

Statement of Significant Changes

New Connection Charges 2020/21

1. INTRODUCTION

This document sets out details of significant changes to new connection charges for 2020/21 as required in Ofwat information notice IN 19/05 “Expectations, assurance and information requirements for water company charges for 2020-21”.

2. BILL INCREASES COMPARED TO PREVIOUS YEAR

Based on our review of typical developments the majority of new connection schemes (around 95%) will experience bill increases of no more than 10% compared to the previous year.

A small number of schemes will experience increases in bills above 10% due to the impact of the change to the income offset specific to the characteristics of their site. This is expected to impact less than 5% of schemes. These will typically be connections to new mains where there has been previous site use.

Appendix 1 below demonstrates the expected bill increases on representative typical developments. These are worked examples based on Ofwat issued scenarios.

3. UNDERLYING FACTORS

The following underlying factors impact new connection charges for 2020/21:

- November 2019 CPIH inflation –1.5%;
- Changes in total allowed revenue – our final determination for the period to March 2025 allows for wholesale revenue for the water service and the wastewater service to reduce by 8.6% and 3.9% before inflation in 2020/21;
- Updated information on the costs associated with providing services.

4. CHANGES TO SPECIFIC CHARGES

Water Service Connection Charges

We are making changes to a number of service connection charges in order to update them for new costing information and improve the cost reflectivity of those charges.

The increase across a number of water service connection charges for 2020/21, where appropriate, has been limited to 10%. This is part of a phased approach to mitigate the customer impact. Based on our current estimates, this phasing is expected to take up to a further 3 years.

Water Metering Charges

We have adjusted a number of water metering charges to improve their cost reflectivity.

The increase across a number of water meter charges for 2020/21, where appropriate, has been limited to 10%. This is part of a phased approach to mitigate the customer impact, based on the current approach, this phasing is expected to take a further 1 year to 4 years.

Water and Wastewater Administration Charges

We have adjusted a number of administration charges to improve their cost reflectivity.

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The increase across a number of administration charges for 2020/21, where appropriate, has been limited to 10%. This is part of a phased approach to mitigate the customer impact, based on the current approach, this phasing is expected to take a further 1 year to 5 years for both water and wastewater charges.

Unmeasured Building Water Charges

We continue to offer developer customers the option to have a measured supply, but developer customers prefer a fixed unmetered charge for simplicity and cost certainty. We identified the need to undertake further work with developers to ensure that the charge is cost reflective, taking into account a number of different development types. For 2020/21 charges we limited the increase in the unmeasured building water charge to be no more than 10%. Work is underway to survey a number of developments over the next year to obtain better evidence on the cost reflectivity of this charge for 2021/22 onwards.

5. CHARGING POLICY AND OTHER CHANGES

New connections charges - changes to the income offset moving from requisitions to infrastructure charges

We have assessed the impact of changes to the income offset moving from requisitions to infrastructure charges from 1 April 2020. The impact on developers will largely result from the change in the timing of when the income offset will be applied. To mitigate the customer impact we have introduced transition arrangements for 2020/21. A summary of our transitional arrangements are included in section 7 below. Further information is included on our website.

6. DEVELOPER CUSTOMER BILLS, IMPACT ASSESSMENTS AND HANDLING STRATEGIES

The charges presented for 2020/21 have been subject to a cost reflectivity review and the impact of this review on our customers has been assessed. Where this review indicated that a charge should be subject to a material change in order to improve its cost reflectivity (particularly where this involves an increase to a charge), UUW has capped these charges at 10% for 2020/21 as part of a phased approach to manage the impact on customer bills. Senior managers have reviewed options and strategies for mitigating the impact on customer bills in the year.

The Board has assessed the effects the new charges have on customer bills for a range of different development types and approves the impact assessments and handling strategies being developed in instances where bill increases, for particular developer types, exceed 10%.

UUW expects the majority of developer customers, 95%, will experience overall bill increases of no more than 10% in 2020/21.

Worked examples of typical development bills for new connection services are included as Appendices 1 and 2. Appendix 1 contains examples based on Ofwat issued scenarios. Appendix 2 contains examples previously published in the 2019/20 new connections and developer services charges scheme.

Based on these worked examples less than 5% of schemes are expected to experience increases in bills above 10%. This is due to the impact of the change to the income offset specific to the characteristics of their site. The schemes impacted will typically be connections to new mains where there has been previous site use. The income offset is now directly related to the liability for infrastructure charges. Where there is previous site use resulting in less infrastructure charges being levied this will result in less income offset payments being applied.

Due to the uncertainty caused by changes to the income offset, and significant concerns raised by developers in transitioning to the new rules, we have sought to mitigate the impact on customers requesting new mains by offering transitional arrangements as detailed in section 7 below.

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7. TRANSITIONAL ARRANGEMENTS

Moving to new charging arrangements presents uncertainty for developer customers, particularly where they may have already committed to a development based on previous charging arrangements. For 2020/21 there have been changes in the timing of the income offset payments and also a change in value and eligibility (due to the income offset being spread over more connections, previously only new mains were eligible for an income offset).

Our transitional arrangements are as follows:

Connections to existing mains (one off connections)

No transitional arrangements are proposed for connections to existing mains. However, we are proposing to clarify our approach on the validity period when issuing quotations when approaching a period that crosses into another charging year.

We provide quotations for water connections in our published charges scheme. Quotations remain valid for the duration of the respective charging year in which the quotation was requested (i.e. up to 31 March).

From 1 April 2020 our charges will change. This means that prices issued for a new connection are valid until 31 March 2020, providing the connection has been completed by that date.

Any connections made after the 31 March 2020 will be charged at the new rates published in the 20/21 new connections charges scheme.

In respect of Income Offset payments which will be applicable to connections off existing mains from April 2020, we will make an Income Offset payment (to be applied against water infrastructure charges due) to any connection completed from 1 April 2020.

Site Specific Work (new mains laying/requisitions)

The following transition arrangements are proposed for site specific work for developments commenced after 1 April 2020:

- Dual quotations will be provided no later than 31 January 2020 until 31 March 2020. This will provide the costs for the scheme based on both the 19/20 charges scheme and 20/21 charges scheme. This will allow developer customers to assess which scheme basis is beneficial to them.
- Applications based on the 19/20 charges schemes need to be made by the developer by 31 March 2020 and accepted within the three month validity period which ends on 30 June 2020. Work must also have started on site by 30 September 2020 in order for the 19/20 charge to be applied.
- If the scheme application does not satisfy any one of the above timescale criteria then quotations will be provided on the 20/21 charging basis and/or 20/21 charges will be applied.
- Minor changes to a scheme will be permitted and not result in a change to the agreed arrangements.
- Material changes to a scheme will result in a change to the agreed arrangements and will require the subsequent phases of the development to be re-quoted based on 20/21 charges scheme (or relevant charging year as appropriate).
- Material changes to a scheme are defined as:
 - 10% change in plots or 2 plots, whichever is greater
 - 10% change in expected mains laying

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- Phasing, as appropriate, is encouraged on sites to help with the cash flow impact of the income offset moving to infrastructure charges.

For clarity, if site work on a development commences before 1 April 2020, charges will be based on the 19/20 charging rules, regardless of whether we have provided a dual quotation

20 December 2019

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Appendix 1 –Worked Examples Standard Industry Scenarios

Single short connection example

Water

Charge Description	Scheme details	Quantity	Unit rate 19/20	Total charge (FY20)	Unit rate 20/21	Total charge (FY21)
Water connection application fee (single)		1	£79.00	£79.00	£80.00	£80.00
Water connection administration fee (single)		1	£36.00	£36.00	£37.00	£37.00
Application and administration charges				£115.00		£117.00
Metered connection (surfaced)	25mm surfaced service connection (Includes up to 2m of pipework)	1	£579.00	£579.00	£637.00	£637.00
Additional pipework (surfaced)	25mm PE surfaced pipe (per m)	2	£88.00	£176.00	£97.00	£194.00
Connection charges				£755.00		£831.00
Building water		1	£25.00	£25.00	£27.50	£27.50
Water infrastructure charge		1	£350.00	£350.00	£302.00	£302.00
Water infrastructure credits		0	-£350.00	£0.00	-£302.00	£0.00
Income Offset		1	n/a		£751.00	-£751.00
Other charges				£375.00		-£421.50
Total water connection scheme charges				£1,245.00		£526.50

Sewerage

Charge Description	Scheme details	Quantity	Unit rate 19/20	Total charge (FY20)	Unit rate 20/21	Total charge (FY21)
Processing fee - developer connection		1	£171.00	£171.00	£188.00	£188.00
sewerage infrastructure charge		1	£415.00	£415.00	£279.00	£279.00
sewerage infrastructure credits		0	-£415.00	£0.00	-£279.00	£0.00
Total sewerage scheme charges				£586.00		£467.00
Total water and sewerage scheme charges				£1,831.00		£993.50
% change in water and sewerage scheme charges						-45.74%

Single long connection example

Water

Charge Description	Scheme details	Quantity	Unit rate 19/20	Total charge (FY20)	Unit rate 20/21	Total charge (FY21)
Water connection application fee (single)		1	£79.00	£79.00	£80.00	£80.00
Water connection administration fee (single)		1	£36.00	£36.00	£37.00	£37.00
Application and administration charges				£115.00		£117.00
Metered connection (surfaced)	25mm surfaced service connection (Includes up to 2m of pipework)	1	£579.00	£579.00	£637.00	£637.00
Additional pipework (surfaced)	25mm PE surfaced pipe	2	£88.00	£176.00	£97.00	£194.00
Additional pipework (unsurfaced)	25mm PE unsurfaced pipe	4	£55.00	£220.00	£61.00	£244.00
Connection charges				£975.00		£1,075.00
Building water		1	£25.00	£25.00	£27.50	£27.50
Water infrastructure charge		1	£350.00	£350.00	£302.00	£302.00
Water infrastructure credits		0	-£350.00	£0.00	-£302.00	£0.00
Income Offset		1	n/a		£751.00	-£751.00
Other charges				£375.00		-£421.50
Total water connection scheme charges				£1,465.00		£770.50

Sewerage

Charge Description	Scheme details	Quantity	Unit rate 19/20	Total charge (FY20)	Unit rate 20/21	Total charge (FY21)
Processing fee - developer connection	Administration and assessment of the application, site inspection of completed connection (where required)	1	£171.00	£171.00	£188.00	£188.00
sewerage infrastructure charge	sewerage infrastructure charge (per plot)	1	£415.00	£415.00	£279.00	£279.00
sewerage infrastructure credits	sewerage infrastructure credits (per plot)	0	-£415.00	£0.00	-£279.00	£0.00
Total sewerage scheme charges				£586.00		£467.00
Total water and sewerage scheme charges				£2,051.00		£1,237.50
% change in water and sewerage scheme charges						-39.66%

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Block of 10 flats - short connection example

Water

Charge Description	Scheme details	Quantity	Unit rate 19/20	Total charge (FY20)	Unit rate 20/21	Total charge (FY21)
Water connection application fee (single)		1	£79.00	£79.00	£80.00	£80.00
Water connection administration fee (single)		1	£36.00	£36.00	£37.00	£37.00
Water connection administration fee (additional)		9	£11.00	£99.00	£12.00	£108.00
Application and administration charges				£214.00		£225.00
63mm off-site surfaced metered connection	63mm surfaced service connection (Includes 2m of pipework)	1	£3,272.00	£3,272.00	£3,599.00	£3,599.00
	63mm BP surfaced pipe additional metres	2	£155.00	£310.00	£171.00	£342.00
	Provision of 15mm meter	10	£47.00	£470.00	£50.00	£500.00
	installation of 15mm meter	10	£38.00	£380.00	£42.00	£420.00
Connection charges				£4,432.00		£4,861.00
Building water		10	£25.00	£250.00	£27.50	£275.00
Water infrastructure charge		10	£350.00	£3,500.00	£302.00	£3,020.00
Water infrastructure credits		0	-£350.00	£0.00	-£302.00	£0.00
Income offset		10	n/a		£751.00	-£7,510.00
Other charges				£3,750.00		-£4,215.00
Total water connection scheme charges				£8,396.00		£871.00

Sewerage

Charge Description	Scheme details	Quantity	Unit rate 19/20	Total charge (FY20)	Unit rate 20/21	Total charge (FY21)
Processing fee - developer connection		1	£171.00	£171.00	£188.00	£188.00
sewerage infrastructure charge		10	£415.00	£4,150.00	£279.00	£2,790.00
sewerage infrastructure credits		0	-£415.00	£0.00	-£279.00	£0.00
Total sewerage scheme charges				£4,321.00		£2,978.00
Total water and sewerage scheme charges				£12,717.00		£3,849.00
% change in water and sewerage scheme charges						-69.73%

Block of 10 flats - long connection example

Water

Charge Description	Scheme details	Quantity	Unit rate 19/20	Total charge (FY20)	Unit rate 20/21	Total charge (FY21)
Water connection application fee (single)		1	£79.00	£79.00	£80.00	£80.00
Water connection administration fee (single)		1	£36.00	£36.00	£37.00	£37.00
Water connection administration fee (additional)		9	£11.00	£99.00	£12.00	£108.00
Application and administration charges				£214.00		£225.00
63mm off-site surfaced metered connection	63mm surfaced service connection (Includes 2m of pipework)	1	£3,272.00	£3,272.00	£3,599.00	£3,599.00
	63mm BP surfaced additional metres	2	£155.00	£310.00	£171.00	£342.00
	63mm BP unsurfaced additional metres	4	£99.00	£396.00	£109.00	£436.00
	Provision of 15mm meter	10	£47.00	£470.00	£50.00	£500.00
	installation of 15mm meter	10	£38.00	£380.00	£42.00	£420.00
Connection charges				£4,828.00		£5,297.00
Building water		10	£25.00	£250.00	£27.50	£275.00
Water infrastructure charge		10	£350.00	£3,500.00	£302.00	£3,020.00
Water infrastructure credits		0	-£350.00	£0.00	-£302.00	£0.00
Income offset		10	n/a		£751.00	-£7,510.00
Other charges				£3,750.00		-£4,215.00
Total water connection scheme charges				£8,792.00		£1,307.00

Sewerage

Charge Description	Scheme details	Quantity	Unit rate 19/20	Total charge (FY20)	Unit rate 20/21	Total charge (FY21)
Processing fee - developer connection		1	£171.00	£171.00	£188.00	£188.00
sewerage infrastructure charge		10	£415.00	£4,150.00	£279.00	£2,790.00
sewerage infrastructure credits		0	-£415.00	£0.00	-£279.00	£0.00
Total sewerage scheme charges				£4,321.00		£2,978.00
Total water and sewerage scheme charges				£13,113.00		£4,285.00
% change in water and sewerage scheme charges						-67.32%

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Small housing development - statutory mains requisition example

Water

Charge Description	Scheme details	Quantity	Unit rate 19/20	Total charge (FY20)	Unit rate 20/21	Total charge (FY21)
Requisition application fee		1	£325.00	£325.00	£358.00	£358.00
Requisition administration fee		1	£234.00	£234.00	£257.00	£257.00
Service connection administration charge associated with mains requisition scheme		10	£16.00	£160.00	£17.00	£170.00
Application and administration charges				£719.00		£785.00
Branch connection	Surfaced 90mm branch connection (Includes 2m of pipework)	1	£4,163.00	£4,163.00	£4,429.00	£4,429.00
	Additional 90mm PE surfaced main (per m)	8	£180.00	£1,440.00	£198.00	£1,584.00
Piece up	unsurfaced 90mm piece-up connection	1	£785.00	£785.00	£782.00	£782.00
Mains laying	20m of 63mm and 20m of 90mm PE un surfaced main (per m)	40	£122.00	£4,880.00	£129.00	£5,160.00
Mains requisition charges				£11,268.00		£11,955.00
Income offset	No of plots	10	£866.00	-£8,660.00	moved to infrastructure for 20/21	
(capped at total requisition charges)	Max	£11,502.00				
Net mains requisition charges				£2,608.00		£11,955.00
25mm on-site metered connection	25mm un surfaced service connection (Includes up to 2m of pipework, provision & installation of a meter)	10	£413.00	£4,130.00	£454.00	£4,540.00
Connection charges				£4,130.00		£4,540.00
Building water		10	£25.00	£250.00	£27.50	£275.00
Water infrastructure charge		10	£350.00	£3,500.00	£302.00	£3,020.00
Water infrastructure credits		0	-£350.00	£0.00	-£302.00	£0.00
Income offset		10	deducted from requisition charges for 19/20		£751.00	-£7,510.00
Other charges				£3,750.00		-£4,215.00
Total water requisition scheme charges				£11,207.00		£13,065.00

Sewerage

Charge Description	Scheme details	Quantity	Unit rate 19/20	Total charge (FY20)	Unit rate 20/21	Total charge (FY21)
Gravity sewers construction	up to 225mm diameter - grassland - up to 2.5m depth (foul)	90	£478.00	£43,020.00	£485.00	£43,650.00
	226-300mm diameter - grassland - up to 2.5m depth (surface water)	90	£565.00	£50,850.00	£574.00	£51,660.00
	up to 225mm diameter - urban - up to 2.5m depth (foul)	10	£1,032.00	£10,320.00	£1,048.00	£10,480.00
	226-300mm diameter - urban - up to 2.5m depth (surface water)	10	£1,126.00	£11,260.00	£1,143.00	£11,430.00
Gravity sewer connections	up to 225mm diameter - urban - connection (foul)	1	£2,745.00	£2,745.00	£2,786.00	£2,786.00
	226-300mm diameter - urban - connection (surface water)	1	£3,203.00	£3,203.00	£3,251.00	£3,251.00
Manholes	1200mm (for up to 225mm pipe) - urban - up to 2.5m depth (foul)	1	£9,302.00	£9,302.00	£9,441.00	£9,441.00
	1200mm (for up to 225mm pipe) - grassland - up to 2.5m depth (foul)	1	£6,812.00	£6,812.00	£6,913.00	£6,913.00
	1350mm (for 226-400mm pipe) - urban - up to 2.5m depth (surface water)	1	£10,478.00	£10,478.00	£10,635.00	£10,635.00
	1350mm (for 226-400mm pipe) - grassland - up to 2.5m depth (surface water)	1	£7,589.00	£7,589.00	£7,702.00	£7,702.00
Indicative sewer requisition construction charges				£155,579.00		£157,948.00
Requisition application fee		1	£274.00	£274.00	£301.00	£301.00
Legal fee for sewer requisition agreement		1	£554.00	£554.00	£567.00	£567.00
Legal fee for provision of an easement (per transaction)		1	£606.00	£606.00	£627.00	£627.00
sewerage infrastructure charge		10	£415.00	£4,150.00	£279.00	£2,790.00
sewerage infrastructure credits		0	-£415.00	£0.00	-£279.00	£0.00
Other charges				£5,584.00		£4,285.00
Total indicative sewer requisition scheme charges				£161,163.00		£162,233.00
Total water and indicative sewer scheme charges				£172,370.00		£175,298.00
% change in water and indicative sewerage scheme charges						1.70%

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Medium housing development - statutory mains requisition example

Water

Charge Description	Scheme details	Quantity	Unit rate 19/20	Total charge (FY20)	Unit rate 20/21	Total charge (FY21)
Requisition application fee		1	£325.00	£325.00	£358.00	£358.00
Requisition administration fee		1	£234.00	£234.00	£257.00	£257.00
Service connection administration charge associated with mains requisition scheme		50	£16.00	£800.00	£17.00	£850.00
Application and administration charges				£1,359.00		£1,465.00
Branch connection	Surfaced 180mm branch connection (Includes 2m of pipework)	1	£7,130.00	£7,130.00	£7,383.00	£7,383.00
	Additional 180mm PE surfaced main (per m)	8	£273.00	£2,184.00	£300.00	£2,400.00
Piece up	unsurfaced 180mm piece-up connection	1	£1,588.00	£1,588.00	£1,604.00	£1,604.00
Mains laying	180mm PE unsurfaced (per m)	90	£212.00	£19,080.00	£226.00	£20,340.00
	125mm PE unsurfaced (per m)	100	£148.00	£14,800.00	£157.00	£15,700.00
	90mm PE unsurfaced main (per m)	100	£122.00	£12,200.00	£129.00	£12,900.00
Mains requisition charges				£56,982.00		£60,327.00
Income offset	No of plots	50	£866.00	-£43,300.00	moved to infrastructure for 20/21	
(capped at total requisition charges)	Max	£57,216.00				
Net mains requisition charges				£13,682.00		£60,327.00
25mm on-site metered connection	25mm unsurfaced service connection (Includes up to 2m of pipework, provision and installation of meters)	50	£413.00	£20,650.00	£454.00	£22,700.00
Connection charges				£20,650.00		£22,700.00
Building water		50	£25.00	£1,250.00	£27.50	£1,375.00
Water infrastructure charge		50	£350.00	£17,500.00	£302.00	£15,100.00
Water infrastructure credits		0	-£350.00	£0.00	-£302.00	£0.00
Income offset		50	deducted from requisition charges for 19/20		£751.00	-£37,550.00
Other charges				£18,750.00		-£21,075.00
Total water statutory scheme charges				£54,441.00		£63,417.00

Sewerage

Charge Description	Scheme details	Quantity	Unit rate 19/20	Total charge (FY20)	Unit rate 20/21	Total charge (FY21)
Processing fee - developer connection		1	£171.00	£171.00	£188.00	£188.00
sewerage infrastructure charge		50	£415.00	£20,750.00	£279.00	£13,950.00
sewerage infrastructure credits		0	-£415.00	£0.00	-£279.00	£0.00
Total sewerage scheme charges				£20,921.00		£14,138.00
Total water and sewerage scheme charges (excludes security)				£75,362.00		£77,555.00
% change in water and sewerage scheme charges						1.55%

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Large housing development - statutory mains requisition example

Water

Charge Description	Scheme details	Quantity	Unit rate 19/20	Total charge (FY20)	Unit rate 20/21	Total charge (FY21)
Requisition application fee		1	£325.00	£325.00	£358.00	£358.00
Requisition administration fee		1	£234.00	£234.00	£257.00	£257.00
Service connection administration charge associated with mains requisition scheme		200	£16.00	£3,200.00	£17.00	£3,400.00
Application and administration charges				£3,759.00		£4,015.00
Branch connection	Surfaced 180mm branch connection (Includes 2m of pipework)	1	£7,130.00	£7,130.00	£7,383.00	£7,383.00
	Additional 180mm PE surfaced main	8	£273.00	£2,184.00	£300.00	£2,400.00
Piece up	unsurfaced 180mm piece-up connection	1	£1,588.00	£1,588.00	£1,604.00	£1,604.00
Mains laying	180mm PE unsurfaced	290	£212.00	£61,480.00	£226.00	£65,540.00
	125mm PE unsurfaced	300	£148.00	£44,400.00	£157.00	£47,100.00
	90mm PE unsurfaced main	400	£122.00	£48,800.00	£129.00	£51,600.00
Mains requisition charges				£165,582.00		£175,627.00
Income offset	No of plots	200			moved to infrastructure for 20/21	
(capped at total requisition charges)	Max	£165,816.00	£866.00	-£165,816.00		
Net mains requisition charges	(Payable before commencement of work)			-£234.00		£175,627.00
25mm on-site metered connection	25mm unsurfaced service connection (Includes up to 2m of pipework, provision and installation of meters)	200	£413.00	£82,600.00	£454.00	£90,800.00
Connection charges				£82,600.00		£90,800.00
Building water		200	£25.00	£5,000.00	£27.50	£5,500.00
Water infrastructure charge		200	£350.00	£70,000.00	£302.00	£60,400.00
Water infrastructure credits		0	-£350.00	£0.00	-£302.00	£0.00
Income offset		200	deducted from requisition charges for 19/20		£751.00	-£150,200.00
Other charges				£75,000.00		-£84,300.00
Total water connection scheme charges				£161,125.00		£186,142.00

Sewerage

Charge Description	Scheme details	Quantity	Unit rate 19/20	Total charge (FY20)	Unit rate 20/21	Total charge (FY21)
Processing fee - developer connection		1	£171.00	£171.00	£188.00	£188.00
sewerage infrastructure charge		200	£415.00	£83,000.00	£279.00	£55,800.00
sewerage infrastructure credits		0	-£415.00	£0.00	-£279.00	£0.00
Total sewerage charges				£83,171.00		£55,988.00
Total water and sewerage scheme charges (excludes security)				£244,296.00		£242,130.00
% change in water and sewerage scheme charges						-0.89%

Statement of Significant Changes New Connections 20/21

Small housing development - self laid mains example

Water

Charge Description	Scheme details	Quantity	Unit rate 19/20	Total charge (FY20)	Unit rate 20/21	Total charge (FY21)
Self lay application fee		1	£206.00	£206.00	£227.00	£227.00
Self lay administration fee		1	£316.00	£316.00	£348.00	£348.00
Self-lay service connection administration charge		10	£16.00	£160.00	£17.00	£170.00
Application and administration charges				£682.00		£745.00
Branch connection (carried out by UU)	Surfaced 90mm branch connection (Includes 2m of pipework)	1	£4,163.00	£4,163.00	£4,429.00	£4,429.00
	Additional 90mm PE surfaced main (per m)	8	£180.00	£1,440.00	£198.00	£1,584.00
Piece up (carried out by UU)	unsurfaced 90mm piece-up connection	1	£785.00	£785.00	£782.00	£782.00
Construction charges				£6,388.00		£6,795.00
Asset payment	No of plots	10				
(capped at total construction charges)	Max	£11,268.00	£866.00	-£8,660.00	moved to infrastructure for 20/21 (Income offset)	
Net construction charges				-£2,272.00		£6,795.00
Building water		10	£25.00	£250.00	£27.50	£275.00
Water infrastructure charge		10	£350.00	£3,500.00	£302.00	£3,020.00
Water infrastructure credits		0	-£350.00	£0.00	-£302.00	£0.00
Income offset		10	deducted from construction charges for 19/20		£751.00	-£7,510.00
Other charges ⁽³⁾				£3,750.00		-£4,215.00
Total water scheme charges				£2,160.00		£3,325.00

Sewerage

Charge Description	Scheme details	Quantity	Unit rate 19/20	Total charge (FY20)	Unit rate 20/21	Total charge (FY21)
Sewer adoption application fee		1	£1,057.00	£1,057.00	£1,163.00	£1,163.00
Processing fee section 104	2.5% of estimated value of works *	2.50%	£53,798.00	£1,344.95	£54,628.00	£1,365.70
Legal fee for a sewer adoption agreement		1	£559.00	£559.00	£579.00	£579.00
Legal fee for transfer of land or provision of an easement		1	£606.00	£606.00	£627.00	£627.00
sewerage infrastructure charge		10	£415.00	£4,150.00	£279.00	£2,790.00
sewerage infrastructure credits		0	-£415.00	£0.00	-£279.00	£0.00
Total sewerage scheme charges				£7,716.95		£6,524.70
Total water and sewerage scheme charges (excludes security)				£9,876.95		£9,849.70
% change in water and sewerage scheme charges						-0.28%

Statement of Significant Changes New Connections 20/21

Medium housing development - self laid mains example

Water

Charge Description	Scheme details	Quantity	Unit rate 19/20	Total charge (FY20)	Unit rate 20/21	Total charge (FY21)
Self lay application fee		1	£206.00	£206.00	£227.00	£227.00
Self lay administration fee		1	£316.00	£316.00	£348.00	£348.00
Self-lay service connection administration charge - per self-laid service connection		50	£16.00	£800.00	£17.00	£850.00
Application and administration charges				£1,322.00		£1,425.00
Branch connection (carried out by UU)	Surfaced 180mm branch connection (Includes 2m of pipework)	1	£7,130.00	£7,130.00	£7,383.00	£7,383.00
	Additional 180mm PE surfaced main (per m)	8	£273.00	£2,184.00	£300.00	£2,400.00
Piece up (carried out by UU)	unsurfaced 180mm piece-up connection	1	£1,588.00	£1,588.00	£1,604.00	£1,604.00
Construction charges				£10,902.00		£11,387.00
Asset payment	No of plots	50	£866.00	-	moved to infrastructure for 20/21 (Income offset)	
(capped at total construction charges)	Max	£56,982.00				
Net construction charges				-£32,398.00		£11,387.00
Building water		50	£25.00	£1,250.00	£27.50	£1,375.00
Water infrastructure charge		50	£350.00	£17,500.00	£302.00	£15,100.00
Water infrastructure credits		0	-£350.00	£0.00	-£302.00	£0.00
Income offset		50	deducted from construction charges for 19/20		£751.00	-£37,550.00
Other charges				£18,750.00		-£21,075.00
Total water scheme charges				-£12,326.00		-£8,263.00

Sewerage

Charge Description	Scheme details	Quantity	Unit rate 19/20	Total charge (FY20)	Unit rate 20/21	Total charge (FY21)
Sewer adoption application fee	Administration charges	1	£1,057.00	£1,057.00	£1,163.00	£1,163.00
Processing fee section 104	2.5% of estimated value of works *	2.50%	£189,263.00	£4,731.58	£192,199.00	£4,804.98
Legal fee for a sewer adoption agreement		1	£559.00	£559.00	£579.00	£579.00
Legal fee for transfer of land or provision of an easement		1	£606.00	£606.00	£627.00	£627.00
sewerage infrastructure charge		50	£415.00	£20,750.00	£279.00	£13,950.00
sewerage infrastructure credits		0	-£415.00	£0.00	-£279.00	£0.00
Total sewerage scheme charges				£27,703.58		£21,123.98

Total water and sewerage scheme charges (excludes security) £15,377.58 £12,860.98

% change in water and sewerage scheme charges -16.37%

Large housing development - self laid mains example

Water

Charge Description	Scheme details	Quantity	Unit rate 19/20	Total charge (FY20)	Unit rate 20/21	Total charge (FY21)
Self lay application fee		1	£206.00	£206.00	£227.00	£227.00
Self lay administration fee		1	£316.00	£316.00	£348.00	£348.00
Self-lay service connection administration charge - per self-laid service connection		200	£16.00	£3,200.00	£17.00	£3,400.00
Application and administration charges				£3,722.00		£3,975.00
Branch connection (carried out by UU)	Surfaced 180mm branch connection (Includes 2m of pipework)	1	£7,130.00	£7,130.00	£7,383.00	£7,383.00
	Additional 180mm PE surfaced main (per m)	8	£273.00	£2,184.00	£300.00	£2,400.00
Piece up (carried out by UU)	unsurfaced 180mm piece-up connection	1	£1,588.00	£1,588.00	£1,604.00	£1,604.00
Construction charges				£10,902.00		£11,387.00
Asset payment	No of plots	200	£866.00	-	moved to infrastructure for 20/21 (Income offset)	
(capped at total construction charges)	Max	£165,582.00				
Net construction charges				-£154,680.00		£11,387.00
Building water		200	£25.00	£5,000.00	£27.50	£5,500.00
Water infrastructure charge		200	£350.00	£70,000.00	£302.00	£60,400.00
Water infrastructure credits		0	-£350.00	£0.00	-£302.00	£0.00
Income offset		200	deducted from construction charges for 19/20		£751.00	-£150,200.00
Other charges				£75,000.00		-£84,300.00
Total water scheme charges				-£75,958.00		-£68,938.00

Sewerage

Charge Description	Scheme details	Quantity	Unit rate 19/20	Total charge (FY20)	Unit rate 20/21	Total charge (FY21)
Sewer adoption application fee		1	£1,057.00	£1,057.00	£1,163.00	£1,163.00
Processing fee section 104	2.5% of estimated value of works *	2.50%	£462,366.00	£11,559.15	£469,532.00	£11,738.30
Legal fee for a sewer adoption agreement		1	£559.00	£559.00	£579.00	£579.00
Legal fee for transfer of land or provision of an easement		1	£606.00	£606.00	£627.00	£627.00
sewerage infrastructure charge		200	£415.00	£83,000.00	£279.00	£55,800.00
sewerage infrastructure credits		0	-£415.00	£0.00	-£279.00	£0.00
Total sewerage scheme charges				£96,781.15		£69,907.30

Total water and sewerage scheme charges (excludes security) £20,823.15 £969.30

Statement of Significant Changes New Connections 20/21

Appendix 2 –Example developments from New Connection Charges Scheme (based on examples included in 2019/20 new connections charges scheme and a NAV site example)

Service connection off existing main

Charge Description	Scheme details	Quantity	Unit Charge 19/20	Total charge 19/20	Unit Charge 20/21	Total charge 20/21
Water connection application fee (single connection)		1	£79.00	£79.00	£80.00	£80.00
Water connection application fee (additional connection)		2	£31.00	£62.00	£34.00	£68.00
Water connection administration fee (single connection)		1	£36.00	£36.00	£37.00	£37.00
Water connection administration fee (additional connection)		2	£11.00	£22.00	£12.00	£24.00
25mm metered connection	25mm Surfaced service connection	2	£579.00	£1,158.00	£637.00	£1,274.00
	Additional 25mm PE surfaced service pipe	10	£88.00	£880.00	£97.00	£970.00
32mm metered connection	32mm Surfaced service connection	1	£492.00	£492.00	£541.00	£541.00
	Additional 32mm PE surfaced service pipe	5	£88.00	£440.00	£97.00	£485.00
	Provision and installation of boundary box	1	£135.00	£135.00	£149.00	£149.00
Provision and installation of meter	Installation of 15mm - 25mm manifold meter	1	£38.00	£38.00	£42.00	£42.00
	Provision of 15mm - 20mm meter	1	£47.00	£47.00	£50.00	£50.00
Service connection charges				£3,389.00		£3,720.00
Building water (per plot)		3	£25.00	£75.00	£27.50	£82.50
Infrastructure	Water infrastructure charge	3	£350.00	£1,050.00	£302.00	£906.00
	Water infrastructure credits	0	-£350.00	£0.00	-£302.00	£0.00
	Wastewater infrastructure charge	3	£415.00	£1,245.00	£279.00	£837.00
	Wastewater infrastructure credits	0	-£415.00	£0.00	-£279.00	£0.00
Income offset	Number of plots	3	n/a	£0.00	£751.00	-£2,253.00
Other charges				£2,370.00		-£427.50
Total charges				£5,759.00		£3,292.50
% change in water scheme charges						-42.83%

Statement of Significant Changes New Connections 20/21

Statutory Mains Requisition example

Charge Description	Scheme details	Quantity	Unit Charge 19/20	Total charge 19/20	Unit Charge 20/21	Total charge 20/21
Requisition application fee		1	£325.00	£325.00	£358.00	£358.00
Administration charge						£358.00
Requisition administration fee		1	£234.00	£234.00	£257.00	£257.00
Branch Connection	Surfaced 110mm branch connection	1	£5,225.00	£5,225.00	£5,595.00	£5,595.00
	Additional 110mm PE surfaced main	6	£220.00	£1,320.00	£241.00	£1,446.00
	Additional 110mm PE unsurfaced main	2	£148.00	£296.00	£157.00	£314.00
Piece up	Unsurfaced 110mm piece-up connection	1	£862.00	£862.00	£858.00	£858.00
Mains laying	110mm PE unsurfaced main	35	£148.00	£5,180.00	£157.00	£5,495.00
	63mm PE unsurfaced main	68	£122.00	£8,296.00	£129.00	£8,772.00
Mains requisition charges						£21,413.00
Income offset	No of plots	23	£866.00	-£19,918.00	moved to infrastructure for 20/21	
(capped at mains requisition charges)	Max	£21,413.00				
Net mains requisition charges (deducted from asset payment)						£1,495.00
25mm on-site metered connection	25mm unsurfaced service connection	8	£413.00	£3,304.00	£454.00	£3,632.00
	Additional 25mm PE lay only/laid in duct service pipe	6	£18.00	£108.00	£20.00	£120.00
25mm off-site metered connection	25mm surfaced service connection	3	£579.00	£1,737.00	£637.00	£1,911.00
	Additional 25mm PE surfaced service pipe	15	£88.00	£1,320.00	£97.00	£1,455.00
	Additional 25mm PE unsurfaced service pipe (verge)	3	£55.00	£165.00	£61.00	£183.00
63mm service connection	63mm unsurfaced service connection (includes up to 2m pipe)	1	£2,659.00	£2,659.00	£2,925.00	£2,925.00
	Provision of 15mm - 20mm meter	15	£47.00	£705.00	£50.00	£750.00
	installation of 15mm - 25mm manifold meter	15	£38.00	£570.00	£42.00	£630.00
Service connection administration charge	Administration charge for each new connected property	26	£16.00	£416.00	£17.00	£442.00
Service connection charges						£10,984.00
Building water (per plot)		26	£25.00	£650.00	£27.50	£715.00
Infrastructure	Water infrastructure charge	26	£350.00	£9,100.00	£302.00	£7,852.00
	Water infrastructure credits	3	-£350.00	-£1,050.00	-£302.00	-£906.00
	Wastewater infrastructure charge	26	£415.00	£10,790.00	£279.00	£7,254.00
	Wastewater infrastructure credits	3	-£415.00	-£1,245.00	-£279.00	-£837.00
Income offset	Number of plots	23	Previously deducted from requisition charges		£751.00	-£17,273.00
Other charges						£18,245.00
Total statutory scheme charges						£31,049.00
% change in water scheme charges						2.90%

Statement of Significant Changes New Connections 20/21

Self-lay mains example

Charge Description	Scheme details	Quantity	Unit Charge 19/20	Total charge 19/20	Unit Charge 20/21	Total charge 20/21
Self-lay application fee		1	£206.00	£206.00	£227.00	£227.00
Administration charge				£206.00		£227.00
Self-lay administration fee		1	£316.00	£316.00	£348.00	£348.00
Branch Connection	Surfaced 110mm branch connection	1	£5,225.00	£5,225.00	£5,595.00	£5,595.00
	Additional 110mm PE surfaced main	6	£220.00	£1,320.00	£241.00	£1,446.00
	Additional 110mm PE unsurfaced main	2	£148.00	£296.00	£157.00	£314.00
Piece up	Unsurfaced 110mm piece-up connection	1	£862.00	£862.00	£858.00	£858.00
SLP mains scheme cost				£8,019.00		£8,561.00
Asset Payment	No of plots	23	£866.00	-£19,918.00	moved to infrastructure for 20/21	
(capped at mains scheme costs)	Max	£21,495.00				
Net self lay charges (deducted from asset payment)				-£11,899.00		£8,561.00
25mm on-site metered connection	25mm unsurfaced service connection	8				
	Additional 25mm PE lay only / laid in ducts service pipe	6				
25mm off-site metered connection	25mm surfaced service connection	3	£579.00	£1,737.00	£637.00	£1,911.00
	Additional 25mm PE surfaced service pipe	15	£88.00	£1,320.00	£97.00	£1,455.00
	Additional 25mm PE unsurfaced service pipe (verge)	3	£55.00	£165.00	£61.00	£183.00
63mm service connection	63mm unsurfaced service connection	1				
	Provision & installation of 15mm - 20mm manifold meter (per plot)	15				
Self-lay service connection administration charge	Administration charge for each new connected property	26	£16.00	£416.00	£17.00	£442.00
Service connection charges				£3,638.00		£3,991.00
Building water	Building water (per plot)	26	£25.00	£650.00	£27.50	£715.00
Infrastructure	Water infrastructure charge	26	£350.00	£9,100.00	£302.00	£7,852.00
	Water infrastructure credits	3	-£350.00	-£1,050.00	-£302.00	-£906.00
	Wastewater infrastructure charge	26	£415.00	£10,790.00	£279.00	£7,254.00
	Wastewater infrastructure credits	3	-£415.00	-£1,245.00	-£279.00	-£837.00
Income offset	Number of plots	23	Previously deducted from requisition charges		£751.00	-£17,273.00
Other charges				£18,245.00		-£3,195.00
Total Self-Lay scheme charge				£10,190.00		£9,584.00
% change in water scheme charges						-5.95%

Statement of Significant Changes New Connections 20/21

Non-Household mains requisition example

Charge Description	Scheme details	Quantity	Unit Charge 19/20	Total charge 19/20	Unit Charge 20/21	Total charge 20/21
Requisition application fee		1	£325.00	£325.00	£358.00	£358.00
Administration charge				£325.00		£358.00
Requisition administration fee		1	£234.00	£234.00	£257.00	£257.00
Branch Connection	Surfaced 110mm branch connection	1	£5,225.00	£5,225.00	£5,595.00	£5,595.00
	Additional 110mm PE surfaced main	6	£220.00	£1,320.00	£241.00	£1,446.00
	Additional 110mm PE unsurfaced main	2	£148.00	£296.00	£157.00	£314.00
Piece up	Unsurfaced 110mm piece-up connection	1	£862.00	£862.00	£858.00	£858.00
Mains laying	110mm PE unsurfaced main	35	£148.00	£5,180.00	£157.00	£5,495.00
	63mm PE unsurfaced main	68	£122.00	£8,296.00	£129.00	£8,772.00
SLP mains scheme charges				£21,413.00		£22,737.00
Income offset	No of plots	2	£866.00	-£1,732.00	moved to infrastructure for 20/21	
	3 x services >25mm (allowance based on relevant multiplier)	17.7	£866.00	-£15,328.20		
(capped at mains requisition charge)	Max	£21,413.00		-£17,060.20		
Net self lay mains charges (deducted from asset payment)				£4,352.80		£22,737.00
25mm on-site metered connection	25mm unsurfaced service connection	2	£413.00	£826.00	£454.00	£908.00
32mm on-site metered connection	32mm unsurfaced service connection	2	£398.00	£796.00	£438.00	£876.00
	Installation of internal 25mm in-line meter	2	£116.00	£232.00	£128.00	£256.00
	Provide 25mm meter	2	£55.00	£110.00	£61.00	£122.00
63mm service connection	63mm unsurfaced service connection	1	£2,659.00	£2,659.00	£2,925.00	£2,925.00
	Installation of internal 40mm inline meter	1	£116.00	£116.00	£128.00	£128.00
	Provide 40mm meter	1	£81.00	£81.00	£89.00	£89.00
Service connection administration charge associated with mains requisition scheme		5	£16.00	£80.00	£17.00	£85.00
Service connection charges				£4,900.00		£5,389.00
Building water	Building water (per plot)	5	£25.00	£125.00	£27.50	£137.50
Infrastructure	Water infrastructure charge (per plot)	19.7	£350.00	£6,895.00	£302.00	£5,949.40
	Water infrastructure credits (per plot)	3	-£350.00	-£1,050.00	-£302.00	-£906.00
	Wastewater infrastructure charge	19.7	£415.00	£8,175.50	£279.00	£5,496.30
	Wastewater infrastructure credits	3	-£415.00	-£1,245.00	-£279.00	-£837.00
Income offset	Per plot	16.7	Previously deducted from requisition charges		£751.00	-£12,541.70
Other charges				£12,900.50		-£2,701.50
Total statutory scheme charge				£22,478.30		£25,782.50
% change in water scheme charges						14.70%

Statement of Significant Changes New Connections 20/21

Sewer requisition example

Charge Description	Scheme details	Quantity	Unit Charge 19/20	Total charge 19/20	Unit Charge 20/21	Total charge 20/21
Gravity sewers (m)	Gravity Sewers - Up to 225mm Diameter - Urban - Up to 2.5m Depth	50	£1,032.00	£51,600.00	£1,048.00	£52,400.00
Gravity Sewer connections	Gravity Sewer - Connections - Up to 225mm Diameter - Urban	1	£2,745.00	£2,745.00	£2,786.00	£2,786.00
Manholes	Precast Concrete Ring Manhole - 1200mm nominal chamber diameter - Up to 225mm Diameter - Urban - Up to 2.5m Depth	1	£9,302.00	£9,302.00	£9,441.00	£9,441.00
Indicative sewer requisition construction charge				£63,647.00		£64,627.00
Requisition application fee		1	£274.00	£274.00	£301.00	£301.00
Legal Fee for sewer requisition agreement		1	£554.00	£554.00	£567.00	£567.00
Legal Fee for provision of an easement		1	£606.00	£606.00	£627.00	£627.00
Total other charges				£1,434.00		£1,495.00
Total charges				£65,081.00		£66,122.00
% change in wastewater scheme charges						1.60%

Statement of Significant Changes New Connections 20/21

Sewer diversion example

Diversion of public sewers - carried out by developer						
Charge Description	Scheme details	Quantity	Unit Charge 19/20	Total charge 19/20	Unit Charge 20/21	Total charge 20/21
Sewer lengths (m)	300mm, combined sewer	100	£194.00	£19,400.00	£197.00	£19,700.00
Manholes	1350mm manholes	2	£3,623.00	£7,246.00	£3,677.00	£7,354.00
Sewer abandonment (m)	300mm, combined sewer, under 3m depth	60	£11.00	£660.00	£12.00	£720.00
Manhole abandonment	1350mm manhole	1	£612.00	£612.00	£621.00	£621.00
Sewer connection	Sewer connection 225mm-300mm	1	£894.00	£894.00	£907.00	£907.00
Estimated value of works (for calculation of processing fee & security)				£28,812.00		£29,302.00
Diversion Application Fee		1	£274.00	£274.00	£301.00	£301.00
Legal Fees Agreement		1	£559.00	£559.00	£579.00	£579.00
Legal Fees - Easement		1	£606.00	£606.00	£627.00	£627.00
Technical Assessment Fee	5% of estimated value of works	1	5%	£1,440.60		£1,465.10
Total other charges (excluding security)				£2,879.60		£2,972.10
Security/deposit*	Cash payment or bond 100% of value	1	100%	£28,812.00		£29,302.00
Total diversion charges (including security)				£31,691.60		£32,274.10
*80% released once we confirm work carried out to appropriate standard. Remaining released on adoption.						

% change in scheme charges						1.84%
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Diversion of public sewers -carried out by us						
Charge Description	Scheme details	Quantity	Unit Charge 19/20	Total charge 19/20	Unit Charge 20/21	Total charge 20/21
Sewer length (m)	Gravity Sewers - 226 to 300mm Diameter - Urban - Up to 2.5m Depth	100	£1,126.00	£112,600.00	£1,143.00	£114,300.00
Manholes	Precast Concrete Ring Manhole - 1350mm nominal chamber diameter - 226 to 400mm Diameter - Urban - Up to 2.5m Depth	2	£10,478.00	£20,956.00	£10,635.00	£21,270.00
Connection	Gravity Sewer - Connections - 226 to 300mm Diameter - Urban	1	£3,203.00	£3,203.00	£3,251.00	£3,251.00
Indicative construction charge				£136,759.00		£138,821.00
Diversion application Fee		1	£274.00	£274.00	£301.00	£301.00
Legal Fees - Easement		1	£606.00	£606.00	£627.00	£627.00
Total other charges				£880.00		£928.00
Total diversion charges				£137,639.00		£139,749.00

% change in scheme charges						1.53%
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Statement of Significant Changes New Connections 20/21

Sewer adoption (s104) example

Charge Description	Scheme details	Quantity	Unit Charge 19/20	Total charge 19/20	Unit Charge 20/21	Total charge 20/21
Sewer lengths (m)	300mm, foul sewer	300	£194.00	£58,200.00	£197.00	£59,100.00
Sewer lengths (m)	300mm, surface water sewer	300	£194.00	£58,200.00	£197.00	£59,100.00
Manholes	1350mm manholes	4	£3,623.00	£14,492.00	£3,677.00	£14,708.00
Sewer connection	Sewer connection 225mm-300mm	2	£894.00	£1,788.00	£907.00	£1,814.00
Estimated Value of Works (for calculation of processing fee & security)				£132,680.00		£134,722.00
Application Fee	Administration charges	1	£1,057.00	£1,057.00	£1,163.00	£1,163.00
Processing Fee	2.5% of estimated value of works	1	2.5%	£3,317.00		£3,368.05
Legal Fee for a sewer adoption		1	£559.00	£559.00	£579.00	£579.00
Legal fee for transfer of land or provision of an easement		1	£606.00	£606.00	£627.00	£627.00
Total other charges (excluding security)				£5,539.00		£5,737.05
Security (sewers)*	10% of estimated value of works	1	10%	£13,268.00		£13,472.20
Total sewer adoption charges (including security)				£18,807.00		£19,209.25
*80% released once we confirm work carried out to appropriate standard. Remaining released on adoption.						

% change in scheme charges						2.14%
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Sewer Connection

Charge Description	Scheme details	Quantity	Unit Charge 19/20	Total charge 19/20	Unit Charge 20/21	Total charge 20/21
Processing fee - developer connection	Administration and assessment of the application, site inspection of completed connection (where required)	1	£171.00	£171.00	£188.00	£188.00
Total charge				£171.00		£188.00

% change in scheme charges						9.94%
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Water connection - New Appointments and Variations (NAVs)

Charge Description	Scheme details	Quantity	Unit Charge 19/20	Total charge 19/20	Unit Charge 20/21	Total charge 20/21
Self-lay application fee		1	£206.00	£206.00	£227.00	£227.00
Application charge				£206.00		£227.00
Mains Connection (carried out by UU)	Surfaced 90mm branch connection (Includes up to 2m of pipework)	1	£4,163.00	£4,163.00	£4,429.00	£4,429.00
Piece up (carried out by UU)	unsurfaced 90mm piece-up connection	1	£785.00	£785.00	£782.00	£782.00
Construction charges				£4,948.00		£5,211.00
Income offset	No of plots	50				
(capped at total construction charge)	Max	£51,028.00	£866.00	-£43,300.00	moved to infrastructure for 20/21	
Total construction charges				-£38,352.00		£5,211.00
Building water	Based on metered charges	50				
Infrastructure	Water infrastructure charge	50	£350.00	£17,500.00	£302.00	£15,100.00
	Water infrastructure credit	0	-£350.00	£0.00	-£302.00	£0.00
	Sewerage infrastructure charge	50	£415.00	£20,750.00	£279.00	£13,950.00
	Sewerage infrastructure credit	0	-£415.00	£0.00	-£279.00	£0.00
Income offset	No of plots	50	deducted from requisition charges for 19/20		£751.00	-£37,550.00
Other charges				£38,250.00		-£8,500.00
Total charge				£104.00		-£3,062.00

% change in scheme charges						-3044.23%
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