

New Connections Charging

1 April 2018 to 31 March 2019

SEVERN
TRENT

About this document

This Charging Arrangement Document is relevant to all of our customers and defines the way that Severn Trent will charge for all aspects associated with new developments and new connections for water and sewerage. It has been developed in line with both the guidance from the Department for Environment Food and Rural Affairs (Defra¹) to The Water Services Regulation Authority (often known as Ofwat) and with the charging rules set out by Ofwat².

Throughout this document, the term “developer” refers to all of our customers who are building and developing properties. It sets out the process that our customers need to follow to get a new connection onto Severn Trent’s water and/or sewer network and helps you to make an informed choice as to who completes the work.

This document is in 5 sections so you can go to the section(s) relevant to you.

Sections in this document

In here we'll tell you about		
Section 1	Introduction	<ul style="list-style-type: none">• The background to new connections charging and the purpose of this document• Details on value added tax (VAT)
Section 2	Competition in connections	<ul style="list-style-type: none">• Details of different providers who can complete connections work• The type of work that only Severn Trent can complete, known as non-contestable works, and those works that we will allow all other providers, such as self lay providers (SLPs), New Appointments and Variations (NAVs) and third party contractors to complete, known as contestable works• How we'll adopt, and take ownership of, any pipework that a SLP or contractor lays on our behalf
Section 3	The connections process	<ul style="list-style-type: none">• The process for a new water and sewer connection• How you need to apply for a new connection• What you'll need to do if you accept our charges• How long we estimate it will take to complete the connection works
Section 4	Charging Arrangement: Principles	<ul style="list-style-type: none">• The principles we have used to determine the charges for providing a connection• The charges for making a connection to our water and sewer network• The charges considered to be for contestable and non-contestable works
Section 5	Examples of connection charges	<ul style="list-style-type: none">• We'll share with you some examples of new water and sewer connections so you'll be able to see how the charges in your offer will look

¹ Defra sets out its guidance on charging to Ofwat in documents published in January 2016: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/496044/charging-guidance-ofwat-2016.pdf; and https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/575368/ofwat-charging-guidance-sewerage-connection-charges.pdf

² Published by Ofwat in August 2017 and available at: <https://www.ofwat.gov.uk/wp-content/uploads/2017/08/Charging-rules-for-new-connection-sewices-English-undertakers.pdf>

Charging Year

This Charging Arrangement Document shows those new connections charges for the year 1 April 2018 to 31 March 2019.

What this Charging Arrangement doesn't cover

This Charging Arrangement Document doesn't cover those services for:

Disconnections

We know that you may need to disconnect the water supply into a property, either temporarily or permanently. Therefore it's important to understand the different options available so you don't suffer any unnecessary costs. Take a look at [disconnections](#) on our website for more information.

Connections to substantially altered properties

If you've altered your home or business premise, or plan to do so in the near future, it's important you let us know. Take a look at our [website](#) for more information or give us a call us on 03457 500 500.

Replacement pipework for a lead supply

If you've found lead pipework in your home you'll need to speak to an [approved plumber](#) to find out how much it will cost you to replace it, but subject to [certain conditions](#) we'll replace the lead water pipe up to your property boundary for free. For further information please read our [replacing an existing supply](#) page on our website.

Key definitions

The definitions used throughout this document are shown in the Glossary of Terms see page 63.

Any questions

If you have any questions about this Charging Arrangement Document please call the developer services team on 0800 7076600.

Section 1 Introduction

Here at Severn Trent developer services, we interact with different customers who need a new water or new sewer connection. We have customers who may only use our services once, or builders who may build houses on a smaller scale. Alongside these, we have national building companies, widely known as “developers”, who build houses on a much larger scale, self lay providers (SLPs) - who do construction work on behalf of those developers - and New Appointments and Variation (commonly known as NAVs). A New Appointment is when Ofwat appoints a company to provide water and/or waste water services to a specific geographic area and a variation is where an existing appointed company is allowed by Ofwat to extend its supply area.

Ofwat have introduced [charging rules](#) for new connections which provides Severn Trent with an exciting opportunity to develop new connections charges for new water and sewer connections from 1 April 2018. This gives our developers greater predictability than ever.

We’ve built our new connections charges with four principles in mind:

- 1. Stable and predictable charges**
We recognise that our developers value stable and predictable charges so throughout this document we have published - where applicable - fixed charges for water and sewer connections which should allow a developer to work out a reasonable estimate
- 2. Transparent and customer focused charging**
We’ve published, where possible, fixed charges and defined how we’ve calculated these charges, enabling our developers to make a reasonable estimate for the charges that need to be paid for water and sewer connections
- 3. Fairness and affordability**
To ensure all developers get a fair deal, both now and in the future we’ve developed our charges so that they do not discriminate between our different developer customers - self-lay providers (SLPs), New Appointments and Variations (NAVs) national developers, smaller house builders and individual customers. Our new connections charges apply to all our developer customers, regardless of the number of properties connected to our network. We’ve engaged with our different types of customers to ensure market acceptability for our proposed charges
- 4. Environmental protection**
Our infrastructure discount scheme encourages developers to build sustainable properties which save water and reduce the amount of surface water going into the public sewer

How our charges have changed

Historically, we’ve provided our developers with a bespoke charge for each development scheme – whether small or large - and when the connection work was completed we’d reconcile the connection charges against the actual costs for doing the connection work.

From 1 April 2018, we’re changing the way we’re providing our developers with the charges for their new connections work. We’ve recognised that for a minimum scheme, or **standard scheme**, we can simplify our charges. We’re therefore publishing as many fixed charges as possible for new water and sewer connections, giving our developers stable and predictable charges when developing and building properties.

For an enhanced scheme, or **non-standard scheme**, we may provide a mixture of fixed charges and bespoke charges, or solely bespoke charges, to meet a developer’s needs. These are explained in Section 4.

If you’re a developer who’s planning a one-off water or sewer connection, you won’t see much change – other than that we’ve now published all of our charges in Section 4. If you’re a developer who uses

our services more regularly, you'll see a marked difference in the way we charge for on-site works. Again, these charges are explained in more detail in Section 4.

Most of this document refers to the charges for **domestic usage**. However, if a property is being built for **commercial use** there may be a need for a non-domestic supply and trade effluent discharge. In these circumstances we'll look to use our new charging framework where possible, but where this isn't possible we'll provide bespoke charges.

New connections, approvals and adoptions

If you need water into your property you'll need to apply to Severn Trent for a new water connection.

If you're planning to discharge anything other than domestic waste into a drain or sewer that's connected to a public sewer, you'll need to apply to us obtain our approval, to connect and to assess the flows being discharged to see if a trade effluent consent is required.

Likewise, if you're planning to build new homes on a development site you'll probably need a new water main so that you can get clean water into the site and a new sewer for taking away the waste water and sewage – some of which will be adopted by Seven Trent.

It's therefore essential you identify which type of connection, approval or adoption you need before applying so it meets your development needs. As we offer several connection types, we've colour coded them in the table below and throughout this document, so you can navigate to the section(s) relevant to you.

Connection, approval or adoption type	Why you might need this connection, approval or adoption	The legal bit
Pre development enquiry	If you need to better understand the requirements for supplying your new development with water, sewerage supplies, or both, you can send us a development enquiry before making a full application.	N/A
Self lay – point of connection enquiry	If you need to better understand the water capacity requirements for a new development you can send us a point of connection enquiry before making a full application.	Self Lay Code of Practice
Water main - requisition	Most new development sites where new properties are being built will need a new water main which we'll then connect to our existing water network. The new main will serve the site, and each property will then be connected to the new main via its own individual service pipe.	This is a water connection under Sections 41,51A and 55 of the Water Act 1991
Water main – self lay	Most new development sites where new properties are being built will need a new water main and a developer can choose their own contractor to do the work - known as self-lay provider . We'll connect the new water main to our existing water network and then take over responsibility for (adopt) the self-laid pipes. The new main will serve the site, and each property will then be connected to	This is a water connection under Sections 41,51A and 55 of the Water Act 1991

	the new main via its own individual service pipe.	
Diversion of a water asset	If you identify a Severn Trent owned water asset within your development site that affects you developing properties and needs to be moved, you'll need to apply for it to be diverted.	This is a water diversion under Section 185 of the Water Act 1991
Water service connection	If you're building a new home or renovating an existing home, you're most likely to need a new water service connection. Likewise you'll need a water service connection if you need a temporary supply, an agricultural supply or if you're splitting an existing shared supply	This is a water connection under Sections 45 and 55 of the Water Act 1991
Large diameter water service connection	Where you've recognised that your flow rates need a larger water connection, for example a new block of flats or hotel you're most likely to need a new large diameter water service connection.	This is a water connection under Sections 45 and 55 of the Water Act 1991
Sewer requisition	A developer may ask Severn Trent to lay a sewer or lateral drain. Most commonly a requisition is used when the location of the sewer or lateral drain needs to be laid within third party land	This is a sewer requisition under Section 98 of the Water Act 1991
Diversion of a sewer asset	If you identify a Severn Trent owned sewer asset within your development site that affects you developing properties and needs to be moved, you'll need to apply for it to be diverted.	This is a sewer diversion under Section 185 of the Water Act 1991
Sewer adoption	If a developer wants the sewer network within a development site to be adopted by Severn Trent, a formal Agreement will need to be completed to ensure the design and construction meets with our standards.	This is a new sewer adopted under S104 of the Water Industry Act 1991
Sewer connection	If you are developing houses on a new site, building a one-off home, or altering an existing property that increases the flows into a new or an existing connection you'll need to apply for approval.	This is a sewer connection under Section 106 of the Water Act 1991
Post sewer adoption	If your property is already connected to a private sewer network and you'd like Severn Trent to consider adopting the pipework.	This is an existing sewer adopted under S102 of the Water Industry Act 1991
Post water main adoption	If your property is already connected to a private water network and you'd like Severn Trent to consider adopting the pipework.	This is a water connection under Sections 41,51A and 55 of the Water Act 1991
Build over agreement	If you have a public sewer on your development site and are making changes to an existing building that may affect that sewer e.g. building an extension, we may in some cases give you permission to build over it.	Building Regulations, under Approved Doc H

You can find out more about our new connection process in Section 3.

Value added tax

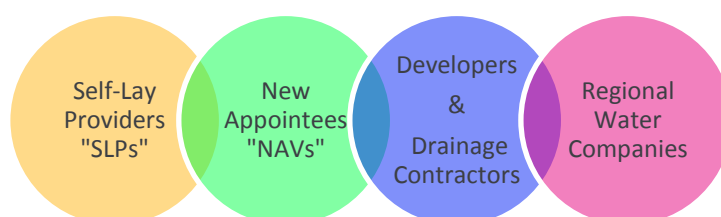
Where we have shown charges as being exclusive of value added tax (VAT) we'll add VAT, if applicable, at the appropriate rate.

Broadly the VAT liability of our charges for water connections and mains requisitions is determined by the type of properties that will be connected to our networks. For example, if you have a new housing development and wish to requisition a new water main that will be used to connect houses during the course of their construction, our charges will be zero rated for VAT purposes. Whereas our charges for laying mains and making connections to existing properties, or commercial properties, will be subject to VAT at the standard rate of 20%. In addition, certificated VAT reliefs may apply to charges for the connection of certain residential or charitable properties and a reduced VAT rate of 5% applies to certain properties that are being renovated or converted for residential use.

Section 2 Competition in connections

In this section we'll tell you about the different providers who can compete for new connections work, those works that are contestable and non-contestable and the adoption process.

We recognise that the market for new infrastructure for water and waste water is open to competition. When a developer needs a new water or sewer connection they can choose to get a quotation, or estimate, for the connection charges from any, or all, of the providers below. This means the developer can choose the most appropriate cost and delivery mechanism to meet the development needs.



These are in no particular order of preference, but a developer can choose:

- **Severn Trent Water** to complete the works for water and/or sewer connections, for example lay a new water main, divert a sewer, complete a water service connection, and so on
- A **Self Lay Provider** (SLP) to complete the works for water and sewer connections

Primarily a SLP completes the works for water mains laying and service connections and to do this, they are required to be accredited by [Lloyd's Register](#) under the [Water Industry Registration Scheme](#) (WIRS) and a list of WIRS accredited contractors can be found [here](#). When a SLP gives a quotation, or estimate, of its charges to a developer it will include the charges of any **non-contestable** works that Severn Trent will be doing. If the SLP has asked Severn Trent to complete some **contestable** works these will also be included in the quotation or estimate. Those works defined as contestable and non-contestable are shown on the next page.

The SLP must lay the water and sewer pipework (known as the "asset") to the same standards as those required by Severn Trent. On satisfactory completion of the works, the assets are adopted by Severn Trent and form part of our network. Following a maintenance period (currently 12 months) we'll then be responsible for the future maintenance of the assets.

- A **drainage contractor** working on behalf of the developer to complete the on-site works and/or sewer connections. A drainage contractor can lay the sewer pipework and as a minimum these need to meet Building Regulations and Severn Trent's adoption requirements. When connecting to our sewer network the work will need to be approved prior to the connection and be inspected and signed-off as acceptable.

Assets which are offered to Severn Trent for adoption must be designed and constructed to meet the water industry's standards. For most works, these can be found in the Water UK/WRC publication, Sewers for Adoption (SFA) 6th or 7th Edition and any Severn Trent Addendum. A formal Agreement will also need to be completed.

On completion of all works, and subject to meeting our requirements, the ownership of the asset legally transfers to us following a maintenance period (currently 12 months). After this time we take on the responsibility for their operation and future maintenance.

You can order a copy of Sewers for Adoption 6th or 7th Edition from one of the following:

- www.webookshop.com
- email - publications@wrcplc.co.uk
- telephone - 01793 865012

There is a charge for each publication.

- **A New Appointment and Variation (NAV)** to complete the works for water and sewer connections

A developer can apply to a NAV to lay the water and sewer pipework for a development site. When the developer chooses this route the NAV applies to our regulator, Ofwat, for an inset appointment and, if approved, the NAV becomes the local water and/or sewer company for the area of the development and is responsible for the operation and future maintenance of the assets it provides within the area of the inset appointment.

A NAV can apply directly, or on behalf of a developer, to Severn Trent for water and sewer connections. This will generally consist of connections from the site boundary to our existing network and is known as “bulk supply” arrangement for the water supply.

You can find our bulk water supply tariff for our NAVs in our [Wholesale Scheme of Charges](#)

To find out more about NAVs - take a look at [Ofwat's process](#) and [Ofwat's website](#).

Contestable and non-contestable works

Self lay providers, you as the developer, or your third party contractor, can complete work and activities that are referred to as **contestable**. All contestable works carried out in relation to supplying potable water must be carried out by an entity with WIRS accreditation, the new charging rules will mean that some of the terms used in the latest [Self Lay Code of Practice](#) (the Code) will need to be updated. However, the Code will remain the definitive reference document for contestable and non-contestable works.

Non-contestable works in the design and construction of water mains and service connections

Those **non-contestable** works that can only be completed by Severn Trent, for the design and construction of water mains and services, are shown in the table below.

Design

1. Design work for network reinforcement and enhancement
2. Sizing of pipes

Design approval

3. Approving on-site water distribution systems designs, except where self-certification arrangements are in place

Installation

4. It is expected that network reinforcement work will normally be undertaken by Severn Trent, except where we request a developer or SLP to oversize the assets they're providing to allow for later development
5. Network reinforcement, or diversion works, whose construction heightens the risk of damage to existing water distribution systems or interrupting supplies to existing customers – see note below
6. Network reinforcement which is provided for a general area or as part of our investment programme
7. Mains connections that involve heightened risk to existing assets or could affect supplies

to existing customers – see below

8. Serving notices for land entry and negotiation with third party landowners and occupiers

9. Source of water connections to an existing Severn Trent asset

10. Service connections larger than 63mm diameter, except where the connection is to be constructed as part of main laying works

11. Service connections less than 63mm on existing mains where the water company assess that the condition of the main or the material heightens the risks to existing assets or could affect supplies to existing customers – see below

Decommissioning

12. Decommissioning redundant mains following a diversion

Heightened risk of damage to an existing Severn Trent asset or interruption of supply to existing customers

Severn Trent can restrict all other providers from completing works when we assess that the construction works significantly either heightens the risk of damage to our existing assets or the works interrupts the supplies to our existing customers. Allowing any provider to complete such work may be subject to accreditation requirements and controls specified in the terms offered in our quote.

Water sampling

When an accredited SLP carries out a water sampling and a quality test on a newly laid water main they must comply with the sampling procedures detailed in Severn Trent's full SLP design manual. Testing must be completed by a UKAS accredited laboratory.

Anyone having a service connection of 63mm or greater will need to supply valid sampling and pressure testing certificates, e.g. a NAV having a large diameter connection into a development site.

Water and sewer diversion

When other providers have the necessary permissions to complete diversion work this may be considered as contestable work provided that completing this work does not significantly either heighten the risk of damage to our existing assets or interrupt the supplies to our existing customers.

The connection of diversions into our network systems and the decommissioning of diverted water mains are considered to be non-contestable works as they are likely to affect supplies to our existing customers. However, in certain circumstances, we may allow them to be contestable works.

Non-contestable works in the design and construction of sewers and sewer connections

Sewerage networks can be highly responsive to weather conditions or be affected by intermittent discharges of trade effluent. This means particular risk control measures are necessary when carrying out connections work and, in a minority of cases, Severn Trent may need to carry out some sewer connection work as part of controlling such risks.

We'll consider all reasonable requests to allow an accredited developer, or their chosen contractor, to complete non-contestable works, although these initially may be on a trial basis.

Non-contestable works that can only be completed by Severn Trent, for the design and construction of sewers, are shown in the table below.

Design

1. Design of network reinforcement and enhancement work

2. Sizing of pipes design guidance. Severn Trent retain responsibility for specifying pipe sizing criteria. Application of the design guidance is a contestable activity

Design approval

3. Approving the design of site specific sewerage works where the developer proposes to offer the works to Severn Trent for adoption

Installation

4. It's expected that network reinforcement work will normally be completed by Severn Trent, except where we request a developer, their contractor, or a SLP to oversize the assets they are providing to allow for later development
5. Network reinforcement, or diversion works, whose construction may heighten the risk of damage to our existing sewerage network or compromise public health and/or the environment
6. Network reinforcement which is provided for a general area or as part of our investment programme
7. Connection of site-specific telemetry to Severn Trent's telemetry system
8. Connections to the public sewer network that may heighten the risk of damage to our existing assets, or compromise public health and/or the environment
9. Reviewing health & safety risk assessments, particularly those man-entry arrangements to an operational sewer or for work to assets that may contain trade effluent
10. Connections to the public sewer that involve man-entry to our live operational assets that require special precautions to control health & safety hazards, such as in combined sewers with a rapid response to rainfall
11. Serving notices for land entry and negotiation with third party landowners and occupiers
12. Work inside a Severn Trent operational treatment works, except where accredited contractors are used
13. Upgrading of sewage treatment and disposal facilities to serve new development except where the development proposes to install its own facilities and not drain to the public sewerage network
14. Enhancement work to the Severn Trent sewerage system to resolve a deficiency in service standards experienced by existing customers

Decommissioning

15. Decommissioning redundant sewerage systems following a diversion

Restrictions

Restrictions on permitting SLPs to complete non-contestable work apply when we assess that the construction work significantly heightens the risk to:

- health, safety and wellbeing
- impact on our ability to supply our existing customers
- damage being caused to our existing assets, or
- environment harm

The thresholds for this assessment are set by Severn Trent and allowing any provider to do work may be subject to accreditation requirements and controls which we'll specify in the terms offered.

Contestable works

Contestable work is all work which is not deemed non-contestable and listed in the tables above. A SLP, or your chosen drainage contractor, may however choose to ask Severn Trent to complete contestable works and we'll provide the charges for these on request.

Adoption Agreements

Pre-construction - adoption of a water main

Severn Trent will adopt any newly constructed water main that has a formal Agreement in place and has been constructed in accordance with that Agreement with a SLP.

Once the new water main has been installed and the main has passed a pressure test and the chlorination sample results have passed, Severn Trent will connect the newly laid water main to our existing (live) water network.

Once the works are complete, a Vesting Certificate will be issued to both the developer and the SLP confirming the date of transfer of ownership (which is the connection date) to Severn Trent. After this date, the operation and maintenance of the water main then rests with us. We'll also make an asset value payment for the length of mains laid.

There is however a 12 month defects liability period, starting on the connection date stated on the Vesting Certificate, which means the SLP who constructed the new water main remains responsible for any defective materials and workmanship during this period. If the SLP chooses not to correct any defective materials or workmanship during this time Severn Trent will complete the necessary works and invoice the SLP for the costs.

Post construction - adoption of a water main

Severn Trent will consider adopting a newly laid water main post construction. Please contact us to discuss.

Pre-construction - adoption of a sewer

Severn Trent will adopt any newly constructed sewer that has a formal Agreement in place and has been constructed in accordance with that Agreement.

The adoption process is a developer driven 2 stage process.

Stage 1: the maintenance period

Following the construction of the sewers to the agreed specification the sewers will be placed on a 12 month maintenance period once the development site is at 51% occupancy and Severn Trent has received the following:

1. the completed manhole and sewer record cards
2. the as-built drawings
3. all electrical & lifting equipment Installation Certificates
4. 3 copies of the drawings for the Sewage Pumping Station (SPS) (1 to be electronic)
5. a copy of the site's CDM Health & Safety file (preferably an electronic copy)

The maintenance period allows the network to settle and operate at a level that may highlight any issues that can then be addressed.

During the maintenance period we'll release the developer's surety or return any cash bond, unless there is a pumping station to be adopted in which case we'll retain 15% of the value of the bond.

Likewise, during the maintenance period any outstanding legal matters need to be resolved, namely:

Unilateral deed of grant of easements for discharge to watercourses

Severn Trent don't have the statutory power to discharge into a watercourse. So before we can adopt a sewer we need our rights to discharge secured for us. The developer will need to secure this on behalf of Severn Trent using an Easement Agreement.

Sustainable Drainage System (SUDS) easement

Where there is a SUDS on a development site, e.g. a pond, swale, etc. Severn Trent need a right to access and flood that land. This requires an instruction to a solicitor and the developer pays the associated costs.

Land transfer

When there's a Pumping Station on a development site that Severn Trent will be adopting, we must have the ownership of the land transferred to us prior to adoption. This also requires an instruction to a solicitor and the developer again covers our costs. We pay a nominal fee of 1p for the land.

Stage 2: the adoption

After the 12 month maintenance period, and subject to any legal matters being resolved, Severn Trent will:

1. complete a final manhole inspection
2. check any remedial works that we've requested to be done
3. adopt the sewer and issue a Vesting Declaration (also known as a Vesting Certificate)
4. return any remaining bond money or release the surety of any remaining commitment

Post construction - adoption of a sewer

If your property is already connected to a private sewer network and you would like Severn Trent to consider adopting it please contact us to discuss a S102 application.

Section 3 The connections process

In this section we'll tell you about how to apply for a new connection, what information we'll give to you when sending you the charges, when and how to make a payment, and how you can feedback to us. We'll also talk you through the timescales.

The connections process

Who can apply

It's the owner of the land, or someone who has significant interest in the land, who needs to apply for a new water and/or sewer connection. This may be an individual or a company.

We'll accept an application form from an agent or a consultant working for the applicant, but it's the applicant who is responsible for the content in the application form and must sign the declaration at the end of the form.

How to apply

All of our new water and sewer connection [application forms](#) are on our website. You can download an application form, fill it in and post it back to us at:

Severn Trent Water Limited
Severn Trent Centre
PO Box 5311
Coventry
CV3 9FL

Or you can email it to us at new.connections@severntrent.co.uk in a zip file along with any supporting documentation.

Alternatively, please call the developer services team on 0800 707 6600 and they'll send you an application form in the post. Our opening times are 8.30am to 5pm Monday to Thursday and 8.30am to 4.30pm on Friday.

As well as application forms we have a number of [guidance notes](#) which you may want to read before applying, or use as a reference throughout the new connection process.

Which application form to complete

We have a number of application forms depending on your connection, or adoption, type and there might be certain things to think about before you apply. Links to both are provided in the table on the next page.

Application type	Which form to complete
Pre development enquiry	Developer enquiry application form
Self lay - point of connection enquiry	Self lay point of connection assessment form
Water main - requisition	Water mains requisition application form Before you apply.
Water main – self lay	Self lay water main application form
Diversion of a water asset	Water diversion application form
Water service connection	Water and sewer connections application form Before-you-apply
Large diameter water service connection	Large diameter connection application form Before-you-apply
Sewer requisition	Sewer requisition/lateral drain application form
Diversion of a sewer asset	Sewer diversion form
Sewer adoption	Adoption of sewers application form
Sewer connection	Water and sewer connections application form Before-you-apply
Post sewer adoption	There is no application form to complete. You can simply write to us.
Post water main adoption	There is no application form to complete. You can simply write to us.
Build over agreement	For building works at a single domestic property involving pipes of 150mm diameter or less you can send us a self certification declaration form Where the building work doesn't meet the criteria for self certification you'll need to send us a build over application form

Requesting a copy of our water and sewer network plans

Before you start any development work you can request a copy of our existing water mains and sewerage network plans to check that your site is within the Severn Trent Water boundary.

We have a library of maps covering our water mains and sewerage network. You can request copies by simply completing our [water and/or sewer map request form](#).

Alternatively you can view our maps for free by visiting the Severn Trent Centre at:
2 St John's Street
Coventry
CV1 2LZ

Where to send my application

Once you've completed your application form you can post it to us along with the application charge (see Section 4) and any supporting documents to:

Severn Trent Water Ltd
PO Box 5311
Coventry
CV3 9FL

Or email them to new.connections@severntrent.co.uk in a zip file. If you email your application to us we'll assume that you want to pay your application charge by credit/debit card so we'll call you to collect the payment of the application charge.

How to make a payment

You can pay for any of our charges by credit/debit card, by BACS or by cheque.

Credit/debit card

We accept all major credit/debit cards and to pay by card simply call us on 02477 715904.

Please don't email your credit/debit card details to us

BACS

You can make a BACS payment to our bank account using the details below:

Bank:	Barclays
Sort code:	20-00-00
Account Number:	03398498
UTR Number	054 37510 61510
Company Registration Number	2366686
Reference:	<notification number>

The notification number is the reference number that we'll send you when we acknowledge receipt of your application form - see below

Note - if this isn't provided it may delay your application

Cheque

Please make your cheque payable to Severn Trent Water Ltd and send it to us at:

Severn Trent Water Limited
PO Box 5311
Coventry
CV3 9FL

How we let you know we've received your application

Once we've received your application form we'll acknowledge receipt and provide you with a reference number within 5 calendar days. Your application will then be assigned to a member of our team who'll be your point of contact during the quote process.

If you're paying your application charge by cheque, we'll cash the cheque and send you a receipt. If it's by credit/debit card, we'll call you for the payment.

The connection process for each application type

There's a different process for each new connection type and the process steps for each are shown in Appendix 1.

The design

Depending on the type of development, we offer both fixed charges and bespoke charges.

Minimum scheme

A **minimum scheme**, also known as a standard scheme, is a scheme where the design meets the needs of both the developer, and Severn Trent, for supplying a site with clean water and taking away sewage and waste water. For a minimum scheme we are able to provide a number of fixed charges.

Enhanced scheme

An **enhanced scheme**, also known as a non-standard scheme, is a scheme where there could be a mixture of fixed and bespoke charges, or all bespoke charges, because:

1. the developer has requested additional security or additional/alternative points of connection
2. of the need for new assets to supply an unknown demand for future supply to customers
3. additional future needs for a site would need separate Agreements, e.g. phased schemes
4. the developer is looking to sell the land as a "serviced site"

The quote

Once we've assessed your application form and associated documents, we'll send either a quote, an Agreement or an Approval Notice depending on the type of new water and/or sewer connection application made.

Our quote will show either a fixed charge for the connection work, or bespoke charges which are unique for your development. Each of these are explained in more detail in Section 4.

How long a quote is valid

All of our quotes, Agreements and Approval Notices are valid for 6 months from the date of the covering letter. If a quote hasn't been accepted by the applicant within this 6 month period, and the charges paid, the quote will be cancelled. If the works are still to go ahead after this time the applicant will have to send us a new application for the connection.

If an approved connection has not been completed within this 6 month period, you'll need to send us a new application as another approval will be needed.

Quote breakdown

In this section we'll tell you about the different charges in each quote, along with information about what we'll do and what we expect you, the developer, to do.

Water connection quotes and agreements

Pre development enquiry – water response

Our response to a water pre development enquiry will include:

When you'll get a response	Once we have all the information we need we'll send you a response within 21 days
The charges	The application charge you pay when you send us your enquiry covers the work we need to complete a response. If the requirements are such that more extensive modelling or evaluation is needed, we may need an additional payment – for example, for non-domestic requirements.
What we'll tell you	<p>We'll let you know:</p> <ul style="list-style-type: none"> ➤ any assets and apparatus that will be affected by the proposals ➤ information about our ability to provide water to the development site and how it should be supplied ➤ where appropriate, details of any off-site reinforcement work needed to supply the development site with water ➤ detail of any further work we'll need to do to provide an optimal solution to connect the site to our water network ➤ any extra charges <p>We'll send you</p> <ul style="list-style-type: none"> ➤ A copy of our water records for the development area
What happens next	You decide if you want to apply for a new main and/or water service connection and apply to us

Self lay – point of connection enquiry

Our response to a self lay point of connection enquiry will include:

When you'll get a response	Once we have all the information we need we'll send you a response within 21 days.
The charges	The application charge you pay when you send us your enquiry covers the work we need to complete a response. If the requirements are such that more extensive modelling or evaluation is needed, we may need an additional payment – for example, for non-domestic requirements.
What we'll tell you	<p>We'll let you know:</p> <ul style="list-style-type: none"> ➤ any assets and apparatus that will be affected by the proposals ➤ information about our ability to provide water to the development site and how it should be supplied ➤ where appropriate, details of any off-site reinforcement work needed to supply the development site with water ➤ detail of any further work we'll need to do to provide an optimal solution to connect the site to our water network ➤ estimated development charges – including the developer contribution and asset value

	<p>We'll send you</p> <ul style="list-style-type: none"> ➤ A copy of our water records for the development area
What happens next	You decide if you want to apply for a new main and/or water service connection and apply to us

Water mains - requisition

Our quote for a new water main requisition is made up of a number of fixed charges. Where we are unable to provide a fixed charge due to exceptional circumstances (see section 4) we'll provide you with bespoke charges.

When you'll get a quote	Once we have all the information we need we'll send you a quote within 28 days
The charges	<p>We'll tell you the charges for a minimum scheme, including:</p> <ul style="list-style-type: none"> ➤ the on-site mains requisition charge per property ➤ any off-site construction charges per metre ➤ the income offset amount per property ➤ the infrastructure charges per property ➤ the infrastructure credits per property ➤ any infrastructure discounts per property <p>For an enhanced scheme we'll provide you with bespoke charges for the development</p>
What we'll tell you	<p>We'll tell you what you need to do to accept the terms in our quote, giving details on:</p> <ul style="list-style-type: none"> ➤ the assumptions that we've made ➤ the design ➤ how to pay for the charges ➤ our terms and conditions <p>We'll send you</p> <ul style="list-style-type: none"> ➤ an Agreement and ➤ an agreed design layout
Accepting the quote	<p>Your quote is valid for 6 months so when you're ready to start construction you'll need to send us:</p> <ul style="list-style-type: none"> ➤ the signed Agreement ➤ the payment for 'The charges'
What happens next	We'll contact you to arrange a pre-start meeting

Water main – self lay (via an Adoption Agreement)

When a developer has decided that he wants to use a self lay provider to lay the new water mains, our quote for a new water main is made up of a number of fixed charges. Where we're unable to provide a fixed charge due to exceptional circumstances (see section 4) we'll provide with you bespoke charges.

When you'll get a quote	<p>Once we have all the information we need we'll send you a quote within 28 days.</p> <p>If you've previously made a self lay point of connection enquiry, we'll send you a quote within 14 days if the development has 500 plots or less, and within 28 days if the development has over 500 plots.</p>
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	If you are also laying the service connections our requirements will be included within the self lay mains agreement.
The charges	<p>We'll tell you the charges for a minimum scheme, including:</p> <ul style="list-style-type: none"> ➤ the on-site mains requisition charge per property ➤ any off-site connection charges per metre ➤ the charge for any non-contestable works ➤ the charge for any contestable works that the SLP wants Severn Trent to do ➤ the income offset amount per property ➤ the infrastructure charges per property ➤ the infrastructure credits per property ➤ any infrastructure discounts per property ➤ the asset value amount
What we'll tell you	<p>We'll tell you what you need to do accept the terms in our quote, giving details on:</p> <ul style="list-style-type: none"> ➤ how to pay for the charges ➤ the design ➤ our terms and conditions ➤ who'll need to sign the Adoption Agreement and where it needs to be returned to ➤ our assumption that where a SLP has completed the design for a site, they have liaised with the Fire Authority and gained approval from them prior to the commencement of works <p>We'll send you</p> <ul style="list-style-type: none"> ➤ an Agreement ➤ agreed design layout
Accepting the quote	<p>Your quote is valid for 6 months so when you're ready to start construction you'll need to send us:</p> <ul style="list-style-type: none"> ➤ the payment due for 'The charges' ➤ a copy of the Fire Authority's approval ➤ confirmation of the SLP who'll be doing the work and evidence of accreditation in accordance with the Lloyds WIRS ➤ confirmation who is to lay the service connections ➤ the signed Agreement
What happens next	We'll contact you to arrange a pre-start meeting

Diversion of a water asset

Our quote for diverting an existing Severn Trent water asset will be made up of a bespoke charges.

When you'll get a quote	Once we have all the information we need we'll send you a quote no later than the date agreed with you
The charges	We'll tell you the bespoke charges for the diversion works
What we'll tell you	<p>We'll tell you what you need to do to accept the terms in our quote, giving details on:</p> <ul style="list-style-type: none"> ➤ how to pay for the charges ➤ our terms and conditions <p>We'll send you</p>

	<ul style="list-style-type: none"> ➤ an Agreement ➤ agreed diversion works
Accepting the quote	<p>Your quote is valid for 6 months so when you're ready for the diversion work to start you'll need to send us:</p> <ul style="list-style-type: none"> ➤ the signed Agreement ➤ the payment for 'The charges'
What happens next	We'll contact you to agree a date to start the work

Water service connection

Our quote for a new water service connection (25mm to 32mm and 50mm and above) is made up of a number of fixed charges. This includes both on-site and off-site and self lay service connections. For self lay service connections we'll look to complete a self lay services Agreement

Note – there are different timescales for a self lay water service connection

When you'll get a quote	<p>Once we have all the information we need we'll send you a quote within 28 days</p> <p>For self lay service connections we'll issue plot reference information and costing details within 14 days commencing on the day following written notification of connection call-off by the SLP, referred to as a Form 4.</p> <p>When an SLP is laying the mains on site the service connection requirements will be included within the self lay mains agreement. If Severn Trent are laying the mains on site we will issue a self lay services agreement for completion.</p>
The charges	<p>We'll tell you the charges for:</p> <ul style="list-style-type: none"> ➤ the water connection, or connections if there are multiple connections and meterage ➤ protective pipework per property, if applicable ➤ traffic management, this could include (but not limited to) road closures, lane closures, temporary traffic ➤ the council permit, if applicable ➤ the infrastructure charge per property ➤ the infrastructure credits per property ➤ any infrastructure discounts per property
What we'll tell you	<p>We'll tell you what you need to do to accept the terms in our quote and how you need to lay your service pipe, giving details on:</p> <ul style="list-style-type: none"> ➤ how to pay for the charges ➤ a sketch showing you where you need to lay your (private) service pipe ➤ the inspection and water connection process ➤ the charge for an abortive visit when the site isn't ready for an inspection or a connection ➤ the information that you'll need to give us so we can set up the billing account ➤ our terms and conditions
Accepting the quote	<p>Your quote is valid for 6 months so when you're ready for your water service connection you'll need to send us:</p> <ul style="list-style-type: none"> ➤ the signed Acceptance Form ➤ the payment for the 'The charges'

What happens next	<p>When we receive the signed Acceptance Form and payment we'll arrange to inspect your private supply pipe within 5 calendar days.</p> <p>Once the works have passed an inspection we'll arrange for the water service connection to be made within 21 days. However, we may need to apply to your local council for a permit to close the road so that we can safely make the connection. Your council may request that we give them up to 3 months' notice for a road closure.</p> <p>The local council may impose other restrictions which result in the connection taking longer than 21 days, such as weekend working and conflict of other services work.</p>
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Large diameter water service connection Our quote for a new water service connection (50mm and above) is made up of a number of fixed charges.	
When you'll get a quote	Once we have all the information we need we'll send you a quote within 28 days
The charges	<p>We'll tell you the charges for:</p> <ul style="list-style-type: none"> ➤ the water connection, or connections if there are multiple connections and meterage ➤ protective pipework per property, if applicable ➤ closing a road (often referred to as traffic management), if applicable ➤ the council permit, if applicable ➤ the infrastructure charge per property ➤ the infrastructure credits per property ➤ any infrastructure discounts per property
What we'll tell you	<p>We'll tell you what you need to do to accept the terms in our quote and how you need to lay your service pipe, giving details on:</p> <ul style="list-style-type: none"> ➤ how to pay for the charges ➤ a sketch showing you where you need to lay your (private) service pipe ➤ the requirements for the meter and boundary box installation ➤ the inspection and water connection process ➤ the charge for an abortive visit when the site isn't ready for an inspection or a connection ➤ the information that you'll need to give us so we can set up the billing account ➤ our terms and conditions
Accepting the quote	<p>Your quote is valid for 6 months so when you're ready for your water service connection you'll need to send us:</p> <ul style="list-style-type: none"> ➤ the signed Acceptance Form ➤ the payment for the 'The charges'
What happens next	When we receive the signed Acceptance Form and payment we'll arrange to inspect your private supply pipe within 5 calendar days.

	<p>Once the works have passed an inspection we'll arrange for the water service connection to be made within 21 days. However, we may need to apply to your local council for a permit to close the road so that we can safely make the connection. Your council may request that we give them up to 3 months' notice for a road closure.</p> <p>The local council may impose other restrictions which result in the connection taking longer than 21 days, such as weekend working and conflict of other services work.</p>
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Sewer connection quotes, agreements and approvals

Pre development enquiry – sewer response

Our response to a sewer pre development enquiry will include:

When you'll get a response	Once we have all the information we need we'll send you a response within 21 days
The charges	The application charge you pay when you send us your enquiry covers the work we need to complete a response. If the requirements are such that more extensive modelling or evaluation is needed, we may need an additional payment – for example, for non-domestic requirements.
What we'll tell you	<p>We'll let you know:</p> <ul style="list-style-type: none"> ➤ any assets and apparatus that will be affected by the proposals ➤ information on our ability to take the proposed flows from the development, including restrictions on discharge rates when appropriate ➤ detail of any further work we need to do to provide an optimal solution to connect the site to our sewer network ➤ any extra charges <p>We'll send you</p> <ul style="list-style-type: none"> ➤ A copy of our sewer records for the development area
What happens next	You decide if you want to apply for a sewer adoption and/or a sewer connection and apply to us

Sewer requisition

Our quote for a sewer requisition will be made up of bespoke charges.

When you'll get a quote	Once we have all the information we need we'll send you a quote no later than the date agreed with you
The charges	We'll tell the bespoke charges for the requisition works
What we'll tell you	<p>We'll tell you what you need to do to accept the terms in our quote, giving details on:</p> <ul style="list-style-type: none"> ➤ how to pay for the charges ➤ the design ➤ the scope of works ➤ what you need to do to progress the works ➤ the programme delivery and timeframes ➤ the payment options ➤ our terms and conditions <p>We'll send you</p> <ul style="list-style-type: none"> ➤ an Agreement ➤ a design layout/drawing
Accepting the quote	<p>Your quote is valid for 6 months so when you're ready to start construction you'll need to send us:</p> <ul style="list-style-type: none"> ➤ the payment for "The charges" ➤ your agreement to the scope of works ➤ the signed Agreement

	<ul style="list-style-type: none"> ➤ your agreement to the timeframes ➤ the initial deposit
What happens next	Contract is awarded

Diversion of a sewer asset

Our quote for diverting an existing Severn Trent sewer asset will be made up of a bespoke charges.

When you'll get a quote	Once we have all the information we need we'll send you a quote no later than the date agreed with you
The charges	We'll tell you the bespoke charges for the diversion works
What we'll tell you	<p>We'll tell you what you need to do to accept the terms in our quote, giving details on:</p> <ul style="list-style-type: none"> ➤ how to pay for the charges ➤ our terms and conditions <p>We'll send you</p> <ul style="list-style-type: none"> ➤ an Agreement ➤ agreed diversion works
Accepting the quote	<p>Your quote is valid for 6 months so when you're ready for the diversion work to start you'll need to send us:</p> <ul style="list-style-type: none"> ➤ the signed Agreement ➤ the payment for 'The charges'
What happens next	We'll contact you to agree a date to start the work

Sewer adoption

This is an Offer of an Adoption and is made up of a number of fixed charges.

When you'll get a technical approval	Once we have all the information we need we'll send you technical approval within 28 days
The charges	<p>We'll tell you:</p> <ul style="list-style-type: none"> ➤ the sewer adoption inspection charge (2.5%) ➤ the sewer adoption bond payment charge (10%) ➤ any additional charges for a headwall, flow control, storage, pumping stations and lateral drains
What we'll tell you	<p>We'll tell you what you need to do to accept the terms in our offer, giving details on:</p> <ul style="list-style-type: none"> ➤ lengths to be adopted ➤ inspection requirements ➤ what to do if there are any changes to the design ➤ how to proceed to Agreement ➤ what to do next
Accepting the offer	<p>Our offer of an adoption is valid for 6 months so when you're ready to start construction you'll need to send us:</p> <ul style="list-style-type: none"> ➤ the signed Acceptance Form ➤ the payment for 'The charges' ➤ who will be party to the Agreement (the Request for Information) ➤ what to do if there are any changes to the design

What happens next	We'll send you an Adoption Agreement
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Sewer connection This is the approval notice for the sewer connection.	
When you'll get an approval	Once we have all the information we need we'll send you an Approval Notice within 21 days
The charges	We'll tell you the charges for: <ul style="list-style-type: none"> ➤ any extra lengths ➤ any additional charge for an out of hours inspection ➤ any additional charge for more than 2 inspections
What we'll tell you	We'll give you details of the approval and let you know: <ul style="list-style-type: none"> ➤ how to call off a sewer inspection ➤ the approved contractors name and contact details ➤ the approved job specification ➤ the consequences of connecting to a public sewer before it has been approved and inspected by Severn Trent
What happens next	Your approval is valid for 6 months so when you're ready to start construction you'll need to send us: <ul style="list-style-type: none"> ➤ the payment for 'The charges' You'll then need to contact us 2 working days before the date of connection so that we can arrange for the works to be inspected

Feasibility studies

Preliminary design report (PDR)

When we're assessing a new development site, through either a development enquiry, a self lay point of connection enquiry, or a new mains requisition application form, we sometimes find that the water supply network surrounding the site is not capable of supplying the anticipated demand without off site reinforcement works. In this circumstance, we'll look to complete further investigations to better understand the reinforcement required. This may involve completing detailed modelling, trial holes, etc...

Sewer capacity assessment (SCA)

When we're assessing a new development site, through either a development enquiry or a new sewer requisition application form, we need to consider the impact of the new development on our existing network and in particular look at:

1. sewer flooding
2. the impact at pumping stations, and
3. the impact at sewer treatment works

Reinforcement works associated with domestic usage is now included within our infrastructure charges and therefore the costs associated with these activities will be borne, in full, by Severn Trent. However, should there be an element of non-domestic usage we may look to recover these costs. These could be a percentage of the overall costs for a mixed used site, or full costs.

Should you need to make a payment we'll let you know what this is in on our response to your application.

Trade effluent

Trade effluent is anything which is not domestic sewage (toilet, bath or handwashing waste) or uncontaminated surface water and roof drainage (rainwater).

Waste water discharges from hotels, pubs, restaurants, takeaways and caravan parks are not classed as trade effluent.

For more information [see here](#).

Disputes

Here at Severn Trent we always aim to give our developers the best possible service and if there is a problem put it right.

When you get a quote from us we'll always give you the name and contact telephone number for someone in our developer services team who'll be your first point of contact when things don't go according to plan. However, if you're still not happy you can download our [complaints procedure here](#).

Section 4 Charging Arrangement Principles

In this section we'll tell you more about each of our charges - how a charge has been calculated and what you can expect from us when you pay a charge.

Not all of the information in this section will be relevant to each and every developer, as there may be only some connection types that you'll need.

If you need a new connection for your own home you'll only need a water and/or sewer connection into our existing network. But for larger developments with more complex requirements, you may need infrastructure that supports the needs of your development.

Severn Trent have a number of charges for new connections to our water and sewer network:

- Application charges
- Design charges
- Water and sewerage infrastructure charges
- Water mains supply connection charges
- Water service connection charges
- Site specific charges
- Sewer connection charges
- Adoption charges
- Diversion charges
- Legal fees

Some of these charges will have an **income offset** amount applied, meaning that we can deduct the income offset amount from the total construction charges. This is a fixed amount making it predictable at the earliest stage of the development and when applied will give you the **developer charge**.

Likewise, when a self lay provider completes any contestable works, these charges can be offset by an **asset payment**, again making charges more predictable at the earliest stage of the development.

Types of charges

Application charges

In this section you'll find the application charges for different water and sewer connection types, showing what you can expect from us when you pay an application charge.

Once you've completed an application form, send it to us with the application charge, and any supporting information.

Requesting a map

If you need to know where the Severn Trent water and/or sewer network is located around your proposed development site we can send you a map. The map and the tabular table will tell you the assumed line, level and size of the asset.

Note: all details must be checked and not assumed to be correct.

These charges are non-refundable and include value added tax (VAT).

Water map	Charge	VAT
We'll send you a map of the Severn Trent water network within the area you request	£24.00	20%
Sewer map		
We'll send you a map of the Severn Trent sewer network within the area you request	£24.00	20%
Water and sewer map		
We'll send you a map of the Severn Trent water and sewer network within the area you request	£36.00	20%

Water and sewer map	Charge	VAT
If you need multiple copies of a Severn Trent water or sewer map at the same location, the first copy will be charged at £24.00 (as above) and copies 2, 3 & 4, for example will be charged at £6.00 per map	£6.00	20%
If you need multiple copies of a Severn Trent combined water and sewer map at the same location, the first copy will be charged at £36.00 (as above) and copies 2, 3 & 4, for example will be charged at £12.00 per map	£12.00	20%

Development enquiry

If you need to better understand the requirements for supplying your new development with water, sewerage supplies, or both, you can send us a development enquiry before making a full application. We'll complete an assessment to understand the impact of the proposed development on our water and/or sewer network.

These charges are non-refundable and include value added tax (VAT).

Application charges - up to 7 household properties that are self-contained and with no communal areas

Development enquiry water	Charge	VAT
We'll let you know if our network is able to supply your proposed development site with water	£92.77	20%
Development enquiry waste		
We'll let you know if our network is able to receive the flows from your proposed development site	£108.43	20%

Development enquiry water & waste		
We'll let you know if our network is able to supply your proposed development site with water and our network is able to receive the flows from your proposed development site	£179.33	20%

Application charges - over 7 household properties and all non-household developments

Development enquiry water	Charge	VAT
We'll let you know if our network is able to supply your proposed development site with water	£164.41	20%
Development enquiry waste		
We'll let you know if our network is able to receive the flows from your proposed development site	£215.12	20%
Development enquiry water & waste		
We'll let you know if our network is able to supply your proposed development site with water and our network is able to receive the flows from your proposed development site	£354.43	20%

Application charge - self lay provider point of connection enquiry

Point of connection enquiry - water	Charge	VAT
We'll let you know if our network is able to supply your proposed development site with water	£164.41	20%

Water and sewer connections

Application charges

When you've completed the relevant application form, send it to us along with the application charge shown in the table below along with any supporting information.

These charges are non-refundable and where applicable include value added tax (VAT), as shown in the tables below.

New water main – requisition	Charge	VAT
We'll send you a detailed breakdown of the charges for your chosen lay option. If you haven't yet decided we'll send you the charges for all options allowing you to make an informed decision on how you want to proceed	£1739.82	20%

New water main – self lay	Charge	VAT
Severn Trent design We'll send you a detailed breakdown of the charges, including those for both contestable and non-contestable works, the asset payment value, and a copy of the approved design	£1739.82	20%
Self lay design (approval) We'll send you a detailed breakdown of the charges, including those for both contestable and non-contestable works, the asset payment value, and a copy of the approved design	£0.00	0%

Diversion of a water asset	Charge	VAT
Simple – where we are vetting information submitted to provide approval for the diversion works		
We'll carry out an initial network assessment and may provide bespoke charges for Severn Trent to divert the a water asset	£ 611.88	20%
Complex – where we need to do more feasibility to offer a proposal for the diversion requirements		
We'll carry out a network assessment and provide the bespoke charges and the design for Severn Trent to divert a water asset	£1739.82	20%

Water service connection	Charge	VAT
We'll send you a detailed breakdown of the charges, for a 25/32mm water service connection		
This includes those connections needed for a temporary supply, a supply for agricultural use and for the splitting of a shared supply	£137.88	20%

Large diameter connection water service connection	Charge	VAT
We'll send you a detailed breakdown of the charges for a 50mm+ water service connection	£294.47	20%

Sewer requisition	Charge	VAT
We'll complete a preliminary investigations and design and send you a quote for the bespoke charges.		
These charges will become part of the final requisition cost when the requisition Agreement is completed and the new sewer is laid	£3231.10	20%

Diversion of a sewer asset	Charge	VAT
Simple – where we are vetting information submitted to provide approval for the diversion		
We'll carry out an initial network assessment and may provide bespoke charges for Severn Trent to divert the sewer asset	£621.36	20%
Complex – where we need to do more feasibility to offer a proposal for the diversion requirements	£3231.10	20%
We'll carry out a network assessment and provide the bespoke charges and the		

design for Severn Trent to
divert a sewer asset

Sewer adoption	Charge	VAT
We'll assess your proposed design and provide comments.		
Once any design amendments, if any, have been completed we'll send you Technical Compliance and the bespoke charges	£0.00	0%

Sewer connection	Charge	VAT
Connection to a public sewer when the connection is in the public highway		
Approval of a connection with 1 length of lateral drain or sewer (1 length is 15 metres)	£455.67	0%
Complete 2 inspections of the sewer connection during normal working hours Monday to Friday 9am to 5pm		
Connection to a public sewer when the connection is in the public highway		
Approval of a connection with 1 length of lateral drain or sewer (1 length is 15 metres)	£559.75	0%
Complete 2 inspections of the sewer connection outside normal working hours - Monday to Friday before 9am and after 5pm		
Connection to a public sewer when the connection is in the public highway		
Approval of a connection with more than 1 length of lateral drain or sewer (1 length is 15 metres)	£549.14	0%
Complete 2 inspections of the sewer connection during normal working hours Monday to Friday 9am to 5pm		

Connection to a public sewer when the connection is in the public highway		
Approval of a connection with more than 1 length of lateral drain or sewer (1 length is 15 metres)	£579.69	0%
Complete 2 inspections of the sewer connection outside normal working hours - Monday to Friday before 9am and after 5pm		
Connection to a public sewer when the connection is not in the public highway		
Approval of a connection with 1 length of lateral drain or sewer (1 length is 15 metres)	£224.98	0%
Complete 2 inspections of the sewer connection during normal working hours 9am to 5pm		
Connection to a public sewer when the connection is not in the public highway		
Approval of a connection with 1 length of lateral drain or sewer (1 length is 15 metres)	£255.32	0%
Complete 2 inspections of the sewer connection outside normal working hours - Monday to Friday before 9am and after 5pm		
Application for an indirect connection to a private drain, with the owner's permission, that discharges to the private sewer	£96.41	0%
Approval of an in-direct sewer connection		
Post sewer adoption	Charge	VAT
We'll assess your enquiry and provide a response, detailing our concerns, if any, and the bespoke charges to complete the adoption	£0.00	0%

Build Over	Charge	VAT
Self certification	£ 65.00	0%
Build Over Agreement Class 1	£169.50	0%
Build Over Agreement Class 2	£194.70	0%
Build Over Agreement Class 3	Bespoke	0%

Water service connection – reapplying

When a quote has expired or there has been a substantial change in detail and design, you'll need to send us another application form so that we can send you up to date charges. Again, this is a non-refundable charge and includes value added tax (VAT).

Requote for a water service connection 25mm-32mm	Charge	VAT
We'll send you updated charges for a 25/32mm water service connection	£ 41.00	20%
Requote for a water service connection 50mm+		
We'll send you updated charges for a 50mm+ water service connection	£138.13	20%

Sewer connection – reapplying

When an approval has expired or there has been a substantial change in detail and design, you'll need to send us another application form so that we can send you up to date charges. Again, this is a non-refundable charge and there is no value added tax (VAT) payable.

Approval following a design change or second submission	Charge	VAT
We'll send you a new approval	£ 96.41	0%

Each of these application charges will be fixed until 31 March 2019 and reviewed annually.

The infrastructure charge

The Water Industry Act (1991) allows water companies to recover costs from its developers for providing or improving its infrastructure for new connections to its water and sewer network.

There are two infrastructure charges – one for water services and one for sewerage services. Both the water and sewerage infrastructure charge pays for all non-site specific work needed as a result of a new development and new connections to our existing water and sewer network and will include works, amongst others, to provide or alter existing water mains, service reservoirs, sewers and pumping stations.

Further details our infrastructure charges can be found in our latest [Wholesale Scheme of Charges](#)

In certain situations, when we provide the water supply but not the waste water services we are required to recover infrastructure charges on behalf of other statutory undertakers. In these circumstances we would ask that you please refer to the relevant undertaker's website for infrastructure charges detail.

How we've calculated the infrastructure charge

From 1 April 2018 we'll be charging an **infrastructure charge per property** - one for water and one for sewerage.

We've calculated the infrastructure charge by taking the total cost of developer driven non-site specific work to our existing network over a 5 year period and divided this total cost by the total number of properties over the same 5 year period to give a **per property infrastructure charge**.

For the purposes of applying infrastructure charges when a bulk supply arrangement is in place, the total flow requirements are converted into the equivalent number of properties.

For the purposes of this calculations it is assumed that an average property is equal to 0.0065 l/s.

As an example - if the bulk supply requirements were for 0.5l/s you would divide this value by 0.0065 to get the total number of equivalent properties.

0.500 / 0.0065 = 76.9230 (77 properties)

There is no value added tax (VAT) payable on an infrastructure charge.

Infrastructure charges	Charge	Unit	VAT
Water infrastructure charge	£423.93	Per property	0%
Sewerage infrastructure charge	£229.44	Per property	0%

These infrastructure charges will be fixed until 31 March 2019 and reviewed annually.

Infrastructure credits

If there have been properties on a development site where there are now new connections we may be able to apply a credit to a water and/or sewerage infrastructure charge. Details of how we calculate an infrastructure credit can be found in our latest [Wholesale Charges Scheme](#).

Infrastructure charges discount scheme

Here at Severn Trent, the nature of what we do as a company means that we have an important role to play in protecting and sustaining water as a natural resource for future generations. This is why, as part of our overall vision to be the most trusted Water Company by 2020 by our customers, we also have an ambition to become the most water efficient region within the UK. To achieve our ambition we want to encourage better water efficiency in the home to help our customers to save water and safeguard their homes from flooding, starting with new builds.

Our Infrastructure Charges Discount Scheme could save you, as a home builder, money on both clean water and sewerage infrastructure charges by up to 100% if you build to our qualifying conditions. Take a look at our [infrastructure charges discount scheme](#) for more information on the savings to be made. The discount to the sewerage infrastructure charge only applies if the sewer connection is in the Severn Trent region.

Site specific charges

This section describes in more detail the charges for on-site specific work for both water and sewer connections, how the charges, the income offset amount and asset value are calculated.

Site specific charges – water

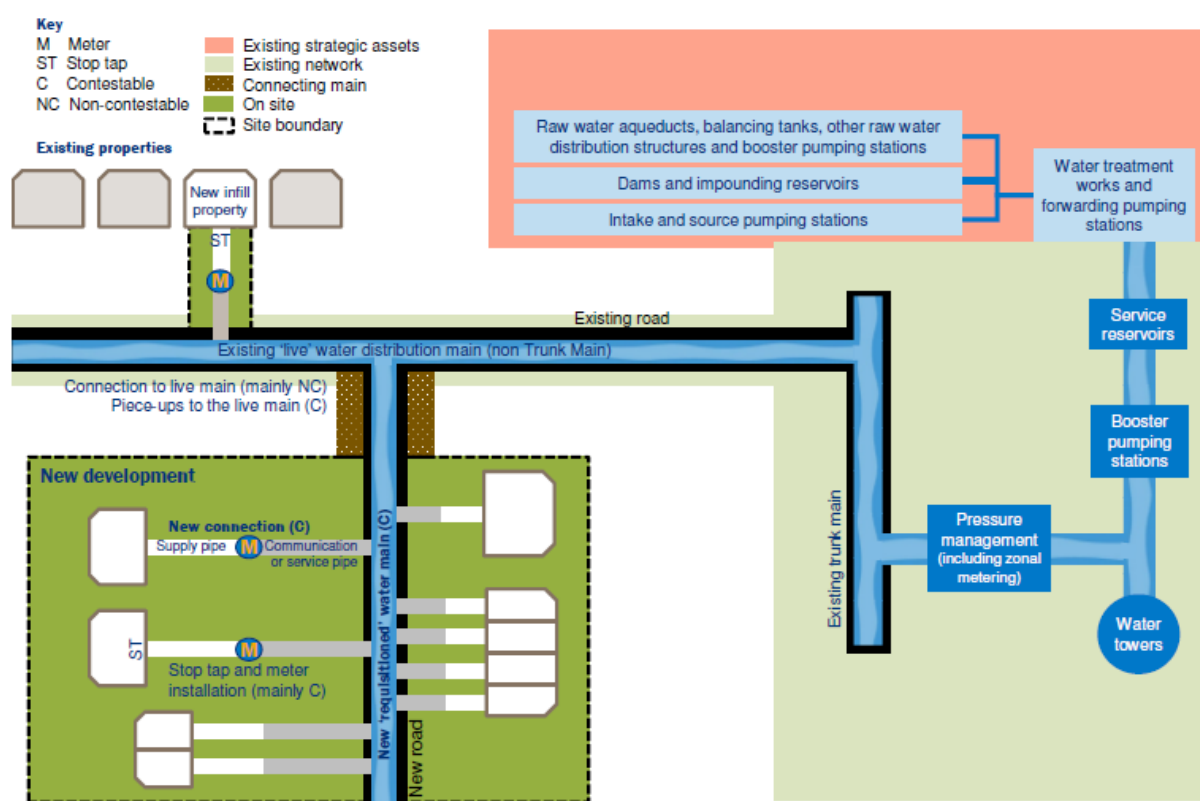
Site specific charges are those charged for the connection work **to or on** a development site. They may include the installation of a new water main, water booster station and other infrastructure needed to connect a new development.

Site specific water charges are made up of those requisition charges for the work required for both on-site and off-site, i.e. those works between the site boundary and the existing water main. Where the works are contestable and carried out by a self lay provider the SLP's charges are not included.

Site specific work is distinct from network reinforcement work, which provides any necessary additional capacity as a result of a new development. Any network reinforcement work needed as a direct result of a new development is now included in the infrastructure charges described earlier.

To show this in more detail, **site specific works** are those done within both the green shaded area and brown with white dots shaded area in **Figure 1** below. Site specific work includes that for any in-fill property.

Figure 1 Typical connections work and the location of existing water assets



On site mains requisition charge – water

From the 1 April 2018 our new **on-site mains requisition charge** will be paid by a developer for **all site specific work** on a development site. This is for the works within the site boundary and between the site boundary and the existing water main, including the actual connection to our existing network.

We'll be charging an **on-site mains requisition charge per property** for plots on a development site between 5 and 250. Where a site has between 2 and 4 plots and 251 plots and above we'll provide bespoke charges for lay only and open cut options.

How we've calculated the on-site requisition charge

We've calculated this requisition charge by dividing the appropriate total cost of new site specific work on developments sites over 5 years, by the appropriate total number of on-site properties over the same 5 year period to give us the **on-site mains requisition charge per property**.

For on-site mains requisitions we have a fixed charge per property for a **lay only option** and a fixed charge per property for an **open cut option**. Both charges **will include**:

- all on-site mains activities within the site boundary not needing protective pipework
- the first 22 metres of the off-site mains connection, pipework and the physical connection, i.e. from the site boundary to the connection point into the existing water main
- the works associated with making the actual connection and for the associated assets needed, such as any meter set up or valve set up, etc., and
- all highway noticing and requirements

The **on-site mains requisition charge per property** doesn't include the cost for any strategic assets needed on site, such as a booster station. This will be a bespoke charge.

Off-site mains connection - pipework over 22m

For any off-site mains connecting pipework **over 22 metres** from the site boundary to the connection point onto the existing water main, there is an additional charge **per metre**. This will be charged using the appropriate length over 22m – see table below.

Mains connection - protective pipework

When we need to lay the main using **protective pipework** there is an additional charge **per plot** that will only be applied to those properties that connect onto a section of mains that has been laid in protective pipework.

Non domestic or combined usage

For properties requiring a water supply connection for either both domestic and non-domestic (mixed) usage or fully non-domestic purposes, we will need to convert the flow requirements into the comparable number of properties. This will be required for both aspects of the supply, allowing the non-domestic supply to be charged at full cost and the domestic supply to be included within the costs that will have the 91% income offset applied. For further details and examples please see Appendix 2.

Student accommodation and blocks of flats

For student accommodation and blocks of flats we will need to understand how they are being metered, once this has been established the appropriate charges can be applied.

Student accommodation

Student accommodation will normally be a single property owner and the rooms are rented out. The arrangement is normally that the rooms will have an independent shower and toilet facilities and communal living and kitchen areas.

They are likely to have a shared entrance and will be supplied via a single large diameter connection (LDC). These type of supplies are considered as bulk supply arrangements and will have a single metered billing account.

These type of connections will require the flow requirements to be converted into the appropriate number of properties. For further details and examples please see Appendix 3.

Blocks of flats

Blocks of self-contained flats, which have a communal shared entrance, will generally have a single large diameter connection (LDC) and an internal metre fitted in each flat - either located in a metre room or within each flat.

There are situations where there might be a single LDC and multiple blocks of flats, for example in the centre of a city. Whilst there is only a single connection, each flat will still have its own metred billing account.

There are also situations where there might be a single LDC serving multiple flats and some independent standard connections - for example, when flats are located above shops, have their own entrance and an existing main is located in a place allowing independent connections to be made. Again in this situation each flat will have its own metred billing account.

For these type of connections the number of metered billing accounts are converted to properties. For further details and examples please see Appendix 3.

All of the charges shown in the table below apply to the construction of those properties between 5 and 250 and are net of value added tax (VAT).

On-site mains requisition charges	Charge	Unit
Lay only option – including the first 22m of off-site connecting pipework and physical connection	£ 674.02	Per property
Open cut option - including the first 22m of off-site connecting pipework and physical connection	£ 992.68	Per property
Protective pipework	£ 302.18	Per property
PE main laying - not exceeding 2m in depth, up to 200mm diameter nominal bore and no excavation	£ 24.27	Per metre
PE main laying - not exceeding 2m in depth, up to 200mm diameter nominal bore in unmade ground and excavation	£ 48.67	Per metre
PE main laying - not exceeding 2m in depth, up to 200mm diameter nominal bore in the highway and excavation	£ 122.46	Per metre
Protective pipework main laying - not exceeding 2m in depth, up to 200mm nominal bore and no excavation	£ 71.24	Per metre
Protective pipework main laying - not exceeding 2m in depth, up to 200mm nominal bore in unmade ground and excavation	£ 90.25	Per metre
Protective pipework main laying - not exceeding 2m in depth, up to 200mm nominal bore in the highway and excavation per metre	£ 185.01	Per metre

These charges will be fixed until 31 March 2019 and reviewed annually.

Exceptions to the on-site mains requisition charge per property

It's our intention to offer a fixed price per property whenever possible. However, it's recognised that there are circumstances on site where the costs incurred by Severn Trent could be affected by external factors. These external factors are often outside of our control and in **exceptional circumstances** could lead to significant variations in costs. For this reason Ofwat has agreed that we (and other water companies) do not have to provide a fixed charge for a water mains requisition where it would be unreasonable to expect us to do so.

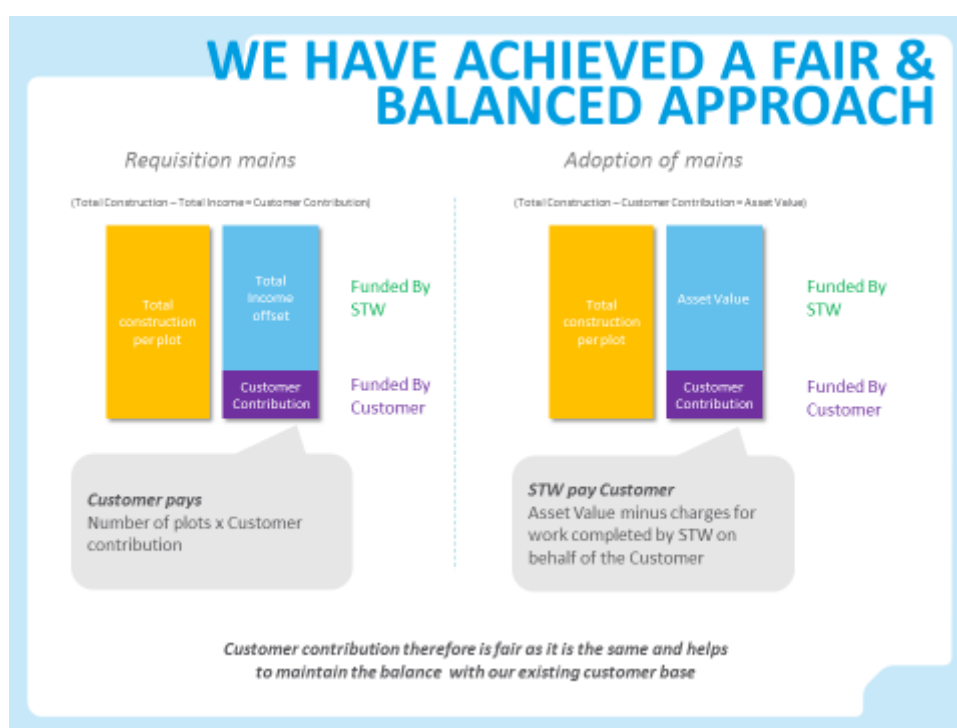
There may be occasions when a development will require non-standard work, for example when there are special engineering difficulties, noticing in private land, etc. and Appendix 4 gives the detail of these exceptions. In these circumstances, and where our fixed charges may not be reasonably reflective, the requisition charges will be bespoke for the development.

Income offset and asset payment

Income offset refers to the reduction in our charges for providing a new water main to reflect the income that we'll receive from the new properties over a 12 year period.

Income offset is the amount that is offset against the site specific mains requisition charges and from the 1 April 2018 we'll be applying an **income offset amount per property**.

Where the water infrastructure between the existing water network and the new property is being provided by a third party acting on behalf of the developer, such as a self lay provider under an Adoption Agreement, we'll make an **asset payment** to the third party instead – for the purposes of an asset value payment, the income offset amount is equal to the asset value as shown in the picture below.



Neither the income offset amount, nor the asset payment, will exceed the charges for providing site specific infrastructure.

How we've calculated the income offset amount

We've undertaken a study into a number of mains requisitioned schemes completed over the last 5 years and established that on average developers have received a 91% income offset amount.

Therefore from 1 April 2018 the **income offset amount** applied will represent 91% of the total charges - the remaining 9% will represent the **developer contribution**.

All of the income offset amounts are shown in the table below. These are net of value added tax (VAT) which will be added, if applicable, at the appropriate rate.

Income offset (91%)	Amount	Unit
Lay only option – including the first 22m of off-site connecting pipework and physical connection	£613.36	Per property
Open cut option - including the first 22m of off-site connecting pipework and physical connection	£903.34	Per property
Protective pipework	£274.98	Per property
PE main laying - not exceeding 2m in depth, up to 200mm diameter nominal bore and no excavation	£ 22.09	Per metre
PE main laying - not exceeding 2m in depth, up to 200mm diameter nominal bore in unmade ground and excavation	£ 44.29	Per metre
PE main laying - not exceeding 2m in depth, up to 200mm diameter nominal bore in the highway and excavation	£111.44	Per metre
Protective pipework main laying - not exceeding 2m in depth, up to 200mm nominal bore and no excavation	£ 64.83	Per metre
Protective pipework main laying - not exceeding 2m in depth, up to 200mm nominal bore in unmade ground and excavation	£ 82.13	Per metre
Protective pipework main laying - not exceeding 2m in depth, up to 200mm nominal bore in the highway and excavation per metre	£168.36	Per metre

These income offset amounts will be fixed until 31 March 2019 and reviewed annually.

How we've calculated the asset value

From the 1 April 2018 the asset value will be equivalent to the income offset amount to ensure a level playing field between Severn Trent and its self lay providers.

How we'll pay the asset value

Self lay providers can receive payments calculated by the percentage of the length of main constructed and claim against the overall value of the site which will be paid within 35 days of a valid invoice being received. Alternatively a self lay provider can choose to enter into a per plot payment arrangement as detailed in a worked example in Appendix 5. In a per plot arrangement when we receive the **Notification of Completed Service Pipe Connections** (Form 5) for plot 1 we'll pay 20% of the gross asset value or net asset value, depending on the option the SLP has chosen, less the self lay administration charge and water and sewerage infrastructure charges. Each remaining plot will have an equal percentage of the remaining and appropriate asset value paid, less the self lay administration charge and water and sewerage infrastructure charges.

Site specific charges for sites with 2 - 4 properties and 251 properties and above

Where a site has between 2 and 4 properties and 251 properties and above, we'll provide bespoke charges for both lay only and open cut options. These bespoke charges will include both onsite and offsite works, and highway noticing and any other requirements.

How we've calculated the income offset amount and asset value for 2 - 4 properties and 251 properties and above

The income offset applied will still represent 91% of the total charges with the remaining 9% representing the developer contribution, but will be based on the bespoke charges that we'll provide.

Non-contestable charges

Charges for the source of water connection

The only non-contestable work we have here at Severn Trent is the physical connection of the newly laid water mains onto our existing water supply – often referred to as the **source of water**

connection. This is usually a branch connection which may feed a spur, or an extension, from which a SLP may make a routine/in-line mains connection. Importantly this provides the source of water for pressure and bacteriological testing.

This is a bespoke charge and value added tax (VAT) will be applied at the appropriate rate.

Contestable charges

Charges for a new water main

A new water main can be laid by a third party contractor, such as a self lay provider, on the request of a developer and can be offered to Severn Trent under an Adoption Agreement.

However the SLP can ask Severn Trent to complete some contestable works and the most common works that we're asked to do are shown in the table below and these are net of value added tax (VAT).

Contestable works	Charge	Unit
The back to back connection - includes the removal of end hydrants, maximum connection distance 2m and not exceeding 125mm diameter	£573.11	Per connection
The back to back connection - includes the removal of end hydrants, maximum connection distance 2m and not exceeding 180mm diameter	£597.92	Per connection
Sampling where not included within a turnkey operation Applies to separate site visit for the purpose of sampling, as instructed	£154.12	Per sample visit

We'll provide a bespoke charge for any other contestable works that we are asked to do by a SLP.

These charges will be fixed until 31 March 2019 and reviewed annually.

Other charges

Charges relating to self lay service connections

Where you have chosen to use an accredited self lay provider to complete your service connection we'll look to apply an administration charge as detailed below, which is net of value added tax (VAT).

Administration Charge	Charge	Unit	VAT
Administration charge	£ 97.00	Per connection	20%

Charges relating to land entry

There may be a requirement to enter third party land to lay new water pipes, this may require us to use solicitors and may result in a compensation payment being made to the land owner. These charges will always be site specific and bespoke.

Miscellaneous	Charge
There may be occasions that we require our solicitors to look into access to private land	On request
Compensation payment	Bespoke

Redesign charge

Where you have changed the water main design layout and a redesign is required we'll look to apply a redesign charge as detailed below.

Redesign Charge	Charge	Unit	VAT
Redesign charge	£ 640.00	Per redesign	20%

Site specific charges – sewer

Site specific charges for sewers are made up of those connection services to connect a development to our existing sewer network. This type of work can potentially include new sewers, lateral drains, pumping stations and rising mains and other infrastructure needed to satisfactorily deal with domestic, and on occasions non-domestic, sewerage from a development.

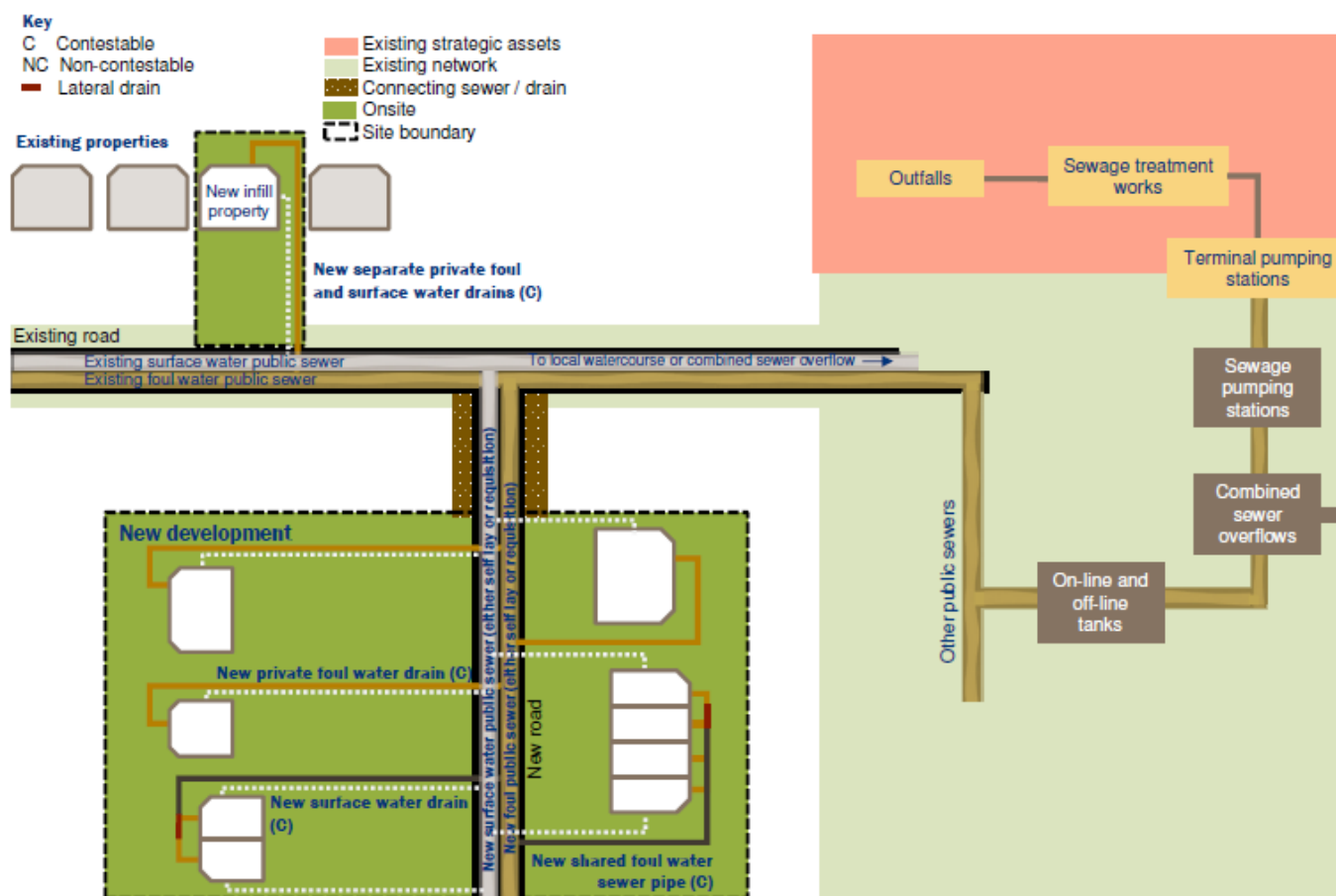
Many developers design and construct their own sewers, often using a third party (drainage) contractor and offer them to Severn Trent, or a NAV, for adoption. However, on occasions, a developer can requisition Severn Trent to lay sewers from the site boundary and connect into the existing network. This option is mainly used when sewers need to be laid within third party land and in these circumstances an income offset value will apply.

Site specific work is distinct from network reinforcement work, which provides any necessary additional capacity as a result of a new development. Any network reinforcement work needed as a direct result of a new development is now included in the infrastructure charges described earlier. Should a developer have significant non-domestic flows, we may need a contribution from the developer.

Where we have to reinforce our existing infrastructure for the purpose of domestic flows, the costs for this reinforcement work will be borne in full by Severn Trent, i.e. it will not form part of the site specific charge.

To show this in more detail, site specific works are those undertaken within both the dark green shaded area and brown with white dots shaded area in **Figure 2** below. The charges for these works will either be paid in full by a developer, or where an income offset is used a reduced charge will be paid. Site specific work includes that for any in-fill property.

Figure 2 Typical connections work and the location of existing waste assets



Sewer requisition charges

This is the charge for the works in accordance with the duties imposed by section 98(1) (provision of requisitioned public sewer) of the Water Act 1991.

Sewer requisition charges become payable when a developer requests Severn Trent to provide a new public sewer or lateral drain for a new development. We'll provide a bespoke charge for each requisition.

This bespoke charge will take into account such things as:

- the extent of works
- the ground conditions
- any land entry requirements
- any legal consents and agreements
- surveys
- highway restriction noticing
- compensation
- the developer's build programme

The charges will be recalculated on completion of the design and feasibility stage and pre contract aware. A balance payment or refund may be required at this stage, and prior to progressing the work.

Once the work is completed we'll complete a final reconciliation of the charges against the works actually completed.

Sewer adoption inspection and bond charges - pre construction

These are the charges for the work in accordance with the duties imposed by section 104 of the Water Act 1991.

The sewers that will serve a new development site can be designed by a developer, approved by us and then constructed by the developer. We'll then enter into a legal Agreement to adopt these sewers provided that they are designed to current industry standards, Sewers for Adoption 6th and 7th Edition, and Severn Trent's supplementary requirements.

From 1 April 2018 we'll charge a **sewer adoption inspection charge** and a **sewer adoption bond charge** for all site specific work for adoptable sewers.

This **sewer adoption inspection charge** will cover the cost for technical vetting, processing the Section 104 submission, and completing the inspections of the adoptable site, including the connection to our existing network. This includes the initial CCTV or other visual inspection.

The **sewer adoption bond charge** is a security payment for Severn Trent to draw off should we need to complete remedial works, or finish the construction of the sewers for any reason.

How we've calculated the sewer adoption inspection and bond charges

We've calculated the sewer adoption inspection charge by dividing the combined total of calculated gravity sewer and associated manholes construction costs by the combined total meterage of gravity sewers and associated manholes over the same period to give us a **per metre charge** (which includes any in-line storage less than 1350mm diameter).

This charge is then multiplied by the proposed combined length of sewers to give us the total costs associated with the above works. On top of this we have a number of separate charges to reflect other site requirements, such as Headwalls, flow control chambers, etc.

We'll add up all of these charges to give an approximate of total construction costs:

- 2.5% of these costs will represent the total **sewer adoption inspection charge**, and
- 10% of these costs will represent the total **sewer adoption bond charge**

A breakdown of all of our sewer adoption charges are shown in the tables below.

Gravity sewers	Charge	Unit	VAT
Gravity sewers – includes in-line storage less than 1350mm diameter - inspection charge	£10.71	Per metre	0%
Gravity sewers – includes in-line storage less than 1350mm diameter - bond charge	£42.82	Per metre	0%
Headwall	Charge	Unit	VAT
Headwall - Inspection charge	£ 62.50	Per unit	0%
Headwall - bond charge	£ 250.00	Per unit	0%
Flow control chamber	Charge	Unit	VAT
Flow control chamber - inspection charge	£ 62.50	Per unit	0%
Flow control chamber - bond charge	£ 250.00	Per unit	0%
m³ storage over 1350mm diameter	Charge	Unit	VAT
m ³ storage over 1350mm diameter - inspection charge	£12.50	Per m ³	0%
m ³ storage over 1350mm diameter - bond charge	£50.00	Per m ³	0%
Pumping station	Charge	Unit	VAT
Pumping station - inspection charge	2.5% of bespoke charges	Per station	0%
Pumping station - bond charge	10% of bespoke charges	Per station	0%
Rising main not exceeding 225mm diameter	Charge	Unit	VAT
Rising main - inspection charge	£2.48	Per metre	0%
Rising main - bond charge	£9.91	Per metre	0%
Adoptable lateral drains	Charge	Unit	VAT
Adoptable lateral drains - inspection charge	£ 4.00	Per metre	0%
Adoptable lateral drains - bond charge	£16.00	Per metre	0%

Other adoption charges for a new sewer

These charges are for the works associated with adopting a new sewer that has been laid by a third party contractor on the request of the developer, and includes value added tax (VAT) where indicated.

PS Telemetry	Charge	Unit	VAT
Provision and installation of an outstation (including 12 months listening service)	£5430.28	Per outstation	20%

An additional charge for the listening service over 12 months, when required.

Listening service	Charge	Unit	VAT
Listening services over and above initial 12 months	£588.12	Per annum	20%
Locks & signs	Charge	Unit	VAT
Installation of locks and signs at pumping station	£1118.46	Per station	20%
Amended design	Charge	Unit	VAT
Reassessment of an amended design when increasing the estimated cost of construction is less than £10,000	£253.88	Per design	0%
Reassessment of an amended design when increasing the estimated cost of construction is more than £10,000	1% of estimated construction cost	Per design	0%
Reassessment of an amended design when there is a pumping station on site	2% of estimated construction cost	Per design	0%
Other charges	Charge	Unit	VAT
One further viewing of a developer's CCTV survey	£ 61.02	Per survey	0%
A letter to the bondsman confirming that the bond has been released	£152.33	Per letter	0%

Sewer adoption inspection and bond charges - post construction

These are the charges for the work in accordance with the duties imposed by section 102 of the Water Act 1991.

We're sometimes asked to adopt sewers that serve a development years after they have been constructed and we're not put forward for adoption at the time of construction. In these circumstances we will always look to adopt the sewers but will need various documentation from the householders, or their representative, to assess the condition of the sewers and associated assets. Often we'll look to carry out inspections and ask for trial holes to be dug.

From 1 April 2018 we have a number of charges for the assessments needed and do not include value added tax (VAT).

Sewer lengths offered for adoption	Charge	Unit	VAT
To complete inspections of the existing sewers and associated assets (not including the pumping station)	£ 40.00	Per metre	0%
Pumping stations	Charge	Unit	VAT
To complete inspection of pumping stations	£ 200.00	Per station	0%
Trial holes	Charge	Unit	VAT
To attend trial hole excavations	£ 20.00	Per trial hole	0%

CCTV survey	Charge	Unit	VAT
To arrange and review CCTV survey of sewers	£ 0.85	Per metre	0%

As built drawings	Charge	Unit	VAT
To make arrangements for the completion of as-built drawings and manhole cards	£ 25.00	Per manhole	0%

Sewer connection charges

These are the additional inspection charges for sewer connections in accordance with the duties (or rights) under section 106 sewer connections of the Water Act 1991.

These charges are shown in the table below and do not include value added tax (VAT).

Repeat inspection	Charge	Unit	VAT
Repeat inspection within normal working hours Monday – Friday 9am – 5pm	£98.58	Per inspection	0%
Repeat inspection outside of normal working hours Monday – Friday before 9am and after 5pm	£131.00	Per inspection	0%

Legal charges

We have a number of legal charges associated with the adoption of sewers and sewer connections which are shown in the table below and are net of value added tax (VAT).

Sewage Pumping Station (SPS) land transfer	Charge
Up to the sum of £1,500.00 plus disbursements whether or not the matter proceeds to completion for our solicitors to complete the legal documentation in respect of the land transfer of the SPS	£1500.00 plus disbursements
Our solicitors may request a further undertaking for payment of additional fees if the transfer of the pumping station becomes protracted	On request

Sustainable Drainage System (SUDS) Easement	Charge
Up to the sum of £1,500.00 plus disbursements whether or not the matter proceeds to completion the Easement associated with the SUDs feature	£1500.00 plus disbursements
Our solicitors Eversheds, may request an additional fee if securing the easement becomes protracted	On request

Unilateral Deed of Grant	Charge
Our fee for dealing with a unilateral Deed of Grant should you choose our services	£900.00 plus disbursements

Miscellaneous	Charge
We may ask our solicitors to review wording amendments on a sewer Adoption Agreement	On request
We may ask our solicitors to review wording amendments on a unilateral Deed of Grant of Easement	On request
There may be occasions that we require our solicitors to look into access to private land	On request

Note:

1. Disbursements are those legal fees that Severn Trent do not see as they are paid directly to a solicitor
2. A developer, or third party contractor, can use any solicitor to complete any relevant documentation

Diversion charges

These are the charges for works completed under S185 of the Water Industry Act 1991.

Charges for the diversion of a water asset

A developer can ask Severn Trent to alter or move a water asset so as to allow the development of a site. We'll complete an initial risk assessment to help us make a decision as to whether we complete the diversion works, or allow an accredited self lay provider to complete the work on our behalf. Once the charges have been paid and enter into a diversion agreement, we'll carry out the necessary work

The charges for the diversion of a water asset are made up of those elements needed to recover the reasonable costs incurred by Severn Trent as a result of completing the diversion work. We'll provide bespoke charges for completing the diversion work. If these change during construction we'll let you know and gain your prior approval of the new charges.

Once the work is complete there will be a final reconciliation of the charges against the actual works completed.

Charges for the diversion of a sewer asset

A developer can ask Severn Trent to alter or move a sewer asset so as to allow the development of a site. We'll complete an initial risk assessment to help us make a decision as to whether we complete the diversion works, or allow a third party (drainage) contractor to complete the work on our behalf. Once the charges have been paid and enter into a diversion agreement, we'll carry out the necessary work

The charges for the diversion of a sewer asset are made up of those elements needed to recover the reasonable costs incurred by Severn Trent as a result of completing the diversion work. We'll provide bespoke charges for completing the diversion work. If these change during construction we'll let you know and gain your prior approval of the new charges.

Once the work is complete there will be a final reconciliation of the charges against the actual works completed.

Water service connection charges

This section sets out the fixed charges for a water service connection to our existing water network.

Each of these charges will be fixed until 31 March 2019 and reviewed annually

These are charges for work in accordance with the duties (or rights) under section 45(1) (connection with Water Main) and section 46(1) (ancillary works for purposes of making a domestic connection) of the Water Industry Act 1991.

The charges for a new water service connection are made up of those elements needed to recover the reasonable costs of connecting a property for water to our existing water supply. We have a number of **fixed charges** and therefore each connection charge is unique for each connection.

All service connection work is a **contestable** activity and therefore the connection work doesn't have to be done by Severn Trent. The connection work can be completed by a third party contractor working on behalf of the developer, such as a self lay provider – with the right accreditation.

There are additional meter costs that will need to be added and these can be found in the Meter section on page 54.

The charges for a water service connection up to 12m

These are the fixed charges for a water service connection up to 12 metres, for no excavation, excavate and lay in unmade ground and excavate and lay in highway. There are additional charges for a water service connection over 12 metres and for those connections that we have to do under pressure, i.e. when we keep the water supply on.

An explanation of each lay type is shown in the table here:

Lay type	Definition
No excavation	Here the excavation, backfill and reinstatement of the trench is not completed by Severn Trent
Excavate & lay in unmade ground	Here the excavation and the laying of the pipework is completed in a surface such as a field, grass verge, a stone driveway, etc...
Excavate & lay in highway	Here the excavation and the laying of the pipework is completed in the footpath or highway - e.g. slabs, concrete, tarmac or a mixture

Water service connection (25mm-32mm) – 0 to 5m

These are the charges for a water service connection up to 5 metres for the different lay types and are net of value added tax (VAT).

Water service connection	No excavation 0 – 5m	Excavate & lay in unmade ground 0 – 5m	Excavate & lay in highway 0 – 5m
Water connection laid up to 5m (up to 32mm pipe diameter)	£ 261.00	£ 517.00	£ 826.00
Water connection laid up to 5m into a Manifold (up to 6 port)	£1591.00	£1972.00	£2540.00

Water service connection (25mm-32mm) – 5 to 12m

These are the charges for a water service connection for 5 to 12 metres for the different lay types and are net of value added tax (VAT).

Water service connection	No excavation 5 – 12m	Excavate & lay in unmade ground 5 – 12m	Excavate & lay in highway 5 – 12m
Water connection laid between 5m and 12m (up to 32mm pipe diameter)	£ 308.00	£ 749.00	£1189.00
Water connection laid between 5m and 12m into a Manifold (up to 6 port)	£1693.00	£2183.00	£3257.00

Water service connection (25mm-32mm) – over 12m

These are the additional charges for a water service connection that is over 12 metres, for the different lay types. These additional charges are for the pipework length over 12m and charged **per metre**, and are net of value added tax (VAT).

Water service connection greater than 12m	Charge	Unit
No excavation	£ 8.00	Per metre
Excavate & lay in unmade ground	£27.00	Per metre
Excavate & lay in highway	£64.00	Per metre

NOTE: this is the rate up to the next 0.5m so if a water service connection is 14.2m long you would add an additional 2.5m

Water service connection (25mm-32mm) – into a shared trench

These are the charges for multiple water service connections into a shared trench, for the different lay types net of value added tax (VAT).

Water service connection	Charge
2 water connections laid up to 5m (up to 32mm pipe diameter) into a shared trench of unmade ground - excavation by Severn Trent	£ 778.00
3 water connections laid up to 5m (up to 32mm pipe diameter) into a shared trench of unmade ground - excavation by Severn Trent	£1039.00
2 water connections laid up to 5m (up to 32mm pipe diameter) into a shared trench of mixed surfaces (including footpath, road, etc...) - excavation by Severn Trent	£1087.00
3 water connections laid up to 5m (up to 32mm pipe diameter) into a shared trench of mixed surfaces (including footpath, road, etc...) - excavation by Severn Trent	£1348.00
2 water connections laid between 5m and 12m (up to 32mm pipe diameter) into a shared trench of unmade ground - excavation by Severn Trent	£1057.00
3 water connections laid between 5m and 12m (up to 32mm pipe diameter) into a shared trench of unmade ground - excavation by Severn Trent	£1365.00

2 water connections laid between 5m and 12m (up to 32mm pipe diameter) into a shared trench of mixed surfaces (including footpath, road, etc.) - excavation by Severn Trent	£1497.00
3 water connections laid between 5m and 12m (up to 32mm pipe diameter) into a shared trench of mixed surfaces (including footpath, road, etc.) - excavation by Severn Trent	£1805.00

Protective pipework

If you need to lay your service pipe in a protective material we'll complete the connection to our water main in a similar material. Protective pipework should be used in contaminated ground to protect the water supply.

These are the additional charges **for the actual connection**. There are additional charges for the pipework - see below - and are net of value added tax (VAT).

Uplift for protective pipework connection	Charge	Unit
Not exceeding 32mm and fire supply	£ 95.00	Per connection
Not exceeding 125mm and fire supply	£358.00	Per connection

This is the additional charge **for the actual connection** into a Manifold and is net of value added tax (VAT).

Uplift for protective pipework connection	Charge	Unit
Connection into a manifold	£493.00	Per connection

These are the additional charges **for the pipework** and are net of value added tax (VAT).

Protective pipework	0-5m charge per connection	5-12m charge per connection	Over 12m charge per metre
Protective pipework up to 32mm	£38.00	£146.00	£20.00

Water service connection (50mm-90mm)

These are the charges for a **large diameter water service connection** (50mm – 90mm) when the connection is not done under pressure.

These charges are determined by the lay type. The charge is **per connection** and are net of value added tax (VAT).

There is an additional charge for the pipework, **per metre**, which is on top of the charge for the connection – see below.

Water service connection – not under pressure connection	Charge	Unit
No excavation 50mm to 90mm	£ 415.00	Per connection
No excavation >90mm to <200mm	£ 503.00	Per connection
Excavate & lay in unmade ground 50mm to 90mm	£ 679.00	Per connection
Excavate & lay in unmade ground >90mm to <200mm	£ 895.00	Per connection
Excavate & lay in highway 50mm to 90mm	£ 952.00	Per connection
Excavate & lay in highway 90mm to <200mm	£1236.00	Per connection

Water service connection (50mm – 90mm) - under pressure connection

These are the charges for a **large diameter water service connection** (50mm – 90mm) that we have to do under pressure.

These are the charges for an under pressure connection and are determined by lay type and mains sizes. The charge is **per connection** and are net of value added tax (VAT).

There is an additional charge for the pipework, **per metre**, which is on top of the charge for the connection – see below.

Water service connection - under pressure connection	Charge	Unit
No excavation 50mm to 90mm	£ 910.00	Per connection
No excavation >90mm to <200mm	£1247.00	Per connection
No excavation >200mm	£2274.00	Per connection
Excavate & lay in unmade ground 50mm to 90mm	£1042.00	Per connection
Excavate & lay in unmade ground >90mm to <200mm	£1388.00	Per connection
Excavate & lay in unmade ground >200mm	£2085.00	Per connection
Excavate & lay in highway 50mm to 90mm	£1454.00	Per connection
Excavate & lay in highway 90mm to <200mm	£1887.00	Per connection
Excavate & lay in highway >200mm	£3384.00	Per connection

Water service connection (63mm) – into a manifold

These are the additional charges for a water service connection up to a 63mm via a manifold that we have to do under pressure. These are for different mains size and net of value added tax (VAT).

Water service connection	Charge	Unit
Up to 63mm under pressure manifold connection onto existing main up to 90mm	£ 464.00	Per connection
Up to 63mm under pressure manifold connection onto existing main >90mm and 200mm	£ 881.00	Per connection
Up to 63mm under pressure manifold connection onto existing main >200mm and up to 4500mm	£2200.00	Per connection

Water service connection (up to and including 63mm) – pipework

These are the additional charges for a water service connection (up to and including 63mm) for the different lay types. These additional charges are **for the pipework** length and are charged **per metre** and are net of value added tax (VAT).

Pipework for large diameter connections (up to and including 63mm)	Charge	Unit
No excavation	£ 17.00	Per metre
Excavate & lay in unmade ground	£ 38.00	Per metre
Excavate & lay in highway	£120.00	Per metre

Water service connection (>63mm – 180mm) - pipework

There are additional charges for a water service connection (>63mm-180mm) for the different lay types. These additional charges are **for the pipework** length and are charged **per metre** and are net of value added tax (VAT).

Pipework for large diameter connections (>63mm – 180mm)	Charge	Unit
No excavation	£ 26.00	Per metre
Excavate & lay in unmade ground	£ 51.00	Per metre
Excavate & lay in highway	£137.00	Per metre

Protective pipework

If you need to lay your service pipe in a protective material we'll complete the connection to our water main in a similar material. Protective pipework should be used in contaminated ground to protect the water supply.

These are the additional charges **for the actual connection** when we use protective pipework and are net of value added tax (VAT).

Uplift for protective pipework connection	Charge	Unit
Connection <200mm existing mains	£376.00	Per connection
Connection >200mm existing mains	£653.00	Per connection

This is the additional charges **for the pipework** and is charged per metre and is net of value added tax (VAT).

Protective pipework	Charge per metre
Protective pipework up to 125mm	£36.00

Other charges

Sluice valve (90mm – 150mm)

This charge applies to the installation of a sluice valve onto a water main **for a large diameter connection**. The charge is **per valve** and are net of value added tax (VAT).

Sluice value	Charge	Unit
To install a sluice valve	£397.00	Per valve

Domestic sprinkler supplies

This charge applies to a direct feed sprinkler system where we're making one connection to the main and branching off the supply to the sprinkler feed. The charge is **per connection** and is net of value added tax (VAT).

Domestic sprinkler supplies	Charge	Unit
Fire branch connection	£209.00	Per connection

Meters

Part of the new water service connection work includes the installation of a meter - either externally into a boundary box, or internally in a block of flats - and the collection of the meter details, often called the **commissioning** of the meter, so the billing account for the property can be set up.

The installation and commissioning of the meter is a **contestable** activity and can be completed by any provider. For a service connection and meter fit that is not being completed by Severn Trent there is a charge for delivering meters to the development site. For a meter delivery there is no limit on the number of meters delivered to site. However, if a meter is lost once we've delivered it to site you can request a new one, but will be charged another meter delivery charge.

The setting up of the billing account is a **non-contestable** activity and therefore can only be completed by Severn Trent.

These are the charges for the installation and commissioning of a meter. The charge is per meter and is net of value added tax (VAT).

Meter type	Charge	Unit
Install and commission an external 15mm meter in the Boundary Box at the point of connection	£27.84	Per meter
Install and commission an external 22mm meter in the Boundary Box at the point of connection	£35.77	Per meter
Install and commission a 15mm radio read meter	£28.44	Per meter
Install and commission a 22mm radio read meter	£28.44	Per meter
Install and commission an external meter including radio with slave chamber	£162.00	Per meter
To check the installation and commission of a meter	£28.44	Per meter
Provide and install a Pulse Meter Unit	£202.00	Per meter
Meter delivery	£48.74	Per delivery

Traffic management

When the connection for a water service is in the highway we sometimes have to close all, or part, of a road while we do the work. We have a number of fixed charges depending on how we safely manage the traffic.

Each of these charges are net of value added tax (VAT).

Using traffic lights

Sometimes we have to use traffic lights when we complete the work for a water service connection.

Type of traffic lights	Charge	Unit
Two way traffic lights for the duration of the work	£525.79	Per job
Three way traffic lights for the duration of the work	£554.80	Per job
Four way traffic lights for the duration of the work	£765.08	Per job

Type of traffic lights with manual traffic control	Charge	Unit
Two way traffic lights for the duration of the work	£1286.48	Per job

Three way traffic lights for the duration of the work	£1315.49	Per job
Four way traffic lights for the duration of the work	£1525.77	Per job

Closing a road

Sometimes we have to close a road when we complete the work for a water service connection.

Type of road closure	Charge	Unit
Closing a single carriageway for the duration of the work	£ 574.00	Per job
Closing a dual carriageway for the duration of the work	£1148.00	Per job
Single lane closure where the speed limit is up to 40mph and is the charge per lane for the duration of the work	£ 708.00	Per job

Highway charges

When carrying out connection work on certain roads/streets we sometimes have to apply to the local Council to obtain a permit to work in the highway and for the suspension of parking bays. These charges are set locally by each Council, and not by Severn Trent. This charge will be added to your quote, but is generally between £500.00 and £3500.00. Your local authority website should be consulted for details.

Highway charge	Capped charge	Unit
Local authority costs	£3500.00	Per job

Moving a bus stop, a pedestrian crossing or street lamp

Sometimes we have to move a bus stop, a pedestrian crossing or support a street lamp when we complete the work for a water service connection.

Type of traffic management	Charge	Unit
Work to relocate a bus stop	£340.00	Each
Work to relocate a pedestrian crossing	£340.00	Each
Work to support a street lamp	£340.00	Each

Completing a water service connection at night, during the weekend or on a bank holiday

Sometimes we have to complete the work for a water service connection after 8pm, or on a weekend or bank holiday.

Each of these charges are net of value added tax (VAT).

Night, Sunday or bank holiday	Charge	Unit
Connection work completed after 8pm	£1338.00	Per job
Connection work completed on a Sunday or on a bank holiday	£1338.00	Per job

Digging a trial hole

Sometimes we have to excavate a trial hole to understand what pipework and other apparatus is already in the ground to see if we can safely complete your water connection where we'd like to.

The charge is per m3 excavated are net of value added tax (VAT).

Trial hole	Charge	Unit
This is the charge per m3 of ground excavated	£392.00	Per hole

Metal boundary box

Depending on where a boundary box is installed there may be a need to use a metal boundary box. This is most common when the boundary box is installed in the highway.

The charge is per lid is net of value added tax (VAT).

Metal boundary box lid	Charge	Unit
To supply and install a box lid	£6.72	Per lid

Water for construction

If you're building new properties on a development site you'll often need water for construction, e.g. to mix concrete, plaster, washing down, etc. Unless you have a temporary metered supply (i.e. a hired standpipe) or are utilising an existing metered supply, we'll charge you a fixed charge for water for construction. Value Added Tax (VAT) is payable.

From 1 April 2018 you'll be charged for **water for construction per property** when:

1. the water service connection is a 25mm-32mm for any newly built household property
2. the water service connection is a large diameter connection for a newly built household property
3. the water service connection is on any non-household property with a 25mm+ connection

Water for construction	Charge	Unit	VAT
Household property and non-household property with a 25mm-32mm connection	£80.33	Per property	20%
Non-household property with a 25mm+ connection This represents m3 of construction not m3 storage	£1.46 per m ³	Per property	20%

The infrastructure charge

From 1 April 2018 we'll be charging **an infrastructure charge per property** - one for water services and one for sewerage services.

There is no value added tax (VAT) payable on an infrastructure charge.

Infrastructure charges	Charge	Unit	VAT
Water infrastructure charge	£423.93	Per property	0%
Sewer infrastructure charge	£229.44	Per property	0%

Miscellaneous charges

We have a number of miscellaneous charges for water service connections in accordance with the duties (or rights) under section 45(1) (connection with Water Main) and section 46(1) (ancillary works for purposes of making a domestic connection) of the Water Industry Act 1991.

A breakdown of all of our miscellaneous charges are shown in the tables below and some include value added tax (VAT).

Water regulation re-inspection fee	Charge	Unit	VAT
We'll charge a re-inspection fee each time we turn up to do a water regulations inspection and the site isn't ready	£ 69.39	Per visit	0%

Aborted visit	Charge	Unit	VAT
We'll charge an aborted visit charge each time we turn up to site and the site isn't ready for a water service connection to be completed	£160.00	Per visit	Same as quote

Common Billing Agreement	Charge	Unit	VAT
To prepare and issue a Common Billing Agreement. This Agreement will be registered with the local council and ensures that when a property is substantially altered to become multiple properties, each property has its own individual meter and billing account	£214.27	Per agreement	0%

Private Land

We may need to enter third party land when constructing new water connections, in certain situations we may incur compensation payments and in these circumstances we will look to recover the cost from you.

Private land entry	Charge	Unit	VAT
To prepare and issue a letter to the land owner seeking consent to lay pipework across third party land	£249.37	Per letter	0%

Section 5 Examples of connection charges

In this section we'll share with you some examples of the connection charges for new water and sewer connections.

When reading these examples of connection charges please note that:

- The charges are indicative only at the time of publication
- The examples of different connection types are fictional and may not meet with the requirements for your development

Example 1: Water service connection - development of a new 3 bedroom home

- A new 25mm water service pipe is needed
- The nearest water main is 3 metres away from the house in the footpath
- No excavation is needed
- No barrier pipe is needed
- There is no need to close the road

These are the charges for the new water service connection:

Type of charge	Description of charge	Quantity	Unit rate	Total charge	VAT rate
Connection type	Water connection laid up to 5m (up to 32mm pipe diameter) - no excavation by Severn Trent	1	£261.00	£261.00	0%
Metering	Install and commission an external 15mm meter in a Boundary Box at the point of connection	1	£ 27.84	£ 27.84	0%
Other	Water for construction	1	£ 80.33	£ 80.33	20%
Infrastructure charges	Water infrastructure charge	1	£423.93	£423.93	0%
	Sewerage infrastructure charge	1	£229.44	£229.44	0%
Infrastructure credits	Credit for water	0	£423.93	£ 0.00	0%
	Credit for sewerage	0	£229.44	£ 0.00	0%
Infrastructure discounts	Discount for water – 100%	1	£423.93	£423.93	0%
	Discount for sewerage – 100%	0	£229.44	£ 0.00	0%
	Discount for sewerage – 75%	0	£172.08	£ 0.00	0%
Note: any figures shown in red are negative values The total payable is payable when you send us the signed Acceptance Form			Sub total	£598.61	
			VAT	£ 16.07	
			Total payable	£614.68	

Example 2: Water service connection - development of a new block of flats for student accommodation

- A new 50mm large diameter water connection is needed
- The nearest water main is 8 metres away in the highway
- We need to use protective pipework
- We need to close the road
- We need to do the connection under pressure
- Housing students with a communal kitchen and living area

These are the charges for the new water service connection:

Type of charge	Description of charge	Quantity	Unit rate	Total charge	VAT rate
Connection type	Water service connection under pressure - excavate & lay in highway 50mm – 90mm	1	£1,454.00	£ 1,454.00	0%
	Uplift for an under pressure connection - excavate & lay in the highway	8m	£ 137.00	£ 1,096.00	0%
Protective pipework	Additional charge for the pipework (per metre) in protective pipework	1	£ 261.00	£ 261.00	0%
	Uplift for protective pipework - connection <200mm existing mains	1	£ 376.00	£ 376.00	0%
Metering	To check the installation and commission of a meter	1	£ 28.44	£ 28.44	0%
	Meter delivery	1	£ 48.74	£ 48.74	0%
Traffic management	2 way lights for 3 days	1	£ 525.79	£ 525.79	0%
Infrastructure charges	Water infrastructure charge	30	£ 423.93	£12,717.90	0%
	Sewerage infrastructure charge	30	£ 229.44	£ 6,883.20	0%
Infrastructure credits	Credit for water	1	£ 423.93	£ 423.93	0%
	Credit for sewerage	1	£ 229.44	£ 229.44	0%
Infrastructure discounts	Discount for water – 100%	0	£ 423.93	£ 0.00	0%
	Discount for sewerage – 100%	0	£ 229.44	£ 0.00	0%
	Discount for sewerage – 75%	0	£ 172.08	£ 0.00	0%
Note: any figures shown in red are negative values The total payable is payable when you send us the signed Acceptance Form			Sub total	£22,737.70	
			VAT	£ 0.00	
			Total payable	£22,737.70	

Example 3: Water and sewerage infrastructure – development of a site for 180 new homes

- The developer has asked Severn Trent to provide the options for laying the new water mains on a development site
- The new homes are a combination of 3 and 4 bedroom houses
- 1200m of open cut main laying is required with associated fittings
- The off-site connecting pipework is 20m
- There are no anticipated difficulties with construction work
- There are no off-site reinforcements needed to supply this development
- There are no water mains diversions needed to supply this development
- That is no other apparatus, such as chambers, pipework or cabling, on the site that might affect the location of the mains
- The developer has employed a drainage contractor to lay 1938m of gravity sewers on the site and are looking to get these adopted by Severn Trent
- The site needs a pumping station and 100m of rising main

Type of charge	Description of charge	No. properties/ metres	Unit rate	Total charge	VAT rate
On site mains requisition (per property)	Lay only option – including the first 22m of off-site connecting pipework and physical connection	0	£674.02	£ 0.00	0%
	Open cut option - including the first 22m of off-site connecting pipework and physical connection	180p	£992.68	£178,682.40	0%
	Protective pipework	0	£302.18	£ 0.00	0%
New connection charge over 22m and connection pipework (per metre)	PE main laying - not exceeding 2m in depth, up to 200mm diameter nominal bore and no excavation	0	£ 24.27	£ 0.00	0%
	PE main laying - not exceeding 2m n depth, up to 200mm diameter nominal bore in unmade ground and excavation	0	£ 48.67	£ 0.00	0%
	PE main laying - not exceeding 2m in depth, up to 200mm diameter nominal bore in the highway and excavation	0	£122.46	£ 0.00	0%
	Protective pipework main laying - not exceeding 2m in depth, up to 200mm nominal bore and no excavation	0	£ 71.24	£ 0.00	0%
	Protective pipework main laying – not exceeding 2m in depth, up to 200mm nominal bore in unmade ground and excavation	0	£ 90.25	£ 0.00	0%
	Protective pipework main laying - not exceeding 2m in depth, up to 200mm nominal bore in the highway and excavation	0	£185.01	£ 0.00	0%
Income offset (per property)	Lay only up to 22m - including connection pipework and actual connection	0	£613.36	£ 0.00	0%
	Open cut up to 22m - including connection pipework and actual connection	180p	£903.34	£162,601.20	0%
	Protective pipework	0	£274.98	£ 0.00	0%
Income offset (per metre)	PE main laying - not exceeding 2m in depth, up to 200mm diameter nominal bore and no excavation	0	£ 22.09	£ 0.00	0%
	PE main laying - not exceeding 2m n depth, up to 200mm diameter nominal bore in unmade ground and excavation	0	£ 44.29	£ 0.00	0%

	PE main laying - not exceeding 2m in depth, up to 200mm diameter nominal bore in the highway and excavation	0	£111.44	£ 0.00	0%
	Protective pipework main laying - not exceeding 2m in depth, up to 200mm nominal bore and no excavation	0	£ 64.83	£ 0.00	0%
	Protective pipework main laying – not exceeding 2m in depth, up to 200mm nominal bore in unmade ground and excavation	0	£ 82.13	£ 0.00	0%
	Protective pipework main laying - not exceeding 2m in depth, up to 200mm nominal bore in the highway and excavation	0	£168.36	£ 0.00	0%
Note: any figures shown in red are negative values The total developer charge is payable when you send us the signed Agreement			Total charges	£178,682.40	
			Income offset	£162,601.20	
			Developer charge	£ 16,081.20	
			VAT	£ 0.00	
			Total developer charge	£ 16,081.20	

Type of charge	Description of charge	Quantity	Unit rate	Total charge	VAT rate
Contestable work that can be completed by Severn Trent on request	Back to back connections, includes removal of end hydrants, maximum connection distance 2m; not exceeding 125mm diameter	0	£ 573.11	£ 0.00	0%
	Back to back connections, includes removal of end hydrants, maximum connection distance 2m; not exceeding 180mm diameter	0	£ 597.92	£ 0.00	0%
	Sampling; where not included within a turnkey operation - applies to separate site visit solely for the purpose of sampling, as instructed	0	£ 154.12	£ 0.00	0%
Non contestable works that must be completed by Severn Trent	Source of water connection	1	£2,264.40	£2,264.40	0%
This charge is payable when you send us the signed Agreement or alternatively you can defer the charge against the total asset value.			Total charges	£2,264.40	
			VAT	£ 0.00	
			Total self lay charge	£2,264.40	

Asset value	
Asset value	£162,601.20
VAT	£ 32,520.24
Total asset value	£195,121.44

Type of charge	Description of charge	No. units/ metres	Inspection Unit rate	Bond Unit rate	Inspection charge	Bond charge	VAT
Gravity sewers (per metre) - includes in-line storage less than 1350mm diameter	Inspection charge – 2.5%	1938m	£10.71		£20,755.98		0%
	Bond charge – 10%	1938m		£ 42.82		£82,985.16	0%
Other charges	Headwall per unit	1	£62.50	£250.00	£ 62.50	£ 250.00	0%
	Flow control chamber per unit	1	£62.50	£250.00	£ 62.50	£ 250.00	0%
	m3 storage over 350mm diameter	0	£12.50	£ 50.00	£ 0.00	£ 0.00	0%
	Pumping station per unit cost	£60000.00			£ 1,500.00	£ 6,000.00	0%
	Rising main not exceeding 225mm diameter per metre rate – inspection charge 2.5%	100	£ 2.48		£ 248.00		0%
	Rising main not exceeding 225mm diameter per metre rate – bond charge 10%	100		£ 9.91		£ 991.00	0%
	Adoptable lateral drains	0	£ 4.00	£ 16.00	£ 0.00	£ 0.00	0%
	Provision and installation of an outstation (including 12 months listening service)	1	£4,525.23				20%
	Installation of locks and signs at pumping station	1	£932.05				20%
The total payable is the total inspection charges and the total other charges, plus any VAT applicable			Total inspection charges	£22,628.98			
			Total bond charges	£90,476.16			
			Total other charges	£ 5,457.28			
			VAT	£ 1,091.46			
			Total payable	£29,177.72			

Glossary

Applicant – this is owner of the land, or someone who has significant interest in the land, who needs to apply for a new water and/or sewer connection. This may be an individual or a company.

Asset Value

- i. in relation to a section 51A agreement with a water undertaker, the amount described in section 51CD(3) of the Water Industry Act 1991; and
- ii. in relation to a section 104 agreement with a sewerage undertaker, the amount described in section 105ZF(3) of the Water Industry Act 1991

Asset payment - where the water infrastructure between the existing water network and the new property is being provided by a third party acting on behalf of the developer, such as a self lay provider under an Adoption Agreement, we'll make an asset payment to the third party instead – for the purposes of an asset value payment, the income offset amount is equal to the asset value

Bond – is a security payment for Severn Trent to draw off should we need to complete remedial works, or finish the construction of the sewers for any reason.

Charging Arrangement Document - a document setting out such things as the water and sewer charges, income offset and asset value amounts and/or the methodologies for calculating those, applied by the water or sewerage undertaker in accordance with these rules

Charging year - a calendar year running from 1 April in a given year to 31 March in the following year

Communication pipe - any part of a service pipe which a water undertaker could be, or have been, required to lay under section 46 of the Water Industry Act 1991

Connection charges – all charges associated with a water or sewerage connection, this could be for a single property or a development

Contestable work - work or services that either the relevant undertaker or persons other than the relevant undertaker may do or provide

Developer - refers to all of our customers who are building and developing properties

Development - premises on which there are buildings, or on which there will be buildings when proposals made by any person for the erection of any buildings are carried out, and which require connection with, and/or modification of, existing water or sewerage infrastructure

Domestic usage – water supply to be used for domestic usage such as washing, toilets, cooking cleaning, etc.

Fixed charges - charges set for a given Charging Year which are fixed in amount or which are calculated by reference to a predetermined methodology set out in the undertaker's Charging Arrangements, the application of which allows calculation at the outset of the total amount owing in that Charging Year in respect of the charges in question

In-fill connection – this is a one-off connection to a single property

Income offset - a sum of money offset against the charges that would otherwise be applied for the provision of a sewer or a water main in recognition of revenue likely to be received by the relevant undertaker in future years

Lateral drain – (a) that part of a drain which runs from the curtilage of a building (or buildings or yards within the same curtilage) to the sewer with which the drain communicates or is to communicate; or (b) (if different and the context so requires) the part of a drain identified in a declaration of vesting made under section 102 of the Water Industry Act 1991 above or in an agreement made under section 104 of this Act.

Mixed/combined usage – water supply to be used for both domestic usage, such as washing, toilets, cooking cleaning, etc. and commercial purposes where the water supply has a risk of contamination, such as washing down meat, cooling down metal, etc.

Network reinforcement – provides any necessary additional capacity as a result of a new development

New Appointee (NAV) – is a customer of Severn Trent who has successfully been appointed by Ofwat to become an statutory undertaker for a specific site

Non-contestable work - work or services that only the relevant undertaker can do or provide

Non domestic usage – water supply used for commercial purposes where the water supply has a risk of contamination, such as washing down meat, cooling down metal, etc.

Public sewer - a sewer for the time being vested in a sewerage undertaker, whether under the Water Act 1989, the Water Industry Act 1991 or otherwise.

Service pipe - so much of a pipe which is, or is to be, connected with a water main for supplying water from that main to any premises as — (a) is or is to be subject to water pressure from that main; or (b) would be so subject but for the closing of some valve, and includes part of any service pipe

Sewer - includes all sewers and drains (not being drains within the meaning given by section 219(1) of the Water Industry Act 1991) which are used for the drainage of buildings and yards appurtenant to buildings. This definition includes tunnels or conduits which serve as such a pipe and any accessories for such a pipe

Appendix 1 The connection process for each application type

	Pre development enquiry Point of connection enquiry	Water mains – requisition	Water mains – self lay	Diversion of a water asset	* Water service connection Severn Trent lay	Water service connection Self Lay	Large diameter water service connection	New sewer – requisition	Diversion of a sewer asset	Sewer adoption	Sewer connection
Step 1	You apply, pay the application fee and send us the supporting information	You apply, pay the application fee and send us any supporting information	You apply, pay the application fee and send us any supporting information	You apply, pay the application fee and send us the supporting information	You apply, pay the application fee and send us the supporting information	You submit a form 4 advising us you are ready to make a service connection/s	You apply, pay the application fee and send us the supporting information	You apply, pay the application fee and send us the supporting information	You apply, pay the application fee and send us the supporting information and design	You apply and send us the supporting information	You apply, pay the application fee and send us the supporting information
Step 2	We send you a response for the water, sewerage, or both	We complete a design and send you a quote and an Agreement	We assess the application and either approve the design or complete a design	We assess the application and send you an approval and Agreement	We assess your application and send you a quote	We will advise you of the cost and provide plot reference details	We assess your application and send you a quote	We assess the application and send you a quote	We assess the application and look at the impact on our network	We assess the application and send you technical approval	We assess the application and send you an approval to connect
Step 3		You pay	We send you a Self Lay Agreement	You pay and send us the signed Agreement	You lay your service pipe and then pay	You lay the service pipe, complete the connection and install and commission the metre	You pay, lay your service pipe and install the meter/meters	You pay	ST lay: We'll send you a quote Contractor lay: We'll approve the design and send you an Agreement	If you progress, you pay the fees and send us the signed Agreement Your contractor installs the new sewer	You notify us of the date of connection
Step 4		We install the new water main	You send us the signed Agreement and the payment for any non-contestable works to be completed by ST	We complete the work to divert the water asset	We inspect your service pipe, make the connection and install and commission a metre.	We will invoice you for payment	We inspect your service pipe and connect to our water network	We construct the new sewer	ST lay: You pay Contractor lay: Contractor completes the diversion work	Your contractor installs the new sewer	Your contractor connects to the public sewer
Step 5		You pay for any water service connections and lay the water service pipes	We install the source of water and the self lay provider (SLP) installs the new water main		We set up the billing account for the property	You submit a form 5 providing details allowing us to set up the billing account for the property	We set up the billing account for the property or properties		ST lay: We complete the diversion work	We inspect the new sewer	On the same day we inspect the connection that is being made to the public sewer

Step 6		We inspect the water service pipes and connect to our network	We sample and inspect the water main and connect to our network							We adopt the new sewer	We adopt or sign-off the new sewer connection
Step 7		We set up the billing accounts for the newly built properties	We send the SLP an Asset Value Payment for the length of main laid								
Step 8			We adopt the new water main								
Step 9			The SLP requests the meters and we invoice for the water service connections								
Step 10			The SLP pays for the water service connections and complete the water service connections								
Step 11			The SLP tells us which properties have been connected and send us the meter details								
Step 12			We set up the billing accounts for the newly connected properties								

* this includes a water service connection for a temporary supply and a connection for an agricultural supply

Metered standpipe

If you don't want a temporary water connection you can hire a metered standpipe from our contract partners Aquam Water Services while the works are taking place. A standpipe is a free standing pipe which is fitted with a tap and can be attached to an existing hydrant to get a water supply to a site.

Take a look at our [website](#) page to find out more.

Process steps for building over a sewer asset

If you have a public sewer on your site and are making changes to an existing building that affects that sewer e.g. building an extension, we may in some circumstances give you permission to [build over it](#).

Step 1: You apply and pay an application fee

Step 2: We assess the application and either send you an approval which gives you permission to either build over or near to our sewer, or tell you what you need to do next

Appendix 2 Guidance for applying the charges for non-domestic or combined usage – mains requisitions only

For properties requiring a water supply connection for either mixed usage or fully non-domestic purposes, we will need to convert the flow requirements into the comparable number of properties. This will be required for both aspects of the supply, allowing the non-domestic supply to be charged at full cost and the domestic supply to be included within the costs that will have the 91% income offset applied.

To give an example:

150 homes & 1 commercial mixed usage development.

The commercial property needs a single LDC connection having a supply requirement of 2.0l/s (0.5l/s domestic usage & 1.5l/s for non-domestic usage)

Domestic usage

Lay only 150 x £674.02 = £101,103.00

Open cut 150 x £992.68 = £148,902.00

Domestic usage for commercial property (0.5l/s)

0.500 / 0.0065 = 77 plots

Lay only 77 x £674.02 = £ 51,899.54

Open cut 77 x £992.68 = £ 76,436.36

Non domestic usage for commercial property (1.5l/s)

1.500 / 0.0065 = 230.7692308 (231 properties)

Lay only 231 x £674.02 = £155,698.62

Open cut 231 x £992.68 = £229,309.08

Totals

Total domestic lay only **£153,002.54**

Total domestic open cut **£225,338.36**

Subject to 91% income offset

Total non-domestic lay only **£155,698.62**

Total non-domestic open cut **£229,309.08**

Full cost to customer

Appendix 3 Guidance for applying the charges for student accommodation and blocks of flats – mains requisitions only

For student accommodation and blocks of flats we will need to understand how they are being metered, once this has been established the appropriate charges can be applied.

Blocks of flats

Blocks of self-contained flats having a communal shared entrance will generally have a single large diameter connection (LDC) and internal metres for each flat, either located in a meter room or within each flat.

There are situations where there might be a single LDC and multiple blocks of flats, for example in the middle of a city. Whilst there is only a single connection, each flat will still have its own metered account.

There are also situations where there might be a single LDC serving multiple flats and some independent standard connections, for example when flats are located above shops, have their own entrance and an existing main is located in a place allowing independent connections to be made.

Again in this situation each flat will have its own metered account. For these type of connections the number of metered accounts are converted to plots. The examples below show how the charges are calculated.

Example1

150 homes and 2 blocks of flats having 80 metered accounts, being supplied by 2 large diameter connections.

150 homes

Lay only $150 \times £674.02 =$ £101,103.00

Open cut $150 \times £992.68 =$ £148,902.00

2 blocks of flats (80 metered accounts)

Lay only $80 \times £674.02 =$ £ 53,921.60

Open cut $80 \times £992.68 =$ £ 79,414.40

Totals

Total lay only **£155,024.60**

Total open cut **£228,316.40**

Subject to 91% income offset

Example 2

20 homes and 1 block of flats having 40 metered accounts, being supplied by 1 large diameter connection and 10 flats above a row of shops having 10 metered accounts, being supplied by 10 standard connections onto **new main**.

20 homes

Lay only 20 x £674.02 = £13,480.40

Open cut 20 x £992.68 = £19,853.60

1 blocks of flats (40 metered accounts)

Lay only 40 x £674.02 = £26,960.80

Open cut 40 x £992.68 = £39,707.20

10 flats (10 metered accounts)

Lay only 10 x £674.02 = £ 6,740.20

Open cut 10 x £992.68 = £ 9,926.80

Totals

Total lay only **£47,181.40**

Total open cut **£69,487.60**

Subject to 91% income offset

Example 3

20 homes and 1 block of flats having 40 metered accounts, being supplied by 1 large diameter connection and 10 flats above a row of shops having 10 metered accounts, being supplied by 10 standard connections onto **existing main**.

20 homes

Lay only 20 x £674.02 = £13,480.40

Open cut 20 x £992.68 = £19,853.60

1 blocks of flats (40 metered accounts)

Lay only 40 x £674.02 = £26,960.80

Open cut 40 x £992.68 = £39,707.20

10 flats (10 metered accounts)

Not included as being supplied by existing main and therefore will be progressed as standard connections.

Totals

Total lay only **£40,441.20**

Total open cut **£59,560.80**

Subject to 91% income offset

Student accommodation

Student accommodation will normally have a single property owner and the rooms are rented out. The arrangement is normally that the rooms will have independent shower and toilet facilities and communal living and kitchen areas.

They're likely to have a shared entrance and will be supplied via a single large diameter connection (LDC). These type of supplies are considered as bulk supply arrangements and will have a single metered account.

These type of connections will require the flow requirements to be converted into the appropriate number of plots. The below example details how this calculation should be completed and the charges applied.

Example 1

20 homes and student accommodation with a flow requirement of 0.5l/s supplying 50 rooms with independent shower and toilet facilities with communal living and kitchen areas, being supplied by 1 large diameter connection and a single metered account.

20 homes

Lay only 20 x £674.02 = £13,480.40

Open cut 20 x £992.68 = £19,853.60

Student accommodation with a flow requirement of 0.5l/s

$0.500 / 0.0065 = 77$ plots

Lay only 77 x £674.02 = £51,899.54

Open cut 77 x £992.68 = £76,436.36

Totals

Total domestic lay only **£65,379.94**

Total domestic open cut **£96,289.96**

Subject to 91% income offset

Appendix 4 Exceptions to standard charging - requisitions only

Due to the nature of connections work, there are circumstances where the cost incurred by companies is affected by external factors. These external factors may be outside of the immediate knowledge or control of the water company and, in a limited set of exceptional circumstances, could lead to significant cost variance. For this reason, Ofwat has agreed that companies are not required to provide fixed upfront charges in respect of the following:

1. Diversion works (see s185 of the Water Industry Act), and;
2. Water and sewerage infrastructure work requested by the developer (see S41 and S98 of the Water Industry Act) where “it would be unreasonable to expect an undertaker (i.e., water company) to do so”.

For standard water and sewage connections no such exception applies and these must therefore be subject to fixed charges.

In principle, having consulted stakeholders, water companies consider that in the following circumstances, it may not be reasonable for them to provide an upfront fixed charge for the work:

- a. The technical complexity of the work is high or the type of work required is bespoke or carried out infrequently, or;
- b. Third parties can legitimately recover their costs from companies and there is not a reasonable level of certainty of those costs in advance of connection work being undertaken, or;
- c. Third parties have rights to protect their assets or interests in a way that affects the construction method. The third parties' requirements are unknown upfront, or;
- d. The work is to be carried out on or close to land with particular environmental, historical or archaeological characteristics. These characteristics mean that specific measures are required during construction or reinstatement. The details of these measures may not be fully defined in advance of construction.

Where the above circumstances occur, companies will be unable to provide a fixed upfront charge for the entire works, and should provide a budget estimate comprising a mixture of:

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

Water companies anticipate that there will be occasions where providing an indicative estimate is not possible or where the estimate will not meet the degree of confidence desired by the customer. In such cases, the parties will need to decide how to proceed.

Appendix 5 How we'll pay an asset value payment

Self lay providers can receive payments calculated by the percentage of the length of main constructed and claim against the overall value of the site which will be paid within 35 days of a valid invoice being received. Alternatively a self lay provider can choose to enter into a per plot payment arrangement. In a per plot arrangement when we receive the **Notification of Completed Service Pipe Connections** (Form 5) for plot 1 we'll pay 20% of the gross asset value or net asset value, depending on the option the SLP has chosen, less the self lay administration charge and water and sewerage infrastructure charges. Each remaining plot will have an equal percentage of the remaining and appropriate asset value paid, less the self lay administration charge and water and sewerage infrastructure charges. Please take a look at the worked example provided below for an indicative guide on how a per plot arrangement could work.

Example

- 100 property development site with a total asset value of £90,000.00
- Form 5 has been submitted confirming connection of plot 1
- 20% of the asset value = £18,000.00
- Remaining plots asset value = £72,000.00 / 99 properties = £727.27
- No infrastructure charge discounts applied

Plot 1

£18,000.00	Asset value (20%)
£ 3,600.00	VAT (Asset value)
<u>£21,600.00</u>	Total
£ 97.00	Administration charge
£ 19.40	VAT (Administration charge)
<u>£ 116.40</u>	Total administration charge
£ 423.93	Water infrastructure charge
£ 229.44	Sewerage infrastructure charge
<u>£ 653.37</u>	Total infrastructure charges
£20,830.23	Total payment for plot 1

Plot number	Asset Value £90,000.00	Admin charge	Infrastructure charges	VAT on Admin charge	VAT on Net Asset Value		Net Asset Value	Plot number	Paid
1	£90,000.00	£97.00	£653.37	£19.40	£3,600.00		£18,000.00	1	£20,830.23
2	£72,000.00	£97.00	£653.37	£19.40	£145.45		£727.27	2	£102.95
3	£71,272.73	£97.00	£653.37	£19.40	£145.45		£727.27	3	£102.95
4	£70,545.46	£97.00	£653.37	£19.40	£145.45		£727.27	4	£102.95
5	£69,818.19	£97.00	£653.37	£19.40	£145.45		£727.27	5	£102.95
6	£69,090.92	£97.00	£653.37	£19.40	£145.45		£727.27	6	£102.95
7	£68,363.65	£97.00	£653.37	£19.40	£145.45		£727.27	7	£102.95
8	£67,636.38	£97.00	£653.37	£19.40	£145.45		£727.27	8	£102.95

9	£66,909.11	£97.00	£653.37	£19.40	£145.45	£727.27	9	£102.95
10	£66,181.84	£97.00	£653.37	£19.40	£145.45	£727.27	10	£102.95
11	£65,454.57	£97.00	£653.37	£19.40	£145.45	£727.27	11	£102.95
12	£64,727.30	£97.00	£653.37	£19.40	£145.45	£727.27	12	£102.95
13	£64,000.03	£97.00	£653.37	£19.40	£145.45	£727.27	13	£102.95
14	£63,272.76	£97.00	£653.37	£19.40	£145.45	£727.27	14	£102.95
15	£62,545.49	£97.00	£653.37	£19.40	£145.45	£727.27	15	£102.95
16	£61,818.22	£97.00	£653.37	£19.40	£145.45	£727.27	16	£102.95
17	£61,090.95	£97.00	£653.37	£19.40	£145.45	£727.27	17	£102.95
18	£60,363.68	£97.00	£653.37	£19.40	£145.45	£727.27	18	£102.95
19	£59,636.41	£97.00	£653.37	£19.40	£145.45	£727.27	19	£102.95
20	£58,909.14	£97.00	£653.37	£19.40	£145.45	£727.27	20	£102.95
21	£58,181.87	£97.00	£653.37	£19.40	£145.45	£727.27	21	£102.95
22	£57,454.60	£97.00	£653.37	£19.40	£145.45	£727.27	22	£102.95
23	£56,727.33	£97.00	£653.37	£19.40	£145.45	£727.27	23	£102.95
24	£56,000.06	£97.00	£653.37	£19.40	£145.45	£727.27	24	£102.95
25	£55,272.79	£97.00	£653.37	£19.40	£145.45	£727.27	25	£102.95
26	£54,545.52	£97.00	£653.37	£19.40	£145.45	£727.27	26	£102.95
27	£53,818.25	£97.00	£653.37	£19.40	£145.45	£727.27	27	£102.95
28	£53,090.98	£97.00	£653.37	£19.40	£145.45	£727.27	28	£102.95
29	£52,363.71	£97.00	£653.37	£19.40	£145.45	£727.27	29	£102.95
30	£51,636.44	£97.00	£653.37	£19.40	£145.45	£727.27	30	£102.95
31	£50,909.17	£97.00	£653.37	£19.40	£145.45	£727.27	31	£102.95
32	£50,181.90	£97.00	£653.37	£19.40	£145.45	£727.27	32	£102.95
33	£49,454.63	£97.00	£653.37	£19.40	£145.45	£727.27	33	£102.95
34	£48,727.36	£97.00	£653.37	£19.40	£145.45	£727.27	34	£102.95
35	£48,000.09	£97.00	£653.37	£19.40	£145.45	£727.27	35	£102.95
36	£47,272.82	£97.00	£653.37	£19.40	£145.45	£727.27	36	£102.95
37	£46,545.55	£97.00	£653.37	£19.40	£145.45	£727.27	37	£102.95
38	£45,818.28	£97.00	£653.37	£19.40	£145.45	£727.27	38	£102.95
39	£45,091.01	£97.00	£653.37	£19.40	£145.45	£727.27	39	£102.95
40	£44,363.74	£97.00	£653.37	£19.40	£145.45	£727.27	40	£102.95
41	£43,636.47	£97.00	£653.37	£19.40	£145.45	£727.27	41	£102.95
42	£42,909.20	£97.00	£653.37	£19.40	£145.45	£727.27	42	£102.95
43	£42,181.93	£97.00	£653.37	£19.40	£145.45	£727.27	43	£102.95
44	£41,454.66	£97.00	£653.37	£19.40	£145.45	£727.27	44	£102.95
45	£40,727.39	£97.00	£653.37	£19.40	£145.45	£727.27	45	£102.95
46	£40,000.12	£97.00	£653.37	£19.40	£145.45	£727.27	46	£102.95
47	£39,272.85	£97.00	£653.37	£19.40	£145.45	£727.27	47	£102.95
48	£38,545.58	£97.00	£653.37	£19.40	£145.45	£727.27	48	£102.95
49	£37,818.31	£97.00	£653.37	£19.40	£145.45	£727.27	49	£102.95
50	£37,091.04	£97.00	£653.37	£19.40	£145.45	£727.27	50	£102.95
51	£36,363.77	£97.00	£653.37	£19.40	£145.45	£727.27	51	£102.95
52	£35,636.50	£97.00	£653.37	£19.40	£145.45	£727.27	52	£102.95
53	£34,909.23	£97.00	£653.37	£19.40	£145.45	£727.27	53	£102.95
54	£34,181.96	£97.00	£653.37	£19.40	£145.45	£727.27	54	£102.95
55	£33,454.69	£97.00	£653.37	£19.40	£145.45	£727.27	55	£102.95
56	£32,727.42	£97.00	£653.37	£19.40	£145.45	£727.27	56	£102.95
57	£32,000.15	£97.00	£653.37	£19.40	£145.45	£727.27	57	£102.95
58	£31,272.88	£97.00	£653.37	£19.40	£145.45	£727.27	58	£102.95
59	£30,545.61	£97.00	£653.37	£19.40	£145.45	£727.27	59	£102.95
60	£29,818.34	£97.00	£653.37	£19.40	£145.45	£727.27	60	£102.95
61	£29,091.07	£97.00	£653.37	£19.40	£145.45	£727.27	61	£102.95
62	£28,363.80	£97.00	£653.37	£19.40	£145.45	£727.27	62	£102.95
63	£27,636.53	£97.00	£653.37	£19.40	£145.45	£727.27	63	£102.95

64	£26,909.26	£97.00	£653.37	£19.40	£145.45	£727.27	64	£102.95
65	£26,181.99	£97.00	£653.37	£19.40	£145.45	£727.27	65	£102.95
66	£25,454.72	£97.00	£653.37	£19.40	£145.45	£727.27	66	£102.95
67	£24,727.45	£97.00	£653.37	£19.40	£145.45	£727.27	67	£102.95
68	£24,000.18	£97.00	£653.37	£19.40	£145.45	£727.27	68	£102.95
69	£23,272.91	£97.00	£653.37	£19.40	£145.45	£727.27	69	£102.95
70	£22,545.64	£97.00	£653.37	£19.40	£145.45	£727.27	70	£102.95
71	£21,818.37	£97.00	£653.37	£19.40	£145.45	£727.27	71	£102.95
72	£21,091.10	£97.00	£653.37	£19.40	£145.45	£727.27	72	£102.95
73	£20,363.83	£97.00	£653.37	£19.40	£145.45	£727.27	73	£102.95
74	£19,636.56	£97.00	£653.37	£19.40	£145.45	£727.27	74	£102.95
75	£18,909.29	£97.00	£653.37	£19.40	£145.45	£727.27	75	£102.95
76	£18,182.02	£97.00	£653.37	£19.40	£145.45	£727.27	76	£102.95
77	£17,454.75	£97.00	£653.37	£19.40	£145.45	£727.27	77	£102.95
78	£16,727.48	£97.00	£653.37	£19.40	£145.45	£727.27	78	£102.95
79	£16,000.21	£97.00	£653.37	£19.40	£145.45	£727.27	79	£102.95
80	£15,272.94	£97.00	£653.37	£19.40	£145.45	£727.27	80	£102.95
81	£14,545.67	£97.00	£653.37	£19.40	£145.45	£727.27	81	£102.95
82	£13,818.40	£97.00	£653.37	£19.40	£145.45	£727.27	82	£102.95
83	£13,091.13	£97.00	£653.37	£19.40	£145.45	£727.27	83	£102.95
84	£12,363.86	£97.00	£653.37	£19.40	£145.45	£727.27	84	£102.95
85	£11,636.59	£97.00	£653.37	£19.40	£145.45	£727.27	85	£102.95
86	£10,909.32	£97.00	£653.37	£19.40	£145.45	£727.27	86	£102.95
87	£10,182.05	£97.00	£653.37	£19.40	£145.45	£727.27	87	£102.95
88	£9,454.78	£97.00	£653.37	£19.40	£145.45	£727.27	88	£102.95
89	£8,727.51	£97.00	£653.37	£19.40	£145.45	£727.27	89	£102.95
90	£8,000.24	£97.00	£653.37	£19.40	£145.45	£727.27	90	£102.95
91	£7,272.97	£97.00	£653.37	£19.40	£145.45	£727.27	91	£102.95
92	£6,545.70	£97.00	£653.37	£19.40	£145.45	£727.27	92	£102.95
93	£5,818.43	£97.00	£653.37	£19.40	£145.45	£727.27	93	£102.95
94	£5,091.16	£97.00	£653.37	£19.40	£145.45	£727.27	94	£102.95
95	£4,363.89	£97.00	£653.37	£19.40	£145.45	£727.27	95	£102.95
96	£3,636.62	£97.00	£653.37	£19.40	£145.45	£727.27	96	£102.95
97	£2,909.35	£97.00	£653.37	£19.40	£145.45	£727.27	97	£102.95
98	£2,182.08	£97.00	£653.37	£19.40	£145.45	£727.27	98	£102.95
99	£1,454.81	£97.00	£653.37	£19.40	£145.45	£727.27	99	£102.95
100	£727.54	£97.00	£653.37	£19.40	£145.45	£727.54	100	£103.22
		£9,700.00	£65,337.00	£1,940.00	£17,999.55	£90,000.00	£31,022.55	