

# Severn Trent Charging Arrangements for Development Services and New Connections

1 April 2021 to 31 March 2022

WONDERFUL ON TAP



Developer Services New Connections Charging .....	1
About this document .....	3
Section 1 - Introduction .....	5
Section 2 – Choice within the connections market .....	7
Section 3 - Charging Arrangement Principles .....	9
New Connection application fees, initial enquiry and requote charges.....	12
Infrastructure charges, Income Offset and the Environmental Discount Scheme .....	17
Service Connections .....	22
Meter Charges .....	27
Mains Requisitions.....	29
SLPs .....	38
NAVs.....	41
New Appointments and Variations.....	41
Sewer charges .....	45
Section 4 – typical scenario worked examples of connection charging .....	52
Glossary.....	68
Appendix 1 .....	72

# About this document

This Charging Arrangement Document is relevant to all our developer customers and defines the way that we'll charge for all aspects associated with new developments and new connections for water and sewerage. Our charges have been developed in line with guidance from the Department for Environment Food and Rural Affairs (Defra<sup>1</sup>) and The Water Services Regulation Authority (often known as Ofwat<sup>2</sup>) charging rules.

Throughout this document, the term “developer” refers to all our customers who are building and developing. It sets out the charges associated with the process our customers need to follow to get a new connection onto Severn Trent’s water and/or sewer network or relocate an existing water and sewer asset. It will also help you to make an informed choice as to who completes the work.

This document is divided into sections to make it easier for you to find what you’re looking for. However it is important to note that all charges in this document are relevant and can be applied accordingly.

## Sections in this document

In here you'll find:		
Section 1	Introduction	<ul style="list-style-type: none"><li>The background to new connections charging and the purpose of this document</li><li>Details on VAT</li></ul>
Section 2	Choices within the new connections market	<ul style="list-style-type: none"><li>Details of different providers who can complete connection work</li><li>The type of work that only Severn Trent can complete, known as <b>non-contestable</b> works, and those works that other providers, such as Self Lay Providers (SLPs) may complete, known as <b>contestable</b> works</li><li>How we'll adopt, and take ownership of any pipework that a SLP or contractor lays on our behalf</li></ul>
Section 3	Charging Arrangement Principles	<ul style="list-style-type: none"><li>The principles we've used to determine the charges for providing a connection</li><li>The charges for making a connection to our network</li><li>The charges relating to contestable and non-contestable works</li></ul>
Section 4	Examples of connection charges	<ul style="list-style-type: none"><li>We'll share with you some examples of new water and sewer connections so you'll be able to see how a quote may look</li></ul>

<sup>1</sup>Defra sets out its guidance on charging to Ofwat in documents published in January 2016:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/496044/charging-guidance-ofwat-2016.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/496044/charging-guidance-ofwat-2016.pdf); and

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/575368/ofwat-charging-guidance-sewerage-connection-charges.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/575368/ofwat-charging-guidance-sewerage-connection-charges.pdf)

<sup>2</sup>Published by Ofwat in March 2020 and available at: <https://www.ofwat.gov.uk/wp-content/uploads/2018/07/19-07-22-Charging-Rules-for-New-Connection-Services-English-Undertakers-from-April-2020.pdf>

## Charging Year

This Charging Arrangement Document covers the period 1 April 2021 to 31 March 2022.

## What this Charging Arrangement doesn't cover

This Charging Arrangement Document doesn't cover the following services:

- **Disconnections**

We know that you may need to disconnect the water supply to a property, either temporarily or permanently. Therefore, it's important to understand the different options available so you don't suffer any unnecessary costs. Take a look at [disconnections](#) on our website for more information.

- **Connections to substantially altered properties**

If you've altered your home or business premises, or plan to do so in the near future, it's important you let us know. Take a look at our [website](#) for more information or give us a call on 03457 500 500.

- **Replacement pipework for a lead supply**

If you've found lead pipework in your home you'll need to speak to an [approved plumber](#) to find out how much it will cost you to replace it, but subject to [certain conditions](#) we'll replace the lead water pipe up to your property boundary for free. For further information please read our [replacing an existing supply](#) page on our website.

## **Key definitions**

The definitions used throughout this document are shown in the Glossary of Terms, see page 68.

## **Any questions**

If you have any questions about this Charging Arrangement Document please call the developer services team on 0800 707 6600. Our opening hours are Monday to Thursday 8.30am to 5.00pm and Friday 8.30am to 4.30pm.

# Section 1 - Introduction

Here at Severn Trent Developer Services, we interact with different customers who need new water or sewer connection services or existing water and sewer assets relocated. We have customers who may only use our services once, or builders who may build houses on a smaller scale. Alongside these, we have national building companies widely known as “developers”, who build houses on a much larger scale, Self Lay Providers (SLPs) who carry out construction work on behalf of those developers, and New Appointments and Variations (commonly known as NAVs). A New Appointment is when Ofwat appoints a company to provide water and/or waste water services to a specific geographic area and a variation is where an existing appointed company is allowed by Ofwat to extend its supply area.

Our charges are aligned to Ofwat’s charging rules ensuring developers have greater transparency and predictability.

We’ve built our new connections charges with these four principles in mind:

## 1. Providing stable and predictable charges

We recognise that our developers’ value stable and predictable charges so throughout this document, where applicable and appropriate, we’ve published fixed charges which should allow a developer to work out a reasonable estimate of what they’ll pay. We also take all reasonable steps to ensure that the value of our charges do not fluctuate year on year.

## 2. Ensuring transparent and customer focused charging

We’ve published, where possible, fixed charges and defined what they relate to enabling our developers to make a reasonable estimate for the charges that need to be paid.

## 3. Ensuring fairness and affordability

To ensure all developers get a fair deal, both now and in the future, we’ve developed our charges so that they do not discriminate between our differing developer customers i.e. Self-Lay Providers (SLPs), New Appointments and Variations (NAVs), national developers, smaller house builders and individual customers. Our charging document is relevant to all developer customers.

## 4. Providing environmental protection

Our environmental discount scheme encourages developers to build sustainable properties which save water and reduce the amount of surface water going into the public sewer.

## VAT

Where we’ve shown charges as being exclusive of VAT we’ll add VAT, if applicable, at the appropriate rate.

Broadly the VAT liability of our charges for water connections and mains, or sewer requisitions is determined by the type of properties that will be connected to our network. For example, if you have a new housing development and wish to requisition a new water main that will be used to connect houses during the course of their construction, our charges will be zero rated for VAT purposes. Whereas our charges for laying mains and making connections to existing properties, or commercial properties, will be subject to VAT at the standard rate of 20%. In addition, certificated VAT reliefs may apply to charges for the connection of certain residential or charitable properties and a reduced VAT rate of 5% applies to certain properties that are being renovated or converted for residential use.

## HM Revenue & Customs (HMRC) new requirement

HMRC plan to introduce a new requirement on 1 March 2021 which affects supplies of construction services made between construction businesses which is called the domestic reverse charge for construction services.

However, HMRC has accepted that this new requirement **does not apply to our new connection charging** arrangements because the income relates to alterations to Severn Trent Water Ltd’s networks which are used to provide clean and waste water services to our customers.

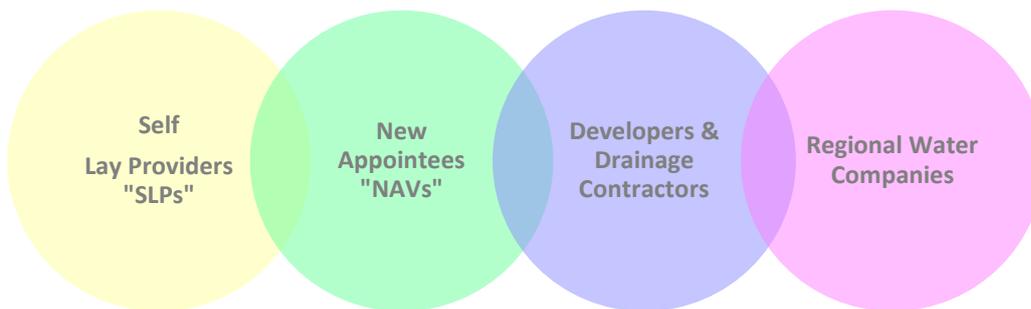
Consequently our quotations and invoices for charges will remain subject to VAT, when applicable, in the normal manner and do not fall within the scope of the reverse charge arrangements.

Further information is contained in section 18 of HMRC's online technical manual which may be accessed [here](#).

## Section 2 – Choice within the connections market

In this section we'll tell you about how developers have a choice with regards to whom carries out certain works in relation to new connections.

We recognise that the market for new infrastructure for water and sewerage is open to competition and welcome this. When a developer needs a new water or sewer connection they can choose to get a quotation, or estimate, for their connection charges from any or all of the providers below. This means that the developer can choose the most appropriate cost and delivery mechanism to meet their development needs.



A developer can choose one of the following options (in no particular order of preference):

- Severn Trent Water to complete the works for water and for example lay a new water main, complete a water service connection, and so on.
- Severn Trent Water will complete a sewer connection on your behalf if we elect to under S107 of the Water Industry Act 1991, or if you requisition an outfall across third party land under S98 of the Water Industry Act 1991.
- A Self Lay Provider (SLP) to complete the works for water connections

Primarily a SLP completes the works for water mains laying and service connections and to do this they are required to be accredited by [Lloyd's Register](#) under the [Water Industry Registration Scheme](#) (WIRS) and a list of WIRS accredited contractors can be found [here](#). When a SLP gives a quotation, or estimate, of its charges to a developer it will include the charges of any non-contestable works that Severn Trent will be doing. If the SLP has asked Severn Trent to complete some contestable works these will also be included in the quotation/estimate.

- A drainage contractor, working on behalf of the developer, to complete the on-site works and/or sewer connections. A drainage contractor can lay the sewer pipework and as a minimum these need to meet Building Regulations and relevant adoption requirements. In order to connect to our sewer network the works will need to be approved, inspected and signed-off as acceptable.

Assets which are offered to Severn Trent for adoption must be designed and constructed to the Design & Construction Guidance under the Codes for Adoption published by Water UK. A formal agreement using the national standard template also needs to be completed.

On completion of all works, and subject to meeting the requirements under the Code for Adoption, the assets will be vested as public sewers following a maintenance period (currently 12 months) and the completion of any legal requirements. After this time we take on the responsibility for their operation and future maintenance.

- You can access the Design & Construction guidance and all other Codes for Adoption documentation on the Water UK [Website](https://www.water.org.uk/sewerage-sector-guidance-approved-documents/) (https://www.water.org.uk/sewerage-sector-guidance-approved-documents/).
- A New Appointment and Variation (NAV) to complete the works for water and sewer connections.

A developer can apply to a NAV to lay the water and sewer pipework for a development area, provided the site meets criteria set by our regulator, Ofwat. The most common criteria is that the site's currently unserved by the incumbent water company. When the developer chooses this route the NAV applies to Ofwat, for a New Appointment or Variation (to their licence) and, if approved, the NAV becomes the local water and/or sewer company for the area of the development. The NAV company has the same duties and responsibilities as the previous statutory water company, including for the operation and maintenance of the assets, customer service and billing within the area of it's appointment.

A NAV can apply directly, or on behalf of a developer, to Severn Trent for water and sewer connections. This will generally consist of connections from the site boundary to our existing network and is known as a "bulk supply" or "bulk discharge" arrangement for the water supply or waste connection respectively.

You can find details of Income Offset relating to NAV sites on page 20 of this document. There is also a specific charging section for NAVs from page 41.

You can find our bulk water supply tariff for our NAVs in our [Wholesale Scheme of Charges](#).

To find out more about NAVs - take a look at [Ofwat's process](#) and [Ofwat's website](#).

## Contestability

The connection work that is open to competition is known as "contestable" work. This category includes the majority of work a developer needs to serve a new development and includes work to lay and test new mains and services. Because we have a responsibility to maintain wholesome water supplies to our end customers, some higher risk work will be defined as "non-contestable" and can only be carried out by us. Please refer to our separately published [Annual Contestability Summary](#) (ACS) for further detail.

## Section 3 - Charging Arrangement Principles

In this section we will tell you more about our charging arrangement to include the following:

- Application charges
- Infrastructure charges and Income Offset
- Environmental Discount Scheme
- Service Connection charges
- Meter charges
- Mains Requisition charges
- Self-Lay charges
- New Appointment and Variations charges
- Sewer charges

If you need a new connection for your own home you'll only need a water and/or sewer connection into our existing network. But for larger developments with more complex requirements, you may need infrastructure that supports the needs of your development.

### Who can apply

It's the owner of the land, or someone who has significant interest in the land, who needs to apply for a new water and/or sewer connection. This may be an individual or a company.

We'll accept an application form from an agent or a consultant working on behalf of the applicant, but it's the applicant who is responsible for the content within the application form and who must sign the declaration at the end of the form.

### How to apply

You can now apply online for your water and sewer connection via our [website](#). You can also download an application form, fill it in and post it back to us at:

**Severn Trent Water Limited**  
**Severn Trent Centre**  
**PO Box 5311**  
**Coventry**  
**CV3 9FL**

Alternatively, you can email it to us at [new.connections@severntrent.co.uk](mailto:new.connections@severntrent.co.uk) in a zip file along with any supporting documentation.

We're also able to send you an application form in the post. Please contact us on 0800 707 6600, our opening times are 8.30am to 5pm Monday to Thursday and 8.30am to 4.30pm on Friday.

We have a number of [guidance notes](#) which you may want to read before applying, or use as a reference throughout the new connection process.

## How to make a payment

You can pay for any of our charges by credit/debit card, by BACS or by cheque.

### Credit/debit card

We accept all major credit/debit cards and to pay by card simply call our accounts team on 02477 715 904.

Please don't email your credit/debit card details to us.

---

### BACS

You can make a BACS payment to our bank account using the details below:

Bank:	Barclays
Sort code:	20-00-00
Account Number:	03398498
UTR Number	054 37510 61510
Company Registration Number	2366686
Reference:	<notification number>*

\*The notification number is the reference number that we'll send you when we acknowledge receipt of your application form. If this isn't provided to us it may delay or invalidate your application.

---

### Cheque

Please make your cheque payable to Severn Trent Water Ltd and send it to us at:

Severn Trent Water Limited  
PO Box 5311  
Coventry  
CV3 9FL

**Note** – please ensure you provide the reference/notification number on the back of the cheque.

---

## Trade effluent

Trade effluent is anything which is not domestic sewage (toilet, bath or handwashing waste) or uncontaminated surface water and roof drainage (rainwater).

Waste water discharges from hotels, pubs, restaurants, takeaways and caravan parks are not classed as trade effluent.

For more information [see here](#).

## Disputes

Here at Severn Trent we always aim to give our developers the best possible service and should there be a problem we want to put it right straight away.

When you receive a quote from us, we'll always give you the name and contact telephone number for someone in our developer services team who'll be your point of contact should things not go according to plan. However, if you're still not happy you can consider downloading our [complaints procedure here](#).

## The quote

Once we've assessed your application form and associated documents, we'll send either a quote, a response, an Agreement or an Approval Notice depending on the type of new water and/or sewer connection application made.

Our quote will show either a fixed charge for the connection work, or bespoke charges which are unique for your development.

### **Validity periods of quotes**

All of our quotes, agreements and approval notices are valid for **six months** from the date of the covering letter. If a quote hasn't been accepted by the applicant within this six month period, and the charges paid, the quote will be cancelled. If the works are still required after this timeframe the applicant will need to send us a new application form for the connection and pay the application fee.

If the approved connection has not been completed within this six month period, you'll need to send us a new application as another approval will be needed.

**Application fees,  
initial enquiries and  
requote/redesign  
charges**

## Requesting a copy of our water and sewer network plan

If you need to know where the Severn Trent water and/or sewer network is located around your proposed development site, you can obtain a clean water and waste water map directly from [www.digdat.co.uk](http://www.digdat.co.uk).

Alternatively you can view our maps free of charge, by appointment only by visiting the Severn Trent Centre at:  
2 St John's Street  
Coventry  
CV1 2LZ

To book an appointment you'll need to call our GIS mapping team 0345 601 6616 and select option 1. Our lines are open from 9am to 4pm Monday to Thursday and 9am to 3:30pm on a Friday. Sessions are booked in 1 hour slots with the first session starting at 8:30am and the last one of the day at 2:30pm.

**Note:** all details must be checked and not assumed to be correct.

The following charges are non-refundable and include VAT at the rate shown:

Water or sewer map	Charge	VAT
We'll send you a map of the Severn Trent water or sewer network within the area you request – size A4 or A3	£24.00	20%
We'll send you a map of the Severn Trent water or sewer network within the area you request – size A2	£25.00	20%
We'll send you a map of the Severn Trent water or sewer network within the area you request – size A1	£30.00	20%
We'll send you a map of the Severn Trent water or sewer network within the area you request – size A0	£45.00	20%

Water and sewer map	Charge	VAT
We'll send you a map of the Severn Trent water and sewer network within the area you request – size A4 or A3	£30.00	20%
We'll send you a map of the Severn Trent water and sewer network within the area you request – size A2	£40.00	20%
We'll send you a map of the Severn Trent water and sewer network within the area you request – size A1	£50.00	20%
We'll send you a map of the Severn Trent water and sewer network within the area you request – size A0	£80.00	20%

## Pre-development/ Pre-planning enquiry

A pre-development/ pre-planning enquiry is used to find out if our existing network can supply your proposed development with water and take away your proposed sewerage flows. It will also confirm if your development will affect the existing Severn Trent assets.

This type of enquiry is normally for larger development sites and is undertaken prior to full planning permission being granted. Also for large commercial properties that will have a high water usage.

These charges are non-refundable and include VAT at the rate shown:

Development enquiry water	Charge	VAT
We'll let you know if our network is able to supply your proposed development site with water	£185.22	20%
Development enquiry waste		
We'll let you know if our network is able to receive the flows from your proposed development site	£198.30	20%

Development enquiry water & waste	Charge	VAT
We'll let you know if our network is able to supply your proposed development site with water and our network is able to receive the flows from your proposed development site	£326.71	20%

## Application charges associated with requisitions, diversions, connections

When you've completed the relevant application form, please send it to us with the application charge shown in the tables below along with any supporting information.

These charges are non-refundable and where applicable include VAT at the rate shown in the tables below:

New water main - requisition	Charge	VAT
We'll send you a detailed breakdown of the charges for your chosen lay option. If you haven't yet decided we'll send you the charges for all options allowing you to make an informed decision on how you wish to proceed	£1,781.92	20%

Diversion of a water asset	Charge	VAT
<b>Budget estimate</b> – we'll send you an indicative cost estimate for the diversion works. This will need to be upgraded to a full cost estimate if you wish to proceed to construction or require a drawing showing the proposed diversion route	£689.35	20%
<b>Full cost estimate</b> – we'll send you a drawing showing the proposed route of the diversion and an estimate which needs to be accepted and paid to progress to construction. If you have had a budget application, you'll only be required to pay the difference to uplift to a full cost estimate	£1,781.92	20%

Water service connection	Charge	VAT
We'll send you a detailed breakdown of the charges, for a 25/32mm water service connection. This includes those connections needed for a temporary supply, a supply for agricultural use and for the splitting of a shared supply	£155.34	20%

Large diameter Water service connection	Charge	VAT
We'll send you a detailed breakdown of the charges for a 50mm+ water service connection	£331.74	20%

Sewer requisition	Charge	VAT
We'll complete a preliminary investigation and design and send you a quote for the bespoke charges	£3,309.28	20%

Diversion of a sewer asset	Charge	VAT
When you apply to divert a sewer we will complete an assessment of your proposals and advise if a diversion can be undertaken. We'll also tell you if you can complete the diversion under a self-lay agreement. If your diversion can be completed in this manner, we'll assess your proposed design and provide comments. Once any necessary design amendments have been completed we'll send you Technical Compliance and advice of fees.	£636.39	20%
Should your diversion be high risk and need to be completed by Severn Trent directly, we'll may request a further payment. We'll	£3,309.28	20%

then complete a design review and provide an offer detailing our costs and timescales for delivery.

<b>Sewer adoption</b>	<b>Charge</b>
We'll assess your proposed design and provide comments. Once any necessary design amendments have been completed, we'll send you Technical Compliance and the bespoke charges	£0.00

<b>Sewer connection</b>	<b>Charge</b>	<b>VAT</b>
Connection to a public sewer when the connection is in the public highway. Approval of a connection with 1 length of lateral drain or sewer (1 length is 15 metres). Complete 2 inspections of the sewer connection during normal working hours Monday to Friday 9am to 5pm.	£466.70	0%
Connection to a public sewer when the connection is not in the public highway. Approval of a connection with 1 length of lateral drain or sewer (1 length is 15 metres). Complete 2 inspections of the sewer connection during normal working hours Monday to Friday 9am to 5pm	£253.46	0%
Application for an indirect connection to a private drain, with the owner's permission, that discharges to the private sewer. Approval of an in-direct sewer connection	£108.61	0%

<b>Existing sewer adoption</b>	<b>Charge</b>
We'll assess your enquiry and provide a response, detailing any concerns, and the bespoke charges to complete the adoption	£0.00

<b>Build over (Sewer only)</b>	<b>Charge</b>	<b>VAT</b>
Self-certification	£65.00	0%
Build Over Agreement Class 1 - Up to and including 150mm sewers	£169.50	0%
Build Over Agreement Class 2 - 225mm - 300mm sewers	£194.70	0%
Build Over Agreement Class 3 - Sewers >300mm or non-domestic developments	Bespoke	0%

## Water mains - reapplying

When a quote has expired but there's been no change to the design or layout, you can send us the below charge and we will send you up to date costs and an amended agreement. The requote charge is non-refundable and includes VAT at the rate shown. Requotes are valid for 6 months.

<b>Requote for a water main</b>	<b>Charge</b>	<b>Unit</b>	<b>VAT</b>
We'll send you updated charges and an amended agreement	£557.67	Per application	20%
<b>Requote for a water service connection onto a new main</b>	<b>Charge</b>	<b>Unit</b>	<b>VAT</b>
We'll send you updated charges for a 25/32mm water service connection	£3.97	Per connection	20%

When a quote has expired and there have been changes to the details and design, including the availability of soil reports that were not previously submitted, you'll need to send us a new application form and application fee so that we can send you up to date costs, a new design and agreement which will be valid for 6 months.

## Redesign charge

Where you've changed the water main design layout during construction and a redesign is required, we'll apply a redesign charge as detailed below.

This is a non-refundable charge and includes VAT at the rate shown.

Redesign charge	Charge	Unit	VAT
Redesign charge	£721.03	Per redesign	20%

## Requotes - Water service connection

When there has been a change in the detail and design of your development, we'll need to send you up to date costs. Once you have stipulated the changes we can process this for you. This is a non-refundable charge and includes VAT at the rate shown. Please note that if your application has simply expired, you'll need to pay the original application fee above.

Requote for a water service connection 25mm–32mm	Charge	VAT
We'll send you updated charges for a 25/32mm water service connection	£46.18	20%

Requote for a water service connection 50mm+	Charge	VAT
We'll send you updated charges for a 50mm+ water service connection	£155.61	20%

## Sewer connection - reapplying

When an approval has expired or there has been a change in detail and design, you'll need to send us another application form so that we can send you up to date costs. Again, this is a non-refundable charge and there is no VAT payable.

Approval following a design change or second submission	Charge	VAT
We'll send you a new approval	£108.61	0%



## The infrastructure charge

Under the Water Industry Act (1991) and in line with Ofwat's [Charging Scheme rules](#) water companies are able to recover costs from developers for work that is required on the company's existing network to provide for new development-related growth. These costs are recovered through the infrastructure charges which provide the income that water companies require to ensure that the network can cater for the newly connected properties.

There are two infrastructure charges; one for water services and one for sewerage services. Both the water and sewerage infrastructure charge pay for all non-site specific network reinforcement work needed as a result of a new development and new connections to our existing water and sewer network and will include works, amongst others, to provide or alter existing water mains, service reservoirs, sewers and pumping stations.

In certain situations, when we provide the water supply but not the waste water services we are required to recover infrastructure charges on behalf of other statutory undertakers. In these circumstances we would ask that you please refer to the relevant undertaker's website for their infrastructure charge detail.

## How we've calculated our infrastructure charge

We charge an infrastructure charge per property; one for water and one for sewerage.

We calculate the infrastructure charge by:

- Taking the total forecast cost of the developer driven non-site-specific network reinforcement work investment over the 5 year period between 2020/21 and 2024/25

and divide this total cost by:

- the total forecast volume of connected properties over the same 5 year period

This then provides a per property infrastructure charge.

Our infrastructure charges are universal; in that all developer customers paying infrastructure charges pay the same rate across our region. We don't apply a zonal charge based upon the location of a connection.

## How we calculate the infrastructure charge for non-household properties

We charge an infrastructure charge via a standard sized service for domestic use to a non-household premises. A standard sized service is a pipe 25mm external diameter MDPE or equivalent.

For non-household premises when any part of the service pipe needs to be larger than 25mm external diameter MDPE, the infrastructure charge is a multiple of the standard charge. This multiplier is calculated from totalling the loading units of the water fittings to be installed in the premises and dividing by the loading units of a standard domestic premises.

For example, a standard domestic premises has 24 loading units. Hence if a premise has 36 loading units then the infrastructure charges is 36 divided by 24 or 1.5 times the standard charge. The loading unit values of various fitting are given in the table below.

Note: the loading units below are based on the information in table 20 of BS6700 which covers the design of services supplying water for domestic use within premises:

Water fitting	Loading units
WC flushing cistern	2
Wash basin in a house	1.5
Wash basin elsewhere	3
Bath (tap nominal size up to 20mm)	10

Bath (tap nominal size larger than 20mm)	22
Shower	3
Sink (tap nominal size up to 15mm)	3
Sink (tap nominal size larger than 15mm)	5
Spray tap	0.5
Bidet	1.5
Domestic appliance – see 3 <sup>rd</sup> note below (subject to a minimum of six loading units per house)	3
Communal or commercial appliance	10
Any other water fitting or outlet (including a tap but excluding a urinal or water softener)	3

Notes to be read with the Table:

1 Reference to any fitting includes reference to any plumbing, outlet, dedicated space or planning or other provision for that fitting;

2 "Bath" includes a whirlpool bath and a jacuzzi;

3 "Domestic appliance" means an appliance (including a dishwasher, a washing machine and waste disposal unit) in a House and "communal or commercial appliance" means an appliance (including a dishwasher, a washing machine and a waste disposal unit) elsewhere than in a House (including in communal facilities);

Rules applying to infrastructure charge calculations:

- A minimum of one standard infrastructure charge is made on each application.
- Charges for community or similar housing, where the water supply is provided through a 'common supply pipe' and charges for water services will be paid under a 'common billing agreement', are calculated using the multiplier.
- The charge is based on an assessment of the fittings to be installed. This will be amended for any variation in the installed fittings.
- Any allowance or planning for future provision of fittings in the premises is taken into account when assessing the loading units.
- In community housing developments a minimum of six loading units is included in the calculation for each premises for water using domestic appliances. This does not apply where there is insufficient space for a washing machine or dishwasher to be installed.

The infrastructure charges are below. There is no VAT payable on an infrastructure charge.

Infrastructure charge	Charge	Unit	VAT
Water infrastructure charge	£355.50	Per property	0%
Sewerage infrastructure charge	£320.74	Per property	0%

## Modification to Licence Condition C

Historically water companies charged infrastructure charges based upon the terms set out under their licence conditions, specifically Licence Condition C. From 2018/2019 water companies set their charges in accordance with a new set of Ofwat rules and therefore Ofwat issued modifications to the existing Licence Condition C terms.

The modification means that whilst our 2021/2022 infrastructure charges are shown above, these charges won't always apply to connections made in this charging year.

The critical factor is the date that the water main or sewer, which is being connected to, was provided for requisition. The legacy charges that apply between 1991 and April 2018 are shown below:

Infrastructure charge	Charge	Unit	VAT
Water infrastructure charge	£402.15	Per property	0%
Sewerage infrastructure charge	£402.15	Per property	0%

## Infrastructure credits

If premises are redeveloped where there were properties on that site connected to the water main or sewerage network within the last 5 years before the new connection application date, then credits could be available for previous usage. For credits to be given there must have been measurable demand on the network by Severn Trent billing the property directly for domestic customers or as a wholesaler for non-household premises within the last 5 years.

If the previous supply was for a single domestic property, then one infrastructure credit would be given when the connection is no longer retained. If the connection is retained then no credits are awarded and infrastructure charges would be payable for any new premises. Where the previous premises were non-household then credits will be based on the average annual consumption of the property compared to the average annual consumption of a dwelling, and credits would be multiplied as appropriate. The minimum credit given is one where the connection is no longer being retained. Infrastructure credits are applied against infrastructure charges, therefore if charges are less than credits then any remaining credits would be available for future developments on the same site subject to the future re-development application being received within 5 years of there being measurable demand on the network as outlined earlier.

## Income offset

Income offset is an amount of money which is taken off the developer charges to reflect the future income that the newly connected properties will provide to the water company.

From 2021/22 our income offset will continue to be structured on a 'per plot' approach having one per plot amount for water and one per plot amount for sewerage. This aligns to our infrastructure charging structure. The income offset for waste only applies if the sewer connection is in the Severn Trent region.

## How we've calculated the income offset amount

The income offset amount is calculated by establishing the total annual value of income offset (including asset payments for mains schemes) applied against requisition schemes and dividing this by the annual volume of all newly connected properties (including individual connections which do not require a new main or sewer and NAVs).

The total annual value can vary dependent on a series of factors (including the number of schemes) and therefore the annual value has been derived by taking an average offset per plot from historic schemes dating back to 2015/16 (historic schemes adjusted with inflation to reflect the 2021/22 price base). The per plot average is then multiplied against the forecast of total connected properties which are associated with new mains and sewer schemes for 2021/22 to arrive at an annual value of offset which would have been applied in 2021/22 under the previous mechanism to new mains and sewer requisition schemes. The forecasted properties are adjusted for those who do not receive an income offset payment because they received an infrastructure credit for previous usage. A further adjustment is made for commercial properties that received more than one income offset payment. The annual value of offset for requisition schemes is then divided by the forecast of all connected properties for 2021/22 to arrive at a final offset value.

The income offset values for 2021/22 are as below:

Income offset	Offset	Unit
Water income offset	£527.03	Per property
Sewerage income offset	£81.00	Per property

## Environmental discount scheme

Here at Severn Trent, the nature of what we do as a company means that we have an important role to play in protecting and sustaining water as a natural resource for future generations. We want to encourage better water efficiency in the home to help our customers to save water and safeguard their homes from flooding.

Our Environmental Discount Scheme could save you, as a home builder, money on both clean water and sewerage charges if you build new homes to our qualifying conditions. Take a look at our [environmental discount scheme](#) for more information on the savings that could be made. The discount to the sewerage charge only applies if the sewer connection is in the Severn Trent region.

Please note that it's really important to tell us that you'd like to apply for the discount scheme and provide your evidence upfront before you accept your quotation or agreement. We cannot add this discount at a later stage in the process.

# **Service Connections and associated charges**

## Water service connection charges

This section sets out the fixed charges for a water service connection to our existing water network.

These are charges for work in accordance with the duties (or rights) under section 45(1) (connection with Water Main) and section 46(1) (ancillary works for purposes of making a domestic connection) of the Water Industry Act 1991.

The charges for a new water service connection are made up of those elements needed to recover the reasonable costs of connecting a property for water to our existing water supply. We have several fixed charges and therefore each connection charge is specific to each connection.

All service connection work is contestable activity and therefore the connection work doesn't have to be done by Severn Trent. The connection work can be completed by a third party contractor working on behalf of the developer such as a Self Lay Provider – with the right accreditation.

There are additional meter costs that will need to be added and these can be found in the Meter section from page 27.

### The charges for a water service connection up to 12 metres

These are the fixed charges for a water service connection up to 12 metres in length where there is no excavation undertaken by Severn Trent and also where excavation is carried out by Severn Trent. There are additional charges for a water service connection over 12 metres (Linear Meter charge). An explanation of each lay type is shown in the table below:

Lay type	Definition
No ST excavation	Here the excavation, backfill and reinstatement of the trench is not completed by Severn Trent (ST) for example, where the trench has been pre-excavated by you to our standards
Excavate & lay by ST	Here the excavation and laying of the pipework is completed by Severn Trent

These charges are net of VAT.

Type of connection	Length of supply (m)	No ST Excavation (£)	Excavate & Lay (£)
Single supply (up to 32mm)	0 – 5	£360.19	£1,139.91
	>5 – 12	£425.05	£1,640.88
Shared supply x2 (up to 32mm)	0 – 5	N/A	£1,500.11
	>5 - 12	N/A	£2,065.93
Shared supply x3 (up to 32mm)	0 – 5	N/A	£1,860.30
	>5 - 12	N/A	£2,490.99
4 Port Manifold (up to 63mm)	0 – 5	£1,956.14	£3,505.32
	>5 - 12	£2,017.83	£4,413.11
6 Port Manifold (up to 63mm)	0 – 5	£2,195.66	£3,505.32
	>5 - 12	£2,336.43	£4,494.83
Large Diameter Connections >50mm and up to 200mm	0 – 5	£1,416.87	£2,742.02
	>5 - 12	£1,425.97	£3,818.46
Linear Meter (up to 63mm)		£19.20	£150.55
Linear Meter (>63mm and up to 200mm)		£35.88	£175.66
Abortive visit		£202.39	

### Large diameter connections greater than 200mm

A large diameter connection greater than 200mm is a bespoke charge to each scheme but the cost will be made up of the component charges published within this document and VAT will be applied at the appropriate rates.

## Protective pipework

If you need to lay your service pipe in a protective material, we'll complete the connection to our water main in a similar material. Protective pipework should be used in contaminated ground, or in locations where future contamination may occur from proposed industrial units etc, to protect the water supply.

These are the additional charges for the actual connection and the pipework up to 12m. Any pipework above 12m will be charged a per metre charge for pipework only. These charges are net of VAT.

Additional charge for protective connection and pipework	0-5m charges per connection and pipework	>5-12m charges per connection and pipework	Additional charges for each metre of pipework above 12m
Single supply (up to 32mm)	£153.30	£277.79	£23.05
Connection into a manifold	£1,188.43	£1,478.93	£41.50
Large diameter connection onto an existing main which is up to and including 200mm	£640.90	£931.40	£41.50

## Domestic sprinkler supplies

A charge applies to a direct feed sprinkler system where we're making one connection to the main and branching off the supply to the sprinkler feed. The charge is **per connection** and is net of VAT:

Domestic sprinkler supplies	Charge	Unit
Fire branch connection	£240.35	Per connection

## Traffic management / Highway charges

When the connection for a water service is in the highway we sometimes have to close all, or part, of a road while we undertake the work. We have a number of fixed charges depending on how we safely manage the traffic which allows for any site specific designs that may be required. Each of these charges are net of VAT. Also, we sometimes have to use traffic lights when we complete the work for a water service connection that has a charge associated.949.58

### Traffic lights:

Type of traffic lights	Charge	Unit
Two way traffic lights for the duration of the work	£338.40	Per job
Three way traffic lights for the duration of the work	£481.00	Per job
Four way traffic lights for the duration of the work	£539.10	Per job

Type of traffic lights with manual traffic control	Charge	Unit
Two way traffic lights for the duration of the work	£1,044.53	Per job
Three way traffic lights for the duration of the work	£1,218.79	Per job
Four way traffic lights for the duration of the work	£1,605.13	Per job

### Closing a road or lane:

Type of road closure	Charge	Unit
Set up of full road closure for the duration of the work where the speed limit is <b>up to and including 40mph</b>	£611.59	Per job
Set up of full road closure for the duration of the work where the speed limit is <b>over 40mph</b>	£714.99	Per job
Setting up a single lane closure on a dual carriageway for the duration of the work where the speed limit is <b>up to and including 40mph</b>	£710.59	Per job
Setting up a single lane closure on a dual carriageway for the duration of the work where the speed limit is <b>over 40mph</b> (includes Impact Protection Vehicle).	£2,478.20	Per job

### Other Highway Authority charges

It is a legal requirement when carrying out connection work in the public highway to apply to the Local Council /Authority for a permit to work. In addition, further applications are required in the event that parking bays need to be suspended or where major traffic management is required in which case a 'temporary traffic order' will be applied for. These charges are set locally by each Council, and not by Severn Trent. The appropriate charge will be added to your quote, but a temporary traffic order is generally between £500.00 and £3,500.00. Your local authority website should be consulted for details.

Highway Authority charge	Charge	Unit
Temporary traffic order	Actual charge	Per job
Permit	Actual charge	Per job
Parking bay suspension	Actual charge	Per job

### Moving a bus stop, a pedestrian crossing or street lamp

Sometimes we have to move a bus stop, a pedestrian crossing or support a street lamp when we complete the work for a water service connection.

Type of traffic management	Charge	Unit
Work to relocate a bus stop	£102.14	Each
Work to relocate a pedestrian crossing	£430.09	Each
Work to support a street lamp	£430.09	Each

### Completing a water service connection at night, during the weekend or on a bank holiday

Due to Highway Authority constraints sometimes we're required to complete the work for a water service connection after 8pm, or on a weekend or bank holiday.

Each of these charges are net of VAT:

Night, Sunday or bank holiday	Charge	Unit
Connection work completed after 8pm	£1,460.75	Per job
Connection work completed on a Sunday or on a Bank Holiday	£1,460.75	Per job

### Surface reinstatements

There are occasions when the excavation for a connection is in a public highway which has been recently resurfaced. Under Section 58 of the Water Industry Act we're required to reinstate the surface layer in accordance with the Local Council requirements. We'll endeavour to make it clear at the quotation stage if this applies. The charge payable will be based on the requirement set by the local council and therefore we will provide a bespoke quote based on their requirements.

Local authority requirements	Charge	Unit
S58 reinstatements	Bespoke	Per job

### Digging a trial hole

Sometimes we have to excavate a trial hole to understand what pipework and other apparatus is already in the ground to see if we can safely complete your water connection where we'd like to.

The charge is based on per m3 of ground excavated and is net of VAT:

Trial hole	Charge	Unit
This is the charge per m3 of ground excavated	£450.80	Per hole

### Metal boundary box

Depending on where a boundary box is installed there may be a need to use a metal boundary box. This is most common when the boundary box is installed in the highway.

The charge is per lid and is net of VAT:

<b>Metal Boundary box lid</b>	<b>Charge</b>	<b>Unit</b>
To supply and install a box lid	£7.72	Per lid

## Water for construction

If you're building new properties on a development site you'll often need water for construction, e.g. to mix concrete, plaster, washing down, etc. Unless you have a temporary metered supply (i.e. a hired standpipe) or are utilising an existing metered supply, we'll charge you a fixed charge for water for construction. VAT is payable.

Water for construction is charged per property when:

1. The water service connection is a 25mm-32mm for any newly built household property.
2. The water service connection is a large diameter connection for a newly built household property.
3. The water service connection is on any non-household property with a 25mm+ connection.

<b>Water for construction</b>	<b>Charge</b>	<b>Unit</b>	<b>VAT</b>
Household property and non-household property with a 25mm-32mm connection	£85.03	Per property	20%
Non-household property with a 25mm+ connection. This represents m3 of construction not m3 storage	£1.5410	Per unit of property	20%

## Miscellaneous charges

We have a number of miscellaneous charges for water service connections in accordance with the duties (or rights) under section 45(1) (connection with Water Main) and section 46(1) (ancillary works for purposes of making a domestic connection) of the Water Industry Act 1991.

A breakdown of all of our miscellaneous charges are shown in the tables below and some include VAT:

<b>Water regulation re-inspection fee</b>	<b>Charge</b>	<b>Unit</b>	<b>VAT</b>
We'll charge a re-inspection fee each time we turn up to do a water regulations inspection and the site isn't ready.	£79.80	Per visit	0%

<b>Aborted visit</b>	<b>Charge</b>	<b>Unit</b>	<b>VAT</b>
We'll charge an aborted visit charge each time we turn up to site and the site isn't ready for a water service connection to be completed.	£202.39	Per visit	Same as quote

<b>Common Billing Agreement</b>	<b>Charge</b>	<b>Unit</b>	<b>VAT</b>
To prepare and issue a Common Billing Agreement. This Agreement will be registered with the local council and ensures that when a property is substantially altered to become multiple properties, each property has its own individual meter and billing account.	£214.27	Per agreement	0%

# Meter Charges

New water service connection work includes the installation of a meter, either externally into a boundary box or internally in a block of flats, and the collection of the meter details (often called the commissioning of the meter) that enables the billing account for the property to be set up.

The installation and commissioning of the meter is a contestable activity and can be completed by any provider.

For a service connection and meter fit that is not being completed by Severn Trent there is a charge for delivering meters to the development site. For a meter delivery there is no limit on the number of meters delivered to site. However, if a meter is misplaced once we've delivered it to site you can request a new one, but you'll be charged for the lost meter and the additional meter delivery(s).

The setting up of the billing account is a non-contestable activity and therefore can only be completed by Severn Trent.

The charges below are for the installation and commissioning of a meter as part of a standard single water service connection. When installing and commissioning meters alongside the connection activity for a single connection there is no extra cost.

Meter type	Charge	Unit
Install and commission an external 15mm meter in the Boundary Box at the point of connection	£0.00	Per meter
Install and commission an external 22mm meter in the Boundary Box at the point of connection	£0.00	Per meter

The meter charges below cover the circumstances when the meter activity is completed as a standalone activity (i.e. not alongside single connection activity). Carrying these activities out in a standalone fashion does necessitate an incurred additional cost.

Meter type	Charge	Unit
Install and commission an external 15mm meter in the Boundary Box	£28.23	Per meter
Install and commission an external 22mm meter in the Boundary Box	£36.29	Per meter
Install and commission a 15mm or 22mm radio read meter	£34.40	Per meter
To check the installation and commission of a meter	£34.40	Per meter
Provide and install a Pulse Meter Unit <40mm	£51.63	Per meter
Provide and install a Pulse Meter Unit >40mm	£174.37	Per meter
Meter delivery	£55.96	Per delivery

# **Mains Requisitions and associated charges**

## Site specific charges

This section describes in more detail the charges for on-site specific work for both water and sewer connections and how the charges are calculated.

### Site specific charges – water

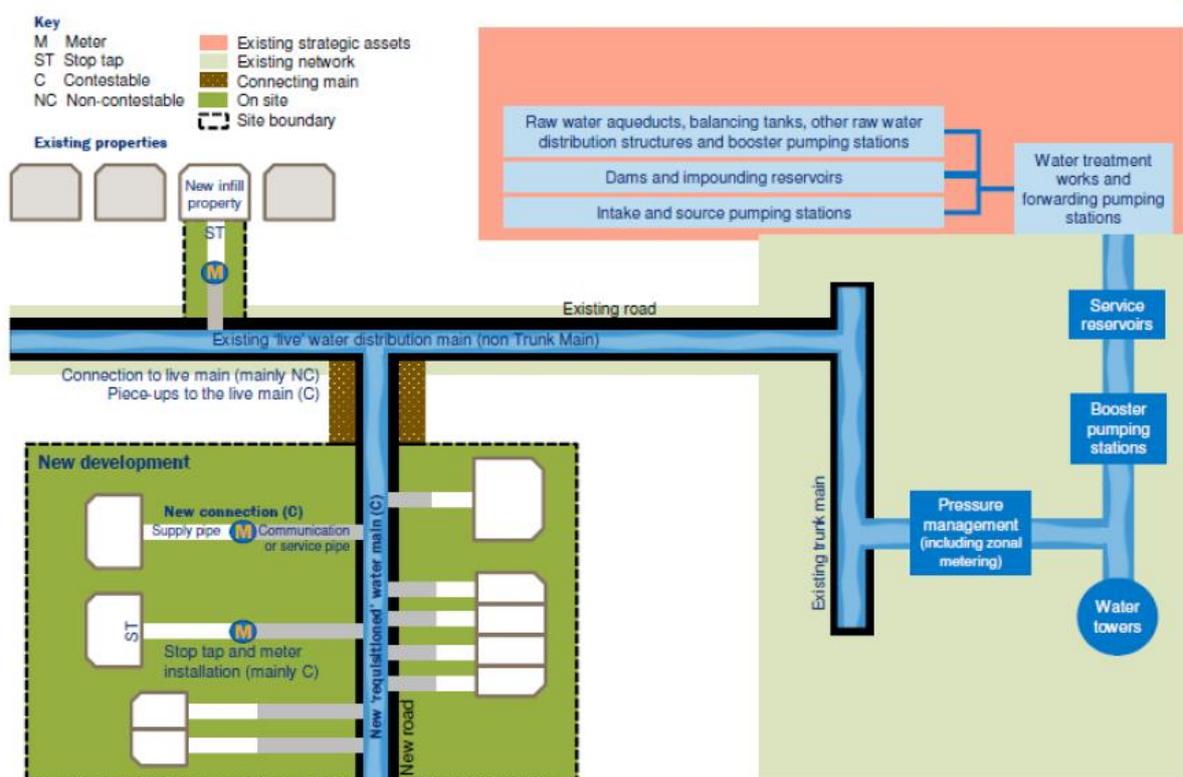
Site specific charges are those charged for the connection work to or on a development site. They may include the installation of a new water main, water booster station and other infrastructure needed to connect a new development.

Site specific water charges are made up of those requisition charges for the work required for both on-site and off-site, i.e. those works between the site boundary and the existing water main. Where the works are contestable and carried out by a Self Lay Provider the SLP's charges are not included.

Site specific work is distinct from network reinforcement work which provides any necessary additional capacity because of new development. Any network reinforcement work needed as a direct result of new domestic development is included in the infrastructure charges, but water for industrial use will be identified in the requisition quotation (along with any programme impact).

The below diagram(Figure 1) shows this in more detail; site specific works are those done within both the green shaded area and brown with white dots shaded area.

Figure 1 Typical connections work and the location of existing water assets



### On site mains requisition charge – water

The mains requisition main charge will be paid by a developer for the site specific mains work on a development site. This is for the works within the site boundary and between the site boundary and the existing water main, including the actual connection to our existing network.

All requisition work will be charged at full cost and charged in a menu of rates approach. The charges which are required to put together a reasonable estimate of scheme costs can be seen in the following sections and all these charges are fixed.

## How we've calculated the new mains requisition charges

Our new mains requisition charges reflect the cost of paying our contract partners to deliver the on-site construction activity and cover the direct on-cost incurred by Severn Trent of managing the delivery of new mains activity.

### Excavation requirements

Our mains charges are typically classified by the excavation requirements for laying the asset. An explanation of each requirement is shown in the table below:

Lay type	Definition
No ST excavation	Here the excavation, backfill and reinstatement of the trench is not completed by Severn Trent (ST)
Excavation & lay in unmade ground	Here the excavation and the laying of the pipework is completed in a surface such as a field, grass verge, a stone driveway, etc.
Excavation & lay in the footpath	Here the excavation and the laying of the pipework is completed in the footpath
Excavation & lay in a type 3/4 carriageway	Here the excavation and the laying of the pipework is completed in type 3/4 carriageway
Excavation & lay in a type 1/2 carriageway	Here the excavation and the laying of the pipework is completed in type 1/2 carriageway

### Polyethylene (PE) pipework charges

The following charges are for the lengths of polyethylene (PE) pipework. These charges are per metre and are net of VAT.

PE pipework up to and including 63mm diameter	Charge	Unit
No Excavation required	£15.29	Per metre
Excavation required in unmade ground	£38.06	Per metre
Excavation required in the footpath	£89.61	Per metre
Excavation required in a type 3/4 carriageway	£117.97	Per metre
Excavation required in a type 1/2 carriageway	£136.66	Per metre

PE pipework above 63mm up to and including 90mm diameter	Charge	Unit
No Excavation required	£16.76	Per metre
Excavation required in unmade ground	£39.54	Per metre
Excavation required in the footpath	£91.17	Per metre
Excavation required in a type 3/4 carriageway	£119.59	Per metre
Excavation required in a type 1/2 carriageway	£138.27	Per metre

PE pipework above 90mm up to and including 125mm diameter	Charge	Unit
No Excavation required	£19.91	Per metre
Excavation required in unmade ground	£42.68	Per metre
Excavation required in the footpath	£94.37	Per metre
Excavation required in a type 3/4 carriageway	£122.87	Per metre
Excavation required in a type 1/2 carriageway	£141.55	Per metre

PE pipework above 125mm up to and including 180mm diameter	Charge	Unit
No Excavation required	£29.64	Per metre
Excavation required in unmade ground	£57.31	Per metre
Excavation required in the footpath	£111.14	Per metre

Excavation required in a type 3/4 carriageway	£144.79	Per metre
Excavation required in a type 1/2 carriageway	£149.18	Per metre

<b>PE pipework above 180mm up to and including 200mm diameter</b>	<b>Charge</b>	<b>Unit</b>
No Excavation required	£37.82	Per metre
Excavation required in unmade ground	£69.31	Per metre
Excavation required in the footpath	£122.82	Per metre
Excavation required in a type 3/4 carriageway	£164.85	Per metre
Excavation required in a type 1/2 carriageway	£175.66	Per metre

<b>PE pipework above 200mm up to and including 250mm diameter</b>	<b>Charge</b>	<b>Unit</b>
No Excavation required	£47.46	Per metre
Excavation required in unmade ground	£81.15	Per metre
Excavation required in the footpath	£134.85	Per metre
Excavation required in a type 3/4 carriageway	£184.41	Per metre
Excavation required in a type 1/2 carriageway	£196.16	Per metre

<b>PE pipework above 250mm up to and including 355mm diameter</b>	<b>Charge</b>	<b>Unit</b>
No Excavation required	£93.65	Per metre
Excavation required in unmade ground	£134.46	Per metre
Excavation required in the footpath	£214.44	Per metre
Excavation required in a type 3/4 carriageway	£260.11	Per metre
Excavation required in a type 1/2 carriageway	£301.32	Per metre

<b>PE pipework above 355mm up to and including 450mm diameter</b>	<b>Charge</b>	<b>Unit</b>
No Excavation required	£137.28	Per metre
Excavation required in unmade ground	£191.11	Per metre
Excavation required in the footpath	£274.97	Per metre
Excavation required in a type 3/4 carriageway	£326.00	Per metre
Excavation required in a type 1/2 carriageway	£406.14	Per metre

## Protective pipework charges

The following charges are for the lengths of protective pipework. These charges are per metre and are net of VAT.

<b>Protective pipework up to and including 125mm diameter</b>	<b>Charge</b>	<b>Unit</b>
No Excavation required	£51.68	Per metre
Excavation required in unmade ground	£67.09	Per metre
Excavation required in the footpath	£119.48	Per metre
Excavation required in a type 3/4 carriageway	£143.48	Per metre
Excavation required in a type 1/2 carriageway	£166.94	Per metre

<b>Protective pipework above 125mm up to and including 180mm diameter</b>	<b>Charge</b>	<b>Unit</b>
No Excavation required	£67.55	Per metre
Excavation required in unmade ground	£87.22	Per metre
Excavation required in the footpath	£141.66	Per metre
Excavation required in a type 3/4 carriageway	£173.49	Per metre
Excavation required in a type 1/2 carriageway	£217.43	Per metre

<b>Protective pipework above 180mm up to and including 200mm diameter</b>	<b>Charge</b>	<b>Unit</b>
No Excavation required	£113.17	Per metre
Excavation required in unmade ground	£140.16	Per metre
Excavation required in the footpath	£196.26	Per metre
Excavation required in a type 3/4 carriageway	£275.47	Per metre

Excavation required in a type 1/2 carriageway	£353.26	Per metre
---	---------	-----------

Protective pipework above 200mm up to and including 250mm diameter	Charge	Unit
No Excavation required	£146.48	Per metre
Excavation required in unmade ground	£179.51	Per metre
Excavation required in the footpath	£230.94	Per metre
Excavation required in a type 3/4 carriageway	£322.27	Per metre
Excavation required in a type 1/2 carriageway	£386.18	Per metre

Protective pipework above 250mm up to and including 355mm diameter	Charge	Unit
No Excavation required	£197.93	Per metre
Excavation required in unmade ground	£238.84	Per metre
Excavation required in the footpath	£382.01	Per metre
Excavation required in a type 3/4 carriageway	£449.09	Per metre
Excavation required in a type 1/2 carriageway	£460.10	Per metre

Protective pipework above 355mm up to and including 450mm diameter	Charge	Unit
No Excavation required	£289.34	Per metre
Excavation required in unmade ground	£340.11	Per metre
Excavation required in the footpath	£485.56	Per metre
Excavation required in a type 3/4 carriageway	£573.49	Per metre
Excavation required in a type 1/2 carriageway	£579.00	Per metre

## Charges for under pressure line stop

These are the charges for an under-pressure line stop to temporarily stop the water flow. The charges are per connection and are net of VAT.

Under pressure line stop	Charge	Unit
Under pressure line stop 100mm	£2,927.84	Per connection
Under pressure line stop 150mm	£3,851.69	Per connection
Under pressure line stop 200mm	£5,685.60	Per connection
Under pressure line stop up to 300mm	£8,775.28	Per connection
Under pressure line stop up to 400mm	£13,807.56	Per connection

## Charges for connections into an existing main

These are the charges for a connection between a new main and an existing main. The charges are per connection and are net of VAT.

Connection up to and including 100mm	Charge	Unit
No Excavation required	£1,051.55	Per connection
Excavation required in unmade ground	£1,406.28	Per connection
Excavation required in the footpath	£1,793.53	Per connection
Excavation required in a type 3/4 carriageway	£2,268.81	Per connection
Excavation required in a type 1/2 carriageway	£2,365.47	Per connection

Connection above 100mm up to and including 200mm	Charge	Unit
No Excavation required	£1,533.58	Per connection
Excavation required in unmade ground	£1,994.77	Per connection
Excavation required in the footpath	£2,567.14	Per connection
Excavation required in a type 3/4 carriageway	£2,994.30	Per connection
Excavation required in a type 1/2 carriageway	£3,110.30	Per connection

Connection above 200mm up to and including 300mm	Charge	Unit
No Excavation required	£2,627.55	Per connection
Excavation required in unmade ground	£3,289.79	Per connection
Excavation required in the footpath	£3,898.59	Per connection
Excavation required in a type 3/4 carriageway	£4,551.13	Per connection
Excavation required in a type 1/2 carriageway	£4,721.74	Per connection

Connection above 300mm up to and including 450mm	Charge	Unit
No Excavation required	£6,697.60	Per connection
Excavation required in unmade ground	£7,957.93	Per connection
Excavation required in the footpath	£9,383.97	Per connection
Excavation required in a type 3/4 carriageway	£11,688.91	Per connection
Excavation required in a type 1/2 carriageway	£11,994.25	Per connection

## Charges for connections into a protective pipework main

These are the charges for an under-pressure connection between a new main and an existing protective pipework main. These charges are per connection and are net of VAT.

Connection up to and including 100mm	Charge	Unit
No Excavation required	£1,561.92	Per connection
Excavation required in unmade ground	£1,916.65	Per connection
Excavation required in the footpath	£2,303.90	Per connection
Excavation required in a type 3/4 carriageway	£2,779.18	Per connection
Excavation required in a type 1/2 carriageway	£2,875.83	Per connection

Connection above 100mm up to and including 200mm	Charge	Unit
No Excavation required	£3,069.17	Per connection
Excavation required in unmade ground	£3,530.36	Per connection
Excavation required in the footpath	£4,102.72	Per connection
Excavation required in a type 3/4 carriageway	£4,529.88	Per connection
Excavation required in a type 1/2 carriageway	£4,645.88	Per connection

Connection above 200mm up to and including 300mm	Charge	Unit
No Excavation required	£12,196.30	Per connection
Excavation required in unmade ground	£12,858.53	Per connection
Excavation required in the footpath	£13,467.34	Per connection
Excavation required in a type 3/4 carriageway	£14,119.88	Per connection
Excavation required in a type 1/2 carriageway	£14,290.49	Per connection

Connection above 300mm up to and including 450mm	Charge	Unit
No Excavation required	£25,742.29	Per connection
Excavation required in unmade ground	£27,002.63	Per connection
Excavation required in the footpath	£28,428.67	Per connection
Excavation required in a type 3/4 carriageway	£30,733.61	Per connection
Excavation required in a type 1/2 carriageway	£31,038.95	Per connection

## Valves, hydrants, wash outs, tees

The following charges will apply when we need to install, replace, or remove a valve, hydrant, wash out or tee on a new main.

Charges labelled as 'no excavation required' do not include excavation and backfill but do include associated chambers. All other charges within this section include all excavation and backfill requirements for these items and include associated chambers. These charges are net of VAT.

Valves, hydrants, wash outs, tees up to 4"	Charge per item
No Excavation required	£292.42
Excavation required in unmade ground	£408.34
Excavation required in the footpath	£499.87
Excavation required in a type 3/4 carriageway	£528.97
Excavation required in a type 1/2 carriageway	£556.08

Valves, hydrants, wash outs, tees above 4" up to and including 6"	Charge per item
No Excavation required	£478.74
Excavation required in unmade ground	£451.71
Excavation required in the footpath	£544.73
Excavation required in a type 3/4 carriageway	£577.71
Excavation required in a type 1/2 carriageway	£606.18

Valves, hydrants, wash outs, tees above 6" up to and including 9"	Charge per item
No Excavation required	£734.92
Excavation required in unmade ground	£692.53
Excavation required in the footpath	£793.55
Excavation required in a type 3/4 carriageway	£832.27
Excavation required in a type 1/2 carriageway	£862.34

Valves, hydrants, wash outs, tees above 9" up to and including 12"	Charge per item
No Excavation required	£1,428.93
Excavation required in unmade ground	£1,571.85
Excavation required in the footpath	£1,693.06
Excavation required in a type 3/4 carriageway	£1,748.51
Excavation required in a type 1/2 carriageway	£1,781.68

Valves, hydrants, wash outs, tees above 12" up to and including 18"	Charge per item
No Excavation required	£5,402.50
Excavation required in unmade ground	£5,816.84
Excavation required in the footpath	£6,134.72
Excavation required in a type 3/4 carriageway	£6,205.81
Excavation required in a type 1/2 carriageway	£7,937.56

## Abandoned Main

The following charges apply to 'cap off' an abandoned main. These charges are net of VAT.

Cap off abandoned main	Charge	Unit
Cap off abandoned main up to 4" in tarmac/footway	£500.41	Per cap off
Cap off abandoned main exceeding 4" up to and including 6" in tarmac/footway	£569.41	Per cap off
Cap off abandoned main exceeding 6" up to and including 9" in tarmac/footway	£746.83	Per cap off
Cap off abandoned main exceeding 6" up to and including 9" in verge/footway	£682.31	Per cap off
Cap off abandoned main exceeding 9" up to and including 12" in tarmac/footway	£965.02	Per cap off
Cap off abandoned main exceeding 4" up to and including 6" in unmade	£384.77	Per cap off

## Pressure Test & Chlorination

The following charge applies for a pressure test and chlorination. This charge is net of VAT.

Pressure Test & Chlorination	Charge per test
Pressure Test & Chlorination	£622.88

## Trial holes

The following charge applies for making trial holes to clarify details about the existing main and the connection point. This charge is net of VAT.

Trial holes (< 1 m3)	Charge per item
Trial hole in unmade ground	£102.80
Trial hole in the footpath	£191.52
Trial hole in a type 3/4 carriageway	£279.41
Trial hole in a type 1/2 carriageway	£408.85

## Stand down charges

The following charges apply if our teams are required to stand down from work as the site is not ready or available to carry out the mains laying activity at the planned time. These charges are net of VAT.

Stand down charges	Charge per day
Charge for lay only activity	£886.13
Charge for open cut activity	£1,577.43

## Thrust block charges

Where thrust blocks are deemed necessary, we will provide a bespoke charge based on the site-specific requirements.

## Charges relating to private land entry

We may need to enter third party land when constructing new water connections. In certain situations we may need to use solicitors and it may result in a compensation payment being made to the land owner. In these circumstances we'll look to recover the cost from you.

Private land entry	Charge	Unit	VAT
To prepare and issue a letter to the landowner seeking consent to lay pipework across third party land	£249.37	Per letter	0%
There may be occasions that we require our solicitors to investigate access to private land	On request		
Compensation payment	Bespoke		

## Diversion charges

These are the charges for works completed under S185 of the Water Industry Act 1991.

## Charges for the diversion of a water asset

A developer can require Severn Trent to alter or move a water asset to allow the development of a site. We'll complete an initial risk assessment to help us make a decision as to whether we complete the diversion works, or allow an accredited Self Lay Provider to complete the work on our behalf. Once the charges have been paid and a diversion agreement entered into, we'll carry out the necessary work.

The charges for the diversion of a water asset are made up of those elements needed to recover the reasonable costs incurred by Severn Trent as a result of completing the diversion work. We'll provide bespoke charges for completing the diversion work. If these change during construction we'll endeavour to let you know and gain your prior approval of the new charges.

Once the work is complete there will be a final reconciliation of the charges against the actual works completed.

SLPs

Water requisition and  
associated new  
connections charges  
specific to self-lay  
providers

## Self Lay specific charges

### Pre-development/Pre-planning enquiry

These charges are non-refundable and include VAT at the rate shown.

Point of connection enquiry - water	Charge	VAT
We'll let you know if our network is able to supply your proposed development site with water	£185.22	20%

### Application charges

When you've completed the relevant application form, please send it to us with the application charge shown in the table below and include the necessary supporting information.

These charges are non-refundable and where applicable include VAT at the rate shown in the tables below.

New water main – Self Lay	Charge	VAT
<b>Severn Trent design</b> We'll send you a detailed breakdown of the charges, including those for both contestable and non-contestable works, the income offset value, and a copy of the approved design we have created	£1,781.92	20%
<b>Self Lay design (approval)</b> We'll send you a detailed breakdown of the charges, including those for both contestable and non-contestable works, the income offset value, and a copy of your design that we have vetted and approved	£0.00	0%

### Charges for the source of water connection

This charge is bespoke to each scheme but the cost will be made up of the component charges published within this document and VAT will be applied at the appropriate rate.

### Charges for a new water main

A SLP can ask Severn Trent to complete some contestable works and the most common works that we're asked to undertake are shown in the table below. These charges are net of VAT.

Contestable works	Charge	Unit
The back to back connection - includes the removal of end hydrants, maximum connection distance 2m and not exceeding 125mm diameter	£633.85	Per connection
The back to back connection - includes the removal of end hydrants, maximum connection distance 2m and not exceeding 180mm diameter	£661.28	Per connection
Sampling where not included within a turnkey operation. Applies to separate site visit for the purpose of sampling as instructed.	£170.44	Per sample visit

We'll provide a bespoke charge for any other contestable works that we are asked to do by a SLP.

### Charges relating to Self Lay service connections

Where you've chosen to use an accredited Self Lay Provider to complete your service connection we'll look to apply an administration charge as detailed below, which is net of VAT. The administration charge applicable when bulk meter deliveries are used reflects the reduced administrative demand on Severn Trent developer services.

Administration charge	Charge	Unit	VAT
Administration charge including meter delivery	£100.05	Per connection	20%
Administration charge excluding bulk meter delivery	Charge	Unit	VAT
Administration charge payable if bulk meter delivery has been selected	£44.98	Per connection	20%

Agreement charge	Charge	Unit	VAT
Supply of revised Agreement	£214.77	Per agreement	0%

The following charges cover the cost of rearranging an audit whereby a Severn Trent representative attends the prearranged site audit (in line with the new Adoptions Code) but the SLP isn't on site and the audit then has to be rearranged. These charges are in line with the existing repeat inspection charges.

Rearranged audit charge	Charge	Unit	VAT
Rearranged audit within normal working hours Monday to Friday 9am – 5pm	£98.81	Per audit	0%
Rearranged audit outside of normal working hours Monday – Friday before 9am and after 5pm	£131.30	Per audit	0%

In addition, Severn Trent are required to enter non-household account information into the non-household water market in a timely manner and failure to do this results in a penalty payment of £40.00. To meet our timescales we rely on SLPs providing meter and address information within the timescales set out in the Adoption Code and where this doesn't happen we'll be passing the fine cost onto the SLP.

Late submission of Self Lay E Form 5	Charge	Unit
Cost of penalty payment passed onto SLP	£40.00	Per plot

## Stand down charges

The following charges apply if our teams are required to stand down from work due to a network emergency or because the site is not ready or available to carry out the source of water or back to back at the planned date and time. These charges are net of VAT and do not include any local authority charges which will be additional charges and charged at full cost.

Stand down charges	Charge per day
Charge for lay only activity	£886.13
Charge for open cut activity	£1,577.43

## Meter charges

The meter charge below covers the circumstances when a SLP fails to install the meter and/or provide the details within 5 calendar days of the connection date in line with the Adoption Code. For all other meter charges please refer to the Meter Charges section.

Meter type	Charge	Unit
Install and commission an external 15mm meter in the Boundary Box	£28.23	Per meter

## Remedial Work

Under the Water Industry Act we have a duty to ensure the assets laid on a site are fit for purpose which includes ensuring that the Fittings Regulations are met and that defects are corrected. Typically developer customers have the opportunity to rectify issues themselves however where we are required to attend site to carry out remedial work to correct defects we reserve the right to recover all associated costs and these will be specific to the activities carried out on each scheme.

NAV's

**New Appointments and  
Variations**

If you're a NAV company seeking to become the appointee for a site that's currently in our area, you'll need some information from us as the incumbent water and/or waste water company to support your application to Ofwat. This may include confirmation of whether we serve properties within the site, setting up a bulk agreement and providing a bulk connection for water and/or wastewater. The application fees and charges are aligned to the equivalent services provided to other customers. The most common charges for NAVs are summarised below.

## Site served assessment

To support your application to Ofwat under the 'unserved' criteria you will need to understand whether your proposed NAV site is currently served or unserved. If you send us an enquiry, we will check our records and confirm the status.

Please do send us a plan showing the NAV site boundary on an OS background, stating the services requiring assessment (i.e. water, wastewater, surface water). On brownfield development sites, if there are existing premises within the NAV boundary, please provide any available details of the properties and disconnection plans. Please send all enquiries to [NAVenquiries@eventrent.co.uk](mailto:NAVenquiries@eventrent.co.uk).

Site served assessment	Charge
We will send you a letter confirming whether the site is served	£0.00

## Requesting a copy of our water and sewer network plan

If you need to know where the Severn Trent water and/or sewer network is located around your proposed development site, you can obtain a clean water and waste water map directly from [www.digdat.co.uk](http://www.digdat.co.uk).

Alternatively, you can view our maps free of charge by making an appointment to visit the Severn Trent Centre at:

2 St John's Street  
Coventry  
CV1 2LZ

To book an appointment you will need to call GIS Mapping Team on 0345 601 6616 and select option 1. Our lines are open from 9am to 4pm Monday to Thursday and 9am to 3:30pm on a Friday. Sessions are booked in 1 hour slots with the first session starting at 8:30am and the last at 2:30pm.

**Note:** all details must be checked and cannot be assumed to be correct.

These charges are non-refundable and include VAT at the rate shown.

Water or sewer map	Charge	VAT
We'll send you a map of the Severn Trent water or sewer network within the area you request – size A4 or A3	£24.00	20%
We'll send you a map of the Severn Trent water or sewer network within the area you request – size A2	£25.00	20%
We'll send you a map of the Severn Trent water or sewer network within the area you request – size A1	£30.00	20%
We'll send you a map of the Severn Trent water or sewer network within the area you request – size A0	£45.00	20%
Water and sewer map		
We'll send you a map of the Severn Trent water and sewer network within the area you request – size A4 or A3	£30.00	20%

We'll send you a map of the Severn Trent water and sewer network within the area you request – size A2	£40.00	20%
We'll send you a map of the Severn Trent water and sewer network within the area you request – size A1	£50.00	20%
We'll send you a map of the Severn Trent water and sewer network within the area you request – size A0	£80.00	20%

### Pre-development/ Pre-planning enquiry

If you need to understand the requirements for supplying your new NAV site with bulk water and/or sewerage connections, and want us to identify points of connection and/or points of discharge to our network before you make a full application, you can send us an enquiry and we'll complete an assessment.

These charges are non-refundable and include VAT at the rate shown.

Point of connection enquiry - water	Charge	VAT
We'll let you know if our network is able to supply your proposed development site with water	£185.22	20%

Point of connection enquiry - waste	Charge	VAT
We'll let you know if our network is able to receive the flows from your proposed development site	£198.30	20%

Point of connection enquiry - water & waste	Charge	VAT
We'll let you know if our network is able to supply your proposed development site with water and our network is able to receive the flows from your proposed development site	£326.71	20%

### Bulk agreements

If we're providing bulk water and/or wastewater connections to supply your site, we'll need to enter into a bulk supply and/or bulk discharge agreement. You can send us a request and we will complete and issue a bulk supply agreement.

You can request a bulk agreement by emailing us at [NAVenquiries@severntrent.co.uk](mailto:NAVenquiries@severntrent.co.uk).

Bulk agreements	Charge
We'll prepare and send you a bulk agreement	£0.00

### Bulk water connection – mains application

When you're ready for your bulk connection you'll need to make a separate mains requisition application to obtain an offer letter containing a design and quotation for the offsite work required to provide the bulk connection to your boundary. When you've completed the application form, please send it to us along with the application charge shown in the table below accompanied with any supporting information.

These charges are non-refundable and where applicable include VAT at the rate shown in the tables below.

New water main – requisition / bulk water connection	Charge	VAT
We'll send you a design and quotation for the offsite works necessary to bring a bulk connection to your site boundary	£1,781.92	20%

### Bulk discharge – sewer connection applications

Our response to your initial NAV enquiry will identify a suitable point of discharge for your site. When you are ready to make your bulk sewer connection to our network, you'll need to apply for approval to connect using

the S106 sewer connection application process. When you've completed the application form, please send it to us along with the application charge shown in the table below accompanied with any supporting information.

These charges are non-refundable and where applicable include VAT at the rate shown in the tables below.

Sewer connection	Charge	VAT
Connection to a public sewer when the connection is in the public highway. Approval of a connection with 1 length of lateral drain or sewer (1 length is 15 metres). Complete 2 inspections of the sewer connection during normal working hours Monday to Friday 9am to 5pm	£466.70	0%
Connection to a public sewer when the connection is not in the public highway. Approval of a connection with 1 length of lateral drain or sewer (1 length is 15 metres). Complete 2 inspections of the sewer connection during normal working hours 9am to 5pm	£253.46	0%

# Sewer charges

## Site specific charges – sewer

Site specific charges for sewers are made up of the connection services necessary to connect a development to our existing sewer network. This type of work can include new sewers, lateral drains, pumping stations and rising mains and other infrastructure needed to satisfactorily deal with domestic, and on occasions non-domestic, sewerage from a development.

Many developers design and construct their own sewers, often using a third party (drainage) contractor and then offer them to Severn Trent, or a NAV, for adoption. However, a developer can request Severn Trent lay sewers from the site boundary and connect them into the existing network.

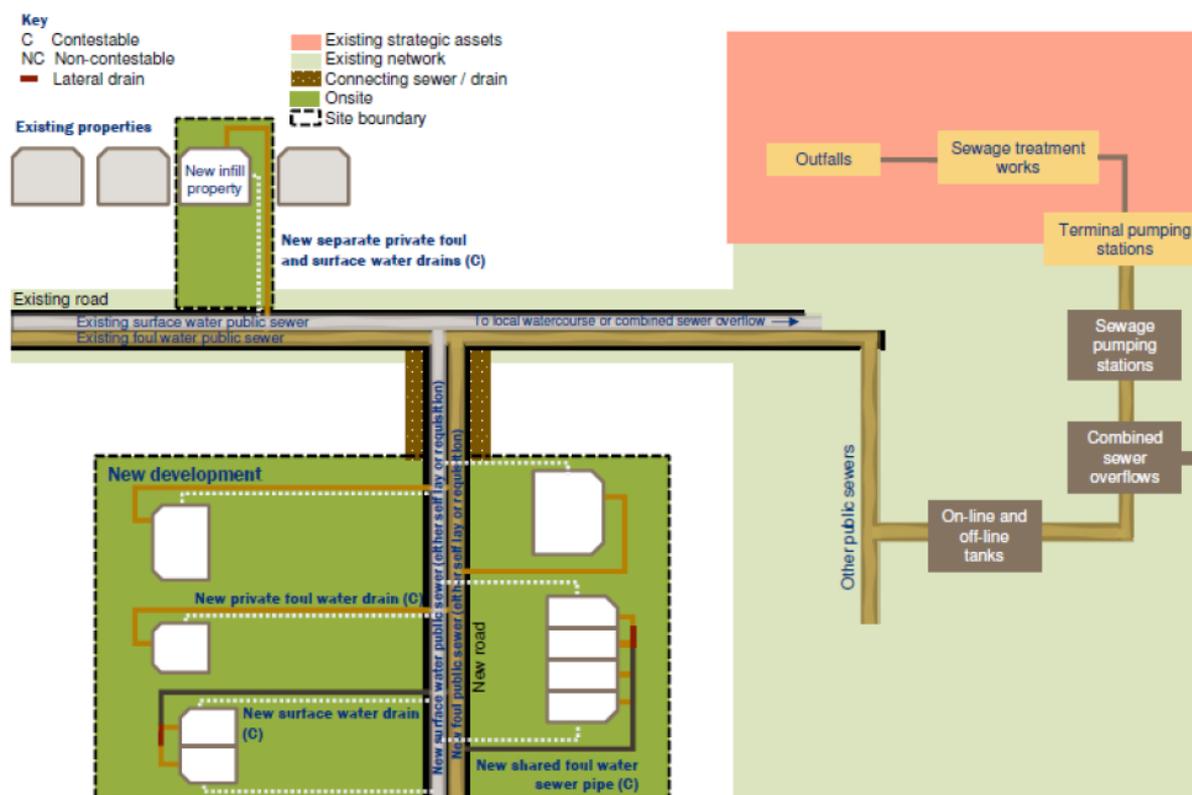
Site specific work is distinct from network reinforcement work, which provides any necessary additional capacity as a result of a new development. Any network reinforcement work needed as a direct result of a new development is included in the infrastructure charges.

Should a developer have significant non-domestic flows, we may need a contribution from the developer.

Where we have to reinforce our existing infrastructure for the purpose of domestic flows, the costs for this reinforcement work will be borne in full by Severn Trent, i.e. it will not form part of the site specific charge.

The diagram below (Figure 2) shows this in more detail. Site specific works are those undertaken within both the dark green shaded area and brown with white dots shaded area. The charges for these works will either be paid in full by a developer, or where an income offset is used a reduced charge will be paid.

**Figure 2 Typical connections work and the location of existing waste assets**



## Codes for Adoption

The Sewerage Sector Guidance (SSG) went live in April 2020. The SSG outlines the principles and process under which applications for adoption should be progressed and it strives to drive consistency and performance across the industry. Whilst the Codes brought about change and an increased number of performance service levels, broadly speaking we believe the process under the SSG is in line with our previous way of doing things and thus

we have not materially altered our charges. However, under the new Design & Construction Guidance that forms part of the SSG, Sustainable Drainage (SUDS) systems can now be offered for adoption as a sewer under the S104 agreement. As this is new to us, we do not yet have sufficient data to determine how much this will cost Severn Trent to process. We have therefore decided not to charge for this element of your site until we have enough data to allow us to set reasonable inspection fees and bond charges. We will not retrospectively apply this new charge to sites once they have been technically approved. Further to this, we will not be asking for commuted sums to adopt SUDS features on your sites.

## **Sewer requisition charges**

This is the charge for the works in accordance with the duties imposed by section 98(1) (provision of requisitioned public sewer) of the Water Act 1991.

Sewer requisition charges become payable when a developer requests Severn Trent provide a new public sewer or lateral drain for a new development. We'll provide a bespoke charge for each requisition.

This bespoke charge will consider such things as:

- The extent of works
- The ground conditions
- Any land entry requirements
- Any legal consents and agreements
- Surveys
- Highway restriction noticing
- Compensation
- The developer's build programme

The charges will be recalculated on completion of the design and feasibility stage and pre contract awarded. A balance payment or refund may be required at this stage and prior to progressing the work. Once the work is complete, we'll undertake a final reconciliation of the charges against the works actually completed.

## **Sewer adoption inspection and bond charges – pre construction**

These are the charges for the work in accordance with the duties imposed by section 104 of the Water Act 1991.

The sewers that will serve a new development site can be designed by a developer, approved by us and then constructed by the developer. We'll then enter into a legal Agreement to adopt these sewers provided that they are designed to current industry standards, Design and Construction Guidance, and Severn Trent's supplementary requirements.

From 1 April 2020 we'll charge a sewer adoption inspection charge and a sewer adoption bond charge and a legal agreement fee charge for all site specific work for adoptable sewers.

This sewer adoption inspection charge will cover the cost for technical vetting, processing the Section 104 submission and completing the inspections of the adoptable site. This includes the connection to our existing network.

The sewer adoption bond charge is a security payment for Severn Trent to draw off should we need to complete remedial works or finish the construction of the sewers for any reason.

## **How we've calculated the sewer adoption inspection and bond charges**

We've calculated the sewer adoption inspection charge by dividing the combined total of calculated gravity sewer and associated manholes construction costs by the combined total meterage of gravity sewers and associated manholes over the same period to give us a per metre charge (which includes any in-line storage less than 1350mm diameter).

This charge is then multiplied by the proposed combined length of sewers to give us the total costs associated with the above works. On top of this we have a few separate charges to reflect other site requirements, such as headwalls, flow control chambers, etc.

We'll add up all of these charges to give an approximate total construction cost:

- 2.5% of these costs will represent the total sewer adoption inspection charge (minimum inspection fee of £500), and
- 10% of these costs will represent the total sewer adoption bond charge (minimum bond fee of £5,000).

A breakdown of all our sewer adoption charges are shown in the tables below:

Gravity sewers	Charge	Unit	VAT
Gravity sewers – includes in-line storage less than 1350mm diameter - Inspection charge	£10.69	Per metre	0%
Gravity sewers – includes in-line storage less than 1350mm diameter - Bond charge	£42.78	Per metre	0%

Headwall	Charge	Unit	VAT
Headwall - Inspection charge	£62.65	Per unit	0%
Headwall - bond charge	£250.58	Per unit	0%

Flow control chamber	Charge	Unit	VAT
Flow control chamber - inspection charge	£62.65	Per unit	0%
Flow control chamber - bond charge	£250.58	Per unit	0%

m <sup>3</sup> storage over 1350mm diameter	Charge	Unit	VAT
m <sup>3</sup> storage over 1350mm diameter - inspection charge	£12.53	Per unit	0%
m <sup>3</sup> storage over 1350mm diameter - bond charge	£50.12	Per unit	0%

Pumping station	Charge	Unit	VAT
Pumping station - inspection charge	2.5% of bespoke charges	Per station	0%
Pumping station - bond charge	10% of bespoke charges	Per station	0%

Rising main not exceeding 225mm diameter	Charge	Unit	VAT
Rising main - inspection charge	£2.49	Per metre	0%
Rising main - bond charge	£9.93	Per metre	0%

Adoptable lateral drains	Charge	Unit	VAT
Adoptable lateral drains – inspection charge	£4.01	Per metre	0%
Adoptable lateral drains – bond charge	£16.04	Per metre	0%

## Other adoption charges for a new sewer

These charges are for the works associated with adopting a new sewer that has been laid by a third party contractor on the request of the developer, and includes VAT where indicated.

PS Telemetry	Charge	Unit	VAT
Provision and installation of an outstation (including 12 months listening service)	£5,442.90	Per outstation	20%
This charge covers one survey visit and the installation			
Any additional visits required to complete work on the outstation	£200.00	Per visit	20%

Listening service	Charge	Unit	VAT
Listening services over and above initial 12 months	£589.49	Per annum	20%

<b>Locks &amp; signs</b>	<b>Charge</b>	<b>Unit</b>	<b>VAT</b>
Installation of locks and signs at pumping station	£934.22	Per station	0%

<b>Amended design</b>	<b>Charge</b>	<b>Unit</b>	<b>VAT</b>
Reassessment of an amended design when increasing the estimated cost of construction is less than £10,000	£254.47	Per design	0%
Reassessment of an amended design when increasing the estimated cost of construction is more than £10,000	1% of estimated construction cost	Per design	0%
Reassessment of an amended design when there is a pumping station on site	2% of estimated construction cost	Per design	0%

<b>Other charges</b>	<b>Charge</b>	<b>Unit</b>	<b>VAT</b>
One further viewing of a developer's CCTV survey	£61.16	Per survey	0%
A letter to the bondsman confirming that the bond has been released	£152.68	Per letter	0%

## Sewer adoption inspection and bond charges - post construction

These are the charges for the work in accordance with the duties imposed by section 102 of the Water Act 1991.

We are sometimes asked to adopt sewers that serve a development years after they have been constructed. In these circumstances we'll always look to adopt the sewers but will need various documentation from the householder, or their representative, to assess the condition of the sewers and associated assets. Often, we'll look to carry out inspections and ask for trial holes to be dug.

We have a few charges for the assessments needed and these do not include VAT.

<b>Sewer lengths offered for adoption</b>	<b>Charge</b>	<b>Unit</b>	<b>VAT</b>
To complete inspections of the existing sewers and associated assets (not including the pumping station)	£40.09	Per length	0%

<b>Pumping stations</b>	<b>Charge</b>	<b>Unit</b>	<b>VAT</b>
To complete inspection of pumping stations	£200.46	Per station	0%

<b>Trial holes</b>	<b>Charge</b>	<b>Unit</b>	<b>VAT</b>
To attend trial hole excavations	£20.05	Per trial hole	0%

<b>CCTV surveys</b>	<b>Charge</b>	<b>Unit</b>	<b>VAT</b>
To arrange and review CCTV survey of sewers	£0.85	Per length	0%

<b>As built drawings</b>	<b>Charge</b>	<b>Unit</b>	<b>VAT</b>
To make arrangements for the completion of as-built drawings and manhole cards	£25.06	Per manhole	0%

## Sewer connection charges

These are the additional inspection charges for sewer connections in accordance with the duties (or rights) under section 106 sewer connections of the Water Act 1991.

These charges are shown in the table below and do not include VAT.

Repeat inspection	Charge	Unit	VAT
Repeat inspection within normal working hours Monday to Friday 9am – 5pm	£98.81	Per inspection	0%
Repeat inspection outside of normal working hours Monday – Friday before 9am and after 5pm	£131.30	Per inspection	0%

## Legal charges

We have a few legal charges associated with the adoption of sewers and sewer connections which are shown in the table below. These are net of VAT.

Legal agreements	Charge	Unit	VAT
To produce and provide a legal agreement for a section 104 adoption or section 185 diversion	£214.77	Per agreement	0%

Sewage Pumping Station (SPS) land transfer	Charge
Up to the sum of £1,500.00 plus disbursements whether or not the matter proceeds to completion for our solicitors to complete the legal documentation in respect of the land transfer of the SPS	£1,500.00 plus disbursements
Our solicitors may request a further undertaking for payment of additional fees if the transfer of the pumping station becomes protracted	On request

Sustainable Drainage System (SUDS) Easement	Charge
Up to the sum of £1,500.00 plus disbursements whether or not the matter proceeds to completion the Easement associated with the SUDs feature	£1,500.00 plus disbursements
Our solicitors may request an additional fee if securing the easement becomes protracted	On request

Unilateral Deed of Grant	Charge
Our fee for dealing with a unilateral Deed of Grant should you choose our services	£900.00 plus disbursements

Miscellaneous	Charge
We may ask our solicitors to review wording amendments on a sewer Adoption Agreement	On request
We may ask our solicitors to review wording amendments on a unilateral Deed of Grant of Easement	On request
There may be occasions that we require our solicitors to look into access to private land	On request

### Note:

1. Disbursements are those legal fees that Severn Trent do not see as they are paid directly to a solicitor
2. A developer, or third party contractor, can use any solicitor to complete the relevant documentation

## Diversion charges

These are the charges for works completed under S185 of the Water Industry Act 1991.

### Charges for the diversion of a sewer asset

A developer can ask Severn Trent to alter or move a sewer asset to allow the development of a site. We'll complete an initial risk assessment to help us make a decision as to whether we complete the diversion works, or allow a third party (drainage) contractor to complete the work on our behalf. Once the charges have been paid and a diversion agreement entered into we'll either allow a self-lay diversion or carry out the necessary work ourselves.

The charges for the diversion of a sewer asset are made up of those elements needed to recover the reasonable costs incurred by Severn Trent as a result of completing or overseeing the diversion work. We will provide

bespoke charges for completing the diversion work. If these change during construction we'll endeavour to let you know and gain your prior approval of the new charges.

If Severn Trent have completed the diversion work there will be a final reconciliation of the charges against the actual works completed.

## Section 4 – typical scenario worked examples of connection charging

In this section we'll share with you ten examples of the connection charges for new water and sewer connections.

When reading these examples of connection charges please note that:

- The charges are indicative only at the time of publication
- The examples of different connection types are fictional and may not meet with the requirements for your development

### Example 1: Single water service connection

- Connection to an existing main. This includes service pipe and boundary box fitting, excavation and reinstatement.
- 25-32mm PE pipe.
- Short connection – 4m road surface (excavate & lay rate).
- Typical traffic management – including any council charges.

Wastewater – include all relevant non-contestable charges related to new sewers, including wastewater infrastructure charges and income offsets. Sewer construction costs should be provided where applicable.

**You'll need to make an application and pay the below application fees in order to obtain a new water service connection:**

Type of charge	Description of charge	Quantity	Unit	Total charge	VAT	Page No.
Application fees	We'll send you a detailed breakdown of the charges, for a 25/32mm water service connection.	1	£155.34	£155.34	20%	14
	Connection to a public sewer when the connection is not in the public highway.	1	£253.46	£253.46	0%	15
<b>Total</b>					<b>£408.80</b>	

**Once we've received your completed application and payment, we'll provide you with the quotation for your water service connection:**

Type of charge	Description of charge	Quantity	Unit	Total charge	VAT	Page No.
Connection charges	Excavate and lay 0 – 5m single supply (up to 32mm)	1	£1,139.91	£1,139.91	0%	23
Metering	Install and commission an external 15mm meter in the boundary box at the point of connection	1	£0.00	£0.00	0%	28
Traffic Management	Two way traffic lights for the duration of the work	1	£338.40	£338.40	0%	24
Infrastructure charges	Water infrastructure charge	1	£355.50	£355.50	0%	19
	Sewerage infrastructure charge	1	£320.74	£320.74	0%	
Infrastructure credits	Credit for water	0	-£355.50	£0.00	0%	20
	Credit for sewerage	0	-£320.74	£0.00	0%	
Income offset	Income offset for water	1	-£527.03	-£527.03	0%	20
	Income offset for waste	1	-£81.00	-£81.00	0%	
<b>Sub total excluding any income offset and/or credits</b>						<b>£2,154.55</b>
<b>Income offset and/or credits</b>						<b>-£608.03</b>
<b>VAT</b>						<b>£0.00</b>
<b>Total payable</b>						<b>£1,546.52</b>

**Total cost of job £1,955.32**

### Example 2: Single water service connection

- Connection to an existing main. This includes service pipe and boundary box fitting, excavation and reinstatement.
- 25-32mm PE pipe.
- Long connection – 8m (4m road surface and 4m unmade ground) (excavate & lay rate).
- Typical traffic management – including any council charges.

Wastewater – include all relevant non-contestable charges related to new sewers, including wastewater infrastructure charges and income offsets. Sewer construction costs should be provided where applicable.

### You'll need to make an application and pay the below application fees in order to obtain a new water service connection:

Type of charge	Description of charge	Quantity	Unit	Total charge	VAT	Page No.
Application fees	We'll send you a detailed breakdown of the charges, for a 25/32mm water service connection.	1	£155.34	£155.34	20%	14
	Connection to a public sewer when the connection is not in the public highway.	1	£253.46	£253.46	0%	15
<b>Total</b>					<b>£408.80</b>	

### Once we've received your completed application and payment, we'll provide you with the quotation for your water service connection:

Type of charge	Description of charge	Quantity	Unit	Total charge	VAT	Page No.
Connection charges	Excavate and lay >5 – 12m single supply (up to 32mm)	1	£1,640.88	£1,640.88	0%	23
Metering	Install and commission an external 15mm meter in the boundary box at the point of connection	1	£0.00	£0.00	0%	28
Traffic Management	Two way traffic lights for the duration of the work	1	£338.40	£338.40	0%	24
Infrastructure charges	Water infrastructure charge	1	£355.50	£355.50	0%	19
	Sewerage infrastructure charge	1	£320.74	£320.74	0%	
Infrastructure credits	Credit for water	0	-£355.50	£0.00	0%	20
	Credit for sewerage	0	-£320.74	£0.00	0%	
Income offset	Income offset for water	1	-£527.03	-£527.03	0%	20
	Income offset for waste	1	-£81.00	-£81.00	0%	
<b>Sub total excluding any income offset and/or credits</b>						<b>£2,655.52</b>
<b>Income offset and/or credits</b>						<b>-£608.03</b>
<b>VAT</b>						<b>£0.00</b>
<b>Total payable</b>						<b>£2,047.49</b>

**Total cost of job £2,456.29**

### Example 3: Water service connection - development of a new block of flats – 10 flats

- Large diameter water connection to an existing main – no barrier pipe. This includes service pipe and boundary box fitting, excavation and reinstatement.
  - Short connection – 4m road surface (excavate & lay rate).
- Typical traffic management – including any council charges.

Wastewater – include all relevant non-contestable charges related to new sewers, including wastewater infrastructure charges and income offsets. Sewer construction costs should be provided where applicable.

### You'll need to make an application and pay the below application fees in order to obtain a large diameter water service connection:

Type of charge	Description of charge	Quantity	Unit	Total charge	VAT	Page No.
Application fees	We'll send you a detailed breakdown of the charges for a 50mm+ water service connection	1	£331.74	£331.74	20%	14
	Connection to a public sewer when the connection is not in the public highway	1	£253.46	£253.46	0%	15
<b>Total</b>					<b>£585.20</b>	

### Once we've received your completed application and payment, we'll provide you with the quotation for your large diameter water service connection:

Type of charge	Description of charge	Quantity	Unit	Total charge	VAT	Page No.
Connection charges	Excavate and lay 0 – 5m large diameter connection >50mm and up to 200mm	1	£2,742.02	£2,742.02	0%	23
Metering	To check the installation and commission of a meter	10	£34.40	£344.00	0%	28
	Meter delivery	1	£55.96	£55.96	0%	
Traffic management	Two way traffic lights for the duration of the work	1	£338.40	£338.40	0%	24
Infrastructure charges	Water infrastructure charge	10	£355.50	£3,555.00	0%	19
	Sewerage infrastructure charge	10	£320.74	£3,207.40	0%	
Infrastructure credits	Credit for water	0	-£355.50	£0.00	0%	20
	Credit for sewerage	0	-£320.74	£0.00	0%	
Income offset	Income offset for water	10	-£527.03	-£5,270.30	0%	20
	Income offset for waste	10	-£81.00	-£810.00	0%	
<b>Sub total excluding any discounts or credits</b>					<b>£10,242.78</b>	
<b>Discounts or credits</b>					<b>-£6,080.30</b>	
<b>VAT</b>					<b>£0.00</b>	
<b>Total payable</b>					<b>£4,162.48</b>	

**Total cost of job £4,747.68**

#### Example 4: Water service connection - development of a new block of flats – 10 flats

- Large diameter water connection to an existing main – no barrier pipe. This includes service pipe and boundary box fitting, excavation and reinstatement.
  - Long connection – 8m (4m road surface and 4m unmade ground) (excavate & lay rate).
- Typical traffic management – including any council charges.

Wastewater – include all relevant non-contestable charges related to new sewers, including wastewater infrastructure charges and income offsets. Sewer construction costs should be provided where applicable.

#### You'll need to make an application and pay the below application fees in order to obtain a large diameter water service connection:

Type of charge	Description of charge	Quantity	Unit	Total charge	VAT	Page No.
Application fees	We'll send you a detailed breakdown of the charges for a 50mm+ water service connection	1	£331.74	£331.74	20%	14
	Connection to a public sewer when the connection is not in the public highway	1	£253.46	£253.46	0%	15
<b>Total</b>					<b>£585.20</b>	

#### Once we've received your completed application and payment, we'll provide you with the quotation for your large diameter water service connection:

Type of charge	Description of charge	Quantity	Unit	Total charge	VAT	Page No.
Connection charges	Excavate and lay >5 – 12m large diameter connection >50mm and up to 200mm	1	£3,818.46	£3,818.46	0%	23
Metering	To check the installation and commission of a meter	10	£34.40	£344.00	0%	28
	Meter delivery	1	£55.96	£55.96	0%	
Traffic management	Two way traffic lights for the duration of the work	1	£338.40	£338.40	0%	24
Infrastructure charges	Water infrastructure charge	10	£355.50	£3,555.00	0%	19
	Sewerage infrastructure charge	10	£320.74	£3,207.40	0%	
Infrastructure credits	Credit for water	0	-£355.50	£0.00	0%	20
	Credit for sewerage	0	-£320.74	£0.00	0%	
Income offset	Income offset for water	10	-£527.03	-£5,270.30	0%	20
	Income offset for waste	10	-£81.00	-£810.00	0%	
<b>Sub total excluding any income offset and/or credits</b>					<b>£11,319.22</b>	
<b>Income offset and/or credits</b>					<b>-£6,080.30</b>	
<b>VAT</b>					<b>£0.00</b>	
<b>Total payable</b>					<b>£5,238.92</b>	

**Total cost of job £5,824.12**

### Example 5: Water and sewerage infrastructure – small housing development of 10 new homes

- 10 new connections of new mains – 3m no excavation. This includes service pipe and boundary box fitting.
- New off-site connection to the existing main, including traffic management charges:
- New mains required – total length 50m, consisting of:
  - 90mm PE – 10m road surface (leading to point of connection) (excavate & lay rate).
  - 90mm PE – 20m unmade surface (excavate & lay rate).
  - 63mm PE – 20m unmade surface (excavate & lay rate).

Wastewater – include all relevant non-contestable charges related to new sewers, including wastewater infrastructure charges and income offsets. Sewer construction cost should be provided where applicable.

You'll need to make an application and pay the below application fees in order to obtain a new mains requisition:

Type of charge	Description of charge	Quantity	Unit	Total charge	VAT	Page No.
Application fees	We'll send you a detailed breakdown of the charges for your chosen lay option. If you haven't yet decided, we'll send you the charges for all options allowing you to make an informed decision on how you want to proceed	1	£1,781.92	£1,781.92	20%	14
	Connection to a public sewer when the connection is not in the public highway	1	£253.46	£253.46	0%	15
<b>Total</b>					<b>£2,035.38</b>	

You'll then receive a quotation for your new mains which you'll then need to return the signed agreement and make the below payment to accept these charges:

Type of charge	Description of charge	Quantity	Unit	Total charge	VAT	Page No.
Mains requisition charges	Connection up to and including 100mm. Excavation required in a type 1/2 carriageway	1	£2,365.47	£2,365.47	0%	33
	PE pipework above 63mm up to and including 90mm diameter. Excavation required in a type 1/2 carriageway	10	£138.27	£1,382.70	0%	31
	PE pipework above 63mm up to and including 90mm diameter. Excavation required in unmade ground	20	£39.54	£790.80	0%	31
	PE pipework up to and including 63mm diameter. Excavation required in unmade ground	20	£38.06	£761.20	0%	31
	Two way traffic lights for the duration of the work	1	£338.40	£338.40	0%	24
	<b>This is an estimated value</b> Additional items such as valves, hydrants, washouts, tees, thrust blocks, pressure tests, samples, connections trial holes etc are bespoke and based on detailed design and construction methods. All values can be found in this document				£13,172.00	0%
Sewer requisition charges		50	£10.69	£534.50	0%	48
<b>Total</b>					<b>£19,345.07</b>	

Once you're ready for your property connections we'll then provide you with the individual plot quotations. For this example, we've calculated the quotation for all 10 homes:

Type of charge	Description of charge	Quantity	Unit	Total charge	VAT	Page No.
Connection charges	Water connection laid up to 5m (up to 32mm pipe diameter) – no excavation by Severn Trent	10	£360.19	£3,601.90	0%	23
Metering	Install and commission an external 15mm meter	10	£0.00	£0.00	0%	28
Infrastructure charges	Water infrastructure charge	10	£355.50	£3,555.00	0%	19
	Sewerage infrastructure charge	10	£320.74	£3,207.40	0%	
Infrastructure credits	Credit for water	0	-£355.50	£0.00	0%	20
	Credit for sewerage	0	-£320.74	£0.00	0%	
Income offset	Income offset for water	10	-£527.03	-£5,270.30	0%	20
	Income offset for waste	10	-£81.00	-£810.00	0%	
<b>Sub total excluding any income offset and/or credits</b>					<b>£10,364.30</b>	
<b>Income offset and/or credits</b>					<b>-£6,080.30</b>	
<b>VAT</b>					<b>£0.00</b>	
<b>Total payable</b>					<b>£4,284.00</b>	

**Total cost of job £25,664.45**

### Example 6: Self Lay related charges for a small development

If a developer chooses a SLP to lay the new main in this example Severn Trent would still be required to carry out the non-contestable activity and might be asked to carry out some contestable activity.

**You'll need to make an application and pay the below application fees if you would like Severn Trent to complete the design for the new mains:**

Type of charge	Description of charge	Quantity	Unit	Total charge	VAT	Page No.
New water main – Self Lay	<b>Severn Trent design</b>					
	We'll send you a detailed breakdown of the charges, including those for both contestable and non-contestable works, the income offset value, and a copy of the approved design we have created	1	£1,781.92	£1,781.92	20%	39
<b>Total</b>					<b>£1,781.92</b>	

**You'll then receive a quotation for your source of water connection costs, you'll then need to return the signed agreement and make the below payment to accept these charges:**

Type of charge	Description of charge	Quantity	Unit	Total charge	VAT	Page No.	Contestable
Source of water connection	Connection up to and including 100mm. Excavation required in a type 1/2 carriageway	1	£2,365.47	£2,365.47	0%	33	No
	PE pipework above 63mm up to and including 90mm diameter. Excavation required in a type 1/2 carriageway	10	£138.27	£1,382.70	0%	31	Yes
	Two way traffic lights for the duration of the work	1	£338.40	£338.40	0%	24	Yes
	<b>This is an estimated value</b> Additional items such as valves, hydrants, washouts, tees, thrust blocks, pressure tests, samples, connections trial holes etc are bespoke and based on detailed design and construction methods for which all values can be found in this document			£5,619.90	0%		Yes
<b>Note:</b> Please see our company ACS document for further details on contestability within our area			Non contestable sub total		£2,365.47		
			Contestable sub total		£7,341.00		
			<b>Total</b>		<b>£9,706.47</b>		

**Once you're ready to call off your plot connections we'll then provide you with the individual plot quotations. For this example, we've calculated the quotation for all 10 homes:**

Type of charge	Description of charge	Quantity	Unit	Total charge	VAT	Page No.
Administration charge	Administration charge including meter delivery	10	£100.05	£1,000.50	0%	39
Infrastructure charges	Water infrastructure charge	10	£355.50	£3,555.00	0%	19
	Sewerage infrastructure charge	10	£320.74	£3,207.40	0%	
Infrastructure credits	Credit for water	0	-£355.50	£0.00	0%	20
	Credit for sewerage	0	-£320.74	£0.00	0%	
Income offset	Income offset for water	10	-£527.03	-£5,270.30	0%	20
	Income offset for waste	10	-£81.00	-£810.00	0%	
<b>Sub total excluding any income offset and/or credits</b>					<b>£7,762.90</b>	
<b>Income offset and/or credits</b>					<b>-£6,080.30</b>	
<b>VAT</b>					<b>£0.00</b>	
<b>Total payable</b>					<b>£1,682.60</b>	

**Total cost of job £13,170.99**

### Example 7: Water and sewerage infrastructure – medium housing development of 50 new homes

- 50 new connections of new mains – 3m no excavation. This includes service pipe and boundary box fitting.
- New off-site connection to the existing main, including traffic management charges:
- New mains required – total length 300m, consisting of:
  - 180mm PE – 10m road surface (leading to point of connection) (excavate & lay rate).
  - 180mm PE – 90m unmade surface (excavate & lay rate).
  - 125mm PE – 100m unmade surface (excavate & lay rate).
  - 90mm PE – 100m unmade surface (excavate & lay rate).

Wastewater – include all relevant non-contestable charges related to new sewers, including wastewater infrastructure charges and income offsets. Sewer construction cost should be provided where applicable.

**You'll need to make an application and pay the below application fees in order to obtain a new mains requisition:**

Type of charge	Description of charge	Quantity	Unit	Total charge	VAT	Page No.
Application fees	We'll send you a detailed breakdown of the charges for your chosen lay option. If you haven't yet decided, we'll send you the charges for all options allowing you to make an informed decision on how you want to proceed	1	£1,781.92	£1,781.92	20%	14
	Connection to a public sewer when the connection is not in the public highway.	1	£253.46	£253.46	0%	15
<b>Total</b>					<b>£2,035.38</b>	

**You'll then receive a quotation for your new mains which you'll then need to return the signed agreement and make the below payment to accept these charges:**

Type of charge	Description of charge	Quantity	Unit	Total charge	VAT	Page No.
Water requisition charges	Connection above 100mm up to and including 200mm. Excavation required in a type 1/2 carriageway	1	£3,110.30	£3,110.30	0%	33
	PE pipework above 125mm up to and including 180mm diameter. Excavation in a type 1/2 carriageway	10	£149.18	£1,491.80	0%	32
	PE pipework above 125mm up to and including 180mm diameter. Excavation required in unmade ground	90	£57.31	£5,157.90	0%	31
	PE pipework above 90mm up to and including 125mm diameter. Excavation required in unmade ground	100	£42.68	£4,268.00	0%	31
	PE pipework above 63mm up to and including 90mm diameter. Excavation required in unmade ground	100	£39.54	£3,954.00	0%	31
	Two way traffic lights with manual control for the duration of the work	1	£1,044.53	£1,044.53	0%	24
	<b>This is an estimated value</b> Additional items such as valves, hydrants, washouts, tees, thrust blocks, pressure tests, samples, connections trial holes etc are bespoke and based on detailed design and construction methods for which all values can be found in this document				£19,420.55	0%

Sewer requisition charges	300	£10.69	£3,207.00	0%	48
<b>Total</b>					<b>£41,654.08</b>

Once you're ready for your property connections we'll then provide you with the individual plot quotations. For this example, we've calculated the quotation for all 50 homes:

Type of charge	Description of charge	Quantity	Unit	Total charge	VAT	Page No.
Connection charges	Water connection laid up to 5m (up to 32mm pipe diameter) – no excavation by Severn Trent	50	£360.19	£18,009.50	0%	23
Metering	Install and commission an external 15mm meter	50	£0.00	£0.00	0%	28
Infrastructure charges	Water infrastructure charge	50	£355.50	£17,775.00	0%	19
	Sewerage infrastructure charge	50	£320.74	£16,037.00	0%	
Infrastructure credits	Credit for water	0	-£355.50	£0.00	0%	20
	Credit for sewerage	0	-£320.74	£0.00	0%	
Income offset	Income offset for water	50	-£527.03	-£26,351.50	0%	20
	Income offset for waste	50	-£81.00	-£4,050.00	0%	
<b>Sub total excluding any income offset and/or credits</b>						<b>£51,821.50</b>
<b>Income offset and/or credits</b>						<b>-£30,401.50</b>
<b>VAT</b>						<b>£0.00</b>
<b>Total payable</b>						<b>£21,420.00</b>

**Total cost of job £65,109.46**

### Example 8: Self Lay related charges for a medium development

If a developer chooses a SLP to lay the new main in this example Severn Trent would still be required to carry out the non-contestable activity and might be asked to carry out some contestable activity.

You'll need to make an application and pay the below application fees if you would like Severn Trent to complete the design for the new mains:

Type of charge	Description of charge	Quantity	Unit	Total charge	VAT	Page No.
New water main – Self Lay	<b>Severn Trent design</b>					
	We'll send you a detailed breakdown of the charges, including those for both contestable and non-contestable works, the income offset value, and a copy of the approved design we have created	1	£1,781.92	£1,781.92	20%	39
<b>Total</b>					<b>£1,781.92</b>	

You'll then receive a quotation for your source of water connection costs, you'll then need to return the signed agreement and make the below payment to accept these charges:

Type of charge	Description of charge	Quantity	Unit	Total charge	VAT	Page No.	Contestable
Source of water connection	Connection above 100mm up to and including 200mm. Excavation required in a type 1/2 carriageway	1	£3,110.30	£3,110.30	0%	33	No
	PE pipework above 125mm up to and including 180mm diameter. Excavation required in a type 1/2 carriageway	10	£149.18	£1,491.80	0%	32	Yes
	Two way traffic lights with manual control for the duration of the work	1	£1,044.53	£1,044.53	0%	24	Yes
	<b>This is an estimated value</b> Additional items such as valves, hydrants, washouts, tees, thrust blocks, pressure tests, samples, connections trial holes etc are bespoke and based on detailed design and construction methods for which all values can be found in this document			£6,084.83	0%		Yes
<b>Note:</b> Please see our company ACS document for further details on contestability within our area				Non contestable sub total		£3,110.30	
				Contestable sub total		£8,621.16	
				<b>Total</b>		<b>£11,731.46</b>	

Once you're ready to call off your plot connections we'll then provide you with the individual plot quotations. For this example, we've calculated the quotation for all 50 homes:

Type of charge	Description of charge	Quantity	Unit	Total charge	VAT	Page No.
----------------	-----------------------	----------	------	--------------	-----	----------

Administration charge	Administration charge including meter delivery	50	£100.05	£5,002.50	0%	39
Infrastructure charges	Water infrastructure charge	50	£355.50	£17,775.00	0%	19
	Sewerage infrastructure charge	50	£320.74	£16,037.00	0%	
Infrastructure credits	Credit for water	0	-£355.50	£0.00	0%	20
	Credit for sewerage	0	-£320.74	£0.00	0%	
Income offset	Income offset for water	50	-£527.03	-£26,351.50	0%	20
	Income offset for waste	50	-£81.00	-£4,050.00	0%	
<b>Sub total excluding any income offset and/or credits</b>						<b>£38,814.50</b>
<b>Income offset and/or credits</b>						<b>-£30,401.50</b>
<b>VAT</b>						<b>£0.00</b>
<b>Total payable</b>						<b>£8,413.00</b>

**Total cost of job £21,926.38**

### Example 9: Water and sewerage infrastructure – large housing development of 200 new homes

- 200 new connections of new mains – 3m no excavation. This includes service pipe and boundary box fitting.
- New off-site connection to the existing main, including traffic management charges:
- New mains required – total length 1,000m, consisting of:
  - 180mm PE – 10m road surface (leading to point of connection) (excavate & lay rate).
  - 180mm PE – 290m unmade surface (excavate & lay rate).
  - 125mm PE – 300m unmade surface (excavate & lay rate).
  - 90mm PE – 400m unmade surface (excavate & lay rate).

Wastewater – include all relevant non-contestable charges related to new sewers, including wastewater infrastructure charges and income offsets. Sewer construction cost should be provided where applicable.

**You'll need to make an application and pay the below application fees in order to obtain a new mains requisition:**

Type of charge	Description of charge	Quantity	Unit	Total charge	VAT	Page No.
Application fees	We'll send you a detailed breakdown of the charges for your chosen lay option. If you haven't yet decided, we'll send you the charges for all options allowing you to make an informed decision on how you want to proceed	1	£1,781.92	£1,781.92	20%	14
	Connection to a public sewer when the connection is not in the public highway.	1	£253.46	£253.46	0%	15
<b>Total</b>					<b>£2,035.38</b>	

**You'll then receive a quotation for your new mains which you'll then need to return the signed agreement and make the below payment to accept these charges:**

Type of charge	Description of charge	Quantity	Unit	Total charge	VAT	Page No.
Water requisition charges	Connection above 100mm up to and including 200mm. Excavation required in a type 1/2 carriageway	1	£3,110.30	£3,110.30	0%	33
	Under pressure line stop 200m	1	£5,685.60	£5,685.60	0%	33
	PE pipework above 125mm up to and including 180mm diameter. Excavation required in a type 1/2 carriageway	10	£149.18	£1,491.80	0%	32
	PE pipework above 125mm up to and including 180mm diameter. Excavation required in unmade ground	290	£57.31	£16,619.90	0%	31
	PE pipework above 90mm up to and including 125mm diameter. Excavation required in unmade ground	300	£42.68	£12,804.00	0%	31
	PE pipework above 62mm up to and including 90mm diameter. Excavation required in unmade ground	400	£39.54	£15,816.00	0%	31
	Two way traffic lights with manual control for the duration of the work	1	£1,044.53	£1,044.53	0%	24
<b>This is an estimated value</b>						
Additional items such as valves, hydrants, washouts, tees, thrust blocks, pressure tests, samples, connections trial holes etc are bespoke and based on detailed design and construction methods for				£40,037.72	0%	

which all values can be found in this document

Sewer requisition charges	300	£10.69	£10,690.00	0%	48
<b>Total</b>					<b>£107,299.85</b>

Once you're ready for your property connections we'll then provide you with the individual plot quotations. For this example, we've calculated the quotation for all 200 homes:

Type of charge	Description of charge	Quantity	Unit	Total charge	VAT	Page No.
Connection charges	Water connection laid up to 5m (up to 32mm pipe diameter) – no excavation by Severn Trent	200	£360.19	£72,038.00	0%	23
Metering	Install and commission an external 15mm meter	200	£0.00	£0.00	0%	28
Infrastructure charges	Water infrastructure charge	200	£355.50	£71,100.00	0%	19
	Sewerage infrastructure charge	200	£320.74	£64,148.00	0%	
Infrastructure credits	Credit for water	0	-£355.50	£0.00	0%	20
	Credit for sewerage	0	-£320.74	£0.00	0%	
Income offset	Income offset for water	200	-£527.03	-£105,406.00	0%	20
	Income offset for waste	200	-£81.00	-£16,200.00	0%	
<b>Sub total excluding any income offset and/or credits</b>						<b>£207,286.00</b>
<b>Income offset and/or credits</b>						<b>-£121,606.00</b>
<b>VAT</b>						<b>£0.00</b>
<b>Total payable</b>						<b>£85,680.00</b>

**Total cost of job £195,015.23**

### Example 10: Self Lay related charges for a large development

If a developer chooses a SLP to lay the new main in this example Severn Trent would still be required to carry out the non-contestable activity and might be asked to carry out some contestable activity.

You'll need to make an application and pay the below application fees if you would like Severn Trent to complete the design for the new mains:

Type of charge	Description of charge	Quantity	Unit	Total charge	VAT	Page No.
	<b>Severn Trent design</b>					
New water main – Self Lay	We'll send you a detailed breakdown of the charges, including those for both contestable and non-contestable works, the income offset value, and a copy of the approved design we have created	1	£1,781.92	£1,781.92	20%	39
<b>Total</b>					<b>£1,781.92</b>	

You'll then receive a quotation for your source of water connection costs, you'll then need to return the signed agreement and make the below payment to accept these charges:

Type of charge	Description of charge	Quantity	Unit	Total charge	VAT	Page No.	Contestable
	Connection above 100mm up to and including 200mm. Excavation required in a type 1/2 carriageway	1	£3,110.30	£3,110.30	0%	33	No
	Under pressure line stop 200m	1	£5,685.60	£5,685.60	0%	33	No
	PE pipework above 125mm up to and including 180mm diameter. Excavation required in a type 1/2 carriageway	10	£149.18	£1,491.80	0%	32	Yes
	Two way traffic lights with manual control for the duration of the work	1	£1,044.53	£1,044.53	0%	24	Yes
	<b>This is an estimated value</b> Additional items such as valves, hydrants, washouts, tees, thrust blocks, pressure tests, samples, connections trial holes etc are bespoke and based on detailed design and construction methods for which all values can be found in this document			£6,062.88	0%		Yes
<b>Note:</b> Please see our company ACS document for further details on contestability within our area				Non contestable sub total		£8,795.90	
				Contestable sub total		£8,599.21	
				<b>Total</b>		<b>£17,395.11</b>	

Once you're ready to call off your plot connections we'll then provide you with the individual plot quotations. For this example, we've calculated the quotation for all 200 homes:

Type of charge	Description of charge	Quantity	Unit	Total charge	VAT	Page No.
----------------	-----------------------	----------	------	--------------	-----	----------

Administration charge	Administration charge including meter delivery	200	£100.05	£20,010.00	0%	39
Infrastructure charges	Water infrastructure charge	200	£355.50	£71,100.00	0%	19
	Sewerage infrastructure charge	200	£320.74	£64,148.00	0%	
Infrastructure credits	Credit for water	0	-£355.50	£0.00	0%	20
	Credit for sewerage	0	-£320.74	£0.00	0%	
Income offset	Income offset for water	200	-£527.03	-£105,406.00	0%	20
	Income offset for waste	200	-£81.00	-£16,200.00	0%	
<b>Sub total excluding any income offset and/or credits</b>						<b>£155,258.00</b>
<b>Income offset and/or credits</b>						<b>-£121,606.00</b>
<b>VAT</b>						<b>£0.00</b>
<b>Total payable</b>						<b>£33,652.00</b>

**Total cost of job £52,829.03**

# Glossary

**Applicant** – this is owner of the land, or someone who has significant interest in the land, who needs to apply for a new water and/or sewer connection. This may be an individual or a company.

**Alternative point of connection** – a location on our water or sewerage network other than the point of connection.

**Bond** – is a security payment for Severn Trent to draw off should we need to complete remedial works, or finish the construction of the sewers for any reason.

**Carriageway** – tarmac covered ground (i.e. roads intended for vehicles).

**Charging Arrangement Document** - a document setting out such things as the water and sewer charges, income offset and asset value amounts and/or the methodologies for calculating those, applied by the water or sewerage undertaker in accordance with these rules.

**Charging Rules** – the Charging Rules for New Connection Services (English Undertakers) issued under sections 51CD, 105ZF and 144ZA of the Act.

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

**Charges Scheme Rules** – the Charges Scheme Rules issued by the Water Services Regulation Authority under sections 143(6A) and 143B of the Water Industry Act 1991.

**Communication pipe** - any part of a service pipe which a water undertaker could be, or have been, required to lay under section 46 of the Water Industry Act 1991. It consists of a pipe laid from an existing or newly laid Water Main to the boundary of a property, including a meter housing and stop valve.

**Connection charges** – all charges associated with a water or sewerage connection, this could be for a single property or a development. Charges that will be imposed by that undertaker for work carried out by it in accordance with the duties (or rights) created by the following provisions of the Water Industry Act 1991: section 45(1) (connection with Water Main); section 46(1) (ancillary works for purposes of making a domestic connection); section 98(1A) (provisions of lateral drains); section 101B (construction of lateral drains following construction of a public sewer) or section 107(1) (right of undertakers to make communication with Public Sewer).

**Contestable work** - work or services that either the relevant undertaker or accredited persons other than the relevant undertaker may do or provide.

**Developer** - refers to all of our customers who are building and developing properties.

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

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

**Domestic premises** – any premises used wholly or partly as a dwelling or intended for such use.

**Domestic usage** – water supply to be used for domestic usage such as washing, toilets, cooking cleaning, etc.

**Existing main** – a main that was in operation before the development commenced.

**Fixed charges** - charges set for a given Charging Year which are fixed in amount or which are calculated by reference to a predetermined methodology set out in the undertaker's Charging Arrangements, the application of which allows calculation at the outset of the total amount owing in that Charging Year in respect of the charges in question. Such charges are to be fixed for a Charging Year, as defined above.

For the avoidance of doubt, and subject to the above, undertakers may impose Fixed Charges by reference to a unit measurement (for example, per mega-litre). Furthermore, undertakers may offer more than one Fixed Charge in charging for a service provided in accordance with the present rules (for example, by differentiating between different geographic areas).

**Footpath (Footway)** – a covered surface which may be concrete or other material (within a path intended for pedestrians).

**House** – any building or part of a building that is occupied as a private dwelling house or which, if unoccupied, is likely to be so occupied and, accordingly, includes a flat.

**In-fill connection** – this is a one-off connection to a single property.

**Income offset** - a sum of money offset against the charges that would otherwise be applied for the provision of a Sewer or Water Main in recognition of revenue likely to be received by the relevant undertaker in future years for the provision of :

- i. Supplies of water to premises connection to the new Water Main: or
- ii. Sewerage services to premises connected to the new Sewer,

And “**Income Offsetting**” shall be construed accordingly.

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

**Lateral drain** – (a) that part of a drain which runs from the curtilage of a building (or buildings or yards within the same curtilage) to the sewer with which the drain communicates or is to communicate; or (b) (if different and the context so requires) the part of a drain identified in a declaration of vesting made under section 102 of the Water Industry Act 1991 above or in an agreement made under section 104 of this Act.

**Long length** – refer to the length of the new water pipe required between the private supply pipe (at the property boundary) and the point of connection, where the length is 4 metres or more and can be in different surface types, e.g. 4 metres in the road, 4 metres in unmade ground.

**Mixed/combined usage** – water supply to be used for both domestic usage, such as washing, toilets, cooking cleaning, etc. and commercial purposes where the water supply has a risk of contamination, such as washing down meat, cooling down metal, etc.

**New Appointment and Variations (NAV)** – provide water and/or sewerage services to customers in an area previously served by the incumbent monopoly provider. A new appointment is made when Ofwat appoints a company for the first time to provide services for specific geographic area. A variation is where an existing appointment is varied to extent the areas served.

**Network Reinforcement** – refers to work other than Site Specific Work, as defined below, to provide or modify such other:

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

As is necessary in consequence of the Site Specific installation or connection of Water Mains, Service Pipes, Public Sewer and Lateral Drains pursuant to an agreement with, or a duty owed under the Water Industry Act 1991 to, a person other than a relevant undertaker, including a requisition (under section 41(1), 98(1) or 98(1A)), under an agreement for adoption (under sections 51A or 104), under a section 66D or a section 117E agreement, pursuant to section 45(1) (Duty to make connections with main) or in accordance with another duty imposed by

the act, or in consequence of the exercise of rights under section 106(1) (Right to communicate with public sewers). It also includes the additional capacity in any earlier Water Main or Sewer that falls to be used in consequence of the provision or connection of a new Water Main or Sewer.

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

**New Connection Services** – Is the collective term for New Water Mains, New Sewers, Service Connections, Lateral Drains, Waste Connections and Diversions.

**No Excavation** – these charges apply where we do not undertake any excavation, backfilling or reinstatement, for example, where the trench has been pre-excavated by you to our standards. This may also be referred to as 'Lay only'.

**Non-contestable work** - work or services that only the relevant undertaker can do or provide.

**Non domestic usage** – water supply used for commercial purposes where the water supply has a risk of contamination, such as washing down meat, cooling down metal, etc.

**On-site** – works carried out or proposed to be carried out within the site boundary.

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

**Point of connection** – the nearest practical location where the existing water main or sewer is the same size or larger than the new connecting main or sewer.

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

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

**Self-lay** – the laying of water pipes and associated infrastructure in accordance with section 51a of the Act.

**Self-lay provider** – an accredited operative who can lay the pipework for a new water main or sewer rather the infrastructure being laid by the water company. The water company will take over responsibility for self-laid pipes that meet the terms of its agreement.

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

**Service pipe** - so much of a pipe which is, or is to be, connected with a water main for supplying water from that main to any premises as — (a) is or is to be subject to water pressure from that main; or (b) would be so subject but for the closing of some valve, and includes part of any service pipe.

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

**Short length** – the length of the new water pipe required between the private supply pipe (at the property boundary) and the point of connection, where the length is less than 4 metres.

**Site specific** – work on, or the provision of, water or sewerage structures or facilities located on a development as well as work to provide and connect a requested water main, sewer, communication pipe or lateral drain or, to or in the immediate vicinity of, the development. Charges for site specific work relate to the provision of connection structures or facilities located on a development up to the nearest practical point on the existing network where the connecting pipework is of a nominal bore internal diameter no larger than that of our existing network. They do not refer to costs or work required as part of network reinforcement.

**Small company** – means a new appointee.

**Supply pipe** – the part of the service pipe that is not the communication pipe.

**Undertaker** – a water or sewerage undertaker.

**Unmade ground (verge)** – refers to ground which does not have a surface. For example, unmade ground may feature grass and topsoil.

**Water main** – any pipe, not being a pipe for the time being vested in a person other than the undertaker or licensed water supplier for the purpose of making a general supply of water available to customers or potential customers of the undertaker or water supply licensee, as distinct from for the purpose of providing a supply to particular customers. This definition includes tunnels or conduits which serve as a pipe and any accessories for the pipe.

# Appendix 1

## Exceptions to standard charging – requisitions and diversions only

Due to the nature of connections work, there are circumstances where the cost incurred by companies is affected by external factors. These external factors may be outside of the immediate knowledge or control of the water company and, in a limited set of exceptional circumstances, could lead to significant cost variance. For this reason, Ofwat has agreed that companies are not required to provide fixed upfront charges in respect of the following:

1. Diversion works (see s185 of the Water Industry Act), and;
2. Water and sewerage infrastructure work requested by the developer (see S41 and S98 of the Water Industry Act) where “it would be unreasonable to expect an undertaker (i.e. Water Company) to do so.”

For standard water and sewage connections no such exception applies and these must therefore be subject to fixed charges.

In principle, having consulted stakeholders, water companies consider that in the following circumstances, it may not be reasonable for them to provide an upfront fixed charge for the work:

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

Where the above circumstances occur, companies will be unable to provide a fixed upfront charge for the entire works, and should provide a budget estimate comprising a mixture of:

- i. Indicative or estimated charges for the elements of works affected by the circumstances above, and;
- ii. Fixed upfront charges for the elements of the work where there is sufficient certainty, and it is reasonable to do so.

Water companies anticipate that there will be occasions where providing an indicative estimate is not possible or where the estimate will not meet the degree of confidence desired by the customer. In such cases, the parties will need to decide how to proceed.