

# **Anglian Water Development Services**

## **Developer Charging Arrangements**

2023-2024

# Table of contents

Part A: Introduction .....	3
Part B: Liability for charges.....	10
Part C: Sewer communication charges .....	12
Part D: Water connection charges.....	14
Part E: Water main requisition charges.....	22
Part F: Sewer requisition charges .....	31
Part G: Lateral drain requisition charges .....	39
Part H: Lateral Drains provided as part of a First Time Scheme.....	49
Part I: Water self-lay charges .....	51
Part J: Sewerage self-lay charges.....	55
Part K: Pipe alteration charges.....	57
Part L: Infrastructure charges .....	60
Part M: References to other charging documents .....	64
Part N: Payment options.....	72
Part O: Transitional arrangements.....	74
Part P: Statement of significant changes and worked examples .....	77
Part Q: Retailers seeking connections.....	111

## 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 **Part L: Infrastructure charges** and **Part M: References to other charging documents**, 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 took effect from 1 April 2018. Rather than the previous descriptive requirements in the 1991 Act detailing 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 was 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 2023 to 31 March 2024. However, it is clear that the period of engagement between developer and the water company, from requisition notice or self-lay enquiry, through offer and acceptance of terms, delivery of main infrastructure and final connections, is almost certain to straddle charging years. The issue is further complicated by the way statute and **charging rules** require charges to be structured in a given year and transitions to be handled between years. Our approach is set out in detail in **Part O: Transitional arrangements**.
- A5.** When we set the amounts of fixed charges in any given year, we must comply with rule 18(e) of the **charging rules**, following the principle that charges should reflect the costs of the relevant service. Nevertheless, we consider that we are obliged by competition law to include a reasonable profit element in the “cost” figure, so that we do not unfairly inhibit competition from self-lay providers or other water companies. We do

this not only in formulating the published charges for use in any **fixed charge calculation** but also when making any **actual cost calculation**.

- 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: Retailers seeking connections** 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.
- A8.** Ofwat requires the Board of Directors of Anglian Water to assess the effects of these charges on customers’ bills for a range of specified types of development. The Board is also required by Ofwat to approve the impact assessments and handling strategies developed in instances where bill increases those development types exceed 10%. This year there are no development types where charges are increasing by more than 10%. A statement to this effect is provided in **Part P: Statement of significant changes and worked examples**.
- A9.** Also, in **Part P: Statement of significant changes and worked examples**, we have set out our worked examples with purely indicative figures in order to help developers understand the changes.

**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”

<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>
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"	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"

**A10.** All charges are subject to the addition of VAT where this is payable under the relevant legislation. The VAT Domestic Reverse Charge does not apply to charges raised by Anglian Water as the charges relate to alterations to Anglian Water's networks and are not for a supply of construction services.

## Glossary

**A11.** The following glossary may also be useful. The explanations given are limited to the context of Water Companies' services to developers.

Term used	Explanation
1991 Act	<a href="#">The Water Industry Act 1991.</a>
Asset payment	A payment the water company makes in return for the vesting of a new asset, pursuant to a self-lay agreement, now prohibited by Ofwat's <b>charging rules</b> save in respect of any transitional schemes.
Charging Arrangements	A statement of the charges themselves, and how they apply to those seeking a service from water companies, whether that service is a statutory duty or not.
Charging Rules	Rules set by Ofwat which govern how water companies formulate their charges as well as other related issues, such as setting expectations for consultation, publication and governance of those charges.
Construction Costs	for the purposes of calculating the project management and design fee, this charge means all requisition mainlaying costs charged on a per metre basis, as well as fittings, connections to existing mains and trial holes as outlined in <b>Table 11</b> .
Contaminated	land by which we will install or request the installation of barrier pipe, following review of the previous use of site, or where proven necessary, in accordance with section 78A of the Environmental Protection Act 1990.
Contestable Work	the work or services that can be completed by either a Water Company or an Accredited Third Party, with the work and services relating to the provision of water supplies defined in each Water Company's Annual Contestability Summary. For work related to new sewerage services, the majority of work is considered contestable, excluding diversions and requisitions.
Far-side connection	A connection between premises and an existing water main on the opposite side of the street to those premises, to a maximum communication pipe length of distance of 18 metres, for which a straight linear meterage rate is not applied. Where the water main is located in the centre line of the street then the connection will be considered a Far-side Connection.
Footpath	a hard-surfaced area intended for use by pedestrian or cyclists

Term used	Explanation
Fixed charges	A concept in charging rules, meaning charges which are fixed in amount or which are calculated by reference to a predetermined methodology set out in a Water Company's Charging Arrangements, the application of which allows calculation at the outset of the total amount owing in a given Charging Year in respect of the charges in question. For the avoidance of doubt, a Water Company may impose Fixed Charges by reference to a unit measurement (for example, per megalitre). Furthermore, a Water Company may offer more than one Fixed Charge in charging for a service provided in accordance with the present rules (for example, by differentiating between different geographic areas).
Income offset	Discounts were once required by statute to be given in respect of the cost of requisitions under the law that applied up to April 2018 in order to compensate requisitioners for the income that new customers would provide to water companies over time. Since 2018, because water companies may not dramatically increase charges, it is a term applied loosely to the old statutory discount's indirect effect on current charges. From April 2020 that discount was obliged by <b>charging rules</b> to be applied to infrastructure charges rather than requisition charges save in respect of transitional arrangements.
NAV	A company appointed by Ofwat through the new appointments and variations process to provide water and/or sewerage services to customers in an area previously served by the incumbent Water Company. A new appointment is made when Ofwat appoints a company for the first time to provide services for specific geographic area. A variation occurs where an existing appointment is varied to amend the area served.
Near-side connection	A connection between premises and an existing Water Main on the same side of a street to those premises. Where the Water Main is in the centre line of the street then the connection will be considered a Far-side Connection.
Network reinforcement	A concept in charging rules, meaning – in relation to a requisition or self-lay agreement – work to provide or modify such other specified types of infrastructure (mains and tanks, service reservoirs, pumping stations, or sewers) as is necessary in consequence of the need to provide adequate water supply and/or sewerage capacity to a development at which mains, service pipes, public sewers and/or lateral drains have been installed or connected by the company imposing the charge or by a company with whom the company has entered into an

Term used	Explanation
	agreement for bulk supply or bulk discharge.
Primary Charges	Charges for the actual supply of water and/or receipt of used water.
Requisition	A statutory request by a landowner or local authority to a water company to provide a new water main, sewer or lateral drain.
Road	A hard-surfaced area intended for vehicles.
Service Connection	The joining of a Service Pipe to a Water Main which is provided under section 45 and 46 of the Water Industry Act 1991.
Surety	A cash bond or financial guarantee underwritten by an appropriate warranty provider, bank or insurance company, which is accepted by the Water Company.
Self-lay	An alternative to asking the water company to deliver a new water main, sewer, lateral drain or connection. By agreement with the water company, the developer's contractor constructs the asset and the water company adopts it.
Site-specific work	A concept in charging rules, meaning – in relation to a requisition or self-lay agreement – work that is on the developer side of the point of connection to the water company's network.
Traffic Management	Steps taken in order to work in the highway safely as a result of compliance with the Traffic Management Act 2004.
Unmade Ground	Ground which does not have a man-made surface, and may feature grass and topsoil.

**A12.** From April 2022, water companies are required by **charging rules** to use, where appropriate to do so, the terminology set out in its [document entitled "Common Terms and Worked Examples – English New Connection Rules"](#). These **charging arrangements** – and the glossary above – have been reviewed to ensure that they do.

**A13.** It is important to note that these **charging arrangements** are in effect the legal document upon which the charges mentioned in it are based. Of necessity they are therefore lengthy. Recognising the need for a more user friendly document, we have published a [developer charges summary](#). However, this does not contain all the terms and conditions appropriate to charges and so, in the case of conflict between the two documents, these **charging arrangements** prevail. Likewise, the glossary above is



intended only to be explanatory, and not to be relied on in construing the legal effect of any term in these **charging arrangements**.

- A14.** Finally, these **charging arrangements** cover charges not only for the activities that Anglian Water must carry out under the 1991 Act (and are therefore prescribed by **charging rules**, but also a number of typical additional services we offer in order to facilitate developments. We may be prepared to provide further services, in which case the scope of those services and the charges for them will be subject to agreement. To comply with competition law, the charges will be formulated as a reasonable reflection of costs, risk and an appropriate margin.

## 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**

Activity	Competent Applicant	Person liable to charges
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	Liability rests with the person giving covenants in

	main or any service pipe"	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	£18,787.00

- 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”** have the meaning set out in the glossary at paragraph **A11**.
- 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.

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 Service 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 25mm 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 our Design & Construction Specification, section 12.3, 'Sizing of Services' available from our [web page](#).

**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**" and "**Far-side**" have the meanings set out in the glossary at paragraph **A11**. You can easily ascertain which is appropriate to your Service Connection by inspecting our asset maps to see which side of the street our main lies.

You can find more information about how to do this on our [web page](#).

More unusual examples of what we are required to lay can be found on our [web page](#).

**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**.

- D2.2** 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**.
- D2.3** In less common situations, lengths beyond those parameters may be required; and in those situations, in addition to the fixed charges set out in **Table 4** we will apply the appropriate per metre supplemental charge set out in **Table 5** to each metre of trench beyond those parameters.
- D2.4** This supplemental charge varies depending on the surface in which the service pipe is laid.

**Table 4**

Connection type	Charge up to 5m dig	Charge over 5m dig
Service pipe diameter 63mm and less	£1,432.00	£2,430.00
2 port manifold	£1,671.00	£2,795.00
4 port manifold	£1,777.00	£3,115.00
6 port manifold	£2,156.00	£3,651.00

**Table 5**

Type of dig (for pipe diameters up to 63mm)	Length Supplement per metre in excess of: <ul style="list-style-type: none"> <li>the first 5m (near-side)</li> <li>the first 18m (far-side)</li> </ul>
Unmade Ground	£54.82
Footpath	£92.71
Road	£99.44
Developer land	£14.74
Private land	£75.13

- D2.5** 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.

**D2.6** 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	155.23
		HPPE	125	158.49
		HPPE	180	165.20
		HPPE	225	224.26
		HPPE	280	314.37
Footpath	Contaminated	ALPE	90	190.70
		ALPE	125	196.92
		ALPE	180	206.40
		ALPE	225	264.13
		ALPE	280	350.71
Road	Non-Contaminated	HPPE	90	191.64
		HPPE	125	194.90
		HPPE	180	201.61
		HPPE	225	240.19
		HPPE	280	397.01
Road	Contaminated	ALPE	90	236.78
		ALPE	125	243.00
		ALPE	180	252.48
		ALPE	225	326.28
		ALPE	280	440.96
Connect to existing main	Non-Contaminated	HPPE	63	1,073.01
		HPPE	90	1,084.77
		HPPE	125	1,105.44
		HPPE	180	1,836.02
		HPPE	225	2,393.35
		HPPE	280	2,689.10
Connect to existing main	Contaminated	ALPE	63	1,564.30
		ALPE	90	1,673.50
		ALPE	125	1,864.84
		ALPE	180	3,301.64
		ALPE	225	3,096.83
		ALPE	280	3,521.66
Footpath/ Road	Fitting E.g. Sluice Valve Wash Out / Meter		90	565.15
			125	569.44
			180	671.90



	Chamber / NRV /	225	774.66
	PSV / Air valve	280	923.64

Unmade Ground	HPPE	63	51.70
	HPPE	90	51.70
	HPPE	125	54.96
	HPPE	180	61.67
	HPPE	225	94.12
	HPPE	280	142.93
	ALPE	63	81.27
	ALPE	90	81.27
	ALPE	125	87.49
	ALPE	180	96.97
	ALPE	225	104.39
	ALPE	280	179.90
<b>Meter and Chamber</b>	<b>Meter Size</b>		<b>Cost (£)</b>
	50		1,455.29
	80		1,727.77
	100		1,438.11
	125		2,424.39
<b>Project Management and Design Fee</b>	Small developments, meaning of no more than 10 properties where the requisitioned main is 50 metres or less		£594.00
	Developments greater than 10 properties and/or 50 metre requisitioned main		£2,424.00

**D2.7** 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	£841.00
Three-way traffic lights	£1,009.00
Four-way traffic lights	£2,076.00

- 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	£847.00
2 Port Manifold	£1,172.00
Onsite Ferrule	£948.00
Internal Meter	£240.00

- 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 D: Water connection charges**, 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 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)<sup>1</sup>; in this case you may need to take specialist advice; and/or
- D6.3** 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;
- D7.** 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

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<sup>1</sup> This is only possible in the very small number of cases where the parent main runs alongside a street and within 18 metres of it, obliging us to construct the communication pipe in land that is not a street.

may not be able to calculate the level of charges from the outset (to obtain the fixed charge) are those where:

- D7.1** contaminated land is involved - this may mean that we have to dispose of, or treat, polluted soil;
- D7.2** construction of a water booster station or water pumping station (with or without land to accommodate it) is required;
- D7.3** where the parent main connection or communication pipe may cross or impinge upon a dual carriageway, or a river or other waterway whose width from bank-top to bank-top exceeds 5 metres;
- D7.4** where the nominal diameter of the communication pipe is required to exceed 280 millimetres;
- D7.5** in any other case where we cannot complete the works without digging more than 2 metres deep, involving complex engineering or solely by using the items set out in **Table 6**.
- 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 work to which the charges relate 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**

Type of Work	Charge £
Aborted meter fit, per plot	95.00

Aborted new supply, per plot	£95.00
Additional Water Regulations inspection, per plot	£95.00
Cancelled new supply application	£88.00
Additional site visit or resurvey, per plot	£95.00

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-certify 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**

Type of self-certification	Discount £
Self-certification of either underground pipework or internal plumbing - per connection	£17.00
Self-certification of both underground pipework and internal plumbing - per connection	£27.00

- D11.** The methodology used above is also used where a Developer chooses to use a self-lay provider, electing the **fixed charge calculation** for non-contestable elements in accordance with **Part I: Water self-lay charges**.

## Part E: Water main requisition charges

- E1.** Water Main requisition charges are charges that are based on the approximate cost of carrying out the Site-Specific Work required to satisfy the requisition.
- 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 E: Water main requisition charges** may not and do not include any charges for **network reinforcement**. Those charges are dealt with under **Part L: Infrastructure charges**.
- 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 E: Water main requisition charges**, 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**.
- 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](#).
- E5.** You must not select, as a potential point of connection, any main whose diameter is less than the diameter that the requisitioned main will be. The diameter of the notional requisitioned main for this purpose must be sized appropriately for a main supplying the whole of the development it might reasonably be expected to serve. You must also discount any points of connection that we have identified as impractical in any pre-planning advice we have given in respect of the development. Lack of capacity in the existing network or water treatment works is not considered to fall within the definition

of “impractical” for these purposes unless there is a potential connection point on a different water main that is equally close to the boundary of the development expected to be served. 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](#)”. 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 [InFlow](#), our online customer portal or for further information, please see our [website](#).

- 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 Ground, 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 **£2,424.00**, 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 metre £
Development Site	Non-Contaminated	HPPE	63	52.12
		HPPE	90	52.91
		HPPE	125	56.17
		HPPE	180	62.88
		HPPE	225	88.51
		HPPE	280	125.80
Development Site	Contaminated	ALPE	63	67.35
		ALPE	90	71.89
		ALPE	125	78.08
		ALPE	180	87.53
		ALPE	225	135.14
		ALPE	280	173.32
Development Site	Fitting E.g. Sluice Valve Wash Out / Meter Chamber / NRV / PSV / Air valve		63	565.15
			90	569.44
			125	589.28
			180	746.14
			225	923.64
			280	1,176.03
Development Site	Back to Back Connection		63	559.96
			90	563.25
			125	573.37
			180	990.92
			225	1,520.27



			280	1,658.31
Unmade	Non-Contaminated	HPPE	63	52.12
		HPPE	90	52.91
		HPPE	125	56.17
		HPPE	180	62.88
		HPPE	225	88.51
		HPPE	280	125.80
Unmade	Contaminated	ALPE	63	67.35
		ALPE	90	71.89
		ALPE	125	78.08
		ALPE	180	87.53
		ALPE	225	135.14
		ALPE	280	173.32
Footpath	Non-Contaminated	HPPE	63	154.44
		HPPE	90	155.23
		HPPE	125	158.49
		HPPE	180	165.20
		HPPE	225	224.26
		HPPE	280	314.37
Footpath	Contaminated	ALPE	63	186.49
		ALPE	90	191.03
		ALPE	125	197.22
		ALPE	180	206.67
		ALPE	225	264.13
		ALPE	280	350.71
Road	Non-Contaminated	HPPE	63	190.85
		HPPE	90	191.64
		HPPE	125	194.90
		HPPE	180	201.61
		HPPE	225	240.19
		HPPE	280	397.01
Road	Contaminated	ALPE	63	232.57
		ALPE	90	237.11
		ALPE	125	243.30
		ALPE	180	252.75
		ALPE	225	326.28
		ALPE	280	440.96
Footpath / Road	Fitting E.g. Sluice Valve Wash Out / Meter Chamber / NRV / PSV / Air valve		63	565.15
			90	569.44
			125	589.28
			180	746.14
			225	923.64
			280	1,173.03
Connect to existing	Non-Contaminated	HPPE	63	1,073.01

main		HPPE	90	1,084.77
		HPPE	125	1,105.44
		HPPE	180	1,836.02
		HPPE	225	2,393.35
		HPPE	280	2,689.10
Connect to existing main	Contaminated	ALPE	63	1,591.60
		ALPE	90	1,688.45
		ALPE	125	1,884.66
		ALPE	180	3,334.37
		ALPE	225	3,166.24
		ALPE	280	3,694.15
Item	Surface Type	Size limited to		Cost (£)
Trial Hole	Unmade Ground	1m <sup>3</sup>		266.92
	Footpath	1m <sup>3</sup>		517.08
	Road	1m <sup>3</sup>		946.96
Item	Single / Double	Size of existing main		Cost (£)
Line Stop	Single	≤ 150mm n.b.		7,614.15
		> 150mm ≤200mm n.b		12,400.27
		> 200mm ≤300mm n.b		12,050.78
		> 300mm ≤450mm n.b		20,829.73
		> 450mm ≤600mm n.b		45,720.07
		> 600mm ≤900mm n.b		66,271.96
		> 900mm ≤1200mm n.b		98,671.44
	Double	≤ 150mm n.b.		15,557.77
		> 150mm ≤200mm n.b		15,424.88
		> 200mm ≤300mm n.b		19,684.51
		> 300mm ≤450mm n.b		54,468.36
		> 450mm ≤600mm n.b		79,368.07
		> 600mm ≤900mm n.b		115,050.20
		> 900mm ≤1200mm n.b		174,333.38
Traffic Management				Cost (£)
Two-way traffic lights				841.00
Three-way traffic lights				1,009.00
Four-way traffic lights				2,076.00
Project Management and Design		Small developments, meaning of no more than 10 properties where the requisitioned main is 50 metres or less		No more than £594.00
The project management charges will cover the following:				
• Operational Hydraulic Modelling		Developments greater than 10		10% of estimated construction costs or

<ul style="list-style-type: none"> <li>• Impact Planning</li> <li>• Commissioning planning</li> <li>• Site Liaison</li> <li>• Valve operations</li> </ul>	properties and/or 50 metre requisitioned main	minimum £2,424.00
Fire Hydrant Installation on all new mains		£822.00
New fire hydrant wash out new main		£489.00

**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;

**E10.4** where the nominal diameter of the requisitioned main is required to exceed 280 millimetres;

**E10.5** in any other case where we cannot satisfy the requisition without involving complex engineering or solely by using the items set out in **Table 11**.

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 **E3**, 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 charge according 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 work to which the charges relate commences, otherwise in default we will apply the **actual cost calculation**. The point of connection we will use will be based on the same parameters as those set out in paragraph **E5**.

**E13.** We mentioned in paragraph **E6** that you can commission a design from us before requisitioning the main. If you do so, you will be required to make a pre-payment towards our charges in carrying out that design. Those prepayments are set out in **Table 12**. The charges themselves (in respect of which the prepayments are made) are included in the project management charges in **Table 11**. If you do not proceed to the requisition, we will keep the design pre-payment but you will not have to pay requisition charges.

**Table 12**

Design pre-payment for 1 - 100 properties	£990.00
Design pre-payment for 101 - 200 properties	£1,126.00
Design pre-payment for 200 - 500 properties	£1,399.00
Design pre-payment for 500+ properties	£1,672.00
Re-design fee (where the planning permission or layout of the development is altered and a re-design is required)	50% of above charges
Additional site visits	£201.00
Amendment of terms and conditions (with no re-design work)	£241.00
Remobilisation charge	£2,389.00

- E14.** Save where otherwise stated, the methodology used above is also used where a Developer chooses to use a self-lay provider, electing the **fixed charge calculation** for non-contestable elements in accordance with **Part I: Water self-lay charges**.

## 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: Lateral drain requisition charges**.
- F2.** Sewer requisition charges are charges that are based on the approximate cost 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 F: Sewer requisition charges** may not and do not include any charges for **network reinforcement**. Those charges are dealt with under **Part L: Infrastructure charges**.
- 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 F: Sewer requisition charges**, 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 [web page](#).

- 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. The diameter of the notional requisitioned sewer for this purpose must be sized appropriately for a sewer draining the whole of the development it might reasonably be expected to serve. You must also discount any points of connection that we have identified as impractical in any pre-planning advice we have given in respect of the development. Lack of capacity in the existing network or water recycling centre is not considered to fall within the definition of “impractical” for these purposes unless there is a potential connection point on a different public sewer that is equally close to the boundary of the development expected to be served. 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**” (which can be purchased at <http://www.webookshop.com>) and industry-standard [Sector Guidance](#) as supplemented by our own design and construction standards which are published on our [website](#) (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 Ground, Footpath, or Road;
  - 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 **£2,424.00**, 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 Ground	522.02
Vitrified Clay Gravity sewer >150mm ≤225mm n.b. >1m ≤2m deep - Footpath	699.86
Vitrified Clay Gravity sewer >150mm ≤225mm n.b. >1m ≤2m deep - Road	711.32
Vitrified Clay Gravity sewer >150mm ≤225mm n.b. >2m ≤3m deep - Unmade Ground	615.07
Vitrified Clay Gravity sewer >150mm ≤225mm n.b. >2m ≤3m deep - Footway	871.25
Vitrified Clay Gravity sewer >150mm ≤225mm n.b. >2m ≤3m deep - Road	888.17
Vitrified Clay Gravity sewer >100mm ≤150mm n.b. >2m ≤3m deep - Unmade Ground	607.06
Vitrified Clay Gravity sewer >100mm ≤150mm n.b. >2m ≤3m deep - Footpath	831.92
Vitrified Clay Gravity sewer >100mm ≤150mm n.b. >2m ≤3m deep - Road	847.60
Vitrified Clay Gravity sewer >100mm ≤150mm n.b. >1m ≤2m deep - Unmade Ground	501.12
Vitrified Clay Gravity sewer >100mm ≤150mm n.b. >1m ≤2m deep - Footpath	675.95
Vitrified Clay Gravity sewer >100mm ≤150mm n.b. >1m ≤2m deep - Road	687.19
PVC Gravity sewer >100mm ≤150mm n.b. >1m ≤2m deep - Unmade Ground	493.52
PVC Gravity sewer >100mm ≤150mm n.b. >1m ≤2m deep - Footpath	667.96
PVC Gravity sewer >100mm ≤150mm n.b. >1m ≤2m deep - Road	677.99
PVC Gravity sewer >100mm ≤150mm n.b. >2m ≤3m deep – Unmade Ground	607.06
PVC Gravity sewer >100mm ≤150mm n.b. >2m ≤3m deep – Footpath	831.92
PVC Gravity sewer >100mm ≤150mm n.b. >2m ≤3m deep – Road	847.60
Concrete Gravity sewer ≤300mm n.b. >1m ≤2m deep - Unmade Ground	557.53
Concrete Gravity sewer ≤300mm n.b. >1m ≤2m deep - Footpath	720.75
Concrete Gravity sewer ≤300mm n.b. >1m ≤2m deep - Road	733.98
Concrete Gravity sewer ≤300mm n.b. >2m ≤3m deep - Unmade Ground	694.66
Concrete Gravity sewer ≤300mm n.b. >2m ≤3m deep - Footpath	994.07
Concrete Gravity sewer ≤300mm n.b. >2m ≤3m deep - Road	1,020.23
Concrete Gravity sewer >300mm ≤375mm n.b. >1m ≤2m deep - Unmade Ground	580.91
Concrete Gravity sewer >300mm ≤375mm n.b. >1m ≤2m deep - Footpath	750.71

Concrete Gravity sewer >300mm ≤375mm n.b. >1m ≤2m deep - Road	767.40
Concrete Gravity sewer >300mm ≤375mm n.b. >2m ≤3m deep - Unmade Ground	711.71
Concrete Gravity sewer >300mm ≤375mm n.b. >2m ≤3m deep - Footpath	1,022.96
Concrete Gravity sewer >300mm ≤375mm n.b. >2m ≤3m deep - Road	1,051.14
Concrete Gravity sewer >375mm ≤450mm n.b. >1m ≤2m deep - Unmade Ground	595.14
Concrete Gravity sewer >375mm ≤450mm n.b. >1m ≤2m deep - Footpath	773.36
Concrete Gravity sewer >375mm ≤450mm n.b. >1m ≤2m deep - Road	792.47
Concrete Gravity sewer >375mm ≤450mm n.b. >2m ≤3m deep - Unmade Ground	727.76
Concrete Gravity sewer >375mm ≤450mm n.b. >2m ≤3m deep - Footpath	1,049.45
Concrete Gravity sewer >375mm ≤450mm n.b. >2m ≤3m deep - Road	1,079.12
PE Rising Main 80mm (i.d.) <2m deep Development Land	42.58
PE Rising Main 100mm (i.d.) <2m deep Development Land	45.92
PE Rising Main 150mm (i.d.) <2m deep Development Land	53.47
PE Rising Main 200mm (i.d.) <2m deep Development Land	86.38
PE Rising Main 250mm (i.d.) <2m deep Development Land	128.00
PE Rising Main 80mm (i.d.) <2m deep Footpath	155.91
PE Rising Main 100mm (i.d.) <2m deep Footpath	159.25
PE Rising Main 150mm (i.d.) <2m deep Footpath	166.79
PE Rising Main 200mm (i.d.) <2m deep Footpath	218.65
PE Rising Main 250mm (i.d.) <2m deep Footpath	331.24
PE Rising Main 80mm (i.d.) <2m deep Road	179.68
PE Rising Main 100mm (i.d.) <2m deep Road	183.01
PE Rising Main 150mm (i.d.) <2m deep Road	190.57
PE Rising Main 200mm (i.d.) <2m deep Road	248.41
PE Rising Main 250mm (i.d.) <2m deep Road	359.21
<b>Connection</b>	<b>Charge per connection £</b>
Manhole Type 2 on existing foul sewer 1200mm dia ≤1.0m deep	4,206.42
Manhole Type 2 on existing foul sewer 1200mm dia >1.0m ≤1.5m deep	5,343.48
Manhole Type 2 on existing foul sewer 1200mm dia >1.5m ≤2.0m deep	6,113.94
Manhole Type 2 on existing foul sewer 1200mm dia >2.0m ≤2.5m deep	6,859.10
Manhole Type 2 on existing foul sewer 1200mm dia >2.5m ≤3.0m deep	7,105.53
Manhole Type 1A on new foul sewer 1200mm dia ≥3.0m ≤3.5m deep	11,163.91
Manhole Type 1A on new foul sewer 1200mm dia >3.5m ≤4.0m deep	12,444.82
Manhole Type 1A on new foul sewer 1200mm dia >4.0m ≤4.5m deep	13,371.78
Manhole Type 1A on new foul sewer 1200mm dia >4.5m ≤5.0m deep	15,896.52

Manhole Type 1A on new foul sewer 1200mm dia >5.0m ≤5.5m deep	17,208.29
Manhole Type 1A on new foul sewer 1200mm dia >5.5m ≤6.0m deep	20,448.61
<b>Project Management</b>	10% of estimated construction costs or minimum £2,424.00
<b>Traffic Management</b>	<b>Cost (£)</b>
Two-way traffic lights	841.00
Three-way traffic lights	1,009.00
Four-way traffic lights	2,076.00
<b>Pumping Station</b>	
Small Development <100 plots	261,623.67
Medium Development >100 <200 Plots	332,802.07
Large Development >200 plot	415,977.83

**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 nominal diameter of the requisitioned sewer is required to exceed 450 millimetres;

**F11.5** 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

**F11.6** in any other case where we cannot satisfy the requisition without involving complex engineering.

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 work to which the charges relate commences, otherwise in default we will apply the **actual cost calculation**. The point of connection we will use will be based on the same parameters as those set out in paragraph **F6**. We also make a number of abortive costs charges. These are set out in **Table 14**.

**Table 14**

Aborted inspection	£172.00
Additional site visit	£172.00

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.

- F14.** 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.

- F15.** Before we begin designing a sewer suitable to satisfy your requisition, we will require you to enter into an Enabling Agreement and pay an Enabling Fee. The Enabling Fee will be the estimated cost in carrying out any enabling works, assessment or analysis required to achieve a detailed design for the purpose of commencing works on site. If our estimate of these costs should increase at any time, we will require the appropriate additional payment. You are entitled to ask us to cease these enabling works at any time and we will refund to you any Enabling Fee that has not been expended. The value of any Enabling Fees paid will, if the matter proceeds to delivery of a sewer requisition, be taken into account in any reconciliation of charges.
- F16.** Charges in relation to the enabling works and the construction of the requisitioned sewer will be reconciled against actual costs, where appropriate, in order to calculate those charges within a reasonable time after construction has finished. We will invoice you for the value of any shortfall or refund you the value of any overpayment.

## 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: Sewer requisition charges**.
- G2.** Lateral drain requisition charges are charges that are based on the approximate cost 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: Infrastructure charges**.
- 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 G: Lateral drain requisition charges**, 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 [website](#).
- 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. The diameter of the notional requisitioned lateral drain for this purpose must be sized appropriately for a lateral drain draining the whole of the development it might

reasonably be expected to serve. You must also discount any points of connection that we have identified as impractical in any pre-planning advice we have given in respect of the development. Lack of capacity in the existing network or water recycling centre is not considered to fall within the definition of “impractical” for these purposes unless there is a potential connection point on a different public sewer that is equally close to the boundary of the development expected to be served. 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” (which can be purchased at [www.webookshop.com/](http://www.webookshop.com/)) and “Design Construction Guidance”, which forms part of the “Sewerage Sector Guidance-approved documents” and can be downloaded from Water UK’s website <https://www.water.org.uk/sewerage-sector-guidance-approved-documents/>. These documents are supplemented by our own standards which are published on our [website](#) (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 Ground, Footpath, or Road;
  - 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 **£1,182.00**, 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 $\leq 100\text{mm}$ n.b. $\leq 1\text{m}$ deep - Unmade Ground	390.96
Vitrified Clay Gravity lateral drain $\leq 100\text{mm}$ n.b. $\leq 1\text{m}$ deep - Footpath	493.04
Vitrified Clay Gravity lateral drain $\leq 100\text{mm}$ n.b. $\leq 1\text{m}$ deep - Road	498.61
Vitrified Clay Gravity lateral drain $\leq 100\text{mm}$ n.b. $> 1\text{m}$ $\leq 2\text{m}$ deep - Unmade Ground	441.10
Vitrified Clay Gravity lateral drain $\leq 100\text{mm}$ n.b. $> 1\text{m}$ $\leq 2\text{m}$ deep - Footpath	614.36
Vitrified Clay Gravity lateral drain $\leq 100\text{mm}$ n.b. $> 1\text{m}$ $\leq 2\text{m}$ deep - Road	623.48
Vitrified Clay Gravity lateral drain $> 150\text{mm}$ $\leq 225\text{mm}$ n.b. $> 1\text{m}$ $\leq 2\text{m}$ deep – Unmade Ground	522.02
Vitrified Clay Gravity lateral drain $> 150\text{mm}$ $\leq 225\text{mm}$ n.b. $> 1\text{m}$ $\leq 2\text{m}$ deep - Footpath	699.86
Vitrified Clay Gravity lateral drain $> 150\text{mm}$ $\leq 225\text{mm}$ n.b. $> 1\text{m}$ $\leq 2\text{m}$ deep - Road	711.32
Vitrified Clay Gravity lateral drain $> 150\text{mm}$ $\leq 225\text{mm}$ n.b. $> 2\text{m}$ $\leq 3\text{m}$ deep - Unmade Ground	615.07
Vitrified Clay Gravity lateral drain $> 150\text{mm}$ $\leq 225\text{mm}$ n.b. $> 2\text{m}$ $\leq 3\text{m}$ deep - Footpath	871.25
Vitrified Clay Gravity lateral drain $> 150\text{mm}$ $\leq 225\text{mm}$ n.b. $> 2\text{m}$ $\leq 3\text{m}$ deep - Road	888.17
Vitrified Clay Gravity lateral drain $> 100\text{mm}$ $\leq 150\text{mm}$ n.b. $> 2\text{m}$ $\leq 3\text{m}$ deep - Unmade Ground	607.06

Vitrified Clay Gravity lateral drain >100mm ≤150mm n.b. >2m ≤3m deep - Footpath	831.92
Vitrified Clay Gravity lateral drain >100mm ≤150mm n.b. >2m ≤3m deep - Road	847.60
Vitrified Clay Gravity lateral drain >100mm ≤150mm n.b. >1m ≤2m deep - Unmade Ground	501.12
Vitrified Clay Gravity lateral drain >100mm ≤150mm n.b. >1m ≤2m deep - Footpath	675.95
Vitrified Clay Gravity lateral drain >100mm ≤150mm n.b. >1m ≤2m deep - Road	687.19
PVC Gravity lateral drain >100mm ≤150mm n.b. >1m ≤2m deep - Unmade Ground	493.52
PVC Gravity lateral drain >100mm ≤150mm n.b. >1m ≤2m deep - Footpath	667.96
PVC Gravity lateral drain >100mm ≤150mm n.b. >1m ≤2m deep - Road	677.99
PVC Gravity lateral drain >100mm ≤150mm n.b. >2m ≤3m deep – Unmade Ground	607.06
PVC Gravity lateral drain >100mm ≤150mm n.b. >2m ≤3m deep – Footpath	831.92
PVC Gravity lateral drain >100mm ≤150mm n.b. >2m ≤3m deep – Road	847.60
Concrete Gravity lateral drain ≤300mm n.b. >1m ≤2m deep - Unmade Ground	557.53
Concrete Gravity lateral drain ≤300mm n.b. >1m ≤2m deep - Footpath	720.75
Concrete Gravity lateral drain ≤300mm n.b. >1m ≤2m deep - Road	733.98
Concrete Gravity lateral drain ≤300mm n.b. >2m ≤3m deep - Unmade Ground	694.66
Concrete Gravity lateral drain ≤300mm n.b. >2m ≤3m deep - Footpath	994.07
Concrete Gravity lateral drain ≤300mm n.b. >2m ≤3m deep - Road	1,020.23
Concrete Gravity lateral drain >300mm ≤375mm n.b. >1m ≤2m deep - Unmade Ground	580.91
Concrete Gravity lateral drain >300mm ≤375mm n.b. >1m ≤2m deep - Footpath	750.71

Concrete Gravity lateral drain >300mm ≤375mm n.b. >1m ≤2m deep - Road	767.40
Concrete Gravity lateral drain >300mm ≤375mm n.b. >2m ≤3m deep - Unmade Ground	711.71
Concrete Gravity lateral drain >300mm ≤375mm n.b. >2m ≤3m deep - Footpath	1,022.96
Concrete Gravity lateral drain >300mm ≤375mm n.b. >2m ≤3m deep - Road	1,051.14
Concrete Gravity lateral drain >375mm ≤450mm n.b. >1m ≤2m deep - Unmade Ground	595.14
Concrete Gravity lateral drain >375mm ≤450mm n.b. >1m ≤2m deep - Footpath	773.36
Concrete Gravity lateral drain >375mm ≤450mm n.b. >1m ≤2m deep - Road	792.47
Concrete Gravity lateral drain >375mm ≤450mm n.b. >2m ≤3m deep - Unmade Ground	727.76
Concrete Gravity lateral drain >375mm ≤450mm n.b. >2m ≤3m deep - Footpath	1,049.45
Concrete Gravity lateral drain >375mm ≤450mm n.b. >2m ≤3m deep - Road	1,079.12
PE Rising Main 80mm (i.d.) <2m deep Development Land	42.58
PE Rising Main 100mm (i.d.) <2m deep Development Land	45.92
PE Rising Main 150mm (i.d.) <2m deep Development Land	53.47
PE Rising Main 200mm (i.d.) <2m deep Development Land	86.38
PE Rising Main 250mm (i.d.) <2m deep Development Land	128.00
PE Rising Main 80mm (i.d.) <2m deep Footpath	155.91
PE Rising Main 100mm (i.d.) <2m deep Footpath	159.25
PE Rising Main 150mm (i.d.) <2m deep Footpath	166.79
PE Rising Main 200mm (i.d.) <2m deep Footpath	218.65
PE Rising Main 250mm (i.d.) <2m deep Footpath	331.24
PE Rising Main 80mm (i.d.) <2m deep Road	179.68
PE Rising Main 100mm (i.d.) <2m deep Road	183.01

PE Rising Main 150mm (i.d.) <2m deep Road	190.57
PE Rising Main 200mm (i.d.) <2m deep Road	248.41
PE Rising Main 250mm (i.d.) <2m deep Road	359.21
<b>Connection</b>	<b>Charge per connection £</b>
Manhole Type 2 on existing foul sewer 1200mm dia ≤1.0m deep	4,423.27
Manhole Type 2 on existing foul sewer 1200mm dia >1.0m ≤1.5m deep	5,618.95
Manhole Type 2 on existing foul sewer 1200mm dia >1.5m ≤2.0m deep	6,429.13
Manhole Type 2 on existing foul sewer 1200mm dia >2.0m ≤2.5m deep	7,212.70
Manhole Type 2 on existing foul sewer 1200mm dia >2.5m ≤3.0m deep	7,471.84
Manhole Type 1A on new foul lateral drain 1200mm dia ≥3.0m ≤3.5m deep	11,739.43
Manhole Type 1A on new foul lateral drain 1200mm dia >3.5m ≤4.0m deep	13,086.37
Manhole Type 1A on new foul lateral drain 1200mm dia >4.0m ≤4.5m deep	14,061.12
Manhole Type 1A on new foul lateral drain 1200mm dia >4.5m ≤5.0m deep	16,716.02
Manhole Type 1A on new foul lateral drain 1200mm dia >5.0m ≤5.5m deep	18,095.42
Manhole Type 1A on new foul lateral drain 1200mm dia >5.5m ≤6.0m deep	21,502.77

<b>Project design and management fee</b>	£1,182.00 or 10% of the estimated construction costs, whichever is greater
<b>Traffic Management</b>	<b>Cost £</b>
Two-way traffic lights	£841.00
Three-way traffic lights	£1,009.00
Four-way traffic lights	£2,076.00
<b>Pumping Station</b>	£261,623.67

- G9.1** 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:
- G9.2** 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;
- G9.3** 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
- G9.4** 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;

**G10.** 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:

- G10.1** contaminated land is involved - this may mean that we have to dispose of, or treat, polluted soil;
- G10.2** 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;
- G10.3** where flows are so significant that over-pumping is required;
- G10.4** where the nominal diameter of the requisitioned lateral drain is required to exceed **450** millimetres;
- G10.5** 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
- G10.6** in any other case where we cannot satisfy the requisition without digging more than 2 metres deep or involving complex engineering.

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**.

**G11.** Clearly, it may be difficult for you to work out the exact costs of the **site specific work** in providing the requisitioned lateral drain, 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**.

**G12.** The figures set out in **Table 15** also vary from the precise costs that Anglian Water may pay for each activity because:

**G12.1** 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

**G12.2** 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 work to which the charges relate commences, otherwise in default we will apply the **actual cost calculation**. The point of connection we will use will be based on the same parameters as those set out in paragraph **G6**.

**G13.** We also make a number of abortive costs charges. These are set out in **Table 16**.

**Table 16**

Aborted inspection	£172.00
Additional site visit	£172.00

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.

**G14.** 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.

- G15.** Before we begin designing a lateral drain suitable to satisfy your requisition, we will require you to enter into an Enabling Agreement and pay an Enabling Fee. The Enabling Fee will be the estimated cost in carrying out any enabling works, assessment or analysis required to achieve a detailed design for the purpose of commencing works on site. If our estimate of these costs should increase at any time, we will require the appropriate additional payment. You are entitled to ask us to cease these enabling works at any time and we will refund to you any Enabling Fee that has not been expended. The value of any Enabling Fees paid will, if the matter proceeds to delivery of a sewer requisition, be taken into account in any reconciliation of charges.
- G16.** Charges in relation to the enabling works and the construction of the requisitioned lateral drain will be reconciled against actual costs, where appropriate, in order to calculate those charges within a reasonable time after construction has finished. We will invoice you for the value of any shortfall or refund you the value of any overpayment.



## 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 an infrastructure charge in accordance with **Part L: Infrastructure charges** 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 an infrastructure charge in accordance with **Part L: Infrastructure charges** 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: Lateral drain requisition charges**.

**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: Lateral Drains provided as part of a First Time Scheme** excepted) and in our wholesale charges schedule or household charging scheme (as appropriate).

## Part I: Water self-lay charges

- I1. The **charging rules**:
  - I1.1 require us to set out the charges to be imposed in respect of an agreement under section 51A (a water “self-lay” agreement); but
  - I1.2 now prohibit us from making Asset Payments. An “Asset Payment” is the amount described in section 51CD(3) of the Act.
- I2. The larger part of self-lay policy is now industry-standard in the form of [Sector Guidance](#). Nevertheless, some elements remain water company specific, such as what activities are considered contestable (ACS) and design and construction standards applicable to each company’s appointed area (DCS). For further details, see our [website](#).
- 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 **Part D: Water connection charges**, **Part E: Water main requisition charges** and **Part K: Pipe alteration charges** of these **charging arrangements** (depending on whether the work is connection, main-laying or pipe alteration) with both the **fixed charge calculation** and **actual cost calculation** methods of charging available in respect of self-lay<sup>2</sup>;
  - 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;

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<sup>2</sup> We realise that Developers and self-lay providers 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 with respect to requisitions and service connections. In order to ensure that self-lay providers have equivalent opportunities we are providing a “fixed charge” option for undertaking the non-contestable work set out in this **Part I: Water self-lay charges**, and we refer you back to **Part D: Water connection charges**, **Part E: Water main requisition charges** and **Part K: Pipe alteration charges** to 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 charges for non-contestable work by carrying out the cost calculations set out in those parts, the fixed charge calculation.

- 13.5** any additional costs Anglian Water has incurred previously in sizing works to cover subsequent development;
- 13.6** 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**;
- 13.7** where the self-lay provider makes service pipe connections and installs an Anglian Water meter, the relevant charge per plot, which covers administration and water regulation inspections (exclusive of meter cost) in accordance with **Table 17**;

**Table 17**

Self-lay service connection - Where AW installs meter	£126.00
Self-lay connection - where a Self-lay Provider installs meter	£90.00

- 13.8** where Anglian Water makes service pipe connections, the cost of each service pipe connection as specified in **Part D: Water connection charges**.
- 14.** The Self-lay Provider must be a member of the Water Industry Registration Scheme Accredited Entity and accredited:
- 14.1** for water mains and water connections design if the Self-lay Provider is carrying out design work; and
- 14.2** for water mains and water connections construction for the construction work.
- 15.** If you require us to design the self-lay works, we will require prepayment of a portion of the design charges. The amount required will vary in accordance with **Table 18**.

**Table 18**

Design pre-payment for 1 - 100 properties	£967.00
Design pre-payment for 101 - 200 properties	£1,100.00
Design pre-payment for 200-500 properties	£1,366.00
Design pre-payment for 500+ properties	£1,632.00
Re-design fee (where the planning permission or layout of the development is altered and a re-design is required)	50% of the above charge
Additional site visits	£201.00

Amendment of terms and conditions (with no re-design work)	£241.00
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16. Where a Self-lay Provider chooses to carry out the design works, in accordance with the industry-standard [Sector Guidance](#) the design checking fees are found in **Table 19** below. A point of connection enquiry within the previous six months must have been completed to enable the Self-lay Provider's design to be checked.

**Table 19**

Design checking fee for 1 - 10 properties where the requisitioned main is 50 metres or less	£0.00
Design checking fee for 11+ properties	£268.00
Re-checking fee (where the planning permission or layout of the development is altered, and a re-checking is required)	£135.00

17. With respect to charges for project management and design, the tables in **Part D: Water connection charges**, **Part E: Water main requisition charges** and **Part K: Pipe alteration charges** should not be used. The charges in **Table 20** shall apply instead if the fixed price offer is chosen these will be the actual costs, if a reconcilable option is chosen, these will form the basis for the estimated offer.

**Table 20**

<b>Project Management Fee</b>  The project management fee will cover the following non-contestable elements that are currently delivered by Anglian Water: <ul style="list-style-type: none"> <li>Operational Hydraulic Modelling</li> <li>Impact Planning</li> <li>Commissioning planning</li> <li>Site Liaison</li> <li>Valve operations</li> </ul>	Small developments, meaning of <b>no more</b> than 10 properties where the requisitioned main is 50 metres or less	No more than £594.00
	Developments greater than 10 properties and/or the requisitioned main is >50 metres	5% of estimated construction costs or minimum £1,212.00
New design provided by Anglian Water		4% of construction cost
Sampling visit (single visit for the purposes of sampling the new water main) (additional visits to be charged at the same rate)		£128.00
Sample analysis (by the Anglian Water laboratory)		£75.00

- I8.** With respect to traffic management, costs will only apply to schemes where traffic management is required as a result of non-contestable works or requested connection works and where the Self-lay Provider does not request to provide traffic management themselves. Traffic management charges are in **Table 21**.

**Table 21**

<b>Traffic Management</b>	<b>Cost (£)</b>
Two-way traffic lights	£841.00
Three-way traffic lights	£1,009.00
Four-way traffic lights	£2,076.00

- 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/checking fee 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 20** above.
- I11.** Where we ask the Self-lay Provider to carry out works that are beyond those that are required to comply with Sector Guidance and/or the Self-lay agreement for Anglian Water's own purposes, we will negotiate commercial terms in respect of those works.

## Part J: Sewerage self-lay charges

- J1.** Sewerage sector guidance provides that developers must pay any charges sewerage undertakers set out in their **charging arrangements**. It 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 22** is paid with all section 104 adoption applications. This will be deducted from the final supervision/inspection fee set out in **Table 24**. The upfront deposit is used to cover our costs should you decide not to proceed with the application.

**Table 22**

<b>Sewer Adoption Charge - foul water only</b>	
Up to 50 properties	£537.00
51 to 100 properties	£1,075.00
Over 100 properties	£1,612.00
<b>Sewer Adoption Charge - surface water only</b>	
Up to 50 properties	£537.00
51 to 100 properties	£1,612.00
Over 100 properties	£5,373.00
<b>Sewer Adoption Charge – foul water and surface water</b>	
Up to 50 properties	£537.00
51 to 100 properties	£3,761.00
Over 100 properties	£7,522.00

- J3.** A surety must also be provided and the amount required is set out in **Table 23**. 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 23** below, a minimum surety of £5,000.00 is required, or 10% of estimated construction cost, whichever is greater. For example, for a scheme of £49,000.00, a £5,000.00 surety will be required. For a scheme of £51,000.00, a £5,100.00 surety will be required

**Table 23**

Surety	10% of estimated construction cost
Minimum surety	£5,000.00

- J5.** Our fees for the section 104 process are set out in **Table 24**. These fees are payable upon completion of the section 104 agreement and are reconciled against the deposit given in accordance with paragraph **J2**. The legal agreement is an industry standard and therefore a fixed figure can be charged if no departures from that standard are to be discussed. If there are any such departures, then whether or not they are accepted in the final document, they will be considered by a qualified solicitor and therefore the hourly rate in **Table 24** will be charged in addition. Variations to an already completed agreement will be charged at the same rate.

**Table 24**

Supervision and inspection fee	£1,100 or 2.5% of the Estimated Construction Cost, whichever is the greater
Additional technical vetting charge	£178.00
CCTV assessment (each)	£161.00
Legal fee	£44.00
Legal agreement	£388.00
Amendment to legal agreement	£128.00 per hour
Additional site visit	£172.00
Lateral drain adoption vetting and administration fee	£253.00

- J6.** **Charging Rules** prohibit us from making any Asset Payment in respect of sewerage self-lay. Please also refer to paragraphs **F14** and **G14** 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 remain an 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. The costs will include those expended in carrying out works designed to avoid or mitigate loss of services or reduction in services to other customers while the diversion works are carried out.
- 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 25** below. The legal agreement is a company standard and therefore a fixed figure can be charged if no departures from that standard are to be discussed. If there are any such departures, then whether or not they are accepted in the final document, they will be considered by a qualified

solicitor and therefore the hourly rate in **Table 25** will be charged in addition.  
Variations to an already completed- agreement will be charged at the same rate.

**Table 25**

Sewer diversion vetting and administration fee	£189.00
On-site section 185 agreement	£240.00
Off-site (no powers) section 185 agreement	£388.00
Off-site (powers) section 185 agreement	£388.00
Amendment to legal agreement	£128.00 per hour
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 26** 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. “Minor diversions” are diversions that satisfy all of the following criteria:

- all works take place within the applicant’s land;
- the works facilitate development of one residential unit only;
- both the pipe to be diverted and its replacement are gravity sewers or lateral drains;
- both the pipe to be diverted and its replacement serve 10 properties or fewer;
- both the pipe to be diverted and its replacement are 150mm diameter or less; and
- both the pipe to be diverted and its replacement are 2.0m deep or less.

**Table 26**

<b>Supervision and inspection fee</b>	
Minor diversions	£368.00
All other diversions	4.5% of the estimated cost of the diversionary works (minimum fee £1,100).

**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 recharged 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 fee in accordance with **Table 27** 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 applicant will be billed any additional costs or refunded if actual costs are lower than the amount paid.

**Table 27**

Diversion of water main – design fee	£1,108.00
Additional site visits	£201.00

## Part L: Infrastructure charges

### Application of infrastructure charges

- L1.** Where new connections are made to our water and/or sewerage network, we apply an infrastructure charge. Due to alterations in **charging rules**, the infrastructure charge for connections to our water network (but not our sewerage network) may attract a **discount**. Whether this **discount** is applied depends on how the transitional arrangements apply to the connection in question, for which, see Part O.

### Attributes of the infrastructure charge

- L2.** The infrastructure 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 is designed so that over time those charges correlate generally to the forecasted overall cost of **network reinforcement** carried out to meet the demands of growth within the relevant charging region over the period from 2022-23 to 2026-27. Thus, that overall cost is shared equally across all forecasted new properties (on average 25,800 per year for Water and 32,300 for Sewerage) by way of the infrastructure charge, formulated either as a unit cost for household properties or a flow-equivalent unit rate for non-household properties. It is a charge of the type set out in section 146(2) of the Act.
- L3.** Our infrastructure charge has been developed following extensive consultation with stakeholders: please see our [‘Developer Charging Consultation 2020’](#).
- L4.** The infrastructure 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.
- L5.** Payment of the infrastructure charge must be made before premises are connected to our water main or public sewer (as the case may be).
- L6.** The infrastructure charge 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 infrastructure 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

charges are 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 28** and/or **Table 29** to arrive at the amount payable. Details of the relevant multiplier for each fitting can be found at our [website](#)

- L8.** Where the **relevant multiplier** is applied to an infrastructure charge, then if that charge attracts a **discount**, the **relevant multiplier** is applied to the **discount** as well.

### Formulation of the infrastructure charge

- L9.** The infrastructure charge is the same in nature to the infrastructure charge that applied prior to April 2018 and to both the fixed element and variable element of the zonal charge that applied between April 2018 and March 2020.
- L10.** The amount of the infrastructure charge for water connections in this Charging Year is set out in **Table 28** and the amount of the infrastructure charge for sewerage communications in this Charging Year is set out in **Table 29**.

**Table 28**

Anglian Water charging region-Water Supply	£233.00
Hartlepool Water charging region -Water Supply	£136.00

**Table 29**

Anglian Water charging region-Sewerage Services	£400.00
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- L11.** 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 one infrastructure 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 discounts for water supplied for domestic purposes.

## The income-offset discount

- L12.** The **discount** is a new element, introduced in order to reflect the changes in Ofwat's **charging rules**. Discounts were once required by statute to be given in respect of the cost of requisitions under the law that applied up to April 2018 in order to compensate requisitioners for the income that new customers would provide to water companies over time. Those discounts were carried over as a defined discount figure to requisition charges based on costs in our **charging arrangements** for 2018-2019 and 2019-2020 but only in respect of water supply connections, and not sewerage communications. Due to changes in **charging rules**, any **discount** must now be applied to the infrastructure charge rather than the requisition charge. This has given us the opportunity to offer the **discount** (via the infrastructure charge) not just to water main requisitioners, but to those seeking water connections too. For the avoidance of doubt, the discount represents the historic income offset.
- L13.** The amount of the **discount** for water connections in this Charging Year is set out in **Table 30**. The **discount** is not available for sewerage communications.

**Table 30**

Anglian Water charging area - Water Supply <b>discount</b>	-£471.00
Hartlepool Water charging area - Water Supply <b>discount</b>	-£471.00

- L14.** As can be seen from **Table 30**, the **discount** for the water supply infrastructure charge in the Anglian Water area exceeds the infrastructure charge, resulting effectively in a discount to the developer. This discount will be applied sequentially to the following charges in the following order until extinguished:
- L14.1** to our sewerage services infrastructure charge raised under this **Part L: Infrastructure charges** in respect of the same premises;
- L14.2** to water supply connection charges raised under **Part D: Water connection charges** in respect of the same premises. Any unused portion of the **discount** remaining unextinguished will be lost.

## The drainage environmental discount

- L15.** For development projects commenced on or after 1 April 2023 on brownfield sites, where you inform us within 2 years of the connection and where we can confirm that a previous surface water connection to a foul or combined sewer existed, we will reduce the 2023-24 sewerage Infrastructure Charge by 50% if a sustainable surface water discharge method (meaning one of those methods set out below) is used as an alternative in respect of all surface water draining from the development project.

**L16.** Sustainable surface water discharge methods are limited to:

- Rainwater harvesting re-use
- Infiltration methods
- Discharge to an open surface water body
- Discharge to surface water sewer, highway drain or other drainage system at a restricted rate

## 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 31**.

**Table 31**

Direct communication	£279.00
Indirect communication	£107.00
Additional site visits (each)	£172.00



## 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](#). The levels of fees are set out in **Table 32**.

**Table 32**

Vetting and administration fee	£271.00
Additional site visits (each)	£172.00
Consultation charge	£51.00

## Adoption of Existing Sewers or Lateral Drains (Section 102)

- M4.** Section 102 of the Water Industry Act allows the owners of a private sewer or private lateral drain within our area to apply to us for adoption of such pipes. 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 33**. Additional charges are applicable where the system includes a pumping station or treatment facilities.

**Table 33**

Adoption of Intervening Drains	£405.00
Adoption of sewers and drains <500m	£535.00
Adoption of sewers and drains >500m	£745.00
Adoption of sewage treatment facility	Based on actual cost
Additional charge for adoption of pumping station	£769.00
Additional site visit	£172.00
Additional CCTV assessment	£161.00
Solicitor Enquiries	£44.00
Amendments to legal agreements, deeds of variation and deeds of novation	£128 per hour

### **Adoption of Sustainable Drainage Systems (SuDS)**

- M5.** We will consider the adoption of SuDS, provided they meet our criteria. A visit to site from one of our engineers will determine the feasibility of adoption. If adoption is feasible, an engineer will make a detailed assessment as to whether it is suitable for adoption. Finally, a number of inspections will be made during the maintenance period to ensure that the SuDS is working properly. Each of these inspections and assessments will attract a charge as set out in **Table 34**.

**Table 34**

	<b>Cost (£)</b>
Upfront feasibility inspection	119.00
<b>Detailed Assessments</b>	
Infiltration Systems - Soakaways	300.00
Infiltration Basins - up to 2,500m cubic metres of storage	274.00
Infiltration Basins - more than 2,500m cubic metres of storage	484.00
Proprietary Treatment Systems	248.00
Filter Drain - Total length up to 250m	261.00
Filter Drain - Total Length more than 250m	458.00

Swale - Total length up to 250m	274.00
Swale - Total Length more than 250m	484.00
Bio-retention systems / Rain Garden - Total length up to 250m	274.00
Bio-retention systems / Rain Garden - Total Length more than 250m	484.00
Attenuation/Storage Tanks (Geocellular) - Total length up to 250m	353.00
Attenuation/Storage Tanks (Geocellular) - Total Length more than 250m	642.00
Detention Basins - up to 2,500m cubic metres of storage	294.00
Detention Basins - more than 2,500m cubic metres of storage	504.00
Ponds and Wetlands - up to 2,500m cubic metres of storage	319.00
Ponds and Wetlands - more than 2,500m cubic metres of storage	555.00

### Sewer Requisition (section 30) charges

**M6.** Please see paragraphs **F14** and **G14** for details of the section 30 agreement. To contract you to do the requisitioned work we will require that you:

**M6.1** Enter into a legal agreement and pay the costs of preparing it;

**M6.2** Provide security against proper performance of the contract;

**M6.3** Submit the works to supervision and inspection and pay our standard costs of those supervisions and inspections; and

**M6.4** 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).

**M7.** Those costs are set out in **Table 35**.

**Table 35**

Supervision/Inspection fee	£500.00 or 5% of estimated construction costs, whichever is the greater.
Surety	100% of estimated construction cost
Legal agreement	£388.00
Land agent/compensations costs for works on	Based on actual cost

third-party land	
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## Legal agreements

- M8.** 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 36**.

**Table 36**

Solicitor enquiries	£44.00
Amendments to legal agreements, Deed of Variation and Deed of Novation	£128.00 per hour

## Pre-planning enquiries

- M9.** The charges set out in **Table 37** 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 37**

Water pre-planning enquiry	£410.00
Sewerage pre-planning enquiry	£420.00
Water and sewerage pre-planning enquiry	£559.00

## Vacuum-based sewerage systems

- M10.** If the sewerage system in your area is a vacuum system, you may need a new vacuum pot installed to allow you to connect your private lateral drain. Where this connection type is required, subject to paragraph **M12** below, we will arrange for a new vacuum pot and the valves to be provided at our cost. A short stub pipe will also be provided to allow connections without physically breaking into the pot. However, you must provide the pipework between the stub pipe and your property at your own cost.
- M11.** If you would prefer the vacuum-based public sewer to be extended towards or on to your property, we will charge you the actual cost of the public sewer extension in accordance with **Part K: Pipe alteration charges** and section 185 of the Act. The cost

of the mains extension will be assessed on a site by site basis and payment will be required in advance of the works taking place.

- M12.** If the installation of 5 metres of vacuum main is insufficient to ensure that the vacuum pot can be positioned close enough to your property to allow for your property to be connected to the sewerage network by way of a gravity drain, we will charge you the marginal cost (meaning the difference between the cost of a 5-metre long vacuum main and the cost of the vacuum main we have to install).

### Design work on speculative developments

- M13.** The charges in our **charging arrangements**, in particular the infrastructure charge set out in **Part L: Infrastructure charges**, 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 infrastructure charge paid, the design costs will be waived.

### Fire hydrant and Fire sprinkler charges

- M14.** 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 38**.

**Table 38**

Installation on all new mains	£822.00
New hydrant wash out new main	£489.00
Installation on all existing mains	Based on actual cost

**M15.** 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 39**.

- M16.** 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 39**. 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 39**

Temporary building supply	£1,160.00
Domestic sprinkler connection	£3,182.00

- M17.** 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 40**.

**Table 40**

Meter box repair and replacement	£581.00
Meter replacement	Based on actual cost

## Part N: Payment options

- N1.** Anglian Water offers the following payment methods when making payment against Development Services activities:
- BACS/CHAPS;
  - By telephone;
  - Through your DART account (for water connections, infrastructure charges, design deposits and water requisition charges).
  - Online via our portal - InFlow.
  - Cheque.
- N2.** For further information about our DART system, please see our [website](#)
- N3.** To make payments by telephone, please contact Anglian Water Development Services on 0345 60 66 087, Option 3 then Option 2, along with your application number.
- N4.** For payments made through BACS/CHAPS, the following bank account details should be used:
- Account number: 10276367
  - Sort code: 20-43-71
- N5.** 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 posted to Anglian Water Services Ltd, DS Income Team, PO Box 495, Huntingdon PE29 6YY.
- N6.** If paying by cheque, please make payable to 'Anglian Water Services Ltd', please include your remittance advice and write the InFlow application number(s) on the back of the cheque and post to Anglian Water Services Ltd, DS Income Team, PO Box 495, Huntingdon PE29 6YY.
- N7.** For all developer charges, we require payment of the estimated total charge before we carry out any work. To this end, customers will be invited to pay those charges at that time. Many of our charges require some form of reconciliation within a reasonable time after the work is completed; and where this is the case, we will, as appropriate, require a balancing payment in our favour or make a balancing payment in the customer's favour at that time. If a fixed charge calculation option has been chosen, and there are no factors requiring a reconciliation, the initial payment will be the only payment the customer must make.



- N8.** We recognise that, particularly in the case of requisitions, we may be holding these payments in advance for a prolonged period of time. However, we will not account for interest on those pre-payments. This is because, where the fixed charge calculation option is chosen, we will honour the fixed charges set out in our original estimate, meaning these will be pegged to the year in which the pre-payment was made.

## 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 the Water Act 2014 Commencement Order no.9. This provides for the old statutory method of charging that existed prior to April 2018 to continue to apply to connections, requisitions, self-lay and diversions where:
- the application was completed and security for charges given prior to April 2018, or
  - the water company granted – prior to April 2018 – an extension for the giving of security for charges (although this provision expires at the end of March 2023)
- 02.** Condition C of company licences has now been abolished<sup>3</sup>. This formerly required us to use the pre-April 2018 method of calculating infrastructure charges in respect of connections to water mains or public sewers requisitioned or self-laid and charged under the pre-April 2018 rules. We are now obliged by **charging rules** to apply infrastructure charges in the manner set out in paragraph **L2**, regardless of the date of construction of the water main or public sewer to which the relevant connection is made.
- 03.** We have, through Water UK, worked with other companies and stakeholders to agree a set of principles by which we will base our charges across transitions. The following method, which we will apply, follows those principles. Our method follows three important precepts:

### The precept of charge integrity

- 04.** Subject to paragraph **08**, no element that forms the basis of our charges should by virtue of a transition be included twice (or more) or not at all. This precept overrides all others (except paragraph **08**). This means that in all circumstances:

- 04.1** Where a sum based on an income-offset has been applied in the calculation of:

- requisition charges for a water main or sewer by way of a **discount**; or
- a self-lay asset payment for a water main or sewer;

it cannot be applied to infrastructure charges applicable in the case of any connection to the same water main or sewer.

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<sup>3</sup> We are assuming that the licence modification upon which Ofwat began consulting in January 2022 is actually made in the form proposed.

**O4.2** The corollary only applies with respect to water mains: where a sum based on an income-offset has not been applied in the calculation of:

- requisition charges for a water main or sewer by way of a **discount**; or
- a self-lay asset payment for a water main or sewer,

it must be applied to infrastructure charges applicable in the case of any connection to that water main.

**O4.3** But, the above statements are **not** intended to imply whether charges based on network reinforcement should be applicable to the actual water main or sewer in question or to a regionally averaged cost of network reinforcement; nor whether charges based on an income-offset should be based on an exact relevant deficit/ discounted aggregate deficit calculation for the actual water main or sewer in question, or on a regionally averaged figure indirectly related to those former calculations.

### **The precept of parent/daughter water main or sewer connections**

**O5.** Subject to paragraph **O8**, where the format of charging has been set in respect of a water main or sewer, the same format will be applied in respect of any connection to that water main or sewer. Consequently, this precept:

**O5.1** has no application where a connection is sought to water main or sewer that has not been self-laid or requisitioned in the twelve years prior to the connection; and

**O5.2** does **not** mean that the connection charges themselves are pegged to the values set in the charging year applicable to the requisition - only that the format is set by reference to that charging year.

### **The precept that charges follow the date of a legal agreement**

**O6.** Considering the two precepts set out above, it is important to understand which date within the period of engagement between us on the matter of a requisition or a self-lay agreement determines which charging year's **charging arrangements** apply. We have concluded that the fairest method is to use the date of the requisition agreement or self-lay agreement, provided that date falls within the validity period set out in the terms of any offer.

**O7.** In respect of **site specific work**:

**O7.1** Quotations for some **site specific work** provided under the old rules, and accepted before 1 April 2018 are to continue to apply until 1 April 2023 unless you and we agree to vary the quotation.

- 07.2** 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.
- 07.3** 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.
- 07.4** Where you have received a quotation or draft adoption agreement under **charging arrangements** applicable to a particular charging year, but have not formally accepted, you can simply re-apply in the next charging year for a quotation in accordance with that year's **charging arrangements**.

## **08. The Exception to the Precepts**

For the reasons set out above, if the format of charging for the parent water main or public sewer was set according to the principles that applied prior to 1 April 2018, we will not set infrastructure charges in accordance with the principles that applied prior to 1 April 2018, because charging rules require us to do otherwise.

## Part P: Statement of significant changes and worked examples

For 2023-24 there are no significant changes to our charges and for no typical developments do changes that exceed 10%.

Anglian Water Services' Board has assessed the effect of the new charges on customer bills.

Scenario	Plots	2022-23	2023-24	Variance
<b>New Connections</b>				
Single Connection Nearside <b>AW Delivered</b>	1	£2,369.00	£2,604.00	9.9%
Single Connection Nearside <b>SLP Delivered</b>	1	£556.00	£359.00	-35.4%
Multiple Connection Nearside 10 Plots (Flats) <b>AW Delivered</b>	10	£8,483.00	£6,735.00	-20.6%
Multiple Connection Nearside 10 Plots (Flats) <b>SLP Delivered</b>	10	£4,782.00	£2,799.00	-41.5%
<b>Medium Housing Development</b>				
50 Properties <b>AW Delivered</b>	50	£89,108.00	£91,075.00	2.2%
50 Properties <b>SLP Delivered</b>	50	£34,948.00	£18,673.00	-46.6%
<b>Large Housing Development</b>				
200 Properties <b>AW Delivered</b>	200	£295,563.00	£303,008.00	2.5%
200 Properties <b>SLP Delivered</b>	200	£109,839.00	£46,750.00	-57.4%

The remainder of this sections provides worked examples to help customers understand how charges for typical developments would be calculated.

## **Worked Example Scenario 1**

### **Single connection to a house from an existing main**

This worked example provides charges for a single connection to an existing water main of 90mm diameter polyethylene (PE).

The worked example includes any associated charges for a single property connection to an existing sewer, which is completed by the Developer Customer. These charges are specified under 'Other Charges'.

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

#### **Pipework:**

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

Traffic management assumes the road (Type 3-4) is 40mph, has two lanes and does not require a road closure or lane closure.

Two-way automated lights are required.

There is also an assumption that the only payable council charges are for permitting.

Scenario 1: Single connection to a house from an existing main									Alternative Delivery Method	
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-lay Rate (£)	Self-lay Total Charge (£)
Pre-construction charges										
Y	Application Fee	per application		Included in Connection Fee	N/A	Included in Connection Fee	N/A		Included in Meter Installation Fee	N/A
N	Administration Fee	per application			N/A		N/A			N/A
N	Design fee	per application			N/A		N/A			N/A
Construction Charges										
Y	Connection	per connection	1.00	1,432.00	<b>1,432.00</b>	1,432.00	<b>1,432.00</b>	Y		N/A
Y	Connection sub-charge 1 - Labour & Materials	per connection	Included in Connection Fee		N/A	Included in Connection Fee No Uplift for use of barrier pipe for excavation less than 19m	N/A	N	Included in Meter Installation Fee	N/A
Y	Connection sub-charge 2 - Highways Permit	each	1.00	62.00	<b>62.00</b>	62.00	<b>62.00</b>	Y		N/A
Y	Pipework - road	per metre	Included in Connection Fee		N/A	Included in Connection Fee	N/A			N/A

Scenario 1: Single connection to a house from an existing main									Alternative Delivery Method	
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-lay Rate (£)	Self-lay Total Charge (£)
Y	Traffic Management	per TM usage	1.00	841.00	841.00	841.00	841.00	Y		N/A
Y	Meter(s)	per connection	Included in Connection Fee		N/A	Included in Connection Fee	N/A	Y	90.00	90.00
Other Charges										
Y	S106 sewerage connection application fee - developer connection	each	1.00	107.00	107.00	107.00	107.00	N	107.00	107.00
Infrastructure Charges										
Y	Infrastructure Charge - Water	Per property	1.00	233.00	233.00	233.00	233.00	N	233.00	233.00
Y	Infrastructure Charge - Sewerage	Per property	1.00	400.00	400.00	400.00	400.00	N	400.00	400.00
Income offset										
Y	Income Offset - water	Per property	1.00	-471.00	-471.00	-471.00	-471.00	N	-471.00	- 471.00
N	Income Offset - sewerage	Per property			N/A		N/A			N/A



Scenario 1: Single connection to a house from an existing main									Alternative Delivery Method	
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-lay Rate (£)	Self-lay Total Charge (£)
Totals					2,604.00		2,604.00			359.00

## **Worked Example Scenario 2**

### **Single connection to block of flats from an existing main**

This worked example provides charges for a block of 10 flats to be connected to an existing main of 90mm diameter PE.

Each flat would be individually metered.

The worked example includes any associated charges for a property connection to an existing sewer, which is completed by the Developer Customer. These charges are specified under 'Other Charges'.

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

Pipework:

63mm diameter PE pipe

4m pipework in road, 4m pipework in unmade ground

Traffic management assumes the road (Type 3-4) is 40mph, has two lanes and does not require a road closure or lane closure.

Two-way automated lights are required. There is also an assumption that the only payable council charges are for permitting.

Scenario 2: Single connection to a block of flats from an existing main									Alternative Delivery Method	
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-lay Rate	Self-lay Total Charge (£)
Pre-construction charges										
Y	Application Fee	per application		Included in Connection Fee	N/A	Included in Connection Fee	N/A		Included in Meter Installation Fee	N/A
N	Administration Fee	per application			N/A		N/A			N/A
N	Design fee	per application			N/A		N/A			N/A
Construction Charges										
Y	Connection Fee - 4 port manifold connection off-site near-side ≤63mm, up to 5m dig	per connection	1.00	1,777.00	<b>1,777.00</b>	1,777.00	<b>1,777.00</b>	Y		N/A
Y	Connection sub-charge 1 - 6 port manifold connection off-site near-side ≤63mm, up to 5m dig	per connection	1.00	2,156.00	<b>2,156.00</b>	2,156.00	<b>2,156.00</b>	Y		N/A
N	Connection sub-charge 2 - Labour & Materials	per connection	Included in Connection Fee		N/A	Included in Connection Fee No Uplift for use of barrier pipe for excavation less than 19m	N/A	Y	Included in Meter Installation Fee	N/A
Y	Connection sub-charge 3 - Highways Permit	each	1.00	62.00	<b>62.00</b>	62.00	<b>62.00</b>	Y		N/A

Scenario 2: Single connection to a block of flats from an existing main									Alternative Delivery Method	
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-lay Rate	Self-lay Total Charge (£)
Y	Pipework - road	Per metre	Included in Connection Fee		N/A	Included in Connection Fee	N/A	Y		N/A
Y	Meter(s)	per connection	Included in Connection Fee		N/A	Included in Connection Fee	N/A	Y	90.00	900.00
Y	Traffic Management	per TM usage	1.00	841.00	841.00	841.00	841.00	Y		N/A
Other Charges										
Y	S106 sewerage connection application fee - developer connection	each	1.00	279.00	279.00	279.00	279.00	N	279.00	279.00
Infrastructure Charges										
Y	Infrastructure Charge - Water	Per property	10.00	233.00	2,330.00	233.00	2,330.00	N	233.00	2,330.00
Y	Infrastructure Charge - Sewerage	Per property	10.00	400.00	4,000.00	400.00	4,000.00	N	400.00	4,000.00
Income offset										
Y	Income Offset - water	Per property	10.00	-471.00	-4,710.00	-471.00	-4,710.00	N	-471.00	-4,710.00
N	Income Offset - sewerage	Per property								
Totals					6,735.00		6,735.00			2,799.00

## **Worked Example Scenario 3**

### **Medium housing development requiring new mains and communication pipes (Excavation, delivery and reinstatement by Third Party)**

This worked example provided charges associated with the provision of new water mains and individual connections from them for each of 50 new houses.

The worked example includes the associated charges for the 50 property connections to an existing sewer, which are completed by the Developer Customer. These charges are specified under 'Other Charges'.

This worked examples assumes excavation and reinstatement activities are completed by others, except for the excavation leading to the connection to the existing water main. Within construction costs, this includes: mains laying; service pipe installation; boundary box fitting; meter installation

**At present, Anglian Water do not offer separate charges where the developer customer undertakes or outsources for their own excavation and reinstatement.**

#### **Technical Specification (Connection)**

Pipework (no excavation):

Connection to Existing Main of 180mm diameter PE

3m pipework laying (per communication pipe)

#### **Technical Specification (Mains)**

Pipework: Total length 300m, consisting of:

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

125mm diameter PE – 190m

90mm diameter PE – 100m

#### **Design Considerations:**

180mm diameter existing main, serving 150 existing customers

Three commissioning phases

Three sample chlorination and connections – footpath

Four washouts - unmade ground

Five valves (1 x 150mm, 3 x 100mm, 1 x 80mm) - unmade ground

One trial hole - unmade ground

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

Scenario 3:  Medium housing development requiring new mains and communication pipe  (Excavation and reinstatement by Third Party)									Alternative Delivery Method			
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-lay Rate	Self-lay Total Charge (£)	NAV Rate (£)	Nav Total Charge (£)
Pre-construction charges - Connection												
Y	Application Fee	per application		Included in Service Connection Fee	N/A	Included in Service Connection Fee	N/A	N	Included in Meter Installation Fee	N/A	Included in Mains Connection Fee	N/A
N	Administration Fee	per application			N/A		N/A	N		N/A		N/A
N	Design Fee	per application										
Pre-construction charges - Mains												
Y	Application Fee	per application		Included in Mains Connection Fee	N/A	Included in Service Connection Fee	N/A	N	Included in Mains Connection Fee	N/A	Included in Mains Connection Fee	N/A
N	Administration Fee	per application			N/A		N/A			N/A		N/A
Y	Design fee	per application		Included in Project Management and Design Fee	N/A	Included in Project Management and Design Fee	N/A	N	Included in Project Management and Design Fee	N/A		N/A
Construction Charges - Connection												
Y	Service Connection	per connection	50.00	847.00	42,350.00	847.00	42,350.00	Y		N/A		N/A

Scenario 3:  Medium housing development requiring new mains and communication pipe  (Excavation and reinstatement by Third Party)									Alternative Delivery Method			
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-lay Rate	Self-lay Total Charge (£)	NAV Rate (£)	Nav Total Charge (£)
Y	Pipework	per metre		Included in Service Connection Fee	N/A	Included in Service Connection Fee	N/A			N/A		N/A
Y	Meter Installation	per meter	50.00	Included in Service Connection Fee	N/A	Included in Service Connection Fee	N/A	Y	90.00	4,500.00	0.00	0.00
Construction Charges - Mains												
Y	Mains Connection	per connection	1.00	1,836.02	1,836.02	1,836.02	1,836.02	N	1,836.02	1,836.02	1,836.02	1,836.02
Y	Mains Connection sub-charge 1	Labour & Materials		Included in Mains Connection Fee	N/A	Included in Mains Connection Fee	N/A		Included in Mains Connection Fee	N/A	Included in Mains Connection Fee	N/A
Y	Washouts	each	4.00	565.15	2,260.60	565.15	2,260.60	N	565.15	565.15	565.15	565.15
Y	Sluice Valve - 125mm	each	3.00	589.28	1,767.84	589.28	1,767.84			N/A		N/A
Y	Sluice Valve - 180mm	each	1.00	746.14	746.14	746.14	746.14	N	746.14	746.14	746.14	746.14
Y	Sluice Valve - 90mm	each	1.00	569.44	569.44	569.44	569.44			N/A		N/A
Y	Pipework - Road 125mm	per metre	10.00	194.90	1,949.00	243.30	2,433.00	N	194.90	1,949.00	194.90	1,949.00
Y	Pipework - Unmade 125mm	per metre	140.00	56.17	7,863.80	78.08	10,931.20			N/A		N/A
Y	Pipework - Unmade	per metre	100.00	52.91	5,291.00	71.89	7,189.00			N/A		N/A



Scenario 3: Medium housing development requiring new mains and communication pipe (Excavation and reinstatement by Third Party)									Alternative Delivery Method			
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-lay Rate	Self-lay Total Charge (£)	NAV Rate (£)	Nav Total Charge (£)
	90mm											
Y	Pipework - Footpath 125mm	per metre	50.00	158.49	<b>7,924.50</b>	197.22	<b>9,861.00</b>			N/A		N/A
Y	Trial Holes	each	1.00	266.92	<b>266.92</b>	266.92	<b>266.92</b>	N		N/A	266.92	<b>266.92</b>
Y	Sampling	each	3.00	Included in Project Management and Design Fee	N/A	Included in Project Management and Design Fee	N/A	Y		N/A		N/A
Y	Commissioning Visits	3 visits @ 2.5 hours per visit	7.50	Included in Project Management and Design Fee	N/A	Included in Project Management and Design Fee	N/A	N	Included in Project Management Fee			N/A
Y	Back to back connection	each	3.00	573.37	<b>1,720.11</b>	573.37	<b>1,720.11</b>			N/A		N/A
	<b>Construction Cost Sub-total</b>				<b>32,195.37</b>		<b>39,581.27</b>			<b>5,096.31</b>		<b>5,363.23</b>
Y	Traffic Management	per TM usage	1.00	841.00	<b>841.00</b>	841.00	<b>841.00</b>	Y	841.00	<b>841.00</b>	841.00	<b>841.00</b>
Y	Minor Traffic Diversion	each	1.00	735.75	<b>735.75</b>	735.75	<b>735.75</b>	Y	735.75	<b>735.75</b>	735.75	<b>735.75</b>
Y	Road closure	each	1.00	1,690.00	<b>1,690.00</b>	1,690.00	<b>1,690.00</b>	Y	1,690.00	<b>1,690.00</b>	1,690.00	<b>1,690.00</b>
Y	Permit	each	1.00	1,664.00	<b>1,664.00</b>	1,664.00	<b>1,664.00</b>	Y	1,664.00	<b>1,664.00</b>	1,664.00	<b>1,664.00</b>
Y	Project Management and Design Fee	10% of Construction Cost	1.00	10%	<b>3,219.54</b>	10%	<b>3,958.13</b>			N/A		N/A
Y	Design Fee	4% of Construction Cost	1.00	4%	N/A		N/A	Y	1,287.81	<b>1,287.81</b>		N/A

Scenario 3: Medium housing development requiring new mains and communication pipe (Excavation and reinstatement by Third Party)									Alternative Delivery Method			
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-lay Rate	Self-lay Total Charge (£)	NAV Rate (£)	Nav Total Charge (£)
Y	Project Management Fee	5% of Construction Cost	1.00	5%	N/A		N/A	N	1,609.77	<b>1,609.77</b>		N/A
Other Charges												
Y	S106 sewerage connection application fee - developer connection	each	1.00	279.00	<b>279.00</b>	279.00	<b>279.00</b>	N	279.00	<b>279.00</b>	279.00	<b>279.00</b>
Infrastructure Charges												
Y	Infrastructure Charge - Water	Per property	50.00	233.00	<b>11,650.00</b>	233.00	<b>11,650.00</b>	N	233.00	<b>11,650.00</b>	233.00	<b>11,650.00</b>
Y	Infrastructure Charge - Sewerage	Per property	50.00	400.00	<b>20,000.00</b>	400.00	<b>20,000.00</b>	N	400.00	<b>20,000.00</b>	400.00	<b>20,000.00</b>
Income offset												
Y	Income Offset - water	Per property	50.00	-471.00	<b>-23,550.00</b>	-471.00	<b>-23,550.00</b>	N	-471.00	<b>-23,550.00</b>	-471.00	<b>-23,550.00</b>
N	Income Offset - sewerage	Per property	50.00		N/A		N/A			N/A		N/A
Totals					<b>91,074.66</b>		<b>99,199.15</b>			<b>25,803.64</b>		<b>18,672.98</b>

## **Worked Example Scenario 4**

### **Medium housing development requiring new mains and communication pipes (Excavation and reinstatement by Water Company)**

This worked example provided charges associated with the provision of new water mains and individual connections from them for each of 50 new houses.

The worked example includes the associated charges for the 50 property connections to an existing sewer, which are completed by the Developer Customer. These charges are specified under 'Other Charges'.

This worked example assumes that the excavation and reinstatement activities are completed by the Water Company. Within construction costs, this includes: Mains laying; Service pipe installation; Boundary box fitting; Meter installation; Excavation; Reinstatement.

However, should the Developer appoint an SLP or NAV, this worked example assumes these (and other contestable items) would be carried out by the SLP or NAV.

#### **Technical Specification (Connection)**

Pipework (unmade ground):

Connection to existing main of 180mm diameter PE

3m pipe laying (per communication pipe)

#### **Technical Specification (Mains)**

Pipework: Total length 300m, consisting of:

125mm diameter PE – 10m pipework in road (including connection to existing 180mm PE Main)

125mm diameter PE – 50m pipework in footpath

125mm diameter PE – 140m pipework in Unmade ground

90mm diameter PE – 100m pipework Unmade ground

#### **Design Considerations:**

180mm diameter existing main, serving 150 existing customers

Three commissioning phases

Water Services Regulation Authority

Three sample chlorination and connections – footpath

Four washouts - unmade ground

Five valves (1 x 150mm, 3 x 100mm, 1 x 80mm) - unmade ground

One trial hole - unmade ground

Traffic management assumes the road (Type 3-4) is 50mph, has two lanes and requires a road closure and eight parking pay suspensions.

Any additional council charges for permitting should be included

Scenario 4:  Medium housing development requiring new mains and communication pipe  (Excavation and reinstatement by Water Company)									Alternative Delivery Method			
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-lay Rate	Self-lay Total Charge (£)	NAV Rate (£)	Nav Total Charge (£)
Pre-construction charges - Connection												
Y	Application Fee	per application		Included in Service Connection Fee	N/A	Included in Service Connection Fee	N/A	N	Included in Meter Installation Fee	N/A	Included in Mains Connection Fee	N/A
N	Administration Fee	per application			N/A		N/A	N		N/A		N/A
N	Design Fee	per application										
Pre-construction charges - Mains												
Y	Application Fee	per application		Included in Mains Connection Fee	N/A	Included in Service Connection Fee	N/A	N	Included in Mains Connection Fee	N/A	Included in Mains Connection Fee	N/A
N	Administration Fee	per application			N/A		N/A			N/A		N/A
Y	Design fee	per application		Included in Project Management and Design Fee	N/A	Included in Project Management and Design Fee	N/A	N	Included in Project Management and Design Fee	N/A		N/A
Construction Charges - Connection												
Y	Service Connection	per connection	50.00	847.00	42,350.00	847.00	42,350.00	Y		N/A		N/A

Scenario 4:  Medium housing development requiring new mains and communication pipe  (Excavation and reinstatement by Water Company)									Alternative Delivery Method			
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-lay Rate	Self-lay Total Charge (£)	NAV Rate (£)	Nav Total Charge (£)
Y	Pipework	per metre		Included in Service Connection Fee	N/A	Included in Service Connection Fee	N/A			N/A		N/A
Y	Meter Installation	per meter	50.00	Included in Service Connection Fee	N/A	Included in Service Connection Fee	N/A	Y	90.00	4,500.00	0.00	0.00
Construction Charges - Mains												
Y	Mains Connection	per connection	1.00	1,836.02	1,836.02	1,836.02	1,836.02	N	1,836.02	1,836.02	1,836.02	1,836.02
Y	Mains Connection sub-charge 1	Labour & Materials		Included in Mains Connection Fee	N/A	Included in Mains Connection Fee	N/A		Included in Mains Connection Fee	N/A	Included in Mains Connection Fee	N/A
Y	Washouts	each	4.00	565.15	2,260.60	565.15	2,260.60	N	565.15	565.15	565.15	565.15
Y	Sluice Valve - 125mm	each	3.00	589.28	1,767.84	589.28	1,767.84			N/A		N/A
Y	Sluice Valve - 180mm	each	1.00	746.14	746.14	746.14	746.14	N	746.14	746.14	746.14	746.14
Y	Sluice Valve - 90mm	each	1.00	569.44	569.44	569.44	569.44			N/A		N/A
Y	Pipework - Road 125mm	per metre	10.00	194.90	1,949.00	243.30	2,433.00	N	194.90	1,949.00	194.90	1,949.00
Y	Pipework - Unmade 125mm	per metre	140.00	56.17	7,863.80	78.08	10,931.20			N/A		N/A
Y	Pipework - Unmade	per metre	100.00	52.91	5,291.00	71.89	7,189.00			N/A		N/A

<b>Scenario 4:</b>  <b>Medium housing development requiring new mains and communication pipe</b>  <b>(Excavation and reinstatement by Water Company)</b>									<b>Alternative Delivery Method</b>			
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-lay Rate	Self-lay Total Charge (£)	NAV Rate (£)	Nav Total Charge (£)
	90mm											
Y	Pipework - Footpath 125mm	per metre	50.00	158.49	<b>7,924.50</b>	197.22	<b>9,861.00</b>			N/A		N/A
Y	Trial Holes	each	1.00	266.92	<b>266.92</b>	266.92	<b>266.92</b>	N		N/A	266.92	<b>266.92</b>
Y	Sampling	each	3.00	Included in Project Management and Design Fee	N/A	Included in Project Management and Design Fee	N/A	Y		N/A		N/A
Y	Commissioning Visits	3 visits @ 2.5 hours per visit	7.50		N/A		N/A	N	Included in Project Management Fee			N/A
Y	Back to back connection	each	3.00	573.37	<b>1,720.11</b>	573.37	<b>1,720.11</b>			N/A		N/A
	<b>Construction Cost Sub-total</b>				<b>32,195.37</b>		<b>39,581.27</b>			<b>5,096.31</b>		<b>5,363.23</b>
Y	Traffic Management	per TM usage	1.00	841.00	<b>841.00</b>	841.00	<b>841.00</b>	Y	841.00	<b>841.00</b>	841.00	<b>841.00</b>
Y	Minor Traffic Diversion	each	1.00	735.75	<b>735.75</b>	735.75	<b>735.75</b>	Y	735.75	<b>735.75</b>	735.75	<b>735.75</b>
Y	Road closure	each	1.00	1,690.00	<b>1,690.00</b>	1,690.00	<b>1,690.00</b>	Y	1,690.00	<b>1,690.00</b>	1,690.00	<b>1,690.00</b>
Y	Permit	each	1.00	1,664.00	<b>1,664.00</b>	1,664.00	<b>1,664.00</b>	Y	1,664.00	<b>1,664.00</b>	1,664.00	<b>1,664.00</b>
Y	Project Management and Design Fee	10% of Construction Cost	1.00	10%	<b>3,219.54</b>	10%	<b>3,958.13</b>	N		N/A		N/A
Y	Design Fee	4% of Construction Cost	1.00	4%	N/A		N/A	Y	1,287.81	<b>1,287.81</b>		N/A

Scenario 4: Medium housing development requiring new mains and communication pipe (Excavation and reinstatement by Water Company)									Alternative Delivery Method			
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-lay Rate	Self-lay Total Charge (£)	NAV Rate (£)	Nav Total Charge (£)
Y	Project Management Fee	5% of Construction Cost	1.00	5%	N/A		N/A	N	1,609.77	<b>1,609.77</b>		N/A
Other Charges												
Y	S106 sewerage connection application fee - developer connection	each	1.00	279.00	<b>279.00</b>	279.00	<b>279.00</b>	N	279.00	<b>279.00</b>	279.00	<b>279.00</b>
Infrastructure Charges												
Y	Infrastructure Charge - Water	Per property	50.00	233.00	<b>11,650.00</b>	233.00	<b>11,650.00</b>	N	233.00	<b>11,650.00</b>	233.00	<b>11,650.00</b>
Y	Infrastructure Charge - Sewerage	Per property	50.00	400.00	<b>20,000.00</b>	400.00	<b>20,000.00</b>	N	400.00	<b>20,000.00</b>	400.00	<b>20,000.00</b>
Income offset												
Y	Income Offset - water	Per property	50.00	-471.00	<b>-23,550.00</b>	-471.00	<b>- 23,550.00</b>	N	-471.00	<b>- 23,550.00</b>	-471.00	<b>- 23,550.00</b>
N	Income Offset - sewerage	Per property	50.00		N/A		N/A			N/A		N/A
Totals					<b>91,074.66</b>		<b>99,199.15</b>			<b>25,803.64</b>		<b>18,672.98</b>



## **Worked Example Scenario 5**

### **Large housing development requiring new mains and communication pipes (Excavation, delivery and reinstatement completed by Third Party)**

This worked example provided charges associated with the provision of new water mains and individual connections from them for each of 200 new houses.

The worked example includes the associated charges for the 50 property connections to an existing sewer, which are completed by the Developer Customer. These charges are specified under 'Other Charges'. This example assumes excavation and reinstatement activities are completed by others, except for the excavation leading to the point of connection to the existing water main.

**At present, Anglian Water do not offer separate charges where the developer customer undertakes or outsources for their own excavation and reinstatement.**

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

#### **Technical Specification (Connection)**

Pipework (no excavation):

Connection to existing main of 180mm diameter PE

3m pipe laying (per communication pipe)

#### **Technical Specification (Mains)**

Pipework: Total length 1000m, consisting of:

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

180mm diameter PE – 100m pipework

125mm diameter PE – 480m pipework

90mm diameter PE – 400m pipework

#### **Design Considerations:**

250mm diameter existing main, serving 150 existing customers

Six commissioning phases

Six sample chlorination and connections – footpath

Ten washouts – unmade ground

Eight valves (1 x 150mm, 5 x 100mm, 2 x 80mm) - unmade ground

Two trial holes - unmade ground

Traffic management assumes the road (Type 3-4) is 50mph, has two lanes and requires a road closure and eight parking pay suspensions.

Any additional council charges for permitting should be included.

Scenario 5:  Large housing development requiring new mains and communication pipe  (Excavation and reinstatement by others)									Alternative Delivery Method			
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestabl e (Y/N)	Self-lay Rate	Self-lay Total Charge (£)	NAV Rate (£)	Nav Total Charge (£)
Pre-construction charges - Connection												
Y	Application Fee	per application		Included in Service Connection Fee	N/A	Included in Service Connection Fee	N/A	N	Included in Meter Installation Fee	N/A	Included in Mains Connection Fee	N/A
N	Administratio n Fee	per application			N/A		N/A	N		N/A		N/A
N	Design Fee	per application			N/A		N/A			N/A		N/A
Pre-constructio n charges - Mains												
Y	Application Fee	per application		Included in Mains Connection Fee	N/A	Included in Mains Connection Fee	N/A	N	Included in Mains Connection Fee	N/A	Included in Mains Connection Fee	N/A
N	Administratio n Fee	per application			N/A		N/A			N/A		N/A
Y	Design fee	per application		Included in Project Management and Design Fee	N/A	Included in Project Management and Design Fee	N/A	N	Included in Project Managemen t and Design Fee	N/A		N/A

Scenario 5:  Large housing development requiring new mains and communication pipe  (Excavation and reinstatement by others)									Alternative Delivery Method			
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-lay Rate	Self-lay Total Charge (£)	NAV Rate (£)	Nav Total Charge (£)
Construction Charges - Connection												
Y	Service Connection	per connection	200.00	847.00	<b>169,400.00</b>	847.00	<b>169,400.00</b>	Y	Included in Meter Installation Fee	N/A	Included in Mains Connection Fee	N/A
Y	Pipework	per metre		Included in Service Connection Fee	N/A	Included in Service Connection Fee	N/A	N		N/A		N/A
Y	Meter Installation	per meter		Included in Service Connection Fee	N/A	Included in Service Connection Fee	N/A	Y	<b>90.00</b>	<b>18,000.00</b>	0.00	<b>0.00</b>
Construction Charges - Mains												
Y	Mains Connection	per connection	1.00	2,689.10	<b>2,689.10</b>	2,689.10	<b>2,689.10</b>	N	2,689.10	<b>2,689.10</b>	2,689.10	<b>2,689.10</b>
Y	Washouts - 90mm	each	3.00	569.44	<b>1,708.32</b>	569.44	<b>1,708.32</b>	Y	569.44	<b>569.44</b>	569.44	<b>569.44</b>
Y	Washouts - 125mm	each	4.00	589.28	<b>2,357.12</b>	589.28	<b>2,357.12</b>	Y		N/A		N/A

Scenario 5:  Large housing development requiring new mains and communication pipe  (Excavation and reinstatement by others)									Alternative Delivery Method			
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-lay Rate	Self-lay Total Charge (£)	NAV Rate (£)	Nav Total Charge (£)
Y	Washouts - 180mm	each	3.00	746.14	<b>2,238.42</b>	746.14	<b>2,238.42</b>	Y		N/A		N/A
Y	Sluice Valve - 90mm	each	2.00	569.44	<b>1,138.88</b>	569.44	<b>1,138.88</b>	Y	569.44	<b>569.44</b>	569.44	<b>569.44</b>
Y	Sluice Valve - 125mm	each	5.00	589.28	<b>2,946.40</b>	589.28	<b>2,946.40</b>	Y		N/A		N/A
Y	Sluice Valve - 180mm	each	1.00	746.14	<b>746.14</b>	746.14	<b>746.14</b>	Y	746.14	<b>746.14</b>	746.14	<b>746.14</b>
Y	Trial Holes	each	2.00	266.92	<b>533.84</b>	266.92	<b>533.84</b>	Y		N/A	266.92	<b>533.84</b>
Y	Pipework - unmade 125mm	per metre	480.00	56.17	<b>26,961.60</b>	78.08	<b>37,478.40</b>	Y		N/A		N/A
Y	Pipework - unmade 90mm	per metre	400.00	52.91	<b>21,164.00</b>	71.89	<b>28,756.00</b>	Y		N/A		N/A
Y	Pipework - footpath 180mm	per metre	100.00	165.20	<b>16,520.00</b>	206.67	<b>20,667.00</b>	Y		N/A		N/A
Y	Pipework - road 180mm	per metre	20.00	201.61	<b>4,032.20</b>	252.75	<b>5,055.00</b>	N	201.61	<b>4,032.20</b>	201.61	<b>4,032.20</b>
Y	Sampling	each	6.00	Included in Project Management and	N/A	Included in Project Management and	N/A	Y		N/A		N/A

Scenario 5:  Large housing development requiring new mains and communication pipe  (Excavation and reinstatement by others)									Alternative Delivery Method			
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-lay Rate	Self-lay Total Charge (£)	NAV Rate (£)	Nav Total Charge (£)
Y	Commissioning Visits	6 visits @ 2.5	15.00	Design Fee	N/A	Design Fee	N/A	N	Included in Project Management Fee			N/A
Y	Connection-back to back 180mm	each	2.00	990.92	<b>1,981.84</b>	990.92	<b>1,981.84</b>			N/A		N/A
Y	Connection-back to back<180mm	each	4.00	563.25	<b>2,253.00</b>	563.25	<b>2,253.00</b>			N/A		N/A
	<b>Construction Cost Sub-total</b>			<b>87,270.86</b>		<b>110,549.46</b>			<b>8,606.32</b>		<b>9,140.16</b>	
Y	Traffic Management	per TM usage	1.00	841.00	<b>841.00</b>	841.00	<b>841.00</b>	Y	841.00	<b>841.00</b>	841.00	<b>841.00</b>
Y	Minor Traffic Diversion	each	1.00	735.75	<b>735.75</b>	735.75	<b>735.75</b>	Y	735.75	<b>735.75</b>	735.75	<b>735.75</b>
Y	Road closure	each	1.00	1,690.00	<b>1,690.00</b>	1,690.00	<b>1,690.00</b>	Y	1,690.00	<b>1,690.00</b>	1,690.00	<b>1,690.00</b>
Y	Permit	each	1.00	1,664.00	<b>1,664.00</b>	1,664.00	<b>1,664.00</b>	Y	1,664.00	<b>1,664.00</b>	1,664.00	<b>1,664.00</b>
Y	Project Management & Design Fee	10% of Construction Cost	1.00	10%	<b>8,727.09</b>	10%	<b>11,548.02</b>			N/A		N/A
Y	Design Fee	4% of Construction Cost	1.00	4%	N/A		N/A	Y	3,490.83	<b>3,490.83</b>		N/A

Scenario 5:  Large housing development requiring new mains and communication pipe  (Excavation and reinstatement by others)									Alternative Delivery Method			
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-lay Rate	Self-lay Total Charge (£)	NAV Rate (£)	Nav Total Charge (£)
Y	Project Management Fee	5% of Construction Cost	1.00	5%	N/A		N/A	N	4,363.54	<b>4,363.54</b>		N/A
Other Charges												
Y	As application (i.e. s106 vetting fee)	each	1.00	279.00	<b>279.00</b>	279.00	<b>279.00</b>	N	279.00	<b>279.00</b>	279.00	<b>279.00</b>
Infrastructure Charges												
Y	Infrastructure Charge - Water	Per property	200.00	233.00	<b>46,600.00</b>	233.00	<b>46,600.00</b>	N	233.00	<b>46,600.00</b>	233.00	<b>46,600.00</b>
Y	Infrastructure Charge - Sewerage	Per property	200.00	400.00	<b>80,000.00</b>	400.00	<b>80,000.00</b>	N	400.00	<b>80,000.00</b>	400.00	<b>80,000.00</b>
Income offset												
Y	Income Offset - Water	Per property	200.00	-471.00	<b>-94,200.00</b>	-471.00	<b>-94,200.00</b>	N	-471.00	<b>-94,200.00</b>	-471.00	<b>-94,200.00</b>
N	Income Offset - Sewerage	Per property	200.00		N/A		N/A			N/A		N/A
Totals					<b>303,007.70</b>		<b>329,107.23</b>			<b>72,070.45</b>		<b>46,749.91</b>

## **Worked Example Scenario 6**

### **Large housing development requiring new mains and communication pipes (Excavation, delivery and reinstatement completed by Water Company)**

This worked example provided charges associated with the provision of new water mains and individual connections from them for each of 200 new houses.

The worked example includes the associated charges for the 50 property connections to an existing sewer, which are completed by the Developer Customer. These charges are specified under 'Other Charges'.

This worked examples assumes excavation and reinstatement activities are completed by others, except for the excavation leading to the point of connection to the existing water main. Within construction costs, this includes: Mains laying; Service pipe installation; Boundary box fitting; Meter installation

#### **Technical Specification (Connection)**

Pipework (no excavation):

Connection to existing main of 180mm diameter PE

3m pipe laying (per communication pipe)

#### **Technical Specification (Mains)**

Pipework: Total length 1000m, consisting of:

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

180mm diameter PE – 100m pipework

125mm diameter PE – 480m pipework

90mm diameter PE – 400m pipework

#### **Design Considerations:**

250mm diameter existing main, serving 150 existing customers

Six commissioning phases

Six sample chlorination and connections – footpath

Ten washouts – unmade ground

Eight valves (1 x 150mm, 5 x 100mm, 2 x 80mm) - unmade ground

Two trial holes - unmade ground



Traffic management assumes the road (Type 3-4) is 50mph, has two lanes and requires a road closure and eight parking pay suspensions.

Any additional council charges for permitting should be included.

Scenario 6:  Large housing development requiring new mains and communication pipe  (Excavation and reinstatement by Water Company)									Alternative Delivery Method			
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-lay Rate	Self-lay Total Charge (£)	NAV Rate (£)	Nav Total Charge (£)
Pre-construction charges - Connection												
Y	Application Fee	per application		Included in Service Connection Fee	N/A	Included in Service Connection Fee	N/A	N	Included in Meter Installation Fee	N/A	Included in Mains Connection Fee	N/A
N	Administration Fee	per application			N/A		N/A	N		N/A		N/A
N	Design Fee	per application			N/A		N/A			N/A		N/A
Pre-construction charges - Mains												
Y	Application Fee	per application		Included in Mains Connection Fee	N/A	Included in Mains Connection Fee	N/A	N	Included in Mains Connection Fee	N/A	Included in Mains Connection Fee	N/A
N	Administration Fee	per application			N/A		N/A			N/A		N/A
Y	Design fee	per application		Included in Project Management and Design Fee	N/A	Included in Project Management and Design Fee	N/A	N	Included in Project Management and Design Fee	N/A		N/A

Scenario 6:  Large housing development requiring new mains and communication pipe  (Excavation and reinstatement by Water Company)									Alternative Delivery Method			
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-lay Rate	Self-lay Total Charge (£)	NAV Rate (£)	Nav Total Charge (£)
Construction Charges - Connection												
Y	Service Connection	per connection	200.00	847.00	<b>169,400.00</b>	847.00	<b>169,400.00</b>	Y	Included in Meter Installation Fee	N/A	Included in Mains Connection Fee	N/A
Y	Pipework	per metre		Included in Service Connection Fee	N/A	Included in Service Connection Fee	N/A	N		N/A		N/A
Y	Meter Installation	per meter		Included in Service Connection Fee	N/A	Included in Service Connection Fee	N/A	Y	90.00	<b>18,000.00</b>		<b>0.00</b>
Construction Charges - Mains												
Y	Mains Connection	per connection	1.00	2,689.10	<b>2,689.10</b>	2,689.10	<b>2,689.10</b>	N	2,689.10	<b>2,689.10</b>	2,689.10	<b>2,689.10</b>
Y	Washouts - 90mm	each	3.00	569.44	<b>1,708.32</b>	569.44	<b>1,708.32</b>	Y	569.44	<b>569.44</b>	569.44	<b>569.44</b>
Y	Washouts - 125mm	each	4.00	589.28	<b>2,357.12</b>	589.28	<b>2,357.12</b>	Y		N/A		N/A

Scenario 6:  Large housing development requiring new mains and communication pipe  (Excavation and reinstatement by Water Company)									Alternative Delivery Method			
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-lay Rate	Self-lay Total Charge (£)	NAV Rate (£)	Nav Total Charge (£)
Y	Washouts - 180mm	each	3.00	746.14	<b>2,238.42</b>	746.14	<b>2,238.42</b>	Y		N/A		N/A
Y	Sluice Valve - 90mm	each	2.00	569.44	<b>1,138.88</b>	569.44	<b>1,138.88</b>	Y	569.44	<b>569.44</b>	569.44	<b>569.44</b>
Y	Sluice Valve - 125mm	each	5.00	589.28	<b>2,946.40</b>	589.28	<b>2,946.40</b>	Y		N/A		N/A
Y	Sluice Valve - 180mm	each	1.00	746.14	<b>746.14</b>	746.14	<b>746.14</b>	Y	746.14	<b>746.14</b>	746.14	<b>746.14</b>
Y	Trial Holes	each	2.00	266.92	<b>533.84</b>	266.92	<b>533.84</b>	Y		N/A	266.92	<b>533.84</b>
Y	Pipework - unmade 125mm	per metre	480.00	56.17	<b>26,961.60</b>	78.08	<b>37,478.40</b>	Y		N/A		N/A
Y	Pipework - unmade 90mm	per metre	400.00	52.91	<b>21,164.00</b>	71.89	<b>28,756.00</b>	Y		N/A		N/A
Y	Pipework - footpath 180mm	per metre	100.00	165.20	<b>16,520.00</b>	206.67	<b>20,667.00</b>	Y		N/A		N/A
Y	Pipework - road 180mm	per metre	20.00	201.61	<b>4,032.20</b>	252.75	<b>5,055.00</b>	N	201.61	<b>4,032.20</b>	201.61	<b>4,032.20</b>
Y	Sampling	each	6.00	Included in Project Management and	N/A	Included in Project Management and	N/A	Y		N/A		N/A

Scenario 6:  Large housing development requiring new mains and communication pipe  (Excavation and reinstatement by Water Company)									Alternative Delivery Method			
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-lay Rate	Self-lay Total Charge (£)	NAV Rate (£)	Nav Total Charge (£)
Y	Commissioning Visits	6 visits @ 2.5	15.00	Design Fee	N/A	Design Fee	N/A	N	Included in Project Management Fee			N/A
Y	Connection-back to back 180mm	each	2.00	990.92	<b>1,981.84</b>	990.92	<b>1,981.84</b>			N/A		N/A
Y	Connection-back to back<180mm	each	4.00	563.25	<b>2,253.00</b>	563.25	<b>2,253.00</b>			N/A		N/A
	<b>Construction Cost Sub-total</b>			<b>87,270.86</b>		<b>110,549.46</b>			<b>8,606.32</b>		<b>9,140.16</b>	
Y	Traffic Management	per TM usage	1.00	841.00	<b>841.00</b>	841.00	<b>841.00</b>	Y	841.00	<b>841.00</b>	841.00	<b>841.00</b>
Y	Minor Traffic Diversion	each	1.00	735.75	<b>735.75</b>	735.75	<b>735.75</b>	Y	735.75	<b>735.75</b>	735.75	<b>735.75</b>
Y	Road closure	each	1.00	1,690.00	<b>1,690.00</b>	1,690.00	<b>1,690.00</b>	Y	1,690.00	<b>1,690.00</b>	1,690.00	<b>1,690.00</b>
Y	Permit	each	1.00	1,664.00	<b>1,664.00</b>	1,664.00	<b>1,664.00</b>	Y	1,664.00	<b>1,664.00</b>	1,664.00	<b>1,664.00</b>
Y	Project Management & Design Fee	10% of Construction Cost	1.00	10%	<b>8,727.09</b>	10%	<b>11,548.02</b>			N/A		N/A
Y	Design Fee	4% of Construction Cost	1.00	4%	N/A		N/A	Y	3,490.83	<b>3,490.83</b>		N/A

Scenario 6:  Large housing development requiring new mains and communication pipe  (Excavation and reinstatement by Water Company)									Alternative Delivery Method			
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-lay Rate	Self-lay Total Charge (£)	NAV Rate (£)	Nav Total Charge (£)
Y	Project Management Fee	5% of Construction Cost	1.00	5%	N/A		N/A	N	4,363.54	<b>4,363.54</b>		N/A
Other Charges												
Y	As application (i.e. s106 vetting fee)	each	1.00	279.00	<b>279.00</b>	279.00	<b>279.00</b>	N	279.00	<b>279.00</b>	279.00	<b>279.00</b>
Infrastructure Charges												
Y	Infrastructure Charge - Water	Per property	200.00	233.00	<b>46,600.00</b>	233.00	<b>46,600.00</b>	N	233.00	<b>46,600.00</b>	233.00	<b>46,600.00</b>
Y	Infrastructure Charge - Sewerage	Per property	200.00	400.00	<b>80,000.00</b>	400.00	<b>80,000.00</b>	N	400.00	<b>80,000.00</b>	400.00	<b>80,000.00</b>
Income offset												
Y	Income Offset - Water	Per property	200.00	-471.00	<b>-94,200.00</b>	-471.00	<b>-94,200.00</b>	N	-471.00	<b>-94,200.00</b>	-471.00	<b>-94,200.00</b>
N	Income Offset - Sewerage	Per property	200.00		N/A		N/A			N/A		N/A
Totals					<b>303,007.70</b>		<b>329,107.23</b>			<b>72,070.45</b>		<b>46,749.91</b>

## 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: Water connection charges** 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 April 2020.

### Water Connections

- Q3.** We will apply the same criteria and conditions as are set out in **Part D: Water connection charges** (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 41** below should be substituted.

**Table 41**

Connection type	Charge up to 5m dig	Charge over 5m dig
Service pipe diameter 63mm and less	£1,366.00	£2,317.00
4 port manifold	£1,694.00	£2,970.00
6 port manifold	£2,124.00	£3,550.00

- Q3.2** For **Table 8**, **Table 42** below should be substituted

**Table 42**

Type of connection	Charge
Standard onsite	£808.00
Onsite ferrule	£904.00
Internal Meter	£228.00

**Q3.3** For **Table 17**, **Table 43** below should be substituted

**Table 43**

Self-lay service connection - Where AW installs meter	£120.00
Self-lay service connection - Where SLP installs meter	£90.00

**Q3.4** For **Table 39**, **Table 44** below should be substituted

**Table 44**

Temporary building supply	£1,105.00
Domestic sprinkler connection	£3,033.00

### **Sewerage Connections**

**Q4.** We will apply the same criteria and conditions as are set out in **Part C: Sewer communication charges** (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.

### **New Infrastructure**

- Q5.** One of the effects of regulations made under the Water Act 2014 and Anglian Water's exit from the non-household retail market is that it is no longer part of Anglian Water's functions to provide new infrastructure, such as water mains or public sewers, direct to non-household customers. However, it is possible for us to provide new infrastructure as part of an agreement with those customers' retailers.
- Q6.** Where we are asked by a retailer, on behalf of its customer, to provide a new water main for domestic purposes (meaning, broadly, for drinking, washing, heating, cooking and sanitation) we will apply exactly the same principles as those set out in **Part E: Water main requisition charges**.
- Q7.** Where we are asked by a retailer, on behalf of its customer, to provide a new sewer for domestic sewerage purposes (meaning, broadly, to drain water from lavatories, water from cooking or washing and surface water) we will apply exactly the same principles as those set out in **Part F: Sewer requisition charges**.



- Q8.** Where we are asked by a retailer, on behalf of its customer, to provide a new lateral drain for domestic sewerage purposes we will apply exactly the same principles as those set out in **Part G: Lateral drain requisition charges**.
- Q9.** Where we are asked by a retailer, on behalf of its customer, to provide any kind of infrastructure for non-domestic purposes, the situation is different. We are obliged by **charging rules** to be cost-reflective in our approach. We will therefore charge on an actual cost basis for all and any infrastructure (including network reinforcement, enhancement to treatment works or increased water resources) that is necessary to provide the non-domestic water supply or sewerage services. Our approach is set out in our [Wholesale Policy – Capital Contributions \(Infrastructure for Non-domestic Purposes\)](#), which is available on our website.
- Q10.** If the use of the new infrastructure is partly for domestic purposes and partly for non-domestic purposes, then we will apportion fairly between the two methods of charging according to the flow requirements (and, if appropriate, volume requirements) of each use type.