

New Connection Charging Arrangements - Statement of Significant Changes 2026-27

1st Feb 2026



from
**Southern
Water** 

Contents

Statement of Significant Changes 2026-27
charges for new connection services 3

Summary 4

Infrastructure Charge 4

Changes to Site-Specific Charges 4

Handling Strategy 5

Worked Examples..... 7



Statement of Significant Changes 2026-27 charges for new connection services

In line with Annex A2 of the Charging Rules for New Connections - Effective April 2026, that its Board of Directors has assessed the effects of the new charges on customers' bills for a range of different types of development, and approves the impact assessments and handling strategies developed in instances where bill increases for particular types of new developments exceed 10%;

Confirmation of whether the undertaker is expecting there to be any bill increases of more than 10% from the previous year (for a given type of development) and, if such increases are expected:

- what size increase is expected;
- what types of typical developments are likely to be affected; and
- the handling strategies adopted by the water company or why the water company considered that no handling strategies are required.



Lawrence Gosden
Chief Executive Officer

Summary

This Statement of Significant Changes sets out any significant changes in charging policy for 2026-27 and whether the bill for typical developments will increase by more than 10% from the previous year.

In general, charges will increase by inflation. However, there are two factors which cause additional cost increases this year. Most significantly, charges for 11 connection bundles will rise following the inclusion of additional pipework and recalculation based on current market rates. In addition, the infrastructure charges are increasing to fund our ambitious network reinforcement plan.

These changes will increase charges in 2026-27 for some smaller developments by more than 10%. These rises are driven by market tested cost increases to the supply chain with no financial benefit to Southern Water and ringfenced investment in network growth for the benefit of developers.

Despite the increases in costs to small developments, our charges remain significantly below Ofwat's tether ratio limits which protect smaller customers. Benchmarking also reveals that our site-specific charges remain comfortably in line with market norms for the South East.

Infrastructure Charge

We're investing in our network so we can continue to support new developments across the region. To help fund this work infrastructure charges will change from April 2026.

Infrastructure charges cover the cost of increasing network capacity for new homes and developments. We calculate the charges using Ofwat's methodology, which spreads five years of forecast investment costs across the expected number of new connections.

Water infrastructure charges will increase from £625 to £717 per connection.
Wastewater infrastructure charges will increase from £657 to £750 per connection.

While we endeavour to keep bills as stable as possible, this investment is crucial to deliver the capacity needed for new homes.

To help ease the bill impact, we're reducing the wastewater environmental component by half. We will also continue to offer our environmental incentive scheme, providing up to a 100% discount on infrastructure charges for sustainable new homes. We strongly encourage developers to consider our incentive schemes when applying to connect.

Changes to Site-Specific Charges

Over the course of the current financial year, we have been implementing our new AMP8 contractor frameworks. As a result, there are several changes to our site-specific charges this year including the introduction of some new services and some changes to existing ones.

Water charges will generally increase in line with inflation. In addition, charges for 11 connection bundles will rise following the inclusion of additional pipework and recalculation based on current

market rates. These changes will increase charges for infill developments within built-up environments by more than 10% as represented by Scenarios 1, 1A and 2. Benchmarking reveals that despite these increases, our charges remain comfortably in line with market norms for the South East. This year, we have also introduced new low-cost options such as “tap-ins only” as a cheaper option for some customers where appropriate.

Wastewater charges will increase by less than inflation following a recalculation of our charges based on the latest market rates. An inflationary increase will be applied to our wastewater pipelaying charges from September to reflect market increases in the underlying delivery frameworks.

Our charges for 2026-27 remain within industry norms for water and wastewater.

Handling Strategy

As an incumbent water company with competition law obligations, it is important that our contestable prices for on-site services reflect the market rate to promote fair competition with other service providers such as NAVs and SLPs. It would therefore be inappropriate to implement a handling strategy which reduced site-specific charges below market rates and therefore risked preventing fair competition.

To protect smaller customers Ofwat use tether ratios to compare site-specific unit costs between large and small developments. Despite this year’s increases, we remain significantly below Ofwat limits reflecting our fair cost allocations which underpin our charges. We have also provided customers with more choice through the introduction of new services including lower cost “tap-in” only services and the option of manifold connections.

This year we have had to increase the non-contestable infrastructure charge to recover the revenue necessary to fund our ambitious network reinforcement growth investment plan. This is for the direct benefit of developer customers to ensure sufficient capacity in our network and enable timely connections. Therefore, developers should contribute fully to the costs of network reinforcement.

With this in mind and to maintain fairness, we have also limited the ability for developers to pay infrastructure charges years in advance of connection. This ensures network reinforcement is properly funded by those who benefit and avoids unfair bill increases for future developer customers.

To support developer customers and help mitigate the infrastructure price increases we have:

- Reduced the wastewater environmental component to account for lower than forecast take-up of the wastewater incentive.
- Smoothed potential under-recovery of infrastructure charge revenue in 2025-26 over the whole AMP.

We also continue to provide developers with options to reduce their infrastructure charge through environmental incentives which offer up to a 100% discount on both water and wastewater infrastructure charges.

The table below set out a summary of bill changes between charging years with the full detail following on the pages below. These charges listed below are exclusive of VAT.

Fig 3. Summary of the worked examples

	2025/26	2026/27	% Change
Scenario 1 – Single Connection	£3,390	£4,720	39%
Scenario 1A – House Conversion	£9,324	£11,045	18%
Scenario 2 – Connection to Block of 10 Flats	£17,099	£20,003	17%
Scenario 3 – Medium Site with 50 connections	£219,991	£236,105	7%
Scenario 4 – as above, with excavation	£265,207	£284,756	7%
Scenario 5 – Large Site with 200 connections	£659,106	£715,185	9%
Scenario 6 – as above, with excavation	£817,766	£886,965	8%

Worked Examples

Scenario 1

Scenario 1: Single connection to a house from an existing main									Alternative Delivery Method	
Application Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable? (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)
	Pre-Construction Charge									
Y	Application Fee per application	Per Application	1	£102.00	£102.00	NA	0	N	£59.00	£59.00
Y	Administration Fee	Per Application	1	£47.00	£47.00	NA	0	N	£23.00	£23.00
	Design Fee	Per Application	0	£0.00		NA	0	Y	NA	£0.00
	Construction Charges									
Y	Connection side road up to 32mm	Per Connection	1	£2,964.00	£2,964.00	£277.00	£277.00	Y	NA	£0.00
	Connection Sub - Charge: Connection	Per Connection	0	£1,107.00	£0.00	£125.00	£0.00	Y	NA	£0.00
	Connection Sub - Charge: Pipework Side Road (up to 8m)	Per Connection	0	£1,410.00	£0.00	£152.00	£0.00	Y	NA	£0.00
	Connection Sub - Charge: Traffic Management	Per Connection	0	£370.00	£0.00	NA	£0.00	Y	NA	£0.00
	Connection Sub - Charge: Meter Installation	Per Connection	0	£77.00	£0.00	NA	£0.00	Y	NA	£0.00
Y	Meter	Per Connection	1	£44.00	£44.00	NA		Y	NA	£0.00
	Other Charges									
Y	Water Regs	Per Plot	1	£106.00	£106.00	NA	£0.00	Y	NA	£0.00
Y	S106 vetting fee Admin&Application Fee	Per Application	1	£299.00	£299.00	NA	£0.00	N	NA	£0.00
	Infrastructure Charges									
Y	Infrastructure Charges - Water	Per Connection	1	£717.00	£717.00	NA	£0.00	N	£717.00	£717.00
Y	Infrastructure Charges - Sewerage	Per Connection	1	£750.00	£750.00	NA	£0.00	N	£750.00	£750.00
	Income Offset									
Y	Environmental Component - Water	Per Connection	1	£20.00	£20.00	NA		N	£20.00	£20.00
Y	Environmental Component- Sewerage	Per Connection	1	£21.00	£21.00	NA		N	£21.00	£21.00
	Environmental Incentive - Water	Per Connection	1	-£250.00	-£250.00	NA		N	-£250.00	-£250.00
Y	Environmental Incentive - Wastewater	Per Connection	1	-£100.00	-£100.00	NA		N	-£100.00	-£100.00
	Totals				£4,720.00		£4,997.00	£0.00		£1,240.00

In this example and all others:

- The customer will only be charged for bundles rather than line items described as “connection sub - charges”. These indicative cost allocations are to provide better visibility on the build-up of our bundled services. Actual costs may differ.
- It is assumed the SLP will not request a sewer connection.
- The charge for road closures is indicative only based on an average rate. Actual charges may differ depending on the location.

New Connections Charging Arrangements - Statement of Significant Changes

2026-27

Scenario 1A

Scenario 1A: Single connection from an existing main to four premises using a four port manifold.									Alternative Delivery Method	
Application Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable? (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)
	Pre-Construction Charge									
Y	Application Fee (First Connection)	Per Application	1	£102.00	£102.00	NA	£0.00	N	£59.00	£59.00
Y	Application Fee (Subsequent Conns)	Per Additional Conn	3	£62.00	£186.00	NA	£0.00	N	£36.00	£108.00
Y	Administration Fee (First Connection)	Per Application	1	£47.00	£47.00	NA	£0.00	N	£23.00	£23.00
Y	Administration Fee (Subsequent Conns)	Per Additional Conn	3	£29.00	£87.00	NA	£0.00	N	£14.00	£42.00
Y	Design Fee	Per Application	1	£356.00	£356.00	NA	£0.00	Y	£0.00	£0.00
	Construction Charges									
Y	Large Diameter Connection in side road 63mm	Per Connection	1	£6,191.00	£6,191.00	£558.00	£558.00	Y	NA	£0.00
	Connection Sub - Charge: Connection	Per Connection	0	£3,593.00	£0.00	£198.00	£0.00	Y	NA	£0.00
	Connection Sub - Charge: Pipework Side Road (up to 8m)	Per Connection	0	£1,920.00	£0.00	£360.00	£0.00	Y	NA	£0.00
	Connection Sub - Charge: Traffic Management	Per Connection	0	£370.00	£0.00	NA	£0.00	Y	NA	£0.00
	Connection Sub - Charge: Meter/Manifold Installation	Per Connection	0	£308.00	£0.00	NA	£0.00	Y	NA	£0.00
Y	Meters	Per Connection	4	£44.00	£176.00	NA	£0.00	Y	NA	£0.00
	Other Charges									
Y	Water Regs (first of every ten plots)	Per Plot	1	£106.00	£106.00	NA	£0.00	Y	NA	£0.00
Y	Water Regs (subsequent conns)	Per Plot	3	£7.00	£21.00	NA	£0.00	Y	NA	£0.00
Y	S106 vetting fee Admin&Application Fee	Per Application	1	£299.00	£299.00	NA	£0.00	N	NA	£0.00
	Infrastructure Charges									
Y	Infrastructure Charges - Water	Per Connection	3	£717.00	£2,151.00	NA	£0.00	N	£717.00	£2,151.00
Y	Infrastructure Charges - Sewerage	Per Connection	3	£750.00	£2,250.00	NA	£0.00	N	£750.00	£2,250.00
	Income Offset									
Y	Environmental Component - Water	Per Connection	3	£20.00	£60.00	NA		N	£20.00	£60.00
Y	Environmental Component- Sewerage	Per Connection	3	£21.00	£63.00	NA		N	£21.00	£63.00
Y	Environmental Incentive - Water	Per Connection	3	-£250.00	-£750.00	NA		N	-£250.00	-£750.00
Y	Environmental Incentive - Wastewater	Per Connection	3	-£100.00	-£300.00	NA		N	-£100.00	-£300.00
	Totals				£11,045.00		£11,603.00			£3,706.00

New Connections Charging Arrangements - Statement of Significant Changes

2026-27

Scenario 2:

Scenario 2: Single connection to a block of flats from an existing main									Alternative Delivery Method	
Application Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable? (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)
	Pre-Construction Charge									
Y	Application Fee (First Connection)	Per Application	1	£102.00	£102.00	NA	£0.00	N	£59.00	£59.00
Y	Application Fee (Subsequent Conns)	Per Additional Conn	9	£62.00	£558.00	NA	£0.00	N	£36.00	£324.00
Y	Administration Fee (First Connection)	Per Application	1	£47.00	£47.00	NA	£0.00	N	£23.00	£23.00
Y	Administration Fee (Subsequent Conns)	Per Additional Conn	9	£29.00	£261.00	NA	£0.00	N	£14.00	£126.00
Y	Design Fee	Per Application	1	£356.00	£356.00	NA	£0.00	Y	£0.00	£0.00
	Construction Charges									
Y	Large Diameter Connection 63mm	Per Connection	1	£6,191.00	£6,191.00	£558.00	£128.00	Y	NA	£0.00
	Connection Sub - Charge: Connection	Per Connection	0	£3,824.00	£0.00	£198.00	£0.00	Y	NA	£0.00
	Connection Sub - Charge: Pipework Side Road (up to 8m)	Per Connection	0	£1,920.00	£0.00	£360.00	£0.00	Y	NA	£0.00
	Connection Sub - Charge: Traffic Management	Per Connection	0	£370.00	£0.00	NA	£0.00	Y	NA	£0.00
	Connection Sub - Charge: Meter Installation	Per Connection	0	£77.00	£0.00	NA	£0.00	Y	NA	£0.00
Y	Meters	Per Connection	10	£44.00	£440.00	£0.00	£0.00	Y	NA	£0.00
	Other Charges									
Y	Water Regs (first of every ten plots)	Per Plot	1	£106.00	£106.00	NA	£0.00	Y	NA	£0.00
Y	Water Regs (subsequent conns)	Per Plot	9	£7.00	£63.00	NA	£0.00	Y	NA	£0.00
Y	S106 vetting fee Admin&Application Fee	Per Application	1	£299.00	£299.00	NA	£0.00	N	NA	£0.00
	Infrastructure Charges									
Y	Infrastructure Charges - Water	Per Connection	10	£717.00	£7,170.00	NA	£0.00	N	£717.00	£7,170.00
Y	Infrastructure Charges - Sewerage	Per Connection	10	£750.00	£7,500.00	NA	£0.00	N	£750.00	£7,500.00
	Income Offset									
Y	Environmental Component - Water	Per Connection	10	£20.00	£200.00	NA	£0.00	N	£20.00	£200.00
Y	Environmental Component- Sewerage	Per Connection	10	£21.00	£210.00	NA	£0.00	N	£21.00	£210.00
	Environmental Incentive - Water	Per Connection	10	-£250.00	-£2,500.00	NA	£0.00	N	-£250.00	-£2,500.00
Y	Environmental Incentive - Wastewater	Per Connection	10	-£100.00	-£1,000.00	NA	£0.00	N	-£100.00	-£1,000.00
	Totals				£20,003.00		£20,131.00			£12,112.00

New Connections Charging Arrangements - Statement of Significant Changes

2026-27

Scenario 3

Scenario 3: Medium Development 50 Houses									Alternative Delivery Method			
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable? (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total (£)
Pre-Construction Charge Connection												
Y	Application Fee (First Connection)	Per Application	1	£102.00	£102.00	NA	£0.00	N	£59.00	£59.00	NA	£0.00
Y	Application Fee (Subsequent Conns)	Per Additional Conn	49	£62.00	£3,038.00	NA	£0.00	N	£36.00	£1,764.00	NA	£0.00
Y	Administration Fee (First Connection)	Per Application	1	£47.00	£47.00	NA	£0.00	N	£23.00	£23.00	£47.00	£47.00
Y	Administration Fee (Subsequent Conns)	Per Additional Conn	49	£29.00	£1,421.00	NA	£0.00	N	£14.00	£686.00	NA	£0.00
Y	NAV Application fee	Per Design	0	£0.00	£0.00	NA	£0.00	N	£0.00	£0.00	£183.00	£183.00
Pre-Construction Charge Mains												
Y	Mains Application, Application and Design Fee	Per Application	1	£1,816.00	£1,816.00	NA	£0.00	N	£1,032.00	£1,032.00	NA	£0.00
	Sub Charge Mains Application	Per Application	0	£688.00	£0.00	NA	£0.00	N	£688.00	£0.00	NA	£0.00
	Sub Charge Mains Administration Fee	Per Application	0	£344.00	£0.00	NA	£0.00	N	£344.00	£0.00	NA	£0.00
	Sub Charge Design Fee	Per Design	0	£784.00	£0.00	NA	£0.00	Y	£0.00	£0.00	NA	£0.00
Y	POC	Per Application	1	£143.00	£143.00	NA	£0.00	N	£143.00	£143.00	NA	£0.00
Construction Charges Connection												
Y	Near Side Connection in Unmade Ground No Excavation	Per Connection	50	£464.00	£23,200.00	£213.00	£10,650.00	Y	NA	£0.00	NA	£0.00
	Connection Sub - Charge: Connection	Per Connection	0	£247.00	£0.00	£99.00	£0.00	Y	NA	£0.00	NA	£0.00
	Connection Sub - Charge: Pipework Unmade Ground No Excv.(up to 4m)	Per Connection	0	£140.00	£0.00	£114.00	£0.00	Y		£0.00		£0.00
	Connection Sub - Charge: Meter Installation	Per Connection	0	£77.00	£0.00	NA	£0.00	Y		£0.00		£0.00
Y	Meter	Per Installation	50	£44.00	£2,200.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Construction Charges Mains												
Y	Mains Connection to 180mm Main	Per Installation	1	£9,712.00	£9,712.00	NA	£0.00	N	£9,712.00	£9,712.00	£9,712.00	£9,712.00
Y	180mm PRV Unmade Ground without Excavation	Per Installation	1	£22,431.00	£22,431.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	125mm PRV Unmade Ground without Excavation	Per Installation	3	£17,028.00	£51,084.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	90mm PRV Unmade Ground without Excavation	Per Installation	1	£13,248.00	£13,248.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	125mm pipework in road including excavation	Per Meter	10	£452.00	£4,520.00	£67.00	£670.00	Y	NA	£0.00	£452.00	£4,520.00
Y	125mm pipework in unmade surface with excavation by others	Per Meter	190	£148.00	£28,120.00	£67.00	£12,730.00	Y	NA	£0.00	NA	£0.00
Y	90mm PE in unmade surface with excavation by others	Per Meter	100	£137.00	£13,700.00	£63.00	£6,300.00	Y	NA	£0.00	NA	£0.00
Y	Traffic Management - Road Closure	Per TM Usage	1	£2,279.00	£2,279.00	NA	£0.00	Y	NA	£0.00	£2,279.00	£2,279.00
Other Charges												
Y	Water Regs (first of every ten plots)	Per Plot	5	£106.00	£530.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	Water Regs (subsequent conns)	Per Plot	45	£7.00	£315.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	S106 vetting fee Admin&Application Fee	Per Application	1	£299.00	£299.00	NA	£0.00	N	NA	£0.00	£299.00	£299.00
	NAV Application fees for Sewerage	Per Application	NA	£0.00	£0.00	NA	£0.00	N	NA	£0.00	£183.00	£183.00
Infrastructure Charges												
Y	Infrastructure Charges - Water	Per Connection	50	£717.00	£35,850.00	NA	£0.00	N	£717.00	£35,850.00	£717.00	£35,850.00
Y	Infrastructure Charges - Sewerage	Per Connection	50	£750.00	£37,500.00	NA	£0.00	N	£750.00	£37,500.00	£750.00	£37,500.00
Income Offset												
Y	Environmental Component - Water	Per Connection	50	£20.00	£1,000.00	NA	£0.00	N	£20.00	£1,000.00	£20.00	£1,000.00
Y	Environmental Component- Sewerage	Per Connection	50	£21.00	£1,050.00	NA	£0.00	N	£21.00	£1,050.00	£21.00	£1,050.00
	Environmental Incentive - Water	Per Connection	50	-£250.00	-£12,500.00	NA	£0.00	N	-£250.00	-£12,500.00	-£250.00	-£12,500.00
Y	Environmental Incentive - Wastewater	Per Connection	50	-£100.00	-£5,000.00	NA	£0.00	N	-£100.00	-£5,000.00	-£100.00	-£5,000.00
	Totals				£236,105.00		£266,455.00			£71,319.00		£75,123.00

New Connections Charging Arrangements - Statement of Significant Changes

2026-27

Scenario 4

Scenario 4: Medium Development 50 Houses Water Company Excavates									Alternative Delivery Method			
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable? (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total (£)
	Pre-Construction Charge Connection											
Y	Application Fee (First Connection)	Per Application	1	£102.00	£102.00	NA	£0.00	N	£59.00	£59.00	NA	£0.00
Y	Application Fee (Subsequent Conns)	Per Additional Conn	49	£62.00	£3,038.00	NA	£0.00	N	£36.00	£1,764.00	NA	£0.00
Y	Administration Fee (First Connection)	Per Application	1	£47.00	£47.00	NA	£0.00	N	£23.00	£23.00	£47.00	£47.00
Y	Administration Fee (Subsequent Conns)	Per Additional Conn	49	£29.00	£1,421.00	NA	£0.00	N	£14.00	£686.00	NA	£0.00
	NAV Application fee for supply	Per Design	0	£0.00	£0.00	NA	£0.00	N	NA	£0.00	£183.00	£183.00
	Pre-Construction Charge Mains											
Y	Mains Application, Application and Design Fee	Per Application	1	£1,816.00	£1,816.00	NA	£0.00	N	£1,032.00	£1,032.00	NA	£0.00
	Sub Charge Mains Application : Application	Per Application	0	£688.00	£0.00	NA	£0.00	N	£688.00	£0.00	NA	£0.00
	Sub Charge Mains Application: Administration Fee	Per Application	0	£344.00	£0.00	NA	£0.00	N	£344.00	£0.00	NA	£0.00
	Sub Charge Mains Application: Design Fee	Per Design	0	£784.00	£0.00	NA	£0.00	Y	£0.00	£0.00	NA	£0.00
y	POC	Per Application	1	£143.00	£143.00	NA	£0.00	N	£143.00	£143.00	NA	£0.00
	Construction Charges Connection											
Y	Near Side Connection in Unmade Ground with Excavation	Per Connection	50	£677.00	£33,850.00	£239.00	£11,950.00	Y	NA	£0.00	NA	£0.00
	Connection Sub - Charge: Connection	Per Connection	0	£296.00	£0.00	£125.00	£0.00	Y	NA	£0.00	NA	£0.00
	Connection Sub - Charge: Pipework Unmade Ground with Excv.(up to 4m)	Per Connection	0	£270.00	£0.00	£114.00	£0.00	Y	NA	£0.00	NA	£0.00
	Connection Sub - Charge: Traffic Management	Per Connection	0	£34.00	£0.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
	Connection Sub - Charge: Meter Installation	Per Connection	0	£77.00	£0.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	Meter	Per Meter	50	£44.00	£2,200.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
	Construction Charges Mains											
Y	Mains Connection to 180mm Main	Per Connection	1	£9,712.00	£9,712.00	NA	£0.00	N	£9,712.00	£9,712.00	£9,712.00	£9,712.00
Y	150mm PRV Unmade Ground	Per Installation	1	£18,792.00	£18,792.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	100mm PRV Unmade Ground	Per Installation	3	£17,028.00	£51,084.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	80mm PRV Unmade Ground	Per Installation	1	£13,248.00	£13,248.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	125mm Diameter Pipework in Road with Excavation	Per Meter	10	£452.00	£4,520.00	£67.00	£670.00	Y	NA	£0.00	£452.00	£4,520.00
Y	125mm Diameter Pipework in Footpath with Excavation	Per Meter	50	£444.00	£22,200.00	£67.00	£3,350.00	Y	NA	£0.00	NA	£0.00
Y	125mm Diameter Pipework in Unmade Surface with Excavation	Per Meter	140	£259.00	£36,260.00	£67.00	£9,380.00	Y	NA	£0.00	NA	£0.00
Y	90mm Diameter Pipework in Unmade surface with excavation	Per Meter	100	£250.00	£25,000.00	£63.00	£6,300.00	Y	NA	£0.00	NA	£0.00
Y	Traffic Management - Road Closure	Per TM Usage	1	£2,279.00	£2,279.00	NA	£0.00	Y	NA	£0.00	£2,279.00	£2,279.00
	Other Charges											
Y	Water Regs (first of every ten plots)	Per Plot	5	£106.00	£530.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	Water Regs (subsequent conns)	Per Plot	45	£7.00	£315.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	S106 vetting fee Admin&Application Fee	Per Application	1	£299.00	£299.00	NA	£0.00	N	NA	£0.00	£299.00	£299.00
	NAV Application fees for Sewerage	Per Application	0	£0.00	£0.00	NA	£0.00	N	NA	£0.00	£183.00	£183.00
	Infrastructure Charges											
Y	Infrastructure Charges - Water	Per Connection	50	£717.00	£35,850.00	NA	£0.00	N	£717.00	£35,850.00	£717.00	£35,850.00
Y	Infrastructure Charges - Sewerage	Per Connection	50	£750.00	£37,500.00	NA	£0.00	N	£750.00	£37,500.00	£750.00	£37,500.00
	Income Offset											
Y	Environmental Component - Water	Per Connection	50	£20.00	£1,000.00	NA		N	£20.00	£1,000.00	£20.00	£1,000.00
Y	Environmental Component- Sewerage	Per Connection	50	£21.00	£1,050.00	NA		N	£21.00	£1,050.00	£21.00	£1,050.00
	Environmental Incentive - Water	Per Connection	50	-£250.00	-£12,500.00	NA		N	-£250.00	-£12,500.00	-£250.00	-£12,500.00
Y	Environmental Incentive - Wastewater	Per Connection	50	-£100.00	-£5,000.00	NA		N	-£100.00	-£5,000.00	-£100.00	-£5,000.00
	Totals				£284,756.00		£316,406.00			£71,319.00		£75,123.00

New Connections Charging Arrangements - Statement of Significant Changes

2026-27

Scenario 5

Scenario 5: Large housing development requiring new mains and communication pipes (excavation and reinstatement completed by others)									Alternative Delivery Method			
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate (£)	Barrier Pipe Total Charge (£)	Contestable? (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total (£)
Pre-Construction Charge Connection												
Y	Application Fee (First Connection)	Per Application	1	£102.00	£102.00	NA	£0.00	N	£59.00	£59.00	NA	£0.00
Y	Application Fee (Subsequent Conns)	Per Additional Conn	199	£62.00	£12,338.00	NA	£0.00	N	£36.00	£7,164.00	NA	£0.00
Y	Administration Fee (First Connection)	Per Application	1	£47.00	£47.00	NA	£0.00	N	£23.00	£23.00	£47.00	£47.00
Y	Administration Fee (Subsequent Conns)	Per Additional Conn	199	£29.00	£5,771.00	NA	£0.00	N	£14.00	£2,786.00	NA	£0.00
	NAV Application fee	Per Design	0	£0.00	£0.00	NA	£0.00	N	NA	NA	£550.00	£533.00
Pre-Construction Charge Mains												
Y	Mains Application, Application and Design Fee	Per Application	1	£1,816.00	£1,816.00	NA	£0.00	N	£1,130.00	£1,130.00	NA	£0.00
	Sub Charge Mains Application	Per Application	0	£688.00	£0.00	NA	£0.00	N	£753.00	£0.00	NA	£0.00
	Sub Charge Mains Administration Fee	Per Application	0	£344.00	£0.00	NA	£0.00	N	£377.00	£0.00	NA	£0.00
	Sub Charge Design Fee	Per Design	0	£784.00	£0.00	NA	£0.00	Y	£0.00	£0.00	NA	£0.00
Y	POC	Per Application	1	£143.00	£143.00	NA	£0.00	N	£143.00	£143.00	NA	£0.00
Construction Charges Connection												
Y	Near Side Connection in Unmade Ground No Excavation	Per Connection	200	£464.00	£92,800.00	£213.00	£42,600.00	Y	NA	£0.00	NA	£0.00
	Connection Sub - Charge: Connection	Per Connection	0	£247.00	£0.00	£99.00	£0.00	Y	NA	£0.00	NA	£0.00
	Connection Sub - Charge: Pipework Unmade Ground No Excv.(up to 4m)	Per Connection	0	£140.00	£0.00	£114.00	£0.00	Y	NA	£0.00	NA	£0.00
	Connection Sub - Charge: Meter Installation	Per Connection	0	£77.00	£0.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	Meter	Per Installation	200	£44.00	£8,800.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Construction Charges Mains												
Y	Mains Connection to 250mm Main	Per Connection	1	£12,042.00	£12,042.00	NA	£0.00	N	£12,042.00	£12,042.00	£12,042.00	£12,042.00
Y	150mm PRV Unmade Ground	Per Installation	1	£22,431.00	£22,431.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	100mm PRV Unmade Ground	Per Installation	5	£19,398.00	£96,990.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	80mm PRV Unmade Ground	Per Installation	2	£15,009.00	£30,018.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	180mm Diameter Pipework in Road with Excavation	Per Meter	20	£513.00	£10,260.00	£88.00	£1,760.00	Y	NA	£0.00	£513.00	£10,260.00
Y	180mm Diameter Pipework in Unmade Ground with Excavation by Others	Per Meter	100	£165.00	£16,500.00	£88.00	£8,800.00	Y	NA	£0.00	NA	£0.00
Y	125mm Diameter Pipework in Unmade Ground with Excavation by Others	Per Meter	480	£148.00	£71,040.00	£67.00	£32,160.00	Y	NA	£0.00	NA	£0.00
Y	90mm Diameter Pipework in Unmade Ground with Excavation by Others	Per Meter	400	£137.00	£54,800.00	£63.00	£25,200.00	Y	NA	£0.00	NA	£0.00
Y	Traffic Management - Road Closure	Per TM Usage	1	£2,279.00	£2,279.00	NA	£0.00	Y	£2,279.00	£2,279.00	£2,279.00	£2,279.00
Other Charges												
Y	Water Regs (first of every ten plots)	Per Plot	20	£106.00	£2,120.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	Water Regs (subsequent conns)	Per Plot	180	£7.00	£1,260.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	S106 vetting fee Admin&Application Fee	Per Application	1	£299.00	£299.00	NA	£0.00	N	NA	£0.00	£299.00	£299.00
Y	S98 Requisition Application	Per Application	1	£5,046.00	£5,046.00	NA	£0.00	N	NA	£0.00	NA	£0.00
Y	S98 POC Application	Per Application	1	£143.00	£143.00	NA	£0.00	N	NA	£0.00	NA	£0.00
Y	20m of 600mm gravity sewer in side road @2.5m deep	Per Meter	20	£1,827.00	£36,540.00	NA	£0.00	Y	NA	£0.00	£1,827.00	£36,540.00
	NAV Sewerage Application Form	Per Application	0	NA	£0.00	NA	£0.00	N	NA	£0.00	£550.00	£550.00
Infrastructure Charges												
Y	Infrastructure Charges - Water	Per Connection	200	£717.00	£143,400.00	NA	£0.00	N	£717.00	£143,400.00	£717.00	£143,400.00
Y	Infrastructure Charges - Sewerage	Per Connection	200	£750.00	£150,000.00	NA	£0.00	N	£750.00	£150,000.00	£750.00	£150,000.00
Income Offset												
Y	Environmental Component - Water	Per Connection	200	£20.00	£4,000.00	NA	£0.00	N	£20.00	£4,000.00	£20.00	£4,000.00
Y	Environmental Component- Sewerage	Per Connection	200	£21.00	£4,200.00	NA	£0.00	N	£21.00	£4,200.00	£21.00	£4,200.00
	Environmental Incentive - Water	Per Connection	200	-£250.00	-£50,000.00	NA	£0.00	N	-£250.00	-£50,000.00	-£250.00	-£50,000.00
Y	Environmental Incentive - Wastewater	Per Connection	200	-£100.00	-£20,000.00	NA	£0.00	N	-£100.00	-£20,000.00	-£100.00	-£20,000.00
Totals					£715,185.00		£825,705.00			£257,226.00		£294,150.00

For this scenario, we have assumed a sewerage requisition has been requested from the existing main to the site boundary to demonstrate our sewerage requisition fees. This includes 20m of sewerage pipe in the road aligning with the specification in the worked example.

New Connections Charging Arrangements - Statement of Significant Changes

2026-27

Scenario 6

Scenario 6: Large housing development requiring new mains and communication pipes (excavation and reinstatement completed by Water Company)									Alternative Delivery Method			
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable? (Y/N)	Self-Lay Rate (£)	Self-Lay Total Charge (£)	NAV Rate (£)	NAV Total (£)
Pre-Construction Charge Connection												
Y	Application Fee (First Connection)	Per Application	1	£102.00	£102.00	NA	£0.00	N	£59.00	£59.00	NA	£0.00
Y	Application Fee (Subsequent Conns)	Per Additional Conn	199	£62.00	£12,338.00	NA	£0.00	N	£36.00	£7,164.00	NA	£0.00
Y	Administration Fee (First Connection)	Per Application	1	£47.00	£47.00	NA	£0.00	N	£23.00	£23.00	£47.00	£47.00
Y	Administration Fee (Subsequent Conns)	Per Additional Conn	199	£29.00	£5,771.00	NA	£0.00	N	£14.00	£2,786.00	NA	£0.00
	NAV Application fee	Per Design	0	£0.00	£0.00	NA	£0.00	N	NA	£0.00	£550.00	£550.00
Pre-Construction Charge Mains												
Y	Mains Application, Application and Design Fee	Per Application	1	£1,816.00	£1,816.00	NA	£0.00	N	£1,130.00	£1,130.00	NA	£0.00
	Sub - Charge Mains Application	Per Application	0	£688.00	£0.00	NA	£0.00	N	£753.00	£0.00	NA	£0.00
	Sub - Charge Mains Administration Fee	Per Application	0	£344.00	£0.00	NA	£0.00	N	£377.00	£0.00	NA	£0.00
	Sub - Charge Design Fee	Per Design	0	£784.00	£0.00	NA	£0.00	Y	£0.00	£0.00	NA	£0.00
Y	POC	Per Application	1	£143.00	£143.00	NA	£0.00	N	£143.00	£143.00	NA	£0.00
Construction Charges Connection												
Y	Near Side Connection in Unmade Ground with Excavation	Per Connection	200	£677.00	£135,400.00	£239.00	£47,800.00	Y	NA	£0.00	NA	£0.00
	Connection Sub - Charge: Connection	Per Connection	0	£296.00	£0.00	£125.00	£0.00	Y	NA	£0.00	NA	£0.00
	Connection Sub - Charge: Pipework Unmade Ground with Excv.(up to 4m)	Per Connection	0	£270.00	£0.00	£114.00	£0.00	Y	NA	£0.00	NA	£0.00
	Connection Sub - Charge: Traffic Management	Per Connection	0	£34.00	£0.00	£0.00	£0.00	Y	NA	£0.00	NA	£0.00
	Connection Sub - Charge: Meter Installation	Per Connection	0	£77.00	£0.00	£0.00	£0.00	Y	NA	£0.00	NA	£0.00
Y	Meter	Per Meter	200	£44.00	£8,800.00	£0.00	£0.00	Y	NA	£0.00	NA	£0.00
Construction Charges Mains												
Y	Mains Connection to 250mm Main	Per Connection	1	£12,042.00	£12,042.00	£0.00	£0.00	N	£12,042.00	£12,042.00	£12,042.00	£12,042.00
Y	150mm PRV Unmade Ground	Per installation	1	£22,431.00	£22,431.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	100mm PRV Unmade Ground	Per installation	5	£19,398.00	£96,990.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	80mm PRV Unmade Ground	Per installation	2	£15,009.00	£30,018.00	NA	£0.00	Y	NA	£0.00	NA	£0.00
Y	180mm Diameter Pipework in Side Road with Excavation	Per Meter	20	£513.00	£10,260.00	£88.00	£1,060.00	Y	NA	£0.00	£513.00	£10,260.00
Y	180mm Diameter Pipework in Footpath with Excavation	Per Meter	100	£472.00	£47,200.00	£88.00	£5,300.00	Y	NA	£0.00	NA	£0.00
Y	125mm Diameter Pipework in Unmade Ground with Excavation	Per Meter	480	£259.00	£124,320.00	£67.00	£23,040.00	Y	NA	£0.00	NA	£0.00
Y	90mm Diameter Pipework with Excavation in Unmade Ground	Per Meter	400	£250.00	£100,000.00	£63.00	£16,400.00	Y	NA	£0.00	NA	£0.00
Y	Traffic Management - Road Closure	Per TM Usage	1	£2,279.00	£2,279.00	NA	£0.00	Y	£2,279.00	£2,279.00	£2,279.00	£2,279.00
Other Charges												
Y	Water Regs (first of every ten plots)	Per Plot	20	£106.00	£2,120.00	NA	£0.00	N	NA	£0.00	NA	£0.00
Y	Water Regs (subsequent conns)	Per Plot	180	£7.00	£1,260.00	NA	£0.00	N	NA	£0.00	NA	£0.00
Y	S106 vetting fee Admin&Application Fee	Per Application	1	£299.00	£299.00	NA	£0.00	N	NA	£0.00	£299.00	£299.00
Y	S98 Requisition Application	Per Application	1	£5,046.00	£5,046.00	NA	£0.00	N	NA	£0.00	NA	£0.00
Y	S98 POC Application	Per Application	1	£143.00	£143.00	NA	£0.00	N	NA	£0.00	NA	£0.00
Y	20m of 600mm gravity sewer in side road @2.5m deep	Per Meter	20	£1,827.00	£36,540.00	NA	£0.00	Y	NA	£0.00	£1,827.00	£36,540.00
Y	NAV Sewerage Application fee	Per Application	0	NA	£0.00	NA	£0.00	N	NA	£0.00	£550.00	£550.00
Infrastructure Charges												
Y	Infrastructure Charges - Water	Per Connection	200	£717.00	£143,400.00	NA	£0.00	N	£717.00	£143,400.00	£717.00	£143,400.00
Y	Infrastructure Charges - Sewerage	Per Connection	200	£750.00	£150,000.00	NA	£0.00	N	£750.00	£150,000.00	£750.00	£150,000.00
Income Offset												
Y	Environmental Component - Water	Per Connection	200	£20.00	£4,000.00	NA	£0.00	N	£20.00	£4,000.00	£20.00	£4,000.00
Y	Environmental Component- Sewerage	Per Connection	200	£21.00	£4,200.00	NA	£0.00	N	£21.00	£4,200.00	£21.00	£4,200.00
	Environmental Incentive - Water	Per Connection	200	-£250.00	-£50,000.00	NA	£0.00	N	-£250.00	-£50,000.00	-£250.00	-£50,000.00
Y	Environmental Incentive - Wastewater	Per Connection	200	-£100.00	-£20,000.00	NA	£0.00	N	-£100.00	-£20,000.00	-£100.00	-£20,000.00
	Totals				£886,965.00		£980,565.00			£257,226.00		£294,167.00

For this scenario, we have assumed a sewerage requisition has been requested from the existing main to the site boundary to demonstrate our sewerage requisition fees. This includes 20m of sewerage pipe in the road aligning with the specification in the worked example.