

## **STATEMENT OF SIGNIFICANT CHANGES IN CHARGES FOR NEW CONNECTIONS AND NEW DEVELOPMENTS FOR 2022/23**

This statement is published in accordance with the Charging Rules for New Connection Services (English Undertakers) issued by the Water Services Regulation Authority under sections 51CD, 105ZF, 143B and 144ZA of the Water Industry Act 1991, effective from April 2022

Our Charging Arrangements for 2022/23 can be found on our websites at:

<https://www.nwl.co.uk/services/developers/our-charges/>, and

<https://www.eswater.co.uk/services/developers/our-charges/>

In response to Ofwat's requirement that infrastructure charges should be equal to network reinforcement costs over a five-year period, we have periodically reviewed our network reinforcement requirements and adjusted our infrastructure charges accordingly. We have reassessed our forecast of water network reinforcement requirements and determined that we will need to increase water infrastructure charges to fund the forecast reinforcement up to 31 March 2027. Consequently, we have increased our water infrastructure charges to £130 from £65 per house in the Northumbrian (NW) area and to £140 from £40 in our Essex & Suffolk (ESW) area for the charging year that begins on 1 April 2022. Further increases in water infrastructure charges will be required in both areas of supply and we have indicated this to customers in written correspondence, published on our website and in customer engagement events.

We have reviewed the forecast of network reinforcement expenditure that is anticipated on our sewerage network and propose to reduce our wastewater infrastructure charges, applicable Northumbrian area, from £235 per house in 2021/22 to £95 in 2022/23.

Our labour and contractor costs are affected by the volatile inflation that the UK is experiencing presently. To reflect this, many of our fees and charges have been increased in line with November 2021 Consumer Prices Index (CPIH) of 4.6%. We are also experiencing some significant increases in our materials costs such that we have increased many of our charges for the construction of new water mains by more than the rate of inflation.

We recently carried out a substantial review of service connection costs and revenue and this has indicated a need to increase charges, by more than inflation, for constructing service connections where the connection is made to an existing water main. This is so these service connection charges are more cost reflective.

Where relevant, the fees and charges for non-contestable work we provide to Self Lay Providers (SLP) and new appointee (NAV) customers are also subject to the same influencing factors on our costs. Consequently, our fees for services and charges for non-contestable work we undertake for SLPs and NAVs have increased accordingly.

We recognised that these changes in costs would have higher cost implications for some developments and therefore we have employed some handling strategies this year to mitigate some of the impact.

### **Handling strategies**

During our charging consultation with customers, we were aware of the impact that increased water infrastructure charges and service connection charges would have on the overall cost of supplying water infrastructure to new developments. We proposed:

- to phase increases in increases in water infrastructure charges over a 2-year period
- to phase price increases to service connection charges (for connections to existing mains) over a 2–3 year period

We were also conscious of the impact that a significant increase in mains construction charges could have on costs to customers. During the consultation, representatives of SLPs asked us to include cost increases in our mains construction charges for 2022/23, so we have not applied a handling strategy to these charges.

### Comparisons of 2022/3 charges with 2021/22 charges

We have set out in our Charging Arrangements worked examples of our new charges in accordance with Ofwat's document [Common Terms and Worked Examples - English New Connection Rules - Effective from April 2022](#). Within Appendices 1 and 2 of this statement we have included comparisons of our 2022/23 charges against our 2021/22 charges for the same worked examples.

The variance in the costs (based upon the installation of polyethylene mains and service connections) are summarised in the table below. The table shows the impacts after the handling strategies have been applied.

No.	Scenario description	Cost variance 22/23 v 21/22	
		NW	ESW
1	Single connection to a house from an existing main	+5%	+15%
2	Single connection to block of flats from an existing main	-3%	+22%
3	Medium housing development requiring new mains and communication pipes (excavation and reinstatement by others)	-5%	+6%
4	Medium housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company)	+1%	+10%
5	Large housing development requiring new mains and communication pipes (excavation and reinstatement by others)	-5%	+10%
6	Large housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company)	+19%	+26%

For Northumbrian customers, the increase in our water infrastructure charges is more than offset by the reduction in our wastewater infrastructure charges, such that in terms of infrastructure charges alone, customers will typically pay £75 less per connected property in 2022/23 compared to 2021/22. This net reduction in infrastructure charges is the significant factor affecting the overall cost to most developments.

Essex & Suffolk customers will typically pay £100 more per connected property in 2022/23 in terms of water infrastructure charges alone compared to 2021/22. With construction charges for service connections and water mains also increasing, all developments will be affected.

The handling strategies have had the effect of limiting increases to 10% or less for most of the development scenarios, compared with 2021/22 charges. However, for developments where there is a significant amount of water mains and service connections being constructed, and/or we are asked to excavate, the effect of increased construction charges becomes a significant influencing factor. Whilst the increases for scenario 6 are greater than 10%, it should be noted that it is extremely rare for a customer to ask us to excavate and reinstate the ground on developments of this type.

### Consultation

In November and December 2021, we consulted with our developer services customers (developers, SLPs and NAVs) and the Consumer Council for Water, about our charges. We responded to and considered the feedback we gathered. Examples of our consultation documents can be located on our webpages [2022/23 charges \(nwl.co.uk\)](#) and [2022/23 charges \(eswater.co.uk\)](#)

## Appendix 1

### Impact assessment of charges for 2022/23 in the Northumbrian area

#### Scenario 1

##### 2021/22 cost

Scenario 1: Single connection to a house from an existing main - Northumbrian Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges											
Y	Application fee	per application	1	116	116	116	116		45	45	
Y	Administration fee	per application	1	165	165	165	165		35	35	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Construction Charges											
Y	Connection	per connection	1	737	737	790	790	Y			
N	Pipework - Road surface	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	1					Y	46	46	
Other Charges											
Y	Water Regulations compliance fee	per connection	1	66	66	66	66	Y	29	29	
Y	Pre-occupancy charge	per property	1	32	32	32	32		32	32	
Y	Wastewater connection application fee	per application	1	106	106	106	106		106	106	
Y	Wastewater connection administration fee	per application	1	201	201	201	201		201	201	
Y	Self-lay legal fee	per application	1						58	58	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	1	65	65	65	65		65	65	
Y	Infrastructure Charge - Sewerage	per property	1	235	235	235	235		235	235	
Income Offset											
Y	Income Offset - Water	per property	1	0	0	0	0		0	0	
Y	Income Offset - Sewerage	per property	1	0	0	0	0		0	0	
TOTALS					1723		1776			852	

##### 2022/23 cost

Scenario 1: Single connection to a house from an existing main - Northumbrian Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges											
Y	Application fee	per application	1	122	122	122	122		48	48	
Y	Administration fee	per application	1	195	195	195	195		37	37	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Construction Charges											
Y	Connection	per connection	1	848	848	909	909	Y			
N	Pipework - Road surface	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	1					Y	49	49	
Other Charges											
Y	Water Regulations compliance fee	per connection	1	70	70	70	70	Y	31	31	
Y	Pre-occupancy charge	per property	1	35	35	35	35		35	35	
Y	Wastewater connection application fee	per application	1	111	111	111	111		111	111	
Y	Wastewater connection administration fee	per application	1	211	211	211	211		211	211	
Y	Self-lay legal fee	per application	1						61	61	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	1	130	130	130	130		130	130	
Y	Infrastructure Charge - Sewerage	per property	1	95	95	95	95		95	95	
Income Offset											
Y	Income Offset - Water	per property	1	0	0	0	0		0	0	
Y	Income Offset - Sewerage	per property	1	0	0	0	0		0	0	
TOTALS					1817		1878			808	

Variance = +5%

## Scenario 2

### 2021/22 cost

Scenario 2: Single connection to block of flats from an existing main - Northumbrian Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
<b>Pre-Construction Charges</b>											
Y	Application fee	per application	1	116	116	116	116		45	45	
Y	Administration fee	per application	1	165	165	165	165		35	35	
Y	Administration fee - service connection made at same time as another	per connection	9	39	351	39	351		35	315	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
<b>Construction Charges</b>											
Y	Connection	per connection	1	1636	1636	1797	1797	Y			
Y	Branch service connection or manifold connection	per connection	10	193	1930	246	2460	Y			
Y	Chlorination/pressure test	per connection	1	266	266	266	266	Y			
N	Pipework - Road surface	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	10					Y	46	460	
<b>Other Charges</b>											
Y	Water Regulations compliance fee (>32mm dia., domestic fittings)	per connection	1	408	408	408	408	Y	29	29	
Y	Pre-occupancy charge	per property	10	32	320	32	320		32	320	
Y	Wastewater connection application fee	per application	1	106	106	106	106		106	106	
Y	Wastewater connection administration fee	per application	1	201	201	201	201		201	201	
Y	Self-lay legal fee	per application	1						58	58	
<b>Infrastructure Charges</b>											
Y	Infrastructure Charge - Water	per property	10	65	650	65	650		65	650	
Y	Infrastructure Charge - Sewerage	per property	10	235	2350	235	2350		235	2350	
<b>Income Offset</b>											
Y	Income Offset - Water	per property	10	0	0	0	0		0	0	
Y	Income Offset - Sewerage	per property	10	0	0	0	0		0	0	
<b>TOTALS</b>					8499		9190			4569	

### 2022/23 cost

Scenario 2: Single connection to block of flats from an existing main - Northumbrian Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
<b>Pre-Construction Charges</b>											
Y	Application fee	per application	1	122	122	122	122		48	48	
Y	Administration fee	per application	1	195	195	195	195		37	37	
Y	Administration fee - service connection made at same time as another	per connection	9	41	369	41	369		37	333	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
<b>Construction Charges</b>											
Y	Connection	per connection	1	1883	1883	2068	2068	Y			
Y	Branch service connection or manifold connection	per connection	10	202	2020	202	2020	Y			
Y	Chlorination/pressure test	per connection	1	266	266	266	266	Y			
N	Pipework - Road surface	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	10					Y	49	490	
<b>Other Charges</b>											
Y	Water Regulations compliance fee (>32mm dia., domestic fittings)	per connection	1	427	427	427	427	Y	31	31	
Y	Pre-occupancy charge	per property	10	35	350	35	350		35	350	
Y	Wastewater connection application fee	per application	1	111	111	111	111		111	111	
Y	Wastewater connection administration fee	per application	1	211	211	211	211		211	211	
Y	Self-lay legal fee	per application	1						61	61	
<b>Infrastructure Charges</b>											
Y	Infrastructure Charge - Water	per property	10	130	1300	130	1300		130	1300	
Y	Infrastructure Charge - Sewerage	per property	10	95	950	95	950		95	950	
<b>Income Offset</b>											
Y	Income Offset - Water	per property	10	0	0	0	0		0	0	
Y	Income Offset - Sewerage	per property	10	0	0	0	0		0	0	
<b>TOTALS</b>					8204		8389			3922	

Variance = -3%

## Scenario 3

### 2021/22 cost

Scenario 3: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by others) - Northumbrian Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges - connection											
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Y	Administration fee	per connection	50	43	2450	43	2450		35	1750	
Y	Design fee	per 20 connections or part thereof	2	68	138	68	136	Y			
Pre-Construction Charges - mains											
Y	Application fee	per application	1	104	104	104	104		104	104	
Y	Administration fee	per application	1	445	445	445	445		333	333	
Y	Design fee	per application	1	375	375	375	375	Y	198	198	
Construction Charges - connection											
Y	Connection	per connection	50	247	12350	307	15350	Y			
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	50					Y	46	2300	
Construction Charges - mains											
Y	Connection	per connection	1					N	2213	2213	
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	165	1650	174	1740	Y			
Y	Pipework - construct 125 mm diameter water main	per metre	190	47	8930	56	10640	Y			
Y	Pipework - construct 90 mm diameter water main	per metre	100	43	4300	52	5200	Y			
Y	Traffic management - road closure	Per closure	1	1763	1763	1763	1763	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	78	624	78	624	Y			
Y	Trial hole	per excavation	1	340	340	340	340	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	50	29	1450	29	1450	Y	29	1450	
Y	Pre-occupancy charge	per property	50	32	1600	32	1600			1600	
Y	Wastewater connection application fee	per application	1	106	106	106	106		106	106	
Y	Wastewater connection administration fee	per application	1	201	201	201	201		201	201	
Y	Self-lay legal fee	per application	1						58	58	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	50	65	3250	65	3250		65	3250	
Y	Infrastructure Charge - Sewerage	per property	50	235	11750	235	11750		235	11750	
Income Offset											
Y	Income Offset - Water	per property	50	0	0	0	0		0	0	
Y	Income Offset - Sewerage	per property	50	0	0	0	0		0	0	
<b>TOTALS</b>						51824		57524		25313	

### 2022/23 cost

Scenario 3: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by others) - Northumbrian Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges - connection											
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Y	Administration fee	per connection	50	52	2600	52	2600		37	1850	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Pre-Construction Charges - mains											
Y	Application fee	per application	1	108	108	108	108		108	108	
Y	Administration fee	per application	1	469	469	469	469		349	349	
Y	Design fee	per application	1	332	332	332	332	Y	208	208	
Y	Design fee	per 20 connections or part thereof	3	72	216	72	216	Y			
Construction Charges - connection											
Y	Connection	per connection	50	259	12950	322	16100	Y			
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	50					Y	49	2450	
Construction Charges - mains											
Y	Connection	per connection	1					N	2816	2816	
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	180	1800	189	1890	Y			
Y	Pipework - construct 125 mm diameter water main	per metre	190	47	8930	56	10640	Y			
Y	Pipework - construct 90 mm diameter water main	per metre	100	44	4400	53	5300	Y			
Y	Traffic management - highway authority closure fee	Per closure	1	1497	1497	1497	1497	Y			
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	168	168	168	168	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	82	656	82	656	Y			
Y	Trial hole	per excavation	1	365	365	365	365	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	50	31	1550	31	1550	Y	31	1550	
Y	Pre-occupancy charge	per property	50	35	1750	35	1750		35	1750	
Y	Wastewater connection application fee	per application	1	111	111	111	111		111	111	
Y	Wastewater connection administration fee	per application	1	211	211	211	211		211	211	
Y	Self-lay legal fee	per application	1						61	61	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	50	130	6500	130	6500		130	6500	
Y	Infrastructure Charge - Sewerage	per property	50	95	4750	95	4750		95	4750	
Income Offset											
Y	Income Offset - Water	per property	50	0	0	0	0		0	0	
Y	Income Offset - Sewerage	per property	50	0	0	0	0		0	0	
<b>TOTALS</b>						49363		55213		22714	

Variance = -5%

## Scenario 4

### 2021/22 cost

Scenario 4: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company) - Northumbrian Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
<b>Pre-Construction Charges - connection</b>											
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Y	Administration fee	per connection	50	49	2450	49	2450		35	1750	
Y	Design fee	per 20 connections or part thereof	2	88	136	88	136	Y			
<b>Pre-Construction Charges - mains</b>											
Y	Application fee	per application	1	104	104	104	104		104	104	
Y	Administration fee	per application	1	445	445	445	445		333	333	
Y	Design fee	per application	1	375	375	375	375	Y	198	198	
<b>Construction Charges - connection</b>											
Y	Connection	per connection	50	445	22250	498	24900	Y			
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	50					Y	46	2300	
<b>Construction Charges - mains</b>											
Y	Connection	per connection	1					N	2213	2213	
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	165	1650	174	1740	Y			
Y	Pipework - construct 125 mm diameter water main - footpath	per metre	50	165	8250	174	8700	Y			
Y	Pipework - construct 125 mm diameter water main - unmade ground	per metre	140	69	9660	78	10920	Y			
Y	Pipework - construct 90 mm diameter water main - unmade ground	per metre	100	65	6500	74	7400	Y			
Y	Traffic management - road closure	Per closure	1	1763	1763	1763	1763	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	78	624	78	624	Y			
Y	Trial hole	per excavation	1	340	340	340	340	Y			
<b>Other Charges</b>											
Y	Water Regulations compliance fee	per connection	50	29	1450	29	1450	Y	29	1450	
Y	Pre-occupancy charge	per property	50	32	1600	32	1600		32	1600	
Y	Wastewater connection application fee	per application	1	106	106	106	106		106	106	
Y	Wastewater connection administration fee	per application	1	201	201	201	201		201	201	
Y	Self-lay legal fee	per application	1						58	58	
<b>Infrastructure Charges</b>											
Y	Infrastructure Charge - Water	per property	50	65	3250	65	3250		65	3250	
Y	Infrastructure Charge - Sewerage	per property	50	235	11750	235	11750		235	11750	
<b>Income Offset</b>											
Y	Income Offset - Water	per property	50	0	0	0	0		0	0	
Y	Income Offset - Sewerage	per property	50	0	0	0	0		0	0	
<b>TOTALS</b>						72904		78254		25313	

### 2022/23 cost

Scenario 4: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company) - Northumbrian Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
<b>Pre-Construction Charges - connection</b>											
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Y	Administration fee	per connection	50	52	2600	52	2600		37	1850	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
<b>Pre-Construction Charges - mains</b>											
Y	Application fee	per application	1	108	108	108	108		108	108	
Y	Administration fee	per application	1	469	469	469	469		349	349	
Y	Design fee	per application	1	332	332	332	332	Y	208	208	
N	Design fee	per 20 connections or part thereof	3	72	216	72	216	Y			
<b>Construction Charges - connection</b>											
Y	Connection	per connection	50	495	24750	547	27350	Y			
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	50					Y	49	2450	
<b>Construction Charges - mains</b>											
Y	Connection	per connection	1					N	2816	2816	
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	180	1800	189	1890	Y			
Y	Pipework - construct 125 mm diameter water main - footpath	per metre	50	180	9000	189	9450	Y			
Y	Pipework - construct 125 mm diameter water main - unmade ground	per metre	140	72	10080	81	11340	Y			
Y	Pipework - construct 90 mm diameter water main - unmade ground	per metre	100	69	6900	78	7800	Y			
Y	Traffic management - highway authority closure fee	Per closure	1	1497	1497	1497	1497	Y			
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	168	168	168	168	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	82	656	82	656	Y			
Y	Trial hole	per excavation	1	365	365	365	365	Y			
<b>Other Charges</b>											
Y	Water Regulations compliance fee	per connection	50	31	1550	31	1550	Y	31	1550	
Y	Pre-occupancy charge	per property	50	35	1750	35	1750		35	1750	
Y	Wastewater connection application fee	per application	1	111	111	111	111		111	111	
Y	Wastewater connection administration fee	per application	1	211	211	211	211		211	211	
Y	Self-lay legal fee	per application	1						61	61	
<b>Infrastructure Charges</b>											
Y	Infrastructure Charge - Water	per property	50	130	6500	130	6500		130	6500	
Y	Infrastructure Charge - Sewerage	per property	50	95	4750	95	4750		95	4750	
<b>Income Offset</b>											
Y	Income Offset - Water	per property	50	0	0	0	0		0	0	
Y	Income Offset - Sewerage	per property	50	0	0	0	0		0	0	
<b>TOTALS</b>						73813		79113		22714	

Variance = +1%

## Scenario 5

### 2021/22 cost

Scenario 5: Large housing development requiring new mains and communication pipes (excavation and reinstatement by others) - Northumbrian Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges - connection											
N	Application fee	per application		N/A	N/A	N/A	N/A		N/A	N/A	
Y	Administration fee	per connection	200	49	9800	49	9800		35	7000	
Y	Design fee	per 20 connections or part thereof	9	68	612	68	612	Y			
Pre-Construction Charges - mains											
Y	Application fee	per application	1	104	104	104	104		104	104	
Y	Administration fee	per application	1	445	445	445	445		333	333	
Y	Design fee	per application	1	375	375	375	375	Y	198	198	
Construction Charges - connection											
Y	Connection	per connection	200	247	49400	307	61400	Y			
N	Pipework	per metre		N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage		N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	200					Y	46	9200	
Construction Charges - mains											
Y	Connection	per connection	1					N	2899	2899	
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	199	3980	208	4160	Y			
Y	Pipework - construct 180 mm diameter water main	per metre	100	62	6200	75	7500	Y			
Y	Pipework - construct 125 mm diameter water main	per metre	480	47	22560	56	26880	Y			
Y	Pipework - construct 90 mm diameter water main	per metre	400	43	17200	52	20800	Y			
Y	Traffic management - road closure	Per closure	1	1763	1763	1763	1763	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	78	624	78	624	Y			
Y	Trial hole	per excavation	2	340	680	340	680	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	200	29	5800	29	5800	Y	29	5800	
Y	Pre-occupancy charge	per property	200	32	6400	32	6400		32	6400	
Y	Wastewater connection application fee	per application	1	106	106	106	106		106	106	
Y	Wastewater connection administration fee	per application	1	201	201	201	201		201	201	
Y	Self-lay legal fee	per application	1						58	58	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	200	65	13000	65	13000		65	13000	
Y	Infrastructure Charge - Sewerage	per property	200	235	47000	235	47000		235	47000	
Income Offset											
Y	Income Offset - Water	per property	200	0	0	0	0		0	0	
Y	Income Offset - Sewerage	per property	200	0	0	0	0		0	0	
TOTALS					186250		207650			92299	

### 2022/23 cost

Scenario 5: Large housing development requiring new mains and communication pipes (excavation and reinstatement by others) - Northumbrian Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges - connection											
N	Application fee	per application		N/A	N/A	N/A	N/A		N/A	N/A	
Y	Administration fee	per connection	200	52	10400	52	10400		37	7400	
N	Design fee	per application		N/A	N/A	N/A	N/A	Y			
Pre-Construction Charges - mains											
Y	Application fee	per application	1	108	108	108	108		108	108	
Y	Administration fee	per application	1	469	469	469	469		349	349	
Y	Design fee	per application	1	332	332	332	332	Y	208	208	
Y	Design fee	per 20 connections or part thereof	10	72	720	72	720	Y			
Construction Charges - connection											
Y	Connection	per connection	200	259	51800	322	64400	Y			
N	Pipework	per metre		N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage		N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	200					Y	49	9800	
Construction Charges - mains											
Y	Connection	per connection	1					N	3792	3792	
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	227	4540	242	4840	Y			
Y	Pipework - construct 180 mm diameter water main	per metre	100	73	7300	87	8700	Y			
Y	Pipework - construct 125 mm diameter water main	per metre	480	47	22560	56	26880	Y			
Y	Pipework - construct 90 mm diameter water main	per metre	400	44	17600	53	21200	Y			
Y	Traffic management - highway authority closure fee	Per closure	1	1497	1497	1497	1497	Y			
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	168	168	168	168	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	82	656	82	656	Y			
Y	Trial hole	per excavation	2	365	730	365	730	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	200	31	6200	31	6200	Y	31	6200	
Y	Pre-occupancy charge	per property	200	35	7000	35	7000		35	7000	
Y	Wastewater connection application fee	per application	1	111	111	111	111		111	111	
Y	Wastewater connection administration fee	per application	1	211	211	211	211		211	211	
Y	Self-lay legal fee	per application	1						61	61	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	200	130	26000	130	26000		130	26000	
Y	Infrastructure Charge - Sewerage	per property	200	95	19000	95	19000		95	19000	
Income Offset											
Y	Income Offset - Water	per property	200	0	0	0	0		0	0	
Y	Income Offset - Sewerage	per property	200	0	0	0	0		0	0	
TOTALS					177402		199622			80240	

Variance = -5%

## Scenario 6

### 2021/22 cost

Scenario 6: Large housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company) - Northumbrian Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges - connection											
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Y	Administration fee	per connection	200	49	9800	49	9800		35	7000	
Y	Design fee	per 20 connections or part thereof	9	68	612	68	612	Y			
Pre-Construction Charges - mains											
Y	Application fee	per application	1	104	104	104	104		104	104	
Y	Administration fee	per application	1	445	445	445	445		333	333	
Y	Design fee	per application	1	375	375	375	375	Y	198	198	
Construction Charges - connection											
Y	Connection	per connection	200	247	49400	307	61400	Y			
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	200					Y	46	9200	
Construction Charges - mains											
Y	Connection	per connection	1					N	2899	2899	
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	199	3980	212	4240	Y			
Y	Pipework - construct 180 mm diameter water main - footpath	per metre	100	199	19900	212	21200	Y			
Y	Pipework - construct 125 mm diameter water main	per metre	480	69	33120	78	37440	Y			
Y	Pipework - construct 90 mm diameter water main	per metre	400	65	26000	74	29600	Y			
Y	Traffic management - road closure	Per closure	1	1763	1763	1763	1763	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	78	624	78	624	Y			
Y	Trial hole	per excavation	2	340	680	340	680	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	200	29	5800	29	5800	Y	29	5800	
Y	Pre-occupancy charge	per property	200	32	6400	32	6400		32	6400	
Y	Wastewater connection application fee	per application	1	106	106	106	106		106	106	
Y	Wastewater connection administration fee	per application	1	201	201	201	201		201	201	
Y	Self-lay legal fee	per application	1						58	58	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	200	65	13000	65	13000		65	13000	
Y	Infrastructure Charge - Sewerage	per property	200	235	47000	235	47000		235	47000	
Income Offset											
Y	Income Offset - Water	per property	200	0	0	0	0		0	0	
Y	Income Offset - Sewerage	per property	200	0	0	0	0		0	0	
TOTALS						219310		240790		92299	

### 2022/23 cost

Scenario 6: Large housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company) - Northumbrian Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges - connection											
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Y	Administration fee	per connection	200	52	10400	52	10400		37	7400	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Pre-Construction Charges - mains											
Y	Application fee	per application	1	108	108	108	108		108	108	
Y	Administration fee	per application	1	469	469	469	469		349	349	
Y	Design fee	per application	1	332	332	332	332	Y	208	208	
Y	Design fee	per 20 connections or part thereof	10	72	720	72	720	Y			
Construction Charges - connection											
Y	Connection	per connection	200	495	99000	547	109400	Y			
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	200					Y	49	9800	
Construction Charges - mains											
Y	Connection	per connection	1					N	3792	3792	
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	227	4540	242	4840	Y			
Y	Pipework - construct 180 mm diameter water main - footpath	per metre	100	227	22700	242	24200	Y			
Y	Pipework - construct 125 mm diameter water main	per metre	480	72	34560	81	38880	Y			
Y	Pipework - construct 90 mm diameter water main	per metre	400	69	27600	78	31200	Y			
Y	Traffic management - highway authority closure fee	Per closure	1	1497	1497	1497	1497	Y			
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	168	168	168	168	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	82	656	82	656	Y			
Y	Trial hole	per excavation	2	365	730	365	730	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	200	31	6200	31	6200	Y	31	6200	
Y	Pre-occupancy charge	per property	200	35	7000	35	7000		35	7000	
Y	Wastewater connection application fee	per application	1	111	111	111	111		111	111	
Y	Wastewater connection administration fee	per application	1	211	211	211	211		211	211	
Y	Self-lay legal fee	per application	1						61	61	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	200	130	26000	130	26000		130	26000	
Y	Infrastructure Charge - Sewerage	per property	200	95	19000	95	19000		95	19000	
Income Offset											
Y	Income Offset - Water	per property	200	0	0	0	0		0	0	
Y	Income Offset - Sewerage	per property	200	0	0	0	0		0	0	
TOTALS						262002		282122		80240	

Variance = +19%



## Appendix 2

### Impact assessment of charges for 2022/23 in the Essex & Suffolk area

#### Scenario 1

#### 2021/22 cost

Scenario 1: Single connection to a house from an existing main - Essex & Suffolk Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges											
Y	Application fee	per application	1	116	116	116	116		45	45	
Y	Administration fee	per application	1	165	165	165	165		35	35	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Construction Charges											
Y	Connection	per connection	1	1205	1205	1258	1258	Y			
N	Pipework - Road surface	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	1					Y	46	46	
Other Charges											
Y	Water Regulations compliance fee	per connection	1	66	66	66	66	Y	29	29	
Y	Pre-occupancy charge	per property	1	21	21	21	21		21	21	
Y	Self-lay legal fee	per application	1						58	58	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	1	40	40	40	40		40	40	
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Income Offset											
Y	Income Offset - Water	per property	1	0	0	0	0		0	0	
N	Income Offset - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
<b>TOTALS</b>					<b>1613</b>		<b>1666</b>			<b>274</b>	

#### 2022/23 cost

Scenario 1: Single connection to a house from an existing main - Essex & Suffolk Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges											
Y	Application fee	per application	1	122	122	122	122		48	48	
Y	Administration fee	per application	1	195	195	195	195		37	37	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Construction Charges											
Y	Connection	per connection	1	1311	1311	1369	1369	Y			
N	Pipework - Road surface	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	1					Y	49	49	
Other Charges											
Y	Water Regulations compliance fee	per connection	1	70	70	70	70	Y	31	31	
Y	Pre-occupancy charge	per property	1	23	23	23	23		23	23	
Y	Self-lay legal fee	per application	1						61	61	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	1	140	140	140	140		140	140	
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Income Offset											
Y	Income Offset - Water	per property	1	0	0	0	0		0	0	
N	Income Offset - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
<b>TOTALS</b>					<b>1861</b>		<b>1919</b>			<b>389</b>	

Variance = +15%

## Scenario 2

### 2021/22 cost

Scenario 2: Single connection to block of flats from an existing main - Essex & Suffolk Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges											
Y	Application fee	per application	1	116	116	116	116		45	45	
Y	Administration fee	per application	1	165	165	165	165		35	35	
Y	Administration fee - service connection made at same time as another	per connection	9	39	351	39	351		35	315	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Construction Charges											
Y	Connection	per connection	1	2104	2104	2265	2265	Y			
Y	Branch service connection or manifold connection	per connection	10	217	2170	276	2760	Y			
Y	Chlorination/pressure test	per connection	1	266	266	266	266	Y			
N	Pipework - Road surface	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	10					Y	46	460	
Other Charges											
Y	Water Regulations compliance fee (>32mm dia., domestic fittings)	per connection	1	408	408	408	408	Y	29	29	
Y	Pre-occupancy charge	per property	10	21	210	21	210		21	210	
Y	Self-lay legal fee	per application	1						58	58	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	10	40	400	40	400		40	400	
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Income Offset											
Y	Income Offset - Water	per property	10	0	0	0	0		0	0	
N	Income Offset - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
<b>TOTALS</b>					6190		6941			1552	

### 2022/23 cost

Scenario 2: Single connection to block of flats from an existing main - Essex & Suffolk Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges											
Y	Application fee	per application	1	122	122	122	122		48	48	
Y	Administration fee	per application	1	195	195	195	195		37	37	
Y	Administration fee - service connection made at same time as another	per connection	9	41	369	41	369		37	333	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Construction Charges											
Y	Connection	per connection	1	2289	2289	2464	2464	Y			
Y	Branch service connection or manifold connection	per connection	10	227	2270	227	2270	Y			
Y	Chlorination/pressure test	per connection	1	266	266	266	266	Y			
N	Pipework - Road surface	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	10					Y	49	490	
Other Charges											
Y	Water Regulations compliance fee (>32mm dia., domestic fittings)	per connection	1	427	427	427	427	Y	31	31	
Y	Pre-occupancy charge	per property	10	23	230	23	230		23	230	
Y	Self-lay legal fee	per application	1						58	58	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	10	140	1400	140	1400		140	1400	
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Income Offset											
Y	Income Offset - Water	per property	10	0	0	0	0		0	0	
N	Income Offset - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
<b>TOTALS</b>					7568		7743			2627	

Variance = +22%

## Scenario 3

### 2021/22 cost

Scenario 3: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by others) - Essex & Suffolk Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges - connection											
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Y	Administration fee	per connection	50	49	2450		49		35	1750	
Y	Design fee	per 20 connections or part thereof	2	68	136		68	Y			
Pre-Construction Charges - mains											
Y	Application fee	per application	1	104	104		104		104	104	
Y	Administration fee	per application	1	445	445		445		333	333	
Y	Design fee	per application	1	375	375		375	Y	198	198	
Construction Charges - connection											
Y	Connection	per connection	50	265	13250		324		16200		
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	50					Y	46	2300	
Construction Charges - mains											
Y	Connection	per connection	1					N	2945	2945	
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	232	2320		248		2480		
Y	Pipework - construct 125 mm diameter water main	per metre	190	68	12920		78		14620		
Y	Pipework - construct 90 mm diameter water main	per metre	100	60	6000		69		6900		
Y	Traffic management - road closure	Per closure	1	2421	2421		2421	Y	2421		
Y	Traffic management - parking bay suspensions	Per suspension	8	99	792		99		792		
Y	Trial hole	per excavation	1	340	340		340	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	50	29	1450		29		1450		
Y	Pre-occupancy charge	per property	50	21	1050		21		1050		
Y	Self-lay legal fee	per application	1						58	58	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	50	65	3250		65		3250		
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A		N/A		N/A	N/A	
Income Offset											
Y	Income Offset - Water	per property	50	0	0		0		0	0	
N	Income Offset - Sewerage	per property	N/A	N/A	N/A		N/A		N/A	N/A	
<b>TOTALS</b>					<b>47303</b>		<b>53213</b>			<b>13438</b>	

### 2022/23 cost

Scenario 3: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by others) - Essex & Suffolk Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges - connection											
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Y	Administration fee	per connection	50	52	2600		52		37	1850	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Pre-Construction Charges - mains											
Y	Application fee	per application	1	108	108		108		108	108	
Y	Administration fee	per application	1	469	469		469		349	349	
Y	Design fee	per application	1	332	332		332	Y	208	208	
Y	Design fee	per 20 connections or part thereof	3	72	216		72	Y			
Construction Charges - connection											
Y	Connection	per connection	50	278	13900		339		16950		
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	50					Y	49	2450	
Construction Charges - mains											
Y	Connection	per connection	1					N	3365	3365	
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	257	2570		267		2670		
Y	Pipework - construct 125 mm diameter water main	per metre	190	60	11400		70		13300		
Y	Pipework - construct 90 mm diameter water main	per metre	100	66	6600		66		6600		
Y	Traffic management - highway authority closure fee	Per closure	1	2096	2096		2096	Y	2096		
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	168	168		168		168		
Y	Traffic management - parking bay suspensions	Per suspension	8	104	832		104		832		
Y	Trial hole	per excavation	1	365	365		365	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	50	31	1550		31		1550		
Y	Pre-occupancy charge	per property	50	23	1150		23		1150		
Y	Self-lay legal fee	per application	1						61	61	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	50	140	7000		140		7000		
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A		N/A		N/A	N/A	
Income Offset											
Y	Income Offset - Water	per property	50	0	0		0		0	0	
N	Income Offset - Sewerage	per property	N/A	N/A	N/A		N/A		N/A	N/A	
<b>TOTALS</b>					<b>50356</b>		<b>56406</b>			<b>18091</b>	

Variance = +6%

## Scenario 4

### 2021/22 cost

Scenario 4: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company) - Essex & Suffolk Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges - connection											
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Y	Administration fee	per connection	50	49	2450	49	2450		35	1750	
Y	Design fee	per 20 connections or part thereof	2	68	136	68	136	Y			
Pre-Construction Charges - mains											
Y	Application fee	per application	1	104	104	104	104		104	104	
Y	Administration fee	per application	1	445	445	445	445		333	333	
Y	Design fee	per application	1	375	375	375	375	Y	196	196	
Construction Charges - connection											
Y	Connection	per connection	50	482	24100	527	26350	Y			
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	50					Y	46	2300	
Construction Charges - mains											
Y	Connection	per connection	1					N	2945	2945	
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	232	2320	248	2480	Y			
Y	Pipework - construct 125 mm diameter water main - footpath	per metre	50	232	11600	248	12400	Y			
Y	Pipework - construct 125 mm diameter water main - unmade ground	per metre	140	100	14000	110	15400	Y			
Y	Pipework - construct 90 mm diameter water main - unmade ground	per metre	100	89	8900	98	9800	Y			
Y	Traffic management - road closure	Per closure	1	2421	2421	2421	2421	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	99	792	99	792	Y			
Y	Trial hole	per excavation	1	340	340	340	340	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	50	29	1450	29	1450	Y	29	1450	
Y	Pre-occupancy charge	per property	50	21	1050	21	1050		21	1050	
Y	Self-lay legal fee	per application	1						58	58	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	50	65	3250	65	3250		65	3250	
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Income Offset											
Y	Income Offset - Water	per property	50	0	0	0	0		0	0	
N	Income Offset - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
TOTALS						73733		73243		13438	

### 2022/23 cost

Scenario 4: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company) - Essex & Suffolk Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges - connection											
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Y	Administration fee	per connection	50	52	2600	52	2600		37	1850	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Pre-Construction Charges - mains											
Y	Application fee	per application	1	108	108	108	108		108	108	
Y	Administration fee	per application	1	469	469	469	469		349	349	
Y	Design fee	per application	1	332	332	332	332	Y	208	208	
Y	Design fee	per 20 connections or part thereof	3	72	216	72	216	Y			
Construction Charges - connection											
Y	Connection	per connection	50	525	26250	574	28700	Y			
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	50					Y	49	2450	
Construction Charges - mains											
Y	Connection	per connection	1					N	3365	3365	
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	257	2570	267	2670	Y			
Y	Pipework - construct 125 mm diameter water main - footpath	per metre	50	257	12850	267	13350	Y			
Y	Pipework - construct 125 mm diameter water main - unmade ground	per metre	140	97	13580	107	14980	Y			
Y	Pipework - construct 90 mm diameter water main - unmade ground	per metre	100	93	9300	103	10300	Y			
Y	Traffic management - highway authority closure fee	Per closure	1	2096	2096	2096	2096	Y			
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	168	168	168	168	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	104	832	104	832	Y			
Y	Trial hole	per excavation	1	365	365	365	365	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	50	31	1550	31	1550	Y	31	1550	
Y	Pre-occupancy charge	per property	50	23	1150	23	1150		23	1150	
Y	Self-lay legal fee	per application	1						61	61	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	50	140	7000	140	7000		140	7000	
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Income Offset											
Y	Income Offset - Water	per property	50	0	0	0	0		0	0	
N	Income Offset - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
TOTALS						81436		86886		18091	

Variance = +10%

## Scenario 5

### 2021/22 cost

Scenario 5: Large housing development requiring new mains and communication pipes (excavation and reinstatement by others) - Essex & Suffolk Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges - connection											
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Y	Administration fee	per connection	200	49	9800	49	9800		35	7000	
Y	Design fee	per 20 connections or part thereof	9	68	612	68	612	Y			
Pre-Construction Charges - mains											
Y	Application fee	per application	1	104	104	104	104		104	104	
Y	Administration fee	per application	1	445	445	445	445		333	333	
Y	Design fee	per application	1	375	375	375	375	Y	198	198	
Construction Charges - connection											
Y	Connection	per connection	200	265	53000	324	64800	Y			
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	200					Y	46	9200	
Construction Charges - mains											
Y	Connection	per connection	1					N	3902	3902	
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	267	5340	298	5960	Y			
Y	Pipework - construct 180 mm diameter water main	per metre	100	78	7800	91	9100	Y			
Y	Pipework - construct 125 mm diameter water main	per metre	480	68	32640	78	37440	Y			
Y	Pipework - construct 90 mm diameter water main	per metre	400	60	24000	69	27600	Y			
Y	Traffic management - road closure	Per closure	1	2421	2421	2421	2421	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	99	792	99	792	Y			
Y	Trial hole	per excavation	2	340	680	340	680	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	200	29	5800	29	5800	Y	29	5800	
Y	Pre-occupancy charge	per property	200	21	4200	21	4200		21	4200	
Y	Self-lay legal fee	per application	1						58	58	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	200	65	13000	65	13000		65	13000	
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Income Offset											
Y	Income Offset - Water	per property	200	0	0	0	0		0	0	
N	Income Offset - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
TOTALS					161009		183129			43795	

### 2022/23 cost

Scenario 5: Large housing development requiring new mains and communication pipes (excavation and reinstatement by others) - Essex & Suffolk Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges - connection											
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Y	Administration fee	per connection	200	52	10400	52	10400		37	7400	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Pre-Construction Charges - mains											
Y	Application fee	per application	1	108	108	108	108		108	108	
Y	Administration fee	per application	1	469	469	469	469		349	349	
Y	Design fee	per application	1	332	332	332	332	Y	208	208	
Y	Design fee	per 20 connections or part thereof	10	72	720	72	720	Y			
Construction Charges - connection											
Y	Connection	per connection	200	278	55600	339	67800	Y			
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	200					Y	49	9800	
Construction Charges - mains											
Y	Connection	per connection	1					N	4580	4580	
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	318	6360	334	6680	Y			
Y	Pipework - construct 180 mm diameter water main	per metre	100	90	9000	106	10600	Y			
Y	Pipework - construct 125 mm diameter water main	per metre	480	60	28800	70	33600	Y			
Y	Pipework - construct 90 mm diameter water main	per metre	400	56	22400	66	26400	Y			
Y	Traffic management - highway authority closure fee	Per closure	1	2096	2096	2096	2096	Y			
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	168	168	168	168	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	104	832	104	832	Y			
Y	Trial hole	per excavation	2	365	730	365	730	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	200	31	6200	31	6200	Y	31	6200	
Y	Pre-occupancy charge	per property	200	23	4600	23	4600		23	4600	
Y	Self-lay legal fee	per application	1						61	61	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	200	140	28000	140	28000		140	28000	
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Income Offset											
Y	Income Offset - Water	per property	200	0	0	0	0		0	0	
N	Income Offset - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
TOTALS					176815		199735			61306	

Variance = +10%

## Scenario 6

### 2021/22 cost

Scenario 6: Large housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company) - Essex & Suffolk Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges - connection											
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Y	Administration fee	per connection	200	49	9800	49	9800		35	7000	
Y	Design fee	per 20 connections or part thereof	9	68	612	68	612	Y			
Pre-Construction Charges - mains											
Y	Application fee	per application	1	104	104	104	104		104	104	
Y	Administration fee	per application	1	445	445	445	445		333	333	
Y	Design fee	per application	1	375	375	375	375	Y	198	198	
Construction Charges - connection											
Y	Connection	per connection	200	482	96400	527	105400	Y			
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	200					Y	46	9200	
Construction Charges - mains											
Y	Connection	per connection	1					N	3902	3902	
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	267	5340	298	5960	Y			
Y	Pipework - construct 180 mm diameter water main - footpath	per metre	100	267	26700	298	29800	Y			
Y	Pipework - construct 125 mm diameter water main	per metre	480	68	32640	78	37440	Y			
Y	Pipework - construct 90 mm diameter water main	per metre	400	60	24000	69	27600	Y			
Y	Traffic management - road closure	Per closure	1	2421	2421	2421	2421	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	99	792	99	792	Y			
Y	Trial hole	per excavation	2	340	680	340	680	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	200	29	5800	29	5800	Y	29	5800	
Y	Pre-occupancy charge	per property	200	21	4200	21	4200		21	4200	
Y	Self-lay legal fee	per application	1						58	58	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	200	65	13000	65	13000		65	13000	
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Income Offset											
Y	Income Offset - Water	per property	200	0	0	0	0		0	0	
N	Income Offset - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
<b>TOTALS</b>						223309		244429		43795	

### 2022/23 cost

Scenario 6: Large housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company) - Essex & Suffolk Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charges - connection											
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Y	Administration fee	per connection	200	52	10400	52	10400		37	7400	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
Pre-Construction Charges - mains											
Y	Application fee	per application	1	108	108	108	108		108	108	
Y	Administration fee	per application	1	469	469	469	469		349	349	
Y	Design fee	per application	1	332	332	332	332	Y	208	208	
Y	Design fee	per 20 connections or part thereof	10	72	720	72	720	Y			
Construction Charges - connection											
Y	Connection	per connection	200	525	105000	574	114800	Y			
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	200					Y	49	9800	
Construction Charges - mains											
Y	Connection	per connection	1					N	4580	4580	
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	318	6360	334	6680	Y			
Y	Pipework - construct 180 mm diameter water main - footpath	per metre	100	318	31800	334	33400	Y			
Y	Pipework - construct 125 mm diameter water main	per metre	480	97	46560	107	51360	Y			
Y	Pipework - construct 90 mm diameter water main	per metre	400	93	37200	103	41200	Y			
Y	Traffic management - highway authority closure fee	Per closure	1	2096	2096	2096	2096	Y			
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	168	168	168	168	Y			
Y	Traffic management - parking bay suspensions	Per suspension	8	104	832	104	832	Y			
Y	Trial hole	per excavation	2	365	730	365	730	Y			
Other Charges											
Y	Water Regulations compliance fee	per connection	200	31	6200	31	6200	Y	31	6200	
Y	Pre-occupancy charge	per property	200	23	4600	23	4600		23	4600	
Y	Self-lay legal fee	per application	1						61	61	
Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	200	140	28000	140	28000		140	28000	
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Income Offset											
Y	Income Offset - Water	per property	200	0	0	0	0		0	0	
N	Income Offset - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
<b>TOTALS</b>						281575		302095		61306	

Variance = +26%