work" is a term defined in the **charging rules** and means "work on, or the provision of, sewerage structures or facilities located on a Development as well as work to provide and connect a requested Sewer on, or in the immediate vicinity of the Development". **Site specific work** should be distinguished from "**network reinforcement**", which means the provision or modification of other Sewers and such pumping stations as is necessary in consequence of the **site specific work**. **Site specific work** and **network reinforcement** are mutually exclusive terms. We consider that **site specific work** includes all work carried out upstream from (and including) the point of connection to our existing network (whether or not this work is carried out on your development or third party land) and no work carried out downstream of that point of connection. The reason the distinction is important is because the requisition charges set out in this Part may not and do not include any charges for **network reinforcement**. Those charges are dealt with under Part L by way of the zonal charge.
- F4.** We realise that Developers often prefer to know in advance what they will have to pay for certain activities carried out at their request by water companies, and the charging rules support this. Accordingly we are providing you with a "fixed charge" option for undertaking the work set out in this Part, and we explain when these apply and what our charging arrangements will be. "Fixed charges" means charges set for a given Charging Year which are fixed in amount or which are calculated by reference to a predetermined methodology set out in our charging arrangements, the application of which allows calculation at the outset of the total amount owing. You should therefore be able to calculate the sewer requisition charge by carrying out the cost calculations below, the **fixed charge calculation**.
- F5.** First, you must find the likely point of connection to our network. You can ascertain this by inspecting our statutory water map to find nearby public

sewers. More information about how to do this is available on our webpage <http://www.anglianwater.co.uk/developers/locateasset.aspx>.

- F6.** You must not select, as a potential point of connection, any public sewer whose diameter is less than the diameter that the requisitioned sewer will be. Provided your notional point of connection complies with the requirements of these charging arrangements, if we select a different point of connection, we will not charge you in respect of any additional costs associated with that new point of connection.
- F7.** Secondly, you must consider the likely components of the requisitioned sewer. We will design the requisitioned sewer to the specifications set out in the most up-to-date published version of "Civil Engineering Specification for Water Industry" and "Sewers for Adoption" (both of which can be purchased at <http://www.webookshop.com/>) as supplemented by our own standards which are published on our website at <http://www.anglianwater.co.uk/developers/designing.aspx> (which also apply to the point of connection).
- F8.** Thirdly, you must use *Table 13* below to calculate your charges according to the nature and number of components within the design. The variables are as follows:
- F8.1** Charges for connection of the requisitioned sewer to the existing network sewer vary according to the diameter of, depth of and the material comprising the requisitioned sewer.
- F8.2** Charges are then applied on a per metre basis to the requisitioned sewer itself. The charge that you must apply to each metre of the sewer's length varies according to the following parameters:
- the diameter of the requisitioned sewer, which falls into charging bands;
  - the surface in which it is laid, whether it is made (i.e. surfaced), unmade, footpath, or carriageway;
  - the material of which the sewer will be comprised, whether vitrified clay, PVC or concrete; and
  - the depth of the pipe.
- F8.3** You should also add the appropriate project design and management fee. This equates to 10% of the estimated construction value, or a minimum of £2,200.00, whichever is greater.
- F8.4** You should also consider the necessity for traffic management. To understand whether the works will need traffic management, and the type

of traffic management needed, you should refer to the [Safety at Street Works and Road Works Code of Practice](#) and the documents referenced in it. Often, portable traffic lights are required to be established in order to facilitate works in a highway and we impose standard fees in respect of portable traffic lights.

**F9.** Each element of the calculation can be found in *Table 13* below.

**Table 13**

<b>Dig type</b>	<b>Charge per m</b>
Vitrified Clay Gravity sewer >150mm ≤225mm n.b. >1m ≤2m deep - Unmade	£469.98
Vitrified Clay Gravity sewer >150mm ≤225mm n.b. >1m ≤2m deep - Footpath	£630.09
Vitrified Clay Gravity sewer >150mm ≤225mm n.b. >1m ≤2m deep - Carriageway	£640.41
Vitrified Clay Gravity sewer >150mm ≤225mm n.b. >2m ≤3m deep - Unmade	£553.75
Vitrified Clay Gravity sewer >150mm ≤225mm n.b. >2m ≤3m deep - Footway	£784.39
Vitrified Clay Gravity sewer >150mm ≤225mm n.b. >2m ≤3m deep - Carriageway	£799.63
Vitrified Clay Gravity sewer >100mm ≤150mm n.b. >2m ≤3m deep - Unmade	£546.55
Vitrified Clay Gravity sewer >100mm ≤150mm n.b. >2m ≤3m deep - Footpath	£748.99
Vitrified Clay Gravity sewer >100mm ≤150mm n.b. >2m ≤3m deep - Carriageway	£763.10
Vitrified Clay Gravity sewer >100mm ≤150mm n.b. >1m ≤2m deep - Unmade	£451.16
Vitrified Clay Gravity sewer >100mm ≤150mm n.b. >1m ≤2m deep - Footpath	£608.57
Vitrified Clay Gravity sewer >100mm ≤150mm n.b. >1m ≤2m deep - Carriageway	£618.69
PVC Gravity sewer >100mm ≤150mm n.b. >1m ≤2m deep - Unmade	£444.32
PVC Gravity sewer >100mm ≤150mm n.b. >1m ≤2m deep - Footpath	£601.38
PVC Gravity sewer >100mm ≤150mm n.b. >1m ≤2m deep - Carriageway	£610.40
PVC Gravity sewer >100mm ≤150mm n.b. >2m ≤3m deep - Unmade	£546.55
PVC Gravity sewer >100mm ≤150mm n.b. >2m ≤3m deep - Footpath	£748.99
PVC Gravity sewer >100mm ≤150mm n.b. >2m ≤3m deep - Carriageway	£763.10
Concrete Gravity sewer ≤300mm n.b. >1m ≤2m deep - Unmade	£501.95

Concrete Gravity sewer ≤300mm n.b. >1m ≤2m deep - Footpath	£648.90
Concrete Gravity sewer ≤300mm n.b. >1m ≤2m deep - Carriageway	£660.82
Concrete Gravity sewer ≤300mm n.b. >2m ≤3m deep - Unmade	£625.42
Concrete Gravity sewer ≤300mm n.b. >2m ≤3m deep - Footpath	£894.97
Concrete Gravity sewer ≤300mm n.b. >2m ≤3m deep - Carriageway	£918.52
Concrete Gravity sewer >300mm ≤375mm n.b. >1m ≤2m deep - Unmade	£523.00
Concrete Gravity sewer >300mm ≤375mm n.b. >1m ≤2m deep - Footpath	£675.88
Concrete Gravity sewer >300mm ≤375mm n.b. >1m ≤2m deep - Carriageway	£690.90
Concrete Gravity sewer >300mm ≤375mm n.b. >2m ≤3m deep - Unmade	£640.76
Concrete Gravity sewer >300mm ≤375mm n.b. >2m ≤3m deep - Footpath	£920.98
Concrete Gravity sewer >300mm ≤375mm n.b. >2m ≤3m deep - Carriageway	£946.36
Concrete Gravity sewer >375mm ≤450mm n.b. >1m ≤2m deep - Unmade	£535.81
Concrete Gravity sewer >375mm ≤450mm n.b. >1m ≤2m deep - Footpath	£696.26
Concrete Gravity sewer >375mm ≤450mm n.b. >1m ≤2m deep - Carriageway	£713.48
Concrete Gravity sewer >375mm ≤450mm n.b. >2m ≤3m deep - Unmade	£655.22
Concrete Gravity sewer >375mm ≤450mm n.b. >2m ≤3m deep - Footpath	£944.84
Concrete Gravity sewer >375mm ≤450mm n.b. >2m ≤3m deep - Carriageway	£971.54
PE Rising Main 80mm (i.d.) <2m deep Development Land	£38.34
PE Rising Main 100mm (i.d.) <2m deep Development Land	£41.35
PE Rising Main 150mm (i.d.) <2m deep Development Land	£48.14
PE Rising Main 200mm (i.d.) <2m deep Development Land	£77.77
PE Rising Main 250mm (i.d.) <2m deep Development Land	£115.23
PE Rising Main 80mm (i.d.) <2m deep Footpath	£140.37
PE Rising Main 100mm (i.d.) <2m deep Footpath	£143.38
PE Rising Main 150mm (i.d.) <2m deep Footpath	£150.17
PE Rising Main 200mm (i.d.) <2m deep Footpath	£196.86
PE Rising Main 250mm (i.d.) <2m deep Footpath	£298.22
PE Rising Main 80mm (i.d.) <2m deep Carriageway	£161.77
PE Rising Main 100mm (i.d.) <2m deep Carriageway	£164.77
PE Rising Main 150mm (i.d.) <2m deep Carriageway	£171.57
PE Rising Main 200mm (i.d.) <2m deep Carriageway	£223.65
PE Rising Main 250mm (i.d.) <2m deep Carriageway	£323.41

<b>Connection</b>	<b>Charge per connection</b>
Manhole Type 2 on existing foul sewer 1200mm dia ≤1.0m deep	£3,982.33
Manhole Type 2 on existing foul sewer 1200mm dia >1.0m ≤1.5m deep	£5,058.82
Manhole Type 2 on existing foul sewer 1200mm dia >1.5m ≤2.0m deep	£5,788.24
Manhole Type 2 on existing foul sewer 1200mm dia >2.0m ≤2.5m deep	£6,493.70
Manhole Type 2 on existing foul sewer 1200mm dia >2.5m ≤3.0m deep	£6,727.00
Manhole Type 1A on new foul sewer 1200mm dia ≥3.0m ≤3.5m deep	£10,569.18
Manhole Type 1A on new foul sewer 1200mm dia >3.5m ≤4.0m deep	£11,781.86
Manhole Type 1A on new foul sewer 1200mm dia >4.0m ≤4.5m deep	£12,659.44
Manhole Type 1A on new foul sewer 1200mm dia >4.5m ≤5.0m deep	£15,049.68
Manhole Type 1A on new foul sewer 1200mm dia >5.0m ≤5.5m deep	£16,291.57
Manhole Type 1A on new foul sewer 1200mm dia >5.5m ≤6.0m deep	£19,359.26
<b>Project design and management fee</b>	£2,200.00 or 10% of the estimated construction costs, whichever is greater
<b>Traffic Management</b>	
Two-way traffic lights	£440.00
Three-way traffic lights	£571.00
Four-way traffic lights	£618.00
<b>Pumping Station</b>	
Small Development <100 plots	£235,543.64
Medium Development >100 <200 Plots	£299,626.59
Large Development >200 plot	£374,510.96

**F10.** In certain cases, third party costs are payable. We will simply settle these costs and pass them on to you without increase or deduction. Therefore, in order to calculate this part of our overall charges, you will need to enquire of the third party concerned. These cases are:

**F10.1** where street closure is required. In this case you should enquire of the published street closure fees of the appropriate local highway authority along with their published highway permit fee;

**F10.2** where we become liable to pay compensation to a third party owner or occupier of private land (that is, neither in a street as defined by the New Roads and Street Works Act 1991, nor in land you own and occupy). In this case you may need to take specialist advice; and/or

**F10.3** where the consent of the Crown or an undertaker protected by section 183 and schedule 13 of the Water Industry Act 1991 is required. These protected undertakers are:

- the Environment Agency;
- the Civil Aviation Authority and most airports;
- the Coal Authority and licensed coal operators;
- universal postal providers;
- other water and sewerage companies;
- undertakings operating electronic communications networks;
- public gas suppliers;
- generators or distributors of electricity;
- navigation, harbour or conservancy authorities or any internal drainage board;
- railway undertakers; and
- local authorities, but only to the extent of any statutory public utility undertaking.

Their consent is required when the works may injuriously interfere with their property, undertaking or their enjoyment of them, and you should enquire of the particular protected undertaker whether this is the case and what their likely fees will be;

**F11.** As stated above, the **charging rules** do not require us to provide you with a method of fixed charges to the extent it would not be reasonable to expect us to do so, and as long as we explain what circumstances these are. The only circumstances where you may not be able to calculate the level of charges from the outset (to obtain the fixed charge) are those where:

**F11.1** contaminated land is involved– this may mean that we have to dispose of, or treat, polluted soil;

**F11.2** where the requisitioned sewer may cross or impinge upon a dual carriageway, motorway, or a river or other waterway whose width from bank-top to bank-top exceeds 5 metres;

**F11.3** where flows are so significant that over-pumping is required;

**F11.4** where the requisition is so unusual in nature that we cannot satisfy it through the construction of sewers falling within the parameters set out in *Table 13*; and/or

Invariably, in these cases the works become complex and unpredictable and additional costs are incurred in terms of the work we carry out. If we were to include what could be very varied costs in the fixed charge, we would have to include such a high risk element that the purpose of fixed charges, including the benefit to you, would be frustrated. Instead, we will simply pass on those costs to you without increase or deduction but will honour the other elements of the **fixed charge calculation**.

**F12.** Clearly, it may be difficult for you to work out the exact costs of the **site specific work** in providing the requisitioned sewer, as your calculations depend on your design of the hypothetical sewer matching in all respects the sewer that we provide in response to your requisition (if you then choose to make it). However, the sound application of these principles should give you reasonable certainty as to costs without input from Anglian Water, as required by the **charging rules**.

**F13.** The figures set out in *Table 13* also vary from the precise costs that Anglian Water may pay for each activity because:

**F13.1** they do not cover every single element of expense involved in providing that **site specific work**, as they have been simplified in order to give a realistic chance of making a calculation, and therefore some miscellaneous costs have been spread among them (the sum of which increase is no more than the costs involved); and

**F13.2** in order to be fair and retain the balance between overall charges recoverable through the activities set out in these **charging arrangements** and those recoverable through primary charges, we have made a small provision for costs we incur for these activities that are not sufficiently foreseeable that we could account specifically for them.

Therefore, you also have a further option where we will charge for your sewer requisition, called the "**actual cost calculation**". In this case, rather than using the above parameters and tables to calculate the cost of the **site specific work** to come to a **fixed charge calculation**, we will charge the *actual cost to Anglian Water* in carrying out that **site specific work**. You must tell us whether you are choosing the **fixed charge calculation** or the **actual cost calculation** before the **site specific work** commences, otherwise in default we will apply the **actual cost calculation**.

**F14.** We also make a number of abortive costs charges. These are set out in *Table 14*.

**Table 14**

Aborted inspection	£206.00
Additional site visit	£206.00

An aborted inspection charge is made when we attempt to carry out an inspection of the drainage and are unable to carry out the inspection. An additional site visit is made where requested to do so by the customer, or where remedial works have not been carried out as agreed, thereby requiring an additional inspection.

- F15.** As set out in our self-lay arrangements, we offer a hybrid form of self-lay/requisition, where a Developer wishes to construct its own sewer under a sewerage self-lay agreement but is unable to do so due to intervening third party land over which it is unable to gain consent for the works. In this case, we will appoint the Developer as our contractor under what we call a "section 30 agreement" (due to one of the legal provisions in the contract), using our statutory powers but allowing the work to be carried out by or on behalf of the Developer. If you choose this option, we will not make the payments set out above and the work is to be carried out by you at your own cost.



## Part G: Lateral drain requisition charges

- G1.** This Part of our **charging arrangements** relates only to lateral drains requisitioned under section 98(1A) of the Act, and not sewers requisitioned under section 98(1). For sewers, please see Part F.
- G2.** Like with sewer requisition charges, we do not apply a **contribution percentage** (other than **100%**) to lateral drain requisition charges. Consequently we levy charges for the full amount of the projected cost (in the case of a **fixed charge calculation**) or real cost (in the case of an **actual cost calculation**) of carrying out the Site-Specific Work required to satisfy the requisition.
- G3.** “Site-Specific Work” is a term defined in the **charging rules** and means “work on, or the provision of, sewerage structures or facilities located on a Development as well as work to provide and connect a requested Sewer on, or in the immediate vicinity of the Development”. **Site specific work** should be distinguished from “**network reinforcement**”, which means the provision or modification of other Sewers and such pumping stations as is necessary in consequence of the **site specific work**. **Site specific work** and **network reinforcement** are mutually exclusive terms. We consider that **site specific work** includes all work carried out upstream from (and including) the point of connection to our existing network (whether or not this work is carried out on your development or third party land) and no work carried out downstream of that point of connection. The reason the distinction is important is because the requisition charges set out in this Part may not and do not include any charges for **network reinforcement**. Those charges are dealt with under Part L by way of the zonal charge.
- G4.** We realise that Developers often prefer to know in advance what they will have to pay for certain activities carried out at their request by water companies, and the charging rules support this. Accordingly we are providing you with a “fixed charge” option for undertaking the work set out in this Part, and we explain when these apply and what our charging arrangements will be. “Fixed charges” means charges set for a given Charging Year which are fixed in amount or which are calculated by reference to a predetermined methodology set out in our charging arrangements, the application of which allows calculation at the outset of the total amount owing. You should therefore be able to calculate the lateral drain requisition charge by carrying out the cost calculations below, the **fixed charge calculation**.

- G5.** First, you must find the likely point of connection to our network. You can ascertain this by inspecting our statutory water map to find nearby public sewers. More information about how to do this is available on our web-page <http://www.anglianwater.co.uk/developers/locateasset.aspx>.
- G6.** You must not select, as a potential point of connection, any public sewer whose diameter is less than the diameter that the requisitioned lateral drain will be. Provided your notional point of connection complies with the requirements of these **charging arrangements**, if we select a different point of connection, we will not charge you in respect of any additional costs associated with that new point of connection.
- G7.** Secondly, you must consider the likely components of the requisitioned sewer. We will design the requisitioned lateral drain to the specifications set out in the most up-to-date published version of "Civil Engineering Specification for Water Industry" and "Sewers for Adoption" (both of which can be purchased at <http://www.webookshop.com/>) as supplemented by our own standards which are published on our website at <http://www.anglianwater.co.uk/developers/designing.aspx> (which also apply to the point of connection).
- G8.** Thirdly, you must use *Table 15* below to calculate your charges according to the nature and number of components within the design. The variables are as follows:
- G8.1** Charges for connection of the requisitioned lateral drain to the existing network sewer vary according to the diameter of, depth of and the material comprising the requisitioned sewer.
- G8.2** Charges are then applied on a per metre basis to the requisitioned lateral drain itself. The charge that you must apply to each metre of the sewer's length varies according to the following parameters:
- the diameter of the requisitioned sewer, which falls into charging bands;
  - the surface in which it is laid, whether it is made (i.e. surfaced), unmade, footpath, or carriageway;
  - the material of which the lateral drain will be comprised, whether vitrified clay, PVC or concrete; and
  - the depth of the pipe.
- G8.3** You should also add the appropriate project design and management fee. This equates to 10% of the estimated construction value, or a minimum of £1,000.00, whichever is greater.

**G8.4** You should also consider the necessity for traffic management. To understand whether the works will need traffic management, and the type of traffic management needed, you should refer to the Safety at Street Works and Road Works Code of Practice and the documents referenced in it. Often, portable traffic lights are required to be established in order to facilitate works in a highway and we impose standard fees in respect of portable traffic lights.

**G9.** Each element of the calculation can be found in *Table 15* below.

**Table 15**

<b>Dig type</b>	<b>Charge per m</b>
Vitrified Clay Gravity lateral drain ≤100mm n.b. ≤1m deep - Unmade	£351.99
Vitrified Clay Gravity lateral drain ≤100mm n.b. ≤1m deep - Footpath	£443.89
Vitrified Clay Gravity lateral drain ≤100mm n.b. ≤1m deep - Carriageway	£448.91
Vitrified Clay Gravity lateral drain ≤100mm n.b. >1m ≤2m deep - Unmade	£397.12
Vitrified Clay Gravity lateral drain ≤100mm n.b. >1m ≤2m deep - Footpath	£553.12
Vitrified Clay Gravity lateral drain ≤100mm n.b. >1m ≤2m deep - Carriageway	£561.32
Vitrified Clay Gravity lateral drain >150mm ≤225mm n.b. >1m ≤2m deep - Unmade	£469.98
Vitrified Clay Gravity lateral drain >150mm ≤225mm n.b. >1m ≤2m deep - Footpath	£630.09
Vitrified Clay Gravity lateral drain >150mm ≤225mm n.b. >1m ≤2m deep - Carriageway	£640.41
Vitrified Clay Gravity lateral drain >150mm ≤225mm n.b. >2m ≤3m deep - Unmade	£553.75
Vitrified Clay Gravity lateral drain >150mm ≤225mm n.b. >2m ≤3m deep - Footpath	£784.39
Vitrified Clay Gravity lateral drain >150mm ≤225mm n.b. >2m ≤3m deep - Carriageway	£799.63
Vitrified Clay Gravity lateral drain >100mm ≤150mm n.b. >2m ≤3m deep - Unmade	£546.55
Vitrified Clay Gravity lateral drain >100mm ≤150mm n.b. >2m ≤3m deep - Footpath	£748.99
Vitrified Clay Gravity lateral drain >100mm ≤150mm n.b. >2m ≤3m deep - Carriageway	£763.10
Vitrified Clay Gravity lateral drain >100mm ≤150mm n.b. >1m ≤2m deep - Unmade	£451.16
Vitrified Clay Gravity lateral drain >100mm ≤150mm n.b. >1m ≤2m deep - Footpath	£608.57

Vitrified Clay Gravity lateral drain >100mm ≤150mm n.b. >1m ≤2m deep - Carriageway	£618.69
PVC Gravity lateral drain >100mm ≤150mm n.b. >1m ≤2m deep - Unmade	£444.32
PVC Gravity lateral drain >100mm ≤150mm n.b. >1m ≤2m deep - Footpath	£601.38
PVC Gravity lateral drain >100mm ≤150mm n.b. >1m ≤2m deep - Carriageway	£610.40
PVC Gravity lateral drain >100mm ≤150mm n.b. >2m ≤3m deep - Unmade	£546.55
PVC Gravity lateral drain >100mm ≤150mm n.b. >2m ≤3m deep - Footpath	£748.99
PVC Gravity lateral drain >100mm ≤150mm n.b. >2m ≤3m deep - Carriageway	£763.10
Concrete Gravity lateral drain ≤300mm n.b. >1m ≤2m deep - Unmade	£501.95
Concrete Gravity lateral drain ≤300mm n.b. >1m ≤2m deep - Footpath	£648.90
Concrete Gravity lateral drain ≤300mm n.b. >1m ≤2m deep - Carriageway	£660.82
Concrete Gravity lateral drain ≤300mm n.b. >2m ≤3m deep - Unmade	£625.42
Concrete Gravity lateral drain ≤300mm n.b. >2m ≤3m deep - Footpath	£894.97
Concrete Gravity lateral drain ≤300mm n.b. >2m ≤3m deep - Carriageway	£918.52
Concrete Gravity lateral drain >300mm ≤375mm n.b. >1m ≤2m deep - Unmade	£523.00
Concrete Gravity lateral drain >300mm ≤375mm n.b. >1m ≤2m deep - Footpath	£675.88
Concrete Gravity lateral drain >300mm ≤375mm n.b. >1m ≤2m deep - Carriageway	£690.90
Concrete Gravity lateral drain >300mm ≤375mm n.b. >2m ≤3m deep - Unmade	£640.76
Concrete Gravity lateral drain >300mm ≤375mm n.b. >2m ≤3m deep - Footpath	£920.98
Concrete Gravity lateral drain >300mm ≤375mm n.b. >2m ≤3m deep - Carriageway	£946.36
Concrete Gravity lateral drain >375mm ≤450mm n.b. >1m ≤2m deep - Unmade	£535.81
Concrete Gravity lateral drain >375mm ≤450mm n.b. >1m ≤2m deep - Footpath	£696.26
Concrete Gravity lateral drain >375mm ≤450mm n.b. >1m ≤2m deep - Carriageway	£713.48
Concrete Gravity lateral drain >375mm ≤450mm n.b. >2m ≤3m deep - Unmade	£655.22
Concrete Gravity lateral drain >375mm ≤450mm n.b. >2m ≤3m deep - Footpath	£944.84
Concrete Gravity lateral drain >375mm ≤450mm n.b. >2m ≤3m deep - Carriageway	£971.54
PE Rising Main 80mm (i.d.) <2m deep Development Land	£38.34

PE Rising Main 100mm (i.d.) <2m deep Development Land	£41.35
PE Rising Main 150mm (i.d.) <2m deep Development Land	£48.14
PE Rising Main 200mm (i.d.) <2m deep Development Land	£77.77
PE Rising Main 250mm (i.d.) <2m deep Development Land	£115.23
PE Rising Main 80mm (i.d.) <2m deep Footpath	£140.37
PE Rising Main 100mm (i.d.) <2m deep Footpath	£143.38
PE Rising Main 150mm (i.d.) <2m deep Footpath	£150.17
PE Rising Main 200mm (i.d.) <2m deep Footpath	£196.86
PE Rising Main 250mm (i.d.) <2m deep Footpath	£298.22
PE Rising Main 80mm (i.d.) <2m deep Carriageway	£161.77
PE Rising Main 100mm (i.d.) <2m deep Carriageway	£164.77
PE Rising Main 150mm (i.d.) <2m deep Carriageway	£171.57
PE Rising Main 200mm (i.d.) <2m deep Carriageway	£223.65
PE Rising Main 250mm (i.d.) <2m deep Carriageway	£323.41
<b>Connection</b>	<b>Charge per connection</b>
Manhole Type 2 on existing foul sewer 1200mm dia ≤1.0m deep	£3,982.33
Manhole Type 2 on existing foul sewer 1200mm dia >1.0m ≤1.5m deep	£5,058.82
Manhole Type 2 on existing foul sewer 1200mm dia >1.5m ≤2.0m deep	£5,788.24
Manhole Type 2 on existing foul sewer 1200mm dia >2.0m ≤2.5m deep	£6,493.70
Manhole Type 2 on existing foul sewer 1200mm dia >2.5m ≤3.0m deep	£6,727.00
Manhole Type 1A on new foul lateral drain 1200mm dia ≥3.0m ≤3.5m deep	£10,569.18
Manhole Type 1A on new foul lateral drain 1200mm dia >3.5m ≤4.0m deep	£11,781.86
Manhole Type 1A on new foul lateral drain 1200mm dia >4.0m ≤4.5m deep	£12,659.44
Manhole Type 1A on new foul lateral drain 1200mm dia >4.5m ≤5.0m deep	£15,049.68
Manhole Type 1A on new foul lateral drain 1200mm dia >5.0m ≤5.5m deep	£16,291.57
Manhole Type 1A on new foul lateral drain 1200mm dia >5.5m ≤6.0m deep	£19,359.26
<b>Project design and management fee</b>	£1,000.00 or 10% of the estimated construction costs, whichever is greater
<b>Traffic Management</b>	
Two-way traffic lights	£440.00
Three-way traffic lights	£571.00
Four-way traffic lights	£618.00

**G10.** In certain cases, third party costs are payable. We will simply settle these costs and pass them on to you without increase or deduction. Therefore, in order to calculate this part of our overall charges, you will need to enquire of the third party concerned. These cases are:

**G10.1** where street closure is required. In this case you should enquire of the published street closure fees of the appropriate local highway authority along with their published highway permit fee;

**G10.2** where we become liable to pay compensation to a third party owner or occupier of private land (that is, neither in a street as defined by the New Roads and Street Works Act 1991, nor in land you own and occupy). In this case you may need to take specialist advice; and/or

**G10.3** where the consent of the Crown or an undertaker protected by section 183 and schedule 13 of the Water Industry Act 1991 is required. These protected undertakers are:

- the Environment Agency;
- the Civil Aviation Authority and most airports;
- the Coal Authority and licensed coal operators;
- universal postal providers;
- other water and sewerage companies;
- undertakings operating electronic communications networks;
- public gas suppliers;
- generators or distributors of electricity;
- navigation, harbour or conservancy authorities or any internal drainage board;
- railway undertakers; and
- local authorities, but only to the extent of any statutory public utility undertaking.

Their consent is required when the works may injuriously interfere with their property, undertaking or their enjoyment of them, and you should enquire of the particular protected undertaker whether this is the case and what their likely fees will be;

**G11.** As stated above, the **charging rules** do not require us to provide you with a method of fixed charges to the extent it would not be reasonable to expect us to do so, and as long as we explain what circumstances these are. The only circumstances where you may not be able to calculate the level of charges from the outset (to obtain the fixed charge) are those where:

- G11.1** contaminated land is involved– this may mean that we have to dispose of, or treat, polluted soil;
- G11.2** where the requisitioned lateral drain may cross or impinge upon a dual carriageway, motorway, or a river or other waterway whose width from bank-top to bank-top exceeds 5 metres;
- G11.3** where flows are so significant that over-pumping is required;
- G11.4** where the requisition is so unusual in nature that we cannot satisfy it through the construction of lateral drains falling within the parameters set out in *Table 15*; and/or

Invariably, in these cases the works become complex and unpredictable and additional costs are incurred in terms of the work we carry out. If we were to include what could be very varied costs in the fixed charge, we would have to include such a high risk element that the purpose of fixed charges, including the benefit to you, would be frustrated. Instead, we will simply pass on those costs to you without increase or deduction but will honour the other elements of the **fixed charge calculation**.

- G12.** Clearly, it may be difficult for you to work out the exact costs of the **site specific work** in providing the requisitioned sewer, as your calculations depend on your design of the hypothetical lateral drain matching in all respects the lateral drain that we provide in response to your requisition (if you then choose to make it). However, the sound application of these principles should give you reasonable certainty as to costs without input from Anglian Water, as required by the **charging rules**.
- G13.** The figures set out in *Table 15* also vary from the precise costs that Anglian Water may pay for each activity because:
  - G13.1** they do not cover every single element of expense involved in providing that **site specific work**, as they have been simplified in order to give a realistic chance of making a calculation, and therefore some miscellaneous costs have been spread among them (the sum of which increase is no more than the costs involved); and
  - G13.2** in order to be fair and retain the balance between overall charges recoverable through the activities set out in these **charging arrangements** and those recoverable through primary charges, we have made a small provision for costs we incur for these activities that are not sufficiently foreseeable that we could account specifically for them.

Therefore, you also have a further option where we will charge for your lateral drain requisition, called the “**actual cost calculation**”. In this case, rather than using the above parameters and tables to calculate the cost of the **site specific work** to come to a **fixed charge calculation**, we will charge the *actual cost to Anglian Water* in carrying out that **site specific work**. You must tell us whether you are choosing the **fixed charge calculation** or the **actual cost calculation** before the **site specific work** commences, otherwise in default we will apply the **actual cost calculation**.

- G14.** We also make a number of abortive costs charges. These are set out in *Table 16*.

**Table 16**

Aborted inspection	£206.00
Additional site visit	£206.00

An aborted inspection charge is made when we attempt to carry out an inspection of the drainage and are unable to carry out the inspection. An additional site visit is made where requested to do so by the customer, or where remedial works have not been carried out as agreed, thereby requiring an additional inspection.

- G15.** As set out in our self-lay arrangements, we offer a hybrid form of self-lay/requisition, where a Developer wishes to construct its own lateral drain under a sewerage self-lay agreement but is unable to do so due to intervening third party land over which it is unable to gain consent for the works. In this case, we will appoint the Developer as our contractor under what we call a “section 30 agreement” (due to one of the legal provisions in the contract), using our statutory powers but allowing the work to be carried out by or on behalf of the Developer. If you choose this option, we will not make the payments set out above and the work is to be carried out by you at your own cost.



## Part H: Lateral Drains provided as part of a First Time Scheme

- H1.** This Part of our **charging arrangements** relates to the provision of lateral drains connecting properties to new sewers that we have laid under section 101A of the Act, where existing private drainage systems are harming the environment. Connecting lateral drains in this way is described by section 101B of the Act.
- H2.** At a reasonable period prior to commencement of the construction of the new sewer, we will send eligible owners an offer to connect properties to the new sewer under section 101B of the Act. The offer expires when the new sewer is constructed to the last point at which your lateral can reasonably be connected to it.
- H3.** We will also send owners who have accepted the offer a notification in advance stating the date upon which the new sewer is available to accept flows.
- H4.** If you accept the offer before its expiry **and** connect your property within 3 months of the date the new sewer is made available for flows:
- H4.1** the provision of the lateral drain (from the new sewer to the edge of your property) will be laid at our cost;
- H4.2** where a non-household property is being connected, no primary Wholesale Sewerage Charges will be applied to your retailer in respect of the property for the first 12 months from when the sewer is made available (but you should check with your retailer what it intends to charge you)  
*or*  
where a household property is being connected, no primary Sewerage Charges will be applied in respect of the property for the either the first 12 months; and
- H4.3** you will not have to pay a zonal charge in accordance with Part L of these **charging arrangements** in respect of the property.
- H5.** If you accept the offer before its expiry **and** connect your property more than 3 months but less than 6 months from the date the new sewer made available for flows:
- H5.1** the provision of the lateral drain (from the new sewer to the edge of your property) will be free;
- H5.2** where a non-household property is being connected, no primary Wholesale Sewerage Charges will be applied to your retailer in respect of the property

for the first 6 months from when the sewer is made available (but you should check with your retailer what it intends to charge you)

*or*

where household property is being connected, no primary Sewerage Charges will be applied in respect of the property for the first 6 months from when the sewer is made available; and

**H5.3** you will not have to pay a zonal charge in accordance with Part L of these **charging arrangements** in respect of the property.

**H6.** If, having accepted the offer before its expiry, you do not connect your property within 6 months of the date the new sewer made available for flows, we will charge for the provision of the lateral drain (from the new sewer to the edge of your property) on the same basis as in Part G of these **charging arrangements**;

**H7.** If:

**H7.1** you do not accept the offer before its expiry; or

**H7.2** accept the offer before its expiry but do not connect your property within 6 months of the date the new sewer is made available for flows;

and subsequently:

**H7.3** requisition a lateral to the new sewer; or

**H7.4** self-lay your own lateral to communicate with the new sewer;

charges will be calculated as set out in these **charging arrangements** (this Part H excepted) and in our wholesale charges schedule or household charging scheme (as appropriate)

## Part I: Water self-lay charges

- I1.** The **charging rules** require us to set out:
  - I1.1** the charges to be imposed; and
  - I1.2** the Asset Payments, if any, to be made in respect of an agreement under section 51A (a water “self-lay” agreement). An “Asset Payment” is the amount described in section 51CD(3) of the Act.
- I2.** For our self-lay policy, see our web page:  
[<http://www.anglianwater.co.uk/developers/self-lay/>]
- I3.** Self-lay charges that we will levy fall into one of the following categories:
  - I3.1** non-contestable elements of the self-lay scheme that Anglian Water will carry out, and these will be charged on the same basis as Parts D, E and K of these **charging arrangements** (depending on whether the work is connection, main-laying or pipe alteration);
  - I3.2** checking and approval of design work (when carried out by the developer or self-lay provider);
  - I3.3** carrying out design work (when not carried out by the developer or self-lay provider);
  - I3.4** any additional site visits, sampling, mains connections, changes to the site layout or abortive costs it incurs in the process;
  - I3.5** any additional costs Anglian Water has incurred previously in sizing works to cover subsequent development;
  - I3.6** where the self-lay provider makes service pipe connections, the relevant charge per plot, which covers administration, water regulation inspections and meter installations (inclusive of meter cost) in accordance with *Table 17*;

**Table 17**

Self-lay service connection - Where AW installs meter	£128.50
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- I3.7** where Anglian Water makes service pipe connections, the cost of each service pipe connection as specified in Part D.

- I4.** The self-lay provider must be a member of the Water Industry Registration Scheme Accredited Entity.
- I5.** Asset Payments that we will make will be calculated by applying an asset payment percentage to the cost of your work. In other words:
- Asset Payment = asset payment percentage × cost of work in your design
- I6.** The appropriate **asset payment percentage** is **88%**<sup>c</sup> and the cost of the work calculated in the same way as in *Table 11*.
- I7.** We will require a design deposit, which is a reasonable estimate of the costs we may incur) in connection with the work set out in paragraph I3.2. These costs assume one site visit, and if further visits are required, they will be charged additionally as below. The design deposit will be held on account with reconciliation made in accordance with paragraph I11. The amount required will vary in accordance with *Table 18*.

**Table 18**

Design deposit for 1 – 100 properties	£1,281.50
Design deposit for 101 – 200 properties	£1,466.50
Design deposit for 200+ properties	£1,831.50
Re-design fee (where the planning permission or layout of the development is altered and a re-design is required)	50% of the above costs
Additional site visits	£241.00
Additional samples	Based on actual cost
Amendment of terms and conditions (with no re-design work)	£220.00

- I8.** Where a self-lay provider chooses to carry out the design works, in accordance with our self-lay arrangements the design vetting deposits are found in *Table 19* below.

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<sup>c</sup> This is the inverse of the water requisition **contribution percentage**

**Table 19**

Design vetting for 1 – 100 properties	£748.50
Design vetting for 101 – 200 properties	£807.00
Design vetting for 200+ properties	£904.00
Re-vetting fee (where the planning permission or layout of the development is altered and a re-vetting is required)	50% of the above costs

- I9.** We will also require a surety by way of the signed legal agreement. This will be equivalent to the estimated overall construction cost, less any design/vetting deposit or other fees already paid to Anglian Water in connection with the self-lay scheme (to avoid double-counting).
- I10.** We require satisfactory samples to pass prior to final connection. Additional samples will be taken should the initial sample fail, and these will be charged based on actual cost, as per *Table 19* above.
- I11.** When we declare that the water main is vested in Anglian Water, in accordance with section 51A of the Act and our agreement with you, we will reconcile the amounts we charge you under paragraph I3 against the appropriate Asset Payment. You should still raise an invoice following vesting for the Asset Payment and we will raise an invoice at that point for our own charges. If charges exceed the Asset Payment, you must pay the difference within 35 days of our invoice or 35 days of vesting, whichever the later. If the Asset Payment exceeds the charges, we will pay the difference within 35 days of your invoice or 35 days of vesting, whichever the later.

## Part J: Sewerage self-lay charges

- J1.** Fees and costs associated with sewer adoptions are set out in the WRc publication "Sewers for Adoption". "Sewers for Adoption" also sets out the terms that we will expect a developer to adhere to and which will be incorporated into a section 104 sewer self-lay and adoption agreement.
- J2.** An upfront deposit in accordance with *Table 20* is paid with all section 104 adoption applications. This will be deducted from the final supervision/inspection fee set out in *Table 22*. The upfront deposit is used to cover our costs should you decide not to proceed with the application.

**Table 20**

<b>Sewer Adoption Charge - foul water only</b>	
Up to 50 properties	£500.00
51 to 100 properties	£1,000.00
Over 100 properties	£1,500.00
<b>Sewer Adoption Charge - surface water only</b>	
Up to 50 properties	£500.00
51 to 100 properties	£1,500.00
Over 100 properties	£5,000.00
<b>Sewer Adoption Charge – foul water and surface water</b>	
Up to 50 properties	£500.00
51 to 100 properties	£3,500.00
Over 100 properties	£7,000.00

- J3.** A surety must also be provided and the amount required is set out in *Table 21*. This may be called upon to reimburse us for costs incurred in completing unfinished work or remedial work in order to adopt sewers set out in the section 104 self-lay and adoption agreement.
- J4.** Where a surety is required as per *Table 21* below, a minimum surety of £5,000 is required, or 10% of estimated construction cost, whichever is greater. For example, for a scheme of £49,000, a £5,000 surety will be required. For a scheme of £51,000, a £5,100 surety will be required.

**Table 21**

Surety	10% of estimated construction cost
Minimum surety	£5,000.00
Legal agreement	£328.00
Amendment to legal agreement	Based on actual cost

- J5.** Our fees for the section 104 process are set out in *Table 22*. These fees are payable upon completion of the section 104 agreement and are reconciled against the deposit given in accordance with paragraph J2.

**Table 22**

Supervision and inspection fee	2.5% of the estimated construction cost
Additional technical vetting charge	£212.50
CCTV assessment (each)	£179.00
Legal fee	£40.00
Lateral drain adoption vetting and administration fee	£282.00

- J6.** We do not make any Asset Payment in respect of sewerage self-lay. Please also refer to paragraph F15 and G15 in respect of our section 30 arrangements.

## Part K: Pipe alteration charges

- K1.** We do not intend to alter the statutory system of charging that existed prior to 1 April 2018. Consequently, our charges under section 185 of the Act will remain and amount representing the expenses reasonably incurred by us in the carrying out of the work in question. We do not offer a “fixed charge” for this activity. Therefore, we will cost each diversion separately in accordance with our partner schedule of rates. Each diversion will be undertaken on an actual cost basis and reconciled on completion. The diversion costs will be built up using costs associated for materials, labour, project design and management costs.
- K2.** We will not make any allowance or deduction from our charges for “betterment”, in other words to compensate a developer for having provided a length of new pipe in the place of a length of older pipe.
- K3.** In the case of gravity sewers or lateral pipes, a developer may wish to “self-lay” the work. In such a case we will consider entering into an agreement with the developer whereby we will permit (and if necessary appoint) the developer applying for the alteration to carry out the work himself. We have three types of agreement:
- the “on-site” agreement, applies where all the works are carried out on land owned by the developer applicant;
  - the “off site (no powers)” agreement, where some works are carried out on adjoining or nearby land, but the developer has a deed of easement from the landowner authorising those works, such that the exercise of Anglian Water’s statutory powers is not required;
  - the “off-site (powers)” agreement applies where some works are carried out on adjoining or nearby land, but the developer does not have a deed of easement from the landowner authorising all of those works, such that the exercise of Anglian Water’s statutory powers is required.

Under the terms of these agreements, the applicant designs the diversion and appoints a contractor to carry out the works on its behalf. The design and construction costs are also met by the applicant.

- K4.** Our charges for this activity are set out in *Table 23* below.



**Table 23**

Sewer diversion vetting and administration fee	£180.00
On-site section 185 agreement	£219.00
Off-site (no powers) section 185 agreement	£328.00
Off-site (powers) section 185 agreement	£328.00
Land agent/compensation costs for works on third party land	Based on actual cost

- K5.** Our charges for the supervision and inspection fee are set out in Table 24 below and “the estimated cost of the works” is a figure determined by Anglian Water in accordance with our standard schedule of rates. The fee is payable following approval of application and is payable for both onsite and offsite diversions, with or without powers.

**Table 24**

Supervision and inspection fee (payable in both cases)	4.5% of the estimated cost of the diversionary works (minimum fee £1,000).
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- K6.** We may permit the diversion of water mains under section 185 by way of self-lay; however, this will be by way of a bespoke agreement made with Anglian Water.
- K7.** You are also required to provide a surety equal to the estimated cost of the diversionary works and this surety, which may be a cash deposit or bank guarantee, will be refunded with interest in accordance with the terms of the agreement. The interest is calculated using Ofwat’s interest calculator, or if that ceases to be published, by an alternative method as reasonably stipulated by us.
- K8.** In the case of the “off-site (powers)” agreement, a landowner or occupier, on whom statutory notices are served, is entitled to statutory compensation. These compensation payments and any reasonable land agents’ fees (both the landowners’ and Anglian Water’s) are re-charged to the applicant under the terms of the agreement.
- K9.** If an existing water main needs diverting to a different location due to its existing position being in the vicinity of planned works, Anglian Water will:

- design a solution that is compliant with all laws, regulation, standards, codes of practice;
- fully itemise and cost for materials, labour, project design and management and other incidental costs;
- estimate the overall cost of the diversion works; and
- do so in a professional manner and within a reasonable timescale.

The applicant is liable for the costs of that work. A design deposit in accordance with *Table 25* will be payable upon application for a water main diversion. On completion of the works the total cost will be calculated using the actual costs incurred. The deposit will be deducted and the applicant will be billed any additional costs or refunded if actual costs are lower than the amount paid.

**Table 25**

Diversion of water main – design deposit	£1,635.50
Additional site visits	£241.00

## Part L: The zonal charge

- L1.** The zonal charge is designed to reflect the cost of **network reinforcement** work as defined by the **charging rules**. The charge is not set by reference to **network reinforcement** necessitated by the particular development in question, but by reference to the estimated overall cost of **network reinforcement** over the charging period. It is a charge of the type set out in section 146(2) of the Act.
- L2.** Our zonal charge has been developed following extensive consultation with stakeholders: please see our 'Developer (New Connections) Charges Consultation of 24 February 2017' and our Follow up 'Charging Consultation Document of October 2017' at our web-page: <http://www.anglianwater.co.uk/developers/charges/>
- L3.** The zonal charge consists of two elements. The first ("**fixed element**") is a figure that is applied wherever the development is situated. It is the same in nature to the infrastructure charge that applied prior to April 2018.
- L4.** The second ("**variable element**") will vary according to criteria that we may introduce in future. In this Charging Year, we do not intend to introduce any such criteria, so there will be one single **variable element** applied in all cases. However, in future, we may introduce, for example, charging divergence between zones where there are differing water scarcity levels.
- L5.** The amount of the zonal charge for water connections in this Charging Year is set out in *Table 26* and the amount of the zonal charge for sewerage communications in this Charging Year is set out in *Table 27*.

**Table 26**

Anglian Water Services Ltd -Water Supply <b>fixed element</b>	£370.00
Anglian Water Services Ltd -Water Supply <b>variable element</b>	£88.50
Hartlepool Water Services Ltd - Water Supply <b>fixed element</b>	£219.00
Hartlepool Water Services Ltd - Water Supply <b>variable element</b>	£0.00

**Table 27**

Anglian Water Services Ltd - Sewerage Services <b>fixed element</b>	£370.00
Anglian Water Services Ltd - Sewerage Services <b>variable element</b>	£101.00

- L6.** The zonal charge (**fixed element**) for Water Supply and Sewerage Services is payable each time a new supply point on our water supply network or public sewerage network connects premises which have not previously had a water or sewerage connection provided by us or another undertaker for domestic purposes or domestic sewerage purposes, as the case may be.
- L7.** In most circumstances zonal charges are raised on a standard basis of one charge per new connection (one for water and one for sewerage). However, if the new connection requires the use of a larger (non-standard) service pipe or is to non-household premises or a set of premises subject to a common billing agreement (such as block of flats where a management company is responsible for water charges), the **fixed and variable element** is calculated according to the number and type of water fittings in the premises. This is called the “**relevant multiplier**” method of calculating the charge and the **relevant multiplier** will be applied to the figures set out in *Table 26* and/or *Table 27* to arrive at the amount payable. Details of the relevant multiplier for each fitting can be found at our web-page: <http://www.anglianwater.co.uk/developers/charges/>
- L8.** The zonal charge will be fixed, but uplifted annually in accordance with the index approved by Ofwat (currently RPI), for a given charging period. Therefore, the charges above are fixed until April 2020 and thereafter fixed for the subsequent five year charging period. If, through cost recovery analysis, the income derived from zonal charges deviates significantly from the costs expended on **network reinforcement**, an alteration to the zonal charge may be made within that charging period.
- L9.** Where premises are developed or redeveloped and there were, within the period of 5 years before the development or redevelopment began on that premises, premises with a water or sewerage connection (direct or indirect) for domestic purposes or domestic sewerage purposes, as the case may be, then a credit equal to the **fixed element** of one zonal charge at the standard amount will be given for each such set of premises. In addition, where premises were previously used principally for non-household purposes, we will give additional credits for water supplied for domestic purposes.
- L10.** Where premises are built to a water efficiency standard of 100 litres per person per day, the **fixed element** of the zonal charge will be refunded. This should be evidenced through output from the water calculator, which can be found at: <http://www.thewatercalculator.org.uk/>. If you are in part of our area where another company provides your water or sewerage services, the refund will not be applicable to that company’s charges for **network reinforcement**.

- L11.** The zonal charge is payable by the person making or requesting the connection or, in the event of default by such a person, the Occupier of the premises in respect of which the connection has been made or requested. The actual date of the connection will determine the applicable year's Zonal Charge to be applied.
- L12.** Payment of the zonal charge must be made before premises are connected to our water main or public sewer (as the case may be).

## Part M: References to other charging documents

- M1.** Developers should also be aware that we make other charges relevant to development, which are not provided for in column 2 of *Table 1*.
- M1.1** Where the activity described is a statutory obligation of Anglian Water’s but no charges are specifically provided for it by that statute, charges are made under the general right given under section 143 of the Act to charge for any services we provide in the course of carrying out our functions. These are properly to be included in our main charges scheme made under that section and are briefly referenced there but set out in detail below.
- M1.2** Where the activity described is a statutory obligation of Anglian Water’s and charges are specifically provided for it by that statute, in many cases we are able to provide indicative standard charges and further detail of the breakdown of those charges.
- M1.3** Where the activity is not a statutory obligation of Anglian Water’s but is a service we offer, in many cases we can set out a standard tariff for your information.

### *Drainage charges*

#### *Sewer connection vetting and administration fee*

- M2.** We charge a vetting and supervision fee following receipt of notice under section 106(1) of the Act of a developer’s intention to make a communication between a new lateral drain or sewer and the existing public sewer.

A highway authority may apply to us for agreement under section 115 of the Act to use a public sewer for the purposes of conveying surface water from roads repairable by that authority. These may be either direct (as in an immediate connection to an existing public sewer) or indirect (connection to a private sewer).

The fees are calculated on the assumption that one site visit will be necessary, and any further visits are charged a further fee (whether or not they are abortive). The levels of fees are set out in *Table 28*.

**Table 28**

Direct communication	£393.00
Indirect communication	£189.00
Additional site visits (each)	£206.00

### ***Building over/near to a public sewer or lateral drain***

**M3.** Some parts of the public sewerage system are situated within the boundary of properties. In these cases authorisation is required to carry out any building works within 3m of the public sewerage system. Applications are subject to a vetting and administration fee for the processing and assessment of the proposal.

The fee is calculated on the assumption that two site visits will be necessary, and any further visits are charged a further fee (whether or not they are abortive).

A consultation charge is made for services to check if a build over application is required or whether the proposed works comply with our standard criteria, found on our web-page: <http://www.anglianwater.co.uk/developers/build-over.aspx>. The levels of fees are set out in *Table 29*.

**Table 29**

Vetting and administration fee	£442.00
Additional site visits (each)	£206.00
Consultation charge	£51.00

## **Adoption of Existing Sewers (Section 102)**

- M4.** Section 102 of the Water Industry Act allows the owners of a private sewerage system within our area to apply to us for adoption of their system. We charge a fee for the processing and assessment of an application to adopt. The fee is calculated on the assumption that two site visits and CCTV surveys will be necessary, and any further visits and surveys are charged a further fee (whether or not they are abortive). The levels of fees are set out in *Table 30*. Additional charges are applicable where the system includes a pumping station or treatment facilities.

**Table 30**

Adoption of Intervening Drains	£530.00
Adoption of orphaned sewers and drains <500m	£705.50
Adoption of orphaned sewers and drains >500m	£983.50
Additional charge for pumping station or treatment works	£993.50
Adoption of orphaned Sewage Treatment facility	Based on actual cost
Additional site visit	£206.00
Additional CCTV assessment	£178.50

## **Sewer Requisition (section 30) charges**

- M5.** Please see paragraphs F15 and G15 for details of the section 30 agreement. To contract you to do the requisitioned work we will require that you:
- M5.1** Enter into a legal agreement and pay the costs of preparing it;
  - M5.2** Provide security against proper performance of the contract;
  - M5.3** Submit the works to supervision and inspection and pay our standard costs of those supervisions and inspections; and
  - M5.4** Pay for any statutory compensation that we are obliged to settle with landowners or occupiers, on whom statutory notices are served together with any reasonable land agents' fees (both the landowners' and Anglian Water's).
- M6.** Those costs are set out in *Table 31*.



**Table 31**

Supervision/Inspection fee	Minimum of £500.00 or 5% of estimated construction costs, whichever is greater.
Surety	100% of estimated construction cost
Legal agreement	£328.00
Land agent/compensations costs for works on third party land	Based on actual cost

**Legal agreements**

- M7.** A fee is payable for the administration and processing of enquiries regarding the status of legal agreements. This applies per enquiry and fees are set out in *Table 32*.

**Table 32**

Solicitor enquiries	£40.00
Amendments to legal agreements, Deed of Variation and Deed of Novation	Based on actual cost

**Pre planning enquiries**

- M8.** The charges set out in *Table 33* relate to the service whereby we provide a pre-planning report detailing feasible water and drainage solutions for all developments. With some complex sites, additional hydraulic modeling is required to determine the impact of foul flows from your development on the existing catchment. This additional report will be provided at no additional charge.

**Table 33**

Water pre-planning enquiry	£424.50
Sewerage pre-planning enquiry	£457.50
Water and sewerage pre-planning enquiry	£636.00

## Design work on speculative developments

**M9.** The charges in our **charging arrangements**, in particular the zonal charge set out Part L, have been set according to developments of which we have some visibility, through the Local Plans, Unitary Development Plans and Local Development Frameworks of the various local authorities. We refer to developments set out in those plans and frameworks as “**non-speculative developments**” and developments not set out in them as “**speculative developments**”. Developers should not need to engage with us for design work in respect of **network reinforcement** in respect of **non-speculative developments**. We are occasionally asked to carry out design work on **speculative developments** in order to improve the chances of obtaining planning permission for them. All design work detailing feasible water and drainage solutions for **speculative developments** will be charged based on actual cost, except in the following circumstance. Where planning permission is subsequently obtained, the appropriate requisition made and the appropriate zonal charge paid, the design costs will be waived.

## Fire hydrant and Fire sprinkler charges

**M10.** Under sections 57 and 58 of the Act, we may be required by a fire and rescue authority or an owner or occupier of any factory or place of business to fix a fire-hydrant to a water main. The costs of this activity are recoverable from the applicant and set out in *Table 34*.

**Table 34**

Installation on all new mains	£824.00
New hydrant wash out new main	£448.50
Installation on all existing mains	Based on actual cost

**M11.** A temporary building supply can be applied for under Section 55 of the Act and is where a water connection is used specifically for building water for the duration of the building works. This connection will be removed when no longer required. Our standard charge is set out in *Table 35*.

**M12.** A domestic fire sprinkler system can be fitted to new and existing residential properties and a new connection for this purpose may be provided by us. Our standard charge for doing so is also set out in *Table 35*. Any installer of a domestic fire sprinkler system should bear in mind the minimum guaranteed standards for pressure and flow. These are 1 bar (10m/head) pressure and 9 litres/minute flow.

**Table 35**

Temporary building supply	£875.00
Domestic sprinkler connection	£1,599.00

- M13.** A charge for a meter box repair and replacement will be levied where a meter box has been damaged due to reasons beyond Anglian Water's control. The charge includes the excavation of the existing damaged box and the installation of a new meter box. A meter replacement charge will be levied if the meter has been damaged but the box does not need to be replaced. Charges are set out in *Table 36*.

**Table 36**

Meter box repair and replacement	£475.50
Meter replacement	Based on actual cost

## Part N: Payment options

**N1.** Anglian Water offers the following payment methods when making payment against developer services activities:

- BACS/CHAPS;
- Via the telephone;
- Through your DART account (for water connections only). For more information, please see paragraph N2;
- Online via our portal - InFlow.

**N2.** Anglian Water operates a Developer Account Recharge Tracker (DART) system, whereby you can pay for your water connection charges against a monthly statement. This provides you flexibility in that each time you request a water connection to be made, you do not need to make individual payments upfront. To be eligible to become a DART customer, you must meet the following criteria:

- You build at least 100 properties per year across the Anglian Water region;
- You have a credit rating that is reasonably acceptable to us;
- You have an excellent payment performance history; and
- You are capable of settling the account within 10 working days of the statement date.

**N3.** Having become accepted in principle as a DART customer, you in turn must accept our terms and conditions relating to DART by entering into a DART agreement. Subsequent breach of any terms of the DART agreement may result in its temporary suspension or permanent termination, and a consequent loss of DART privileges.

**N4.** For further information about our DART system, please see our web-page <http://www.anglianwater.co.uk/developers/dart.aspx>

**N5.** To make payments by telephone, please contact Anglian Water Developer Services on 0345 60 66 087, Option 4, along with your reference number.

**N6.** For payments made through BACS/CHAPS, the following bank account details should be used:

- Account number: 10276367
- Sort code: 20-43-71

**N7.** When making payments via BACS/CHAPS, a remittance advice is also required to be sent, so allocation of the monies can be carried out. This should be sent electronically where possible to [dsincome@anglianwater.co.uk](mailto:dsincome@anglianwater.co.uk) , or to the Developer Services address: Anglian Water Developer Services, PO Box 495, Huntingdon, Cambridgeshire, PE29, 6YY.

## Part O: Transitional arrangements

- 01.** Moving to new **charging arrangements** presents uncertainty, particularly where you may have already committed to a development based on previous **charging arrangements**. Transitional arrangements are provided for in:
  - 01.1** The Water Act 2014 Commencement Order no.9 (which provides that agreements relating to **site specific work** is made on the basis of the old rules, which continue to apply in some circumstances until 1st April 2023); and
  - 01.2** Condition C of company licences (which requires that where connections are made to assets which were requisitioned under the old rules, the old infrastructure charge will continue to apply to those connections).
- 02.** We have, through Water UK, worked with other companies and stakeholders to agree a set of principles by which we will base our charges during the transition period. The following method, which we will apply, follows those principles.
- 03.** In respect of **site specific work**:
  - 03.1** Quotations for some **site specific work** provided under the old rules, and accepted before 1st April 2018 are to continue to apply until 1st April 2023 unless you and we agree to vary the quotation;
  - 03.2** Where a legal agreement is already in place in relation to charges for **site specific work** carried out as part of an adoption, then the charges defined within that agreement remain valid for the life of the agreement unless you and we agree to vary those charges.
  - 03.3** Charges relating to the old charging rules will be adjusted by inflation if the quotation or legal agreement includes an appropriate provision for adjusting the charges.
  - 03.4** Applications received between 1st February 2018, and the 31st March 2018 for **site specific work** that will be carried out after 1st April 2018, will be quoted on either the old rules, or the new **charging rules**. You will be invited to choose your preferred method.
  - 03.5** Where you have received a quotation or draft adoption agreement under the old rules, but have not formally accepted can re-apply after the 1st February 2019 for a quotation in accordance with the new **charging rules**.

**04.** In respect of Infrastructure Charges:

**04.1** After 1st April 2018, connections made to a main or sewer that was provided as a requisition under s98 or s41 of the WIA1991 between 1991, and April 2018 will follow the method of charging used for the requisition itself.

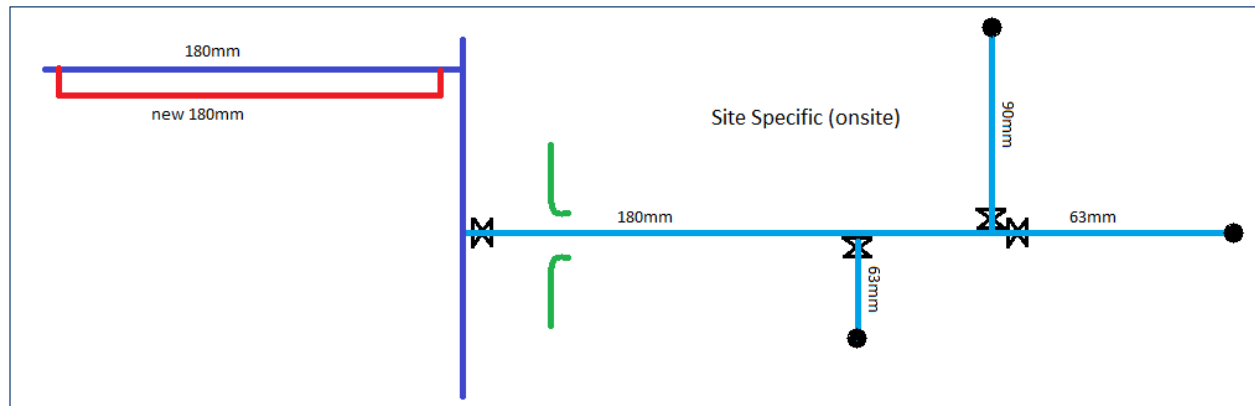
Hence:

- If using the old charging rules to calculate the requisition charges, we will apply the old infrastructure charge in accordance with licence condition C and the charges recovered in accordance with licence condition C will be capped at the method outlined in the condition; and
- if using the new Charges Rules and the method set out in these **charging arrangements**, we will apply the new zonal charges set out in Part L.

**04.2** After 1st April 2018, connections made to assets other than those above will be charged in accordance with the new zonal charges set out in Part L.

## Part P: Worked examples

### Water Requisition (100 plot site)



#### Charging regime prior to 1 April 2018:

Total cost of work involved: £167.6K

Discounted Aggregate Deficit calculation: £32.1K

Infrastructure Charge: £36.1K

**Total contribution: £68.2K**

#### Charging regime from 1 April 2018:

Total cost of work involved: £167.6K

**site specific work: £5.7K (12% of site specific work)**

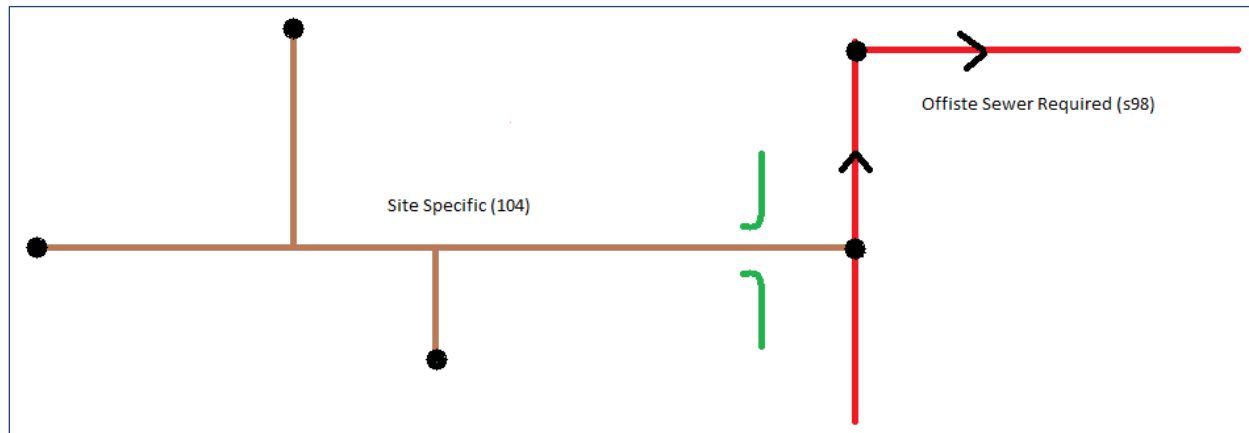
Infrastructure Charge: £36.1K

Zonal charge: £8.9K (22% of the offsite work)

**Total contribution: £50.7K**



## Sewerage requisition (100 plot site)



### Charging regime prior to 1 April 2018

Total cost of work involved: £800K

S104 Vetting fee: £3.8K

S98 Discounted Aggregate Deficit calculation: £165.6K

Infrastructure charge: £36.1K

**Total contribution: £205.5K**

### Charging regime from 1 April 2018

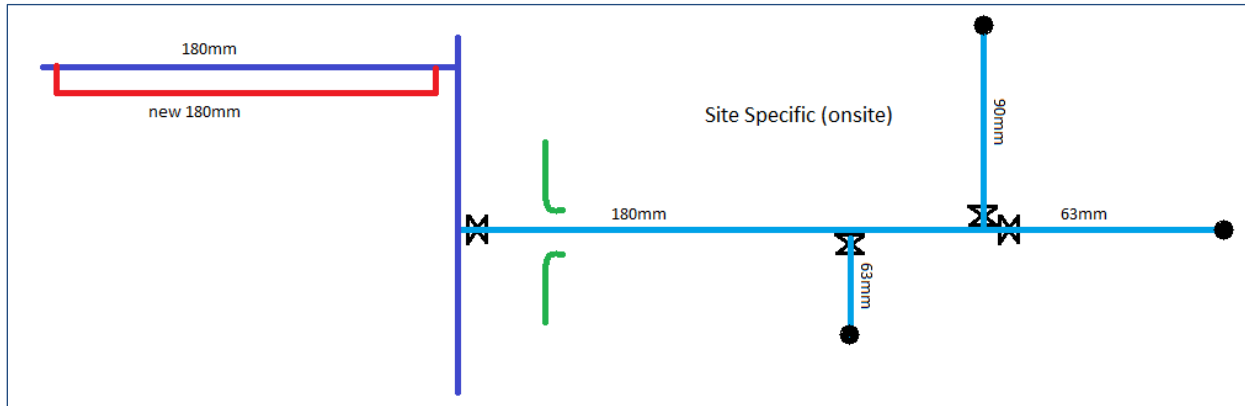
Total cost of work involved: £800K

S104 Vetting fee: £3.8K

Zonal charge: £46.2K (21% of the offsite work plus infrastructure charges)

**Total contribution: £50K (Developer)**

## Water Self-Lay (100 plot site)



### Charging regime prior to 1 April 2018

Total cost of work involved: £167.6K

Asset payment: £42.1K

Connection costs: -£2.7K

Net Asset Payment: £39.3K

Offsite works: £26.3K

Infrastructure charges: £36.1K

**Total contribution: £65.1K**

### Charging regime from 1 April 2018

Total cost of work involved: £167.6K

Asset payment: £42.1K (88% of the offsite works - inverse of the site specific charge %)

Connection costs: -£2.7K

Net Asset Payment: £39.3K

Zonal charge: £45K (22% of the offsite work plus infrastructure charges)

**Total contribution: £50.7K**

## Part Q: Retailers seeking connections

- Q1.** In this part, we set out the charges that Retailers must pay if they ask us to connect the premises of their customer or customers to our water supply system or sewerage system.
- Q2.** These charges are based on the same charges as part D of the charging arrangements without the retail element. We will continue to monitor the appropriateness of these charges in light of developments in the retail market and will review them as part of the update of our charges in 2020.

### Water Connections

- Q3.** We will apply the same criteria and conditions as are set out in Part D of these **charging arrangements** (with any appropriate alterations that need to be made because we are dealing with a Retailer rather than a Developer), but subject to the following exceptions.

- Q3.1** For *Table 4*, *Table 37* below should be substituted.

**Table 37**

Connection type	Charge up to 5m dig	Charge over 5m dig
Service pipe diameter 63mm and less	£796.83	£1,072.20
4 port manifold	£1883.92	£2,389.45
6 port manifold	£2469.60	£3,078.90

- Q3.2** For *Table 8*, *Table 38* below should be substituted

**Table 38**

Type of connection	Charge
Standard onsite	£427.95
Onsite ferrule	£413.57
Internal Meter	£225.54

**Q3.3** For *Table 17, Table 39* below should be substituted

**Table 39**

Self-Lay service connection - Where AW installs meter	£122.50
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**Q3.4** For *Table 35, Table 40* below should be substituted

**Table 40**

Temporary building supply	£834.50
Domestic sprinkler connection	£1,599.00

### ***Sewerage Connections***

**Q4.** We will apply the same criteria and conditions as are set out in Part C of these **charging arrangements** (with any appropriate alterations that need to be made because we are dealing with a Retailer rather than a Developer) but without any other exception.