

Charges Scheme
2021/2022

New connections and developer services

Our charges schemes

United Utilities Water Limited has published four charges schemes for 2021/2022 charging year. They include the charges to be paid for services provided by us in the course of carrying out our function as a water and sewerage undertaker. Below are details of all the schemes published by us.

This scheme is:



New connections and developer services charges scheme

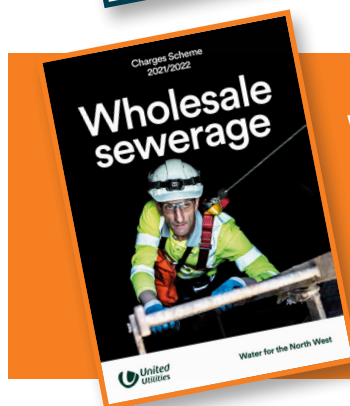
This charges scheme sets out the charging policies and the charges for the year commencing 1 April 2021, for water supply and sewerage connections and developer services.

The others are:



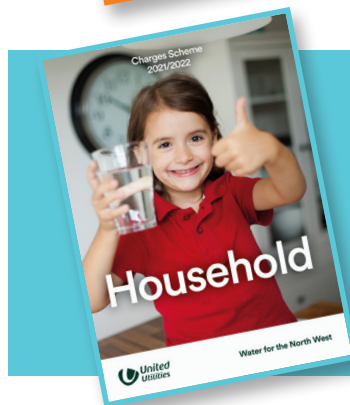
Wholesale water charges scheme

This charges scheme sets out the charging policies and the charges for the year commencing 1 April 2021 for wholesale water services.



Wholesale sewerage charges scheme

This charges scheme sets out the charging policies and the charges for the year commencing 1 April 2021 for wholesale sewerage services.



Household charges scheme

This charges scheme sets out the charging policies and the charges for the year commencing 1 April 2021, chargeable to household customers.

All of the charges schemes shown above, and our **Charges statement for New Appointments & Variations** are available to download from [unitedutilities.com](https://www.unitedutilities.com)

Where we provide our water and sewerage services



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1 Scope of this charges scheme

This charges scheme is made by United Utilities Water Limited under the provisions of the Water Industry Act 1991 (as amended).

It sets out the charges made by us for the services relating to new connections to the water and sewerage network or other work required on the water and sewerage network as a result of a development, in the course of carrying out our functions as a water and sewerage undertaker under our Instrument of Appointment (as updated).

This charges scheme sets out our charges, terms and conditions for all customers requesting new connections services including developers, new appointees, self-lay providers and retailers, applicable to the charging year 2021/2022.

It comes into effect on 1 April 2021 and shall remain in force until revoked, amended or modified by us.

This charges scheme as well as other leaflets are published on our website at:

unitedutilities.com/builders-developers



Water for the North West

2 Pre-development

We encourage developers to talk to us at the earliest stages of planning their development using our pre-development enquiry service to understand how water and sewerage services may be provided to the proposed development.

Early discussions with us can help prevent delays at a later date.

There is no charge for our pre-development enquiry service. The service will help you to find out if there are any existing water and sewerage assets within your development area, and help us to identify any reinforcement or diversion of assets which may be required.

Where complications are identified at the pre-development enquiry stage, you require multiple options to be explored or you are intending to work in close proximity to one of our critical assets, further work may be required to develop a solution.

Charges will apply for this further work and these will depend on the extent and complexity of work to be carried out.

You will be notified of applicable charges before any chargeable work begins.

Before submitting a planning application we also encourage developers to make sure that there are no assets or infrastructure crossing the site that may impact their proposals. It is the developer's responsibility to understand what is above or below ground and how this relates to their proposed development. This can sometimes have a significant impact on how a development is delivered.

Pre-development enquiries

Our pre-development enquiry service is free of charge. This service includes assisting you in developing the water and sewerage requirements for a potential development site.

Contact us using our pre-development enquiry forms which can be found on our website:

unitedutilities.com/pre-development



3 Who can carry out work?

Where development work is undertaken, you often have a choice of who carries out the work. This type of work is known as contestable work.

Some types of work can only be carried out by us. This is known as non-contestable work.

3.1 Water

For self-lay developments, a Self-Lay Provider (SLP) or New appointment & variation (NAV) may undertake aspects of the work which are deemed contestable, subject to suitable accreditation.

Any work that may result in supply interruptions or affect water quality to existing customers is non-contestable. Examples include:

- establishing a point of connection to our existing network;
- work on an existing main requiring specialist attention due to risk associated with it because of the material type, previous history or its strategic importance;
- work to any assets that are within a United Utilities Water building e.g. pumping stations;
- installing meters larger than 20mm;
- connections greater than 63mm.

The table in section [4](#) gives an overview of which work may be carried out by an SLP or NAV and which can only be carried out by us.

Please refer to the United Utilities Contestability Summary for full details:

unitedutilities.com/self-lay-providers

Further details about the self-lay option and NAV provisions can be found on our website.

3.2 Sewerage

Unless otherwise indicated, all aspects of sewerage development work are considered to be contestable work.

4 Obtaining a water supply for your development

Where a new water supply is required for a new development there are a variety of options available.

The table below indicates which work may be carried out by an SLP or NAV and which can only be carried out by us.

Work required		Can be carried out by
Mains installation	New mains may be required if either an existing main cannot be utilised or a suitable main is not available	<ul style="list-style-type: none"> • SLP • NAV • Us
Branch connection	Branch connections are required to allow a new main to connect to an existing water main on our water network	<ul style="list-style-type: none"> • SLP* • NAV* • Us
Piece up connections	Piece ups are required when the branch connection has been installed onto the existing main, but not yet connected to the new main. Additional piece-up connections may be required as a development progresses	<ul style="list-style-type: none"> • SLP* • NAV* • Us
End Connections	End connections are required when an extension to an existing main is needed instead of a branch connection. An end connection may also be required in order to divert or abandon a main.	<ul style="list-style-type: none"> • Can only be carried out by us
Plot connections	Plot connections are connections made between the plot boundary or agreed connection point and the main	<ul style="list-style-type: none"> • SLP* • NAV* • Us
Meter installation	<p>Automated meter read (AMR) enabled meters must be installed for new domestic connections above ground in one of the following locations;</p> <ul style="list-style-type: none"> - Internally fitted with an external control valve; - In a wall mounted meter chamber; - In an in-wall meter chamber <p>Where this is not possible, we will agree an alternative location with you.</p> <p>All meter chambers must be WRAS approved or equivalent</p>	<ul style="list-style-type: none"> • SLP • NAV** • Us
<p>*Please see our Contestability Summary for specific details of all work types</p> <p>**Where a NAV installs a main, we will install a bulk meter.</p>		

4.1 Agreements

Where you ask us to carry out work, you will be required to provide a signed acceptance of the terms of the agreement before any work can commence.

You may choose to employ an approved SLP or NAV to carry out the work. Where this is the case, all parties will be required to enter into a legal agreement issued by us before any work can commence.

4.2 New mains for development

Where a new water main is required for a development in our region, the following options are available:

4.2.1 Self-Lay Provider or NAV

You may choose to employ an approved SLP or NAV to install the main.

Where an SLP installs the main for the developer we will then adopt the new main on connection to our water network (see [4.3](#)).

Any construction carried out under self-lay provisions remain the responsibility of the SLP until a permanent connection is made. On connection to our water network a Vesting Certificate will be issued confirming the date of transfer of ownership as the date of connection.

4.2.2 Statutory mains requisition

You may ask us to install a main (see [4.4](#)).

4.3 Charges associated with self-lay schemes

The charges associated with a self-lay scheme are detailed below. More detail can be found on our website at:

unitedutilities.com/self-lay-providers

4.3.1 Self-lay application fees

Self-lay application fees are payable on application and are non-refundable. Where you ask us to revise a quotation for a development, a re-quotation fee is payable.

	Includes	Charge	
Self-lay application fee	Processing of application, creation of legal agreement, confirmation of the fixed price, initial site inspection and design approval	£250.00	
Self-lay re-quotation fee	Processing of application, re-approval of design and creation of legal agreement (where required)	£112.00	
		Single water connection	Each additional connection under same application at same location
Self-lay connection off existing main application fee	Vetting and processing of your application, checks to identify operational risks associated with your request, a service connection agreement, confirmation of the fixed price and a site visit	£88.00	£37.00
Self-lay connection off existing main re-quote fee	Vetting and processing of your application, confirming the fixed price and service connection agreement	£37.00	£15.00

4.3.2 Self-lay administration fee

The self-lay mains administration fee is payable on acceptance.

	Includes	Charge
Self-lay mains administration fee	Management of signed agreement , promotion of work to contractor for branch/ piece-up connections, or tracking of contestable activity, construction visit and processing of vesting certificates and payments	£383.00

4.3.3 Construction charges

Construction charges for enabling works associated with self-lay schemes are detailed in section [4.5](#).

4.3.4 Meter related charges for self-lay schemes

Where you ask us to install meters on your self-lay scheme, the following charges (see also [4.6.6](#)) will apply when the meters are fitted:

	Includes	Charge
Meter related charges for self-lay schemes – per meter	Supply and install standard 15 – 20mm manifold meter	£103.00
	Supply and install standard 15mm – 20mm in-line meter	£157.00

4.3.5 SLP notification

Within five working days of a property being connected to the water network, you must:

- Notify us of a connection and provide meter details; or
- Notify us of a connection and ask us to fit a meter. The site must be ready for us to fit the meter.

For each connection where you do not notify us of the connection, or meter details are misreported, a non-notification charge will apply.

		Charge
Non-notification charge	Per connection	£72.00

All meters fitted must be sourced directly from our nominated supplier (details available on request) to ensure that all meters meet our specifications.

If an SLP fails to install a meter(s) following a property being connected to the water network, we will fit a meter to each property and charge the cost of the meter installation and any applicable site visit charges to the self-lay provider (see sections [4.3.4](#) & [9.2](#)).

4.3.6 Self-lay service connection - administration charge

Where an SLP carries out a service connection and meter installation, a charge will apply to reflect the costs incurred in administration of a new self-laid service connection.

A charge for each new self-laid service connection is payable when you notify us that the property has been connected to the water network.

	Includes	Charge
Service connection administration charge - per self-laid service connection	Administration of new self-laid connection	£17.00

Where you ask us to carry out service connections, charges as stated in section [4.6.3](#) will apply.

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4.3.7 Self-lay payments

Where we need to change the self-lay design, such as increasing the size of a main to provide capacity for a future development we will make a payment to the self-lay provider to cover the additional costs.

We will require you to provide evidence of additional costs that will be incurred by you and details of these costs will need to be agreed before any work commences.

Self-lay payments will be paid on vesting of the asset.

4.4 Statutory mains requisition – installation by United Utilities

Requisition charges relate to work carried out by us in accordance with the duties imposed by section 41(1) of the Act. They relate to the cost of providing site specific infrastructure necessary for the provision of a water main.

4.4.1 Requisition application fees

Requisition application fees are payable upon application and are non-refundable.

Where you ask us to revise a quotation for a development, a re-quotation fee is payable.

	Includes	Charge
Requisition application fee	Processing of application, single site visit, scheme design, confirmation of fixed price, design drawing	£391.00
Requisition re-quotation fee	Processing application, producing quotation and design drawing	£117.00

4.4.2 Requisition administration fee

Requisition administration fees are payable on acceptance and are non-refundable.

	Includes	Charge
Requisition administration fee	Management of customer acceptance promotion of work to contractor and a construction visit	£283.00

4.4.3 Water connections associated with a statutory mains requisition scheme

Where water connections are associated with a statutory mains requisition scheme, a charge will apply to reflect the costs incurred in administration of these connections.

Where this is the case, charges detailed in sections [4.6.1](#) and [4.6.2](#) will not apply to these connections.

A charge is applicable for each service connection associated with a statutory mains requisition scheme, and is payable upon completion of the connection(s).

	Includes	Charge
Service connection administration charge - per connection	Administration of new connection	£19.00

4.5 Construction charges for water developments

Construction charges for mains requisitions and enabling work for self-lay schemes are detailed below.

Charges are payable before we commence work.

4.5.1 Mains connection charges

These charges include up to two metres of pipework of appropriate size. Where additional pipework is required, charges as quoted in [4.5.2](#) will apply for each additional metre in addition to mains connection charges.

Mains connection	Size of new pipe - external diameter (mm)	Unsurfaced	Surfaced
Branch connection	50-99	£3,929.00	£4,872.00
	100-160	£4,932.00	£6,155.00
	161 – 315	£5,918.00	£8,121.00
Piece up	50-99	£860.00	£1,177.00
	100-160	£944.00	£1,228.00
	161-315	£1,764.00	£2,162.00
End connection	50-99	£997.00	£1,638.00
	100-160	£1,277.00	£2,057.00
	161-315	£2,294.00	£2,747.00

For mains connections larger than 315mm (including branch connections of any size to an existing main larger than 315mm) individual quotes will be provided upon request

4.5.2 Mains laying charges

Charges are per metre and are inclusive of testing, all fittings and reinstatement where required.

Mains laying	Size (mm)	Lay only	Lay in duct	Unsurfaced-open cut	Surfaced-open cut	Not in trench - surfaced
Polyethylene main	50-99	£45.00	£90.00	£142.00	£218.00	£239.00
	100-160	£59.00	£120.00	£173.00	£265.00	£279.00
	161-315	£130.00	£188.00	£249.00	£330.00	£349.00
Barrier Pipe main*	50 – 99	£65.00	£110.00	£167.00	£245.00	£218.00
	100-160	£86.00	£143.00	£206.00	£301.00	£268.00
	161-315	£129.00	£210.00	£242.00	£354.00	£329.00

*only available where identified as a requirement by a soil sample risk assessment

For mains larger than 315mm, individual quotes will be provided upon request.

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4.5.3 Service transfers

Where a main has been constructed or diverted, requiring existing services to be supplied from the new main, a charge for transferring each service from the existing main to the new main will be applied.

The charge includes up to two metres of pipework. Where additional pipework is required, charges as quoted in [4.6.3](#) will apply for each additional metre in addition to charges quoted below.

Work description		Charge
Service Transfer – up to 50mm	Unsurfaced	£456.00
	Surfaced	£690.00

4.5.4 Mains laying network assembly charges

Network assemblies include, but are not limited to, valves and washouts.

Charges will apply when we need to install replace or remove a network assembly on an existing main in order to facilitate development work.

Charges include all excavation and backfill in a single excavation of an appropriate size, including associated chambers.

	Size (mm)	Charge	
		Unsurfaced	Surfaced
Install/Replace/Remove network assembly on existing main (per item)	50-160	£1,212.00	£1,647.00
	161-315	£2,082.00	£2,591.00
Install/Replace/Remove additional network assembly on existing main in same excavation (per item)	50-160	£673.00	£732.00
	161-315	£1,210.00	£1,334.00

For mains larger than 315mm, individual quotes will be provided upon request.

4.5.5 Install or replace new chambers

Charges will apply when we need to install a new chamber (and transfer the asset) or replace a damaged chamber at the same location for a meter (up to 20mm), boundary box, stop tap, fire hydrant or valve in order to facilitate development work.

Work description	Includes		Charge
Install new/replacement chamber (per chamber)	Provision and installation of chamber, transfer of existing meter or network assembly (if appropriate), reinstatement and removal of waste material	Unsurfaced	£302.00
		Surfaced	£408.00

If a new meter or network assembly requiring a new chamber is requested, charges as stated in [4.6.6](#) and [4.5.4](#) will apply.

4.5.6 Pressure management

Where pressure management devices are required for site enabling works the following charges may apply.

Requirements will be discussed at pre-development stage.

	Charge	
	Unsurfaced	Surfaced
Bypass		
50 – 160mm	£6,255.00	£7,658.00
161 – 315mm	£9,743.00	£11,872.00
Installation of pressure management valve		
50 – 160mm	£4,296.00	£4,664.00
161 – 315mm	£7,435.00	£7,916.00

4.6 Water connections

Water connection charges relate to site specific work carried out in relation to sections 45(1) and 46(1) of The Act. We will also apply appropriate charges from this section where a site is to be served by a NAV. Charges are payable on connection.

Infrastructure charges will also apply to all new water connections (see section [6.1](#)). Where applicable, infrastructure credit will be applied (see section [6.4.1](#)).

4.6.1 Water connection off an existing main - application fee

Water connection application fees are payable upon application for a connection to an existing main, including where your site is to be served by a NAV, and are non-refundable.

Where you ask us to revise a quotation, a re-quotation fee will be payable.

	Includes	Single water connection	Each additional connection under same application at the same location
Water connection application fee	Vetting and processing of your application, checks to identify operational risks associated with your request, a drawing, confirming the fixed price and a site visit	£88.00	£37.00
Water connection re-quotation fee	Vetting and processing of your application, confirming the fixed price and a drawing	£37.00	£15.00

These charges do not apply where connections are associated with a statutory mains requisition scheme.

4.6.2 Water connection off an existing main - administration fee

On acceptance, a charge for administration of your application is payable.

Water connection administration fee	Single water connection	Each additional premises under same application at the same location
Includes planning of the associated connection and all administration	£41.00	£13.00

These charges do not apply where connections are associated with a statutory mains requisition scheme.

4.6.3 Connection charges – connections carried out by us

The charge for a new connection includes:

- a visit to inspect your pipework
- connection to the water main
- the cost of laying a communication pipe (up to two metres) from the main to the boundary of the property (or agreed connection point).

Additional charges apply for lengths over two metres, and are quoted per metre. Charges will be rounded to the nearest whole metre.

For 25mm connections, the connection charge includes supply and installation of a 15-20mm meter. The cost for associated meters and installation for other connection sizes are detailed in [4.6.6](#).

If you ask us to lay a service pipe from the property boundary (or agreed connection point) to the on-site main in a pre-excavated trench or duct installed by you, the no excavation connection charge will apply. These charges will be in addition to the charge for installation of a service pipe. The entry and exit points for installed ducts must be exposed and any trenches excavated prior to us attending site.

Where we determine that a branch connection is required, charges as detailed in [4.5.1](#) and [4.5.2](#) will apply instead of these charges.

Connection		25mm (includes meter)	32mm	63mm	90mm	110mm	160mm
Up to two metres	Unsurfaced	£499.00	£482.00	£3,218.00	£3,366.00	£3,715.00	£3,864.00
	Surfaced	£701.00	£595.00	£3,959.00	£4,117.00	£4,646.00	£4,805.00
Each additional metre (Polyethylene)	Unsurfaced	£67.00	£67.00	£84.00	£84.00	£98.00	£98.00
	Surfaced	£107.00	£107.00	£165.00	£165.00	£180.00	£180.00
	Lay only/laid in ducts	£22.00	£22.00	£25.00	£25.00	£39.00	£39.00
Each additional metre (Barrier pipe)	Unsurfaced	£75.00	£75.00	£120.00	£120.00	£176.00	£176.00
	Surfaced	£119.00	£119.00	£188.00	£188.00	£208.00	£208.00
	Lay only/laid in ducts	£34.00	£34.00	£45.00	£45.00	£65.00	£65.00
Boundary box	Where a boundary box is required for a 25mm service, an additional charge of £43.00 will apply to the 25mm connection charges above. Where a boundary box is required for a 32mm service, an additional charge of £164.00 will apply to the 32mm connection charges above.						
No excavation service connection		25mm	32mm	63mm	90mm	110mm	160mm
		£444.00	£342.00	£2,668.00	£2,809.00	£3,137.00	£3,277.00
Lay customer supplied service 25mm or 32mm in open trench/duct (per metre) (enabling work undertaken by customer)		£20.00		N/A			

4.6.4 Water connections associated with a statutory mains laying scheme

Where water connections are associated with a statutory mains requisition scheme, a charge will apply to reflect the costs incurred in administration of these connections (see section [4.4.3](#)) instead of the charges stated in sections [4.6.1](#) and [4.6.2](#).

4.6.5 Take-over of existing supply

Where you request that we consider use of an existing supply as the connection for a proposed development, investigation work including assessment of pipe size, depth and material, may be required to confirm viability.

The application fee is payable upon application and is non-refundable. The administration fee is payable on acceptance.

	Includes	Charge
Take over supply application fee	Vetting and processing of your application, and fixed price quotation	£90.00
Take over supply – administration fee	Initial site investigation, planning associated work and all administration	£98.00

Further investigation requirements will be assessed on a case by case basis and could include, but will not be limited to, items such as trial holes and water quality sampling (see section [9](#) for details of individual charges that may apply).

You will be notified of any additional requirements before any work is carried out.

Metering arrangements will be assessed and applicable charges included in the quotation.

4.6.6 Meter charges

Charges for meter provision and installation are listed below.

Meter provision			
Meter size (mm)	Manifold or in-line meter	Combination meter	Meter strainer
15-20	£53.00	n/a	n/a
25	£67.00	n/a	n/a
40	£98.00	n/a	n/a
50	£202.00	£475.00	£109.00
80	£253.00	£633.00	£132.00
100	£293.00	£699.00	£167.00
150	£364.00	£1,767.00	£282.00
Requirements for a strainer and/or combination meter will be determined by us. You will be notified of the requirements before any work is carried out.			

Meter Installation		
Meter size (mm)	Location	Charge
15-25 manifold	Internal or external	£46.00
15-20 in-line	Internal	£101.00
25-40 in-line	Internal	£141.00
	External – unsurfaced	£923.00
	External – surfaced	£1,029.00
50	Internal	£752.00
	External – unsurfaced	£1,813.00
	External – surfaced	£1,887.00
Larger than 50	Internal	£1,865.00
	External – unsurfaced	£2,971.00
	External – surfaced	£3,003.00

4.6.7 Multiport meter boxes

The following charges apply where you request multiport meter boxes and include the cost of meter installation. Additional charges apply for the provision of meters (see [4.6.6](#)).

Multiport Box		Charge – per box
4 port	Standard	£903.00
	Gunmetal	£1,019.00
6 port	Standard	£1,012.00
	Gunmetal	£1,343.00

4.6.8 Common metering water metering arrangement for household premises

We may allow a group of individual household premises (typically an apartment block), to be supplied through a common water meter, subject to appropriate credit reference agency checks provided that:

- the owner, landlord or management company enters an agreement with us to pay all water services charges (including charges for surface water drainage and highway drainage services for periods of non-occupation) for the premises included in the group;
- the location of the common water meter is agreed with us;
- the plumbing arrangements for the premises included in the group are configured so that individual water meters, in accessible locations in communal areas, can easily be added if the agreement terminates for any reason in the future.

For houses subject to a common billing agreement with a common supply pipe, for charging purposes connection will be deemed to have been made at the point of connection of the common supply.

4.6.9 Self-lay connection – administration charge

A self-lay administration charge will be applied for each new self-laid service connection and meter installation completed by an SLP. This charge reflects the costs incurred in administration of new self-laid service connections (see [4.3.6](#)).

4.6.10 New water connections – Water regulation approval

Where an inspection is required at a premises to confirm that plumbing works comply with the Fittings Regulations, there is no charge for the initial inspection. If works do not comply with the Fittings Regulations, a site visit charge (section [9.2](#)) will be made for each re-inspection.

4.6.11 Temporary connection for building water

Charges for temporary building water supplies are payable upon application.

Temporary connections are 25mm and supply water during construction. The connection will be considered temporary for a maximum of 12 months, after which time it will either be disconnected or, upon request, be considered a permanent supply to a premises. Where a temporary supply is converted to a permanent supply, we will require the installation of a meter (see section [4.6.6](#)) and infrastructure charges (see section [6](#)) will be payable. Income offset may also become applicable (see section [7](#)).

	Includes	Charge
Temporary connection	25mm connection to the water main and up to two metres of pipework.	£649.00
Each additional metre	Unsurfaced	£67.00
	Surfaced	£107.00

4.7 Water main diversions

Where diversion of a water main is required for your development, the following charges will apply. Mains diversions can only be carried out by us unless the diversion is within the boundary of the site and we agree that you can carry out the work.

Charges for diversions relate to recovery of costs reasonably incurred as a result of complying with the duty imposed by section 185(1) of the Act.

Where you ask us to revise a quotation, a re-quotation fee is payable.

Where a complex diversion is required including, but not limited to, the circumstances listed in section [12](#), additional work may be required. Charges will apply for this further work and these will depend on the extent and complexity of work to be carried out.

We will discuss any applicable charges with you before any chargeable work begins.

4.7.1 Mains diversion application fee

Diversion application fees are payable when you apply.

	Includes	Charge
Mains diversion application fee	Processing of application, scheme design, design drawing, confirmation of fixed price and a single site visit	£316.00
Mains diversion re-quotations fee	Processing application, producing quotation and design drawing	£92.00

4.7.2 Mains diversion administration fee

On acceptance, an administration fee is payable.

	Includes	Charge
Administration fee	Management of customer acceptance, promotion of work to contractor and a construction visit	£253.00

4.7.3 Construction charges

Construction charges associated with water mains diversions are detailed in section [4.5](#).

Charges are payable before commencement of work.

4.8 Water asset abandonment

If it is necessary to abandon existing water mains or any of our apparatus, or you request that we carry out associated works, charges will apply.

Charges include the disconnection of the asset from the network. In the case of mains abandonments, the existing asset will not be removed.

Work description	Size (mm)	Work description	Charge
Mains Abandonments (per branch removed from existing water network)	50-160	Unsurfaced	£1,128.00
		Surfaced	£1,833.00
	161-315	Unsurfaced	£1,924.00
		Surfaced	£2,533.00
Abandon chamber – stop tap, valve, meter	Up to 900 x 600	Unsurfaced	£237.00
		Surfaced	£277.00
	Larger than 900 x 600	Unsurfaced	£417.00
		Surfaced	£559.00

4.9 Building over water assets

We do not allow water assets to be built over. Please refer to diversions (see section [4.7](#)).

5 Obtaining sewerage services for your development

5.1 Sewer requisition

Requisition charges relate to work carried out by us in accordance with the duties imposed by sections 98(1) of the Act. They relate to the cost of providing site specific infrastructure necessary for the provision of public sewers.

If land owned by a third party stands between a new development site and the location of a public sewer, and agreement to cross this land cannot be reached by the developer and the third party, then under Section 98 of the Act, you may be able to requisition a new public sewer to cross the land.

Construction work may only commence once a design has been agreed and a legal agreement signed.

All charges related to sewer requisitions are payable upon design acceptance.

We do not make income offset payments with respect to sewerage connections.

5.1.1 S98 Application fee (including initial administration)

	Includes	Charge
Application fee	Technical check of your design and administration costs in relation to your application	£331.00

5.1.2 Legal fees in relation to sewer requisitions

	Charge
Legal fee for a sewer requisition agreement	£559.00
Legal fee for provision of an easement (per transaction)	£621.00

5.1.3 Construction charges

Indicative construction charges can be calculated using the sewerage construction rates as shown in section [10](#).

On application, we will provide a budget estimate based on the parameters of your development.

5.2 Estimated value of works

In order to calculate security and processing fee values for sewer diversions carried out by a developer (see section [5.3.2](#)) and security values and processing fee for sewer adoptions (see sections [5.6.4](#) & [5.6.3](#)), you must calculate the estimated value of works.

You can calculate the estimate value of works using tables in section 11 including values for the applicable items for your development:

- Pipe size
- Box culvert
- Manholes
- Lateral drains
- Flow control devices
- Pumping station
- Sewer abandonment
- Manhole abandonment

5.3 Sewer Diversion

Charges for diversions relate to recovery of costs reasonably incurred as a result of complying with the duty imposed by section 185(1) of the Act.

Under Section 185 of the Water Industry Act 1991, a builder or developer can request that a public sewer is altered or removed to allow a site to be improved.

Where a sewer needs to be diverted, and a suitable route has been agreed with us, two options are available:

- The developer carries out the diversion under a legal agreement; or
- We carry out the diversion.

All charges related to sewer diversions are payable upon design acceptance.

5.3.1 Legal fee (letter of agreement)

	Charge
Legal fee for a sewer diversion agreement – applies where a diversion is carried out by a developer	£574.00
Legal fee for provision of an easement (per transaction)	£621.00

5.3.2 Diversions carried out by a developer

Sewer diversions may only be carried out by a developer where they are not deemed critical assets by us.

Where a sewer diversion is carried out by a developer, charges will apply for the design assessment and inspection of the work.

	Includes	Charge
Application fee	Administration costs for processing your application	£331.00

To calculate the estimated value of works see sections [5.2](#) & [11](#).

	Includes	Charge
Technical assessment fee (where the design for the diversion is provided by the developer)	Engineering assessment, acceptance of the design and inspection of the work	5% of estimated value of works
Security/deposit	Bond provided by applicant via either 3 rd party surety provider or cash deposit	100% of estimated value of works

Note: 80% of security is released once we confirm that work is carried out to the required standard. The remaining value will be released upon sewer adoption.

Where you choose to pay a cash deposit, interest will be payable at a rate of interest fixed by the Water Services Regulation Authority (Ofwat) for any amounts of 50p or more held for longer than three months.

Section 185 re-submission fee may apply if a design does not meet our engineering standards.

Section 185 re-submission fee for re-design or inaccurate/repeat submissions (per hour)	£37.00
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5.3.3 Diversions carried out by us

Where you request that we carry out a sewer diversion an application fee will be payable.

This will usually be the case when the diversion affects a critical asset.

	Includes	Charge
Sewer diversion application fee	Technical review of your application, and administration costs for processing your application	£331.00

Where a complex diversion is required, including but not limited to the circumstances listed in section [12](#), additional work may be required. Charges will apply for this further work and these will depend on the extent and complexity of work to be carried out.

We will discuss any applicable charges with you before any chargeable work begins.

5.3.4 Construction charges

Indicative construction charges can be calculated using the sewerage construction rates tables (see section [10](#)) and include items as stated. Sewer closure is not included in this rate (see section [5.5](#)).

On application, we will provide a budget estimate based on the parameters of your development.

5.4 New connections to the public sewer

We will usually allow a developer to carry out a sewer connection following an application under section 106 of the Act, including where your site is to be served by a NAV.

We reserve the right to make the connection under section 107 of the Act if required.

Charges relating to connections to the public sewer are payable upon application.

Infrastructure charges will also apply to all new sewerage connections (see section [6.1](#)).

Where applicable, infrastructure credit will be applied (see section [6.4.1](#)).

5.4.1 Connections made by a developer

Permission must be obtained from us for any new direct or indirect connection to the public sewer to ensure a connection is made safely. Once permission has been obtained, and the work has been carried out, we may inspect the work on the public sewer to make sure that it is carried out satisfactorily and to our standards.

Charges for each new connection to the public sewer includes administration and assessment of the application to ensure the proposed work meets our standards, and any necessary inspection of completed work.

	Includes	Charge
Processing fee – developer connection	Administration and assessment of the application, site inspection of completed connection (where required)	£206.00

5.4.2 Connections made by us under section 107 of the Act

Charges as detailed in the sewerage construction tables (see section [10](#)) apply where we make a sewer connection under section 107 of the Act.

	Includes	Charge
Construction charges	Design and construction	See tables in section 10

These charges are not applicable where sewers are built under a requisition (see section [5.1](#)) or are offered for adoption (see section [5.6](#)).

5.5 Sewer abandonment

A sewer abandonment may be required when a sewer is taking no flow and needs to be permanently disconnected from the rest of the network.

If a sewer to be abandoned is taking flow, you will need to apply for a sewer diversion (see section [5.3](#)).

5.5.1 Sewer abandonment application fee

Charges are payable upon application.

	Includes	Charge
Application fee – closures up to 100m	Sewer abandonment of up to 100 metres, administration costs, engineering assessment and site inspection	£210.00
Application fee – closures over 100m	Sewer abandonment of over 100 metres, administration costs, engineering assessment and site inspection	£340.00

5.6 Adoptions of Sewers and disposal works

Adoption charges relate to site specific charges in respect of section 104 of the Act.

If you are proposing adoption of assets, we encourage you to discuss this with us when you make a pre-development enquiry.

Unless otherwise stated, charges are payable upon design acceptance.

5.6.1 S104 Application fee (including initial administration)

An application fee is payable on submission of a section 104 application.

	Includes	Charge
Sewer adoption application fee	A fee for processing your application, technical review and administration costs in relation to your application	£1,279.00
Note: Application fees are deducted from the technical assessment fee if planned scheme is progressed.		

5.6.2 S102/104 – Legal fees

	Charge
Legal Fee for a sewer adoption	£574.00
Legal fee for transfer of land or provision of an easement (per transaction)	£621.00

5.6.3 S102/S104 Technical/ inspection fee (including final administration)

A processing fee is payable where sewers are offered for adoption.

	Includes	Charge
Processing fee	Engineering assessment and acceptance of design, site inspection fees	2.5% of estimated value of works

5.6.4 S104 Security

For calculation of estimated value of works, see sections [5.2](#) & [11](#).

Security - sewers	10% of estimated value of works
Security – pumping station	15% of estimated value of works
Note: The security is released on adoption of the asset. If you choose to pay a cash deposit, interest will be payable at a rate of interest fixed by the Water Services Regulation Authority (Ofwat) for any amounts of 50p or more held for longer than three months.	

5.6.5 Resubmission fees in relation to sewer adoptions

	Charge
Section 104 re-submission fee for minor re-design or inaccurate/repeat submissions (per hour)	£37.00
Section 104 re-submission fee for complete re-design from applicant, will be charged at initial processing fee as at redesign	£1,279.00

5.6.6 Telemetry

For installation and commissioning of telemetry outstations in relation to pumping stations proposed for adoption, we will consider if Global System for Mobile (GSM) communications technology is appropriate.

Where we consider that this is not suitable, fibre installation will be required.

In all cases, charges appropriate to the system installed will apply.

		Charge
Installation and commissioning of United Utilities built telemetry outstation (required in pumping stations proposed for adoption)	Where GSM is appropriate	£7,431.00
	Where fibre is required	£12,192.00
Configuration and commissioning of developer/owner built telemetry outstation (required in pumping stations proposed for adoption)	Where GSM is appropriate	£5,100.00
	Where fibre is required	£11,917.00

5.6.7 Adoption of disposal works

For all applications	Charge
Legal fee for agreement – payable upon application	£574.00
Legal fee for transfer of land or provision of an easement (per transaction) – payable upon application	£621.00
Installation and commissioning of United Utilities built telemetry outstation	Recovery of direct and indirect costs
We will recover all costs incurred associated with investigation, administration, installation and commissioning	
Configuration and commissioning of developer/owner built telemetry outstation	Recovery of direct and indirect costs
We will recover all costs incurred associated with investigation, administration, installation and commissioning	
Processing fee (to be paid before first site inspection)	Recovery of direct and indirect costs
We will recover all costs incurred associated with engineering assessment, acceptance of design, investigation, administration and inspection	

5.7 Building over sewers

If you are planning any type of development, building something new or extending an existing building, you should check there is nothing underground that could be affected e.g. sewerage pipes. Our pre-development enquiry service can assist you with this.

If you want to build over or close to one of our public sewers or lateral drains (this usually means within three metres), you may need our approval, even if they are located on your land. More information about this can be found at:

unitedutilities.com/building-over-a-public-sewer

Where we agree in principle to a build over agreement the following charges apply.

5.7.1 Application fee

Application fees are payable upon agreement in principle.

	Includes	Charge
Application fee	Administration costs in relation to your application, technical assessment and site inspection	£168.00

5.7.2 Legal fees in relation to building over sewers

These fees will be payable when draft legal agreements are issued.

	Charge
Legal fee – agreement for household premises	£372.00
Legal fee – agreement for non-household premises	£525.00

6 Infrastructure charges

6.1 Introduction

Infrastructure charges are payable in accordance with section 142-146(2) of the Act inclusive, Conditions C and D of our Instrument of Appointment and this part of our charges scheme, when premises become connected for the first time to a water supply and sewerage system for domestic purposes.

The principle of infrastructure charges recognises that every new connection imposes an additional demand on the overall capacity of the water supply and sewerage systems, and eventually those systems will need to be enlarged. Infrastructure charges are used to cover the extra demand on our existing network away from a development site.

Infrastructure charges have been set based on our latest forecast of the network reinforcement investment required as a result of new developments and our adjusted forecast new connection volumes over the same five year period.

This approach ensures that the infrastructure charges are set at an appropriate level each year based on the latest estimate of the investment required and the number of new connections placing additional demand on the network over the same period.

Infrastructure charges for 2021/22 have been calculated using forecast data for the following five years:

		Forecast (Price base 2017/18 CPIH adjusted)					Total
		2020/21	2021/22	2022/23	2023/24	2024/25	
Water	Infrastructure network reinforcement expenditure (£m)	7.980	8.059	8.138	8.217	8.298	40.692
	New residential and business properties connected	25,544	26,695	27,845	28,995	30,144	139,223
Sewerage	Infrastructure network reinforcement expenditure (£m)	5.797	5.854	5.911	5.969	6.027	29.557
	New residential and business properties connected	25,033	26,162	27,288	28,415	29,541	136,439

When calculating the Infrastructure charge forecast new connection volumes also need to be adjusted to take into account the following assumptions:

- The number of infrastructure charges levied for water and sewerage are typically 3.6% lower than the total connections reported due to the application of infrastructure credits (previous site use in the last five years).
- Assumptions on take up of sustainable schemes (reduced infrastructure charge), which also reduce network reinforcement expenditure.
- The latest view of connection volumes.

These charges need to be paid by anyone who wishes to build or develop premises where a connection is made either directly or indirectly to our existing network.

These charges do not include costs related to the physical connection (see sections [4.5.1](#) & [5.4](#)).

Separate infrastructure charges (shown below) are payable for water and sewerage connections.

Water infrastructure charge	£302.00
Sewerage infrastructure charge	£279.00

New connections made to a water main or public sewer that was provided as a requisition under S41 or S8 of the Act between 1991 and April 2018 will be charged infrastructure charges in accordance with licence condition C. These charges are known as legacy infrastructure charges and are detailed below.

Legacy water infrastructure charge	£302.00
Legacy sewerage infrastructure charge	£279.00

Where existing premises are connected to the network for the first time, the charge can be paid in 12 equal annual instalments at a rate of interest fixed by the Water Services Regulation Authority (Ofwat).

Infrastructure charges are payable when a water or sewerage connection for domestic purposes is made to premises that have not previously received the service, or where premises are split creating new premises or where a site is otherwise redeveloped.

If a connection is made without our authorisation, we may recover the infrastructure charge(s) from you.

6.2 Infrastructure charges for NAV developments

Where a NAV enters into a bulk supply agreement with us they will be liable for infrastructure charges in relation to newly connected properties in their area. Details of infrastructure charges will be documented in the bulk supply and/or discharge agreement as appropriate.

6.3 Infrastructure charges for sustainable developments

A reduced rate will apply to infrastructure charges for developments which meet specified qualifying conditions. Full details of the qualifying criteria, the evidence you will need to provide, and the application process can be found on our website:

www.unitedutilities.com/new-connections-and-developer-services/

Where you believe you are eligible for this reduced rate, you should apply when you make an application for water supply services or sewerage services.

Water Infrastructure charge	Where you can demonstrate that properties are built to use a potential consumption of 100 litres per person per day or less.	£30.00
Sewerage Infrastructure charge	Where properties are built with no surface water connection to the existing public sewer. Evidence of surface water removal needs to be provided as part of the technical approval submission	£28.00

6.4 Calculation of the infrastructure charge

One infrastructure charge for water and one for sewerage will be made for each premises benefitting from a connection, except in the case of the following when the infrastructure charge will be multiplied by the relevant multiplier (see section [6.5](#)):

- houses subject to a common billing agreement with a common supply pipe (see [4.6.8](#));
- non-household premises served by a supply pipe larger than a 25mm external diameter.

Income offset will be paid in line with the water infrastructure charge, i.e. an income offset will be provided for each water connection where an infrastructure charge is payable.

6.4.1 Infrastructure credits

New premises that are built on a site where water or sewerage services were provided within the previous five years may be given a reduction in infrastructure charges.

When an application is received for a new connection for a site that is being developed or redeveloped, we will assess whether water or waste water services have been provided within the last five years.

An infrastructure credit, equivalent to an infrastructure charge (water or sewerage as applicable) will be applied for each water or sewerage connection where services were provided at any time in the period of five years before the development or redevelopment began - we consider this to be when an application for a new connection to the site is made.

Where an infrastructure credit has been applied, no corresponding income offset will be paid.

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Previous use	Property	Infrastructure credit
Household premises	Household premises	1

Where the premises were previously non-household premises, infrastructure credit may be calculated as a domestic equivalent and will be based on the meter size as detailed in the table below. Where the previous site use consisted of a sewerage connection only, we will estimate the applicable meter size.

Previous use	Meter size	Infrastructure credit equivalent
Non-household premises	15-20mm meter	1
	25mm meter	3
	40mm meter	6
	50mm meter	25
	80mm meter	40
	100mm meter	64
	150mm meter	160

Where the previous site use consisted of a surface water connection only, the sewerage infrastructure credit will be calculated based on the number of premises built on the area of land served by that connection.

Where the number of infrastructure credits exceeds the number of infrastructure charges, the infrastructure charge will be zero.

6.5 Relevant multiplier for calculation of Infrastructure charge

The relevant multiplier, used in the calculation of infrastructure charges is calculated as follows:

- Each water fitting or appliance within the premises is assigned a loading unit according to the table below.
- These loading units are added together and the result divided by 24 to give the relevant multiplier. If the result of this division is less than or equal to one then the relevant multiplier is one. The relevant multiplier may be expressed as a decimal as well as a whole number.

Water fitting	Loading units
WC flushing cistern	2
Wash basin in a house	1.5
Wash basin elsewhere	3
Bath (tap nominal size up to 20mm)	10
Bath (tap nominal size larger than 20mm)	22
Shower	3
Sink (tap nominal size up to 15mm)	3
Sink (tap nominal size larger than 15mm)	5
Spray tap	0.5
Bidet	1.5
Domestic appliance – see note 3 below (subject to a minimum of six loading units per house)	3
Communal or commercial appliance	10
Any other water fitting or outlet (including a tap but excluding a urinal or water softener)	3

Notes

- 1) Any fitting includes reference to any plumbing, outlet, dedicated space or planning or other provision for that fitting;
- 2) A bath includes a whirlpool or a Jacuzzi;
- 3) "Domestic appliance" means an appliance (including a dishwasher, a washing machine and waste disposal unit) in a house and "communal or commercial appliance" means an appliance (including a dishwasher, a washing machine and a waste disposal unit) elsewhere than in a house (including in communal facilities).

Loading units are added together and the result divided by 24. If the result of this division is less than or equal to one then a single infrastructure charge is payable for water and/or sewerage. If the result is more than one then this figure is multiplied by the amount of the infrastructure charge to determine the amount payable.

In any calculation a minimum of six loading units will be included for each house for domestic appliances. In the case of any premises with only a sewerage connection and no water fittings, the relevant multiplier will be one.

7 Income offset

An income offset allowance is made against the infrastructure charge to recognise future income where a new connection is made, either directly or indirectly to our existing water network in order to provide water for domestic purposes, including water used for domestic purposes at non-household premises.

Income offset will be paid in line with the water infrastructure charge, i.e. an income offset will be provided for each water connection where an infrastructure charge is payable. Where an infrastructure credit has been applied, no corresponding income offset will be paid.

The income offset (less any applicable infrastructure charges) will be provided when premises are connected for the first time to our water network.

We do not make income offset payments in respect of sewerage connections.

Income offset is not applicable to water used for non-domestic purposes.

7.1 Calculation of income offset

An income offset allowance is made for each premises benefitting from a water connection, except in the case of the following when the per plot allowance will be multiplied by the relevant multiplier:

- houses subject to a common billing agreement with a common supply pipe (see section [4.6.8](#));
- non-household premises served by a supply pipe larger than a 25mm external diameter.

	Per plot constructed
Income offset	£778.00

The fixed allowance per plot is based on the total income offset value required to ensure that the balance of revenue recovered from developers and other customers is maintained. In calculating the value we have used our projections of the number of expected income offsets applicable based on our forecast connection volumes and any adjustments required to maintain the balance of revenue recovered from developers.

Where the income offset is calculated by means of the relevant multiplier, the income offset may be expressed as a decimal or a whole number.

7.2 Income offset for NAV developments

Where a NAV enters into a bulk supply agreement with us, details of income offset will be documented in the bulk supply agreement.

7.3 Water mains laying schemes agreed prior to April 2020

For water main laying schemes (including water main adoptions) agreed prior to 1 April 2020, any income offset payment (or where applicable asset payment) will be applied based on the charges scheme applicable in the charging year that the agreement was made. For such schemes where any subsequent connections occur after 1 April 2020 (and hence generate an infrastructure charge) we will not provide for an income offset against those infrastructure charges, as the developer customer will already have received the appropriate income offset (or where applicable, an asset payment) in the prior years.

8 Water used during development

8.1 Temporary connection for building water

Charges apply at the point of connection for temporary building water supplies (see [4.6.11](#)).

8.2 Building water charges

We will normally charge per unit for building water based on the number of houses or premises to be built on a site (up to 63mm connections) unless we determine the temporary connection should be metered, or you ask for it to be metered.

Any premises constructed with a connection larger than 63mm will require a metered building water connection.

Premises supplied	Charge
Premises with a connection up to and including 63mm	£27.50 per unit
Any premises that we determine should be metered, or you ask to be metered	Standard measured charges*

*This charge is made by United Utilities wholesale services to the end user's chosen retailer if applicable. For details of end user charges, please consult your retailer.

9 Miscellaneous

9.1 Traffic management

Where additional costs are payable as a result of compliance with the Traffic Management Act 2004 these will be payable in addition to any standard charges. Examples of when these charges may apply include working in the highway, or where a road closure is required.

If additional costs are incurred as a result of your actions (e.g. extension charges), these will be payable by you.

All charges are payable on connection unless otherwise stated.

9.1.1 Temporary traffic lights

	Delivery & collection, set up & dismantle installation	Charge per day
3 way temporary traffic lights	£370.00	£38.00
4 way temporary traffic lights	£480.00	£46.00
Includes compliance with all requirements of Traffic Management Act 2004 - chapter 8 (up to 60 mph)		

9.1.2 Closure/diversion

	Charge per week
Road closure and diversion and/or lane closure up to 40mph, to comply with instruction from Employer and/or Street Authority; up to and including 40 mph, not exceeding 1 mile diversion route. Temporary Traffic Regulation Order & council fees for road closures are in addition to this charge and can be found in 9.1.3	£593.00

9.1.3 Other traffic management charges

For the purposes of the following table, the working day is Mon-Friday 8am – 8pm (excluding Bank Holidays).

	In working day	Outside working day (uplift)
Provision of appropriate traffic management operatives and/or vehicles (per day)	£637.00	£319.00
Miscellaneous traffic management services - pre-night cones / bus stop relocation / pre warn up to 20 properties/site maintenance (per service)	£193.00	£96.00

	Charge
Upfront site survey , AutoCAD drawings and submission of drawing to allow road space to be granted	£267.00
Temporary Traffic Regulation Order road closure	£2,145.00
Parking bay suspension	£42.00
Bus stop suspension	£238.00
Pedestrian crossing suspension	£417.00
Parking permit	£72.00
Temporary lights for Temporary Traffic Regulation Order	£453.00
Traffic light suspension (Bag off lights)	£477.00

9.2 Site visit charges

A site visit charge will apply where you request an additional site visit for any purpose, charges are payable following the site visit.

Abortive site visit charges will also apply where we are unable to carry out a scheduled activity.

This could be for reasons such as, but not limited to:

- we are unable to access site;
- obstruction preventing work (e.g. scaffolding or skips);
- re-inspection of customer pipework;
- customer not ready.

Site visit charge (per visit)	£81.00
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Site visit charges will not be charged if 24 hours' notice of cancellation is given.

9.3 Trial holes

Where we determine trial holes are required, or you request trial holes, charges will apply. The charge includes all excavation, backfilling and surface reinstatement. A trial hole shall be of a suitable size, depth and nature required to carry out the investigation.

	Work description	Charge
Trial hole – per m3 of excavation (minimum 1m3)	Unsurfaced	£205.00
	Surfaced	£305.00

Charges are payable before the work is carried out.

9.4 Fire Hydrants

Where appropriate, in accordance with sections 57 and 58 of the Act, standard charges will be payable for the installation, removal or maintenance of a fire hydrant.

Repair, installation and maintenance	Charge
Category 1	
a) Repairs effected without disturbance to the original surface (no dig)	£333.10
b) Repairs effected by excavation from the original surface up to the cover and frame depth level, including replace lid and/or re-set cover and frame including permanent reinstatement (any surface category)	£512.74
Category 2	
a) Repairs involving excavation below the original surface i.e. greater depth than category 1(b)	£758.71
b) Complete hydrant replacement, and permanent reinstatement upon completion (any surface category)	£1,286.80
c) Complete hydrant removal, and permanent reinstatements upon completion (any surface category)	£1,122.66
d) Installation of fire hydrant including associated pipework, connection, valves, chamber, cover and frame, permanent reinstatements (any surface category) (mains over 100mm up to 150mm)	£1,334.38
Mains over 150mm	Quote on request
A quote will be based on recovering all costs incurred associated with investigation, administration, statutory noticing and repair/installation	
Category 3	
a) Relates to work involving the following activities: adoption including install/replace marker post(s), plates and numerals	£307.91

We reserve the right to recharge the costs of Highways Authority permits associated with the repair, installation and maintenance of fire hydrants

Where we can resolve the issue during the initial assessment the following charge will apply	£128.04
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9.5 Excavation through rock or artificial hard material

Where excavation through rock or artificial hard material (e.g. concrete) is required, an additional charge of **£124.00** per cubic meter excavated will apply.

9.6 Pressure testing and Sampling

Where you ask us to carry out a pressure test and/or bacteriological test on the mains or services you have laid, or where we need to undertake testing to take over an existing supply the charges detailed below will be applied when you ask us to carry out the work.

	Work description	Charge
Mains and service connection testing	Pressure test (per metre)	£12.00
	Bacteriological test (each)	£81.00

9.7 Demobilisation/Remobilisation charges

An additional unplanned demobilisation/remobilisation charge will apply where we are unable to continue construction due to changes to the agreed programme of work. Such unplanned changes may be at your request.

Charges are payable before any work will be rescheduled.

Demobilisation/remobilisation charge	£1,198.00
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9.8 Repairs for damage

Charges will be made for repairs for damage to our assets including, where appropriate under section 174 of the Act, to whoever is responsible for damaging them.

We will recover all costs incurred (UU and contractor) associated with investigation, administration, statutory noticing, repair and reinstatement of the asset. We will also recover any other costs we incur as a result of the damage.

9.9 Illegal connections

Where we discover an illegal connection to our water mains we will discuss rectification of this with you, and would normally expect you to correct at your cost. If we need to rectify this on your behalf we would charge you for this.

We will recover all direct and indirect costs incurred associated with investigation, administration and rectification (including materials).

If you deny us access to complete this work we may use legal processes to advance the rectification, and you may be liable for any costs incurred by us, including associated legal costs.

We may decide to prosecute for any illegal connection to our water mains regardless of the stage in the rectification process we are in, and you may be liable for any costs incurred by us, including associated legal costs.

9.10 Fittings Regulations inspections

Under sections 73 to 75 of the Act we have a duty to enforce the Fittings Regulations and have power to take steps to prevent contamination, waste and misuse of water. Where an inspection is required at a premises to confirm that plumbing works comply with the

Fittings Regulations, there is no charge for the initial inspection. If installations do not comply with the Fittings Regulations, a charge (section [9.2](#)) will be made for each re-inspection visit.

9.10.1 Contravention of the Fittings Regulations

Where we discover non-compliance with the Fittings Regulations we will discuss rectification of this with you, and would normally expect you to correct at your cost.

Where necessary we may serve notice for completion of any such remedial work under section 75 of the Act. Where the remedial work is not completed within the specified timescale, we will complete the work, and recover all direct and indirect costs incurred associated with investigation, administration and rectification (including materials).

If you deny us access to complete this work we may use legal processes to advance the rectification, and you may be liable for any costs incurred by us, including associated legal costs.

9.10.2 Defective fittings

Where we identify a defective fitting, we will serve a defective fittings notice (under section 75 of the Act) on any premises for the repair of or disconnection of any apparatus found to be defective (including underground supply pipes). Where a repair or disconnection of apparatus is not made within the timescales we specify, the repair or disconnection will be carried out by us and you will be charged the cost of the work.

Where necessary, we may disconnect the supply under section 75 of the Act. Where this is the case, we reserve the right to recover any costs from you.

We will recover all direct and indirect costs incurred associated with investigation, disconnection and administration.

9.11 Replacement of lead service pipes

We operate a scheme to replace lead service pipes free of charge. Not all properties are suitable for this scheme and it is subject to acceptance by us. If we accept your application we will replace the lead pipes that we are responsible for and connect the new supply pipe to our water main. Further detail and an application form can be found at:

unitedutilities.com/lead-pipes

9.12 Water drawn from hydrants

Water may only be drawn from hydrants in accordance with our standpipe hire scheme, unless otherwise agreed with us. Only metered standpipes hired from us will be allowed to connect to our network.

Charges relating to water drawn from hydrants are set out in the United Utilities wholesale water charges scheme (section 6.8).

unitedutilities.com/wholesale-charges

10 Construction rates - sewerage developments

The rates quoted in this section are indicative, and are provided to assist you with estimating charges.

On application, we will provide an estimate based on the parameters of your development.

	Includes
Construction charges	<ul style="list-style-type: none"> • Supply and handling of materials • Cutting and jointing of pipes and fittings • Set up costs and temporary works • All pipe protection, supply of protected materials • Disposal of all surplus material and waste (excluding Hazardous Waste) • Backfilling • Surface reinstatement • Site clearance

10.1 Gravity sewers

10.1.1 Gravity sewer connections – per connection

Size (mm)	Grassland	Suburban	Urban
Up to 225	£2,246.00	£2,667.00	£2,801.00
226 - 300	£2,715.00	£3,134.00	£3,269.00
301 - 400	£2,837.00	£3,258.00	£3,393.00
401 - 525	£5,002.00	£5,437.00	£5,592.00
526 - 600	£7,862.00	£8,432.00	£8,633.00
601 - 700	£8,126.00	£8,697.00	£8,898.00
701 - 800	£9,229.00	£9,858.00	£10,079.00
801 - 1000	£10,152.00	£10,844.00	£11,088.00

10.1.2 Gravity sewers construction – per metre

Size (mm)	Depth	Grassland	Suburban	Urban
Up to 225	Up to 2.5 m	£488.00	£885.00	£1,054.00
	2.6 – 4.5 m	£837.00	£1,334.00	£1,526.00
	4.6 – 6.5 m	£1,256.00	£2,157.00	£2,420.00
226 - 300	Up to 2.5 m	£577.00	£993.00	£1,149.00
	2.6 – 4.5 m	£931.00	£1,461.00	£1,689.00
	4.6 – 6.5 m	£1,375.00	£2,329.00	£2,657.00
301 - 400	Up to 2.5 m	£717.00	£1,041.00	£1,242.00
	2.6 – 4.5 m	£1,038.00	£1,507.00	£1,752.00
	4.6 – 6.5 m	£1,535.00	£2,508.00	£3,037.00
401 - 525	Up to 2.5 m	£793.00	£1,259.00	£1,434.00
	2.6 – 4.5 m	£1,194.00	£1,719.00	£1,992.00
	4.6 – 6.5 m	£1,788.00	£2,776.00	£3,525.00
526 - 600	Up to 2.5 m	£1,025.00	£1,361.00	£1,564.00
	2.6 – 4.5 m	£1,358.00	£1,891.00	£2,199.00
	4.6 – 6.5 m	£2,007.00	£3,007.00	£3,864.00
601 - 700	Up to 2.5 m	£1,178.00	£1,830.00	£2,183.00
	2.6 – 4.5 m	£1,564.00	£2,396.00	£2,923.00
	4.6 – 6.5 m	£2,256.00	£3,267.00	£4,231.00
701 – 800	Up to 2.5 m	£1,253.00	£2,011.00	£2,406.00
	2.6 – 4.5 m	£1,715.00	£2,685.00	£3,225.00
	4.6 – 6.5 m	£2,542.00	£3,692.00	£4,715.00
801 - 1000	Up to 2.5 m	£1,540.00	£2,363.00	£2,804.00
	2.6 – 4.5 m	£1,976.00	£2,969.00	£3,591.00
	4.6 – 6.5 m	£2,873.00	£4,250.00	£5,387.00

10.2 Manholes

Manhole diameter (mm)	Depth	Grassland	Suburban	Urban
1200 (up to 225mm pipe)	Up to 2.5 m	£6,951.00	£8,921.00	£9,493.00
	2.6 – 4.5 m	£12,360.00	£15,030.00	£15,603.00
	4.6 – 6.5 m	£20,950.00	£24,058.00	£25,229.00
1350 (226-400mm pipe)	Up to 2.5 m	£7,745.00	£10,020.00	£10,694.00
	2.6 – 4.5 m	£13,612.00	£16,554.00	£17,249.00
	4.6 – 6.5 m	£23,025.00	£27,053.00	£28,057.00
1800 (401-600mm pipe)	Up to 2.5 m	£10,695.00	£12,655.00	£13,674.00
	2.6 – 4.5 m	£18,104.00	£20,646.00	£22,001.00
	4.6 – 6.5 m	£27,343.00	£31,879.00	£32,865.00
2100 (601-700mm pipe)	Up to 2.5 m	£12,728.00	£15,139.00	£16,141.00
	2.6 – 4.5 m	£22,750.00	£24,217.00	£25,678.00
	4.6 – 6.5 m	£33,601.00	£36,491.00	£37,911.00
2400 (701-1000mm pipe)	Up to 2.5 m	£15,802.00	£18,576.00	£20,156.00
	2.6 – 4.5 m	£28,841.00	£31,413.00	£33,074.00
	4.6 – 6.5 m	£42,801.00	£45,650.00	£47,440.00

10.3 Pumped rising mains

10.3.1 Pumped rising main – construction (per metre)

Pipe size (mm)	Depth	Grassland	Suburban	Urban
Up to 225	Up to 2.5 m	£566.00	£1,026.00	£1,194.00
	2.6 – 4.5 m	£890.00	£1,574.00	£1,774.00
	4.6 – 6.5 m	£1,396.00	£2,532.00	£2,826.00
226 - 300	Up to 2.5 m	£745.00	£1,251.00	£1,417.00
	2.6 – 4.5 m	£1,094.00	£1,806.00	£2,109.00
	4.6 – 6.5 m	£1,582.00	£2,878.00	£3,356.00
301 - 400	Up to 2.5 m	£943.00	£1,449.00	£1,644.00
	2.6 – 4.5 m	£1,251.00	£2,002.00	£2,290.00
	4.6 – 6.5 m	£1,794.00	£3,104.00	£3,718.00
401 - 525	Up to 2.5 m	£1,327.00	£1,944.00	£2,167.00
	2.6 – 4.5 m	£1,729.00	£2,658.00	£3,119.00
	4.6 – 6.5 m	£2,333.00	£3,829.00	£4,576.00
526 - 600	Up to 2.5 m	£1,893.00	£2,577.00	£3,135.00
	2.6 – 4.5 m	£2,403.00	£3,424.00	£3,746.00
	4.6 – 6.5 m	£3,228.00	£4,752.00	£5,378.00

10.3.2 Connection to existing rising main (per connection)

Size (mm)	Grassland	Suburban	Urban
Up to 225	£4,677.00	£6,004.00	£6,566.00
226 - 300	£8,639.00	£11,389.00	£12,438.00
301 - 400	£19,193.00	£19,030.00	£19,793.00
401 - 525	£30,963.00	£34,840.00	£35,424.00
526 - 600	£39,697.00	£46,699.00	£48,838.00

10.3.3 Thrust blocks

Diameter (mm)	Charge – per thrust block
Up to 300	£813.00
301 - 400	£851.00
401 - 525	£1,169.00
526 - 600	£3,427.00

10.3.4 Valves

Diameter (mm)	Charge – per valve
Up to 225	£2,544.00
226 - 300	£3,785.00
301 - 400	£8,059.00
401 - 525	£14,113.00
526 - 600	£22,247.00

11 Rates for calculation of estimated value of works

11.1 Pipe size rates

Prices are per metre and apply to surface water, foul or combined sewers.

Pipe diameter (mm)	Charge
150	£162.00
225	£193.00
300	£198.00
375	£239.00
450	£272.00
525	£295.00
600	£337.00
750	£392.00
825	£475.00
900	£584.00
1050	£663.00
1200	£665.00
1350	£793.00
1500	£925.00
1800	£1,099.00
2100	£1,444.00
2400 (over 3m depth)	£1,986.00

11.2 Pumping Station rates

Size of pumping Station	Charge (per asset)
5 - 50 houses	£38,629.00
51 – 100 houses	£42,140.00
101 – 200 houses	£47,994.00
201 – 300 houses	£58,529.00
More than 301 houses	£67,893.00

11.3 Sewer connection rates

Sewer nominal diameter (mm)	Charge – per connection
150	£798.00
225 - 300	£912.00
375 - 600	£1,438.00
750 - 900	£1,860.00
1050 - 2400	£2,788.00

11.4 Box culvert rates

Nominal flow area (m2)	Charge – per box culvert
0.0 - 2.0	£422.00
2.1 - 4.0	£1,267.00
4.1 - 6.0	£2,027.00
6.1 - 8.0	£2,606.00
8.1 - 10.0	£4,038.00

11.5 Manhole rates

Diameter (mm)	Charge – per manhole
Up to 1050	£2,998.00
1200	£3,298.00
1350	£3,697.00
1500	£4,097.00
1800	£5,317.00
2100	£6,501.00
2400	£7,443.00
2700	£12,999.00
3000	£15,516.00
3600	£32,990.00

11.6 Outfall pipe rates

Description	Charge (per outfall)
Outfall pipe 150 - 225mm	£2,459.00
Outfall pipe 300 - 450mm	£6,789.00
Outfall pipe 525 - 600mm	£10,921.00
Outfall pipe 750 - 900mm	£17,710.00

11.7 Sewer abandonment rates

Pipe diameter (mm)	Charge (per metre)
150	£9.00
225 - 300	£12.00
375 - 450	£20.00
525 - 600	£28.00
750	£41.00
825 - 900	£57.00
1050 - 2400	£117.00

11.8 Manhole abandonment rates

Diameter (mm)	Charge – per manhole
1050 - 1200	£516.00
1350	£624.00
1500	£690.00
1800	£960.00
2100	£1,037.00
2400 - 3600	£1,296.00

11.9 Lateral drains - only applicable to S104

Lateral drains (per lateral drain)	£821.00
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11.10 Flow control device – only applicable to S104

Flow control device (per device)	£2,735.00
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11.11 Rising main - only applicable to S104 and S185

Rising main length (per metre)	£121.00
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12 Examples of additional costs

The table below gives examples of additional costs which may apply in exceptional circumstances, as described in [13.2](#).

This is provided for illustrative purposes only, and is not an exhaustive list.

Costs associated with	Includes items such as (but not limited to)
Crossings such as watercourses, railways and motorways	<ul style="list-style-type: none"> • Site survey • Third party cost • Legal agreements • Out of hours work
Invasive flora (e.g. Japanese knotweed, Himalayan Balsam)	<ul style="list-style-type: none"> • Site survey • Specialist removal/disposal costs
Ecological impacts	<ul style="list-style-type: none"> • Ecological surveys • Newt assessment and mitigation
Crossing third party land	<ul style="list-style-type: none"> • Site survey • Compensation for landowner(s) • Legal agreements
Land Purchase compensation	<ul style="list-style-type: none"> • Land compensation • Business owner compensation • Property owner compensation
Work near to water sources, bridges and other structures	<ul style="list-style-type: none"> • Site survey • Third party costs • Legal agreement • Out of hours work
Construction near other services (e.g. high pressure gas mains, overhead power cables)	<ul style="list-style-type: none"> • Site survey • Third party costs • Out of hours work
Work on strategic mains	<ul style="list-style-type: none"> • Branch connection of any size to an existing main larger than 315mm • Site survey • Network assembly on main larger than 315mm • Out of hours work
Construction of water main larger than 315mm	<ul style="list-style-type: none"> • Network assemblies • Site survey • Pipework and ancillaries • Out of hours work

Hazardous contaminated ground	<ul style="list-style-type: none"> • Survey costs • Disposal costs
Water assets at depths greater than 1.25 metres	<ul style="list-style-type: none"> • Dewatering • Health & safety considerations
Exceptional reinstatement costs	<ul style="list-style-type: none"> • Compliance with New Roads and Street Works Act 1991
Access to working area	<ul style="list-style-type: none"> • Site survey • Temporary access roads
Site clearance and reinstatement	<ul style="list-style-type: none"> • Site clearance • Demolition of existing structures • Landscaping • Tree clearance
Exceptional ground conditions	<ul style="list-style-type: none"> • Ground stabilisation • De-watering
Security costs	<ul style="list-style-type: none"> • Fencing • Manning patrols
Onsite booster station	<ul style="list-style-type: none"> • Site survey • Legal agreements • Third party costs
Complex diversions	<ul style="list-style-type: none"> • Engineering assessments • Modelling • Site survey work • Third party cost • Out of hours work
Asset protection or work on deep or large diameter sewers, pipes and ancillaries: <ul style="list-style-type: none"> • Over 3m deep, or, • 450mm diameter or greater • In close proximity to other structures 	<ul style="list-style-type: none"> • Altering existing ground levels • Temporary works • Demolition work • Diversions
Specific requests for detailed assessment of network capacity or performance information	<ul style="list-style-type: none"> • Engineering assessments • Network modelling • Impact assessments • Performance of combined sewer overflows, rising mains or pumping stations.

13 General information

13.1 Charges

Charges in this scheme reflect the costs associated with providing each service as stated.

Unless otherwise stated, the charges quoted in this scheme apply for works carried out during the business day under standard conditions. In other instances we reserve the right to charge on a basis of actual costs, provided you are notified accordingly prior to commencement of the work.

Miscellaneous charges are listed in section [9](#).

13.2 Charges for elements of work affected by exceptional circumstances

In exceptional circumstances, additional charges may apply to the fixed charges quoted in this charges scheme.

Where:

- The technical complexity of the work is high or the type of work required is bespoke or carried out infrequently, or;
- Third parties can legitimately recover their costs from companies and there is not a reasonable level of certainty of those costs in advance of connection work being undertaken, or;
- Third parties have rights to protect their assets or interests in a way that affects the construction method. The third parties' requirements are unknown upfront, or;
- The work is to be carried out on or close to land with particular environmental, historical or archaeological characteristics. These characteristics mean that specific measures are required during construction or reinstatement. The details of these measures may not be fully defined in advance of construction.

Examples of additional costs are included in section [12](#) for illustrative purposes.

In these circumstances, where it is possible to do so, we will provide a budget estimate comprising indicative charges for the elements of the work affected by the above and fixed charges where appropriate.

13.3 Timing of Payment

All charges are payable as stated. If you do not pay on time it will result in recovery action and you may need to pay additional cost because of this.

13.4 Value Added Tax (VAT)

All charges published in this scheme **exclude VAT**. Where required, VAT will be added to the published charge at the appropriate rate.

13.5 Traffic Management Act 2004

Charges as detailed in this charges scheme are inclusive of costs of two way temporary traffic lights where required.

Additional charges will be made for traffic management expenses where required (see [9.1](#)).

13.6 Transitional arrangements

Details of transitional charging arrangements, where applicable, can be found on our website.

14 Contact us



You can contact us by the following methods:

Phone : Call us on 0345 072 6067

Email:

	<u>Sewerage</u>	<u>Water</u>
Drainage and pre-planning	wastewaterdeveloperservices@uuplc.co.uk	
Adoptions	SewerAdoptions@uuplc.co.uk	
Connection enquiries	wastewaterdeveloperservices@uuplc.co.uk	developerserviceswater@uuplc.co.uk
Self-lay provider enquiries		selflay@uuplc.co.uk
NAV enquiries	NAVenquiries@uuplc.co.uk	NAVenquiries@uuplc.co.uk

Post:

Written correspondence should be sent to: United Utilities Water Limited, Developer Services & Metering, 2nd Floor Grasmere House, Lingley Mere Business Park, Lingley Green Avenue, Warrington, WA5 3LP.

Further details can be found on our website:

unitedutilities.com/builders-developers/

14.1 Further information

Further information on our services can be found on our website at:

unitedutilities.com/builders-developers/

14.2 Disputes

If you have a query or complaint about any aspect of our service, please contact us in the first instance on 0345 072 6067.

We aim to deliver a high standard of service and to deal with complaints speedily and satisfactorily. We should reply to any written complaint within 10 working days. If we fail to do this we will make an automatic payment under the statutory Guaranteed Standards Scheme. This forms part of our standards of service that have been agreed with our regulator Ofwat.

If we receive a written complaint we will reply within 10 working days of receiving it. We will give you the name of the person owning your complaint, together with a telephone number should you wish to contact them to discuss any aspect of our response.

If you remain unhappy with our response we will escalate your complaint to one of our agents who has not been involved in your initial complaint who will carry out an independent review.

If you remain unhappy with our response following our two stage process:

14.2.1 Consumer council for water (CCW)

If you remain unhappy with our response, CCW will consider complaints about aspects of our services that are not in relation to charges. The type of complaints they will investigate include, but are not limited to, complaints relating to our policies or processes, or complaints related to how we have handled your application.

CCW are also able to provide advice and guidance about the connection charging regime. You can contact CCW:

The Consumer Council for Water (CCW) 1st Floor Victoria Square House, Victoria Square, Birmingham, B2 4AJ.

Details can be found at: ccwater.org.uk/make-a-complaint/

If you remain unhappy with the outcome, you may be eligible to take your concerns to the Water Redress Scheme (WATRS) who can provide an independent binding decision.

14.2.1 Water Services Regulation Authority (Ofwat)

In accordance with sections 45(6A) of the Act, any disputes between us and any other person as to the charges set out in this scheme (with the exception of those detailed in 6.4.1) may be referred to the Water Services Regulation Authority (Ofwat) for determination.

The address is: Ofwat, Centre City Tower, 7 Hill Street, Birmingham, B5 4UA.

Details can be found at:

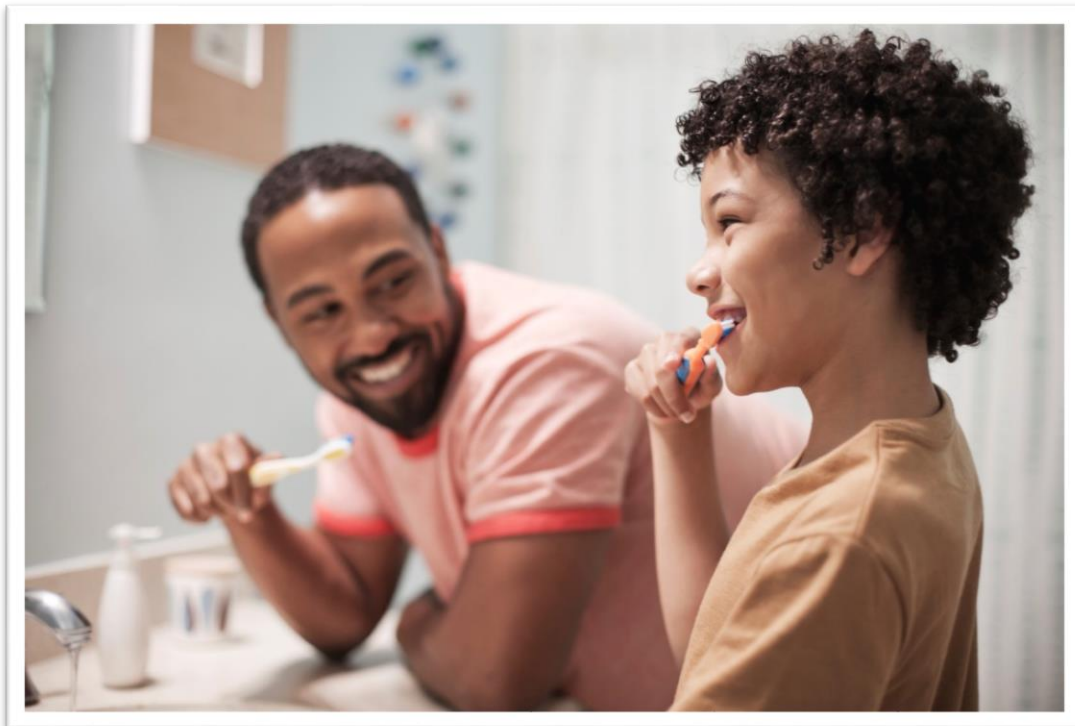
ofwat.gov.uk/regulated-companies/investigations/making-a-complaint/

14.2.2 Infrastructure charges

If you dispute the calculation of the infrastructure charge, you should contact us at DeveloperServicesWater@uuplc.co.uk.

If you remain dissatisfied with the decision, you can contact the Water Redress Scheme (WATRS) who can provide an independent binding decision.

Where infrastructure charges are applied under a previous charges scheme as part of transitional arrangements, disputes relating to the calculation of the relevant multiplier or the number or type of fittings on which the calculation is based, is determinable by the Water Services Regulation Authority (Ofwat).



15 Payment

We reserve the right to recover bank charges and administrative costs resulting from invalid or dishonoured cheques, or credit cards.

We may require you to pay interest on overdue accounts; this is usually calculated at the rate of 4% above the base rate set by the Bank of England.

We accept payment by any of the methods below, and regularly review our payment methods.

15.1 Credit or Debit card

To make a payment by credit or debit card, please call us on 0345 0726067.

We do not accept payment by American Express.

15.2 BACS

Payment can be made via BACS Payment Schemes Limited (BACS) quoting the details below:

Bank: National Westminster Bank Plc

Sort code: **01-09-17**

Account No: **58934014**

Job Reference: the service order number, which can be found on your quotation.

15.3 Cheque

Cheques should be made payable to United Utilities Water Limited, and sent to:

United Utilities Water Limited, Sundry Billing, PO Box 1062, Warrington, WA5 3LP.

Cash or post-dated cheques should not be sent.

We only accept cheques from a bank licenced by the Financial Conduct Authority (FCA).

For the most up to date list of payment methods please refer to our website.

16 Definitions

A number of terms are used throughout this scheme; they normally have the following meanings:

The Act – the Water Industry Act 1991 (as amended).

Agreement – a legally enforceable contract between us and you. It covers the water or sewerage services that we agree to provide to you, and the commercial terms on which those services are provided.

Asset Payment – a payment made to the developer, SLP or new appointee in respect of that part of a new main used to supply water for domestic purposes. This definition applies only to water main laying schemes (including water main adoptions) agreed prior to April 2020.

Asset – any apparatus which forms part of our water or wastewater network.

Bond – a financial guarantee underwritten by a bank or Insurance company approved by us.

Branch connection –. Installation of pipework into an existing water main allowing a new main to be connected to the existing water network

Building water – water used in the construction of premises, including testing of water fittings.

Business Day – 08:00 to 18:00 Monday to Friday, excluding Bank Holidays, unless otherwise stated in this scheme.

Chamber – a purpose built or manufactured compartment installed or constructed below ground level to house network apparatus.

Charging Year - a calendar year running from 1 April in a given year to 31 March in the following year.

The Company – United Utilities Water Limited – registered number 2366678.

Common billing agreement – an agreement between us and any person(s) or company who has agreed to pay measured charges for our services for two or more household or non-household premises supplied through a single water meter.

Common supply pipe – a water supply pipe that serves two or more premises.

Communication Pipe - any part of a Service Pipe which a water undertaker could be, or have been, required to lay under section 46 of the Water Industry Act 1991. It consists of a pipe laid from an existing or newly laid Water Main to the boundary of a property.

Connection – a connection to a network regulated by the Act and other relevant legislation through which you receive the benefit of one of our services.

Connection Charges - charges that will be imposed by that undertaker for work carried out by it in accordance with the duties (or rights) created by the following provisions of the Water Industry Act 1991: section 45(1) (connection with Water Main); section 46(1) (ancillary works for purposes of making a domestic connection); section 98(1A) (provision

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of lateral drains); section 101B (construction of lateral drains following construction of a public sewer) or section 107(1) (right of undertakers to make communication with Public Sewer).

Contestable work - Refers to work or services that can be completed by either the relevant undertaker or persons other than the relevant undertaker.

Critical asset – an asset is deemed critical if an interruption of service could have a significant impact on customers.

Defective fitting - A water fitting which has been installed, connected and used to carry water from the public sewer to premises that causes or is likely to cause a contravention of the Fittings Regulations.

Developer – person or company which is responsible for a development, or any person making an application for new water or sewerage connections.

Development - Means premises on which there are buildings, or on which there will be buildings when proposals made by any person for the erection of any buildings are carried out, and which require connection with, and/or modification of, existing water or sewerage infrastructure.

Domestic purposes – as provided for under section 218 of the Act. Water used for drinking, washing, cooking, central heating and sanitary purposes.

Diversion Charges - Means the charges imposed by that undertaker pursuant to section 185(5) of the Water Industry Act 1991.

Existing main - Means a main that was in operation before development commenced.

Fittings Regulations – The Water Supply (Water Fittings) Regulations 1999.

Hazardous waste – defined by Hazardous Waste (England & Wales) Regulations 2005.

House – any building or part of a building (including a flat) occupied or likely to be occupied as a private dwelling.

Household premises – premises in any part of which a person has his home and whose principal use is a home and which may be identified as such in light of any eligibility guidance.

Income offset - a sum of money offset against water infrastructure charges in recognition of revenue likely to be received by us in future years for the provision of supplies of water to premises connected directly or indirectly to our water network.

Infrastructure charge – the charges described in section 146(2) of the Water Industry Act 1991. That is, a charge paid by the developer to the water company when a property is connected to the company's water supply or sewer network for domestic purposes for the first time which contributes to wider network reinforcement to meet the increased demand arising from the new connections.

In line meter – a water meter which is installed into a communication pipe or supply pipe by means of an inlet and outlet connection at each end of the meter.

Instrument of Appointment – is the Instrument of Appointment of the Company, then known as North West Water Limited as a water and sewerage undertaker dated 24 August 1989 (as updated).

Lay only – No excavation carried out by us.

Manifold meter – a water meter which is installed into a communication pipe or service pipe by means of a single threaded connection on the base of the meter.

NAV - New appointment and variations provide water and/or sewerage services to customers in an area that previously would have been the responsibility of the incumbent monopoly provider. A new appointment is made when Ofwat appoints a company for the first time to provide services for specific geographic area. A variation is where an existing appointment is varied to extend the areas served.

Network assembly – component such as a valve or washout which allows us to operate and maintain or facilitate the connection to the existing network.

Network Reinforcement - Refers to work other than Site Specific Work, as defined below, to provide or modify such other:

- i. Water Mains and such tanks, service reservoirs and pumping stations, or
- ii. Sewers and such pumping stations

as is necessary in consequence of the Site Specific installation or connection of Water Mains, Service Pipes, Public Sewers and Lateral Drains pursuant to an agreement with, or a duty owed under the Water Industry Act 1991 to, a person other than a relevant undertaker, including a requisition (under sections 41(1), 98(1) or 98(1A)), under an agreement for adoption (under sections 51A or 104), under a section 66D of or a section 117E agreement, pursuant to section 45(1) (Duty to make connections with main) or in accordance with another duty imposed by the Act, or in consequence of the exercise of rights under section 106(1) (Right to communicate with public sewers). It also includes the additional capacity in any earlier Water Main or Sewer that falls to be used in consequence of the provision or connection of a new Water Main or Sewer.

New Appointment - a new appointment is made where a limited company is appointed by Ofwat to provide water and/or sewerage services for a specific geographic area. Once appointed the new appointee will take over responsibility for providing water and or wastewater services to that specific area.

New connection services - is the collective term for New Water Mains, New Sewers, Service Connections, Drains, Sewerage Connections and Diversions.

New Appointee - a company holding an appointment as a relevant undertaker where the conditions of that appointment limit the charges that can be fixed under a charges scheme by reference to the charges fixed by one or more other relevant undertakers.

Non-contestable work – Means work or services that only the relevant undertaker (or an agent acting on their behalf) can do or provide.

No excavation - These charges apply where we do not undertake any excavation, backfilling or reinstatement, for example, where the trench has been pre-excavated by you to our standards.

Non-household premises – premises other than a household premises.

Non-domestic purposes – water use for any purpose other than domestic purposes.

On- site - carried out or proposed to be carried out within the site boundary

Off – site - carried out or proposed to be carried out outside the site boundary.

Piece up – the act of connecting lengths of main together.

Plot – property to be connected to our water network This definition relates only to the calculation of an income offset (see section 7) and may include a landlord supply.

Premises – includes any building or part of a building which is separately occupied or intended to be occupied and land or an interest in land.

Public Sewer - Means a sewer for the time being vested in a sewerage undertaker, whether under the Water Act 1989, the Water Industry Act 1991 or otherwise.

Relevant multiplier – a number related to loading units for water fittings for the purpose of calculating income offset or infrastructure charges (see section 6.5).

Requisition – the laying of water or sewerage pipes and any other associated site specific infrastructure carried out by us, following serving of a requisition notice in accordance with the Act.

Requisition Charge - Means charges that will be imposed by that undertaker for work carried out by it in accordance with the duties imposed by section 41(1) (provision of requisitioned Water Main) and section 98(1) (provision of requisitioned public sewer) of the Water Industry Act 1991. That is, a charge set by the water company for the provision of the new water main or public sewer (a requisition) to recover the costs reasonably incurred in providing them.

Self-lay – The laying of water pipes and associated infrastructure, by a party other than the water undertaker, in accordance with section 51a of the Water industry Act 1991

Self-lay provider (SLP) – an entity that carries out self-lay work with Water Industry Registration Scheme (WIRS) accreditation. We, as the undertaker, will take over responsibility for self-laid pipes that meet the terms of your agreement.

Service connection - Means the construction of the pipe between the supply pipe of the premises and the public water main which is provided under section 45 and 46 of the Act.

Service pipe - Means so much of a pipe that is to connect the water main to the property, and part of it is owned by the water and sewerage undertaker (which is the communication pipe) and the remainder of it is the responsibility of the property owner (which is the supply pipe).

Services – any service provided by us related to potable or non-potable water supply and foul drainage, surface water drainage, highway drainage and trade effluent.

Site specific - work on, or the provision of, water or sewerage structures or facilities located on a development as well as work to provide and connect a requested water main, sewer, communication pipe or lateral drain on, to or in the immediate vicinity of, the development.

Charges for site specific work relate to the provision of connection structures or facilities located on a development up to the nearest practical point on the existing network where the connecting pipework is of a nominal bore internal diameter no larger than that of our existing network. They do not refer to costs or work required as part of network reinforcement.

Sewers - Includes all sewers and drains, excluding lateral drains which are defined elsewhere, (not being drains within the meaning given by section 219(1) of the Water Industry Act 1991) which are used for the drainage of buildings and yards appurtenant to buildings. This definition includes tunnels or conduits which serve as such a pipe and any accessories for such a pipe.

Sewerage services – any services provided by us related to the provision, alteration of sewerage and the reception, conveyance and treatment of sewage including surface water drainage and highway drainage.

Security – insurance to cover the failure to complete the drainage for a development scheme. It can be secured by a bond or cash deposit.

Site specific - work on, or the provision of, water or sewerage structures or facilities located on a development as well as work to provide and connect a requested water main, sewer, communication pipe or lateral drain on, to or in the immediate vicinity of, the development.

Site specific charges - Charges for site specific work relate to the provision of connection structures or facilities located on a development up to the nearest practical point on the existing network where the connecting pipework is of a nominal bore internal diameter no larger than that of our existing network. They do not refer to costs or work required as part of network reinforcement.

Supply Pipe - the part of the service pipe that is not the communication pipe.

Surfaced - ground may feature for example, a carriageway or footpath.

Unsurfaced - ground may feature for example grass and topsoil.

Water and sewerage undertaker – the Company appointed to carry out water and sewerage duties under the Act.

Water services charges – a charge or any combination of charges for water supply services or sewerage services or both.

Water supply – water supplied by us to you.

Water supply services – any services provided by us related to the provision, alteration or disconnection of a water supply.

We, us or our – United Utilities Water Limited (registered number 2366678) or our representative(s).

Water Industry Registration Scheme (WIRS) – a recognised accreditation scheme operated by Lloyd’s Register on behalf of water utility companies.

WRAS – Water Regulations Advisory Scheme.

You, your – the person(s) requesting the connection or service.

17 Appendix 1

Worked Examples – Standard Industry Scenarios

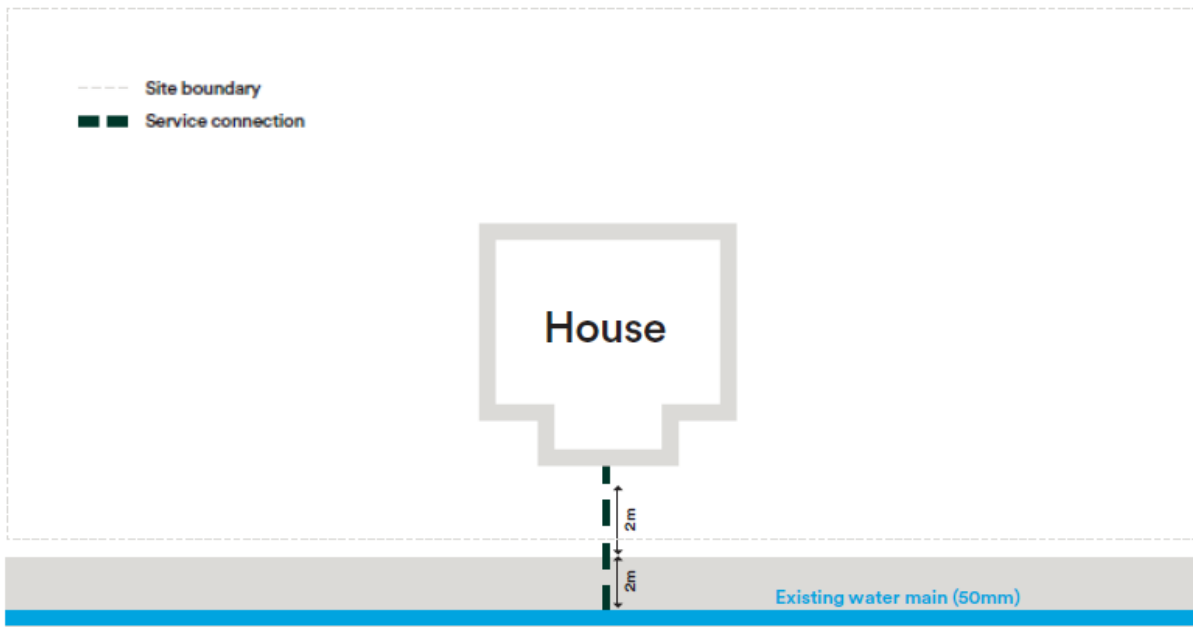
Ofwat has published an expectation for water companies to publish worked examples of specified typical developments.

This section illustrates charges for these examples, including assumptions made where indicated*. In each example, for simplicity, it is assumed that there are no exceptional circumstances, miscellaneous charges or previous site use.

In these examples, boundary boxes have not been included as they are not considered a standard item. Where these are required, charges as stated in [4.6.3](#) will apply.

The infrastructure charge is payable at the prevailing rate on the date of connection.

17. 1 Single short connection example



Description & assumptions		
Single Connection	Water	Connection to existing main No new mains required 25-32mm PE pipe Short connection – 4 metres surfaced 2 way lights required (included in standard rates)*
	Sewerage	Connection undertaken by the developer* No new sewers required

Water

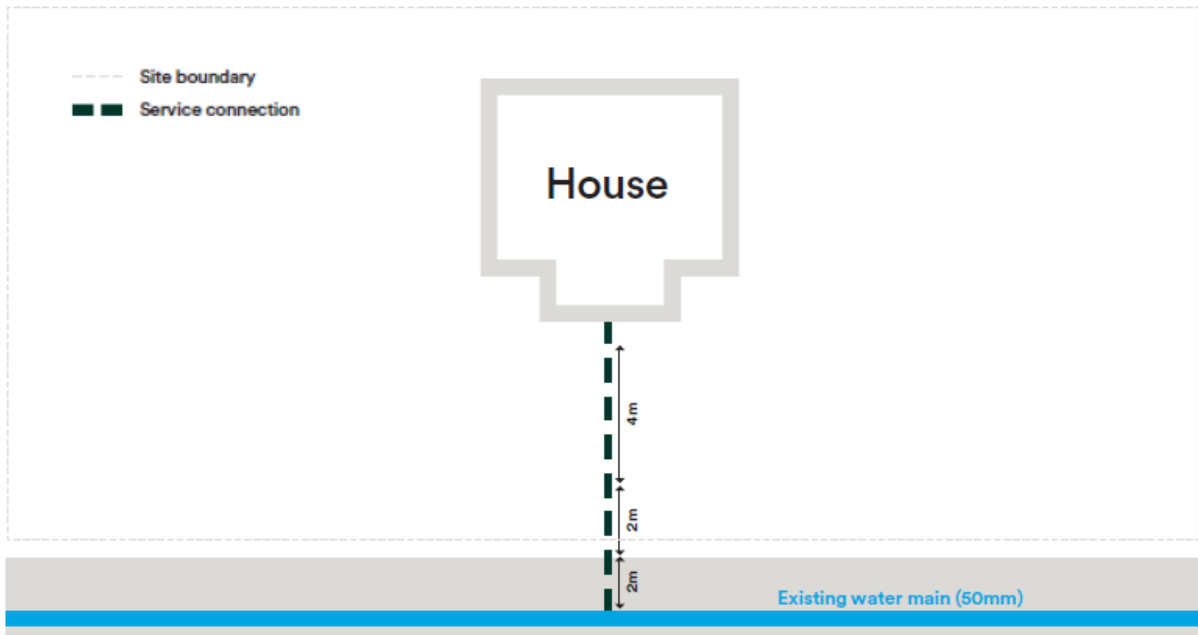
Charge Description	Details	Quantity	Unit Charge	Total Charge	Charges Scheme Ref
Water connection application fee (single)		1	£88.00	£88.00	4.6.1
Water connection administration fee (single)		1	£41.00	£41.00	4.6.2
Application & administration charges				£129.00	
Metered connection	25mm surfaced service connection (Includes 2m of pipework and provision & installation of a meter)	1	£701.00	£701.00	4.6.3
Additional pipework	25mm PE surfaced pipe (m)	2	£107.00	£214.00	
Connection charges				£915.00	
Building water		1	£27.50	£27.50	8.2
Water infrastructure charge		1	£302.00	£302.00	6.1
Income Offset		1	£778.00	-£778.00	7.1
Other charges				-£448.50	
Total water connection scheme charges				£595.50	

Sewerage

Charge Description	Details	Quantity	Unit Charge	Total Charge	Charges Scheme Ref
Processing fee - developer connection		1	£206.00	£206.00	5.4.1
Sewerage infrastructure charge		1	£279.00	£279.00	6.1
Total sewerage scheme charges				£485.00	

Total water and sewerage scheme charges				£1,080.50	
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17. 2 Single long connection example



Description & assumptions		
Single Connection	Water	Connection to existing main No new mains required 25-32mm PE pipe Long connection – 4 metres surfaced, 4 metres unsurfaced 2 way lights required (included in standard rates)*
	Sewerage	Connection undertaken by the developer* No new sewers required

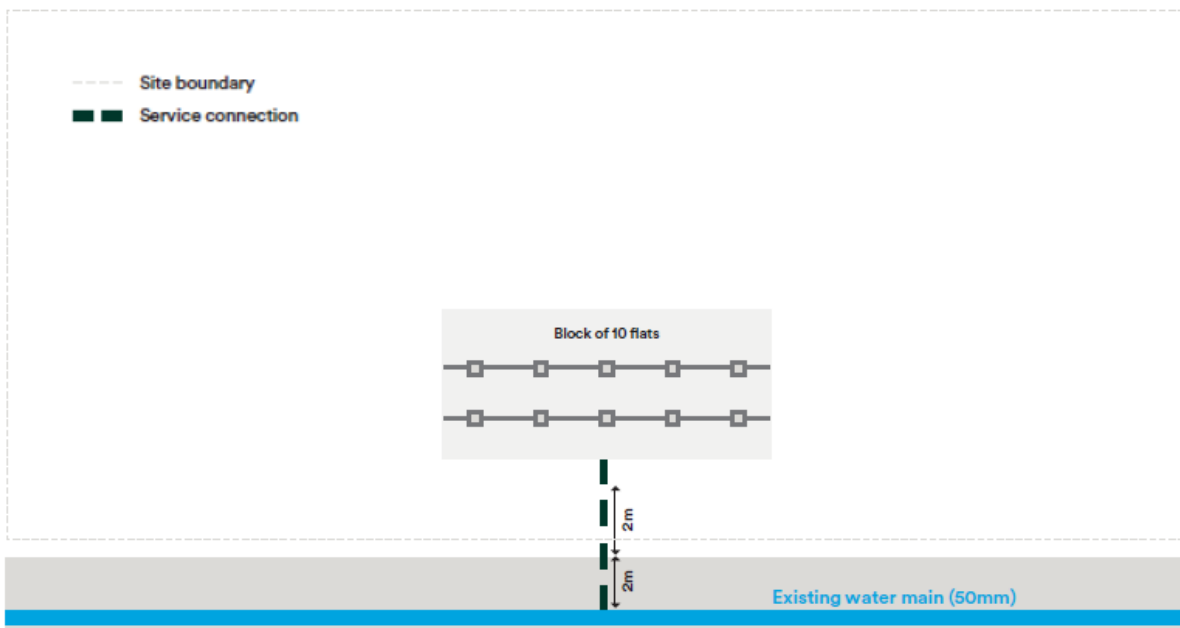
Water

Charge Description	Details	Quantity	Unit Charge	Total Charge	Charges Scheme Ref.
Water connection application fee (single)		1	£88.00	£88.00	4.6.1
Water connection administration fee (single)		1	£41.00	£41.00	4.6.2
Application & administration charges				£129.00	
Metered connection	25mm surfaced service connection (Includes 2m of pipework, provision & installation of a meter)	1	£701.00	£701.00	4.6.3
Additional pipework	25mm PE surfaced pipe (m)	2	£107.00	£214.00	
Additional pipework	25mm PE unsurfaced pipe (m)	4	£67.00	£268.00	
Connection charges				£1,183.00	
Building water		1	£27.50	£27.50	8.2
Water infrastructure charge		1	£302.00	£302.00	6.1
Income Offset		1	£778.00	-£778.00	7.1
Other charges				-£448.50	
Total water connection scheme charges				£863.50	

Sewerage

Charge Description	Details	Quantity	Unit Charge	Total Charge	Charges Scheme Ref.
Processing fee - developer connection		1	£206.00	£206.00	5.4.1
Sewerage infrastructure charge		1	£279.00	£279.00	6.1
Total sewerage connection charges				£485.00	
Total water and sewerage scheme charges				£1,348.50	

17.3 Block of 10 flats – short connection example



Description & assumptions		
New block of flats	Water	10 new units connecting to existing main No new mains required 63mm connection – Barrier pipe required Short connection – 4 metres surfaced 2 way lights required (included in standard rates)* Individually metered flats*
	Sewerage	Connection undertaken by the developer* No new sewers required

Water

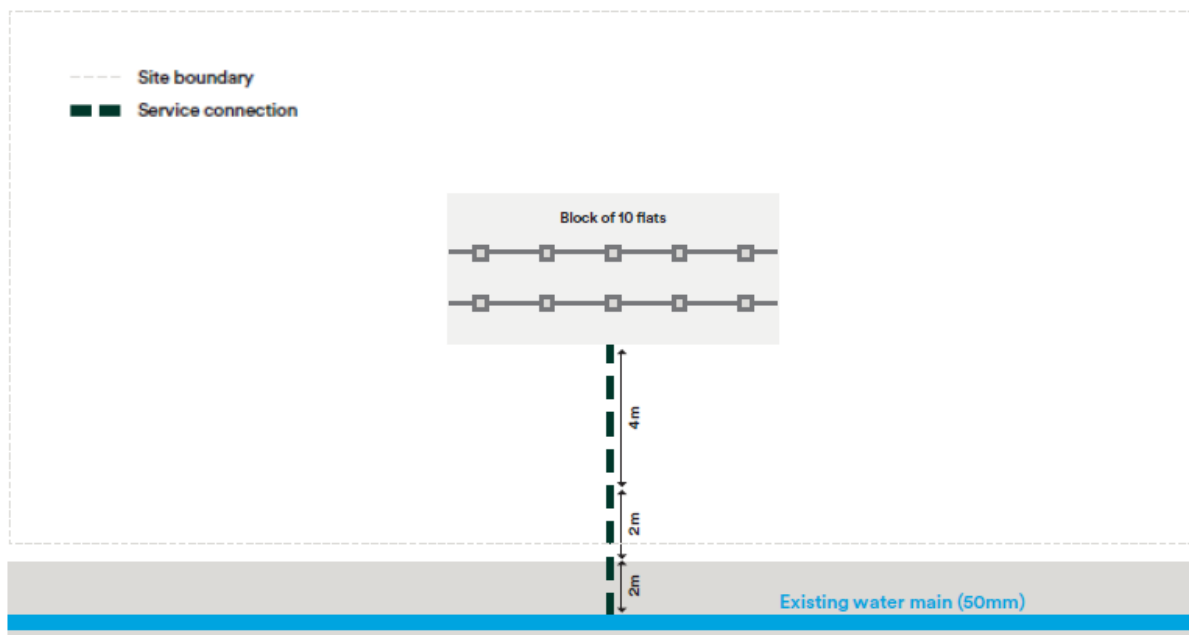
Charge Description	Details	Quantity	Unit Charge	Total Charge	Charges Scheme Ref.
Water connection application fee (single)		1	£88.00	£88.00	4.6.1
Water connection administration fee (single)		1	£41.00	£41.00	4.6.2
Water connection administration fee (additional)		9	£13.00	£117.00	
Application & administration charges				£246.00	
63mm off-site surfaced metered connection	63mm service connection (Includes 2m of pipework)	1	£3,959.00	£3,959.00	4.6.3
	63mm Barrier Pipe surfaced additional metres	2	£188.00	£376.00	
	Provision of 15mm meter	10	£53.00	£530.00	4.6.6
	installation of 15mm meter	10	£46.00	£460.00	
Connection charges				£5,325.00	
Building water		10	£27.50	£275.00	8.2
Water infrastructure charge		10	£302.00	£3,020.00	6.1
Income Offset		10	£778.00	-£7,780.00	7.1
Other charges				-£4,485.00	
Total water connection scheme charges				£1,086.00	

Sewerage

Charge Description	Details	Quantity	Unit Charge	Total Charge	Charges Scheme Ref.
Processing fee - developer connection		1	£206.00	£206.00	5.4.1
Sewerage infrastructure charge		10	£279.00	£2,790.00	6.1
Total sewerage scheme charges				£2,996.00	

Total water and sewerage scheme charges				£4,082.00	
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17.4 Block of 10 flats – long connection example



Description & assumptions		
New block of flats	Water	10 new units connecting to existing main No new mains required 63mm connection – Barrier pipe required Short connection – 4 metres surfaced, 4 metres unsurfaced 2 way lights required (included in standard rates)* Individually metered flats*
	Sewerage	Connection undertaken by the developer* No new sewers required

Water

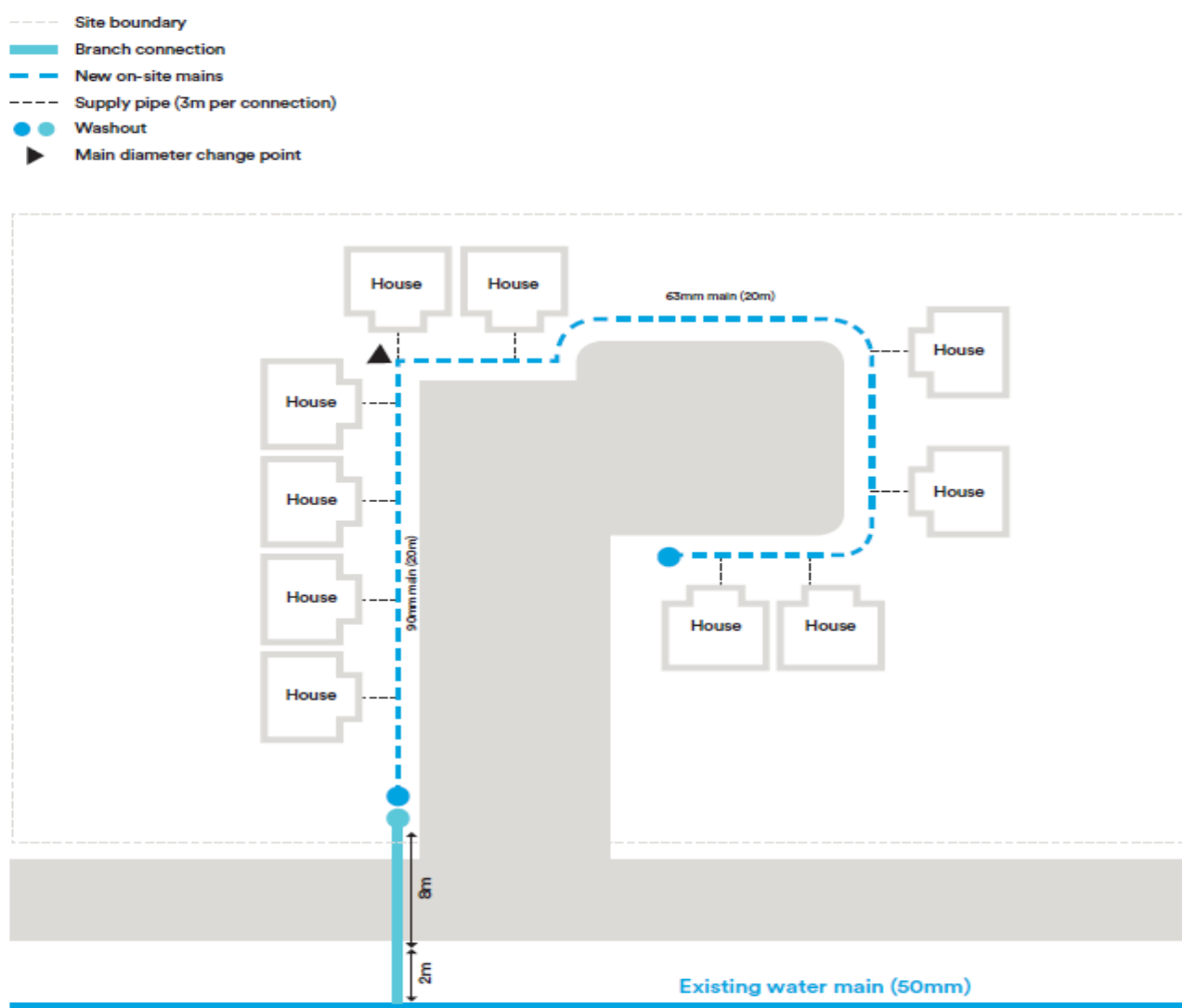
Charge Description	Details	Quantity	Unit Charge	Total Charge	Charges Scheme Ref.
Water connection application fee (single)		1	£88.00	£88.00	4.6.1
Water connection administration fee (single)		1	£41.00	£41.00	4.6.2
Water connection administration fee (additional)		9	£13.00	£117.00	
Application & administration charges				£246.00	
63mm off-site metered connection	63mm surfaced service connection (Includes 2m of pipework)	1	£3,959.00	£3,959.00	4.6.3
	63mm Barrier Pipe surfaced additional metres	2	£188.00	£376.00	
	63mm Barrier Pipe unsurfaced additional metres	4	£120.00	£480.00	
	Provision of 15mm meter	10	£53.00	£530.00	4.6.6
	installation of 15mm meter	10	£46.00	£460.00	
Connection charges				£5,805.00	
Building water		10	£27.50	£275.00	8.2
Water infrastructure charge		10	£302.00	£3,020.00	6.1
Income Offset		10	£778.00	-£7,780.00	7.1
Other charges				-£4,485.00	
Total water connection scheme charges				£1,566.00	

Sewerage

Charge Description	Details	Quantity	Unit Charge	Total Charge	Charges Scheme Ref.
Processing fee - developer connection		1	£206.00	£206.00	5.4.1
Sewerage infrastructure charge		10	£279.00	£2,790.00	6.1
Total sewerage scheme charges				£2,996.00	

Total water and sewerage scheme charges				£4,562.00	
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17.5 Small housing development – Statutory mains requisition example



Description & assumptions		
Small housing development	Water	<p>10 new connections to new main - 3m unmade ground (2m included in each connection)</p> <p>New mains required – total 50M</p> <ul style="list-style-type: none"> • 10 metres - 90mm PE surfaced • 20 metres - 90mm PE unsurfaced • 20 metres – 63mm PE unsurfaced <p>2 way lights required* (included in standard rates)</p>
	Sewerage	<p>We would not typically undertake sewer construction work. In this example we have included indicative sewer requisition charges for an example of construction of sewers through third party land to provide a sewer for the new development to connect to, for illustrative purposes.</p> <p>200 metres off-site sewers*</p> <ul style="list-style-type: none"> • 100 metres – 150mm sewer (foul) • 100 metres – 300mm sewer (surface water) • 1 manhole for every 100 metres of sewer

Water

Charge Description	Details	Quantity	Unit Charge	Total Charge	Charges Scheme Ref.
Requisition application fee		1	£391.00	£391.00	4.4.1
Requisition administration fee		1	£283.00	£283.00	4.4.2
Service connection administration charge associated with mains requisition scheme		10	£19.00	£190.00	4.4.3
Application & administration charges				£864.00	
Branch connection	Surfaced 90mm connection (Includes 2m of pipework)	1	£4,872.00	£4,872.00	4.5.1
	Additional 90mm PE surfaced main (m)	8	£218.00	£1,744.00	4.5.2
Piece up	unsurfaced 90mm piece-up connection	1	£860.00	£860.00	4.5.1
Mains laying	20m of 63mm and 20m of 90mm PE unsurfaced main	40	£142.00	£5,680.00	4.5.2
Mains requisition charges				£13,156.00	
25mm on-site metered connection	25mm unsurfaced service connection (Includes up to 2m of pipework, provision & installation of meters)	10	£499.00	£4,990.00	4.6.3
	additional 25mm PE unsurfaced service pipe (m)	10	£67.00	£670.00	
Connection charges				£5,660.00	
Building water		10	£27.50	£275.00	8.2
Water infrastructure charge		10	£302.00	£3,020.00	6.1
Income Offset		10	£778.00	-£7,780.00	7.1
Other charges				-£4,485.00	
Total water requisition scheme charges				£15,195.00	

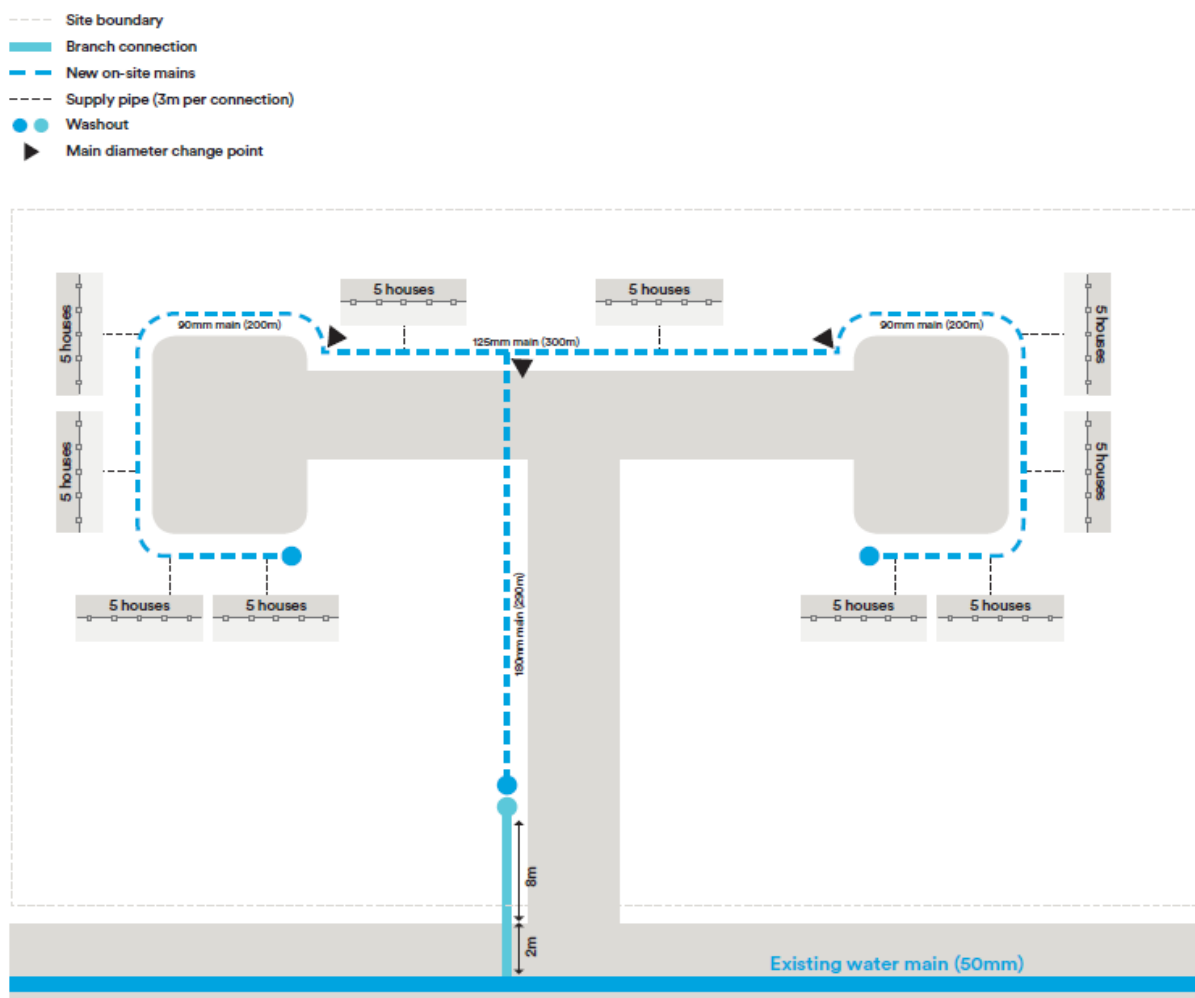
Sewerage

Charge Description	Details	Quantity	Unit Charge	Total Charge	Charges Scheme Ref.
Gravity sewers construction	up to 225mm diameter - grassland - up to 2.5m depth (foul)	90	£488.00	£43,920.00	10.1.2
	226-300mm diameter - grassland - up to 2.5m depth (surface water)	90	£577.00	£51,930.00	
	up to 225mm diameter - urban - up to 2.5m depth (foul)	10	£1,054.00	£10,540.00	
	226-300mm diameter - urban - up to 2.5m depth (surface water)	10	£1,149.00	£11,490.00	
Gravity sewer connections	up to 225mm diameter - urban - connection (foul)	1	£2,801.00	£2,801.00	10.1.1
	226-300mm diameter - urban - connection (surface water)	1	£3,269.00	£3,269.00	

[Return to contents](#) New connections and developer services charges scheme 2021/2022

Manholes	1200mm (for up to 225mm pipe) - urban - up to 2.5m depth (foul)	1	£9,493.00	£9,493.00	10.2
	1200mm (for up to 225mm pipe) - grassland - up to 2.5m depth (foul)	1	£6,951.00	£6,951.00	
	1350mm (for 226-400mm pipe) - urban - up to 2.5m depth (surface water)	1	£10,694.00	£10,694.00	
	1350mm (for 226-400mm pipe) - grassland - up to 2.5m depth (surface water)	1	£7,745.00	£7,745.00	
Indicative sewer requisition construction charges				£158,833.00	
Requisition application fee	1	£331.00	£331.00	5.1.1	
Legal fee for sewer requisition agreement	1	£559.00	£559.00	5.1.2	
Legal fee for provision of an easement (per transaction)	1	£621.00	£621.00		
Sewerage infrastructure charge	10	£279.00	£2,790.00	6.1	
Other charges				£4,301.00	
Total indicative sewer requisition scheme charges				£163,134.00	
Total water and indicative sewerage scheme charges				£178,329.00	

17.6 Medium housing development – Statutory mains requisition example



Description & assumptions		
Medium housing development	Water	50 new connections to new main - 3m unmade ground (2m included in each connection) New mains required – total 300 metres <ul style="list-style-type: none"> • 10 metres - 180mm PE surfaced • 90 metres - 180mm PE unsurfaced • 100 metres – 125mm PE unsurfaced • 100 metres – 90mm PE unsurfaced 2 way lights required (included in standard rates)*
	Sewerage	Connection undertaken by the developer* Sewer construction undertaken by developer* For calculation of estimated value of works 800 metres of on-site sewers laid by developer* <ul style="list-style-type: none"> • 200 metres – 150mm sewer (foul) • 200 metres – 225mm sewer (foul) • 400 metres – 300mm sewer (surface water) • 1 manhole for every 100M of sewer

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New connections and developer services charges scheme 2021/2022

Water

Charge Description	Details	Quantity	Unit Charge	Total Charge	Charges Scheme Reference
Requisition application fee		1	£391.00	£391.00	4.4.1
Requisition administration fee		1	£283.00	£283.00	4.4.2
Service connection administration charge associated with mains requisition scheme		50	£19.00	£950.00	4.4.3
Application & administration charges				£1,624.00	
Branch connection	Surfaced 180mm branch connection (Includes 2m of pipework)	1	£8,121.00	£8,121.00	4.5.1
	Additional 180mm PE surfaced main	8	£330.00	£2,640.00	4.5.2
Piece up	unsurfaced 180mm piece-up connection	1	£1,764.00	£1,764.00	4.5.1
Mains laying	180mm PE unsurfaced	90	£249.00	£22,410.00	4.5.2
	125mm PE unsurfaced	100	£173.00	£17,300.00	
	90mm PE unsurfaced main	100	£142.00	£14,200.00	
Mains Requisition charges				£66,435.00	
25mm on-site metered connection	25mm unsurfaced service connection (Includes up to 2m of pipework, provision & installation of meters)	50	£499.00	£24,950.00	4.6.3
	additional 25mm PE unsurfaced service pipe	50	£67.00	£3,350.00	
Connection charges				£28,300.00	
Building water		50	£27.50	£1,375.00	8.2
Water infrastructure charge		50	£302.00	£15,100.00	6.1
Income Offset		50	£778.00	-£38,900.00	7.1
Other charges				-£22,425.00	
Total water requisition scheme charges				£73,934.00	

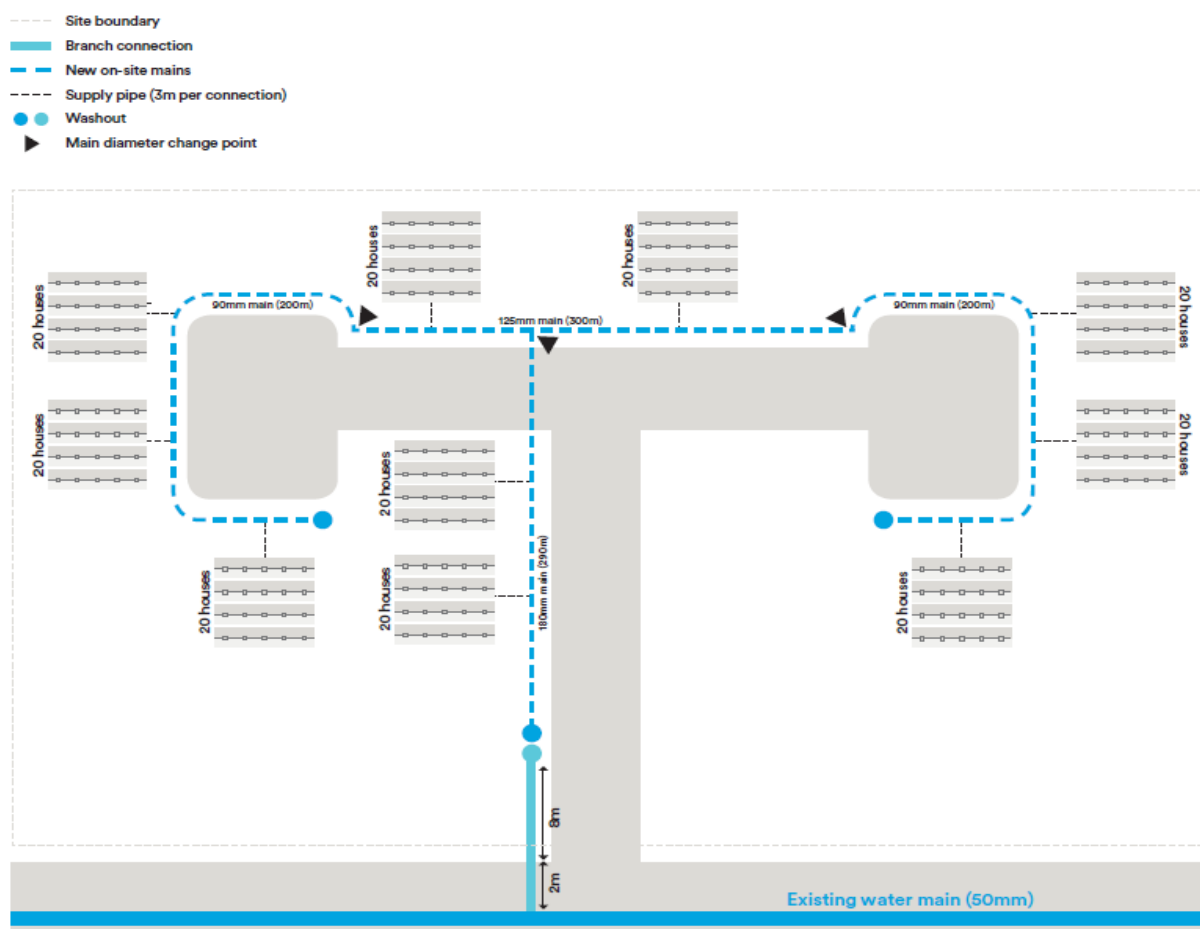
Sewerage

Charge Description	Details	Quantity	Unit Charge	Total Charge	Charges Scheme Reference
Processing fee - developer connection		1	£206.00	£206.00	5.4.1
Sewerage infrastructure charge		50	£279.00	£13,950.00	6.1
Total sewerage scheme charges				£14,156.00	

Total water and sewerage scheme charges (excludes security)	£88,090.00
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Estimated value of works (for calculation of security)		£193,199.00	5.2
Security**	10% of estimated value of works	£19,319.90	5.6.4
**Released on adoption			

17.7 Large housing development – Statutory mains requisition example



Description & assumptions		
Large housing development	Water	<p>200 new connections to new main - 3m unmade ground (2m included in each connection)</p> <p>New mains required – total 1000 metres</p> <ul style="list-style-type: none"> • 10 metres - 180mm PE surfaced • 290 metres - 180mm PE unsurfaced • 300 metres – 125mm PE unsurfaced • 400 metres – 90mm PE unsurfaced <p>2 way lights required (included in standard rates)*</p>
	Sewerage	<p>Connections undertaken by the developer*</p> <p>Construction undertaken by developer*</p> <p>For calculation of estimated value of works: 2000 metres of on-site sewers laid by developer*</p> <ul style="list-style-type: none"> • 400 metres – 150mm sewer (foul) • 400 metres – 225mm sewer (foul) • 200 metres – 300mm sewer (surface water) • 1000 metres – 300mm sewer (surface water) • 1 manhole for every 100 metres of sewer

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New connections and developer services charges scheme 2021/2022

Water

Charge Description	Details	Quantity	Unit Charge	Total Charge	Charges Scheme Ref.
Requisition application fee		1	£391.00	£391.00	4.4.1
Requisition administration fee		1	£283.00	£283.00	4.4.2
Service connection administration charge associated with mains requisition scheme		200	£19.00	£3,800.00	4.4.3
Application & administration charges				£4,474.00	
Branch connection	Surfaced 180mm branch connection (Includes 2m of pipework)	1	£8,121.00	£8,121.00	4.5.1
	Additional 180mm PE surfaced main	8	£330.00	£2,640.00	4.5.2
Piece up	unsurfaced 180mm piece-up connection	1	£1,764.00	£1,764.00	4.5.1
Mains laying	180mm PE unsurfaced	290	£249.00	£72,210.00	4.5.2
	125mm PE unsurfaced	300	£173.00	£51,900.00	
	90mm PE unsurfaced main	400	£142.00	£56,800.00	
Mains requisition charges				£193,435.00	
25mm on-site metered connection	25mm unsurfaced service connection (Includes up to 2m of pipework, provision & installation of meters)	200	£499.00	£99,800.00	4.6.3
	additional 25mm PE unsurfaced service pipe	200	£67.00	£13,400.00	
Connection charges				£113,200.00	
Building water		200	£27.50	£5,500.00	8.2
Water infrastructure charge		200	£302.00	£60,400.00	6.1
Income Offset		200	£778.00	-£155,600.00	7.1
Other charges				-£89,700.00	
Total water connection scheme charges				£221,409.00	

Sewerage

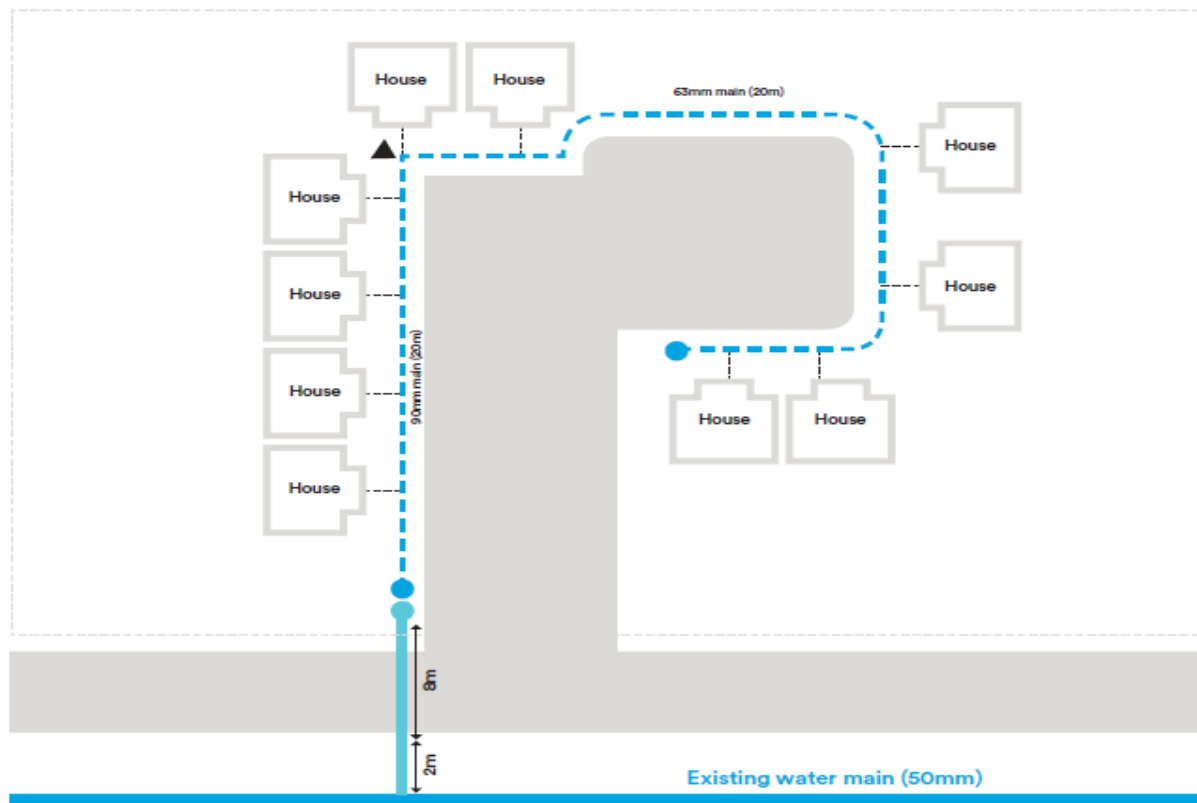
Charge Description	Details	Quantity	Unit Charge	Total Charge	Charges Scheme Reference
Processing fee – developer connection		1	£206.00	£206.00	5.4.1
Sewerage infrastructure charge		200	£279.00	£55,800.00	6.1
Total sewerage charges				£56,006.00	

Total water and sewerage scheme charges (excludes security)		£277,415.00	
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Estimated value of works (for calculation of security)		£471,966.00	5.2
Security**	10% of estimated value of works	£47,196.60	5.6.4
**Released on adoption			

17.8 Small housing development – self laid mains example

- Site boundary
- Branch connection installed by UU
- New on-site mains laid by SLP
- - - Supply pipe (3m per connection) installed by SLP/Developer
- Washout
- ▶ Main diameter change point



Description & assumptions		
Small housing development	Water	10 new connections to new main New mains required – total 50 metres <ul style="list-style-type: none"> ● 10 metres – 90mm PE surfaced ● 20 metres – 90mm PE unsurfaced- carried out by SLP ● 20 metres – 63mm PE unsurfaced- carried out by SLP 2 way lights required (included in standard rates)* Branch connection & piece up carried out by UU* Meters provided and installed by SLP*
	Sewerage	Connection undertaken by the developer* Sewer construction undertaken by developer* For calculation of estimated value of works 200 metres of on-site sewers laid by developer* <ul style="list-style-type: none"> ● 100 metres – 150mm sewer (foul) ● 100 metres – 300mm sewer (surface water) ● 1 manhole for every 100 metres of sewer

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New connections and developer services charges scheme 2021/2022

Water

Charge Description	Details	Quantity	Unit Charge	Total Charge	Charges Scheme Reference
Self-lay application fee		1	£250.00	£250.00	4.3.1
Self-lay administration fee		1	£383.00	£383.00	4.3.2
Self-lay service connection administration charge		10	£17.00	£170.00	4.3.6
Application & administration charges				£803.00	
Branch connection (carried out by UU)	Surfaced 90mm branch connection (Includes 2m of pipework)	1	£4,872.00	£4,872.00	4.5.1
	Additional 90mm PE surfaced main (per m)	8	£218.00	£1,744.00	4.5.2
Piece up (carried out by UU)	unsurfaced 90mm piece-up connection	1	£860.00	£860.00	4.5.1
Construction charges				£7,476.00	
Building water		10	£27.50	£275.00	8.2
Water infrastructure charge		10	£302.00	£3,020.00	6.1
Income Offset		10	£778.00	-£7,780.00	7.1
Other charges				-£4,485.00	
Total water scheme charges				£3,794.00	

Sewerage

Charge Description	Details	Quantity	Unit Charge	Total Charge	Charges Scheme Reference
Sewer adoption application fee		1	£1,279.00	£1,279.00	5.6.1
Processing fee section 104	2.5% of estimated value of works	2.5%	£54,914.00	£1,372.85	6.1
Legal fee for a sewer adoption agreement		1	£574.00	£574.00	5.6.2
Legal fee for transfer of land or provision of an easement		1	£621.00	£621.00	
Sewerage infrastructure charge		10	£279.00	£2,790.00	6.1
Total sewerage charges				£6,636.85	

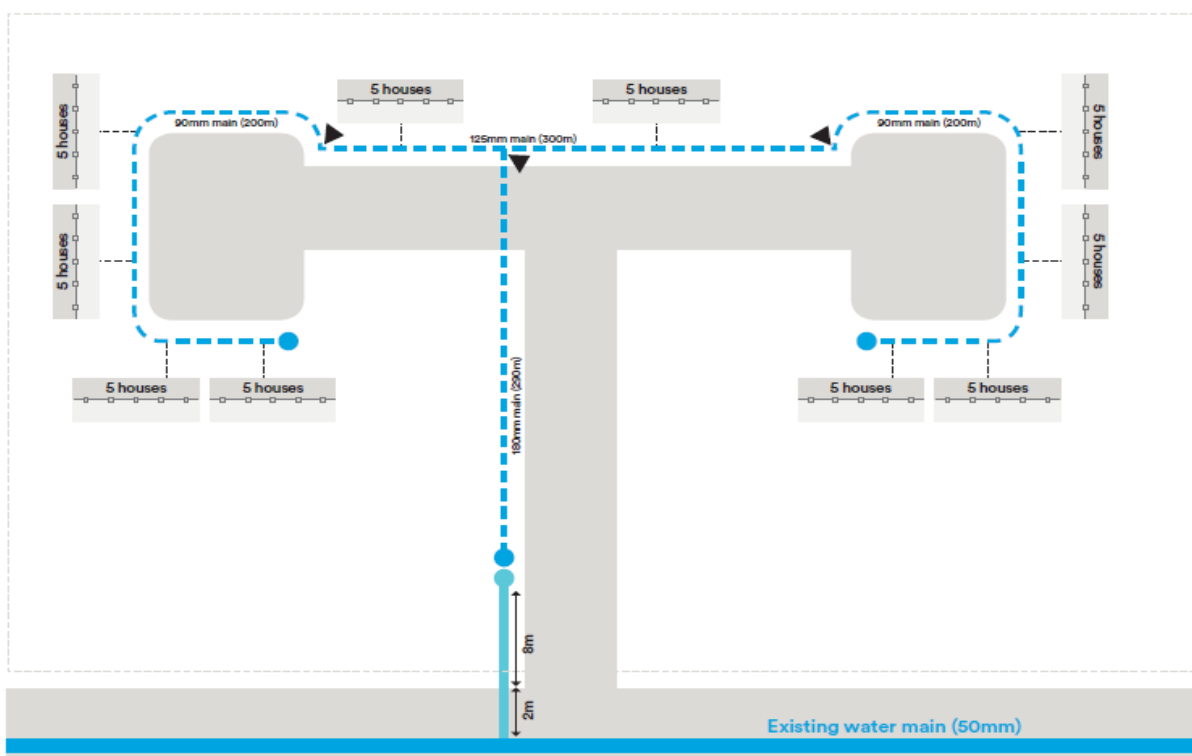
Total water and sewerage scheme charges (excludes security)	£10,430.85
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Estimated value of works (for calculation of security)		£54,914.00	5.2
Security**	10% of estimated value of works	£5,491.40	5.6.4
**Released on adoption			

[Return to contents](#) New connections and developer services charges scheme 2021/2022

17.9 Medium housing development – self laid mains example

- Site boundary
- Branch connection installed by UU
- New on-site mains laid by SLP
- Supply pipe (3m per connection) installed by SLP/Developer
- Washout
- ▶ Main diameter change point



Description & assumptions		
Medium housing development	Water	<p>50 new connections to new main New mains required – total 300 metres</p> <ul style="list-style-type: none"> ● 10 metres – 180mm PE surfaced ● 90 metres – 180mm PE unsurfaced- carried out by SLP ● 100 metres – 125mm PE unsurfaced- carried out by SLP ● 100 metres – 90mm PE unsurfaced- carried out by SLP <p>2 way lights required (included in standard rates)* Branch connection and piece up carried out by UU* Meters provided & installed by SLP*</p>
	Sewerage	<p>Connections undertaken by the developer* Sewer construction undertaken by developer* For calculation of estimated value of works 800 metres of on-site sewers laid by developer*</p> <ul style="list-style-type: none"> ● 200 metres – 150mm sewer (foul) ● 200 metres – 225mm sewer (foul) ● 400 metres – 300mm sewer (surface water) ● 1 manhole for every 100 metres of sewer

Water

Charge Description	Scheme Details	Quantity	Unit Charge	Total Charge	Charges Scheme Ref.
Self-lay application fee		1	£250.00	£250.00	4.3.1
Self-lay administration fee		1	£383.00	£383.00	4.3.2
Self-lay service connection administration charge		50	£17.00	£850.00	4.3.6
Application & administration charges				£1,483.00	
Branch connection (carried out by UU)	Surfaced 180mm branch connection (Includes 2m of pipework)	1	£8,121.00	£8,121.00	4.5.1
	Additional 180mm PE surfaced main (per m)	8	£330.00	£2,640.00	4.5.2
Piece up (carried out by UU)	unsurfaced 180mm piece-up connection (Includes up to 2m of pipework)	1	£1,764.00	£1,764.00	4.5.1
Construction charges				£12,525.00	
Building water		50	£27.50	£1,375.00	8.2
Water infrastructure charge		50	£302.00	£15,100.00	6.1
Income Offset		50	£778.00	-£38,900.00	7.1
Other charges				-£22,425.00	
Total water scheme charges				-£8,417.00	

Sewerage

Charge Description	Scheme Details	Quantity	Unit Charge	Total Charge	Charges Scheme Reference
Sewer adoption application fee		1	£1,279.00	£1,279.00	5.6.1
Processing fee section 104	2.5% of estimated value of works	2.5%	£193,199.00	£4,829.98	5.6.3
Legal fee for a sewer adoption agreement		1	£574.00	£574.00	5.6.2
Legal fee for transfer of land or provision of an easement		1	£621.00	£621.00	
Sewerage infrastructure charge		50	£279.00	£13,950.00	6.1
Total sewerage scheme charges				£21,253.98	

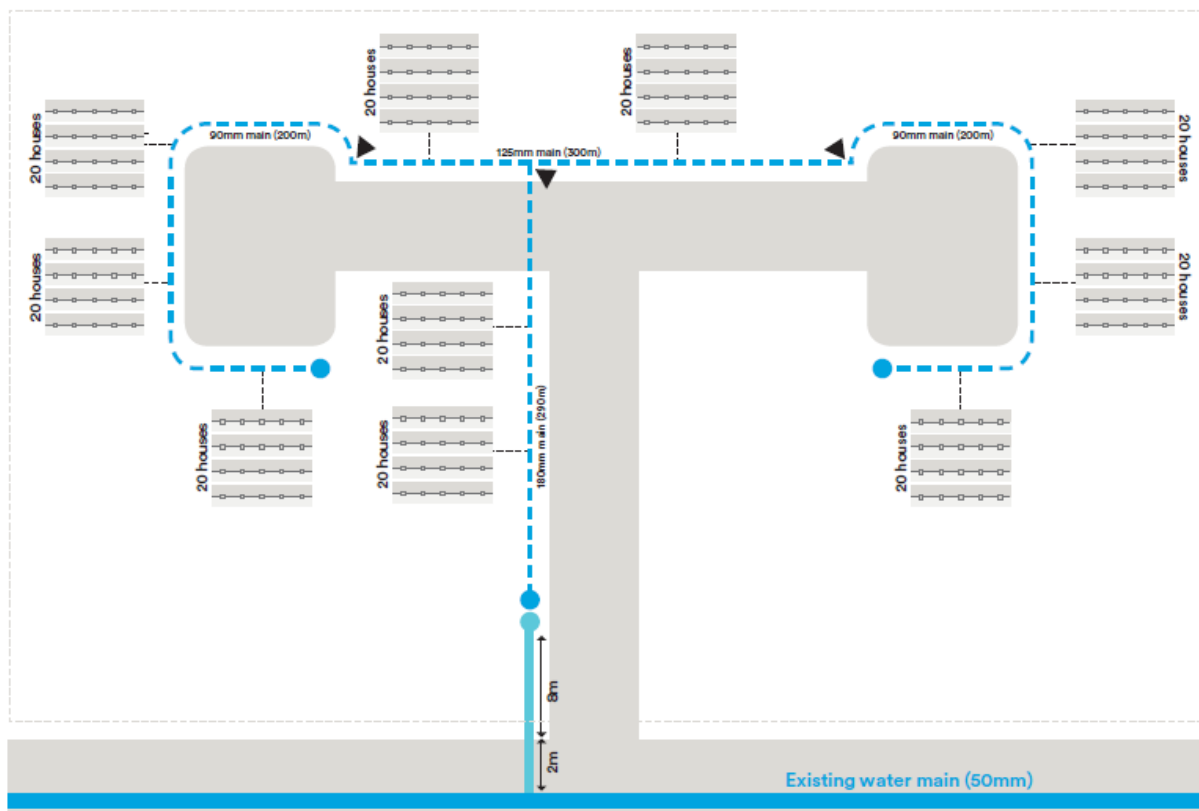
Total water and sewerage scheme charges (excludes security)				£12,836.98	
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Estimated value of works (for calculation of processing fee & security)				£193,199.00	5.2
Security**	10% of estimated value of works			£19,319.90	5.6.4

**Released on adoption

17.10 Large housing development – self laid mains example

- Site boundary
- Branch connection installed by UU
- - - New on-site mains laid by SLP
- - - Supply pipe (3m per connection) installed by SLP/Developer
- Washout
- ▶ Main diameter change point



Description & assumptions		
Large housing development	Water	<p>200 new connections to new main :New mains required – total 1000 metres</p> <ul style="list-style-type: none"> ● 10 metres – 180mm PE surfaced ● 290 metres – 180mm PE unsurfaced- carried out by SLP ● 300 metres – 125mm PE unsurfaced- carried out by SLP ● 400 metres – 90mm PE unsurfaced- carried out by SLP <p>2 way lights required (included in standard rates)* Branch connection and piece up carried out by UU* Meters provided & installed by SLP*</p>
	Sewerage	<p>For calculation of estimated value of works: 2000 metres of on-site sewers laid by developer*</p> <ul style="list-style-type: none"> ● 400 metres – 150mm sewer (foul) ● 400 metres – 225mm sewer (foul) ● 200 metres – 300mm sewer (surface water) ● 1000 metres – 300mm sewer (surface water) ● 1 manhole for every 100 metres of sewer

Water

Charge Description	Scheme Details	Quantity	Unit Charge	Total Charge	Charges Scheme Ref.
Self-lay application fee		1	£250.00	£250.00	4.3.1
Self-lay administration fee		1	£383.00	£383.00	4.3.2
Self-lay service connection administration charge		200	£17.00	£3,400.00	4.3.6
Application & administration charges				£4,033.00	
Branch connection (carried out by UU)	Surfaced 180mm branch connection (Includes 2m of pipework)	1	£8,121.00	£8,121.00	4.5.1
	Additional 180mm PE surfaced main (per m)	8	£330.00	£2,640.00	4.5.2
Piece up (carried out by UU)	unsurfaced 180mm piece-up connection	1	£1,764.00	£1,764.00	4.5.1
Construction charges				£12,525.00	
Building water		200	£27.50	£5,500.00	8.2
Water infrastructure charge		200	£302.00	£60,400.00	6.1
Income Offset		200	£778.00	-£155,600.00	7.1
Other charges				-£89,700.00	
Total water scheme charges				-£73,142.00	

Sewerage

Charge Description	Scheme Details	Quantity	Unit Charge	Total Charge	Charges Scheme Ref:
Sewer adoption application fee		1	£1,279.00	£1,279.00	5.6.1
Processing fee section 104	2.5% of estimated value of works	2.5%	£471,966.00	£11,799.15	5.6.3
Legal fee for a sewer adoption agreement		1	£574.00	£574.00	5.6.2
Legal fee for transfer of land or provision of an easement		1	£621.00	£621.00	
Sewerage infrastructure charge		200	£279.00	£55,800.00	6.1
Total sewerage scheme charges				£70,073.15	
Total water and sewerage scheme charges (excludes security)				-£3,068.85	

Estimated value of works (for calculation of processing fee & security)		£471,966.00	5.2
Security**	10% of estimated value of works	£47,196.60	5.6.4
**Released on adoption			

18 Appendix 2

Further Example Developments

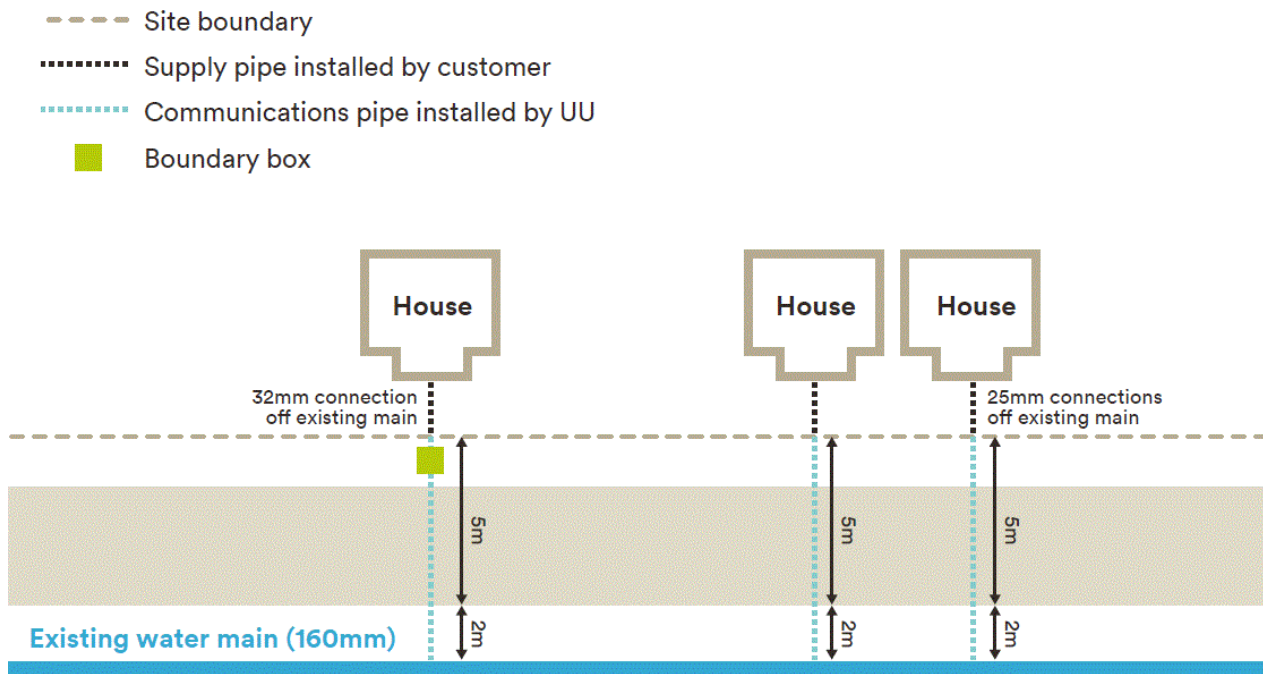
In previous years we have published a number of example scheme charges for illustrative purposes. We have updated these example schemes for 2021/22 charges for consistency.

We will consult with our customers during the charging year to establish which examples are most useful in order to inform our approach for future years.

Applicable miscellaneous charges as detailed in section 9 may apply to all developments.

The infrastructure charge is payable at the prevailing rate on the date of connection.

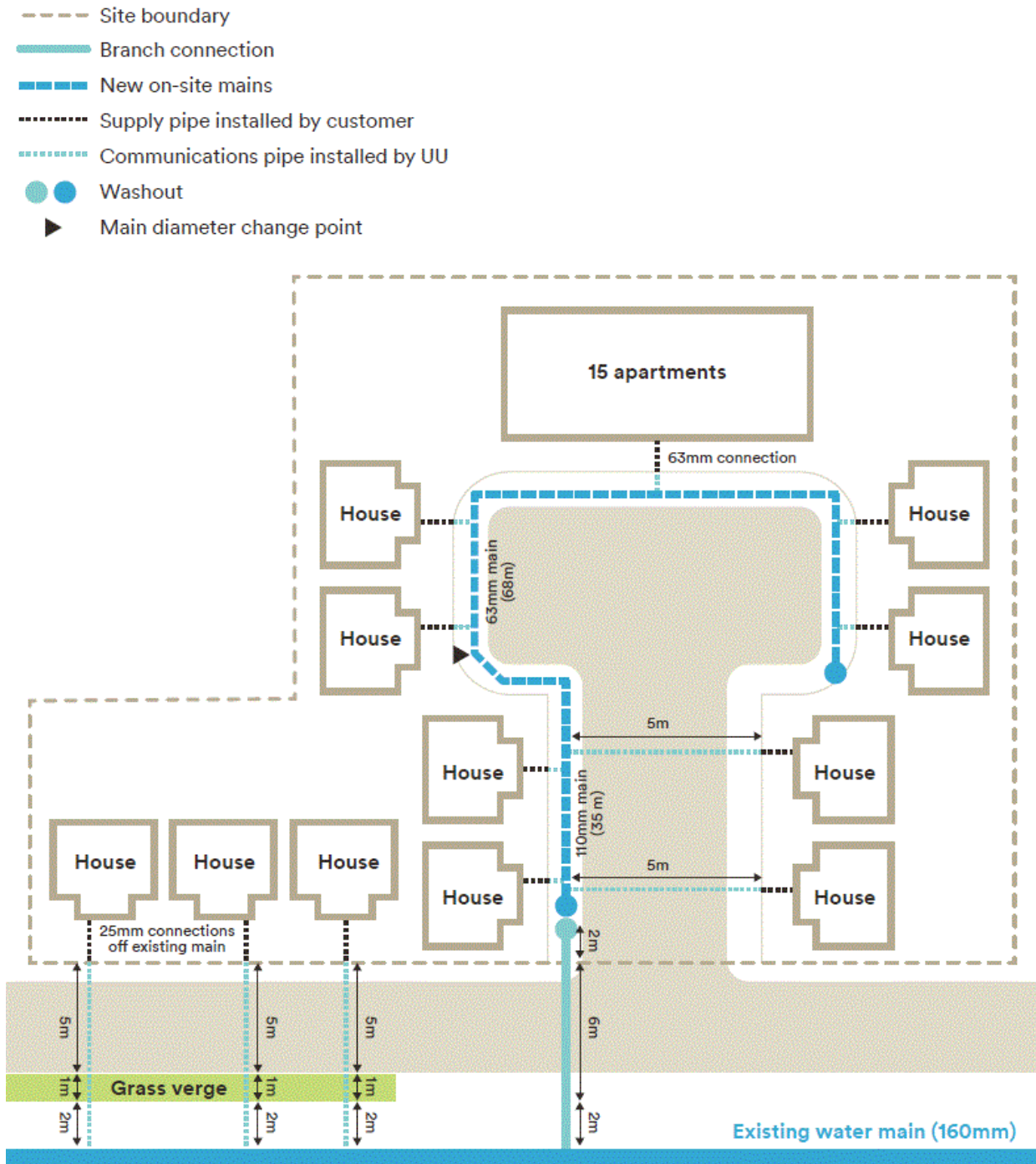
18.1 Service connection off existing main



For the purposes of this example: No infrastructure credits are applicable.

Charge Description	Scheme Details	Quantity	Unit Charge	Total Charge	Charges Scheme Reference
Water connection application fee (single connection)		1	£88.00	£88.00	4.6.1
Water connection application fee (additional connection)		2	£37.00	£74.00	
Water connection administration fee (single connection)		1	£41.00	£41.00	4.6.2
Water connection administration fee (additional connection)		2	£13.00	£26.00	
25mm metered connection	25mm surfaced service connection	2	£701.00	£1,402.00	4.6.3
	Additional 25mm PE surfaced service pipe	10	£107.00	£1,070.00	
32mm metered connection	32mm surfaced service connection	1	£595.00	£595.00	
	Additional 32m PE surfaced service pipe	5	£107.00	£535.00	
	Provision and installation of boundary box	1	£164.00	£164.00	
	Installation of 15mm – 25mm manifold meter	1	£46.00	£46.00	4.6.6
Provision of 15mm – 20mm meter	1	£53.00	£53.00		
Service connection charges				£4,094.00	
Building water	Building water	3	£27.50	£82.50	8.2
Infrastructure	Water infrastructure charge	3	£302.00	£906.00	6.1
	Sewerage infrastructure charge	3	£279.00	£837.00	6.1
Income offset		3	£778.00	-£2,334.00	7.1
Other charges				-£508.50	
Total charges				£3,585.50	

18.2 Statutory Mains Requisition example



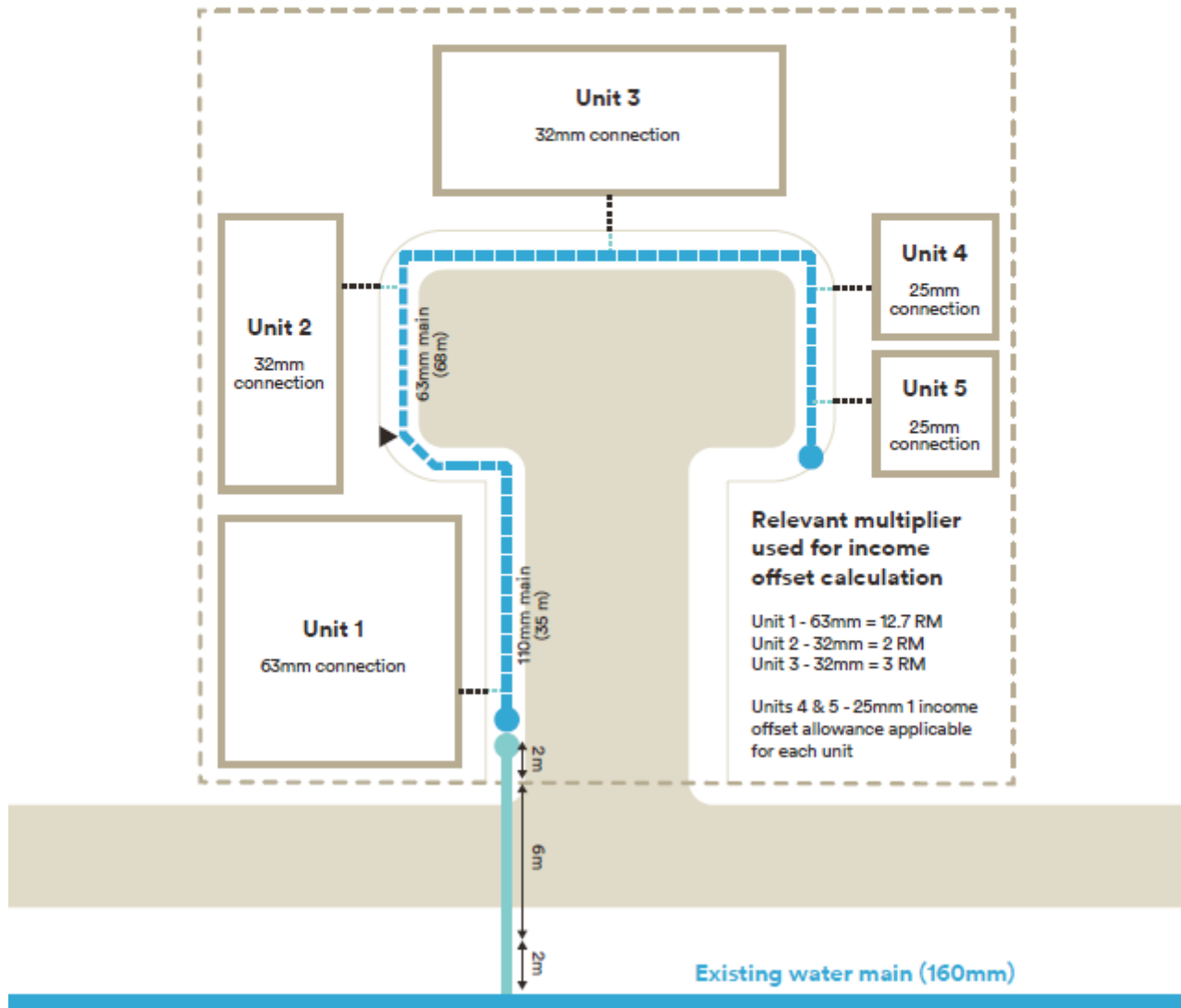
Note: In this example there are 26 plots. Previous site use equates to 3 water infrastructure credits and 3 sewerage infrastructure credits. 23 water infrastructure charges and 23 sewerage infrastructure charges are payable (see [6.4.1](#)).

Charge Description	Scheme Details	Quantity	Unit Charge	Total Charge	Charges Scheme Reference
Requisition application fee		1	£391.00	£391.00	4.4.1
Administration charge				£391.00	
Requisition administration fee		1	£283.00	£283.00	4.4.2
Branch Connection	Surfaced 110mm branch connection	1	£6,155.00	£6,155.00	4.5.1
	Additional 110mm PE surfaced main	6	£265.00	£1,590.00	4.5.2
	Additional 110mm PE unsurfaced main	2	£173.00	£346.00	
Piece up	Unsurfaced 110mm piece-up connection	1	£944.00	£944.00	4.5.1
Mains laying	110mm PE unsurfaced main	35	£173.00	£6,055.00	4.5.2
	63mm PE unsurfaced main	68	£142.00	£9,656.00	
Mains requisition charge (payable before commencement of work)				£25,029.00	
25mm on-site metered connection	25mm unsurfaced service connection	8	£499.00	£3,992.00	4.6.3
	Additional 25mm PE lay only/laid in duct service pipe	6	£22.00	£132.00	
25mm off-site metered connection	25mm surfaced service connection	3	£701.00	£2,103.00	
	Additional 25mm PE surfaced service pipe	15	£107.00	£1,605.00	
	Additional 25mm PE unsurfaced service pipe (verge)	3	£67.00	£201.00	
63mm service connection	63mm unsurfaced service connection	1	£3,218.00	£3,218.00	
	Provision of 15mm – 20mm meter	15	£53.00	£795.00	
	Installation of 15mm – 25mm manifold meter	15	£46.00	£690.00	
Service connection administration charge	Administration charge for each new connected property	26	£19.00	£494.00	4.4.3
Service connection charge				£13,230.00	
Building water	Building water	26	£27.50	£715.00	8.2
Infrastructure	Water infrastructure charge	23	£302.00	£6,946.00	6.1
	Sewerage infrastructure charge	23	£279.00	£6,417.00	6.1
Income offset		23	£778.00	-£17,894.00	7.1
Other charges				-£3,816.00	
Total statutory scheme charges				£34,834.00	

Charge Description	Scheme Details	Quantity	Unit Charge	Total Charge	Charges Scheme Reference
Self-lay application fee		1	£250.00	£250.00	4.3.1
Administration charge				£250.00	
Self-lay administration fee		1	£383.00	£383.00	4.3.2
25mm on-site metered connection – carried out by SLP	25mm unsurfaced service connection	8			4.6.3
	Additional 25mm PE lay only/laid in duct service pipe	6			
Branch connection	Surfaced 110mm branch connection	1	£6,155.00	£6,155.00	4.5.1
	Additional 110mm PE surfaced main	6	£265.00	£1,590.00	4.5.2
	Additional 110mm PE unsurfaced main	2	£173.00	£346.00	
Piece up	Unsurfaced 110mm piece-up connection	1	£944.00	£944.00	4.5.1
25mm off-site metered connection	25mm surfaced service connection	3	£701.00	£2,103.00	4.6.3
	Additional 25mm PE surfaced service pipe	15	£107.00	£1,605.00	
	Additional 25mm PE unsurfaced service pipe (grass verge)	3	£67.00	£201.00	
63mm service connection – carried out by SLP	63mm unsurfaced service connection	1			4.6.3
	Provision & installation of 15mm – 20mm manifold meter	15			4.6.6
Service connection administration charge	Administration charge for each new connected property	26	£17.00	£442.00	4.3.6
Connection charges				£13,769.00	
Building water	Building water	26	£27.50	£715.00	8.2
Infrastructure	Water infrastructure charge	23	£302.00	£6,946.00	6.1
	Sewerage infrastructure charge	23	£279.00	£6,417.00	6.1
Income offset		23	£778.00	-£17,894.00	7.1
Other charges				-£3,816.00	
Total self-lay scheme charges				£10,203.00	

18.4 Non-Household mains requisition example

- Site boundary
- Branch connection
- New on-site mains
- Supply pipe installed by customer
- Communications pipe installed by UU
- Washout
- ▶ Main diameter change point

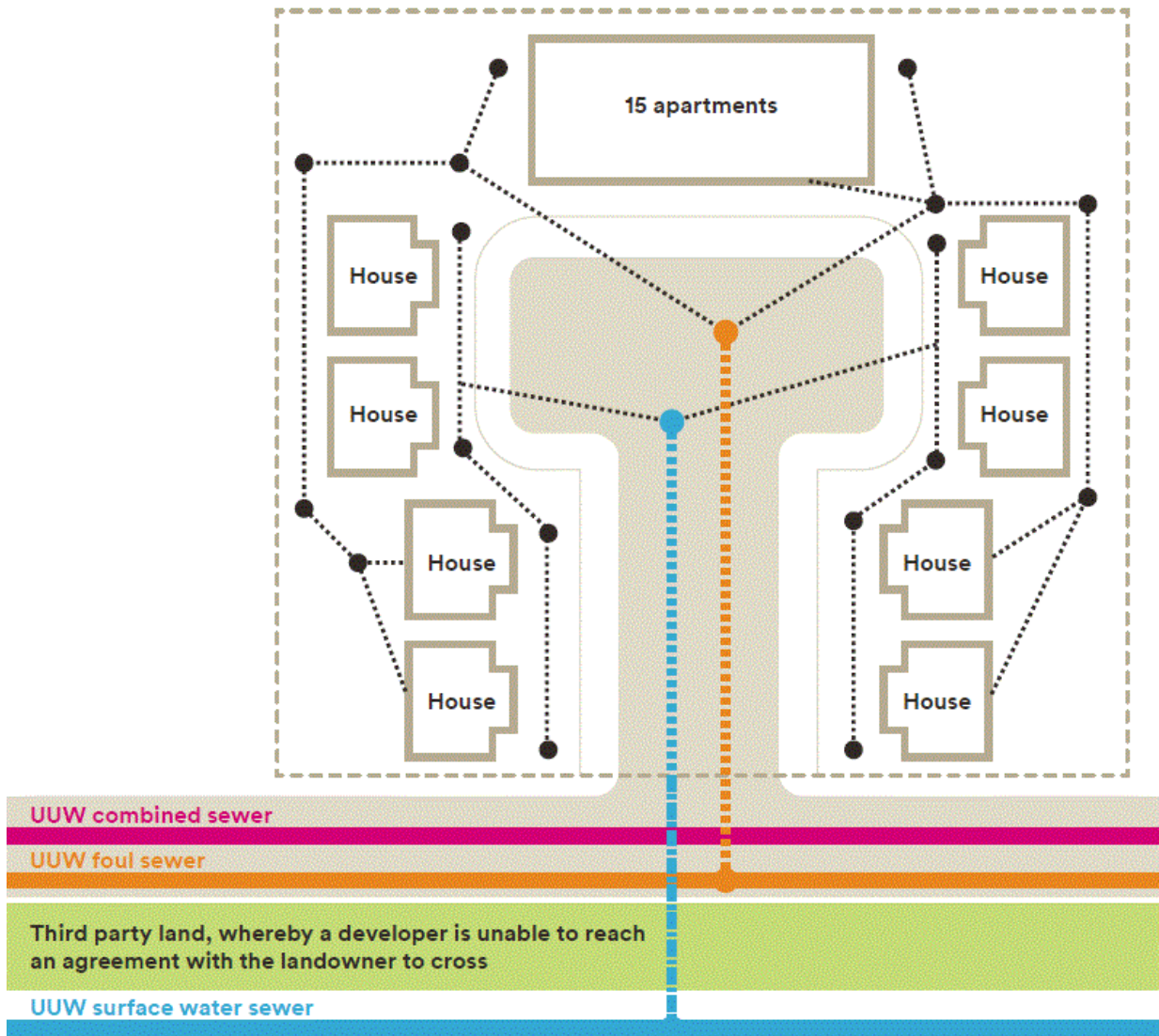


Note: Previous site use equates to 3 water infrastructure credits and 3 sewerage infrastructure credits.

Charge Description	Scheme Details	Quantity	Unit Charge	Total Charge	Charges Scheme Reference
Requisition application fee		1	£391.00	£391.00	4.4.1
Administration charge				£391.00	
Requisition administration fee		1	£283.00	£283.00	4.4.2
Branch Connection	Surfaced 110mm branch connection	1	£6,155.00	£6,155.00	4.5.1
	Additional 110mm PE surfaced main	6	£265.00	£1,590.00	4.5.2
	Additional 110mm PE unsurfaced main	2	£173.00	£346.00	
Piece up	Unsurfaced 110mm piece-up connection	1	£944.00	£944.00	4.5.1
Mains laying	110mm PE unsurfaced main	35	£173.00	£6,055.00	4.5.2
	63mm PE unsurfaced main	68	£142.00	£9,656.00	
Mains requisition charges (payable before commencement of work)				£25,029.00	
25mm on-site metered connection	25mm unsurfaced service connection	2	£499.00	£998.00	4.6.3
32mm on-site metered connection	32mm unsurfaced service connection	2	£482.00	£964.00	
	Installation of internal 25mm in-line meter	2	£141.00	£282.00	4.6.6
	Provide 25mm meter	2	£67.00	£134.00	
63mm service connection	63mm unsurfaced service connection	1	£3,218.00	£3,218.00	4.6.3
	Installation of internal 40mm in-line meter	1	£141.00	£141.00	4.6.6
	Provide 40mm meter	1	£98.00	£98.00	
Service connection administration charge associated with mains requisition scheme (per plot)	Administration charge for each new connected property	5	£19.00	£95.00	4.4.3
Service connection charges				£5,930.00	
Building water	Building water	5	£27.50	£137.50	8.2
Infrastructure	Water infrastructure charge	16.7	£302.00	£5,043.40	6.1
	Sewerage infrastructure charge	16.7	£279.00	£4,659.30	6.1
Income offset		16.7	£778.00	-£12,992.60	7.1
Other charges				-£3,152.40	
Total statutory scheme charges				£28,197.60	

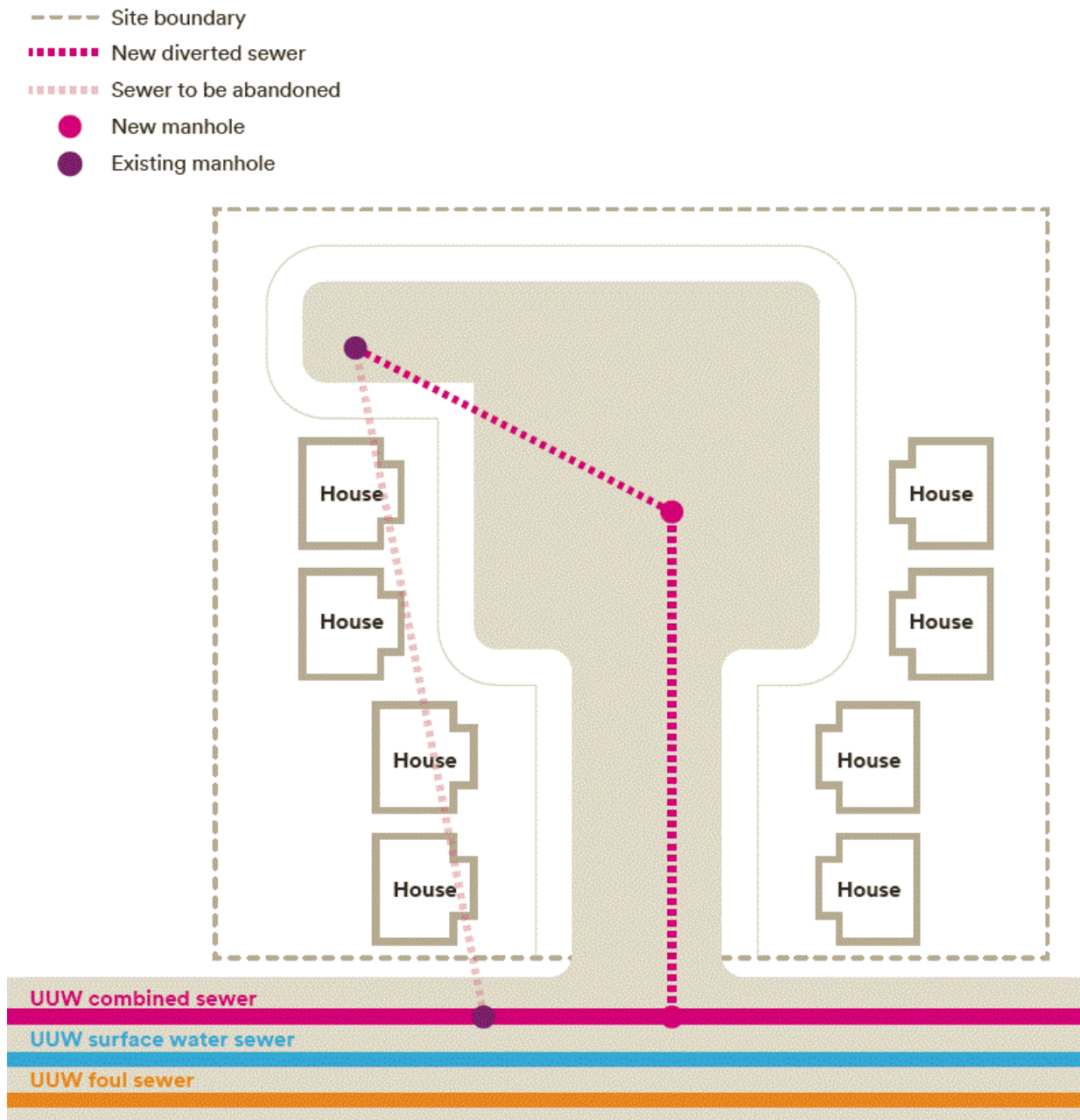
18.5 Sewer requisition example

- Site boundary
- Surface water sewer (adoption proposal)
- Proposed new foul sewer (adoption proposal)
- Private plot drainage (not adoptable)
- New manholes
- Sewer requisition surface water



Charge Description	Scheme Details	Quantity	Unit Charge	Total Charge	Charges Scheme Reference
Gravity sewers (m)	Gravity sewers - up to 225mm diameter - urban - Up to 2.5m depth	50	£1,054.00	£52,700.00	10.1.2
Gravity sewer connections	Gravity sewer - connections - up to 225mm diameter - urban	1	£2,801.00	£2,801.00	10.1.1
Manholes	Precast concrete ring manhole - 1200mm nominal chamber diameter - Up to 225mm diameter - urban - up to 2.5m depth	1	£9,493.00	£9,493.00	10.2
Indicative sewer requisition construction charges				£64,994.00	
Requisition application fee		1	£331.00	£331.00	5.1.1
Legal fee for sewer requisition agreement		1	£559.00	£559.00	5.1.2
Legal fee for provision of an easement		1	£621.00	£621.00	
Total other charges				£1,511.00	
Total charges				£66,505.00	

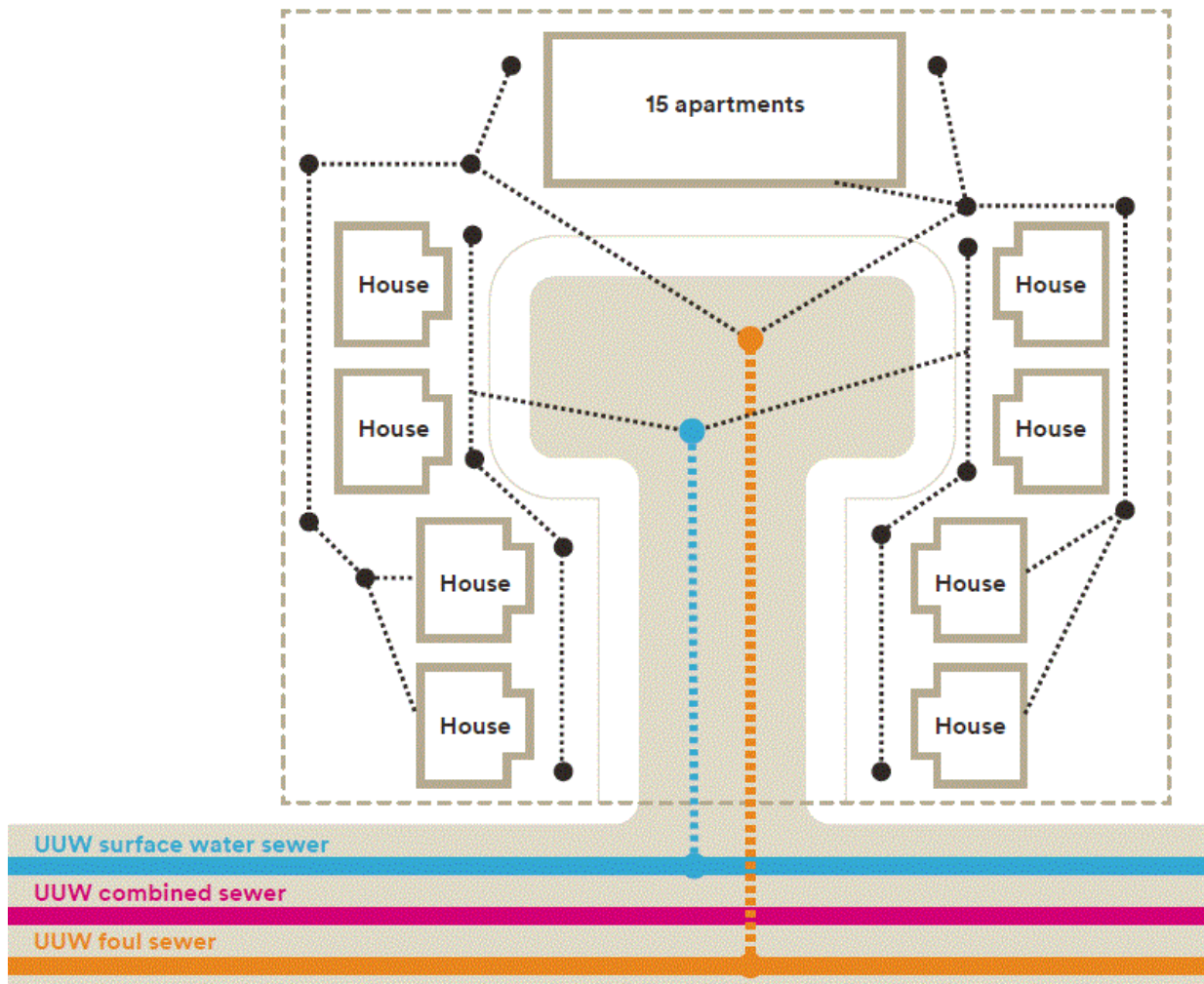
18.6 Sewer diversion example



Diversion of public sewers - carried out by developer					
Charge Description	Scheme Details	Quantity	Unit Charge	Total Charge	Charges Scheme Reference
Sewer lengths (m)	300mm, combined sewer	100	£198.00	£19,800.00	11.1
Manholes	1350mm manholes	2	£3,697.00	£7,394.00	11.5
Sewer abandonment (m)	300mm, combined sewer, under 3m depth	60	£12.00	£720.00	11.7
Manhole abandonment	1350mm manhole	1	£624.00	£624.00	11.8
Sewer connection	Sewer connection 225mm-300mm	1	£912.00	£912.00	11.3
Estimated value of works (for calculation of processing fee & security)				£29,450.00	
Diversion application fee		1	£331.00	£331.00	5.3.2
Legal fees agreement		1	£574.00	£574.00	5.3.1
Legal fees - easement		1	£621.00	£621.00	
Technical assessment fee	5% of estimated value of works			£1,472.50	5.3.2
Total other charges (excluding security)				£2,998.50	
Security/deposit*	Cash payment or bond 100% of value	1		£29,450.00	5.3.2
Total diversion charges (including security)				£32,448.50	
*80% released once we confirm work carried out to appropriate standard. Remaining released on adoption.					
Diversion of public sewers -carried out by us					
Charge Description	Scheme Details	Quantity	Charge	Total Charge	Charges Scheme Reference
Sewer length (m)	Gravity sewers - 226 to 300mm Diameter - Urban - Up to 2.5m Depth	100	£1,149.00	£114,900.00	10.1.2
Manholes	Precast Concrete Ring Manhole - 1350mm nominal chamber diameter - 226 to 400mm Diameter - Urban - Up to 2.5m Depth	2	£10,694.00	£21,388.00	10.2
Connection	Gravity Sewer - Connections - 226 to 300mm Diameter - Urban	1	£3,269.00	£3,269.00	10.1.1
Indicative construction charges				£139,557.00	
Diversion application Fee		1	£331.00	£331.00	5.3.3
Legal Fees - Easement		1	£621.00	£621.00	5.3.1
Total other charges				£952.00	
Total diversion charges				£140,509.00	

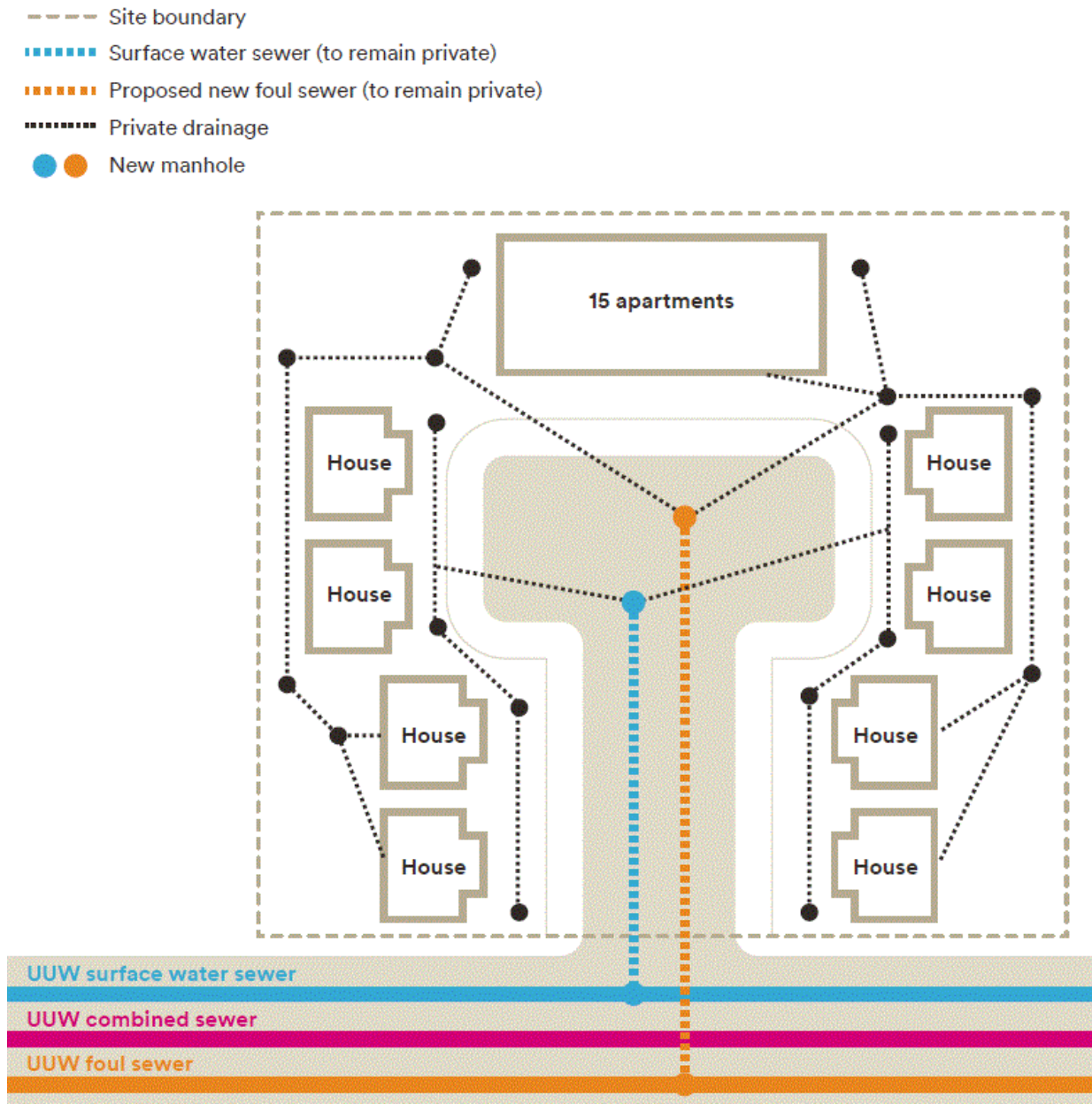
18.7 Sewer adoption (s104) example

- Site boundary
- Surface water sewer (adoption proposal)
- Proposed new foul sewer (adoption proposal)
- ● New manhole



Charge Description	Scheme Details	Quantity	Unit Charge	Total Charge	Charges Scheme Reference
Sewer lengths (m)	300mm, foul sewer	300	£198.00	£59,400.00	11.1
Sewer lengths (m)	300mm, surface water sewer	300	£198.00	£59,400.00	
Manholes	1350mm manholes	4	£3,697.00	£14,788.00	11.5
Sewer connection	Sewer connection 225mm-300mm	2	£912.00	£1,824.00	11.3
Estimated value of works (for calculation of processing fee & security)				£135,412.00	
Application fee	Administration charge	1	£1,279.00	£1,279.00	5.6.1
Processing fee	2.5% of estimated value of works	1		£3,385.30	5.6.3
Legal fee for a sewer adoption		1	£574.00	£574.00	5.6.2
Legal fee for transfer of land or provision of an easement		1	£621.00	£621.00	
Total other charges (excluding security)				£5,859.30	
Security (sewers)*	10% of estimated value of works	1		£13,541.20	5.6.4
Total sewer adoption charges (including security)				£19,400.50	
*Released on adoption.					

18.8 Sewer connection



Charge Description	Scheme Details	Quantity	Unit Charge	Total Charge	Charges Scheme Reference
Processing fee - developer connection	Administration and assessment of the application, site inspection of completed connection (where required)	1	£206.00	£206.00	5.4.1
Total charge				£206.00	

18.9 NAV Development example

Charge Description	Scheme Details	Quantity	Unit Charge	Total Charge	Charges Scheme Reference
Self-lay application fee		1	£250.00	£250.00	4.3.1
Application charge				£250.00	
Mains Connection (carried out by UU)	surfaced 90mm branch connection (Includes up to 2m of pipework)	1	£4,872.00	£4,872.00	4.5.1
Piece up (carried out by UU)	unsurfaced (50mm - 9mm) piece-up connection	1	£860.00	£860.00	4.5.1
Construction charges				£5,732.00	
Building water	Based on metered charges				8.2
Infrastructure	Water infrastructure charge	50	£302.00	£15,100.00	6.1
	Sewerage infrastructure charge	50	£279.00	£13,950.00	6.1
Income offset		50	£778.00	-£38,900.00	7.1
Other charges				-£9,850.00	
Total charges				-£3,868.00	

*for the purposes of this example, it is assumed that this development consists of 50 plots and uses a metered connection for building water (see [8.2](#)).

