

New Connections Services Charging Arrangements 2025-26

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Version 1



from
**Southern
Water** 

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Section 1: Introduction to our charges

This document sets out our charges for new connection services that apply from 1 April 2025 to 31 March 2026.

Connections services cover the work that is needed to connect new homes and businesses to the existing water and wastewater network. Charges for connection services are split into two broad categories:

Infrastructure charges - the charges for work that is needed on the existing water or sewer network to provide for new development-related growth. These will be recovered through our “Infrastructure Charges”, which are fixed for both water and wastewater connections.

Site Specific charges - the charges for all work carried out on the development site and the pipework required to connect the new homes to the existing water main or sewer at a defined point of connection. These charges cover the cost of Site-Specific work to provide any new pipework or pumping facilities that are needed to connect the new houses to the nearest practical point on the existing network – where the internal diameter of the new connecting pipework is no larger than the internal diameter of our existing network. This category includes:

- New water service connections
- New water mains
- New drainage connections
- New sewers
- Diversions of existing water mains and sewers that need to be moved on a development site

In this document we publish fixed charges for most of the Site-Specific activities that we carry out.

By publishing our charges upfront, our Developer Services customers should be able to confidently work out a reasonable estimate of the charges that will apply to their specific development project, at a much earlier stage, providing they know the parameters of the development. To support this, we also provide a New Connection Charging calculator to assist our customers in the generation of estimates for their developments. This will be on our website from 1st March 2025 alongside the New Connection Charging Arrangements.

There are a limited number of circumstances where the work needed is not fully covered by our published charges and this is made clear in this document. There may also be circumstances when charges will be estimated upfront and reassessed once the work is complete. Again, it will be made clear where this applies.

Our charges are developed in-line with a set of rules made by the water industry regulator, Ofwat that apply to all water companies operating in England. They allow us some flexibility to develop our charges, so they reflect our company circumstances and the region we operate within. They have been developed through consultation and engagement with our customers.

Key changes which were introduced for 2025/2026

2025-26 represents the first year of AMP8, a new regulatory price control 5-year period, and prices will be rising to reflect increased costs and our substantial investment programme. There are three main factors driving the increase in new connection charges this year. Most significantly, the infrastructure charge is increasing to reflect investment in network reinforcement required to support new development in our region. There are new charging rules which remove the income offset resulting in a further increase to the infrastructure charge. We have also entered into new delivery frameworks in AMP8 to provide the site-specific construction work over the next 5 years which will result in a one-off adjustment to site-specific charges.

Our area of operation

We are the water and wastewater supplier for large areas of the South East of the country. We are however a larger wastewater provider than a water provider. Within our wastewater area, various Water only Companies (WoC's) operate. It is important to note that you may need to pay charges to different Water Companies dependant on who the water and wastewater suppliers are for the area of your development. Each company will publish their respective charges within their Charging Arrangements document.

The map below details both the area that we operate and the different Water only Companies within the wider wastewater geographic area covered by us.

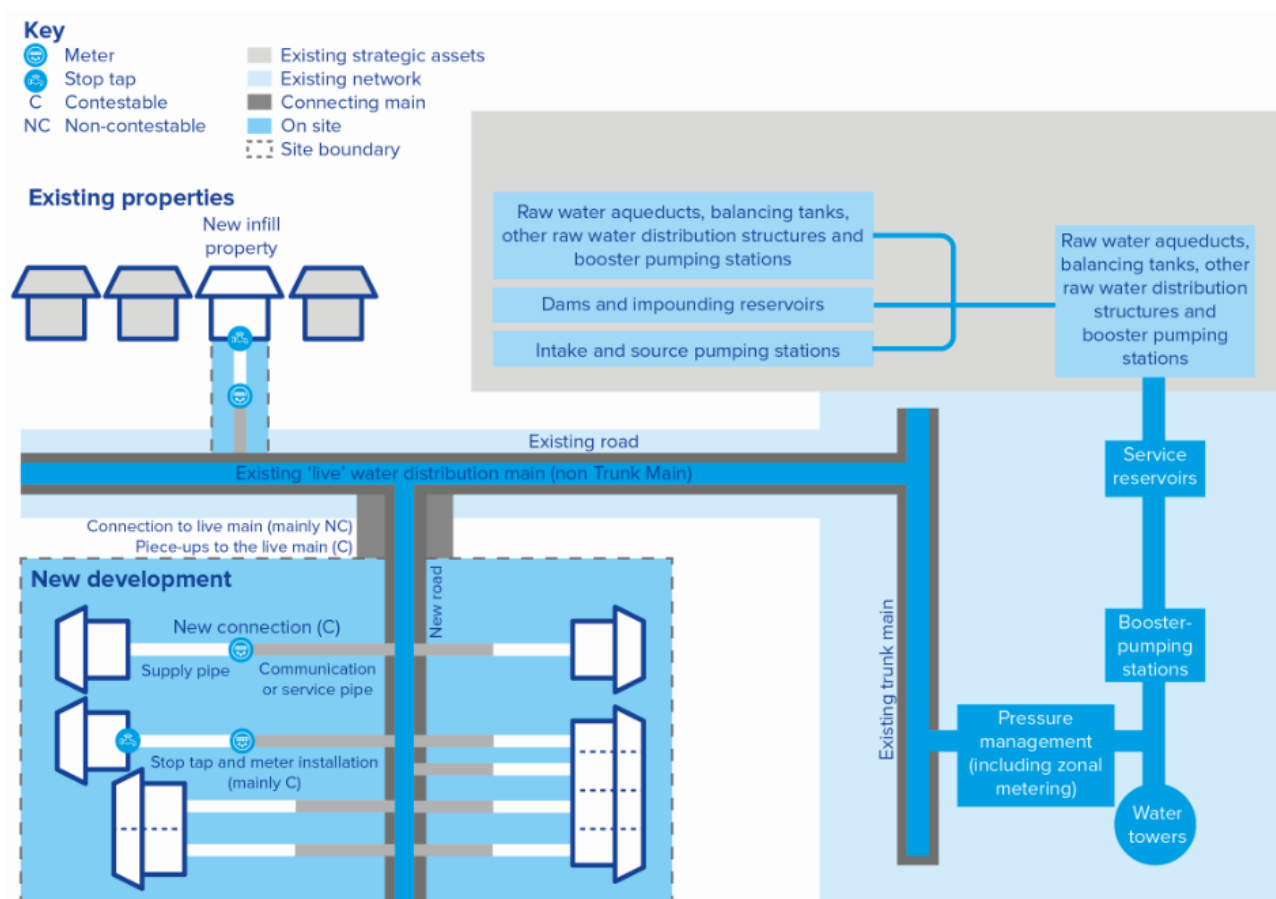


Who pays for what?

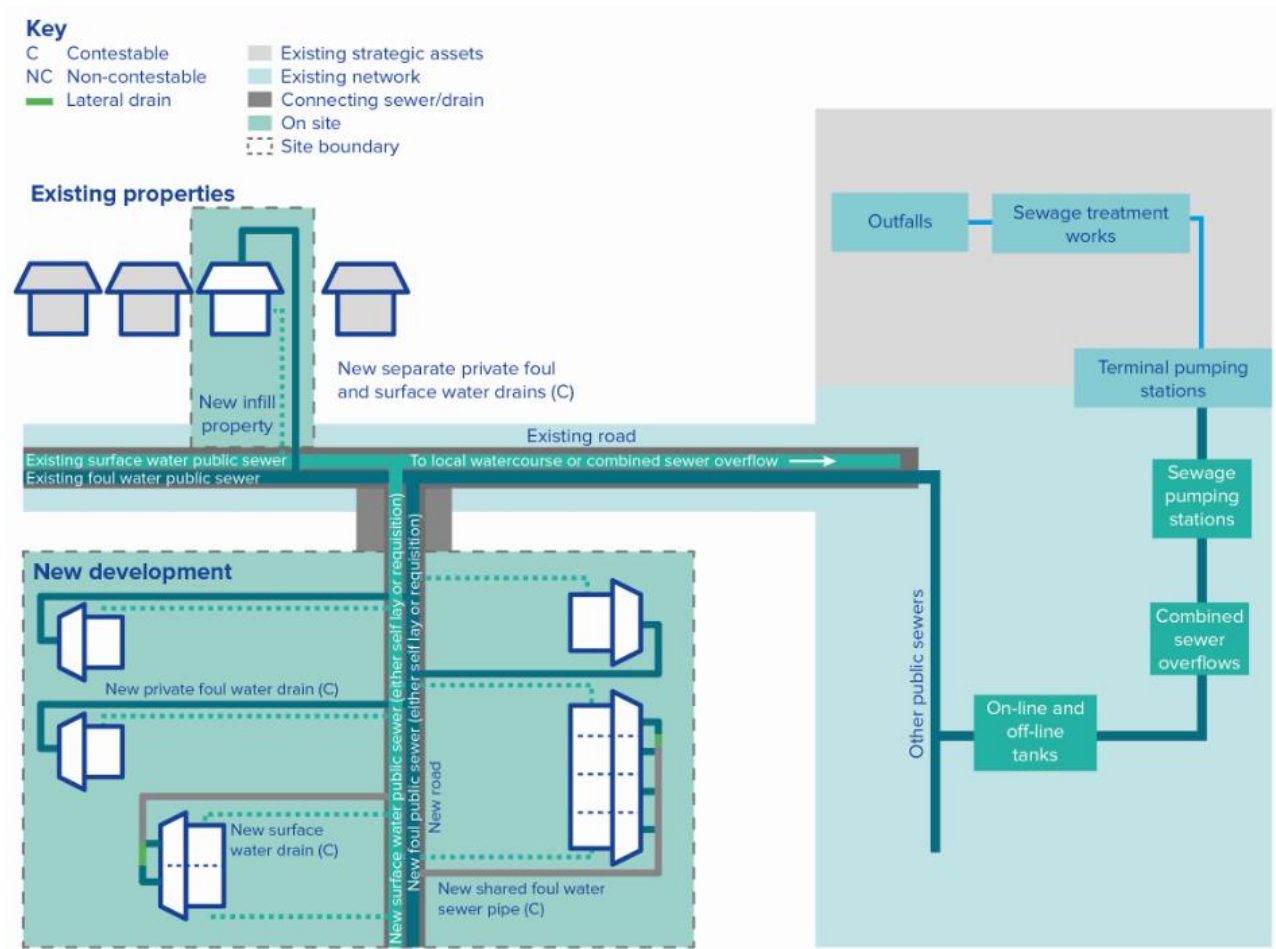
The following diagrams show who pays for what in relation to water and wastewater connection services. The diagrams are annotated as follows:

Infrastructure	Who pays and how?
Site Specific work to connect to an appropriate point on the existing network	Applicants through Site Specific charges
Network reinforcement including upgrades and increased capacity within the existing network	Applicants through the New Infrastructure Charge
New resources and treatment assets	Us through our 5-year investment plan

Typical connections work and the location of existing water assets



Typical connections work and the location of wastewater assets



Who can deliver my connection work?

Developer Services customers can choose who provides the majority of new connection services for their development and who owns and operates the new network once it has been constructed.

The areas where Developer Services customers have a choice over who provides the new infrastructure are known as “**Contestable Services**”. There are other services, such as those linked to application and administration processes or security of water supply and water quality that can only be provided by us. These are known as “**Non-Contestable Services**”.

Further information is detailed in our Annual Contestability Summary which can be found under section 9.3 of the Southern Water [Design and Construction Specification \(DCS\)](#)

The table below details who can provide or deliver different elements of the services in this area.

What service do I need?	Who generally applies?	Who can deliver?
New water supply connections and mains	Existing customer / Developer / Self Lay Provider (SLP)	Self Lay Providers (SLP) New Appointees (NAV) Southern Water
New sewers and laterals	Existing customer / Developer	Developers or Drainage Contractors New Appointees (NAV) Southern Water
Adoption and operation of new water connection infrastructure	Developer / Self Lay Provider (SLP)	New Appointees (NAV) Southern Water
Adoption and operation of new wastewater infrastructure	Developer	New Appointees (NAV) Southern Water

We encourage applicants to consider all potential delivery options and the following guide sets out further details on the options available to Developer Services customers.

Self-Lay Providers (water supply)

Self-Lay Providers (SLPs) can install new water supply connections for a development. If you want to use a SLP, or compare their service to ours, you should contact them directly.

SLPs can provide many elements of water supply infrastructure (such as mains and service pipes) and when an applicant chooses to use an SLP, the SLP will agree with us the connection work it will carry out.

In most cases we will still need to carry out some work, for example design approvals or mains connections to the existing network. The SLP must include the cost of any work we need to carry out within the estimate it provides to the applicant.

The SLP can often choose who will own the new infrastructure. Once the work has been completed, they have the opportunity to transfer to a NAV or us, providing it reaches the required industry standards.

Southern Water will adopt assets which are provided in accordance with our Design and Construction Specification. More details can be found on our website [Self Lay Schemes](#).

[Find a WIRS accredited self-lay organisation or WIRSAE provider](#)

Developers and drainage contractors (wastewater)

In most situations, the wastewater infrastructure needed for a new development is constructed by the developer or a suitable drainage contractor employed by the developer. We very rarely carry out these works.

Once complete, the developer can transfer ownership of the new network to either a NAV or Southern Water. We are obliged to take ownership of (“adopt”) these types of assets providing they are designed and constructed to meet water industry standards.

More details can be found on our website [Sewer Adoption](#)

Regional water companies and NAV's

Southern Water are what is known as a regional incumbent water company. All water companies can provide new connection services or agree to take ownership of new water and wastewater connection infrastructure provided by others, in accordance with the Water Industry Act 1991. Water companies are legally required to provide water mains, sewers and lateral drains, if requested by a developer, through a process known as requisitioning.

Alternatively, NAVs (New Appointees and Variations), also known as “inset” companies, can provide new connection services, or take ownership of the new water and wastewater connection infrastructure provided for a new development. NAVs are appointed by Ofwat and replace the regional water company. It is for the developer to choose whether to use a NAV or the regional water company to supply services for new sites, according to certain legal criteria.

More details can be found on our website [NAV](#) or by visiting Ofwat's [website](#)

Details of [current NAVs](#) can be found on Ofwat's website

Section 2: Infrastructure Charges

What are infrastructure charges?

Infrastructure Charges are levied whenever additional loading is being placed on the water or sewerage networks. This is in order to obtain a contribution towards upgrading the relevant network (pipes only) as and when necessary, to help accommodate future development.

When are Infrastructure Charges applied?

Standard 25mm and 32mm domestic use supplies attract 1 charge for water and 1 charge for sewerage.

Infrastructure charges should always be applied at one per property/unit with the following exceptions:

- Fire supplies do not attract charges
- Temporary Building Supplies (TBS) do not attract charges if they are disconnected within 1 year.
 - If they are going to be disconnected at a later time, then this attracts a charge of 25% of the total infrastructure charge, per year, for up to a maximum of 4 years.
 - Temporary Building Supplies that are to be retained to serve a property after construction is complete attract 1 charge only
- Supplies 50mm and over for domestic use such as large houses, residential care homes and sheltered housing, attract charges based on the installed fittings. This logic may also be applied to holiday villages that will not be in use all year round, but each case should be assessed on its own merit.
- Should a supply be commercial to serve machinery, the fittings list will not be relevant and instead the developer will need to supply a flow rate which can be used to size the meter.

What are Infrastructure Credits?

In some circumstances we can apply credits, removing one lot of charge per credit, this can reduce the Infrastructure Charges to zero, however the customer is never refunded any leftover credit and cannot be used elsewhere in their charges.

When are Infrastructure Credits applied?

Infrastructure credits can be applied to recognise previous and/ or existing loading on the network **that is due to be removed/ disconnected** based on proposed fittings versus existing, which should be provided by the customer in Section G of the S45 water connection application.

For example:

If someone is converting a large house in to two flats then one credit can be applied to make up for the existing load on the network.

- 2 x Infrastructure Charge
- 1 x Infrastructure Credit
- Total Customer pays = 1 x Infrastructure Charge

Conditions:

- The site must have had a water supplied via an official SW supply during the last 5 years.
 - If the site has a live supply which is due for disconnection then credit(s) can be applied.
 - If the site has a live supply which they intend to reuse then credits can only be applied if the supply is large enough to qualify for credits based on fittings (50mm+) and the fittings in question are due to be removed. It is rare that previous and new fittings are similar, and the customer ends up not being charged any infrastructure due to the lack of new demand.
 - *For example; a large house being converted in to a care home will have more toilets (fittings) and therefore will require more charges than credits awarded.*

Overview of 2025-26 Infrastructure Charges:

New developments increase the load on our networks and may require investment in upstream network reinforcement. This investment is funded through the Infrastructure Charge where the cost of network reinforcement is levied per property at the time of final connection.

The infrastructure charge recovers the costs of increasing network capacity to accommodate new development. The infrastructure charge is calculated using Ofwat's methodology where 5-years of forecast costs are shared evenly between the anticipated number of connections and levied per plot.

Southern Water is increasing investment in water network reinforcement from £250k per year to an annual average of £5.6m over the next 5 years. We are also increasing investment in wastewater network reinforcement from a historic average of £8m per year to over £12m per year.

This increase in investment is needed for network reinforcement to support new house building. Developers have previously benefited from available capacity within our network resulting from a reduction in demand from heavy industry, however, capacity has now been exceeded requiring substantial new investment to support new housing development.

Ofwat have confirmed that water companies' ability to offer an income offset will be removed from April 2025. From April, we will remove the income offset altogether to comply with Ofwat's rules.

In previous years, we have introduced environmental incentives in place of the income offset to incentivise sustainable development. We will retain these environmental incentives to ensure developers are still able to receive a similar discount in place of the income offset. Properties that achieve water efficiency and environmentally sustainable standards will receive a financial reward. These environmental incentives exceed the minimum level of required by Ofwat in their new rules covered under the charging rules and Environmental Incentive Common Framework (EICF)¹.

There is also a new element of the infrastructure charge called the environmental component. The environmental component was introduced by Ofwat in the new EICF rules to fund the environmental incentives.

Details of the environmental incentive scheme are laid out in the section below.

¹ [Environmental Incentives Common Framework - Effective April 2025](#)

Environmental Efficiency Incentives

This year we have improved the environmental incentives we offer and have updated our process and eligibility criteria to align with industry best practice. Our entry level wastewater incentive is now awarded to all wastewater connections that connect surface water to Sustainable Drainage Systems (SuDS). We have also updated our eligibility criteria for our bronze water efficiency incentive to align with Ofwat's best practice as set out in the EICF.

This section sets out the qualifying criteria for the high-level process and audit provisions for our incentive schemes. Where possible we have aligned our processes with the EICF Further details are available in our Environmental Incentives Guidance Document.

Water Incentives

There are three tiers of environmental incentive available:

Bronze - Water Efficiency: Water efficient properties that have been fitted with water efficient devices in accordance with table 1 of the EICF will be entitled to a credit of £250. We have aligned our incentive with the methodology recommended in the EICF and use table 1 to assess water efficiency. At application stage, the developer must provide details of the WC, shower, bath, basin taps and sink taps water fittings to allow assessment that the maximum water consumption meets the common environmental assessment criteria as set out in Table 1.

Table 1 – Water efficiency methodology

Building Regulations, Part G, Table 2.2		Common Environmental Incentive
Water fittings	Maximum consumption (110 l/p/d)	Maximum consumption (equal to or less than the following values)
WC	4 / 2.6 litres dual flush	≤ 4 / 2.6 litres dual flush
Shower	8 l/min	≤ 7 l/min
Bath	170 litres	≤ 170 litres
Basin taps	5 l/min	≤ 5 l/min
Sink taps	6 l/min	≤ 6 l/min
Dishwasher	1.25 l/place setting	≤ 1.0 l/place setting
Washing machine	8.17 l/kilogram	≤ 6 l/kilogram

The discount will be provided against the infrastructure charge. We reserve the right to visit the properties to audit the fittings which apply for the incentive before it is occupied. Should a property be found to be non-compliant with the agreed efficiency specification we will carry out further audits. Should three homes on a particular application or development be found to be non-compliant all further homes in that agreement will be deemed non-compliant and we will seek financial recompense for the wrongly claimed discount.

Silver - Water Recycling: As with other water incumbents in water stressed areas, we will continue to provide an incentive to developers who install water recycling technology. This could include solutions that use rainwater harvesting, grey water recycling or other water reuse technologies. For the incentive to apply the property must rely on water recycling as the primary means of water supply. Developers must demonstrate they comply with the relevant British Standards. For a single domestic property this would include a 4,000-litre tank for rainwater harvesting. For other types of property, the BSEN 16941 methodology is to be used. Where Grey Water Recycling (GWR) systems are the preferred approach, the developer must ensure that they comply to BSEN 16941 1/2 to redeem the incentive.

The silver incentive is a credit of £800. Water efficient properties that install water recycling devices will be entitled to redeem the full bronze and silver incentive amounting to £1,050. The developer will need to apply for the silver incentive at the point of initial application. Should achieving the Silver standard result in a net credit to developer, payment will be withheld until the successful installation of water recycling solution has been audited and confirmed.

Gold – Water Neutrality: Where both water efficiency and water recycling solutions have been achieved, Southern Water offer a service to facilitate water neutrality through water efficiency visits and retrofitting water saving devices to other properties. Attainment of tier 1 and tier 2 is a pre-requisite to demonstrate that all reasonable efforts have been made to reduce the baseline demand, prior to further water offsetting activity.

Based on achievement of tier 1 (100 litres/person/day) and tier 2 (4,000 litre tank for a single domestic property, other property types need to comply with BSEN 16941)) we calculate the baseline property average daily water demand to be 217 litres/property/day. Using evidence from our large-scale water efficiency delivery programme which found an average saving of 27.5l/day, we estimate that 7 water efficiency visits will be needed to offset the remainder of the water demand per new connection.

We offer this service at a subsidised rate of £400 to achieve water neutrality where tier 1 and tier 2 water efficiency has been achieved. This equates to a Southern Water contribution of approx. £300 per newly connected property where the developer has applied for water neutral status.

To qualify for the gold water incentive, developers will need to achieve bronze and silver alongside notifying us at quote stage of your intention to access the gold incentive. As stated above, this incentive requires a payment from you of £400 which is subtracted from the silver incentive discount (silver £800 will show as £400).

Wastewater Incentives:

We now offer two wastewater incentives:

Bronze - SuDS: Our simplified entry level wastewater incentive is designed to reward developments that manage their stormwater run-off responsibly. The incentive is available to developers where they utilise Sustainable Drainage Systems (SuDS). We will reward developers if the final destination of the surface water from your development is to a soakaway or watercourse rather than an existing public combined/surface water sewer. The incentive is worth a £100 credit per plot served by the SuDS. When you apply for a new water connection or water main, you'll be prompted to indicate the proposed destination of the surface water. We will check the information you provide to determine if the wastewater infrastructure charge is applicable or not.

Gold - Wastewater Neutrality Incentive: We offer a gold wastewater neutrality incentive to reward developers who completely offset the discharge from their new development. The incentives offers a full discount on the infrastructure charge where the developer retrofits sustainable drainage on existing non-permeable sites, such that the reduction in surface water offsets the wastewater discharge from the new development.

Retrofitting SuDS provides a means to separate rainwater from the sewer network and attenuate the effects of sudden rainfall on our wastewater system where the wastewater catchment is at high risk of flooding or storm overflow discharge. We offer a discount on the wastewater infrastructure charge for each new connection where the developer offsets the increased discharge with the equivalent surface water discharge through the disconnection of impermeable areas. Where SuDS have been employed on the development, remediations requirements will be less reflecting the reduced discharge to be offset.

The incentive is offered to all new developments, although the remediation would need to be undertaken in identified wastewater system catchments which are at high risk of storm overflow discharge.

In cases where the wastewater neutrality incentive is provided, there would be no additional capacity on our wastewater network from the new development. Therefore, the proposed incentive would be a full discount on the wastewater infrastructure charge.

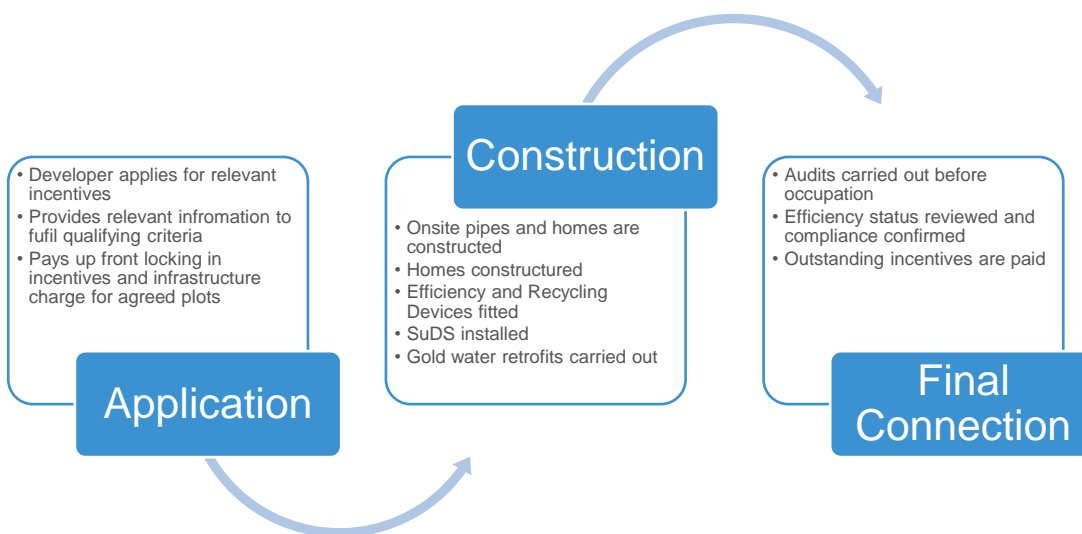
A development without SuDS will have to remediate 130m² of non-permeable surfacing.

A development with SuDS will have to remediate 100m² of non-permeable surfacing.

General Qualifying Criteria and Audit Provisions for all Efficiency Incentives

- All applicants for incentives must apply for the incentive at initial quote stage
- Incentives must be applied for at the time of initial application. No incentive will be provided for retrospective applications taking place after connecting to our network.
- In general, the incentive rewards will be redeemed against the infrastructure charge. In effect, the developer will normally receive the environmental incentive the same time they pay the infrastructure charges
- We reserve the right to carry out audits on a sample of properties of every application. Should three properties fail the audit, all further homes from that site will be deemed non-compliant and be disqualified from the incentive scheme
- Southern Water will pursue the developer for any disqualified properties which have already received incentive rewards
- Incentives will be issued as a credit against the infrastructure charge as available at the time of connection unless otherwise agreed
- Should the net charge result in a credit to the developer, the credit will be withheld until the connection is made and Southern Water is satisfied that the required efficiency measures have been installed effectively
- For NAV and SLP customers, we can audit the homes after final connection but before occupation. Alternatively, we allow the NAV to provide photo validation.

Process for Incentive Rewards



Water Infrastructure Charges

Charge Description	Value of Incentive Discount	2025-26 Infrastructure Net Charge	Description
Water Infrastructure Charge		£645	This charge recovers the cost of increasing network capacity for new development. This charge includes a £20 environmental component.
Water Efficiency Bronze Standard	£250	£395	Water efficient connections will receive a discount of £250 redeemed against the infrastructure charge
Water Recycling Silver Standard	£800	£405 credit	A further discount of £800 for every connection that installs water recycling technology. This credit may result in a reduction to other charges for the overall site.
Water Neutrality Gold Standard	3 Subsidised Visits	£0	Water neutrality is achieved through retrofitting water efficient devices on existing properties at a cost of £705 per new property. Developers would pay £405 for water efficiency visits with Southern Water contributing the remaining £300.

Full details of all incentive qualifying criteria are set out in the sections above. Homes must fulfil all criteria to qualify for the relevant efficiency standard

Wastewater Infrastructure Charges

Charge Description	Value of Incentive Discount	2025-26 Infrastructure Net Charge	Description
Wastewater Infrastructure charge		£699	This charge recovers the cost of increasing network capacity for new development. This charge includes a £42 environmental component.
Wastewater SuDS Bronze Standard	£100	£599	Connections that use SuDS will be eligible for a discount of £100 as set out in the bronze standard criteria
Wastewater Neutrality Gold Standard	£599	£0	There will be no infrastructure charge for developments that offset their demand by retrofitting SuDS on existing development.

Full details of all incentive qualifying criteria are set out in the sections above. Homes must fulfil all criteria to qualify for the relevant efficiency standard

Infrastructure Charges – general information

Infrastructure Charges – domestic use in other premises

Infrastructure Charges are applicable for domestic use in dwellings that are not individually metered, e.g. flats with a common billing arrangement, and non-dwellings, however they are calculated differently. We calculate this by working out the likely domestic use and how this equates to an equivalent number of domestic dwellings. We use the “**Relevant Multiplier**” approach which is the standard approach used throughout the water industry.

We will utilise the same Relevant Multiplier approach (and other relevant methods) to calculate equivalent Income Offset that is applicable for properties that do not attract the flat rate Infrastructure Charge.

Infrastructure Charge credits

If the development site contained homes that were connected to our network within the last five years, we will apply an Infrastructure Charge credit. This means that we will deduct the number of former homes from the total number of houses that are built as part of the new development, reducing the number of Infrastructure Charges that are due. For example, if a development takes place on a site where 20 homes previously existed, and the new development will result in 40 new homes being built in their place, Infrastructure Charges will only apply to 20 of the new homes that are connected.

In some cases, where the site was not previously housing, we may review the metered water consumption or sewer flows from the site and equate it to an average home within our area, so we can estimate how much water was used previously by the premises on the site and deduct that from the amount we expect to be used by the new properties. In the absence of metered information, other reasonable evidence will be used to estimate the prior demand on the network from the site.

Timing of charges

We will generally collect Infrastructure Charges on connection. Payment upfront may be possible but only where both water and wastewater Infrastructure Charges are paid (when applicable).

Upsizing new main or sewers for future use

Occasionally we may request that mains or sewers that developers or SLPs construct should be upsized to provide capacity for future growth. Where mains and sewers are upsized because of our request, we will repay any extra expense reasonably incurred and fund it from Infrastructure Charges. Our contribution will be based on assumed flow rates for the development relative to that of the other flows allowed for in the design.

Alternative Point of Connection

Occasionally the most cost-effective form of network reinforcement is to transfer the default point of connection (i.e. from the point where the diameter of the new connecting pipework is no larger than the diameter of our existing network) to a different position known as the ‘alternative point of connection’. The ‘alternative point of connection’ is the nearest point on our existing network where there is currently capacity to serve the proposed development.

In these cases, we are open to discussing with developers, NAVs and SLPs approaches where a commercial agreement can be entered for the applicant to undertake these activities. As the pipework from the 'alternative point of connection' is only related to the development site, the risk is lower than most network reinforcement activities as the work is not modifying or changing the existing network.

As this work is considered network reinforcement, the Site-Specific charges may not apply. The Site-Specific charges are specifically generated for Site Specific activities. The applicability of our published charges to these activities will be considered on a case-by-case basis.

Persons Chargeable

The person liable to pay the water infrastructure charge or the sewerage infrastructure charge shall be

- (i) the person requesting the relevant connection to be made, the person making the relevant connection (other than on behalf of the Company) or the person on whose behalf the relevant connection was requested or made, or
- (ii) if the relevant connection is made without authorisation by the Company, the person making such connection, the person on whose behalf the relevant connection was made or the person using the services provided thereby.

Section 3: Site Specific Charges

General principles

Our Site-specific charges cover all elements of work that may be needed to connect the new properties to our existing network.

What you pay will largely depend on the size of your development and its location. The cost will vary depending on the number of connections needed, the amount and size of the connecting pipework, the depth that it needs to be installed, the nature of the surface that the work is being carried out in and the size of the associated infrastructure required. We have set fixed charges that cover a range of options.

In addition, we have also set charges for other activities that we may need to carry out such as traffic management, work in the highways and working in areas of contaminated land.

In order to be able to make a reasonable estimate of the cost of the Site-specific work required, applicants do need to know the parameters of the development.

Below we have set out a guide to Site-specific work that explains the different types of infrastructure that might be needed and other factors that will need to be considered. This is followed by the charges that will apply to this work.

Surface Categories

The type of surface has a big influence on construction costs because of the difference in techniques used, reinstatement required and co-ordination with other parties. Our charges vary depending on the type of surface and this is set out in the charging tables that follow. The different surface types are detailed below:

Excavation done by others:

- These charges apply when the trench has been pre-excavated by the applicant in line with our standards. It does not include for any backfill or reinstatement.

Unmade ground:

- These charges apply to undisturbed or unfinished surfaces. These could include construction sites, fields or verges.

Footways:

- These charges apply when working in a footway.

Side roads:

- These charges apply when working in/on a minor road. These are formally categorised as Type 3 and Type 4 roads (New Roads and Street Works Act 1991 - Code of Practice). Most local residential roads would fall into this category.

Main roads:

- These charges apply when working on major roads. Main Roads are formally categorised as Type 0, 1 and 2 roads. These roads are much busier, and examples include roads with an official A or B number (e.g. A27) or dual carriageways and higher speed single carriageway roads.

Traffic Management

Standard traffic management approaches where we can keep traffic flowing, or install 2-way traffic lights, are included within our standard charges. If more complex traffic management is needed, or we incur additional local authority charges, we will apply an additional charge for extraordinary traffic management. Examples of where these charges apply include:

- 3- or 4-way temporary traffic lights when working at junctions
- Road closures
- Temporary closure of pedestrian crossings or traffic lights (often known as 'bagging' traffic lights)
- Lane rental charges

Water Site Specific Design

For all Site Specific work that we deliver ourselves, the design costs are inclusive within the charges.

Point of Connection Applications

As with any site design, you will need to know where the Point of Connection (POC) will be for the development you are applying for. This means that for all future applications you will need to have firstly submitted a POC application. This is essential as the identified POC will then inform your design that you submit to us for checking and approval. We aim to have these POC applications back to you within 14 days, or 28 days for complex sites.

Income Offset

Income Offsets no longer apply to Site-specific elements of work.

VAT

The charges set out in this document generally **do not** include VAT. If VAT is required on any elements of work, we will make it clear at the application stage or in the estimates we provide.

Water Connection Services

Water Pre-Planning Enquiry

When you are planning to connect to our water network, you can check if there is available capacity at your point of connection. A Pre-planning Enquiry will assist in identifying any possible capacity constraints that may be associated with servicing your development site.

For sites with over 500 units we'd recommend applying for a Point of Connection application.

Water Pre-Planning Enquiry	Charge
0-50 units	£177
51-250 units	£531
>251 units	£710

New Service Connections (s45)

Guide to our charges for new service connections

- New service connections involve a section of small diameter pipe, known as the communication pipe, laid from an existing water main to the boundary of a property where a water meter chamber and stop-tap (valve) is normally located
- New service connections can be completed by either us or a SLP
- A small diameter supply pipe within the boundary of a property links the communication pipe with the internal plumbing of the house. The supply pipe is the responsibility of the property owner
- Service connections are made under Section 45 or 51 of the Water Industry Act. There is an initial non-refundable application charge with further administration charge only if the applicant goes ahead
- The charges below should be combined to form the total costs associated with a particular application
- The costs for new connections are applied per property and measured by the number of meters installed
- The costs will vary depending on whether the work needs to be carried out in an existing road (side or main road) or in a new development site where the road is not yet surfaced or adopted
- On new development sites, connection types are known as Near Side or Far Side. Pipework up to 3 metres long is described as Near Side; pipework between 3 and 8 metres long is known as Far Side
- For Side Road and Main Road connections, each connection has up to 3 metres of pipework included within the standard charge
- The charges include connection to the water main, stop-tap and meter chamber
- Larger diameter pipes may be needed to make connections to larger buildings such as flats and office blocks. We have set charges for a range of pipe diameters including up to 1 metre of pipework. Charges also include connection to the main, a new meter, valve and a boundary box
- If additional pipework is needed, we have set charges for additional pipework
- If the connections need to be made in an area of contaminated land, additional charges will apply to cover the cost of specialist fittings, pipework and management of ground conditions
- Standard traffic management where we can keep traffic flowing, or install 2-way traffic lights, are included within our standard charges
- If more complex traffic management is needed or we incur additional local authority charges, we will apply an additional charge for extraordinary traffic management. This is not always easy to predict but we will make our Developer Services customers aware as early as possible if this charge will apply

- The charge for 3- or 4-way lights is for when temporary 3- or 4-way lights are required. It will also apply where existing traffic lights or pedestrian crossings need to be temporarily disabled to facilitate the works
- The charge for road closures will apply when a road closure is mandated by the local authority
- The lane rental charge will apply when the working on a highway where these charges apply
- The charges associated with water connections are payable up-front, at the point of application, and at the provision of estimates for the work
- The supply meter rate is our charge for the supply of meters only. This applies predominantly to SLP's. The charge includes the procurement and ordering of the meters and delivery to one of our facilities. The meters require picking up from our facilities as the charge does not include delivery
- Sensus meters to be fitted
- Meters should be procured through Stream via the following link:
 - <https://www.stream-measurement.com/products/flow-meters/energy/water-flow-meters/>

Section 45 new service connections application and administration fees

Service	Charge	Contestable / Non-contestable	How is this applied?
S45 - Application Fee (first connection)	£99	Non-contestable	Per application
S45 - Application Fee (subsequent connections)	£60	Non-contestable	Per subsequent connection
S45 – Administration Fee (first connection)	£46	Non-contestable	Per application
S45 – Administration Fee (subsequent connections)	£28	Non-contestable	Per subsequent connection
Water Regulations Inspection (External) – 1 st of every 10 plots (1 st , 11 th , 21 st etc.)	£102	Non-contestable	Per connection
Water Regulations Inspection (External) – every other plot (2 nd – 10 th , 12 th – 20 th etc.)	£7	Non-contestable	Per connection
Reviewing Site-Specific water distribution systems design	£404	Non-contestable	Per connection
Point of connection enquiry	£138	Either	Per application
Abortive Charges (site not ready – applied per 10 plots)	£102	N/A	Per occurrence
Re-inspection fee (applied per 10 plots)	£102	N/A	Per occurrence

Standard connection charges (up to 32mm) – new development sites

Connection type	Charge	Excavation undertaken?	Contestable / Non-contestable	How is this applied?
New development site near side	£414	Excavation done by others	Contestable	Per property
New development site near side	£583	With excavation	Contestable	Per property
New development site far side	£541	Excavation done by others	Contestable	Per property
New development site far side	£895	With excavation	Contestable	Per property

Standard connection charges (up to 32mm) – on existing highways

Connection type	Charge	Excavation undertaken?	Contestable / Non-contestable	How is this applied?
Footway	£1,306	With Excavation	Either	Per property
Side Road	£1,592	With excavation	Either	Per property
Main Road	£1,834	With excavation	Either	Per property

Large Diameter Metered Connections – on existing highways or new development sites

Connection type	Charge	Excavation	Contestable / Non-contestable	How is this applied?
63mm connection	£3,870	With excavation	Either	Per property/premise
90mm connection	£8,970	With excavation	Non-contestable	Per property/premise
125mm connection	£9,260	With excavation	Non-contestable	Per property/premise
180mm connections	£9,843	With excavation	Non-contestable	Per property/premise

Additional pipework (per metre)

Surface / Pipe size	Excavation done by others	Unmade ground	Footway	Side Road	Main Road
Property connections (25/32mm)	£34	£87	£191	£227	£288
63mm	£41	£97	£196	£232	£293
90mm	£74	£170	£334	£374	£464
125mm	£80	£177	£341	£397	£471
180mm	£80	£209	£386	£419	£492

Contaminated Land

Contaminated land	Charge	Excavation type	How is this applied?
Barrier connection - property connections (25/32mm)	£95	Not Applicable	Per property
Barrier connection - property connections (32 up to 63mm)	£191	Not applicable	Per property
Barrier pipe – 25/32mm	£37	Not applicable	Per metre of pipe
Barrier pipe – 63mm	£43	Not applicable	Per metre of pipe
Barrier pipe – 90mm	£61	Not applicable	Per metre of pipe
Barrier pipe – 125mm	£65	Not applicable	Per metre of pipe
Barrier pipe – 180mm	£85	Not applicable	Per meter of pipe

Extraordinary traffic management associated with new service connection jobs

Standalone traffic management charges for new service connections are different to those associated with new mains. New service jobs are typically less complex and therefore attract a lower, cost-reflective price.

Traffic Management	Charge	How is this applied?
Traffic management – 3 or 4 way lights establish and remove	£368	Per installation if required
Traffic management – 3 or 4 way lights operation	£315	Per day as required
Traffic management – road closures	£2,193	Per application if required
Traffic management – lane rentals	Variable*	Per day required

*In November 2022 some local authorities introduced new lane rental schemes. These charges will only apply to certain roads in Kent and West Sussex. These costs will be set out in quotes and passed on to the customer. Further details are available in the section of this document titled “Exceptions to fixed charges” below.

Supply meter only

Meter Size (mm)	Charge	How is this applied?
15	£41	Per meter supplied
20	£54	Per meter supplied
25	£109	Per meter supplied
40	£154	Per meter supplied
50	£200	Per meter supplied
80	£258	Per meter supplied
100	£294	Per meter supplied
150	£462	Per meter supplied

Flats with internal meters

Following our development of standard charges, flats with internal meters do not fit easily into our standard charging arrangements as there are lower levels of excavation. As a result, we are offering the option for a bespoke pricing option for those Developer Services customers who are developing flats with internal meters. This bespoke price will be offered as an alternative to the above standard charging approach. The Developer Services customer will then be able to choose which option to go with that offers best value. **We strongly advise Developer Services customers to take up this option** as it may offer better value in these circumstances.

Disconnections

Our unit charge for disconnecting existing connections from our water mains (where chargeable) is **£2,409**.

Charges for new water mains (s41)

General Information

- Water mains are pipes that will supply water to new homes within a development
- New water mains can be provided by us or by a SLP
- When carried out by a SLP it is done under Section 51 of the Water Industry Act. We will adopt the new infrastructure once it's complete, providing it meets the required industry standards and the new Water Sector Guidance in relation to the Adoption of Self Laid Assets by Water Companies
- Some aspects of water main installation can only be carried out by us and we will provide an estimate to the SLP carrying out the work
- The SLP may request elements of contestable work to be delivered by us. These elements will be charged in accordance with the charges within this document
- If the applicant would like us to provide the new water main, they can do so through an agreement called a Requisition under Section 41 of the Water Industry Act
- The charges below should be combined to form the total costs for the application
- Our "excavation done by others (unmade)" charge applies where there is not currently a surfaced hardstanding
- Our "excavation done by others (made)" charge applies where there is a surfaced hardstanding. Examples include existing roads and highways, brownfield sites or sites where the developer has constructed the highway surfacing
- Separate charges apply when a connection needs to be made to an existing water main. This includes one valve and one hydrant. The charge will depend on the size of the pipe being connected to the existing network
- Connections to Self-Lay Mains are simple pipe to pipe connections to mains laid under an adoption agreement
- On some occasions we may need to install (or be requested to install) pressure monitoring valves to reduce the risk of bursts, district meters that allow us to measure the amount of water being supplied to a specific area, or non-return valves to prevent backflow of water. These will be charged per installation and the cost will depend on the size of the pipe they are connected to
- If the site being developed is on an area of land that may be contaminated due to its previous use, we may need to install a specialist pipe known as a barrier pipe to avoid contamination of the water supply
- If these specialist pipes are required, they are charged in addition to the water main and the cost will vary depending on the pipe size
- Standard traffic management where we can keep traffic flowing, or install 2-way traffic lights, are included within our standard charges
- If more complex traffic management is needed, or we incur additional local authority charges, we will apply an additional charge for extraordinary traffic management. This is not always easy to predict but we will make our Developer Services customers aware as early as possible if this charge will apply
- The charge for 3- or 4-way lights is for when temporary 3 or 4 way lights are required. It will also apply where existing traffic lights or pedestrian crossings need to be temporarily disabled to facilitate the works
- The charge for road closures will apply when a road closure is mandated by the local authority
- Lane rental charges will apply to highways where appropriate
- We no longer provide an income offset
- We no longer provide asset payments or the relevant deficit approach for requisitions

The following table may assist in estimating the pipe sizes required for new mains:

Number of properties	Pipe diameter (PE pipes)	Nominal bore (other pipe materials)
0-20	63mm	50mm
20-40	90mm	80mm
40-95	125mm	100mm
95-300	180mm	150mm
300-700	250mm	200mm

New Mains (s41) application, enquiry and administration and design charges

Service	Charge	Contestable / Non-contestable	How is this applied?
S41 – Point of Connection Enquiry	£138	Contestable	Per enquiry
S41 – Mains Application / Administration / Collaborative Full Design Fee – 0 to 50 units	£1,750	Either	Per application
S41 – Mains Application / Administration / Collaborative Full Design Fee – 51 to 250 units	£1,845	Either	Per application
S41 – Mains Application / Administration / Collaborative Full Design Fee – 251 to 500 units	£2,069	Either	Per application
S41 – Mains Application / Administration / Collaborative Full Design Fee – 500+ units	£3,143	Either	Per application

New water mains installations charges (per metre)

Surface / Pipe size	Excavation done by others (unmade)	Excavation done by others (made)	Unmade ground	Footway	Side Road	Main Road
63mm	£106	£124	£210	£341	£346	£440
90mm	£132	£158	£242	£420	£428	£465
125mm	£143	£166	£250	£429	£437	£474
180mm	£160	£182	£273	£455	£496	£499
250mm	£207	£238	£339	£553	£562	£596
315mm	£257	£287	£385	£600	£608	£642
355mm	£280	£311	£409	£624	£665	£667

Mains Connections to an existing water main

Connecting pipe size	Charge	Contestable / Non-contestable	How is this applied?
63mm	£5,147	Either	Per connection
90mm	£7,922	Either	Per connection
125mm	£8,156	Non-Contestable	Per connection
180mm	£9,377	Non-Contestable	Per connection
250mm	£11,627	Non-Contestable	Per connection
315mm	£15,615	Non-Contestable	Per connection
355mm	£16,636	Non-Contestable	Per connection
Connection to Self-Laid Main (any size)	£1,922	Non-Contestable	Per connection

Pressure monitoring valves

Pressure reducing valves (with by-pass)	Charge	Contestable / Non-contestable	How is this applied?
63mm	£14,392	Either	Per installation
90mm	£14,492	Either	Per installation
125mm	£18,729	Either	Per installation
180mm	£21,658	Either	Per installation
250mm	£37,512	Either	Per installation
315mm	£48,911	Either	Per installation
335mm	£49,034	Either	Per installation

District meters

District meters (with by-pass)	Charge	Contestable / Non-contestable	How is this applied?
63mm	£12,691	Either	Per installation
90mm	£12,791	Either	Per installation
125mm	£16,441	Either	Per installation
180mm	£18,144	Either	Per installation
250mm	£30,560	Either	Per installation
315mm	£33,567	Either	Per installation
335mm	£33,690	Either	Per installation

Non-return valves

Non-return valves	Charge	Contestable / Non-contestable	How is this applied?
63mm	£4,162	Contestable	Per installation
90mm	£4,162	Contestable	Per installation
125mm	£4,309	Contestable	Per installation
180mm	£4,674	Contestable	Per installation
250mm	£9,255	Contestable	Per installation
315mm	£10,137	Contestable	Per installation
335mm	£10,137	Contestable	Per installation

Sluice valves And Fire Hydrants

Valve Size	Charge	Contestable / Non-contestable	How is this applied?
80mm	£657	Contestable	Per installation
100mm	£701	Contestable	Per installation
150mm	£943	Contestable	Per installation
250mm	£1,667	Contestable	Per installation
300mm	£1,795	Contestable	Per installation

Wash Out Fitting

Wash out Fitting	Charge	Contestable / Non-contestable	How is this applied?
Wash out Fitting	£1,270	Contestable	Per installation

Contaminated land (per metre)

Contaminated land	Charge	Excavation type	How is this applied?
Barrier pipe – 32mm	£37	Not applicable	Per metre of pipe
Barrier pipe – 63mm	£43	Not applicable	Per metre of pipe
Barrier pipe – 90mm	£61	Not applicable	Per metre of pipe
Barrier pipe – 125mm	£65	Not applicable	Per metre of pipe
Barrier pipe – 180mm	£85	Not applicable	Per metre of pipe
Barrier pipe – 250mm	£150	Not applicable	Per metre of pipe
Barrier pipe – 315mm	£155	Not applicable	Per metre of pipe
Barrier pipe – 355mm	£148	Not applicable	Per metre of pipe

Extraordinary traffic management for mains construction projects

Traffic Management	Charge	How is this applied?
Traffic management – 3 or 4 way lights	£368	Per installation if required
Traffic management – 3 or 4 way lights operation	£315	Per day as required
Traffic management – road closures	£2,193	Per application if required
Traffic management – lane rentals	Variable*	Per day required

*In November 2022 some local authorities introduced new lane rental schemes. These charges will only apply to certain roads in Kent and West Sussex. These costs will be set out in quotes and passed on to the customer. Further details are available in the section of this document titled “Exceptions to fixed charges” below.

Diverting a water main (S185)

The below information relates to our charges where our existing assets require diverting to permit a development.

- Developers with an interest in land that contains existing water or sewerage assets can arrange for the alteration or removal those assets to allow development work to progress
- For both water mains and sewers this is undertaken under Section 185 of the Water Industry Act
- All or part of the diversion works may be contestable, in which case we will give the developer the opportunity to undertake the works, or employ a suitably qualified third-party contractor to undertake these elements
- The decision on who undertakes the construction is based on the risk of the work and asset criticality ratings
- Applicants can visit our [website](#) or contact our Developer Services team for advice ahead of application
- Alternatively, should a developer delivered diversion be assessed as needing to be delivered by Southern Water, we will only charge the differential in application fees
- We do not offer published fixed charges for construction activities in this area. We will keep this under review
- We will provide a bespoke estimate for each project. The applicant will be free to choose how to proceed on provision of estimates at key stages
- We conduct a Design Complexity Review (DCR) as part of the application process. This review helps us determine whether a diversion is required, if it is possible, and whether it is classified as complex or non-complex. If the review determines that a diversion is not required, we will calculate the expense already incurred and return the difference
- For complex schemes, should you wish to accept the preliminary estimate and proceed to stage 2 of the design process, a 'Detailed Design fee' will be required. This fee will cover further detailed design work including land surveys, site investigations, the tendering of the requisition works and producing the formal offer, estimated construction costs and design. The design fee will be deducted from any final payment due once the requisition is complete.
- We will utilise information from both our estimating database and supplier contracts at the early stages of the process to provide these bespoke estimates. As the design progresses, we will further engage with our suppliers to deliver an increasingly detailed and accurate quotation for the defined scope of the work required
- The estimates may be different to the requisition published charges due to the individual nature of each site
- The charges associated with diversions are payable up-front and following the provision of estimates.

Service	Charge	Contestable / Non-contestable	How is this applied?
S185 - Application Fee (water diversion)	£1,815	Non-contestable	Per application

Wastewater connection services

Guide to our charges

From April 2020 we developed a single set of construction charges that apply to lateral drains, connections and new sewers. As we have historically undertaken very few wastewater lateral drains and connections, and the scope of the two activities overlap, we have decided to create a consistent, simplified charging approach for these activities.

Wastewater Pre-Planning Enquiries

When you are planning to connect to our sewerage network, you can check if there are possible constraints that may be associated with servicing a development site.

The enquiry can assist developers in understanding the impact the development proposals will have on our sewerage networks prior to land acquisition or the submission of a planning application. This is a simple check that will identify whether the required capacity is available adjacent to or close to the proposed development.

Wastewater Pre-planning Enquiry	Wastewater flow	Surface Water Capacity Check
0-50	£177	£354
51-250	£531	£1,063
>251	£710	£1,418

New lateral drains and connections

- Lateral drains are the part of the drain that runs from the edge of the property and connects with the sewer
- Sewer connections are usually undertaken under Section 106 of the Water Industry Act through an application for a connection made to us. If approved, work is usually carried out by a drainage contractor on behalf of the applicant
- There are charges associated with the Section 106 application process
- On very rare occasions, we may need to undertake connection work ourselves and we would notify you of this following review of your Section 106 sewer connection application
- If we need to carry out this work, we do so under Section 107 of the Water Industry Act and only in those specific circumstances would the fixed construction charges detailed below apply
- If we are required to make the connection, the cost will depend on size, depth and the nature of the surface the pipe is being constructed in
- The charges below should be combined to form the total costs associated with a particular application
- Connections are made by connecting a new pipe directly to an existing sewer, existing manhole or by constructing a new manhole
- If a new manhole is not needed, then the connection to the existing sewer or manhole is included in the pipe laying rate
- Highways charges may apply if we need to work with the local authority to allow us to carry out the construction work. These charges would cover any temporary road, parking bay and pedestrian crossing closures
- Traffic management is included within our standard charges

- We may need to reduce the flow in the existing sewer, so we can make the connection safely. A bespoke additional charge for over pumping the receiving sewer will be applied in these cases
- Sewer connections are deep and must be carried out safely. On some occasions, specialist ground support, such as interlocking sheet piles, may be needed to protect our construction teams and the surrounding areas and properties. If this needed, additional bespoke charges would apply
- In areas where groundwater levels are high, we may need to carry out specialist dewatering. In most cases we can manage this with a small pump, but in some conditions a more specialist approach will be needed. Customers will receive a bespoke estimate for this work should these circumstances arise
- The charges associated with wastewater connections are payable up-front on application and provision of estimates. Work will commence on receipt of payment

Sewer Connections (s106/107)

Section 106/107 application and administration charges

Service	Charge	Contestable / Non-contestable	How is this applied?
S106/107 Application / Administration fee – Connection to existing sewer / manhole	£289	Non-contestable	Per connection
S106/107 Application / Administration fee – New manhole construction	£356	Non-contestable	Per connection

Sewer adoptions (s104/102)

Section 104 /102 application and administration charges

- If new sewers are needed to drain the new properties, developers usually apply through the Section 104 process and work is carried out by a drainage contractor. Under this approach we will adopt the new sewer once it is complete, providing it meets the required industry standards
- There is a similar approach for adopting already constructed sewers under our Section 102 process
- There are fixed charges associated with the Section 104 and 102 application process
- Smaller schemes with a construction value of less than £20,000 will incur a technical approval/inspection fee of £500

Service	Charge	Contestable / Non-contestable	How is this applied?
S102 - Application Fee (including initial administration)	£336	Non-contestable	Per application
S104 - Application Fee (including initial administration)	£645	Non-contestable	Per application
S102 / S104 - Technical / Inspection Fee (including final administration)	2.5% of construction value	Non-contestable	Per application
S102 / S104 - Legal Fee	£500	Non-contestable	Per application
S104 - Security	Bond – 10% of construction value	Non-contestable	Per application

Requisitioning a new sewer (s98)

If a developer requires us to carry out the construction of a new sewer, they can make an application through a Section 98 requisition. The developer is responsible for the full cost of requisitioning a sewer. Charges are applied at four defined stages in our process as detailed below.

- **Application Fee** – An initial application fee as outlined on our application form will be required with your application and covers the work in assessing the initial feasibility and producing the preliminary estimate and outline design.
- **Detailed Design Fee** – Should you wish to accept the preliminary estimate and proceed to stage 2 of the design process, a ‘Detailed Design fee’ equivalent to 10% of the preliminary estimate will be required. This fee will cover further detailed design work including land surveys, site investigations, the tendering of the requisition works and producing the formal offer, estimated construction costs and design. The design fee will be deducted from any final payment due once the requisition is complete.
- **Construction cost** – After you have received the formal offer, costs and design, you will need to accept and pay the construction cost of the works. This will be a single lump sum payment to cover all our costs. Once paid it will cover the project management, onsite construction works and final connection for all works related to the S98 requisition. Additional costs may arise through separate applications related to the development for example if a diversion of a water or sewerage main is required
- **Other charges** – If the requisitioned sewer crosses third party land, there will be a cost for land negotiations and compensation. Our Southern Water Land and Estates team will carry out these negotiations with the landowner and agree the level of compensation to be paid. These costs are the responsibility of the requisitioner.
- In addition to the cost of the requisition, Southern Water levies an infrastructure charge for each new property when it is connected to our public sewerage network. This is detailed earlier within these charging arrangements.
- Where network reinforcement is required to ensure there is enough capacity in our network to serve the new homes that are built, without impacting the service of our existing customers, this will be paid for through our Infrastructure Charge
- We no longer provide an income offset
- We no longer provide asset payments or the relevant deficit approach for requisitions.

Section 98 requisition application charges

Service	Charge	Contestable / Non-contestable	How is this applied?
S98 - Application fee (including initial Administration)	£4,872	Non-contestable	Per application
S98 - Design fee*	10% of total project value	Either	Per application
S98 - Point of connection enquiry	£138	Either	Per application

New Site-Specific Sewers

- We have set fixed charges for gravity sewers, manhole construction and rising main construction. Costs will vary depending on the size and depth of the sewer
- Our charges include the costs of design, surveys, land-entry, management costs, traffic management and related administration
- The charges also include standard trench support – excavator driven sheet piles and support structures; and groundwater management – through the provision of a localised pump to remove water from a trench
- On some occasions, specialist approaches may be needed, including if the development site contains contaminated material. In such cases we will provide a bespoke estimate

New gravity sewers charges per metre - unmade ground

Pipe size \ Pipe depth	Up to 1.5m	>1.5 - 2.5m	>2.5 - 3.5m	>3.5 - 4.5m
0 - 150mm	£372	£450	£564	£751
>150 - 300mm	£472	£570	£722	£912
>300 - 450mm	£632	£803	£1,061	£1,230
>450 - 600mm	£823	£1,025	£1,229	£1,627
>600 - 900mm	£1,252	£1,580	£1,820	£2,082
>900 - 1200mm	£1,796	£1,983	£2,243	£2,557

New gravity sewers charges per metre – footway

Pipe size \ Pipe depth	Up to 1.5m	>1.5 - 2.5m	>2.5 - 3.5m	>3.5 - 4.5m
0 - 150mm	£696	£956	£1,338	£1,822
>150 - 300mm	£810	£1,073	£1,488	£2,074
>300 - 450mm	£977	£1,387	£1,959	£2,536
>450 - 600mm	£1,272	£1,565	£2,189	£3,081
>600 - 900mm	£1,751	£2,216	£3,005	£3,768
>900 - 1200mm	£2,366	£2,681	£3,647	£4,518

New gravity sewers charges per metre - side road

Pipe size \ Pipe depth	Up to 1.5m	>1.5 - 2.5m	>2.5 - 3.5m	>3.5 - 4.5m
0 - 150mm	£808	£1,090	£1,586	£2,136
>150 - 300mm	£915	£1,223	£1,710	£2,385
>300 - 450mm	£1,108	£1,579	£2,255	£2,918
>450 - 600mm	£1,426	£1,780	£2,519	£3,510
>600 - 900mm	£1,986	£2,525	£3,492	£4,367
>900 - 1200mm	£2,660	£3,044	£4,181	£5,190

New gravity sewers per metre - main road

Pipe size \ Pipe depth	Up to 1.5m	>1.5 - 2.5m	>2.5 - 3.5m	>3.5 - 4.5m
0 - 150mm	£918	£1,215	£1,739	£2,287
>150 - 300mm	£1,022	£1,341	£1,831	£2,518
>300 - 450mm	£1,224	£1,641	£2,218	£3,073
>450 - 600mm	£1,495	£2,013	£2,573	£3,685
>600 - 900mm	£1,971	£2,564	£3,396	£4,562
>900 - 1200mm	£2,571	£3,255	£4,112	£5,412

New manholes - unmade ground (per manhole)

Manhole size \ Manhole depth	Up to 1.5m	>1.5 - 2.5m	>2.5 - 3.5m	>3.5 - 4.5m
1200mm	£7,498	£9,186	£11,349	£15,143
1350mm	£7,859	£9,661	£11,978	£16,004
1500mm	£8,617	£10,501	£12,985	£17,121
1800mm	£13,036	£15,515	£19,116	£23,100
2100mm	£16,385	£19,011	£23,350	£27,680

New manholes – footway (per manhole)

Manhole size \ Manhole depth	Up to 1.5m	>1.5 - 2.5m	>2.5 - 3.5m	>3.5 - 4.5m
1200mm	£10,081	£12,279	£15,741	£20,013
1350mm	£10,554	£12,885	£16,593	£21,151
1500mm	£11,395	£13,816	£17,725	£22,495
1800mm	£16,543	£20,027	£24,090	£29,906
2100mm	£20,036	£23,747	£28,635	£34,857

New manholes - side road (per manhole)

Manhole size \ Manhole depth	Up to 1.5m	>1.5 - 2.5m	>2.5 - 3.5m	>3.5 - 4.5m
1200mm	£11,657	£14,561	£18,571	£23,632
1350mm	£12,253	£15,218	£19,640	£25,069
1500mm	£12,689	£16,007	£20,576	£26,164
1800mm	£18,607	£22,787	£27,931	£35,775
2100mm	£22,431	£27,257	£33,007	£41,374

New manholes - main road (per manhole)

Manhole depth / Manhole size	Up to 1.5m	>1.5 - 2.5m	>2.5 - 3.5m	>3.5 - 4.5m
1200mm	£12,640	£15,618	£19,676	£24,848
1350mm	£13,324	£16,336	£20,852	£26,411
1500mm	£14,323	£17,844	£22,428	£28,160
1800mm	£20,003	£24,229	£29,551	£37,731
2100mm	£24,082	£29,080	£34,925	£43,646

New rising main - unmade ground (per metre)

Pipe depth / Pipe size	Up to 1.5m	>1.5 - 2.5m	>2.5 - 3.5m	>3.5 - 4.5m
0 - 125mm	£325	£434	£583	£953
>125 - 180mm	£359	£472	£638	£987
>180 - 255mm	£418	£537	£700	£1,056
>255 - 315mm	£490	£626	£833	£1,225
>315 - 355mm	£558	£696	£903	£1,313
>355 - 400mm	£680	£896	£1,129	£1,440

New rising main – footway (per metre)

Pipe depth / Pipe size	Up to 1.5m	>1.5 - 2.5m	>2.5 - 3.5m	>3.5 - 4.5m
0 - 125mm	£691	£935	£1,375	£1,999
>125 - 180mm	£721	£1,000	£1,435	£2,104
>180 - 255mm	£764	£1,044	£1,479	£2,153
>255 - 315mm	£874	£1,170	£1,699	£2,631
>315 - 355mm	£965	£1,249	£1,772	£2,689
>355 - 400mm	£1,131	£1,465	£2,063	£2,846

New rising main – side road (per metre)

Pipe depth / Pipe size	Up to 1.5m	>1.5 - 2.5m	>2.5 - 3.5m	>3.5 - 4.5m
0 - 125mm	£740	£1,043	£1,629	£2,319
>125 - 180mm	£789	£1,137	£1,686	£2,422
>180 - 255mm	£850	£1,209	£1,730	£2,471
>255 - 315mm	£966	£1,334	£1,948	£2,948
>315 - 355mm	£1,066	£1,429	£2,070	£3,066
>355 - 400mm	£1,232	£1,652	£2,348	£3,211

New rising main – main road (per metre)

Pipe size \ Pipe depth	Up to 1.5m	>1.5 - 2.5m	>2.5 - 3.5m	>3.5 - 4.5m
0 - 125mm	£835	£1,159	£1,813	£2,608
>125 - 180mm	£895	£1,274	£1,892	£2,786
>180 - 255mm	£967	£1,357	£1,937	£2,837
>255 - 315mm	£1,087	£1,483	£2,258	£3,789
>315 - 355mm	£1,207	£1,602	£2,374	£3,921
>355 - 400mm	£1,390	£1,855	£2,729	£4,067

Diverting a sewer (s185)

The below information relates to our charges where our existing assets require diverting to permit a development.

- Developers with an interest in land that contains existing water or sewerage assets can arrange for the alteration or removal those assets to allow development work to progress
- For both water mains and sewers this is undertaken under Section 185 of the Water Industry Act
- All or part of the diversion works may be contestable, in which case we will give the developer the opportunity to undertake the works, or employ a suitably qualified third-party contractor to undertake these elements
- The decision on who undertakes the construction is based on the risk of the work and asset criticality ratings
- Applicants can visit our [website](#) or contact our Developer Services team for advice ahead of application
- Alternatively, should a developer delivered diversion be assessed as needing to be delivered by Southern Water, we will only charge the differential in application fees
- We do not offer published fixed charges for construction activities in this area. We will keep this under review
- We will provide a bespoke estimate for each project. The applicant will be free to choose how to proceed on provision of estimates at key stages
- We will utilise information from both our estimating database and supplier contracts at the early stages of the process to provide these bespoke estimates. As the design progresses, we will further engage with our suppliers to deliver an increasingly detailed and accurate quotation for the defined scope of the work required
- The estimates may be different to the requisition published charges due to the individual nature of each site
- The charges associated with diversions are payable up-front and following the provision of estimates.

Service	Charge	Contestable / Non-contestable	How is this applied?
S185 - Application Fee (developer wastewater diversion)	£467	Non-contestable	Per application
S185 - Application Fee (Southern Water wastewater diversion)	£2,470	Non-contestable	Per application
S185 - Design Fee (Southern Water diversion)	10% of total project value	Non-contestable	Per application
S185 – Technical Assessment Fee (developer diversion)	£705	Non-contestable	Per application
S185 – Inspection Fees (developer wastewater diversion)	2.5% of construction value	Non-contestable	Per application
S185 – Legal Fees (developer wastewater diversion)	£500	Non-contestable	Per application
S185 – Security requirements (developer diversions)	See below	Non-contestable	Per application

Security requirements

For developer delivered diversion projects we require a 100% performance deposit. 80% is returned on completion of the works and the remaining 20% following a 1-year warranty period.

Section 4: Additional Services

Build Over a Sewer

If you are building a new property or extension you will need to ensure it does not affect our public sewer mains. Therefore, if your proposals mean building over/near (within 3 metres) a public sewer or lateral drain you will need our approval before doing so and required to submit an application form.

	Charges
Build Over Application Fee	£621

Odour Impact Assessments

From April 2021 Southern Water will apply charges for odour assessment services where developments are located in an area perceived to be at risk of odour nuisance in the vicinity of a wastewater treatment works (WWTW).

Southern Water's standard position will be to require an odour risk assessment for developments in the vicinity of wastewater treatment assets. We apply a precautionary buffer zone, for developments located within 500 metres of the site boundary, is assumed in lieu of an odour assessment. However exceptions to this precautionary approach may apply based on historical complaints or local issues.

We would request that an odour assessment, using dispersion modelling tools, is carried out by an experienced odour specialist. The scope of the assessment is to be agreed in advance taking into account Southern Water's internal assessment protocol and technical standards. Due to the potential for odour emissions from wastewater processes, we recommend that all sensitive receptors should be located outside the $1.5 \text{ ou}_{\text{EM}}^{-3}$ (expressed as the 98th percentile of hourly averages on an annual basis).

Our overall aim is to work with developers to produce a consistent odour assessment which is acceptable to all parties and suitable for planning submission.

To achieve this we will:

- Provide ongoing contact and information exchange with the developer;
- Ensure Southern Water guidance and technical standards are communicated and effectively applied;
- Provide site information necessary for the assessment (such as relevant odour history, layout, boundary details, treatment process details);
- Arrange access to site and establish contact with site based operational staff;
- Discuss and agree any assessment scope;
- Assist in the identification of odour sources and sampling requirements;
- Highlight health and safety requirements, associated risk assessments and work permits required prior to gaining access to site; and
- Review third party odour assessments and provide constructive feedback. The review will look to make a recommendation to either:
 - Accept the report and its recommendations; or
 - Identify areas that require addressing by the developer or their consultant in order to be recommended for acceptance by SW.

On occasions, where development is identified as constrained by odour, SW remain open to discuss any proportionate and reasonable odour mitigation options that could be applied to facilitate development. Associated discussions and charges are excluded from those stated in this document.

Table 1 details the fixed cost for handling developer enquiries, scope discussions, site visits, review and consultations. Payment will be made up front against an agreed scope of involvement and reviewed should additional involvement or repeat task be required.

A fee to recover any development related costs for additional and necessary tasks can be discussed where required.

References:

- SW Technical Standards document PSWWT 4022 i10 (will be provided on request)

Table1 List of project tasks

Task Ref	Task description	Charge
1. Odour Assessment – Consultation & review	<ul style="list-style-type: none"> • Agreement of assessment scope • Handle information requests • Review of submitted odour assessment by Developer • Consultation and feedback • Excluding Site visit/survey (see below) 	£1,740
2. Site Visit (where required)	<ul style="list-style-type: none"> • Access requirements and attendance – 1 day 	£357
3. Site Survey (where required)	<ul style="list-style-type: none"> • Agreement of Scope of survey (visit) • Organisation (access arrangement and requirements) • Review of method statement and Health & Safety arrangements • Attendance – Up to 2 days 	£430

Section 5: General Information

Exceptions to fixed charges

The charges in this document are predominantly fixed charges. On some occasions, the costs associated with laying new water mains and sewers (requisitions) may be more complex and challenging, in which case it will be difficult to provide a fixed charge.

This could include circumstances where:

- The technical complexity of the work is high, or the type of work required is bespoke or carried out infrequently
- 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
- 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
- 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, we may be unable to provide a fixed upfront charge for the entire works, and will provide a budget estimate comprising a mixture of:

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

There may be occasions where providing an indicative estimate is not possible or where the estimate will not meet the degree of confidence desired by the applicant. In these cases, we will work with the applicant to agree the best way to proceed.

Some specific examples of where exceptions could apply include:

- Management and disposal of contaminated material
- Extraordinary ground support such as interlocking sheet piles
- Extraordinary groundwater control such as deep wells or well pointing
- Excavation of rock or artificial obstructions
- Excavation and reinstatement of concrete highways
- Extraordinary pipe bedding requirements (such as piling)
- Costs associated with land compensation or loss of profit
- Statutory undertakers' diversions
- Tunnelling and trenchless installation techniques such as directional drilling or auger-boring
- Pumping stations and installations
- Costs of permits, permissions and supervision associated with rail crossings, canal or river crossings, major highway crossings
- Costs associated with 'immune bodies' where our statutory powers may not apply
- Bespoke legal agreements such as Deed of Grant Easement or Transfer of Pumping Stations where not included within the routine agreements or processes

The above list is not exhaustive but reflects some typical examples that may fall into the principles outlined above. The examples are generally highly site and context specific. The frequency with which these occur is also difficult to predict. Including these types of circumstance in standard charges would be challenging and could adversely on the charges incurred by all applicants.

Lane Rental Schemes

The Lane Rental Scheme is a daily rate charged to any companies working in certain roads in Kent and West Sussex intended to reduce disruption at certain times. These charges will be included in the cost breakdown of your quote in advance, however we will try to plan in your connection at a time that will avoid the charges. If charges can be avoided a refund will be issued to you.

Detailed guidance on the scheme and how it is applied can be found on the County Council website links below:

[West Sussex Lane Rental Scheme - West Sussex County Council](#)
[Kent Lane Rental Scheme - Kent County Council](#)

Reassessment of charges

For all of the Site-Specific charges, where there is significant variation of primary quantities of 15% or more from the upfront quotation, we will recalculate the charges in line with adjusted quantities based on the charges of the year the work was delivered.

Differences in the charges

In the different categories of Site-Specific charges there are different charges for what appear to be similar activities. There are two major reasons behind this:

- We use different delivery partners for different types of work. Connections and simple works are generally delivered using different partners to more complex, risky construction works. There are different costs associated with this
- For some simple items there are very low costs in terms of management effort, or the costs are in different charges. An example is water connections where the internal costs for managing the work are covered by our application and administration charges. For more complex elements of work, the charges include all costs associated with project management, design, site investigation, existing customer management, dealing with external stakeholders and permitting, securing planning permission and other similar activities. Due to the way that the charges have been developed these are included within the charge items to make the charges as user-friendly as possible.

Sewer and water network plans & maps

To assist our Developer Services customers in planning their works, it is possible to request an extract of our network plan. We now partner with digdat to provide copies of our network plans. There are a range of pricing options dependant on the options selected by the customer.

Further information can be found on our website [sewer and water maps](#)

Validity Period of Quotations and Transitional Arrangements

We have refined and simplified our transitional arrangements for projects and developments that straddle the implementation of the new charging year.

Infrastructure Charges

- Infrastructure Charges will be chargeable at the gross charge applicable for the year that the property connects to the network
- Alternatively, infrastructure charges can be payable at the gross charge of the current year if paid upfront for all specified connections on the site.

Validity Period of Quotes

- We will provide quotations and estimates based on our current Charging Arrangements until the 31st March.
- A quote remains valid and must be paid within 3 months from the issue date.
- For the avoidance of doubt, our transitional arrangements allow for the validity period of quotes issued within the last 3 months of the current charging year to extend into the next charging year.
- Our transitional arrangements allow a developer to request a requote in the next charging year for offers that are yet to be accepted. Should a developer request a re-quotation in the next charging year, this will become the quote that the customer must accept.
- Should a quote expire without being paid and accepted within the validity period, we reserve the right to requote at the prevailing rates published at the time.

Validity Period of Accepted Offers

- Accepted offers remain valid until the end of the financial year or a minimum of 6 months after payment date.
- Once paid, an accepted offer is valid for the timeframe set out above. If an accepted quote has not progressed to delivery within this timeframe, we reserve the right to requote using the prevailing rates published at the time.

Timings and Methods of payment

Water

Water Connections

Water connection application fees are payable up-front at the time of application.

Administration fees are payable along with the construction fees on the acceptance of the quotation. These are again paid up-front.

Water Mains Laying

Application fees are payable up-front at the time of application.

Any further fees are payable following the issue of the Site-Specific quotation. These fees are generally paid up-front ahead of construction work progressing.

Water Infrastructure Charges

Water infrastructure charges are generally payable on connection. We are happy to discuss advance payment, but in these circumstances, customers must pay both Water and Wastewater Infrastructure Charges when we supply both services. Customers must also be aware that charges can go up and down and therefore there is an element of risk that customer is taking when paying in advance.

Environmental Incentives

Environmental incentives are payable at the same time as the Infrastructure Charge. Any required evidence must be submitted at the at the time of application.

Wastewater

Wastewater Connections

Wastewater connection application fees are payable up-front at the time of application.

Construction fees (if applicable) are payable up-front on the acceptance of the quotation.

Wastewater Site Specific Sewer Laying

Application fees are payable up-front at the time of application.

Any further fees are payable following the issue of the Site-Specific quotation. There is generally a two-stage approach given the complexity of these projects.

Wastewater Infrastructure Charges

Wastewater infrastructure charges are generally payable on connection. Invoices are issued on a routine basis during the lifespan of the development to the applicant. We measure connected properties via the registering of meters associated with the properties. We are happy to discuss advance payment, but in these circumstances, customers must pay both Water and Wastewater Infrastructure Charges when we supply both services. Customers must also be aware that charges can go up and down and therefore there is an element of risk that customer is taking when paying in advance.

Environmental Incentives

Environmental incentives are payable at the same time as the Infrastructure Charge. Any required evidence must be submitted at the time of application.

Methods of Payment

We accept BACs, credit and debit cards and cheques for payment for our services. Further details can be found on our Get Connected portal or via the 'Ways to Pay' information that is delivered with our quotations.

Contact Us:

If your enquiry is related to Developer Services, in the first instance contact our Service Desk team 0330 303 0119 option 5 or email us at developerservices@southernwater.co.uk.

If you have a specific issue relating to an ongoing project:

Wastewater:	WastewaterTechnical@southernwater.co.uk
New Service Connections:	S45Techqueries@southernwater.co.uk
Requisitions:	requisitions@southernwater.co.uk
Self-Lay Providers:	selflay@southernwater.co.uk
NAVs:	newappointments@southernwater.co.uk

Section 6: Charges for SLPs and NAVs

General Guidance

In January 2021, Ofwat introduced a standard practice across the water industry in England for water companies to follow when adopting self-laid mains.

This standard practice is known as the water code for adoption and is also referred to as ‘the codes’. You can find out more about the codes here on the [Water UK website](#).

More details can be found on our website [Self Lay Schemes](#)

Charges for SLPs

- Application and Administration charges include up to 3 design checks, design approval, agreement and vesting fee
- Should a Self-Lay Provider (SLP) provide a design that does not meet our design standards it may require a redesign and resubmission
- Should a SLP design require more than 3 design checks, the Service Level Agreement will be reset and the SLP will incur a further Water Mains Design Check fee as detailed below
- We offer an optional design service for SLPs as set out in the table below

Section 51 SLP point of connection application, enquiry, administration, and design checking charges

Service	Charge	Contestable/ Non-Contestable	How is this applied?
Point of Connection	£138	Non-contestable	Per Application
Mains Application and Administration for sites consisting of 0-50 plots	£996	Non-contestable	Per Application
Mains Application and Administration for sites Consisting of 51-250 plots	£1,091	Non-contestable	Per Application
Mains Application and Administration for sites consisting of 251-500 plots	£1,315	Non-contestable	Per Application
Mains Application and Administration for Sites consisting of 500+ plots	£1,636	Non-contestable	Per Application
Optional Design Service for sites up to 500 plots	£754	Contestable	Per Application
Optional Design Service for sites up to 501 or more plots	£1,507	Contestable	Per Application
S51 – Water Mains Design Check / Approval Fee	£255	Non-contestable	When required

Administration and Application Charges for SLPs – Onsite/Offsite Connections

Service	Charge	Contestable / Non-contestable	How is this applied?
S51 – Self-Laid Application Fee (first connection)	£57	Non-contestable	Per application
S51 – Self-Laid Application Fee (subsequent connections)	£35	Non-contestable	Per subsequent connection
S51 – Self-Laid Administration Fee (first connection)	£22	Non-contestable	Per application
S51 – Self-Laid Administration Fee (subsequent connections)	£14	Non-contestable	Per subsequent connection

Construction Rates

From time to time, SLP's will ask us to deliver some work on their behalf for example, connecting a newly laid main delivered by an SLP to an existing large-diameter main. SLP's are offered the same rate as published above in our section "Charges for new water mains" on page 23.

NAVS

NAV Application Charges

Our NAV application charges are applicable to both supply and wastewater applications.

NAV Application Charges	Wastewater	Water
0-50 units	£177	£177
51-250 units	£531	£531
>251 units	£710	£710

Appendices

Appendix I - How did we calculate the charges?

Infrastructure Charges

The infrastructure charge recovers the costs of increasing network capacity to accommodate new development. The infrastructure charge is calculated using Ofwat's methodology where 5-years of forecast costs are shared evenly between the anticipated number of connections and levied per plot. The infrastructure charge will vary in future years as the investment plans are reviewed, the number of connections are re-forecast and any under or over recovery is factored in to ensure developers are not charged more than Southern Water spends on network reinforcement.

Income Offset

Ofwat recently determined that water companies shall not maintain the balance of contributions or provide an income offset from April 2025. We began to phase out the income offset in the 2023/24 charging year with a plan to gradually replace it with environmental incentives that provided sustainable development with financial credit against the gross infrastructure charge. This was intended to offset the effect on bills of removing the income offset while championing sustainable design in the new connections market.

From April 2025 we will cease to offer the income offset. We will continue to offer our environmental incentives to ensure developers have access to a similar discount.

Environmental Incentives

Water

We have offered water efficiency incentives since 2020. In 2023, we enhanced our offering of environmental incentives at the request of local planning authorities to support sustainable development in the water-stressed South-East. In 2025-26 we will maintain our offering of incentive and will align our offering of water efficiency incentives with the guidance set out in the Environmental Incentive Common Framework.

We have calculated the environmental component to solely recover the environmental incentives payments. We have forecast that uptake of incentives will remain steady in our region. We have however, adjusted our forecasts to make an allowance for extending the eligibility of water efficiency incentive to Sussex North where all properties are expected to achieve water efficiency in line with strict local planning conditions.

Wastewater

A key strategic priority for our teams in responsibly facilitating new development is the sustainable management of storm water and run-off associated with urbanisation. We have offered wastewater incentives since 2023 to incentives sustainable designs and homes.

This year we have simplified our entry level incentive wastewater for SuDS. All homes who connect their plots to SuDS will be eligible for the entry level SuDS incentive.

We have calculated the environmental component to solely recover the environmental incentives payments. We have forecast that 51% of plots will use SuDS.

Site-specific Charges

New Service Connections

We developed our charges by working with customers, SLPs and NAVs to generate an appropriate set of charges that were easy to use and cost-reflective. We set our prices through analysing real-world data of actual cost.

When we originally developed our charges a significant amount of work was undertaken to calculate the site specific charges. For new individual property connections, we analysed 12 months of new connections data. This involved nearly 7000 property connections, ensuring a significant population of data to base the new charges upon.

This year we have entered into new contracts for the provision of our services for the next 5 years. Predictability and stability are key priorities in developing our new connection charges we have therefore maintained our arrangements as much as possible. Our tender review exercise invited participants to bid for our existing rates. This tender exercise has selected some new incumbents based on the most competitive rates. Our charges will require a one-off adjustment to align with the new delivery frameworks.

Our site-specific charges for service connections reflect the relevant costs of providing the work. All Southern Water costs are recovered through the application and administration fees. No Southern Water overheads are applied to the construction costs for service connections.

The charges for meters, additional pipework and barrier pipe for contaminated land closely correlate to the direct costs in proving these activities.

We have reviewed our admin and application fees for water services. The admin and application fees for water connections will rise to reflect current and reasonable costs of delivery and remain in line with Ofwat's view of efficient costs

Water Mains

Similar, to the charges for service connections, we have entered into new contracts for the provision of new mains. This has resulted in a one-off change to our rates.

The charges include installation of a valve and hydrant per connection, at the request of the SLP community, so the same charge will apply to different classes of Developer Services customer. The costs for additional pipework and barrier pipe for contaminated land closely correlate to the direct costs in providing these activities.

Traffic management charges are based upon market rates. A key cost driver within traffic management is the pass-through of fees from local councils. There is a high degree of variability of costs between councils. We have therefore removed the line item for lane rentals and will work with developers to identify accurate costs upfront and organise works to minimise traffic management costs where possible. We will continue to collect data to ensure that this remains as representative and fair as possible.

Uplifts for project management, management of external constraints and administration costs are added to the base construction rates to ensure the charges cover all the costs associated with the provision of the infrastructure.

The charges reflect the relevant costs of providing the work, including administration and project management. There are no corporate overheads applied to these charges.

This year we have reviewed our application and design fees for new mains applications. Our design fees are a pass-through cost from our service provider. We have aligned our S41 charges with our new SLP charges to ensure a level playing field.

New Lateral Drains, Wastewater Connections, and New Sewers

We very rarely construct new lateral drains and connections for our Developer Services customers. This work is generally undertaken directly by applicants and their drainage contractors. For this reason we have removed our bespoke wastewater connections charges and combined into the updated new sewer (requisition) charges.

The charges for laying new sewers are categorised into 3 main areas – gravity pipe laying, manholes and rising main laying. Upper limits on pipe sizes and depths are included, which should cover most activities that Developer Services customers would request in this area.

The base construction rates are aggregated AMP8 suppliers' rates for the activities specified. We include uplifts for Southern Water activities including design, project management and the management of third-party activities.

This allows for an all-inclusive charge that, in turn, allows the Developer Services customer to identify the total cost of an activity using information that they would be likely to possess, be able to estimate, or make sensible assumptions around (for example metres or pipe, sizes, depths and number of manholes).

In this case, as traffic management is often unavoidable, traffic management is included within the charges.

The charges reflect the relevant costs of providing the work, including administration and project management. There are no corporate overheads applied to these charges.

Appendix II – Worked Examples

The scenarios set out below exclude VAT.

Scenario 1: Single connection to a new house from an existing main on a side road

Scenario 1: Single connection to a house from an existing main									Alternative Delivery Method	
Application Charge	Item	Unit	Qty	2025-26 Rate	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable? (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)
	Pre-Construction Charge									
Y	Application Fee per application	Per Application	1	£99.00	£99.00	NA	0	N	£57.00	£57.00
Y	Administration Fee	Per Application	1	£46.00	£46.00	NA	0	N	£35.00	£35.00
Y	Design Fee	Per Application	0	£0.00	£0.00	NA	0	Y	NA	£0.00
	Construction Charges									
Y	Connection	Per Connection	1	£1,592.00	£1,592.00	£206.00	£206.00	Y	NA	£0.00
	Connection Sub - Charge: Connection	Per Connection	0	£417.00	£0.00	£95.00	£0.00	Y	NA	£0.00
	Connection Sub - Charge: 3m Pipework Side Road	Per Connection	0	£681.00	£0.00	£111.00	£0.00	Y	NA	£0.00
	Connection Sub - Charge: Traffic Management	Per Connection	0	£446.00	£0.00	NA	£0.00	Y	NA	£0.00
	Connection Sub - Charge: Meter Installation	Per Connection	0	£48.00	£0.00	NA	£0.00	Y	NA	£0.00
Y	Additional Pipework 1m in road	Per Meter	1	£227.00	£227.00	£37.00	£37.00	Y	NA	£0.00
Y	Meter	Per Connection	1	£41.00	£41.00	NA		Y	NA	£0.00
	Other Charges									
Y	Water Regs		1	£102.00	£102.00	NA	£0.00	Y	NA	£0.00
Y	S106 vetting fee Admin&Application Fee		1	£289.00	£289.00	NA	£0.00	N	NA	£0.00
	Infrastructure Charges									
Y	Infrastructure Charges - Water	Per Connection	1	£625.00	£625.00	NA	£0.00	N	£625.00	£625.00
Y	Infrastructure Charges - Sewerage	Per Connection	1	£657.00	£657.00	NA	£0.00	N	£657.00	£657.00
	Income Offset									
Y	Environmental Component - Water	Per Connection	1	£20.00	£20.00	NA		N	£20.00	£20.00
Y	Environmental Component- Sewerage	Per Connection	1	£42.00	£42.00	NA		N	£42.00	£42.00
	Environmental Incentive - Water	Per Connection	1	-£250.00	-£250.00	NA		N	-£250.00	-£250.00
Y	Environmental Incentive - Wastewater	Per Connection	1	-£100.00	-£100.00	NA		N	-£100.00	-£100.00
	Totals				£3,390.00		£3,633.00	£0.00		£1,086.00

Scenario 1A: Single connection from an existing main to four premises using a fourport manifold.

Scenario 1A: Single connection from an existing main to four premises using a four port manifold.										Alternative Delivery Method	
Application Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable? (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
Pre-Construction Charge											
Y	Application Fee (First Connection)	Per Application	1	£99.00	£99.00	NA	£0.00	N	£57.00	£57.00	
Y	Application Fee (Subsequent Conns)	Per Additional Conn	3	£60.00	£180.00	NA	£0.00	N	£35.00	£105.00	
Y	Administration Fee (First Connection)	Per Application	1	£46.00	£46.00	NA	£0.00	N	£22.00	£22.00	
Y	Administration Fee (Subsequent Conns)	Per Additional Conn	3	£28.00	£84.00	NA	£0.00	N	£14.00	£42.00	
Y	Design Fee	Per Application	1	£404.00	£404.00	NA	£0.00	Y	£0.00	£0.00	
Construction Charges											
Y	Large Diameter Connection 63mm	Per Connection	1	£3,870.00	£3,870.00	£224.00	£224.00	Y	NA	£0.00	
	Connection Sub - Charge: Connection	Per Connection	0	£2,295.00	£0.00	£129.00	£0.00	Y	NA	£0.00	
	Connection Sub - Charge: 3m Pipework Road	Per Connection	0	£681.00	£0.00	£95.00	£0.00	Y	NA	£0.00	
	Connection Sub - Charge: Traffic Management	Per Connection	0	£446.00	£0.00	NA	£0.00	Y	NA	£0.00	
	Connection Sub - Charge: Meter Installation	Per Connection	0	£48.00	£0.00	NA	£0.00	Y	NA	£0.00	
	Connection Sub - Charge: Connection Manifold	Per Connection	0	£400.00	£0.00	NA	£0.00	Y	NA	£0.00	
Y	Additional 63mm Pipework in Unmade Ground with Excavation	Per Meter	4	£97.00	£388.00	£43.00	£172.00	Y	NA	£0.00	
Y	Additional 63mm Pipework in Side Road with Excavation	Per Meter	1	£232.00	£232.00	£43.00	£43.00	Y	NA	£0.00	
Y	Meters		4	£41.00	£164.00	NA	£0.00	Y	NA	£0.00	
Other Charges											
Y	Water Regs (first of every ten plots)	Per Plot	1	£102.00	£102.00	NA	£0.00	Y	NA	£0.00	
Y	Water Regs (subsequent conns)	Per Plot	3	£7.00	£21.00	NA	£0.00	Y	NA	£0.00	
Y	S106 vetting fee Admin&Application Fee	Per Application	1	£289.00	£289.00	NA	£0.00	N	NA	£0.00	
Infrastructure Charges											
Y	Infrastructure Charges - Water		3	£625.00	£1,875.00	NA	£0.00	N	£625.00	£1,875.00	
Y	Infrastructure Charges - Sewerage		3	£657.00	£1,971.00	NA	£0.00	N	£657.00	£1,971.00	
Income Offset											
Y	Environmental Component - Water		3	£20.00	£60.00	NA		N	£20.00	£60.00	
Y	Environmental Component- Sewerage		3	£42.00	£126.00	NA		N	£42.00	£126.00	
Y	Environmental Incentive - Water		3	-£250.00	-£750.00	NA		N	-£250.00	-£750.00	
Y	Environmental Incentive - Wastewater		3	-£100.00	-£300.00	NA		N	-£100.00	-£300.00	
	Totals				£8,861.00		£9,300.00			£3,208.00	

Scenario 2: Single connection to a block of flats from an existing main

Scenario 2: Single connection to a block of flats from an existing main									Alternative Delivery Method	
Application Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable? (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)
Pre-Construction Charge										
Y	Application Fee (First Connection)	Per Application	1	£99.00	£99.00	NA	£0.00	N	£57.00	£57.00
Y	Application Fee (Subsequent Conns)	Per Additional Conn	9	£60.00	£540.00	NA	£0.00	N	£35.00	£315.00
Y	Administration Fee (First Connection)	Per Application	1	£46.00	£46.00	NA	£0.00	N	£22.00	£22.00
Y	Administration Fee (Subsequent Conns)	Per Additional Conn	9	£28.00	£252.00	NA	£0.00	N	£14.00	£126.00
Y	Design Fee	Per Application	1	£404.00	£404.00	NA	£0.00	Y	£0.00	£0.00
Construction Charges										
Y	Large Diameter Connection 63mm	Per Connection	1	£3,870.00	£3,870.00	£224.00	£128.00	Y	NA	£0.00
	Connection Sub - Charge: Connection	Per Connection	0	£2,695.00	£0.00	£129.00	£0.00	Y	NA	£0.00
	Connection Sub - Charge: 3m Pipework Road	Per Connection	0	£681.00	£0.00	£95.00	£0.00	Y	NA	£0.00
	Connection Sub - Charge: Traffic Management	Per Connection	0	£446.00	£0.00	NA	£0.00	Y	NA	£0.00
	Connection Sub - Charge: Meter Installation	Per Connection	0	£48.00	£0.00	NA	£0.00	Y	NA	£0.00
Y	Additional 63mm Pipework in Unmade Ground with Excavation	Per Meter	4	£97.00	£388.00	£43.00	£172.00	Y	NA	£0.00
Y	Additional 63mm Pipework in Side Road with Excavation	Per Meter	1	£232.00	£232.00	£43.00	£43.00	Y	NA	£0.00
Y	Meters		10	£41.00	£410.00	£0.00	£0.00	Y	NA	£0.00
Other Charges										
Y	Water Regs (first of every ten plots)	Per Plot	1	£102.00	£102.00	NA	£0.00	Y	NA	£0.00
Y	Water Regs (subsequent conns)	Per Plot	9	£7.00	£63.00	NA	£0.00	Y	NA	£0.00
Y	S106 vetting fee Admin&Application Fee	Per Application	1	£289.00	£289.00	NA	£0.00	N	NA	£0.00
Infrastructure Charges										
Y	Infrastructure Charges - Water		10	£625.00	£6,250.00	NA	£0.00	N	£625.00	£6,250.00
Y	Infrastructure Charges - Sewerage		10	£657.00	£6,570.00	NA	£0.00	N	£657.00	£6,570.00
Income Offset										
Y	Environmental Component - Water		10	£20.00	£200.00	NA	£0.00	N	£20.00	£200.00
Y	Environmental Component- Sewerage		10	£42.00	£420.00	NA	£0.00	N	£42.00	£420.00
	Environmental Incentive - Water		10	-£250.00	-£2,500.00	NA	£0.00	N	-£250.00	-£2,500.00
Y	Environmental Incentive - Wastewater		10	-£100.00	-£1,000.00	NA	£0.00	N	-£100.00	-£1,000.00
	Totals				£16,635.00		£16,978.00			£10,460.00

Scenario 3: Medium Development 50 Houses

Scenario 3: Medium Development 50 Houses											Alternative Delivery Method	
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable? (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total (£)
Pre-Construction Charge Connection												
Y	Application Fee (First Connection)	Per Application	1	£99.00	£99.00	NA	£0.00	N	£57.00	£57.00	NA	£0.00
Y	Application Fee (Subsequent Conns)	Per Additional Conn	49	£60.00	£2,940.00	NA	£0.00	N	£35.00	£1,715.00	NA	£0.00
Y	Administration Fee (First Connection)	Per Application	1	£46.00	£46.00	NA	£0.00	N	£22.00	£22.00	£46.00	£46.00
Y	Administration Fee (Subsequent Conns)	Per Additional Conn	49	£28.00	£1,372.00	NA	£0.00	N	£14.00	£686.00	NA	£0.00
	NAV Application fee	Per Design	0	£0.00	£0.00	NA	£0.00	N	£0.00	£0.00	£177.00	£177.00
Pre-Construction Charge Mains												
Y	Mains Application, Application and Design Fee	Per Application	1	£1,750.00	£1,750.00	NA	£0.00	N	£996.00	£996.00	NA	£0.00
	Sub Charge Mains Application	Per Application	0	£664.00	£0.00	NA		N	£664.00	£0.00	NA	£0.00
	Sub Charge Mains Administration Fee	Per Application	0	£332.00	£0.00	NA	£0.00	N	£332.00	£0.00	NA	£0.00
	Sub Charge Design Fee	Per Design	0	£754.00	£0.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	POC	Per Application	1	£138.00	£138.00	NA		N	£138.00	£138.00	NA	£0.00
Construction Charges Connection												
Y	Near Side Connection in Unmade Ground No Excavation	Per Connection	50	£414.00	£20,700.00	£206.00	£10,300.00	Y	NA	£0.00	NA	£0.00
	Connection Sub - Charge: Connection	Per Connection	0	£264.00	£0.00	£95.00	£0.00	Y	NA	£0.00	NA	£0.00
	Connection Sub - Charge: 3m of Pipework Unmade Ground No Excavation	Per Connection	0	£102.00	£0.00	£111.00	£0.00	Y		£0.00		£0.00
	Connection Sub - Charge: Meter Installation	Per Connection	0	£48.00	£0.00	NA	£0.00	Y		£0.00		£0.00
Y	Meter	Per Installation	50	£41.00	£2,050.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Construction Charges Mains												
Y	Mains Connection to 180mm Main	Per Installation	1	£9,377.00	£9,377.00	NA	£0.00	N	£9,377.00	£9,377.00	£9,377.00	£9,377.00
Y	180mm PRV Unmade Ground without Excavation	Per Installation	1	£21,658.00	£21,658.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	125mm PRV Unmade Ground without Excavation	Per Installation	3	£16,441.00	£49,323.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	90mm PRV Unmade Ground without Excavation	Per Installation	1	£12,791.00	£12,791.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	125mm pipework in road including excavation	Per Meter	10	£437.00	£4,370.00	£65.00	£650.00	Y	NA	£0.00	£437.00	£4,370.00
Y	125mm pipework in unmade surface with excavation by others	Per Meter	190	£143.00	£27,170.00	£65.00	£12,350.00	Y	NA	£0.00	NA	£0.00
Y	90mm PE in unmade surface with excavation by others	Per Meter	100	£132.00	£13,200.00	£61.00	£6,100.00	Y	NA	£0.00	NA	£0.00
Y	Traffic Management - Road Closure	Per TM Usage	1	£2,193.00	£2,193.00	NA	£0.00	Y	NA	£0.00	£2,193.00	£2,193.00
Other Charges												
Y	Water Regs (first of every ten plots)	Per Plot	5	£102.00	£510.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	Water Regs (subsequent conns)	Per Plot	45	£7.00	£315.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	S106 vetting fee Admin&Application Fee	Per Application	1	£289.00	£289.00	NA	£0.00	N	NA	£0.00	£289.00	£289.00
	NAV Application fees for Sewerage	Per Application	NA	£0.00	£0.00	NA	£0.00	N	NA	£0.00	£177.00	£177.00
Infrastructure Charges												
Y	Infrastructure Charges - Water		50	£625.00	£31,250.00	NA	£0.00	N	£625.00	£31,250.00	£625.00	£31,250.00
Y	Infrastructure Charges - Sewerage		50	£657.00	£32,850.00	NA	£0.00	N	£657.00	£32,850.00	£657.00	£32,850.00
Income Offset												
Y	Environmental Component - Water		50	£20.00	£1,000.00	NA	£0.00	N	£20.00	£1,000.00	£20.00	£1,000.00
Y	Environmental Component- Sewerage		50	£42.00	£2,100.00	NA	£0.00	N	£42.00	£2,100.00	£42.00	£2,100.00
	Environmental Incentive - Water		50	-£250.00	-£12,500.00	NA	£0.00	N	-£250.00	-£12,500.00	-£250.00	-£12,500.00
Y	Environmental Incentive - Wastewater		50	-£100.00	-£5,000.00	NA	£0.00	N	-£100.00	-£5,000.00	-£100.00	-£5,000.00
	Totals				£219,991.00		£249,391.00			£62,691.00		£66,329.00

Scenario 4: Medium Development 50 Houses Water Company Excavates

Scenario 4: Medium Development 50 Houses Water Company Excavates										Alternative Delivery Method		
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable? (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total (£)
Pre-Construction Charge Connection												
Y	Application Fee (First Connection)	Per Application	1	£99.00	£99.00	NA	£0.00	N	£57.00	£57.00	NA	£0.00
Y	Application Fee (Subsequent Conns)	Per Additional Conn	49	£60.00	£2,940.00	NA	£0.00	N	£35.00	£1,715.00	NA	£0.00
Y	Administration Fee (First Connection)	Per Application	1	£46.00	£46.00	NA	£0.00	N	£22.00	£22.00	£46.00	£46.00
Y	Administration Fee (Subsequent Conns)	Per Additional Conn	49	£28.00	£1,372.00	NA	£0.00	N	£14.00	£686.00	NA	£0.00
	NAV Application fee for supply	Per Design	0	£0.00	£0.00	NA	£0.00	N	NA	£0.00	£177.00	£177.00
Pre-Construction Charge Mains												
Y	Mains Application, Application and Design Fee	Per Application	1	£1,750.00	£1,750.00	NA	£0.00	N	£996.00	£996.00	NA	£0.00
	Sub Charge Mains Application : Application	Per Application	0	£664.00	£0.00	NA	£0.00	N	£664.00	£0.00	NA	£0.00
	Sub Charge Mains Application: Administration Fee	Per Application	0	£332.00	£0.00	NA	£0.00	N	£332.00	£0.00	NA	£0.00
	Sub Charge Mains Application: Design Fee	Per Design	0	£754.00	£0.00	NA	£0.00	Y	£0.00	£0.00	NA	£0.00
Y	POC	Per Application	1	£138.00	£138.00	NA	£0.00	N	£138.00	£138.00	NA	£0.00
Construction Charges Connection												
Y	Near Side Connection in Unmade Ground with Excavation	Per Connection	50	£583.00	£29,150.00	£206.00	£10,300.00	Y	NA	£0.00	NA	£0.00
	Connection Sub - Charge: Connection	Per Connection	0	£241.00	£0.00	£95.00	£0.00	Y	NA	£0.00	NA	£0.00
	Connection Sub - Charge: 3 Pipework Unmade Ground with Excv.	Per Connection	0	£261.00	£0.00	£111.00	£0.00	Y	NA	£0.00	NA	£0.00
	Connection Sub - Charge: Traffic Management	Per Connection	0	£33.00	£0.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
	Connection Sub - Charge: Meter Installation	Per Connection	0	£48.00	£0.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	Meter	Per Meter	50	£41.00	£2,050.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Construction Charges Mains												
Y	Mains Connection to 180mm Main	Per Connection	1	£9,377.00	£9,377.00	NA	£0.00	N	£9,377.00	£9,377.00	£9,377.00	£9,377.00
Y	150mm PRV Unmade Ground	Per Installation	1	£18,144.00	£18,144.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	100mm PRV Unmade Ground	Per Installation	3	£16,441.00	£49,323.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	80mm PRV Unmade Ground	Per Installation	1	£12,791.00	£12,791.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	125mm Diameter Pipework in Road with Excavation	Per Meter	10	£437.00	£4,370.00	£65.00	£650.00	Y	NA	£0.00	£437.00	£4,370.00
Y	125mm Diameter Pipework in Footpath with Excavation	Per Meter	50	£429.00	£21,450.00	£65.00	£3,250.00	Y	NA	£0.00	NA	£0.00
Y	125mm Diameter Pipework in Unmade Surface with Excavation	Per Meter	140	£250.00	£35,000.00	£65.00	£9,100.00	Y	NA	£0.00	NA	£0.00
Y	90mm Diameter Pipework in Unmade surface with excavation	Per Meter	100	£242.00	£24,200.00	£61.00	£6,100.00	Y	NA	£0.00	NA	£0.00
Y	Traffic Management - Road Closure	Per TM Usage	1	£2,193.00	£2,193.00	NA	£0.00	Y	NA	£0.00	£2,193.00	£2,193.00
Other Charges												
Y	Water Regs (first of every ten plots)	Per Plot	5	£102.00	£510.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	Water Regs (subsequent conns)	Per Plot	45	£7.00	£315.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	S106 vetting fee Admin&Application Fee	Per Application	1	£289.00	£289.00	NA	£0.00	N	NA	£0.00	£289.00	£289.00
	NAV Application fees for Sewerage	Per Application	0	£0.00	£0.00	NA	£0.00	N	NA	£0.00	£177.00	£177.00
Infrastructure Charges												
Y	Infrastructure Charges - Water		50	£625.00	£31,250.00	NA	£0.00	N	£625.00	£31,250.00	£625.00	£31,250.00
Y	Infrastructure Charges - Sewerage		50	£657.00	£32,850.00	NA	£0.00	N	£657.00	£32,850.00	£657.00	£32,850.00
Income Offset												
Y	Environmental Component - Water		50	£20.00	£1,000.00	NA		N	£20.00	£1,000.00	£20.00	£1,000.00
Y	Environmental Component- Sewerage		50	£42.00	£2,100.00	NA		N	£42.00	£2,100.00	£42.00	£2,100.00
	Environmental Incentive - Water		50	-£250.00	-£12,500.00	NA		N	-£250.00	-£12,500.00	-£250.00	-£12,500.00
Y	Environmental Incentive - Wastewater		50	-£100.00	-£5,000.00	NA		N	-£100.00	-£5,000.00	-£100.00	-£5,000.00
Totals					£265,207.00		£294,607.00			£62,691.00		£66,329.00

Scenario 5: Large housing development requiring new mains and communication pipes (excavation and reinstatement completed by others)

Scenario 5: Large housing development requiring new mains and communication pipes (excavation and reinstatement completed by others)											Alternative Delivery Method	
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable? (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total (£)
Pre-Construction Charge Connection												
Y	Application Fee (First Connection)	Per Application	1	£99.00	£99.00	NA	£0.00	N	£57.00	£57.00	NA	£0.00
Y	Application Fee (Subsequent Conns)	Per Additional Conn	199	£60.00	£11,940.00	NA	£0.00	N	£35.00	£6,654.89	NA	£0.00
Y	Administration Fee (First Connection)	Per Application	1	£46.00	£46.00	NA	£0.00	N	£22.00	£17.63	£46.00	£46.00
Y	Administration Fee (Subsequent Conns)	Per Additional Conn	199	£28.00	£5,572.00	NA	£0.00	N	£14.00	£2,174.08	NA	£0.00
	NAV Application fee	Per Design	0	£0.00	£0.00	NA	£0.00	N	NA	£0.00	£531.00	£533.00
Pre-Construction Charge Mains												
y	Mains Application, Application and Design Fee	Per Application	1	£1,845.00	£1,845.00	NA	£0.00	N	£1,091.00	£1,091.00	NA	£0.00
	Sub Charge Mains Application	Per Application	0	£727.00	£0.00	NA	£0.00	N	£727.00	£0.00	NA	£0.00
	Sub Charge Mains Administration Fee	Per Application	0	£364.00	£0.00	NA	£0.00	N	£364.00	£0.00	NA	£0.00
	Sub Charge Design Fee	Per Design	0	£754.00	£0.00	NA	£0.00	Y	£0.00	£0.00	NA	£0.00
y	POC	Per Application	1	£138.00	£138.00	NA	£0.00	N	£138.00	£138.00	NA	£0.00
Construction Charges Connection												
Y	Near Side Connection in Unmade Ground No Excavation	Per Connection	200	£414.00	£82,800.00	£206.00	£41,200.00	Y	NA	£0.00	NA	£0.00
	Connection Sub - Charge: Connection	Per Connection	0	£264.00	£0.00	£95.00	£0.00	Y	NA	£0.00	NA	£0.00
	Connection Sub - Charge: 3m of Pipework Unmade Ground No Excv.	Per Connection	0	£102.00	£0.00	£111.00	£0.00	Y	NA	£0.00	NA	£0.00
	Connection Sub - Charge: Meter Installation	Per Connection	0	£48.00	£0.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
y	Meter	Per Installation	200	£41.00	£8,200.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Construction Charges Mains												
Y	Mains Connection to 250mm Main	Per Connection	1	£11,627.00	£11,627.00	NA	£0.00	N	£11,627.00	£11,627.00	£11,627.00	£11,627.00
Y	150mm PRV Unmade Ground	Per Installation	1	£21,658.00	£21,658.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	100mm PRV Unmade Ground	Per Installation	5	£18,729.00	£93,645.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	80mm PRV Unmade Ground	Per Installation	2	£14,492.00	£28,984.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	180mm Diameter Pipework in Road with Excavation	Per Meter	20	£496.00	£9,920.00	£85.00	£1,700.00	Y	NA	£0.00	£496.00	£9,920.00
Y	180mm Diameter Pipework in Unmade Ground with Excavation by Others	Per Meter	100	£160.00	£16,000.00	£85.00	£8,500.00	Y	NA	£0.00	NA	£0.00
Y	125mm Diameter Pipework in Unmade Ground with Excavation by Others	Per Meter	480	£143.00	£68,640.00	£65.00	£31,200.00	Y	NA	£0.00	NA	£0.00
Y	90mm Diameter Pipework in Unmade Ground with Excavation by Others	Per Meter	400	£132.00	£52,800.00	£61.00	£24,400.00	Y	NA	£0.00	NA	£0.00
Y	Traffic Management - Road Closure	Per TM Usage	1	£2,193.00	£2,193.00	NA	£0.00	Y	£2,193.00	£2,193.00	£2,193.00	£2,193.00
Other Charges												
Y	Water Regs (first of every ten plots)	Per Plot	20	£102.00	£2,040.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	Water Regs (subsequent conns)	Per Plot	180	£7.00	£1,260.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	S106 vetting fee Admin&Application Fee	Per Application	1	£289.00	£289.00	NA	£0.00	N	NA	£0.00	£289.00	£289.00
Y	S98 Requisition Application	Per Application	1	£4,872.00	£4,872.00	NA	£0.00	N	NA	£0.00	NA	£0.00
Y	S98 POC Application	Per Application	1	£138.00	£138.00	NA	£0.00	N	NA	£0.00	NA	£0.00
Y	20m of 600mm gravity sewer in side road @2.5m deep	Per Meter	20	£1,780.00	£35,600.00	NA	£0.00	Y	NA	£0.00	£1,780.00	£35,600.00
	NAV Sewerage Application Form	Per Application	0	NA	£0.00	NA	£0.00	N	NA	£0.00	£531.00	£531.00
Infrastructure Charges												
Y	Infrastructure Charges - Water		200	£625.00	£125,000.00	NA	£0.00	N	£625.00	£125,000.00	£625.00	£125,000.00
Y	Infrastructure Charges - Sewerage		200	£657.00	£131,400.00	NA	£0.00	N	£657.00	£131,400.00	£657.00	£131,400.00
Income Offset												
Y	Environmental Component - Water		200	£20.00	£4,000.00	NA	£0.00	N	£20.00	£4,000.00	£20.00	£4,000.00
Y	Environmental Component- Sewerage		200	£42.00	£8,400.00	NA	£0.00	N	£42.00	£8,400.00	£42.00	£8,400.00
	Environmental Incentive - Water		200	-£250.00	-£50,000.00	NA	£0.00	N	-£250.00	-£50,000.00	-£250.00	-£50,000.00
Y	Environmental Incentive - Wastewater		200	-£100.00	-£20,000.00	NA	£0.00	N	-£100.00	-£20,000.00	-£100.00	-£20,000.00
	Totals				£659,106.00		£766,106.00			£222,752.60		£259,539.00

Scenario 6: Large housing development requiring new mains and communication pipes (excavation and reinstatement completed by Water Company)

Scenario 6: Large housing development requiring new mains and communication pipes (excavation and reinstatement completed by Water Company)										Alternative Delivery Method		
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable? (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total (£)
Pre-Construction Charge Connection												
Y	Application Fee (First Connection)	Per Application	1	£99.00	£99.00	NA	£0.00	N	£57.00	£57.00	NA	£0.00
Y	Application Fee (Subsequent Conns)	Per Additional Conn	199	£60.00	£11,940.00	NA	£0.00	N	£35.00	£6,965.00	NA	£0.00
Y	Administration Fee (First Connection)	Per Application	1	£46.00	£46.00	NA	£0.00	N	£22.00	£22.00	£46.00	£46.00
Y	Administration Fee (Subsequent Conns)	Per Additional Conn	199	£28.00	£5,572.00	NA	£0.00	N	£14.00	£2,786.00	NA	£0.00
	NAV Application fee	Per Design	0	£0.00	£0.00	NA	£0.00	N	NA	£0.00	£531.00	£531.00
Pre-Construction Charge Mains												
Y	Mains Application, Application and Design Fee	Per Application	1	£1,845.00	£1,845.00	NA	£0.00	N	£0.00	£1,091.00	NA	£0.00
	Sub - Charge Mains Application	Per Application	0	£727.00	£0.00	NA	£0.00	N	£0.00	£727.00	NA	£0.00
	Sub - Charge Mains Administration Fee	Per Application	0	£364.00	£0.00	NA	£0.00	N	£0.00	£364.00	NA	£0.00
	Sub - Charge Design Fee	Per Design	0	£754.00	£0.00	NA	£0.00	Y	£0.00	£0.00	NA	£0.00
y	POC	Per Application	1	£138.00	£138.00	NA	£0.00	N	£138.00	£138.00	NA	£0.00
Construction Charges Connection												
Y	Near Side Connection in Unmade Ground with Excavation	Per Connection	200	£583.00	£116,600.00	£206.00	£41,200.00	Y	NA	£0.00	NA	£0.00
	Connection Sub - Charge: Connection	Per Connection	0	£241.00	£0.00	£95.00	£0.00	Y	NA	£0.00	NA	£0.00
	Connection Sub - Charge: 3 Pipework Unmade Ground with Excv.	Per Connection	0	£261.00	£0.00	£111.00	£0.00	Y	NA	£0.00	NA	£0.00
	Connection Sub - Charge: Traffic Management	Per Connection	0	£33.00	£0.00	£0.00	£0.00	Y	NA	£0.00	NA	£0.00
	Connection Sub - Charge: Meter Installation	Per Connection	0	£48.00	£0.00	£0.00	£0.00	Y	NA	£0.00	NA	£0.00
y	Meter	Per Meter	200	£41.00	£8,200.00	£0.00	£0.00	Y	NA	£0.00	NA	£0.00
Construction Charges Mains												
Y	Mains Connection to 250mm Main	Per Connection	1	£11,627.00	£11,627.00	£0.00	£0.00	N	£11,627.00	£11,627.00	£11,627.00	£11,627.00
Y	150mm PRV Unmade Ground	Per installation	1	£21,658.00	£21,658.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	100mm PRV Unmade Ground	Per installation	5	£18,729.00	£93,645.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	80mm PRV Unmade Ground	Per installation	2	£14,492.00	£28,984.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	180mm Diameter Pipework in Side Road with Excavation	Per Meter	20	£496.00	£9,920.00	£85.00	£1,060.00	Y	NA	£0.00	£496.00	£9,920.00
Y	180mm Diameter Pipework in Footpath with Excavation	Per Meter	100	£455.00	£45,500.00	£85.00	£5,300.00	Y	NA	£0.00	NA	£0.00
Y	125mm Diameter Pipework in Unmade Ground with Excavation	Per Meter	480	£250.00	£120,000.00	£65.00	£23,040.00	Y	NA	£0.00	NA	£0.00
Y	90mm Diameter Pipework with Excavation in Unmade Ground	Per Meter	400	£242.00	£96,800.00	£61.00	£16,400.00	Y	NA	£0.00	NA	£0.00
Y	Traffic Management - Road Closure	Per TM Usage	1	£2,193.00	£2,193.00	NA	£0.00	Y	£2,193.00	£2,193.00	£2,193.00	£2,193.00
Other Charges												
Y	Water Regs (first of every ten plots)	Per Plot	20	£102.00	£2,040.00	NA	£0.00	N	NA	£0.00	NA	£0.00
Y	Water Regs (subsequent conns)	Per Plot	180	£7.00	£1,260.00	NA	£0.00	N	NA	£0.00	NA	£0.00
	S106 vetting fee Admin&Application Fee	Per Application	1	£289.00	£289.00	NA	£0.00	N	NA	£0.00	£289.00	£289.00
	S98 Requesting Application	Per Application	1	£4,872.00	£4,872.00	NA	£0.00	N	NA	£0.00	NA	£0.00
	S98 POC Application	Per Application	1	£138.00	£138.00	NA	£0.00	N	NA	£0.00	NA	£0.00
	20m of 600mm gravity sewer in side road @2.5m deep	Per Meter	20	£1,780.00	£35,600.00	NA	£0.00	Y	NA	£0.00	£1,780.00	£35,600.00
Y	NAV Sewerage Application fee	Per Application	0	NA	£0.00	NA	£0.00	N	NA	£0.00	£531.00	£531.00
Infrastructure Charges												
Y	Infrastructure Charges - Water		200	£625.00	£125,000.00	NA	£0.00	N	£625.00	£31,250.00	£625.00	£125,000.00
Y	Infrastructure Charges - Sewerage		200	£657.00	£131,400.00	NA	£0.00	N	£657.00	£32,850.00	£657.00	£131,400.00
Income Offset												
Y	Environmental Component - Water		200	£20.00	£4,000.00	NA	£0.00	N	£20.00	£1,950.00	£20.00	£4,000.00
Y	Environmental Component- Sewerage		200	£42.00	£8,400.00	NA	£0.00	N	£42.00	£42.00	£42.00	£8,400.00
	Environmental Incentive - Water		200	-£250.00	-£50,000.00	NA	£0.00	N	-£250.00	-£12,500.00	-£250.00	-£50,000.00
Y	Environmental Incentive - Wastewater		200	-£100.00	-£20,000.00	NA	£0.00	N	-£100.00	-£5,000.00	-£100.00	-£20,000.00
	Totals				£817,766.00		£904,766.00			£74,562.00		£259,537.00

Appendix III - Glossary and defined terms

Where possible we have adopted the industry agreed common terms.

The complete list is available on the Ofwat website [here](#):

Administration Fee means the fee associated with general administration activities, after the cost advice stage, relating to the construction phase, which can include processing any payments, scheduling the works, supervision and project management, and processing information into relevant billing/management systems. This would not include site-based activities covered in construction costs, such as additional site visits. Adoption means the process whereby assets are vested in the water company and subsequently maintained at its expense.

Alternative Point of Connection means another location indicated by the Water Company which is neither i) a practical location indicated by the Developer Customer, nor ii) the nearest practical location where the existing Water Main or Sewer is the same size or larger than the new connecting Water Main or Sewer.

Annual Contestability Summary

means the standard format document published annually (or more frequently) by the Water Company on its website setting out which work and services are Contestable Work and Services and which are Non-contestable Work and Services as described in section 3 of the Water Sector Guidance (see www.water.org.uk/water-sector-guidance-approved-documents/).

Application Fee means the fee levied at point of application, which is associated with upfront application processing, which can include reviewing and acknowledging an application, checking that all relevant information has been received, preparing a cost advice, an agreement or the acceptance for the proposed works.

Barrier Pipe means a polyethylene (PE) pipe with an aluminium barrier layer conforming to water industry specification 4-32-19.

Bond or Surety means a cash bond or financial guarantee underwritten by an appropriate warranty provider, bank or insurance company, which is accepted by the Water Company.

Branch Connection means the connection of new pipework to an existing Water Main such to provide a supply of water to a Development.

Communication Pipe means any part of a Service Pipe which a Water Company could be, or have been, required to lay under section 46 of the Water Industry Act 1991. Typically, it consists of a pipe laid from an existing or newly laid Water Main to the boundary of a property and may include a meter housing and / or external stop valve.

Contaminated Land means land by which a water company will install or request the installation of barrier pipe, following review of the previous use of site, or where proven necessary, in accordance with section 78A of the Environmental Protection Act 1990.

Contestable Work means the work or services that can be completed by either a Water Company or an Accredited Third Party, with the work and services relating to the provision of water supplies defined in each Water Company's Annual Contestability Summary. For work related to new sewerage services, the majority of work is considered contestable, excluding diversions and requisitions.

Design Checking Fee means the cost of checking a design submitted by an Accredited Third Party
Design Fee means the cost of designing against the application, providing a detailed site drawing and design, specification and cost advice. This may also include activities identified in the Administration Fee (such as site visit) if that cost is not already charged by the particular Water Company.

Developer Services means, collectively, the activities associated with serving Developer Customers, which may include the provision of new Water Mains, new Sewers, Communication Pipes, Lateral Drains, diversions of water and sewerage assets and connections made to supply water for building purposes.

Domestic Use means water used primarily for domestic purposes, including for drinking, washing, cooking, central heating and sanitary purposes.

Excavation by Others means any work undertaken by someone other than the Water Company in excavation, backfilling or reinstatement.

Excavation by Water Company means any work undertaken by the Water Company (or an agent acting on their behalf) in excavation, backfilling or reinstatement.

Existing Main means a Water Main or Sewer that was commissioned independently of development commencing.

Far Side Connection means a connection between premises and an existing water main on the opposite side of the street to those premises, to a maximum communication pipe length of distance of 18 metres, for which a straight linear meterage rate is not applied. Where the water main is located in the centre line of the street then the connection will be considered a Far Side Connection.

Fire Supplies means supplies provided solely for fire safety provision.

Fixed Charges means charges which are fixed in amount or which are calculated by reference to a predetermined methodology set out in a Water Company's Charging Arrangements, the application of which allows calculation at the outset of the total amount owing in a given Charging Year in respect of the charges in question. For the avoidance of doubt, a Water Company may impose Fixed Charges by reference to a unit measurement (for example, per megalitre). Furthermore, a Water Company may offer more than one Fixed Charge in charging for a service provided in accordance with the present rules (for example, by differentiating between different geographic areas).

Footway means a hard-surfaced area intended for use by pedestrian or cyclists.

Household Premises means any premises used principally as a domestic dwelling or intended for such use, such as a house or flat.

Infrastructure Credit means a credit which may be applied when there has previously been a billable account on the same site/address. The eligibility criteria and method of calculating Infrastructure Credits is defined by the Water Company in its Charging Arrangements. This term is autonomous from any incentives applied against the infrastructure charge, for water efficiency for example. These are defined in the term Water Efficiency Incentive.

Infrastructure Charge means the charges described in section 146(2) of the Water Industry Act 1991. That is, a charge paid by the Developer Customer to the Water Company when a property is connected to the company's water supply or sewer network for the first time. The charges fund wider network reinforcement to meet the increased demand arising from the new connections.

Manifold Connection means where a Communication Pipe connects with a manifold to which separate Supply Pipes are connected and meters may be fitted.

NAV means a company appointed by Ofwat through the new appointments and variations process to provide water and/or sewerage services to customers in an area previously served by the incumbent Water Company. A new appointment is made when Ofwat appoints a company for the first time to provide services for specific geographic area. A variation occurs where an existing appointment is varied to amend the area served.

Near Side Connection means a connection between premises and an existing Water Main on the same side of a street to those premises. Where the Water Main is in the centre line of the street then the connection will be considered a Far Side Connection.

Network Assembly means components such as sluice valves or washouts, including associated chambers, needed to operate and maintain a water network.

Network Reinforcement means work to provide or modify such other specified types of infrastructure (mains and tanks, service reservoirs, pumping stations, or sewers) as is necessary in consequence of the need to provide adequate water supply and/or sewerage capacity to a development at which mains, service pipes, public sewers and/or lateral drains have been installed or connected by the company imposing the charge or by a company with whom the company has entered into an agreement for bulk supply or bulk discharge.

Non-contestable Work means work or services that can only be completed by the Water Company (or an agent acting on their behalf) and, in the case of work or services associated with the provision of water supplies, is defined in each Water Company's Annual Contestability Summary.

Non-domestic Use means water used primarily for non-domestic purposes, including anything not for Domestic Use, such as water for industrial or business use (including manufacturing processes, washing and cleaning and cooling), agricultural use and filling swimming pools.

Non-household Premises means any premises not a household premises, being used principally for industrial, business, recreational or community purposes and not as a dwelling, or intended for such use.

Non-standard Connection means a service sized above the standard size as defined by the Water Company.

Phase means a discrete part of a Development which the Developer Customer chooses to separately progress.

Pre-Planning Enquiry means an enquiry submitted by a Developer Customer to understand the infrastructure requirements or considerations for proposed developments.

Pre-Planning Enquiry Response means a report by the Water Company in response to a Pre-Planning Enquiry that will confirm i) if the development can be supplied with water, ii) capacity within the wastewater network, iii) if any reinforcement work will be required to supply the site together, iv) and, if applicable, identify any existing assets crossing the site which may require diverting or protecting, and v) if Network Reinforcement is required to supply the site, what indicative capital cost or range of costs is likely for these works.

Relevant Multiplier means a calculation to determine the Infrastructure Charges payable relating to Non-household Premises or Household Premises subject to a common billing agreement and is based on the number and type of water fittings proposed for those premises.

Road means a hard-surfaced area intended for vehicles.

Self-certification means the activity whereby an Accredited Third Party inspects, checks and certifies installations, both internal and external to a premise, as being compliant with relevant standards and requirements.

Service Connection means the joining of a Service Pipe to a Water Main which is provided under section 45 and 46 of the Water Industry Act 1991.

Service Pipe means a pipe, which is, or is to be, connected with a Water Main for supplying water from that main to any premise.

Sewerage Sector Guidance means guidance documents published in accordance with Ofwat's Code for adoption agreements, relating to the adoption of sewerage assets and available at www.water.org.uk/sewerage-sector-guidance-approveddocuments/.

Supply Pipe means the part of the Service Pipe that is not the Communication Pipe, and which remains the customer's responsibility. This can be seen in Figure 1.

Sustainable Drainage Incentive means, where offered, a reduction in infrastructure charges to a Developer Customer where they evidence that a Development will or does meet a stipulated threshold for use of a sustainable drainage solution, as defined in the Water Company's Charging Arrangements and/or specific environmental policies.

Traffic Management Fees means charges to cover the cost of working in the highway safely as a result of compliance with the Traffic Management Act 2004.

Trial hole means exploratory excavation to identify the location of apparatus, prior to works commencing. Unmade Ground means ground which does not have a man-made surface, and may feature grass and topsoil.

Upsizing means where the Water Company instructs that new Water Mains and/or Sewers are increased in size beyond that required to satisfy the minimum design for a specific Development. This may be to facilitate future development and is deemed Network Reinforcement.

Water Company means a company holding an appointment as a water or sewerage undertaker under the Water Industry Act 1991.

Water Efficiency Incentive means, where offered, a reduction in infrastructure charges to a Developer Customer where they evidence that a Development will or does meet a stipulated threshold for reduced water consumption, as defined in the Water Company's Charging Arrangements and/or specific environmental policies.

Water Industry Registration Scheme (WIRS) means the scheme operated by Lloyd's Register EMEA on behalf of Water UK and its members, which certifies the competence of companies undertaking Self-Lay, or such other scheme as replaces it from time to time.

Water Regs UK means the company responsible for running the Water Industry Approved Plumber Scheme (WIAPS) on behalf of the water industry in England and Wales, formerly provided under the Water Regulations Advisory Scheme. The company promotes compliance with the Water Fitting Regulations 1999 and other relevant standards across the UK to protect customers.

Water Regulations Advisory Scheme (WRAS) means a compliance mark that demonstrates that an item or product complies with standards set out by Water Supply (Water Fittings) Regulations 1999.

Water Sector Guidance means guidance documents published in accordance with Ofwat's Code for adoption agreements, relating to the adoption of water assets and available at www.water.org.uk/water-sector-guidance-approved-documents/.