



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 <u>Common Terms and Worked Examples - English New Connection Rules - Effective from April 2022</u>. 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 varia	
		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

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Scenario 1: 9	Single connection to a house from an exis	ting main - Northumbria	an Water							Alternative D	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 (£)
	Pre-Construction Charges											
Υ	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				
	Construction Charges											
Υ	Connection up to 2m in road	per connection	1	1988	1988	2,253	2253	Υ				
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	Υ				
Y	Meter installation	Per connection	1	128	128	128	128	Y				
Υ	Meters	Per connection	1	45	45	45	45	Y	45	45		
	Other Charges											
Υ	Wastewater connection application fee	per application	1	185	185	185	185		185	185		
	Infrastructure Charges											
Y	Infrastructure Charge - Water	Per connection	1	350		350	350		350	350		
Y	Infrastructure Charge - Sewerage	Per connection	- 1	75	75	75	75		75	75		
Y	Environmental incentives											
	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		
	TOTALS				4349		4713			473		C

cenario 1:	Single connection to a house from an ex	isting main - Northum	brian Wa	iter					Alternative D	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									
Υ	Application fee	per application	1	139	139	139	139		55	5
Υ	Administration fee	per application	1	222	222	222	222		42	4
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y		
	Construction Charges									
Υ	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		
Υ	Meters	Per connection	1					Y	41	4
	Other Charges									
Υ	Water Regulations compliance fee	per connection	1	80	80	80	80	Y	80	8
Υ	Pre-occupancy charge	per property	1	66	66	66	66		66	6
Υ	Wastewater connection application fee	per application	1	126	126	126	126		126	12
Υ	Wastewater connection administration fee	per application	1	240	240	240	240		240	24
Υ	Self-lay legal fee	per application	1						70	70
	Infrastructure Charges									
Υ	Infrastructure Charge - Water	per property	1	295	295	295	295		295	29
Υ	Infrastructure Charge - Sewerage	per property	1	75	75	75	75		75	75
	Income Offset				<u> </u>					
Υ	Income Offset - Water	per property	1	0	0	0	0		0	(
Υ	Income Offset - Sewerage	per property	1	0	0	0	0		0	(
	TOTALS				2735		2896			1090

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

2025/26 cost

cenario 2: S	ingle connection to block of flats from an existing main - Northumbrian Wa	iter								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 (£)
	Pre-Construction Charges											
Υ	Application fee	per application	1	453		453			101	101	553	
Y	Administration fee	per application	1	422		422	422		89	89	422	42
Y	Administration fee - service connection made at same time as another	per connection	9	49	438	49	438		49	438	49	43
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y				
	Construction Charges											
Y	Connection up to 2m in road	per connection	1	4395	4395	4739	4,739	Y				
N	63mm Pipework - Road surface	per metre	2		592	356	711	Y				
	63mm Pipework - Unmade	per metre	4	146	583	205	821					
Υ	Branch service connection or manifold connection	per connection	10		3522	507	5,070	Y				
N	Traffic management	Per TM usage	1	364	364	364	364	Y				
	Meter installation	per connection	10	128	1276	128	1,276					
Υ	Meters	per connection	10	45	450	45	450	Y	45	450		
	Other Charges											
Υ	Wastewater connection application fee	per application	1	185	185	185	185		185	185	185	18
Υ	Pressure test & chlorination	per connection	1	345	345	345	345	Y				
	Infrastructure Charges											
Υ	Infrastructure Charge - Water	per property	10	350	3500	350	3500		350	3500	350	350
Υ	Infrastructure Charge - Sewerage	per property	10	75	750	75	750		75	750	75	75
Υ	Environmental incentives											
	Environmental component - water	per property	10			45	450		45		45	45 8
	Environmental component - sewerage	per property	10		83	8	83		8	83	8	8
	Environmental incentive - water	Per connection	10		-3500	-350	-3500		-350	-3500	-350	
	Environmental incentive -sewerage	Per connection	10	-75		-75	-750		-75	-750	-75	
	TOTALS				13,560		15,808			1,796		2,13

Scenario 2:	Single connection to block of flats from an existing main - Northum	brian Water							Alternative D	elivery Method
Applicable Charge?	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestabl e (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)
	Pre-Construction Charges									
Υ	Application fee	per application	1	139					55	5
Υ	Administration fee	per application	1	222	222	222	222		42	4
Υ	Administration fee - service connection made at same time as another	per connection	9	47	423	47	423		47	42
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y		
	Construction Charges									
Υ	Connection	per connection	1	2146	2146	2377	2377	Υ		
Υ	Branch service connection or manifold connection	per connection	10	230	2300	294	2940	Y		
Υ	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		
Υ	Meters	Per connection	10					Y	41	410
	Other Charges									
Υ	Water Regulations compliance fee (>32mm dia., domestic fittings)	per connection	1	80	80		80	Y	80	81
	Pre-occupancy charge	per property	10		660		660		66	66
Υ	Wastewater connection application fee	per application	1	126	126	126	126		126	120
Υ	Wastewater connection administration fee	per application	1	240	240	240	240		240	24
Υ	Self-lay legal fee	per application	1						70	70
	Infrastructure Charges									
Υ	Infrastructure Charge - Water	per property	10		2950				295	295
Υ	Infrastructure Charge - Sewerage	per property	10	75	750	75	750		75	75
	Income Offset									
	Income Offset - Water	per property	10						0	-
Υ	Income Offset - Sewerage	per property	10	0					0	(
	TOTALS				10338.9		11210			580

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

2025/26 cost

nario 3: N	fedium housing development requiring new mains and commi	inication pipes (excavation and reinstat	ement by o	thers) - Nort	humbrian Wa	iter				Alternative [Delivery Method	
plicable narge?	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 Cha
	Pre-Construction Charges - connection											
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A		
Υ	Administration fee	per connection	50	31	1566	31	1566		89	4455	31	1
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y				
	Pre-Construction Charges - mains											
Υ	Application fee	per application	1	1770	1770	1770	1770		1770	1770	1770	1
Υ	Administration fee	per application	1	1090	1090	1090	1090		1090	1090	1090	1
Y	Design fee	per application	1			671	671	Y		671		
Υ	Design fee	per 20 connections or part thereof	3	84	252	84	252	Y				
	Construction Charges - connection											
Y	Connection	per connection	50	830	41490	1095	54737	Y				
N	Pipework	per metre	50			92		Ý				
Υ	Meter installation	Per connection	50	128	6381	128	6381					
Υ	Meters	Per connection	50	45	2250	45	2250	Υ	45	2250		
	Construction Charges - mains											
Υ	Connection	per connection	1			5400		N		5400		
Υ	Pipework - construct 125 mm diameter water main - road	per metre	10			408	4079	Υ				
Υ	Pipework - construct 125 mm diameter water main	per metre	190			124	23626	Y				
Υ	Pipework - construct 90 mm diameter water main	per metre	100		6586	121	12054	Υ				
Υ	Traffic management - highway authority closure fee	Per closure	1			At cost		Y				
	Traffic management - set up, hire and removal of equipment	Per closure	1		294	294	294	Υ				
Υ	Traffic management - parking bay suspensions	Per suspension	8	At cost		At cost		Y				
	Other Charges											
Υ	Wastewater connection application fee	per application	1						185	185	185	
Υ	Trial hole	per excavation	1			493	493	Y				
	Pressure test & chlorination	pertest	3	345	1035	345	1,035					
	Infrastructure Charges											
Υ	Infrastructure Charge - Water	per property	50	350	17500	350	17500		350	17500	350	1
Υ	Infrastructure Charge - Sewerage	per property	50			75			75	3750	75	
Υ	Environmental incentives											
	Environmental component - water	per property	50	45	2252	45	2252		45	2252	45	
	Environmental component - sewerage	per property	50	8	413	8	413		8	413	8	
	Environmental incentive - water	Per connection	50			-350			-350	-17500	-350	
	Environmental incentive -sewerage	Per connection	50			-75			-75	-3750	-75	
	TOTALS				91007		123140			18486		7

cenario 3: N	Medium housing development requiring new mains and com	munication pipes (excavation and rei	nstatemen	by others)	- Northumbi	rian Water			Alternative I	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
Υ	Administration fee	per connection	50	59	2950	59	2950		42	21
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y		
	Pre-Construction Charges - mains									
Υ	Application fee	per application	1	123	123	123	123		123	1:
Υ	Administration fee	per application	1	534	534	534	534		398	3
Υ	Design fee	per application	1	378	378	378	378	Y	378	3
Υ	Design fee	per 20 connections or part thereof	3	81	243	81	243	Υ		
	Construction Charges - connection									
Υ	Connection	per connection	50	311	15550	345	17250	Υ		
N	Pipework	per metre	N/A	N/A			N/A	Y		
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Υ		
Υ	Meters	Per connection	50					Y	41	20:
	Construction Charges - mains									
Υ	Connection	per connection	1					N		32
Υ	Pipework - construct 125 mm diameter water main - road	per metre	10	205				Y		
Υ	Pipework - construct 125 mm diameter water main	per metre	190	54			12160	Y		
Υ	Pipework - construct 90 mm diameter water main	per metre	100	50			6000	Y		
Υ	Traffic management - highway authority closure fee	Per closure	1	1729			1729	Y		
Y	Traffic management - set up, hire and removal of equipment		1	191		191	191	Y		
Υ	Traffic management - parking bay suspensions	Per suspension	8	93			742	Y		
Υ	Trial hole	per excavation	1	416	416	416	416	Y		
	Other Charges									
Υ	Water Regulations compliance fee	per connection	50	80				Y		40
Υ	Pre-occupancy charge	per property	50	66			3300		66	33
Υ	Wastewater connection application fee	per application	1	126	126	126	126		126	1
Υ	Wastewater connection administration fee	per application	1	240	240	240	240		240	2
Υ	Self-lay legal fee	per application	1						70	
	Infrastructure Charges									
Υ	Infrastructure Charge - Water	per property	50	295	14750	295	14750		295	147
Y	Infrastructure Charge - Sewerage	per property	50	75	3750	75	3750		75	37
	Income Offset									
Υ	Income Offset - Water	per property	50	0	0	0	0		0	
Y	Income Offset - Sewerage	per property	50	0			0		0	
	TOTALS				66331		71031		_	344

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

2025/26 cost

enario 4: M	edium housing development requiring new mains and communication p	pipes (excavation and reinstatement b	y Water Con	npany) - Nort	humbrian W	ater				Alternative D	elivery Method	
pplicable 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		
Υ	Administration fee	per connection	50	31	1566	31	1566		89	4455	31	1
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y				
	Pre-Construction Charges - mains											
Υ	Application fee	per application	1	1770	1770	1770	1770		1770	1770	1770	1
Y	Administration fee	per application	1	1090	1090		1090		1090	1090	1090	1
Y	Design fee	per application	1	671	671		671	Y	671	671		
N	Design fee	per 20 connections or part thereof	3	84	252		252	Ý		011		
	Construction Charges - connection	por Lo controllerio di partatoresi					202					
Y	Connection	per connection	50	1213	60632	1478	73878	V				
N	Pipework	per metre	50		7727		10211	Y				
Y	Meter installation	Per connection	50		6381	128	6381	Y				
Y	Meters	Per connection	50		2250			Y	45	2250		
	Construction Charges - mains	<u>'</u>									·	
Υ	Connection	per connection	1	5400	5400	5400	5400	N	5,400	5,400		
Υ	Pipework - construct 125 mm diameter water main - road	per metre	10	353	3532		4079	Y				
	Pipework - construct 125 mm diameter water main - footpath	per metre	50	353	17662		20396	Y				
Υ	Pipework - construct 125 mm diameter water main - unmade ground	per metre	140	126	17590	180	25244	Y				
Υ	Pipework - construct 90 mm diameter water main - unmade ground	per metre	100	122	12183	177	17651	Y				
Υ	Traffic management - highway authority closure fee	Per closure	1	At cost		At cost		Y				
Υ	Traffic management - set up, hire and removal of equipment	Per closure	1	294	294	294	294	Y				
Υ	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	
Y	Trial hole	per excavation	1	493	493		493	Y				
	Pressure test & chlorination	pertest	3		1035		1.035					
	Infrastructure Charges	portos		040	1000	545	1,000					
Υ	Infrastructure Charge - Water	per property	50	350	17500	350	17500		350	17500	350	17
Y	Infrastructure Charge - Sewerage	per property	50		3750		3750		75		75	3
	Environmental incentives	The state of the s										
Y	Environmental component - water	per property	50	45	2252	45	2252		45	2252	45	-
Y	Environmental component - sewerage	per property	50	8	413		413		8	413	8	
Y	Environmental incentive - water	Per connection	50	-350	-17500		-17500		-350	-17500	-350	-1
Ÿ	Environmental incentive - water	Per connection	50				-3750		-75		-75	-11

cenario 4: M	ledium housing development requiring new mains and communication	n pipes (excavation and reinstatem	ent by Wat	er Compan	y) - Northum	brian Water			Alternative D	elivery Metho
pplicable Charge?	ltem	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay To Charge (£
	Pre-Construction Charges - connection									
N	Application fee	per application	N/A	N/A		N/A			N/A	
Υ	Administration fee	per connection	50	59	2950	59	2950		42	2
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y		
	Pre-Construction Charges - mains									
Υ	Application fee	per application	1	123	123	123	123		123	
Υ	Administration fee	per application	1	534	534	534	534		398	
Υ	Design fee	per application	1	378	378	378	378	Y	378	
N	Design fee	per 20 connections or part thereof	3	81	243	81	243	Y		
	Construction Charges - connection									
Υ	Connection	per connection	50	688	34400	761	38050	Y		
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A			
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y		
Υ	Meters	Per connection	50					Y	41	
	Construction Charges - mains									
Υ	Connection	per connection	1					N	3209	;
Υ	Pipework - construct 125 mm diameter water main - road	per metre	10	205		215				
	Pipework - construct 125 mm diameter water main - footpath	per metre	50	205		215		Y		
Υ		per metre	140	82		92				
Υ	Pipework - construct 90 mm diameter water main - unmade ground	per metre	100	79		89				
Υ	Traffic management - highway authority closure fee	Per closure	1	1729		1729				
Υ	Traffic management - set up, hire and removal of equipment	Per closure	1	191		191	191			
Υ	Traffic management - parking bay suspensions	Per suspension	8	93		93				
Υ	Trial hole	per excavation	1	416	416	416	416	Y		
	Other Charges									
Υ	Water Regulations compliance fee	per connection	50	80	4000	80	4000	Y	80	
Υ	Pre-occupancy charge	per property	50	66	3300	66	3300		66	
Υ	Wastewater connection application fee	per application	1	126	126	126	126		126	
Υ	Wastewater connection administration fee	per application	1	240	240	240	240		240	
Υ	Self-lay legal fee	per application	1						70	
	Infrastructure Charges									
Υ	Infrastructure Charge - Water	per property	50	295		295	14750		295	1
Υ	Infrastructure Charge - Sewerage	per property	50	75	3750	75	3750		75	
	Income Offset									
Υ	Income Offset - Water	per property	50	0	0	0	0		0	
Υ	Income Offset - Sewerage	per property	50	0		0	0		0	
	TOTALS				99551		106201			3

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

2025/26 cost

enario 5: L	arge housing development requiring new mains and communi	cation pipes (excavation and reinstate	ement by o	thers) - No	rthumbrian Wa	ter				Alternative D	elivery Method	
pplicable 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	200	31	6265	31	6265		89	17821		
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	17
Y	Administration fee	per application	1	1090		1090			1090	1090	1090	10
Y	Design fee	per application	1	671	671	671	671	Y	671	671		
Υ	Design fee	per 20 connections or part thereof	10	84	839	84	839	Y				
	Construction Charges - connection											
Y	Connection	per connection	200	830	165961	1095	218946	Y				
N	Pipework	per metre	200	42		92						
Y	Meter installation	Per connection	200	128		128						
Y	Meters	Per connection	200	45		45		Y	45	9000		
	Construction Charges - mains											
Υ	Connection	per connection	- 1	6212		6212			6212	6212	6212	62
Υ	Pipework - construct 180 mm diameter water main - road	per metre	20	399		492						
Υ	Pipework - construct 180 mm diameter water main	per metre	100	115		208						
Υ	Pipework - construct 125 mm diameter water main	per metre	480	70		124		Y				
Υ	Pipework - construct 90 mm diameter water main	per metre	400	66		121						
Υ	Traffic management - highway authority closure fee	Per closure	- 1	At cost		At cost		Y				
Υ	Traffic management - set up, hire and removal of equipment	Per closure	1	294		294						
Υ	Traffic management - parking bay suspensions	Per suspension	8	At cost		At cost		Y				
	Other Charges											
Υ	Wastewater connection application fee	per application	1			185			185	185	185	1
Υ	Trial hole	per excavation	2	493		493		Y				
	Pressure test & chlorination	pertest	6	345	2071	345	2,071					
	Infrastructure Charges											
Υ	Infrastructure Charge - Water	per property	200	350	70000	350	70000		350	70000		700
Y	Infrastructure Charge - Sewerage	per property	200	75	15000	75	15000		75	15000	75	150
	Environmental incentives											
Υ	Environmental component - water	per property	200	45		45			45			
Υ	Environmental component - sewerage	per property	200	8		8	1650		8	1650	8	16
Υ	Environmental incentive - water	Per connection	200	-350	-70000	-350			-350	-70000		-700
Υ	Environmental incentive -sewerage	Per connection	200	-75	-15000	-75	-15000		-75	-15000	-75	-150
	TOTALS				319,182		441,394			47,409		199

ocenario 5	: Large housing development requiring new mains ar	d communication pipes (excav	ation an	d reinstate	ment by ot	hers) – Northu	mbrian Water		Alternative D	elivery Metho
pplicable Charge?	ltem	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestabl e (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charg (£)
	Pre-Construction Charges - connection									
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N.
Υ	Administration fee	per connection	200	59	11800	59	11800		42	84
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	1
Ÿ	Administration fee	per application	1	534	534	534	534		398	3
Υ	Design fee	per application	1	378	378	378	378	Y	378	3
Y	Design fee	per 20 connections or part thereof	10	81	810	81	810	Y		
	Construction Charges – connection									
Y	Connection	per connection	200	311	62200	345	69000	Y		
N	Pipework	per metre	N/A	N/A	N/A	N/A	N/A	Ý		
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y		
Y	Meters	Per connection	200					Y	41	82
	Construction Charges - mains									
Y	Connection	per connection	1					N	4321	43
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 54	8300	99 64	9900	Y		
Ÿ	Pipework - construct 125 mm diameter water main Pipework - construct 90 mm diameter water main	per metre	480 400	54 50	25920 20000	60	30720 24000	Y		
Ÿ	Traffic management - highway authority closure fee	per metre Per closure	400	1729	1729	1729	1729	Y		
Y	Traffic management - nighway authority closure ree Traffic management - set up, hire and removal of equipment	Per closure Per closure	1	191	191	191	1723	Y		
Ÿ	Traffic management - set up, nire and removal or equipment Traffic management - parking bay suspensions	Per suspension	8	93	742	93	742	Y		
Ÿ	Trial hole	per excavation	2	416	832	416	832	Ÿ		
	Other Charges	per excavation		410	032	410	002	<u>'</u>		
	Water Regulations compliance fee	per connection	200	80	16000	80	16000	Y	80	160
Υ									66	132
Y Y	Pre-occupancy charge	per property	200	66	13200	66	13200		99	
Y		per application	200 1	126	126	126	126		126	1
Y Y Y	Pre-occupancy charge		200 1 1						126 240	1: 2:
Y	Pre-occupancy charge Wastewater connection application fee	per application	200 1 1 1	126	126	126	126		126	1: 2:
Y Y Y	Pre-occupancy charge Wastewater connection application fee Wastewater connection administration fee	per application per application	200 1 1 1	126	126	126	126		126 240	1 2
Y Y Y	Pre-occupancy charge Wastewater connection application fee Wastewater connection administration fee Self-lay legal fee Infrastructure Charges	per application per application per application	200 1 1 1 200	126	126	126	126		126 240	1 2
Y Y Y Y	Pre-occupancy charge Wastew ater connection application fee Wastew ater connection administration fee Self-lay legal fee	per application per application	1 1	126 240	126 240	126 240	126 240 59000		126 240 70	1: 2: 590
Y Y Y Y	Pre-occupancy charge Wastev ater connection application fee Wastev ater connection administration fee Self-lay legal fee Infrastructure Charges Infrastructure Charge - Water	per application per application per application per property	1 1 1 200	126 240 295	126 240 59000	126 240 295	126 240 59000		126 240 70 295	590
Y Y Y Y	Pre-occupancy charge Wastewater connection application fee Wastewater connection administration fee Self-lay legal fee Infrastructure Charge - Water Infrastructure Charge - Sewerage Income Offset	per application per application per application per property per property	1 1 1 200 200	240 240 295 75	59000 15000	126 240 295 75	59000 15000		126 240 70 295 75	5900 1500
Y Y Y Y	Pre-occupancy charge Wastewater connection application fee Wastewater connection administration fee Sell-lay legal fee Infrastructure Charges Infrastructure Charge - Water Infrastructure Charge - Sewerage	per application per application per application per property	1 1 1 200	126 240 295	126 240 59000	240 240 295 75	59000 15000		126 240 70 295	590 150

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

2025/26 cost

ario 6: Large housir	ng development requiring new mains and communication pipes	(excavation and reinstatement by Wa	ter Company	- Northumb	rian Water					Alternative Deli	very Method	
pplicable Charge?	Item	Unit	Qty	Rate (£)		Barrier Pipe	Barrier Pipe		Self-Lay Rate	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total Charge (£)
	Pre-Construction Charges - connection		-19		(£)	Uplift/Rate (£)	Total Charge (£)	(Y/N)	(£)			
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A		
V	Administration fee	per application	200	31	6265	31	6265		89	17821		
N N	Design fee	per application	N/A	N/A	0205 N/A	N/A	0205 N/A	v		17021		
14	Pre-Construction Charges - mains	per application	N/A	IWA	INA	IN/A	INA					
V	Application fee	per application	1	1770	1770	1770	1770		1770	1770	1770	1
T V			1	1090	1090	1090	1090		1090	1770	1090	1
1	Administration fee	per application	1					v				- 1
Y	Design fee	per application		671	671	671	671			671		
Y	Design fee	per 20 connections or part thereof	10	84	839	84	839	Y				
	Construction Charges - connection											
Υ	Connection	per connection	200	1213	242,526	1478		Y				
N	Pipework	per metre	200	155	30,907	204	40,844	Y				
Y	Meter installation	Per connection	200	128	25.526	128	25.526					
Υ	Meters	Per connection	200	45	9,000	45	9,000	Y	45	9,000		
	Construction Charges - mains											
Y	Connection	per connection	1	7419	7,419	7419		N		7,419	7419	
Υ	Pipework - construct 180 mm diameter water main - road	per metre	20	399	7,972	492	9,835	Y			399	7
Y	Pipework - construct 180 mm diameter water main - footpath	per metre	100	399	39,861	492	49,173	Y				
Υ	Pipework - construct 125 mm diameter water main - unmade	per metre	480	126	60,309	180	86,551	Y				
Υ	Pipework - construct 90 mm diameter water main - unmade	per metre	400	122	48,732	177	70,604	Y				
Υ	Traffic management - highway authority closure fee	Per closure	1	At cost		At cost		Y				
Υ	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	
Υ	Trial hole	per excavation	2	493	986	493	986	Y				
	Pressure test & chlorination	pertest	6	345	2071	345	2,071					
	Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	200	350	70000	350			350	70000	350	
Υ	Infrastructure Charge - Sewerage	per property	200	75	15000	75	15000		75	15000	75	15
	Environmental incentives											
Υ	Environmental component - water	per property	200	45	9010	45			45	9010		
Y	Environmental component - sewerage	per property	200	8	1650	8	1650		8	1650	8	1
Y	Environmental incentive - water	Per connection	200	-350	-70000	-350	-70000		-350	-70000	-350	-70
Y	Environmental incentive -sewerage	Per connection	200	-75	-15000	-75	-15000		-75	-15000	-75	-15
	TOTALS				497,083		619,295			48,616		44

enario 6: Large hous	ing development requiring new mains and communication pip	es (excavation and reinstatement l	by Water Co	ompany) - N	lorthumbrian V	Nater			Altern	ative 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	
Υ	Administration fee	per connection	200			59	11800		42	8
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y		
	Pre-Construction Charges - mains									
Υ	Application fee	per application	1	123	123	123	123		123	
Υ	Administration fee	per application	1				534		398	
Υ	Design fee	per application	1	378	378	378	378	Υ	378	
Υ	Design fee	per 20 connections or part thereof	10	81	810	81	810	Υ		
	Construction Charges - connection									
Υ	Connection	per connection	200	688	137600	761	152200	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	
	Construction Charges - mains									
Υ	Connection	per connection	1					N	4321	
Υ	Pipework - construct 180 mm diameter water main - road	per metre	20		5180		5520	Υ		
Υ	Pipework - construct 180 mm diameter water main - footpath	per metre	100			99	9900	Υ		
Υ	Pipework - construct 125 mm diameter water main	per metre	480			64	30720	Y		
Υ	Pipework - construct 90 mm diameter water main	per metre	400				24000	Y		
Υ	Traffic management - highway authority closure fee	Per closure	1				1729	Y		
Υ	Traffic management - set up, hire and removal of equipment	Per closure	1			191	191	Y		
Υ	Traffic management - parking bay suspensions	Per suspension	8				742	Y		
Y	Trial hole	per excavation	2	416	832	416	832	Y		
	Other Charges									
Υ	Water Regulations compliance fee	per connection	200				16000	Y		
Υ	Pre-occupancy charge	per property	200						66	1
Υ	Wastewater connection application fee	per application	1				126		126	
Υ	Wastewater connection administration fee	per application	1		240	240	240		240	
Υ	Self-lay legal fee	per application	1						70	
	Infrastructure Charges									
Y	Infrastructure Charge - Water	per property	200				59000		295	5
Υ	Infrastructure Charge - Sewerage	per property	200	75	15000	75	15000		75	1
	Income Offset									
Υ	Income Offset - Water	per property	200	0	0	0	0		0	
Y	Income Offset - Sewerage	per property	200			0	0		0	
	TOTALS				317704		343044			12

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

cenario 1:	Single connection to a house from an ex	isting main - Essex & Su	ffolk Wate	r						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 (£)
	Pre-Construction Charges											
Υ	Application fee	per application	1	453	453	453	453		101	101		
Υ	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				
	Construction Charges											
Υ	Connection up to 2m in road	per connection	1	2309	2309	2468	2468	Y				
N	Pipework - Road surface	per metre	2	923	1846	927	1855					
N	Traffic management - 2 way lights	Per TM usage	1	353	353		353					
Υ	Meter installation	Per connection	1	128			128					
Υ	Meters	Per connection	1	45	45	45	45	Y	45	45		
	Infrastructure Charges											
Υ	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		
Υ	Environmental incentives											
Υ	Environmental component - water	Per connection	1	78	78	78	78		78	78		
Υ	Environmental component - sewerage	Per connection	N/A	N/A	N/A	N/A	N/A		N/A	N/A		
Υ	Environmental incentive - water	Per connection	1	-600	-600	-600	-600		-600	-600		
Υ	Environmental incentive -sewerage	Per connection	N/A	N/A	N/A	N/A	N/A		N/A	N/A		
	TOTALS				5634		5801			313		

Scenario 1:	Single connection to a house from an	existing main - Essex &	Suffolk \	Vater					Alternative D	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									
Υ	Application fee	per application	1	139	139	139	139		55	5
Υ	Administration fee	per application	1	222	222	222	222		42	4
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Υ		
	Construction Charges									
Υ	Connection	per connection	1	1494	1494	1655	1655			
N	Pipework - Road surface	per metre	N/A	N/A				Y		
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y		
Υ	Meters	Per connection	1					Y	41	4
	Other Charges									
Υ	Water Regulations compliance fee	per connection	1	80	80	80	80	Y	80	8
Υ	Pre-occupancy charge	per property	1	27	27	27	27		27	2
Υ	Self-lay legal fee	per application	1						70	7
	Infrastructure Charges									
Υ	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
	Income Offset									
Υ	Income Offset - Water	per property	1	0	0	0	0		0	(
N	Income Offset - Sewerage	per property	N/A	N/A	N/A				N/A	N/A
	TOTALS				2337		2498			690

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

2025/26 cost

enario 2: S	ingle connection to block of flats from an existing main - Essex & Suffolk V	Vater								Alternative I	Delivery Method	
pplicable 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 Cha (£)
	Pre-Construction Charges											
Υ	Application fee	per application	- 1	553		553			101	101	553	
Υ	Administration fee	per application	- 1	515	515	515	515		89	89	515	
Υ	Administration fee - service connection made at same time as another	per connection	9	49	438	49	438		49	438	49	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y				
	Construction Charges											
Υ	Connection up to 2m in road	per connection	1	3115	3115	3346	3,346	Υ				
N	63mm Pipework - Road surface	per metre	2	926	1851	939	1.877	Y				
N	63mm Pipework - Unmade	per metre	4	587	2347	600	2,399					
Υ	Branch service connection or manifold connection	per connection	10			566	5,659	Y				
N	Traffic management	Per TM usage	1	353	353	353	353	Y				
Υ	Meter installation	per connection	10	128	1,276	128	1,276					
Y	Meters	Per connection	10	45	450	45	450	Y	£ 45	450		
	Other Charges											
Υ	Pressure test & chlorination	per connection	1	345	345	345	345	Y				
	Infrastructure Charges											
Υ	Infrastructure Charge - Water	per property	10	600	6000	600	6000		600	6000	600	(
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A	
Υ	Environmental incentives											
Y	Environmental component - water	per property	10	78	780	78	780		78	780	78	
Υ	Environmental component - sewerage	per property	N/A			N/A	N/A		N/A	N/A	N/A	
Υ	Environmental incentive - water	per property	10			-600	-6000		-600	-6000	-600	-
Υ	Environmental incentive -sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A	
	TOTALS	,			16,274		17,993			1,858		

Scenario 2:	Single connection to block of flats from an existing main - Essex &	Suffolk Water							Alternative D	elivery Method
Applicable Charge?	item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestabl e (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)
	Pre-Construction Charges									
Υ	Application fee	per application	1	139	139	139	139		55	55
Υ	Administration fee	per application	1	222	222	222	222		42	55 42
Υ	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		
	Construction Charges									
Υ	Connection	per connection	1	2608	2608	2890	2890	Y		
Υ	Branch service connection or manifold connection	per connection	10	258	2580	329	3290	Y		
Υ	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		
Υ	Meters	Per connection	10					Y	41	410
	Other Charges									
	Water Regulations compliance fee (>32mm dia., domestic fittings)	per connection	1		80		80	Y	80	80
Υ	Pre-occupancy charge	per property	10	27	270	27	270		27	270
Υ	Self-lay legal fee	per application	1							
	Infrastructure Charges									
Υ	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
	Income Offset									
Υ	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
	TOTALS				10375		11367			

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

2025/26 cost

cenario 3: N	ledium housing development requiring new mains and comm	unication pipes (excavation and reinstat	ement by of	thers) - Ess	ex & Suffolk 1	Water				Alternative E	elivery 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		
Y	Administration fee	per connection	50						89	4455	31	156
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	177
Y	Administration fee	per application	1			1090	1090		1090	1090	1090	109
Y	Design fee	per application	1					Υ		671		
Y	Design fee	per 20 connections or part thereof	3			84		Y				
	Construction Charges - connection											
Y	Connection	per connection	50	356	17821	516	25777	Y	1			
N	Pipework	per metre	50	62	3086	66	3297	Υ				
Υ	Meter installation	Per connection	50	128	6381	128	6381	Y	1			
Υ	Meters	Per connection	50	45	2250	45		Y	45	2250		
	Construction Charges - mains											
	Connection	per connection	1	6498				N		6498		
	Pipework - construct 125 mm diameter water main - road	per metre	10	518				Y				
	Pipework - construct 125 mm diameter water main	per metre	190	88				Y				
	Pipework - construct 90 mm diameter water main	per metre	100	82				Y				
	Traffic management - highway authority closure fee	Per closure	1	At cost		At cost		Y				
	Traffic management - set up, hire and removal of equipment	Per closure	1	717								
Υ	Traffic management - parking bay suspensions	Per suspension	8	At cost		At cost		Y				
	Other Charges											
Υ	Trial hole	per excavation	1					Y	1			
	Pressure test & chlorination	pertest	3	345	1035	345	1,035					
	Infrastructure Charges											
Y	Infrastructure Charge - Water	per property	50						600	30000	600	3000
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A		
Υ	Environmental incentives											
Υ	Environmental component - water	per property	50	78	3900	78	3900		78	3900	78	390
	Environmental component - sewerage	per property	N/A						N/A	N/A	N/A	
Υ	Environmental incentive - water	Per connection	50	-600		-600	-30000		-600	-30000	-600	
Υ	Environmental incentive -sewerage	Per connection	N/A	N/A					N/A	N/A	N/A	N/
	TOTALS				77534		102443			20634		832

cenario 3: N	Medium housing development requiring new mains and com	munication pipes (excavation and rei	statement	by others)	- Essex & S	uffolk Water			Alternative [Delivery Method
pplicable Charge?	item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-Lay Rate (£)	Self-Lay Tota Charge (£)
	Pre-Construction Charges - connection									
N	Application fee	per application	N/A	N/A			N/A		N/A	1
Υ	Administration fee	per connection	50	59		59	2950		42	21
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y		
	Pre-Construction Charges - mains									
Υ	Application fee	per application	1	123	123	123	123		123	
Υ	Administration fee	per application	- 1	534	534	534	534		398	
Υ	Design fee	per application	1	378	378	378	378	Υ	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	Υ		
N	Traffic management	Per TM usage	N/A	N/A	N/A	N/A	N/A	Y		
Υ	Meters	Per connection	50					Y	41	2
	Construction Charges - mains									
Υ	Connection	per connection	1					N	3835	31
Υ	Pipework - construct 125 mm diameter water main - road	per metre	10	293	2930	304	3040	Υ		
Υ	Pipework - construct 125 mm diameter water main	per metre	190	68	12920		15200	Y		
Υ	Pipework - construct 90 mm diameter water main	per metre	100	64	6400	75	7500	Υ		
Υ	Traffic management - highway authority closure fee	Per closure	1	2176	2176	2176	2176	Y		
Υ	Traffic management - set up, hire and removal of equipment	Per closure	1	191	191	191	191			
Υ	Traffic management - parking bay suspensions	Per suspension	8	118			944	Υ		
Υ	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	4
Υ	Pre-occupancy charge	per property	50	27	1350	27	1350		27	1
Υ	Self-lay legal fee	per application	1						70	
	Infrastructure Charges									
Y	Infrastructure Charge - Water	per property	50	375	18750	375	18750		375	18
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	
	Income Offset									
Υ	Income Offset - Water	per property	50	0	0	0	0		0	
N	Income Offset - Sewerage	per property	N/A	N/A			N/A		N/A	
	TOTALS				70155		75344.6311			330

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

2025/26 cost

enario 4: M	edium housing development requiring new mains and communication	pipes (excavation and reinstatement b	y Water Com	pany) - Ess	x & Suffolk	Water				Alternative D	elivery Method	
pplicable 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			
Y	Administration fee	per connection	50	31	1566	31			89	4455		
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y				
	Pre-Construction Charges - mains											
Υ	Application fee	per application	1	1770	1770	1770	1770		1770	1770		
Y	Administration fee	per application	1	1090	1090	1090	1090		1090	1090	1090	1
Υ	Design fee	per application	1	671	671	671	671	Y	671	671		
Υ	Design fee	per 20 connections or part thereof	3	84	252	84	252	Y				
	Construction Charges - connection											
Y	Connection	per connection	50	1583	79172	1743	87129	Y				
N	Pipework	per metre	50	466	23314	470	23524	Y				
Υ	Meter installation	Per connection	50	128	6381	128	6381	Y				
Υ	Meters	Per connection	50	45	2250	45	2250	Y	45	2250		
	Construction Charges - mains											
Υ	Connection	per connection	1	6498	6498	6498		N	6498	6498		
Υ	Pipework - construct 125 mm diameter water main - road	per metre	10	518	5182	574						
Υ	Pipework - construct 125 mm diameter water main - footpath	per metre	50	518	25912	574						
Υ	Pipework - construct 125 mm diameter water main - unmade ground	per metre	140	173	24183	229						
Υ	Pipework - construct 90 mm diameter water main - unmade ground	per metre	100	167	16667	222	22248					
Υ	Traffic management - highway authority closure fee	Per closure	1	At cost		At cost		Y				
Υ	Traffic management - set up, hire and removal of equipment	Per closure	1	717	717	717	717	Y				
Υ	Traffic management - parking bay suspensions	Per suspension	8	At cost		At cost		Y				
	Other Charges											
Υ	Trial hole	per excavation	1	466	466	466		Y				
	Pressure test & chlorination	pertest	3	345	1035	345	1,035					
	Infrastructure Charges											
Υ	Infrastructure Charge - Water	per property	50	600	30000	600			600	30000	600	30
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	50	78	3900	78			78	3900	78	3
Y	Environmental component - sewerage	per property	N/A	N/A	N/A	N/A			N/A	N/A	N/A	
Υ	Environmental incentive - water	Per connection	50	-600	-30000	-600	-600		-600	-30000	-600	-30
Y	Environmental incentive -sewerage	Per connection	N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A	
	TOTALS				201.026		251.513			20.634		49

cenario 4: N	ledium housing development requiring new mains and communication	n pipes (excavation and reinstatem	ent by Wat	er Compan	y) - Essex &	Suffolk Water			Alternative D	elivery 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
Υ	Administration fee	per connection	50	59	2950	59	2950		42	210
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Υ		
	Pre-Construction Charges - mains									
Y	Application fee	per application	1	123	123	123	123		123	12
Y		per application	1	534					398	39
Υ		per application	1					Y		37
Υ		per 20 connections or part thereof	3					Υ	,	
	Construction Charges - connection									
Υ	Connection	per connection	50	727	36350	805	40250	Υ	1	
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	,	
Υ	Meters	Per connection	50					Y	41	205
	Construction Charges - mains					•				
Y	Connection	per connection	1					N	3835	383
Υ	Pipework - construct 125 mm diameter water main - road	per metre	10	293	2930	304	3040	Y	,	
Υ	Pipework - construct 125 mm diameter water main - footpath	per metre	50		14650	304	15200	Y	,	
Υ	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	1	
Y	Traffic management - highway authority closure fee	Per closure	1	2176	2176	2176	2176	Y	1	
Y	Traffic management - set up, hire and removal of equipment	Per closure	1	191	191	191	191	Y	1	
Y	Traffic management - parking bay suspensions	Per suspension	8	118	944	118	944	Y	1	
Υ	Trial hole	per excavation	1	416	416	416	416	Y	1	
	Other Charges									
Y	Water Regulations compliance fee	per connection	50	80	4000	80	4000	Y	80	400
Y	Pre-occupancy charge	per property	50	27	1350		1350		27	135
Y	Self-lay legal fee	per application	1						66	6
	Infrastructure Charges									
Y	Infrastructure Charge - Water	per property	50	375	18750	375	18750		375	1875
N	Infrastructure Charge - Sewerage	per property	N/A						N/A	N
	Income Offset									
Y	Income Offset - Water	per property	50	0	0	0	0		0	
N	Income Offset - Sewerage	per property	N/A	N/A			N/A		N/A	N/
	TOTALS	per property	19075	1907	112061		119325		1907	3305

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

2025/26 cost:

cenario 5: L	arge housing development requiring new mains and commun	cation pipes (excavation and reinstate	ement by c	thers) - Ess	sex & Suffolk V	Vater				Alternative De	elivery Method	
Applicable Charge?	ltem	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								<u>'</u>			
N	Application fee	per application	N/A	N/A	N/A	N/A	N/A		N/A	N/A		
Υ	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				
	Pre-Construction Charges - mains											
Y	Application fee	per application	- 1	1770	1770	1770	1770		1770	1770	1770	177
Y	Administration fee	per application	1	1090		1090			1090	1090	1090	109
Υ	Design fee	per application	- 1	671	671	671	671	Y	671	671		
Υ	Design fee	per 20 connections or part thereof	10	84	839	84	839	Y				
	Construction Charges - connection											
Υ	Connection	per connection	200	356	71282	516	103109	Y				
N	Pipework	per metre	200	62		66	13187	Y				
Y	Meter installation	Per connection	200	128	25,526	128	25,526					
Υ	Meters	Per connection	200	45	9,000	45	9,000	Y	45	9000		
	Construction Charges - mains											
Υ	Connection	per connection	- 1			7419		N	7419	7419	7419	741
Υ	Pipework - construct 180 mm diameter water main - road	per metre	20	571		667		Y				
Υ	Pipework - construct 180 mm diameter water main	per metre	100	140	14007	236		Υ				
Υ	Pipework - construct 125 mm diameter water main	per metre	480	88		144						
Υ	Pipework - construct 90 mm diameter water main	per metre	400	82		138	55007	Y				
	Traffic management - highway authority closure fee	Per closure	1	At cost		At cos		Y				
	Traffic management - set up, hire and removal of equipment	Per closure	1	717		717						
Υ	Traffic management - parking bay suspensions	Per suspension	8	At cost		At cos	t	Y				
	Other Charges											
Υ	Trial hole	per excavation	2			466		Y				
	Pressure test & chlorination	pertest	6	345	2071	345	2,071					
	Infrastructure Charges											
Υ	Infrastructure Charge - Water	per property	200	600	120000	600	120000		600	120000	600	12000
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A	N
	Environmental incentives											
Υ	Environmental component - water	per property	200	78		78			78	15600	78	1560
Υ	Environmental component - sewerage	per property	N/A	N/A		N/A			N/A	N/A	N/A	N
Υ	Environmental incentive - water	Per connection	200	-600		-600			-600	-120000	-600	-12000
Υ	Environmental incentive -sewerage	Per connection	N/A	N/A		N/A			N/A	N/A	N/A	N
	TOTALS				255,772		349,057			53,371		258

ocenario 5	: Large housing development requiring new mains ar	nd communication pipes (excav	ation an	d reinstate					Alternative D	
oplicable Charge?	ltem	Unit	Qty	Rate (£)	Total Charge (f)	Barrier Pipe Uplift/Rate (f)	Barrier Pipe Total Charge (f)	Contestabl e (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charg (£)
	Pre-Construction Charges - connection									
N	Application fee	per application	N/A		N/A	N/A	N/A		N/A	- 1
	Administration fee	per connection	200		11800	59	11800		42	84
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Y		
	Pre-Construction Charges - mains									
Υ	Application fee	per application	1	123	123	123	123		123	
Y	Administration fee	per application	1	534	534	534	534		398	
Y	Design fee	per application	1	378	378	378	378	Y	378	3
Υ	Design fee	per 20 connections or part thereof	10	81	810	81	810	Y		
	Construction Charges - connection									
Υ	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					Y	41	82
	Construction Charges - mains									
Y	Connection	per connection	1					N		52
Υ	Pipework - construct 180 mm diameter water main - road	per metre	20		7240	381	7620	Y		
Y	Pipework - construct 180 mm diameter water main	per metre	100		10300	121	12100	Y		
	Pipework - construct 125 mm diameter water main	per metre	480		32640		38400	Y		
Y	Pipework - construct 90 mm diameter water main	per metre	400		25600	75		Y		
Υ	Traffic management - highway authority closure fee	Per closure	1	2176	2176	2176	2176	Y		
Υ	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		944	118		Y		
Υ	Trial hole	per excavation	2	416	832	416	832	Y		
	Other Charges									
Y	Water Regulations compliance fee	per connection	200		16000	80		Y		
	Pre-occupancy charge	per property	200	27	5400	27	5400		27	
Υ	Self-lay legal fee	per application	1						70	
	Infrastructure Charges									
Υ	Infrastructure Charge - Water	per property	200	375	75000	375	75000		375	750
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	
N	Income Offset - Sewerage	per property	N/A		N/A	N/A	N/A		N/A	
										119

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

2025/26 cost

ario 6: Large housir	ng development requiring new mains and communication pipes	(excavation and reinstatement by Wa	ter Company) - Essex &	Suffolk Water					Alternative Deli	very Method	
plicable Charge?	Item	Unit	Qty	Rate (£)		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	200	31	6265	31	6265		89	17821		
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	17
Y	Administration fee	per application	- 1	1090	1090	1090	1090		1090	1090		10
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				
	Construction Charges - connection											
Y	Connection	per connection	200	1583	316.688	1743	348.514	Y				
N	Pipework	per metre	200	466	93.254	470	94.096	Y				
Y	Meter installation	Per connection	200	128	25,526	128	25,526					
Ÿ	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	64
Y	Pipework - construct 180 mm diameter water main - road	per metre	20	571	11,423	667	13,341	Y				
Υ	Pipework - construct 180 mm diameter water main - footpath	per metre	100	571	57,116	667	66,705	Y				
Y	Pipework - construct 125 mm diameter water main	per metre	480	173	82,914	229	109,699	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				
	Pressure test & chlorination	pertest	6	345	2071	345	2,071					
	Infrastructure Charges											
Υ	Infrastructure Charge - Water	per property	200	600	120000	600	120000		600	120000	600	1200
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	N/A		1
	Environmental incentives											
Y	Environmental component - water	per property	200	78	15600	78	15600		78	15600	78	156
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	200	-600	-120000	-600	-120000		-600	-120000		-1200
Y	Environmental incentive -sewerage	Per connection	N/A	N/A	N/A	N/A	N/A		N/A	N/A		-1200
					699.039		792.324			52.450		249

nario 6: Large hous	ng development requiring new mains and communication pipes (excavation and reinstatement by Water Company) - Essex & Suffoik Water							Alternative Delivery Method		
pplicable 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	
Υ	Administration fee	per connection	200	59	11800	59	11800		42	
N	Design fee	per application	N/A	N/A	N/A	N/A	N/A	Υ		
	Pre-Construction Charges - mains									
Y	Application fee	per application	1	123	123	123	123		123	
Y	Administration fee	per application	1		534	534	534		398	
Υ	Design fee	per application	1	378	378	378	378	Υ	378	
Υ	Design fee	per 20 connections or part thereof	10	81	810	81	810	Y		
	Construction Charges - connection									
Υ	Connection	per connection	200	727	145400	805	161000	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		
Υ	Meters	Per connection	200					Υ	41	
	Construction Charges - mains									
Υ	Connection	per connection	1					N	5219	
Υ	Pipework - construct 180 mm diameter water main - road	per metre	20		7240	381	7620	Y		
Υ	Pipework - construct 180 mm diameter water main - footpath	per metre	100	103		121	12100	Y		
Υ	Pipework - construct 125 mm diameter water main	per metre	480	68	32640	80	38400			
Υ	Pipework - construct 90 mm diameter water main	per metre	400	64	25600	75	30000			
Υ	Traffic management - highway authority closure fee	Per closure	1		2176	2176	2176			
Υ		Per closure	1		191	191	191			
Υ	Traffic management - parking bay suspensions	Per suspension	8		944	118	944			
	Trial hole	per excavation	2	416	832	416	832	Y		
	Other Charges									
Υ	Water Regulations compliance fee	per connection	200	80	16000	80	16000	Y	80	
Υ	Pre-occupancy charge	per property	200	27	5400	27	5400		66	
	Self-lay legal fee	per application	1						70	
	Infrastructure Charges									
Υ	Infrastructure Charge - Water	per property	200			375	75000		375	
N	Infrastructure Charge - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	
	Income Offset									
Υ	Income Offset - Water	per property	200	0	0	0	0		0	
N	Income Offset - Sewerage	per property	N/A	N/A	N/A	N/A	N/A		N/A	
	TOTALS				335368		363308			