Non Household Assessed Water Charges

Effective date: 01/04/2024

Version 1.0

Assessed Water Charges

Assessed water charges apply:

* Where a retailer has requested a meter, but it is not practicable for a meter to be installed, or it would involve unreasonable expense.
* Where despite several visits and written requests we are still unable to obtain access to install, read and/or maintain our meter.
* At our discretion instead of other charges in case of (i) premises supplied through a shared service pipe that is not metered, (ii) complex supply arrangements or (iii) where a meter has been fitted on a service pipe and it later becomes apparent that the service pipe is used to supply several premises and we determine that it is not possible to continue applying metered charges, for example because metering all the individual premises supplied is not feasible or would require unreasonable expenses.

How the charges are calculated

The assessed charge is an annual sum which is designed to reflect the estimated usage of water on the relevant premises and is based on the characteristics of the premises. The charge is based on the annual volume of water that we estimate to be used on the premises. This assessed volume is multiplied by the relevant unit volume charge to calculate the volumetric assessed charge for the year.

The assessed annual volume for eligible premises is determined on the type of business or other non-household activity carried out on the premises and on the size of the business or organisation. Eligible premises are allocated to the most suitable standard industrial classification of industrial activities (SIC code) which are associated with the premises and any other information available on the relevant activity.

A business assessed annual fixed charge is payable in addition.

The business / activity types used for the assessment are set out in the table below.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Business Type** | **Band** |  | **Business Type** | **Band** |
| Business lock-up garage | 1 |  | Park/sports ground/sports facility | 5 |
| Café/restaurant | 3 |  | Petrol station with car wash | 4 |
| Community centre | 5 |  | Petrol station without car wash | 1 |
| Depot | 1 |  | Place of worship | 1 |
| Dry cleaners | 4 |  | Prisons | 5 |
| Factory (water not an input) | 1 |  | Pub/bar/club | 4 |
| Farm/allotment | 5 |  | Public convenience | 5 |
| Auto workshop | 1 |  | Public library/museum/gallery | 5 |
| Hairdressers/beauty salon | 2 |  | Retail shop | 1 |
| Hospital | 5 |  | School/college | 3 |
| Hotel/guest house | 3 |  | Showroom | 1 |
| Industrial works (water not an input) | 1 |  | Surgery/clinic | 2 |
| Laboratory  | 4 |  | Takeaway (shop only) | 2 |
| Launderette/laundry cleaning services | 5 |  | Vet | 2 |
| Multi-storey car park | 2 |  | Warehouse | 1 |
| Office | 1 |  | Workshop | 1 |
| Other | 5 |  | Yard | 1 |

Each business / activity type is allocated to one of five bands. Each band corresponds to an assessed usage per full time employee (or full time equivalent) as set out in the table below.

|  |  |
| --- | --- |
| **Business Type Band** | **Assessed Usage per Full Time Employee (or equivalent)** |
| 1 | 15 m3 per year |
| 2 | 50 m3 per year |
| 3 | 100 m3 per year |
| 4 | 200 m3 per year |
| 5 | By inspection |

The assessed annual volume for the premises is calculated by multiplying (i) the number of full-time employees (or full time equivalent) at the eligible premises by (ii) the assessed annual consumption corresponding to the activity type of the premises (i.e. the assessed annual consumption for the relevant band in the table above).

The number of full-time employees (or full time equivalent) used in the calculation cannot be less than 1. For the purpose of the assessment, “employees” include volunteers who regularly perform work for a charitable organisation.

We reserve the right to calculate the assessed volume on a different basis normally following inspection based on the equipment and water fittings used on the premises, and the nature, frequency, and other relevant characteristics of the water usage on the premises. A specific assessment will normally be carried out where insufficient information is available, or the available information indicates that the methodology described above is not appropriate to calculate the assessed volume for a specific eligible premises. For example, in a public house, we will assess a charge based on information made available to us about the usage at the eligible premise. Where possible we will compare the assessed premises to similar metered premises to confirm the assessed volume.

Change Log

| Version | Date | Change(s) made | Made by | Sign off |
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