

## **STATEMENT OF SIGNIFICANT CHANGES IN CHARGES FOR NEW CONNECTIONS AND NEW DEVELOPMENTS FOR 2025/26**

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

Our Charging Arrangements for 2025/26 can be found on our websites at:

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

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

In response to Ofwat's requirement that infrastructure charges should be equal to network reinforcement costs over a five-year period, we have periodically reviewed our network reinforcement requirements and adjusted our infrastructure charges accordingly. We have reassessed our forecast of water network reinforcement requirements and determined that we will need to increase water infrastructure charges to fund the forecast reinforcement up to 31 March 2030.

We will be increasing our water infrastructure charges to £350 in the Northumbrian Water (NWL) area and to £600 in our Essex & Suffolk (ESW) area for the charging year beginning on 1 April 2025.

We have reviewed the forecast of network reinforcement expenditure that is anticipated on our sewerage network and our wastewater infrastructure charge in the NWL region will remain at £75.

Many of our costs are affected by inflationary pressures. To reflect this, many of our fees and charges have increased by a CPIH value of 3.54%. However, many of our other costs have increased above inflation in order to ensure that our charges are cost-reflective.

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

### **Handling strategies**

When considering the impact of increased charges on customers, we have in previous years implemented strategies to phase in cost increases over time. After further analysis of cost and incomes, and in response to a general increase in costs (driven by inflationary pressures) over the past year we have opted to introduce some costs immediately in order to achieve cost reflective and stable charges.

We have opted to phase in increases to our infrastructure charges with the aim of reaching a stable, predictable charge level, while allowing customers time to adapt to this increased cost. In line with Ofwat guidance, infrastructure charges have been set with the aim of recovering network reinforcement costs over a rolling 5-year period, affording us greater flexibility to phase these charges as compared to other costs.

### **Comparisons of 2025/26 charges with 2024/25 charges**

We have set out in our Charging Arrangements worked examples of our new charges in accordance with Ofwat's document [Common Terms and Worked Examples - English New Connection Rules - Effective from April 2022](#). Within Appendices 1 and 2 of this statement we have included comparisons of our 2025/26 charges against our 2024/25 charges for the same worked examples.

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

No.	Scenario description	Cost variance 25/26 vs 24/25	
		NW	ESW
1	Single connection to a house from an existing main	73%	163%
2	Single connection to block of flats from an existing main	67%	107%
3	Medium housing development requiring new mains and communication pipes (excavation and reinstatement by others)	65%	48%
4	Medium housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company)	63%	103%
5	Large housing development requiring new mains and communication pipes (excavation and reinstatement by others)	62%	42%
6	Large housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company)	80%	140%

### Consultation

In December 2024 we requested and considered feedback from our developer services customers (developers, SLPs, and NAVs), regarding our charges. During this time we set out our intention to increase our infrastructure charge.

In June 2024 we held our 'Developer Day' event to meet with our developer services customers and discuss how we can best support them, including on issues of cost and value for money. We will be repeating this event in 2025 and would like to engage with as many customers as possible.

## Appendix 1

### Impact assessment of charges for 2025/26 in the NW area

Scenario 1: Single connection to a house from an existing main

#### 2025/26 cost

Scenario 1: Single connection to a house from an existing main - Northumbrian Water									Alternative Delivery Method			
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
<b>Pre-Construction Charges</b>												
Y	Application fee	per application	1	453	453	453	453		101	101		
Y	Administration fee	per application	1	422	422	422	422		89	89		
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y				
<b>Construction Charges</b>												
Y	Connection up to 2m in road	per connection	1	1988	1988	2,253	2253	Y				
N	Pipework - Road surface	per metre	2	355	711	405	810	Y				
Y	Traffic management - 2 way lights	Per TM usage	1	364	364	364	364	Y				
Y	Meter installation	Per connection	1	128	128	128	128	Y				
Y	Meters	Per connection	1	45	45	45	45	Y	45	45		
<b>Other Charges</b>												
Y	Wastewater connection application fee	per application	1	185	185	185	185		185	185		
<b>Infrastructure Charges</b>												
Y	Infrastructure Charge - Water	Per connection	1	350	350	350	350		350	350		
Y	Infrastructure Charge - Sewerage	Per connection	1	75	75	75	75		75	75		
Y	<b>Environmental incentives</b>											
	Environmental component - water	Per connection	1	45	45	45	45		45	45		
	Environmental component - sewerage	Per connection	1	8	8	8	8		8	8		
	Environmental incentive - water	Per connection	1	-350	-350	-350	-350		-350	-350		
	Environmental incentive - sewerage	Per connection	1	-75	-75	-75	-75		-75	-75		
	<b>TOTALS</b>				4349		4713			473		0

#### 2024/25 cost

Scenario 1: Single connection to a house from an existing main - Northumbrian Water									Alternative Delivery Method			
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)		
<b>Pre-Construction Charges</b>												
Y	Application fee	per application	1	139	139	139	139		55	55		
Y	Administration fee	per application	1	222	222	222	222		42	42		
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y				
<b>Construction Charges</b>												
Y	Connection	per connection	1	1492	1492	1653	1653	Y				
N	Pipework - Road surface	per metre	N/A	N/A	N/A	N/A	N/A	Y				
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y				
Y	Meters	Per connection	1					Y	41	41		
<b>Other Charges</b>												
Y	Water Regulations compliance fee	per connection	1	80	80	80	80	Y	80	80		
Y	Pre-occupancy charge	per property	1	66	66	66	66		66	66		
Y	Wastewater connection application fee	per application	1	126	126	126	126		126	126		
Y	Wastewater connection administration fee	per application	1	240	240	240	240		240	240		
Y	Self-lay legal fee	per application	1						70	70		
<b>Infrastructure Charges</b>												
Y	Infrastructure Charge - Water	per property	1	295	295	295	295		295	295		
Y	Infrastructure Charge - Sewerage	per property	1	75	75	75	75		75	75		
<b>Income Offset</b>												
Y	Income Offset - Water	per property	1	0	0	0	0		0	0		
Y	Income Offset - Sewerage	per property	1	0	0	0	0		0	0		
	<b>TOTALS</b>				2735		2896					1090

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

### 2025/26 cost

Scenario 2: Single connection to block of flats from an existing main - Northumbrian Water										Alternative Delivery Method			
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)	
<b>Pre-Construction Charges</b>													
Y	Application fee	per application	1	453	453	453	453		101	101	553	553	
Y	Administration fee	per application	1	422	422	422	422		89	89	422	422	
Y	Administration fee - service connection made at same time as another	per connection	9	49	438	49	438		49	438	49	438	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y					
<b>Construction Charges</b>													
Y	Connection up to 2m in road	per connection	1	4395	4395	4739	4,739	Y					
N	63mm Pipework - Road surface	per metre	2	296	592	356	711	Y					
N	63mm Pipework - Unmade	per metre	4	146	583	205	821						
Y	Branch service connection or manifold connection	per connection	10	352	3522	507	5,070	Y					
N	Traffic management	Per TM usage	1	364	364	364	364	Y					
Y	Meter installation	per connection	10	128	1276	128	1,276						
Y	Meters	per connection	10	45	450	45	450	Y	45	450			
<b>Other Charges</b>													
Y	Wastewater connection application fee	per application	1	185	185	185	185		185	185	185	185	
Y	Pressure test & chlorination	per connection	1	345	345	345	345	Y					
<b>Infrastructure Charges</b>													
Y	Infrastructure Charge - Water	per property	10	350	3500	350	3500		350	3500	350	3500	
Y	Infrastructure Charge - Sewerage	per property	10	75	750	75	750		75	750	75	750	
Y	Environmental incentives												
	Environmental component - water	per property	10	45	450	45	450		45	450	45	450	
	Environmental component - sewerage	per property	10	8	83	8	83		8	83	8	83	
	Environmental incentive - water	Per connection	10	-350	-3500	-350	-3500		-350	-3500	-350	-3500	
	Environmental incentive - sewerage	Per connection	10	-75	-750	-75	-750		-75	-750	-75	-750	
<b>TOTALS</b>						13,560		15,808		1,796		2,132	

### 2024/25 cost

Scenario 2: Single connection to block of flats from an existing main - Northumbrian Water										Alternative Delivery Method		
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)		
<b>Pre-Construction Charges</b>												
Y	Application fee	per application	1	139	139	139	139		55	55		
Y	Administration fee	per application	1	222	222	222	222		42	42		
Y	Administration fee - service connection made at same time as another	per connection	9	47	423	47	423		47	423		
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y				
<b>Construction Charges</b>												
Y	Connection	per connection	1	2146	2146	2377	2377	Y				
Y	Branch service connection or manifold connection	per connection	10	230	2300	294	2940	Y				
Y	Chlorination/pressure test	per connection	1	303	303	303	303	Y				
N	Pipework - Road surface	per metre	N/A	N/A	N/A	N/A	N/A	Y				
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y				
Y	Meters	Per connection	10					Y	41	410		
<b>Other Charges</b>												
Y	Water Regulations compliance fee (>32mm dia., domestic fittings)	per connection	1	80	80	80	80	Y	80	80		
Y	Pre-occupancy charge	per property	10	66	660	66	660		66	660		
Y	Wastewater connection application fee	per application	1	126	126	126	126		126	126		
Y	Wastewater connection administration fee	per application	1	240	240	240	240		240	240		
Y	Self-lay legal fee	per application	1						70	70		
<b>Infrastructure Charges</b>												
Y	Infrastructure Charge - Water	per property	10	295	2950	295	2950		295	2950		
Y	Infrastructure Charge - Sewerage	per property	10	75	750	75	750		75	750		
<b>Income Offset</b>												
Y	Income Offset - Water	per property	10	0	0	0	0		0	0		
Y	Income Offset - Sewerage	per property	10	0	0	0	0		0	0		
<b>TOTALS</b>						10338.9		11210			5806	

**Scenario 3: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by others)**

**2025/26 cost**

Scenario 3: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by others) - Northumbrian Water										Alternative Delivery Method		
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
<b>Pre-Construction Charges - connection</b>												
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A		
Y	Administration fee	per connection	50	31	1566	31	1566		89	4455	31	1566
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y				
<b>Pre-Construction Charges - mains</b>												
Y	Application fee	per application	1	1770	1770	1770	1770		1770	1770	1770	1770
Y	Administration fee	per application	1	1090	1090	1090	1090		1090	1090	1090	1090
Y	Design fee	per application	1	671	671	671	671	Y	671			
Y	Design fee	per 20 connections or part thereof	3	84	252	84	252	Y				
<b>Construction Charges - connection</b>												
Y	Connection	per connection	50	830	41490	1095	54737	Y				
N	Pipework	per metre	50	42	2107	92	4592	Y				
Y	Meter installation	per connection	50	128	6381	128	6381					
Y	Meters	per connection	50	45	2250	45	2250	Y	45	2250		
<b>Construction Charges - mains</b>												
Y	Connection	per connection	1	5400	5400	5400	5400	N	5400	5400		
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	353	3532	408	4079	Y				
Y	Pipework - construct 125 mm diameter water main	per metre	190	70	13239	124	23826	Y				
Y	Pipework - construct 90 mm diameter water main	per metre	100	66	6586	121	12054	Y				
Y	Traffic management - highway authority closure fee	per closure	1	At cost		At cost		Y				
Y	Traffic management - set up, hire and removal of equipment	per closure	1	294	294	294	294	Y				
Y	Traffic management - parking bay suspensions	per suspension	8	At cost		At cost		Y				
<b>Other Charges</b>												
Y	Wastewater connection application fee	per application	1	185	185	185	185		185	185	185	185
Y	Trial hole	per excavation	1	493	493	493	493	Y				
Y	Pressure test & chlorination	per test	3	345	1035	345	1035					
<b>Infrastructure Charges</b>												
Y	Infrastructure Charge - Water	per property	50	350	17500	350	17500		350	17500	350	17500
Y	Infrastructure Charge - Sewerage	per property	50	75	3750	75	3750		75	3750	75	3750
Y	<b>Environmental incentives</b>											
	Environmental component - water	per property	50	45	2252	45	2252		45	2252	45	2252
	Environmental component - sewerage	per property	50	8	413	8	413		8	413	8	413
	Environmental incentive - water	per connection	50	-350	-17500	-350	-17500		-350	-17500	-350	-17500
	Environmental incentive - sewerage	per connection	50	-75	-3750	-75	-3750		-75	-3750	-75	-3750
	<b>TOTALS</b>				<b>91007</b>		<b>123140</b>			<b>18486</b>		<b>7276</b>

**2024/25 cost**

Scenario 3: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by others) - Northumbrian Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
<b>Pre-Construction Charges - connection</b>											
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
Y	Administration fee	per connection	50	59	2950	59	2950		42	2100	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
<b>Pre-Construction Charges - mains</b>											
Y	Application fee	per application	1	123	123	123	123		123	123	
Y	Administration fee	per application	1	534	534	534	534		398	398	
Y	Design fee	per application	1	378	378	378	378	Y	378	378	
Y	Design fee	per 20 connections or part thereof	3	81	243	81	243	Y			
<b>Construction Charges - connection</b>											
Y	Connection	per connection	50	311	15550	345	17250	Y			
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	per connection	50					Y	41	2050	
<b>Construction Charges - mains</b>											
Y	Connection	per connection	1					N	3209	3209	
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	205	2050	215	2150	Y			
Y	Pipework - construct 125 mm diameter water main	per metre	190	54	10260	64	12160	Y			
Y	Pipework - construct 90 mm diameter water main	per metre	100	50	5000	60	6000	Y			
Y	Traffic management - highway authority closure fee	per closure	1	1729	1729	1729	1729	Y			
Y	Traffic management - set up, hire and removal of equipment	per closure	1	191	191	191	191	Y			
Y	Traffic management - parking bay suspensions	per suspension	8	93	742	93	742	Y			
Y	Trial hole	per excavation	1	416	416	416	416	Y			
<b>Other Charges</b>											
Y	Water Regulations compliance fee	per connection	50	80	4000	80	4000	Y	80	4000	
Y	Pre-occupancy charge	per property	50	66	3300	66	3300		66	3300	
Y	Wastewater connection application fee	per application	1	126	126	126	126		126	126	
Y	Wastewater connection administration fee	per application	1	240	240	240	240		240	240	
Y	Self-lay legal fee	per application	1						70	70	
<b>Infrastructure Charges</b>											
Y	Infrastructure Charge - Water	per property	50	295	14750	295	14750		295	14750	
Y	Infrastructure Charge - Sewerage	per property	50	75	3750	75	3750		75	3750	
<b>Income Offset</b>											
Y	Income Offset - Water	per property	50	0	0	0	0		0	0	
Y	Income Offset - Sewerage	per property	50	0	0	0	0		0	0	
	<b>TOTALS</b>				<b>66331</b>		<b>71031</b>			<b>34494</b>	

**Scenario 4: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company)**

**2025/26 cost**

Scenario 4: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company) - Northumbrian Water										Alternative Delivery Method		
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
Pre-Construction Charges - connection												
N	Application fee	per application		N/A	N/A	N/A	N/A		N/A	N/A		
Y	Administration fee	per connection	50	31	1566	31	1566		89	4455	31	1566
N	Design fee	per application		N/A	N/A	N/A	N/A	Y				
Pre-Construction Charges - mains												
Y	Application fee	per application	1	1770	1770	1770	1770		1770	1770	1770	1770
Y	Administration fee	per application	1	1090	1090	1090	1090		1090	1090	1090	1090
Y	Design fee	per application	1	671	671	671	671	Y	671	671	671	671
N	Design fee	per 20 connections or part thereof	3	84	252	84	252	Y				
Construction Charges - connection												
Y	Connection	per connection	50	1213	60632	1478	73878	Y				
N	Pipework	per metre	50	155	7727	204	10211	Y				
Y	Meter installation	Per connection	50	128	6381	128	6381	Y				
Y	Meters	Per connection	50	45	2250	45	2250	Y	45	2250		
Construction Charges - mains												
Y	Connection	per connection	1	5400	5400	5400	5400	N	5,400	5,400		
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	353	3532	408	4079	Y				
Y	Pipework - construct 125 mm diameter water main - footpath	per metre	50	353	17652	408	20396	Y				
Y	Pipework - construct 125 mm diameter water main - unmade ground	per metre	140	126	17640	180	25244	Y				
Y	Pipework - construct 90 mm diameter water main - unmade ground	per metre	100	122	12183	177	17651	Y				
Y	Traffic management - highway authority closure fee	Per closure	1	At cost		At cost		Y				
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	294	294	294	294	Y				
Y	Traffic management - parking bay suspensions	Per suspension	8	At cost		At cost		Y				
Other Charges												
Y	Wastewater connection application fee	per application	1	185	185	185	185		185	185	185	185
Y	Trial hole	per excavation	1	493	493	493	493	Y				
Y	Pressure test & chlorination	per test	3	345	1035	345	1,035					
Infrastructure Charges												
Y	Infrastructure Charge - Water	per property	50	350	17500	350	17500		350	17500	350	17500
Y	Infrastructure Charge - Sewerage	per property	50	75	3750	75	3750		75	3750	75	3750
Environmental incentives												
Y	Environmental component - water	per property	50	45	2250	45	2250		45	2250	45	2250
Y	Environmental component - sewerage	per property	50	8	413	8	413		8	413	8	413
Y	Environmental incentive - water	Per connection	50	-350	-17500	-350	-17500		-350	-17500	-350	-17500
Y	Environmental incentive - sewerage	Per connection	50	-75	-3750	-75	-3750		-75	-3750	-75	-3750
TOTALS						143,378		175,512		16,498		3710

**2024/25 cost**

Scenario 4: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company) - Northumbrian Water										Alternative Delivery Method		
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
Pre-Construction Charges - connection												
N	Application fee	per application		N/A	N/A	N/A	N/A		N/A	N/A		
Y	Administration fee	per connection	50	59	2950	59	2950		42	2100		
N	Design fee	per application		N/A	N/A	N/A	N/A	Y				
Pre-Construction Charges - mains												
Y	Application fee	per application	1	123	123	123	123		123	123	123	123
Y	Administration fee	per application	1	534	534	534	534		398	398	398	398
Y	Design fee	per application	1	378	378	378	378	Y	378	378	378	378
N	Design fee	per 20 connections or part thereof	3	81	243	81	243	Y				
Construction Charges - connection												
Y	Connection	per connection	50	688	34400	761	38050	Y				
N	Pipework	per metre		N/A	N/A	N/A	N/A	Y				
N	Traffic management	Per TM usage		N/A	N/A	N/A	N/A	Y				
Y	Meters	Per connection	50					Y	41	2050		
Construction Charges - mains												
Y	Connection	per connection	1					N	3209	3209		
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	205	2050	215	2150	Y				
Y	Pipework - construct 125 mm diameter water main - footpath	per metre	50	205	10250	215	10750	Y				
Y	Pipework - construct 125 mm diameter water main - unmade ground	per metre	140	82	11480	92	12880	Y				
Y	Pipework - construct 90 mm diameter water main - unmade ground	per metre	100	79	7900	89	8900	Y				
Y	Traffic management - highway authority closure fee	Per closure	1	1729	1729	1729	1729	Y				
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	191	191	191	191	Y				
Y	Traffic management - parking bay suspensions	Per suspension	8	93	742	93	742	Y				
Y	Trial hole	per excavation	1	416	416	416	416	Y				
Other Charges												
Y	Water Regulations compliance fee	per connection	50	80	4000	80	4000	Y	80	4000	80	4000
Y	Pre-occupancy charge	per property	50	66	3300	66	3300		66	3300	66	3300
Y	Wastewater connection application fee	per application	1	126	126	126	126		126	126	126	126
Y	Wastewater connection administration fee	per application	1	240	240	240	240		240	240	240	240
Y	Self-lay legal fee	per application	1						70	70		
Infrastructure Charges												
Y	Infrastructure Charge - Water	per property	50	295	14750	295	14750		295	14750	295	14750
Y	Infrastructure Charge - Sewerage	per property	50	75	3750	75	3750		75	3750	75	3750
Income Offset												
Y	Income Offset - Water	per property	50	0	0	0	0		0	0	0	0
Y	Income Offset - Sewerage	per property	50	0	0	0	0		0	0	0	0
TOTALS						99551		106201				34494

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

**2025/26 cost**

Scenario 5: Large housing development requiring new mains and communication pipes (excavation and reinstatement by others) - Northumbrian Water										Alternative Delivery Method			
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)	
<b>Pre-Construction Charges - connection</b>													
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A			
Y	Administration fee	per connection	200	31	6265	31	6265		89	17821			
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y					
<b>Pre-Construction Charges - mains</b>													
Y	Application fee	per application	1	1770	1770	1770	1770		1770	1770	1770	1770	
Y	Administration fee	per application	1	1090	1090	1090	1090		1090	1090	1090	1090	
Y	Design fee	per application	1	671	671	671	671	Y	671	671			
Y	Design fee	per 20 connections or part thereof	10	84	839	84	839	Y					
<b>Construction Charges - connection</b>													
Y	Connection	per connection	200	830	165961	1095	218946	Y					
N	Pipework	per metre	200	42	8429	92	18366	Y					
Y	Meters installation	Per connection	200	128	25528	128	25528	Y					
Y	Meters	Per connection	200	45	9000	45	9000	Y	45	9000			
<b>Construction Charges - mains</b>													
Y	Connection	per connection	1	6212	6212	6212	6212	N	6212	6212	6212	6212	
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	399	7972	492	9835	Y					
Y	Pipework - construct 180 mm diameter water main	per metre	100	115	11462	208	20775	Y					
Y	Pipework - construct 125 mm diameter water main	per metre	480	70	33444	124	59687	Y					
Y	Pipework - construct 90 mm diameter water main	per metre	400	66	26345	121	48217	Y					
Y	Traffic management - highway authority closure fee	Per closure	1	At cost	At cost	At cost	At cost	Y					
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	294	294	294	294	Y					
Y	Traffic management - parking bay suspensions	Per suspension	8	At cost	At cost	At cost	At cost	Y					
<b>Other Charges</b>													
Y	Wastewater connection application fee	per application	1	185	185	185	185		185	185	185	185	
Y	Trial hole	per excavation	2	493	986	493	986	Y					
Y	Pressure test & chlorination	per test	6	345	2071	345	2071						
<b>Infrastructure Charges</b>													
Y	Infrastructure Charge - Water	per property	200	350	70000	350	70000		350	70000	350	70000	
Y	Infrastructure Charge - Sewerage	per property	200	75	15000	75	15000		75	15000	75	15000	
<b>Environmental incentives</b>													
Y	Environmental component - water	per property	200	45	9010	45	9010		45	9010	45	9010	
Y	Environmental component - sewerage	per property	200	8	1650	8	1650		8	1650	8	1650	
Y	Environmental incentive - water	Per connection	200	-350	-70000	-350	-70000		-350	-70000	-350	-70000	
Y	Environmental incentive - sewerage	Per connection	200	-75	-15000	-75	-15000		-75	-15000	-75	-15000	
<b>TOTALS</b>					319,192		441,394			47,409		19917	

**2024/25 cost**

Scenario 5: Large housing development requiring new mains and communication pipes (excavation and reinstatement by others) - Northumbrian Water										Alternative Delivery Method		
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)		
<b>Pre-Construction Charges - connection</b>												
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A		
Y	Administration fee	per connection	200	59	11800	59	11800		42	8400		
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y				
<b>Pre-Construction Charges - mains</b>												
Y	Application fee	per application	1	123	123	123	123		123	123		
Y	Administration fee	per application	1	534	534	534	534		398	398		
Y	Design fee	per application	1	378	378	378	378	Y	378	378		
Y	Design fee	per 20 connections or part thereof	10	81	810	81	810	Y				
<b>Construction Charges - connection</b>												
Y	Connection	per connection	200	311	62200	345	69000	Y				
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Y				
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y				
Y	Meters	Per connection	200					Y	41	8200		
<b>Construction Charges - mains</b>												
Y	Connection	per connection	1					N	4321	4321		
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	259	5180	276	5520	Y				
Y	Pipework - construct 180 mm diameter water main	per metre	100	83	8300	99	9900	Y				
Y	Pipework - construct 125 mm diameter water main	per metre	480	54	25320	64	30720	Y				
Y	Pipework - construct 90 mm diameter water main	per metre	400	50	20000	60	24000	Y				
Y	Traffic management - highway authority closure fee	Per closure	1	1729	1729	1729	1729	Y				
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	191	191	191	191	Y				
Y	Traffic management - parking bay suspensions	Per suspension	8	93	742	93	742	Y				
Y	Trial hole	per excavation	2	416	832	416	832	Y				
<b>Other Charges</b>												
Y	Water Regulations compliance fee	per connection	200	80	16000	80	16000	Y	80	16000		
Y	Pre-occupancy charge	per property	200	66	13200	66	13200		66	13200		
Y	Wastewater connection application fee	per application	1	126	126	126	126		126	126		
Y	Wastewater connection administration fee	per application	1	240	240	240	240		240	240		
Y	Self-lay legal fee	per application	1						70	70		
<b>Infrastructure Charges</b>												
Y	Infrastructure Charge - Water	per property	200	295	59000	295	59000		295	59000		
Y	Infrastructure Charge - Sewerage	per property	200	75	15000	75	15000		75	15000		
<b>Income Offset</b>												
Y	Income Offset - Water	per property	200	0	0	0	0		0	0		
Y	Income Offset - Sewerage	per property	200	0	0	0	0		0	0		
<b>TOTALS</b>					242,304		259,844			125,456		

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

**2025/26 cost**

Scenario 6: Large housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company) - Northumbrian Water										Alternative Delivery Method			
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)	
<b>Pre-Construction Charges - connection</b>													
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A			
Y	Administration fee	per connection	200	31	6265	31	6265		89	17821			
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y					
<b>Pre-Construction Charges - mains</b>													
Y	Application fee	per application	1	1770	1770	1770	1770		1770	1770	1770	1770	
Y	Administration fee	per application	1	1090	1090	1090	1090		1090	1090	1090	1090	
Y	Design fee	per application	1	671	671	671	671		671	671			
Y	Design fee	per 20 connections or part thereof	10	84	839	84	839	Y					
<b>Construction Charges - connection</b>													
Y	Connection	per connection	200	1213	242,526	1478	295,511	Y					
N	Pipework	per metre	200	155	30,907	204	40,844						
Y	Meter installation	Per connection	200	128	25,526	128	25,526	Y					
Y	Meters	Per connection	200	45	9,000	45	9,000	Y	45	9,000			
<b>Construction Charges - mains</b>													
Y	Connection	per connection	1	7419	7,419	7419	7,419	N	7419	7,419	7419	7419	
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	399	7,972	492	9,835	Y			399	7972	
Y	Pipework - construct 180 mm diameter water main - footpath	per metre	100	399	39,881	492	49,173	Y					
Y	Pipework - construct 125 mm diameter water main - unmade	per metre	480	126	60,309	180	86,551	Y					
Y	Pipework - construct 90 mm diameter water main - unmade	per metre	400	122	48,732	177	70,604	Y					
Y	Traffic management - highway authority closure fee	Per closure	1	At cost		At cost		Y					
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	294	294	294	294	Y					
Y	Traffic management - parking bay suspensions	Per suspension	8	At cost		At cost		Y					
<b>Other Charges</b>													
Y	Wastewater connection application fee	per application	1	185	185	185	185		185	185	185	185	
Y	Trial hole	per excavation	2	493	986	493	986	Y					
Y	Pressure test & chlorination	per test	6	345	2071	345	2,071						
<b>Infrastructure Charges</b>													
Y	Infrastructure Charge - Water	per property	200	350	70,000	350	70,000		350	70,000	350	70,000	
Y	Infrastructure Charge - Sewerage	per property	200	75	15,000	75	15,000		75	15,000	75	15,000	
<b>Environmental Incentives</b>													
Y	Environmental component - water	per property	200	45	9,010	45	9,010		45	9,010	45	9,010	
Y	Environmental component - sewerage	per property	200	8	1,650	8	1,650		8	1,650	8	1,650	
Y	Environmental incentive - water	Per connection	200	-350	-70,000	-350	-70,000				-70,000	-350	
Y	Environmental incentive - sewerage	Per connection	200	-75	-15,000	-75	-15,000				-15,000	-75	
<b>TOTAL S</b>						497,083	619,295			48,676		44,097	

**2024/25 cost**

Scenario 6: Large housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company) - Northumbrian Water										Alternative Delivery Method		
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)		
<b>Pre-Construction Charges - connection</b>												
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A		
Y	Administration fee	per connection	200	59	11,800	59	11,800		42	8,400		
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y				
<b>Pre-Construction Charges - mains</b>												
Y	Application fee	per application	1	123	123	123	123		123	123		
Y	Administration fee	per application	1	534	534	534	534		398	398		
Y	Design fee	per application	1	378	378	378	378	Y	378	378		
Y	Design fee	per 20 connections or part thereof	10	81	810	81	810	Y				
<b>Construction Charges - connection</b>												
Y	Connection	per connection	200	698	137,600	761	152,200	Y				
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Y				
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y				
Y	Meters	Per connection	200					Y	41	8,200		
<b>Construction Charges - mains</b>												
Y	Connection	per connection	1					N	4321	4321		
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	259	5,180	276	5,520	Y				
Y	Pipework - construct 180 mm diameter water main - footpath	per metre	100	83	8,300	99	9,900	Y				
Y	Pipework - construct 125 mm diameter water main	per metre	480	54	25,920	64	30,720	Y				
Y	Pipework - construct 90 mm diameter water main	per metre	400	50	20,000	60	24,000	Y				
Y	Traffic management - highway authority closure fee	Per closure	1	1729	1,729	1,729	1,729	Y				
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	191	191	191	191	Y				
Y	Traffic management - parking bay suspensions	Per suspension	8	93	742	93	742	Y				
Y	Trial hole	per excavation	2	416	832	416	832	Y				
<b>Other Charges</b>												
Y	Water Regulations compliance fee	per connection	200	80	16,000	80	16,000	Y	80	16,000		
Y	Pre-occupancy charge	per property	200	66	13,200	66	13,200		66	13,200		
Y	Wastewater connection application fee	per application	1	126	126	126	126		126	126		
Y	Wastewater connection administration fee	per application	1	240	240	240	240		240	240		
Y	Self-lay legal fee	per application	1						70	70		
<b>Infrastructure Charges</b>												
Y	Infrastructure Charge - Water	per property	200	295	59,000	295	59,000		295	59,000		
Y	Infrastructure Charge - Sewerage	per property	200	75	15,000	75	15,000		75	15,000		
<b>Income Offset</b>												
Y	Income Offset - Water	per property	200	0	0	0	0		0	0		
Y	Income Offset - Sewerage	per property	200	0	0	0	0		0	0		
<b>TOTAL S</b>						317,704	343,044					125,456



## Appendix 2

### Impact assessment of charges for 2025/26 in the ESW area

Scenario 1: Single connection to a house from an existing main

#### 2025/26 cost

Scenario 1: Single connection to a house from an existing main - Essex & Suffolk Water										Alternative Delivery Method		
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
<b>Pre-Construction Charges</b>												
Y	Application fee	per application	1	453	453	453	453		101	101		
Y	Administration fee	per application	1	422	422	422	422		89	89		
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y				
<b>Construction Charges</b>												
Y	Connection up to 2m in road	per connection	1	2309	2309	2468	2468	Y				
N	Pipework - Road surface	per metre	2	923	1846	N/A	927	Y				
N	Traffic management - 2 way lights	Per TM usage	1	353	353	N/A	353	Y				
Y	Meter installation	Per connection	1	128	128	N/A	128	Y				
Y	Meters	Per connection	1	45	45	45	45	Y	45	45		
<b>Infrastructure Charges</b>												
Y	Infrastructure Charge - Water	Per connection	1	600	600	600	600		600	600		
N	Infrastructure Charge - Sewerage	Per connection	N/A	N/A	N/A	N/A	N/A		N/A	N/A		
<b>Environmental incentives</b>												
Y	Environmental component - water	Per connection	1	78	78	78	78		78	78		
Y	Environmental component - sewerage	Per connection	N/A	N/A	N/A	N/A	N/A		N/A	N/A		
Y	Environmental incentive - water	Per connection	1	-600	-600	-600	-600		-600	-600		
Y	Environmental incentive -sewerage	Per connection	N/A	N/A	N/A	N/A	N/A		N/A	N/A		
<b>TOTALS</b>					<b>5634</b>	<b>5801</b>	<b>5801</b>		<b>313</b>	<b>313</b>		<b>0</b>

#### 2024/25 cost

Scenario 1: Single connection to a house from an existing main - Essex & Suffolk Water										Alternative Delivery Method	
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	
<b>Pre-Construction Charges</b>											
Y	Application fee	per application	1	139	139	139	139		55	55	
Y	Administration fee	per application	1	222	222	222	222		42	42	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y			
<b>Construction Charges</b>											
Y	Connection	per connection	1	1494	1494	1655	1655	Y			
N	Pipework - Road surface	per metre	N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	1					Y	41	41	
<b>Other Charges</b>											
Y	Water Regulations compliance fee	per connection	1	80	80	80	80	Y	80	80	
Y	Pre-occupancy charge	per property	1	27	27	27	27		27	27	
Y	Self-lay legal fee	per application	1						70	70	
<b>Infrastructure Charges</b>											
Y	Infrastructure Charge - Water	per property	1	375	375	375	375		375	375	
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
<b>Income Offset</b>											
Y	Income Offset - Water	per property	1	0	0	0	0		0	0	
N	Income Offset - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	
<b>TOTALS</b>					<b>2337</b>	<b>2498</b>	<b>2498</b>		<b>690</b>	<b>690</b>	

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

**2025/26 cost**

Scenario 2: Single connection to block of flats from an existing main - Essex & Suffolk Water										Alternative Delivery Method			
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)	
<b>Pre-Construction Charges</b>													
Y	Application fee	per application	1	553	553	553	553		101	101	553	553	
Y	Administration fee	per application	1	515	515	515	515		89	89	515	515	
Y	Administration fee - service connection made at same time as another	per connection	9	49	438	49	438		49	438	49	438	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y					
<b>Construction Charges</b>													
Y	Connection up to 2m in road	per connection	1	3115	3115	3346	3346	Y					
N	63mm Pipework - Road surface	per metre	2	926	1851	939	1,877	Y					
N	63mm Pipework - Unmade	per metre	4	587	2,347	600	2,399						
Y	Branch service connection or manifold connection	per connection	10	425	4,250	566	5,659	Y					
N	Traffic management	Per TM usage	1	353	353	353	353	Y					
Y	Meter installation	per connection	10	128	1,276	128	1,276						
Y	Meters	Per connection	10	45	450	45	450	Y	£ 45	450			
<b>Other Charges</b>													
Y	Pressure test & chlorination	per connection	1	345	345	345	345	Y					
<b>Infrastructure Charges</b>													
Y	Infrastructure Charge - Water	per property	10	600	6000	600	6000		600	6000	600	6000	
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A	
<b>Environmental Incentives</b>													
Y	Environmental component - water	per property	10	78	780	78	780		78	780	78	780	
Y	Environmental component - sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A	
Y	Environmental incentive - water	per property	10	-600	-6000	-600	-6000		-600	-6000	-600	-6000	
Y	Environmental incentive - sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A	
<b>TOTALS</b>					<b>16,274</b>		<b>17,993</b>			<b>1,858</b>		<b>2,287</b>	

**2024/25 cost**

Scenario 2: Single connection to block of flats from an existing main - Essex & Suffolk Water										Alternative Delivery Method		
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)		
<b>Pre-Construction Charges</b>												
Y	Application fee	per application	1	139	139	139	139		55	55		
Y	Administration fee	per application	1	222	222	222	222		42	42		
Y	Administration fee - service connection made at same time as another	per connection	9	47	423	47	423		47	423		
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y				
<b>Construction Charges</b>												
Y	Connection	per connection	1	2608	2608	2890	2890	Y				
Y	Branch service connection or manifold connection	per connection	10	258	2,580	329	3,290	Y				
Y	Chlorination/pressure test	per connection	1	303	303	303	303	Y				
N	Pipework - Road surface	per metre	N/A	N/A	N/A	N/A	N/A	Y				
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y				
Y	Meters	Per connection	10					Y	41	410		
<b>Other Charges</b>												
Y	Water Regulations compliance fee (>32mm dia. domestic fittings)	per connection	1	80	80	80	80	Y	80	80		
Y	Pre-occupancy charge	per property	10	27	270	27	270		27	270		
Y	Self-lay legal fee	per application	1									
<b>Infrastructure Charges</b>												
Y	Infrastructure Charge - Water	per property	10	375	3750	375	3750		375	3750		
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A		
<b>Income Offset</b>												
Y	Income Offset - Water	per property	10	0	0	0	0		0	0		
N	Income Offset - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A		
<b>TOTALS</b>					<b>10,375</b>		<b>11,367</b>					

**Scenario 3: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by others)**

**2025/26 cost**

Scenario 3: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by others) - Essex & Suffolk Water										Alternative Delivery Method			
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)	
Pre-Construction Charges - connection													
N	Application fee	per application		N/A	N/A	N/A	N/A	N/A	N/A	N/A			
Y	Administration fee	per connection	50	31	1566	31	1566		89	4455	31	1566	
N	Design fee	per application		N/A	N/A	N/A	N/A	N/A	Y				
Pre-Construction Charges - mains													
Y	Application fee	per application	1	1770	1770	1770	1770		1770	1770	1770	1770	
Y	Administration fee	per application	1	1090	1090	1090	1090		1090	1090	1090	1090	
Y	Design fee	per application	1	671	671	671	671	Y	671	671			
Y	Design fee	per 20 connections or part thereof	3	84	252	84	252	Y					
Construction Charges - connection													
Y	Connection	per connection	50	356	17821	516	25777	Y					
N	Pipework	per metre	50	62	3085	66	3297	Y					
Y	Meter installation	Per connection	50	129	6381	128	6381	Y					
Y	Meters	Per connection	50	45	2250	45	2250	Y	45	2250			
Construction Charges - mains													
Y	Connection	per connection	1	6498	6498	6498	6498	N	6498	6498			
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	518	5182	574	5740	Y					
Y	Pipework - construct 125 mm diameter water main	per metre	190	88	16678	144	27280	Y					
Y	Pipework - construct 90 mm diameter water main	per metre	100	82	8171	138	13752	Y					
Y	Traffic management - highway authority closure fee	Per closure	1	At cost		At cost		Y					
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	717	717	717	717	Y					
Y	Traffic management - parking bay suspensions	Per suspension	8	At cost		At cost		Y					
Other Charges													
Y	Trial hole	per excavation	1	466	466	466	466	Y					
Y	Pressure test & chlorination	per test	3	345	1035	345	1,035						
Infrastructure Charges													
Y	Infrastructure Charge - Water	per property	50	600	30000	600	30000		600	30000	600	30000	
N	Infrastructure Charge - Sewerage	per property		N/A	N/A	N/A	N/A		N/A	N/A			
Environmental incentives													
Y	Environmental component - water	per property	50	78	3900	78	3900		78	3900	78	3900	
Y	Environmental component - sewerage	per property		N/A	N/A	N/A	N/A		N/A	N/A		N/A	
Y	Environmental incentive - water	Per connection	50	-600	-30000	-600	-30000		-600	-30000	-600	-30000	
Y	Environmental incentive - sewerage	Per connection		N/A	N/A	N/A	N/A		N/A	N/A		N/A	
	<b>TOTALS</b>				<b>77534</b>		<b>102443</b>			<b>20634</b>		<b>8326</b>	

**2024/25 cost**

Scenario 3: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by others) - Essex & Suffolk Water										Alternative Delivery Method		
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)		
Pre-Construction Charges - connection												
N	Application fee	per application		N/A	N/A	N/A	N/A	N/A		N/A		N/A
Y	Administration fee	per connection	50	59	2950	59	2950		2950		42	2100
N	Design fee	per application		N/A	N/A	N/A	N/A	N/A	Y			
Pre-Construction Charges - mains												
Y	Application fee	per application	1	123	123	123	123		123	123	123	123
Y	Administration fee	per application	1	534	534	534	534		398	398	398	398
Y	Design fee	per application	1	378	378	378	378	Y	378	378	378	378
Y	Design fee	per 20 connections or part thereof	3	81	243	81	243	Y				
Construction Charges - connection												
Y	Connection	per connection	50	317	15850	351	17550	Y				
N	Pipework	per metre		N/A	N/A	N/A	N/A	N/A	Y			
N	Traffic management	Per TM usage		N/A	N/A	N/A	N/A	N/A	Y			
Y	Meters	Per connection	50					Y	41	2050		
Construction Charges - mains												
Y	Connection	per connection	1					N	3835	3835		
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	293	2930	304	3040	Y				
Y	Pipework - construct 125 mm diameter water main	per metre	190	68	12920	80	15200	Y				
Y	Pipework - construct 90 mm diameter water main	per metre	100	64	6400	75	7500	Y				
Y	Traffic management - highway authority closure fee	Per closure	1	2176	2176	2176	2176	Y				
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	191	191	191	191	Y				
Y	Traffic management - parking bay suspensions	Per suspension	8	118	944	118	944	Y				
Y	Trial hole	per excavation	1	416	416	416	416	Y				
Other Charges												
Y	Water Regulations compliance fee	per connection	50	80	4000	80	4000	Y	80	4000		4000
Y	Pre-occupancy charge	per property	50	27	1350	27	1350				27	1350
Y	Self-lay legal fee	per application	1								70	70
Infrastructure Charges												
Y	Infrastructure Charge - Water	per property	50	375	18750	375	18750		375	18750	375	18750
N	Infrastructure Charge - Sewerage	per property		N/A	N/A	N/A	N/A		N/A	N/A		N/A
Income Offset												
Y	Income Offset - Water	per property	50	0	0	0	0		0	0	0	0
N	Income Offset - Sewerage	per property		N/A	N/A	N/A	N/A		N/A	N/A		N/A
	<b>TOTALS</b>				<b>70155</b>		<b>75344.6311</b>			<b>6311</b>		<b>33054</b>

**Scenario 4: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company)**

**2025/26 cost**

Scenario 4: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company) - Essex & Suffolk Water										Alternative Delivery Method			
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)	
<b>Pre-Construction Charges - connection</b>													
N	Application fee	per application		N/A	N/A	N/A	N/A		N/A	N/A			
Y	Administration fee	per connection	50	31	1566	31	1566		89	4455			
N	Design fee	per application		N/A	N/A	N/A	N/A	Y					
<b>Pre-Construction Charges - mains</b>													
Y	Application fee	per application	1	1770	1770	1770	1770		1770	1770			
Y	Administration fee	per application	1	1090	1090	1090	1090		1090	1090	1090	1090	
Y	Design fee	per application	1	671	671	671	671	Y	671	671			
Y	Design fee	per 20 connections or part thereof	3	84	252	84	252						
<b>Construction Charges - connection</b>													
Y	Connection	per connection	50	1583	79172	1743	91129	Y					
N	Pipework	per metre	50	468	23314	470	23524	Y					
Y	Meter installation	Per connection	50	128	6381	128	6381	Y					
Y	Meters	Per connection	50	45	2250	45	2250	Y	45	2250			
<b>Construction Charges - mains</b>													
Y	Connection	per connection	1	6498	6498	6498	6498	N	6498	6498			
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	518	5182	574	5740	Y					
Y	Pipework - construct 125 mm diameter water main - footpath	per metre	50	518	25912	574	28702	Y					
Y	Pipework - construct 125 mm diameter water main - unmade ground	per metre	140	173	24183	229	31996	Y					
Y	Pipework - construct 90 mm diameter water main - unmade ground	per metre	100	187	18667	222	22248	Y					
Y	Traffic management - highway authority closure fee	Per closure	1	At cost		At cost		Y					
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	717	717	717	717	Y					
Y	Traffic management - parking bay suspensions	Per suspension	8	At cost		At cost		Y					
<b>Other Charges</b>													
Y	Trial hole	per excavation	1	466	466	466	466	Y					
Y	Pressure test & chlorination	per test	3	345	1035	345	1035	Y					
<b>Infrastructure Charges</b>													
Y	Infrastructure Charge - Water	per property	50	600	30000	600	30000		600	30000	600	30000	
N	Infrastructure Charge - Sewerage	per property		N/A	N/A	N/A	N/A				N/A	N/A	
<b>Environmental Incentives</b>													
Y	Environmental component - water	per property	50	78	3900	78	78		78	3900	78	3900	
Y	Environmental component - sewerage	per property		N/A	N/A	N/A	N/A				N/A	N/A	
Y	Environmental incentive - water	Per connection	50	-600	-30000	-600	-600		-600	-30000	-600	-30000	
Y	Environmental incentive - sewerage	Per connection		N/A	N/A	N/A	N/A				N/A	N/A	
<b>TOTALS</b>						201,028		291,513		20,634		4998	

**2024/25 cost**

Scenario 4: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company) - Essex & Suffolk Water										Alternative Delivery Method		
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
<b>Pre-Construction Charges - connection</b>												
N	Application fee	per application		N/A	N/A	N/A	N/A		N/A	N/A		
Y	Administration fee	per connection	50	59	2950	59	2950			42		2100
N	Design fee	per application		N/A	N/A	N/A	N/A	Y				
<b>Pre-Construction Charges - mains</b>												
Y	Application fee	per application	1	123	123	123	123			123		123
Y	Administration fee	per application	1	534	534	534	534			398		398
Y	Design fee	per application	1	378	378	378	378	Y		378		378
Y	Design fee	per 20 connections or part thereof	3	81	243	81	243	Y				
<b>Construction Charges - connection</b>												
Y	Connection	per connection	50	727	36350	805	40250	Y				
N	Pipework	per metre		N/A	N/A	N/A	N/A	Y				
N	Traffic management	Per TM usage		N/A	N/A	N/A	N/A	Y				
Y	Meters	Per connection	50					Y		41		2050
<b>Construction Charges - mains</b>												
Y	Connection	per connection	1					N		3835		3835
Y	Pipework - construct 125 mm diameter water main - road	per metre	10	293	2930	304	3040	Y				
Y	Pipework - construct 125 mm diameter water main - footpath	per metre	50	293	14650	304	15200	Y				
Y	Pipework - construct 125 mm diameter water main - unmade ground	per metre	140	111	15476	122	17080	Y				
Y	Pipework - construct 90 mm diameter water main - unmade ground	per metre	100	106	10600	117	11700	Y				
Y	Traffic management - highway authority closure fee	Per closure	1	2176	2176	2176	2176	Y				
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	191	191	191	191	Y				
Y	Traffic management - parking bay suspensions	Per suspension	8	118	944	118	944	Y				
Y	Trial hole	per excavation	1	416	416	416	416	Y				
<b>Other Charges</b>												
Y	Water Regulations compliance fee	per connection	50	80	4000	80	4000	Y		80		4000
Y	Pre-occupancy charge	per property	50	27	1350	27	1350			27		1350
Y	Self-lay legal fee	per application	1							66		66
<b>Infrastructure Charges</b>												
Y	Infrastructure Charge - Water	per property	50	375	18750	375	18750			375		18750
N	Infrastructure Charge - Sewerage	per property		N/A	N/A	N/A	N/A				N/A	N/A
<b>Income Offset</b>												
Y	Income Offset - Water	per property	50	0	0	0	0			0		0
N	Income Offset - Sewerage	per property		N/A	N/A	N/A	N/A				N/A	N/A
<b>TOTALS</b>						112061		119325				33050

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

**2025/26 cost:**

Scenario 5: Large housing development requiring new mains and communication pipes (excavation and reinstatement by others) - Essex & Suffolk Water										Alternative Delivery Method			
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)	
<b>Pre-Construction Charges - connection</b>													
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A			
Y	Administration fee	per connection	200	31	6265	31	6265		88	17821			
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y					
<b>Pre-Construction Charges - mains</b>													
Y	Application fee	per application	1	1770	1770	1770	1770		1770	1770	1770	1770	
Y	Administration fee	per application	1	1090	1090	1090	1090		1090	1090	1090	1090	
Y	Design fee	per application	1	671	671	671	671	Y	671	671			
Y	Design fee	per 20 connections or part thereof	10	84	839	84	839	Y					
<b>Construction Charges - connection</b>													
Y	Connection	per connection	200	356	71282	516	103109	Y					
N	Pipework	per metre	200	62	12345	66	13187	Y					
Y	Meter installation	Per connection	200	128	25,526	128	25,526						
Y	Meters	Per connection	200	45	9,000	45	9,000	Y	45	9000			
<b>Construction Charges - mains</b>													
Y	Connection	per connection	1	7419	7419	7419	7419	N	7419	7419	7419	7419	
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	571	11423	667	13341	Y					
Y	Pipework - construct 180 mm diameter water main	per metre	100	140	14007	236	23596	Y					
Y	Pipework - construct 125 mm diameter water main	per metre	480	88	42133	144	68919	Y					
Y	Pipework - construct 90 mm diameter water main	per metre	400	82	32882	138	55007	Y					
Y	Traffic management - highway authority closure fee	Per closure	1	At cost		At cost		Y					
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	717	717	717	717	Y					
Y	Traffic management - parking bay suspensions	Per suspension	8	At cost		At cost		Y					
<b>Other Charges</b>													
Y	Trial hole	per excavation	2	466	932	466	932	Y					
Y	Pressure test & chlorination	per test	6	345	2071	345	2,071						
<b>Infrastructure Charges</b>													
Y	Infrastructure Charge - Water	per property	200	600	120000	600	120000		600	120000	600	120000	
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A	
<b>Environmental Incentives</b>													
Y	Environmental component - water	per property	200	78	15600	78	15600		78	15600	78	15600	
Y	Environmental component - sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A	
Y	Environmental incentive - water	Per connection	200	-600	-120000	-600	-120000		-600	-120000	-600	-120000	
Y	Environmental incentive - sewerage	Per connection	N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A	
<b>TOTALS</b>					<b>255,792</b>		<b>348,087</b>		<b>53,371</b>		<b>25879</b>		

**2024/25 cost:**

Scenario 5: Large housing development requiring new mains and communication pipes (excavation and reinstatement by others) - Essex & Suffolk Water										Alternative Delivery Method		
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)		
<b>Pre-Construction Charges - connection</b>												
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A		
Y	Administration fee	per connection	200	59	11800	59	11800		42	8400		
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y				
<b>Pre-Construction Charges - mains</b>												
Y	Application fee	per application	1	123	123	123	123		123	123		
Y	Administration fee	per application	1	534	534	534	534		398	398		
Y	Design fee	per application	1	378	378	378	378	Y	378	378		
Y	Design fee	per 20 connections or part thereof	10	81	810	81	810	Y				
<b>Construction Charges - connection</b>												
Y	Connection	per connection	200	317	63400	351	70200	Y				
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Y				
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y				
Y	Meters	Per connection	200						41	8200		
<b>Construction Charges - mains</b>												
Y	Connection	per connection	1					N	5219	5219		
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	362	7240	381	7620	Y				
Y	Pipework - construct 180 mm diameter water main	per metre	100	103	10300	121	12100	Y				
Y	Pipework - construct 125 mm diameter water main	per metre	480	68	32640	80	38400	Y				
Y	Pipework - construct 90 mm diameter water main	per metre	400	64	25600	75	30000	Y				
Y	Traffic management - highway authority closure fee	Per closure	1	2176	2176	2176	2176	Y				
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	191	191	191	191	Y				
Y	Traffic management - parking bay suspensions	Per suspension	8	118	944	118	944	Y				
Y	Trial hole	per excavation	2	416	832	416	832	Y				
<b>Other Charges</b>												
Y	Water Regulations compliance fee	per connection	200	80	16000	80	16000	Y	80	16000		
Y	Pre-occupancy charge	per property	200	27	5400	27	5400		27	5400		
Y	Self-lay legal fee	per application	1						70	70		
<b>Infrastructure Charges</b>												
Y	Infrastructure Charge - Water	per property	200	375	75000	375	75000		375	75000		
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A		
<b>Income Offset</b>												
Y	Income Offset - Water	per property	200	0	0	0	0		0	0		
N	Income Offset - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A		
<b>TOTALS</b>					<b>253368</b>		<b>272508</b>			<b>119188</b>		

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

**2025/26 cost**

Scenario 6: Large housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company) - Essex & Suffolk Water										Alternative Delivery Method		
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
Pre-Construction Charges - connection												
N	Application fee	per application		N/A	N/A	N/A	N/A		N/A	N/A		
Y	Administration fee	per connection	200	31	6265	31	6265		89	17821		
N	Design fee	per application		N/A	N/A	N/A	N/A	Y				
Pre-Construction Charges - mains												
Y	Application fee	per application	1	1770	1770	1770	1770		1770	1770	1770	1770
Y	Administration fee	per application	1	1090	1090	1090	1090		1090	1090	1090	1090
Y	Design fee	per application	1	671	671	671	671	Y	671	671	671	671
Y	Design fee	per 20 connections or part thereof	10	84	839	84	839	Y				
Construction Charges - connection												
Y	Connection	per connection	200	1583	316,588	1743	348,514	Y				
N	Pipework	per metre	200	456	91,254	476	94,995	Y				
Y	Meter installation	Per connection	200	128	25,526	128	25,526					
Y	Meters	Per connection	200	45	9,000	45	9,000	Y	45	9000		
Construction Charges - mains												
Y	Connection	per connection	1	6498	6,498	6498	6,498	N	6498	6,498	6498	6498
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	671	13,423	667	13,341	Y				
Y	Pipework - construct 180 mm diameter water main - footpath	per metre	100	671	67,100	667	66,705	Y				
Y	Pipework - construct 125 mm diameter water main	per metre	480	173	82,914	229	109,599	Y				
Y	Pipework - construct 90 mm diameter water main	per metre	400	167	66,666	222	88,991	Y				
Y	Traffic management - highway authority closure fee	Per closure	1	At cost		At cost		Y				
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	717	717	717	717	Y				
Y	Traffic management - parking bay suspensions	Per suspension	8	At cost		At cost		Y				
Other Charges												
Y	Trial hole	per excavation	2	466	932	466	932	Y				
Y	Pressure test & chlorination	per test	6	345	2071	345	2,071					
Infrastructure Charges												
Y	Infrastructure Charge - Water	per property	200	600	120,000	600	120,000		600	120,000	600	120,000
N	Infrastructure Charge - Sewerage	per property		N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A
Environmental incentives												
Y	Environmental component - water	per property	200	78	15,600	78	15,600		78	15,600	78	15,600
Y	Environmental component - sewerage	per property		N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A
Y	Environmental incentive - water	Per connection	200	-500	-120,000	-500	-120,000		-500	-120,000	-500	-120,000
Y	Environmental incentive - sewerage	Per connection		N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A
<b>TOTALS</b>						<b>699,939</b>	<b>792,324</b>			<b>62,460</b>		<b>24958</b>

**2024/25 cost**

Scenario 6: Large housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company) - Essex & Suffolk Water										Alternative Delivery Method		
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
Pre-Construction Charges - connection												
N	Application fee	per application		N/A	N/A	N/A	N/A		N/A	N/A		
Y	Administration fee	per connection	200	59	11800	59	11800		42	8400		
N	Design fee	per application		N/A	N/A	N/A	N/A	Y				
Pre-Construction Charges - mains												
Y	Application fee	per application	1	123	123	123	123		123	123	123	123
Y	Administration fee	per application	1	534	534	534	534		398	398	398	398
Y	Design fee	per application	1	378	378	378	378	Y	378	378	378	378
Y	Design fee	per 20 connections or part thereof	10	81	810	81	810	Y				
Construction Charges - connection												
Y	Connection	per connection	200	727	145,400	805	161,000	Y				
N	Pipework	per metre		N/A	N/A	N/A	N/A	Y				
N	Traffic management	Per TMI usage		N/A	N/A	N/A	N/A	Y				
Y	Meters	Per connection	200					Y	41	8200		
Construction Charges - mains												
Y	Connection	per connection	1					N	5219	5219		
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	362	7240	381	7620	Y				
Y	Pipework - construct 180 mm diameter water main - footpath	per metre	100	103	10,300	121	12,100	Y				
Y	Pipework - construct 125 mm diameter water main	per metre	480	68	32,640	80	38,400	Y				
Y	Pipework - construct 90 mm diameter water main	per metre	400	64	25,600	75	30,000	Y				
Y	Traffic management - highway authority closure fee	Per closure	1	2176	2176	2176	2176	Y				
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	191	191	191	191	Y				
Y	Traffic management - parking bay suspensions	Per suspension	8	118	944	118	944	Y				
Y	Trial hole	per excavation	2	416	832	416	832	Y				
Other Charges												
Y	Water Regulations compliance fee	per connection	200	80	16,000	80	16,000	Y	80	16,000		
Y	Pre-occupancy charge	per property	200	27	5400	27	5400		66	13,200		
Y	Self-lay legal fee	per application	1						70	70		
Infrastructure Charges												
Y	Infrastructure Charge - Water	per property	200	375	75,000	375	75,000		375	75,000		
N	Infrastructure Charge - Sewerage	per property		N/A	N/A	N/A	N/A		N/A	N/A		
Income Offset												
Y	Income Offset - Water	per property	200	0	0	0	0		0	0		
N	Income Offset - Sewerage	per property		N/A	N/A	N/A	N/A		N/A	N/A		
<b>TOTALS</b>						<b>335,368</b>	<b>363,308</b>					<b>129,988</b>