



South Staffs Water

# Wholesale – Developer Services Charges

2017 - 2018

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# Water Infrastructure Charges

Water infrastructure charges are payable whenever a new or additional supply is required. They contribute towards the expenditure in providing enhancements to the local distribution system, which are necessary to meet the increased demands imposed by new or additional connections to our water supply system. They are payable for both household and non-household properties.

## *Charges*

In accordance with conditions 'C' and 'D' of the Licence, we will make a water infrastructure charge in respect of the connection to the water supply provided by us to premises that require an additional connection or increased size of supply for domestic purposes by a water undertaker or by any other authority or body which at that time provided supplies of water in the course of carrying out functions under any enactment. There is also a liability to pay sewerage infrastructure charges, which we collect on behalf of Severn Trent Water Ltd.

A standard water and sewerage infrastructure charge is due when a connection is provided for household purposes to a standard domestic dwelling.

Water infrastructure charge (standard)	£365.45
Sewerage infrastructure charge (standard)	£365.45

In calculating charges, when a site is redeveloped or a building converted, a credit will be given for the number of premises that used water for domestic purposes during the five years prior to application.

For non-household premises where the connection is larger than 32mm, the infrastructure charge will be a multiple of the standard charge. This multiple is calculated by taking the loading units of the water fittings to be installed within the premises and dividing this by the loading units of a standard household premises. The relevant multiplier will be used to calculate the infrastructure charges where properties are subject to a common billing agreement.

Example: A standard household premises has 24 loading units. Hence, if a premises has 48 loading units then the infrastructure charge is twice the standard charge. The loading unit values of various fittings are given in the table overleaf:

<b>Water Fitting (including reference to plumbing, outlet, dedicated space or planning for such fittings)</b>	<b>Loading Units (L.U.s) (i)</b>	<b>No. of each fitting (ii)</b>	<b>Total (i) x (ii)</b>
WC flushing cistern	2		
Wash basin in house	1.5		
Wash basin elsewhere	3		
Bath (tap nominal size 20mm)	10		
Bath (tap nominal size larger than 20mm)	22		
Shower (does not include power showers)	3		
Sink (tap nominal size 20mm)	3		
Sink (tap nominal size larger than 20mm)	5		
Spray tap (e.g. spring loaded tap, lever operated tap and any similar tap designed for economy of flow)	0.5		
Domestic appliances (e.g. dishwasher, washing machine and waste disposal in house)	3		
Bidet	1.5		
Communal / commercial appliance (e.g. dishwasher, washing machine and waste disposal elsewhere other than in a domestic dwelling)	10		
Any other fitting or outlet (including a tap, excluding a urinal or water softener)	3		

Total Loading Units:- \_\_\_\_\_ (A)

Relevant Multiplier (RM) \_\_\_\_\_ (A) / 24 \_\_\_\_\_ (B)

Water Infrastructure Charge (B) x £365.45

Sewerage Infrastructure Charge \_\_\_\_\_ (C) x £365.45 \_\_\_\_\_

No infrastructure charges are applicable to fire supplies.  
VAT may be applicable on some or all of the above charges.

Where there is a dispute concerning the application of the relevant multipliers, the customer may approach Ofwat for a determination.

## ***Payment***

The water infrastructure charge shall be payable to us at the time of such connection by the person requesting or effecting connection or, at our discretion, by the person for whom the connection is provided or made.

In the case of a connection to such a water supply of a building or part of a building that is occupied as a dwelling house immediately before the connection is made, the person requesting the connection may alternatively pay the water infrastructure charge due in that respect either:

- In full within 28 days of the connection being made; or
- Subject to giving us such undertakings as it may reasonably require, by twelve equal annual

instalments on the basis that we will recover on the last day of the fifth calendar month following the end of the month during which the connection was made (“the payment date”) and on the succeeding eleven anniversaries of the payment date, an amount equal to the aggregate payments which we would have to make by way of interest and repayments of capital if the amount of the water infrastructure charge due had been borrowed by us on the day the connection was made on terms:

- Requiring interest to be paid and capital to be repaid in twelve equal annual instalments on the payment date and its eleven succeeding anniversaries; and
- Providing for the amount of the interest to be calculated at such rate, and in accordance with such other provisions as may have been determined either by the Company with the approval of Ofwat or in default of such a determination, by Ofwat.

## **Building Water Charges**

### ***Household***

These charges will be based upon the metered service charges. In addition, a supply connection charge will be levied if new connection is required.

### ***Other Construction Work***

In respect of water supplied by us for the purposes of building (other than the building of household premises and other premises where the supply arrangements are the same as for households) or for the purposes of civil engineering works, the Company will make a charge to the person supplied. In the event of there being any doubt or disagreement as to the category of charge to be applied in any particular case as above, our decision shall be final.

Provided that at the option of the Company or of the person requiring the supply, water may be supplied by the Company for any building or civil engineering purposes by meter, subject to the Terms and Conditions for the time being specified by the Company and, in that event, the charges for the supply shall be made in accordance with the provision for metered water charges.

## **Water Service Installation Charges**

We make a charge for providing new water mains and connections to our water distribution system for new buildings. A charge could also apply where existing properties are converted or enlarged.

We welcome early discussion with developers and property owners to help plan the layout of water mains and connections.

Because each development or conversion is different, we must see site plans and details. We can then give a fixed price quotation.

Call 0845 34 51 399 for a copy of ‘A Developer’s Guide — How to get connected’ or visit our website: [http://www.south-staffs-water.co.uk/your\\_business/new\\_connections.asp](http://www.south-staffs-water.co.uk/your_business/new_connections.asp)

Charges are revised from 1 April each year, but may be reviewed during the year.

## **Requisitioning Charges**

Requisitioning is when a developer asks us to provide new water mains and supply connections to a

site that currently does not have a public water supply. This then allows the developer to connect the development direct to our supply system. Each development and location is different. Requisition charges for individual schemes are based on information given by the developer.

The financial conditions for providing water mains for domestic use are set out in Section 42 of Part II of the 1991 Act. The conditions call for financial commitment from the developer for up to 12 years following the provision of the mains.

Alternatively, we may agree to a payment of a single non-returnable contribution or “commuted-sum”.

Another option available to developers is for them to choose their own contractor to carry out the work. This is known as ‘self lay’. A Code of Practice for the self-laying of water mains has been developed by the water industry to set out the processes for undertaking self-laying of water mains by developers. Additionally water suppliers are required to produce their own company specific requirements or self lay policy as an addendum to the Code. Developers considering a self lay can contact the Developer Services team for a copy of our current self lay policy and an application pack. Alternatively information can be found by visiting our web site.

<http://www.south.staffs-water.co.uk/yourbusiness/newconnections.asp>. Documents include a statement of charges.

## Connection Charges

The connection charge relates to the cost of bringing the water from the local distribution main to the boundary of the public highway or edge of easement strip where the highway is unadopted.

The charge normally includes the provision of the main stop tap, meter and the connection to the water main. It also covers the cost of making good any public road or footpath.

The Company will meter all new properties, which will be provided through an independent service pipe.

All types of new/replacement service connections and separation of supplies are charged in advance, on the basis of a standard price quotation confirmed in writing and issued by the Company’s Developer Services Team. The quotations detailed below are based on the Company’s fixed price charging scheme and the provision of a standard 25mm diameter supply up to 12m in length. Premises having a standard connection will pay metered water charges (where applicable) at the standard tariff rate.

Vacant and void properties may not be re-connected to our public water supply network during mains rehabilitation (replacement) if the property has not been in charge in the last three years. Should the customer require a void property to be reconnected then connection charges as detailed below would apply.

For non standard connections and individual quotation will be supplied in writing by the Developer Services team. The quotation takes into account the following:-

- Size and length of connection
- Traffic management and permit requirements
- Connection has to be made outside normal working hours or there are difficult conditions
- Type of ground

Quotations for standard and non-standard connections are valid for the charging period in which the quote issued. The company’s current charging period is April to March.

If you are unhappy with connection charges please contact the Developer services team once work has been completed. We will then review charges and issue a refund in the event of an over payment, or invoice for addition charges dependant on outcome of review.

Description of Works	Connection Charge*	Abortive Visit*
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Unmade / Site ground		
Single connection up to 4 metres	£348	£191
Single connection over 4 metres and up to 12 metres (Duct pre installed)**	£479	£319
Twin connection up to 4 metres	£510	£191
Twin connection up to 12 metres (Duct pre installed)	£644	£319

Footpath only		
Single connection up to 4 metres	£617	£446
Twin connection up to 4 metres	£782	£446

Footpath and Road		
Single connection up to 4 metres	£749	£573
Single connection up to 8 metres	£1,078	£892
Single connection up to 12 metres	£1,604	£892
Twin connection up to 4 metres	£913	£573
Twin connection up to 8 metres	£1,246	£892
Twin connection up to 12 metres	£1,771	£892

Unmade / Site ground - Contaminated		
Single connection up to 4 metres	£405	£191
Single connection up to 12 metres (Duct pre installed)	£561	£319
Twin connection up to 4 metres	£629	£191
Twin connection up to 12 metres (Duct pre installed)	£797	£319

Footpath only – Contaminated		
Single connection up to 4 metres	£676	£446
Twin connection up to 4 metres	£903	£446

Footpath and Road – Contaminated		
Single connection up to 4 metres	£807	£573
Single connection up to 8 metres	£1,138	£892
Single connection up to 12 metres	£1,689	£892
Twin connection up to 4 metres	£1,034	£573
Twin connection up to 8 metres	£1,370	£892
Twin connection up to 12 metres	£1,929	£892

\*Charges have been frozen until 30th September 2017. Following review of our contract provider costs from 1st October 2017 these charges will be updated.

\*\*Site connections greater than 4 metres in length shall require a 90mm duct crossing any road surface and terminating at the required location of the boundary box. The duct shall be provided and installed at 750mm depth by the developer prior to any works taking place.

Where we have scheduled a team to make a connection but on arrival we are unable to undertake works due to access, health and safety issues or failure to comply with the conditions for connection an abortive visit charge will be administered.

<b>Charging for New Development Quotes</b>		
<b>The below charges relate to the processing of new supply applications which involve the laying of a communication pipe to the boundary but do not involve any mainlaying.</b>		
Applications requesting size-for-size replacement connections or for a single separation of an existing shared supply with a standard 25mm connection.	No fee	
Standard applications (25mm diameter) for up to and including 6 connections household/non-household connections/property conversions.	£70	
Standard application <u>BUT</u> for more than 6 properties.	£137	
Non-standard applications (greater than 25mm diameter) for up to and including 6 connections non-household/fire fighting connections.	£105	+ VAT
Non-standard application <u>BUT</u> for more than 6 properties.	£206	+ VAT

<b>Charging for Mains Diversions Quotes</b>		
<b>The below charges relate to the provision of a design and estimate for a mains diversionary scheme.</b>		
A minimum charge is payable in advance for enquiries relating to mains diversions. This fee covers an initial feasibility investigation and the production of a design and estimate of any main diversion requirements.	£292	+ VAT
<b>Please note that in the instances of complex mains diversionary work a higher charge may be quoted to reflect the additional evaluation work required.</b>		
A charge is payable for an amendment to valid quotes.	£70	+ VAT
<b>Expired quotes will be reworked and charged at the rates detailed above.</b>		

#### **Consumption monitoring of major new sites**

For developments exceeding 300 properties, the Company reserves the right to charge for the installation of a new meter chamber, a meter and associated logging equipment for the new development site. This equipment is required to monitor the consumption data in the new development area to ensure that adequate provision is made to monitor and identify any subsequent leakage levels in the area. The charge will be at cost, plus the usual overhead allowance.



## Miscellaneous charges

### Site Inspections

Where we are unable to inspect your pipework, fittings and/or meter installation on a pre-arranged date as a direct result of your refusal to give a reasonable appointment or to cancel and appointment without giving us 24 hours' notice	74.46
Failed Water Regulations Inspection – per additional visit	74.46

### Flow and Pressure Tests

Repeat flow and pressure test at household premises (the first test is free of charge – subsequent tests are charged at the rate quoted here)	£105
Flow and pressure test at non-household premises	£131

### Provision of Information

Copy of a network plan only	£52
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### Stop tap installation charge

Stop tap installation charge	
When a customer has renewed their supply pipe on a premises and request a connection to the exiting supply pipe, we will make a charge	180.00

### Miscellaneous

Credit card administration fee	0.955% Visa 0.985% MasterCard
Water for building/construction work – where a metered supply is not available	94.62
Temporary isolation of supply at customer's request	65.28