



Anglian Water Development Services

Developer Charging Arrangements

2026-2027

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Part 1: Introduction

1a: Charging Arrangements / Charging Rules

1.1 This document sets out the Developer Charging Arrangements made by Anglian Water Services Limited under various provisions within the [Water Industry Act 1991](#) (the “1991 Act”) as amended. With some exceptions, it generally does not cover charges (sometimes called “primary charges”) raised under [section 143 of the Act](#). The document should be read in conjunction with the respective Tables, which form part of the Developer Charging Arrangements. These Developer Charging Arrangements are made in accordance with charging rules issued by the Water Services Regulation Authority (“Ofwat”).

1.2 This document sets out Anglian Water’s charging arrangements for the period 1 April 2026 to 31 March 2027. However, it is clear that the period of engagement between developer and the water company, from requisition notice or self-lay enquiry, through offer and acceptance of terms, delivery of main infrastructure and final connections, is almost certain to straddle charging years. Our approach is set out in detail in **8c: Transitional Arrangements**.

1.3 Under [section 66AA of the Act](#) a water supply licensee with a retail authorisation (a “Retailer”) can request us to permit the use of our supply system for the purpose of supplying water to premises belonging to its customers. In such a case, we must also (where appropriate) take steps for the purpose of connecting the premises in question with our supply system. In a similar way, under [section 117A of the Act](#) a sewerage licensee with a retail authorisation (also a “Retailer”) can request us to permit the use of our sewerage system for the purpose of providing sewerage services to premises belonging to its customers; and we must also (where appropriate) take steps for the purpose of connecting the drains or sewers of the premises in question with our sewerage system. At present, Retailers are limited to supplying customers of non-household premises with water or sewerage services.

Accordingly, under paragraph 30 of [Ofwat’s Wholesale Charging Rules](#) (issued on 16 March 2018 under sections [66E](#) and [117I](#) of the Act) we are required to include in these charging arrangements charges that we may levy in those circumstances. These are set out in **8d: Retailers** seeking connections and variations from the charges we levy against developers who approach us direct reflect the removal of retail margins from those charges where they have been otherwise included.

1.4 Ofwat requires the Board of Directors of Anglian Water to assess the effects of these charges on customers’ bills for a range of specified types of development. The Board is also required by Ofwat to approve the impact assessments and handling strategies developed in instances where bill increases those development types exceed 10%. This year there are development types where charges are increasing by more than 10%. A statement about this is provided in **9a: Statement of Significant Changes** and worked examples.

1.5 All charges are subject to the addition of VAT where this is payable under the relevant legislation. The VAT Domestic Reverse Charge does not apply to charges raised by

Anglian Water as the charges relate to alterations to Anglian Water's networks and are not for a supply of construction services.

- 1.6 It is important to note that these charging arrangements are in effect the legal document upon which the charges mentioned in it are based.
- 1.7 Finally, these charging arrangements cover charges not only for the activities that Anglian Water must carry out under the 1991 Act (and are therefore prescribed by charging rules), but also a number of typical additional services we offer in order to facilitate developments. We may be prepared to provide further services, in which case the scope of those services and the charges for them will be subject to agreement. To comply with competition law, the charges will be formulated as a reasonable reflection of costs, risk and an appropriate margin.
- 1.8 Developers should also be aware that we make other charges relevant to development, which are not provided in the relevant section of the Act set out in **Table 1**.
- 1.9 Where the activity described is a statutory obligation of Anglian Water's but no charges are specifically provided for it by that statute, charges are made under the general right given under [section 143 of the Act](#) to charge for any services we provide in the course of carrying out our functions. These are properly to be included in our main charges scheme made under that section and are briefly referenced there, but set out in detail in this document.
- 1.10 Where the activity is not a statutory obligation of Anglian Water's but is a service we offer, in many cases we can set out a standard tariff for your information.

1b: Water Industry Act & Liability for Charges

- 1.11 The 1991 Act sets out the basis of charging for a number of specific activities that water companies have a duty to provide. It identifies who is entitled to the benefit of those duties, and also who must pay the charges for those activities. **Table 1** aims to provide a guide to this.

Table 1

Activity in the 1991 Act	Basis of Charging	Competent Applicant	Person liable to charges
Communication with sewer carried out by undertaker (section 107(1))	“charges that the undertaker may impose in accordance with charging rules”	“The owner or occupier of any premises”; or “the owner of any private sewer which drains premises”	The person who served the communication notice
Connection to water main for domestic purposes (section 45(1))	“such charges as the undertaker may impose in accordance with charging rules”	“The owner or occupier of any premises which consist in the whole or any part of a building, or are premises on which any person is proposing to erect any building or part of a building”	“The person serving the [connection] notice”

Activity in the 1991 Act	Basis of Charging	Competent Applicant	Person liable to charges
Requisition of a water main (section 41(1))	“such charges as the undertaker may impose in accordance with charging rules”	“The owner or occupier of any premises which consist in the whole or any part of a building, or are premises on which any person is proposing to erect any building or part of a building”	“The person serving the [connection] notice”
Requisition of a sewer (section 98(1))	“such charges as the undertaker may impose in accordance with charging rules”	“The owner of premises”; “The occupier of premises”; “Any local authority”; “the Mayoral development corporation”; or Various New Town or Urban Development bodies - for the locality	“The person or persons who have required the provision of the sewer”
Requisition of a lateral drain (section 98(1A))	“such charges as the undertaker may impose in accordance with charging rules”	“The owner of premises” to be drained by the lateral; “The occupier of those premises”; or Any local authority, New Town or Urban Development bodies for the area within which the premises are situated	“The person or persons who have required the provision of the lateral drain”
Self-lay of a water main (section 51A(1))	In accordance with an agreement made under section 51A (which must comply with rules made under section 51CD)	“A person constructing or proposing to construct any water main or any service pipe”	Liability rests with the person giving covenants in the section 51A agreement
Self-lay of a sewer or lateral drain (section 104(1))	In accordance with an agreement made under section 104 (which must comply with rules made under section 105ZF)	“A person constructing or proposing to construct any sewer, any drain ... intended to communicate with a public sewer vested in that undertaker, or any sewage disposal works”	Liability rests with the person giving covenants in the section 104 agreement
Moving pipes vested in the undertaker (section 185(1))	“such charges as the undertaker may impose in accordance with charging rules”	Any person with an interest in land where the pipe currently lies or in land adjacent to it	The person serving the notice

1c: Fixed charges

1.12 We realise that Developers often prefer to know in advance what they will have to pay for certain activities carried out at their request by water companies, and the charging rules support this, by mandating the provision of a “fixed charge” methodology of working out charges for providing:

- a water connection for domestic purposes under [section 45 of the Act](#) (referred to in **3c: Water Construction Charges: Standard Connections Charges**)
- a new water main for domestic purposes under [section 41 of the Act](#) (referred to in **3d: Water Construction Charges: Requisitioned Pipelaying & Non-Standard Connections Charges**)

- a new public sewer or public lateral drain under [section 98 of the Act](#) (referred to in **4c: Sewerage Construction Charges: Requisitioned Pipelaying & Connection Charges**)
- a sewer communication under [section 107 of the Act](#) (referred to in **4f: Sewerage Communication Charges**).

1.13 Those Parts of our Charging Arrangements, when read in conjunction with our general policies set out in **Part 8: General Policies**, explain how Developers can use the fixed charges we have provided to work out their overall charges if they wish to. More commonly, we will use the fixed charges in any charging estimates we give as part of the application process.

1.14 Our former policy, whereby Developers could choose between a fixed charge methodology and an actual cost methodology, was discontinued from 1 April 2025. Where a fixed charge is applicable under these Charging Arrangements, it will be so applied in the calculation of the overall charge.

1.15 Developers should be aware that the “fixed charge” means that only the unit cost is fixed. If the scope of work changes or more (or indeed fewer) units are actually required to fulfil the requirements of the relevant duty, the overall charges may change from what appeared in any estimate.

1.16 When we set the amounts of fixed charges in any given year, we must comply with rule 18(e) of the [charging rules](#), following the principle that charges should reflect the costs of the relevant service. Nevertheless, we consider that we are obliged by competition law to include a reasonable profit element in the “cost” figure, so that we do not unfairly inhibit competition from self-lay providers or other water companies. We do this not only in formulating the published fixed charges but also when applying any charges considered to be “at cost”.

1d: Common Terms / Glossary

1.17 The following glossary laid out in **Table 2** may also be useful. The explanations given are limited to the context of Water Companies’ services to developers. From April 2022, water companies were required by charging rules to use, where appropriate to do so, the terminology set out in its document entitled “Common Terms and Worked Examples – English New Connection Rules”. These charging arrangements – and the glossary above – have been reviewed to ensure that they do. An asterisk has been used to identify the Ofwat definition.

Table 2

Term Used	Explanation
1991 Act	The Water Industry Act 1991
Administration Fee*	The fee associated with general administration activities, after the cost advice stage, relating to the construction phase, which can include processing any payments, scheduling the works, supervision and project management, and processing information into relevant billing/ management systems. This would not include site-based activities covered in construction costs, such as additional site visits.
Adoption*	The process whereby assets are vested in the water company and subsequently maintained at its expense.

Term Used	Explanation
Alternative Point of Connection* (Sustainable Point of Connection)	Another location indicated by the Water Company which is neither i) a practical location indicated by the Developer Customer, nor ii) the nearest practical location where the existing Water Main or Sewer is the same size or larger than the new connecting Water Main or Sewer. We may also refer to this as the Sustainable Point of Connection (SPOC).
Annual Contestability Summary*	The standard format document published annually (or more frequently) by the Water Company on its website setting out which work and services are Contestable Work and Services and which are Non-contestable Work and Services as described in section 3 of the Water Sector Guidance (see www.water.org.uk/water-sector-guidance-approved-documents).
Application Fee*	The fee levied at point of application, which is associated with upfront application processing, which can include reviewing and acknowledging an application, checking that all relevant information has been received, preparing a cost advice, an agreement or the acceptance for the proposed works.
Barrier Pipe*	A polyethylene (PE) pipe with an aluminium barrier layer conforming to water industry specification 4-32-19.
Asset payment	A payment the water company makes in return for the vesting of a new asset, pursuant to a self-lay agreement, now prohibited by Ofwat's charging rules save in respect of any transitional schemes.
Bond or Surety*	A cash bond or financial guarantee underwritten by an appropriate warranty provider, bank or insurance company, which is accepted by the Water Company.
Branch Connection*	The connection of new pipework to an existing Water Main such to provide a supply of water to a Development.
Charging Arrangements	A statement of the charges themselves, and how they apply to those seeking a service from water companies, whether that service is a statutory duty or not.
Charging Rules	Rules set by Ofwat which govern how water companies formulate their charges as well as other related issues, such as setting expectations for consultation, publication and governance of those charges.
Communication Pipe*	<p>Any part of a Service Pipe which a Water Company could be, or have been, required to lay under section 46 of the Water Industry Act 1991. Typically, it consists of a pipe laid from an existing or newly laid Water Main to the boundary of a property and may include a meter housing and / or external stop valve.</p> <p><i>[Warning: the Ofwat definition includes the adjacent illustration to aid understanding, but it is only appropriate where the served property abuts the part of the street where the parent water main lies.]</i></p>
Construction Costs	For the purposes of calculating the project management and design fee, this charge means all requisition main laying costs charged on a per metre basis, as well as fittings, connections to existing mains and trial holes.
Contaminated Land*	Land by which a water company will install or request the installation of barrier pipe, following review of the previous use of site, or where proven necessary, in accordance with section 78A of the Environmental Protection Act 1990 .
Contestable Work*	The work or services that can be completed by either a Water Company or an Accredited Third Party, with the work and services relating to the provision of water supplies defined in each Water Company's Annual Contestability Summary. For work related to new sewerage services, the majority of work is considered contestable, excluding diversions and requisitions.

Term Used	Explanation
Design Checking Fee* (Design Vetting)	The cost of checking a design submitted by an Accredited Third Party. <i>We may also refer to this as the design vetting fee.</i>
Design Fee*	The cost of designing against the application, providing a detailed site drawing and design, specification and cost advice. This may also include activities identified in the Administration Fee (such as site visit) if that cost is not already charged by the particular Water Company.
Developer Services*	The activities associated with serving Developer Customers, which may include the provision of new Water Mains, new Sewers, Communication Pipes, Lateral Drains, diversions of water and sewerage assets and connections made to supply water for building purposes.
Domestic Use*	Water used primarily for domestic purposes, including for drinking, washing, cooking, central heating and sanitary purposes.
Excavation by Others* (Pre-dug Excavation)	Any work undertaken by someone other than the Water Company in excavation, backfilling or reinstatement. <i>We may also refer to this as pre-dug excavation which could include backfilling or reinstatement.</i>
Excavation by Water Company*	Any work undertaken by the Water Company (or an agent acting on their behalf) in excavation, backfilling or reinstatement.
Existing Main*	A Water Main or Sewer that was commissioned independently of development commencing.
Far-side connection*	A connection between premises and an existing water main on the opposite side of the street to those premises, to a maximum communication pipe length of distance of 18 metres, for which a straight linear meterage rate is not applied. Where the water main is located in the centre line of the street then the connection will be considered a Far Side Connection.
Fire Supplies*	Supplies provided solely for fire safety provision.
Fixed Charges*	Charges which are fixed in amount or which are calculated by reference to a predetermined methodology set out in a Water Company's Charging Arrangements, the application of which allows calculation at the outset of the total amount owing in a given Charging Year in respect of the charges in question. For the avoidance of doubt, a Water Company may impose Fixed Charges by reference to a unit measurement (for example, per megalitre). Furthermore, a Water Company may offer more than one Fixed Charge in charging for a service provided in accordance with the present rules (for example, by differentiating between different geographic areas).
Footpath*	A hard-surfaced area intended for use by pedestrian or cyclists.
Household Premises*	Any premises used principally as a domestic dwelling or intended for such use, such as a house or flat.
Infrastructure Credit* (Income Offset)	A credit which may be applied when there has previously been a billable account on the same site/address. The eligibility criteria and method of calculating Infrastructure Credits is defined by the Water Company in its Charging Arrangements. This term is autonomous from any incentives applied against the infrastructure charge, for water efficiency for example. These are defined in the term Water Efficiency Incentive. <i>We may refer to these as income offset where discounts were once required by statute to be given in respect of the cost of requisitions under the law that applied up to April 2018. From April 2020 that discount was obliged by charging rules to be applied to the infrastructure charges. From April 2025 they became prohibited by charging rules.</i>
Infrastructure Charge*	The charges described in section 146(2) of the Water Industry Act 1991 . That is, a charge paid by the Developer Customer to the Water Company when a property is connected to the company's water supply or sewer network for the first time. The charges fund wider network reinforcement to meet the increased demand arising from the new connections.

Term Used	Explanation
Manifold Connection*	Where a Communication Pipe connects with a manifold to which separate Supply Pipes are connected and meters may be fitted.
NAV*	A company appointed by Ofwat through the new appointments and variations process to provide water and/or sewerage services to customers in an area previously served by the incumbent Water Company. A new appointment is made when Ofwat appoints a company for the first time to provide services for specific geographic area. A variation occurs where an existing appointment is varied to amend the area served.
Near-side connection*	A connection between premises and an existing Water Main on the same side of a street to those premises. Where the Water Main is in the centre line of the street then the connection will be considered a Far Side Connection.
Network Assembly*	Components such as sluice valves or washouts, including associated chambers, needed to operate and maintain a water network.
Network reinforcement*	Work to provide or modify such other specified types of infrastructure (mains and tanks, service reservoirs, pumping stations, or sewers) as is necessary in consequence of the need to provide adequate water supply and/or sewerage capacity to a development at which mains, service pipes, public sewers and/or lateral drains have been installed or connected by the company imposing the charge or by a company with whom the company has entered into an agreement for bulk supply or bulk discharge.
Non-contestable Work*	Work or services that can only be completed by the Water Company (or an agent acting on their behalf) and, in the case of work or services associated with the provision of water supplies, is defined in each Water Company's Annual Contestability Summary
Non-domestic Use*	Water used primarily for non-domestic purposes, including anything not for Domestic Use, such as water for industrial or business use (including manufacturing processes, washing and cleaning and cooling), agricultural use and filling swimming pools.
Non-household Premises*	Any premises not a household premises, being used principally for industrial, business, recreational or community purposes and not as a dwelling, or intended for such use.
Non-standard Connection*	A service sized above the standard size as defined by the Water Company.
Pre-Planning Enquiry*	An enquiry submitted by a Developer Customer to understand the infrastructure requirements or considerations for proposed developments.
Pre-Planning Enquiry Response*	A report by the Water Company in response to a Pre-Planning Enquiry that will confirm i) if the development can be supplied with water, ii) capacity within the wastewater network, iii) if any reinforcement work will be required to supply the site together, iv) and, if applicable, identify any existing assets crossing the site which may require diverting or protecting, and v) if Network Reinforcement is required to supply the site, what indicative capital cost or range of costs is likely for these works.
Primary Charges	Charges for the actual supply of water and/or receipt of used water.
Relevant Multiplier*	A calculation to determine the Infrastructure Charges payable relating to Non-household Premises or Household Premises subject to a common billing agreement and is based on the number and type of water fittings proposed for those premises.
Requisition	A statutory request by a landowner or local authority to a water company to provide a new water main, sewer or lateral drain.
Road*	A hard-surfaced area intended for vehicles.
Self-certification*	The activity whereby an Accredited Third Party inspects, checks and certifies installations, both internal and external to a premise, as being compliant with relevant standards and requirements.
Service Connection*	The joining of a Service Pipe to a Water Main which is provided under section 45 and 46 of the Water Industry Act 1991.

Term Used	Explanation
Service Pipe*	<p>A pipe, which is, or is to be, connected with a Water Main for supplying water from that main to any premises.</p> <p><i>[Warning: the Ofwat definition includes the adjacent illustration to aid understanding, but it is only appropriate where the served property abuts the part of the street where the parent water main lies.]</i></p>
Self-lay	<p>An alternative to asking the water company to deliver a new water main, sewer, lateral drain or connection. By agreement with the water company, the developer's contractor constructs the asset and the water company adopts it.</p>
Sewerage Sector Guidance*	<p>Guidance documents published in accordance with Ofwat's Code for adoption agreements, relating to the adoption of sewerage assets and available at https://www.water.org.uk/sewerage-sector-guidance-approved-documents.</p>
Supply Pipe*	<p>The part of the Service Pipe that is not the Communication Pipe, and which remains the customer's responsibility.</p> <p><i>[Warning: the Ofwat definition includes the adjacent illustration to aid understanding, but it is only appropriate where the served property abuts the part of the street where the parent water main lies.]</i></p>
Sustainable Drainage Incentive*	<p>Where offered, a reduction in infrastructure charges to a Developer Customer where they evidence that a Development will or does meet a stipulated threshold for use of a sustainable drainage solution, as defined in the Water Company's Charging Arrangements and/or specific environmental policies.</p>
Site-specific work	<p>A concept in charging rules, meaning – in relation to a requisition or self-lay agreement – work that is on the developer side of the point of connection to the water company's network.</p>
Traffic Management*	<p>Charges to cover the cost of working in the highway safely as a result of compliance with the Traffic Management Act 2004.</p>
Trial Hole*	<p>Means exploratory excavation to identify the location of apparatus, prior to works commencing.</p>
Unmade Ground*	<p>Ground which does not have a man-made surface, and may feature grass and topsoil.</p>
Upsizing*	<p>Where the Water Company instructs that new Water Mains and/or Sewers are increased in size beyond that required to satisfy the minimum design for a specific Development. This may be to facilitate future development and is deemed Network Reinforcement.</p>
Water Company*	<p>A company holding an appointment as a water or sewerage undertaker under the Water Industry Act 1991.</p>
Water Efficiency Incentive*	<p>Where offered, a reduction in infrastructure charges to a Developer Customer where they evidence that a Development will or does meet a stipulated threshold for reduced water consumption, as defined in the Water Company's Charging Arrangements and/or specific environmental policies</p>
Water Industry Registration Scheme (WIRS)*	<p>The scheme operated by Lloyd's Register EMEA on behalf of Water UK and its members, which certifies the competence of companies undertaking Self-Lay, or such other scheme as replaces it from time to time.</p>

Term Used	Explanation
Water Regs UK*	The company responsible for running the Water Industry Approved Plumber Scheme (WIAPS) on behalf of the water industry in England and Wales, formerly provided under the Water Regulations Advisory Scheme. The company promotes compliance with the Water Fitting Regulations 1999 and other relevant standards across the UK to protect customers.
Water Regulations Advisory Scheme (WRAS)*	A compliance mark that demonstrates that an item or product complies with standards set out by Water Supply (Water Fittings) Regulations 1999 .
Water Sector Guidance*	Guidance documents published in accordance with Ofwat's Code for adoption agreements, relating to the adoption of water assets and available at http://www.water.org.uk/water-sector-guidance-approved-documents .

Part 2: Pre-Planning, Capacity & Pre-Construction Charges

2a: Pre-planning, Capacity & Pre-Construction Enquiries

- 2.1 We recognise the importance of completing due diligence at an early stage of a development and provide services to Developer customers to help inform decisions. Our pre-planning reports can be used to support a planning application submission.
- 2.2 For those customers seeking a supply for non-domestic purposes, there is the option of an initial capacity check, which is titled non-domestic report. These customers may also apply for the full Water Pre-planning report should they choose to.
- 2.3 Our Sewerage Pre-planning service has been split between two tiers, offering customers a risk assessment only appraisal for foul water, which could be used for early feasibility enquiries, prior to the customer requesting a full detailed Foul Water Pre-planning report.
- 2.4 Due to the complexities of surface water management within our networks, we only offer a full detailed assessment for surface water enquiries.
- 2.5 **Table 3** sets out our charges for all these services, as well as in respect of any additional enhanced services that may be required.

Table 3

Application Type	Description	Sub-Type	Qty	Charge
Water	Non-domestic Capacity Report		Per Item	213
	Water Pre-planning Report (Modelled)		Per Item	421
Sewerage	Foul Tier 1 Pre-planning Report (Feasibility)		Per Item	320
	Foul Tier 2 Pre-planning Report (Detailed Desktop Assessment)		Per Item	960
Additional Charges	Surface Water Pre-planning Report (Detailed Desktop Assessment)		Per Item	960
	Pre-design Strategic Assessment (Pre-adoption consultation)	Surface / Foul / SUDS	Per Item	213
Additional Charges	Further Enquiries / Developer Coordination		Per Hr	107
	Additional Modelling			At Cost
	Flow Modelling			At Cost
	Site Visits / Asset Surveys			At Cost

- 2.6 In addition to our Pre-planning services, we offer a Pre-design Strategic Assessment option which can be requested at any point prior to a S104 application being made. This service offers early engagement to ensure the proposed drainage design of

developments is appropriate and will meet our requirements for adoption and maintenance of a sewerage system. This service may also be used to support a planning application.

2b: Asset Protection Enquiries

2.7 We offer an initial consultation with Anglian Water to assess development proposals and proposed means of protection where your proposed works may have an effect on an Anglian Water asset or on the use or maintenance of it or where our existing assets may have an effect on your proposed development. These effects may be, for example:

- potential damage (either of our asset or your development);
- odour or noise; or
- contamination of water sources.

2.8 Where the need is complex, or a more detailed assessment is required, which this limited service cannot properly address, we will consider entering into a Services Re-charge Agreement with you to undertake further work. Our charges for the initial consultation are set out in **Table 4** below.

Table 4

Charge Type	Unit	Charge
Water Asset Protection Enquiry	Water Treatment Works	160
	Water Mains	
	Water Source Protection Zones	
	Water Pump & Booster Stations	
Sewerage Asset Protection Enquiries	Water Recycling Works	160
	Pumped Rising Mains & Gravity Sewers	
	Sewerage Pump & Vacuum Stations	
	Surface Water Pumping Stations	
Detailed Assessments	Per Item	At Cost

Part 3: Water Charges

3a: Water Charges Summary

3.1 To engage with us on designing a new water main, please follow our website to our customer portal. For all other enquiries, contact details are available on our website.

3.2 You should be able to calculate your water charges by:

- Selecting the appropriate pre-construction charges which are relevant to your development, these cover application, administration and design where relevant, using **Table 5**;
- Selecting the appropriate construction charges relevant to your development from **Table 6**, **Table 7** and **Table 8**;
- Adding any additional charges, as required for your development needs from **Table 9** and **Table 15** as necessary;
- Adding any traffic management charges applicable to your development from **Table 14**;
- Finally, selecting the appropriate infrastructure charges and environmental incentives for your development from **Table 16** and **and Component Charges** can be found in **Table 17** below and are applied per premises.
- Table 17.
- Information on excluded or ‘at cost’ charges can be found in **8a: Variable, Non-standard & Additional Charges**

3.3 Save where otherwise stated, the methodology used for developer charges is also used where a Developer chooses to use a self-lay provider, and we will apply any available fixed charges for non-contestable elements in accordance with **3g: Water Self-lay Provider Charges**.

3b: Water Pre-Construction Charges

3.4 This section contains information in relation to application fees, administration costs, design costs, design checking costs and general enquiry charges as applicable.

3.5 You can commission a design from us before requisitioning the main. If you do so, you will be required to make an upfront fee for charges in carrying out that design. Those prepayments are set out in **Table 5** below. If you do not proceed to the requisition, we will keep the design upfront fee, but you will not have to pay further requisition charges. Charges expressed as a sum “per [number] *n* thereafter” are to be construed as that sum for each multiple of [number] *n* or part thereof. They are intended to cover additional design & administration over and above the initial charge for the service requested.

Table 5

Application Type	Description	Qty	Pre-Construction Charge
Standard Connections	Standard ($\leq 63\text{mm}$ & $\leq 18\text{m}$ length)	≤ 5 properties Per 5 thereafter	914 106
Requisition for Pipelaying & Non-standard Connections	On-site Requisitions (Inc. $\leq 50\text{m}$ of Off-site)	≤ 50 properties Per 100 thereafter	5,743 796
	Off-site Requisitions (Inc. Non-Standard Connections / Source of Water)	$\leq 500\text{m}$ Per 100m thereafter	4,926 796
	Diversions	$\leq 500\text{m}$ Per 100m thereafter	6,855 796
	SLP Service Connection Fee	Per property	286
SLP Contestable Services (Connections & Design Checking)	SLP Point of Connection	Per report	421
	SLP Pipelaying Schemes (Design Checking)	≤ 50 properties Per 100 thereafter	909 114
General Enquiries (Admin Only)	e.g. One-off Trial Holes	Per item	114

3c: Water Construction Charges: Standard Connections Charges

3.6 You should be able to calculate the connection charge by:

- calculating the length of pipe we will need to lay as part of your connection notice, which will often depend on whether you need a near-side or far-side connection;
- calculating the size of pipe you need;
- confirming the number of properties this connection will connect to and;
- applying the relevant traffic management charges; and
- checking for whether any additional charges may apply for any ‘non-standard’ work.

3.7 Charges for Service Connections are based on the average costs of carrying out work within different classes. These classes are based on the following parameters:

3.8 The first parameter is the diameter of the water pipe we need to install to serve your requirements. Our standard diameter for a service pipe is 25mm and this is sufficient for most households and small businesses. Larger sizes may be required to account for:

- a requirement for a higher volume flow rate;
- greater lengths of the service pipe (between the water main and the internal fittings of the connecting premises);
- a requirement for a higher head pressure.

You may work out the diameter of service pipe that you need by our [Design & Construction Specification](#), paragraph 12.3, ‘Sizing of Services’.

3.9 The second parameter is the length of the service pipe that we are required to lay. Under the Act, generally, where you are connecting to a water main in a street, we are required to lay as much of the service pipe as is required to be laid in the street. Hence, you should first consider whether the main to which the premises are to be connected is “near-side” or “far-side” in the street. “Near-side” and “Far-side” have the meanings set out in the glossary in **Table 2**. You can easily ascertain which is appropriate to your Service Connection by inspecting our statutory water map to see which side of the street our main lies.

- You can find more information about how to do this on our [“Locating our assets” web page](#).
- More unusual examples of what we are required to lay can be found in our [supply pipe guide](#).

3.10 The third parameter is the necessity for traffic management Often, portable traffic lights are required to be established in order to facilitate works in a highway. To understand whether the works will need traffic management, and the type of traffic management needed, you should refer to the [Safety at Street Works and Road Works Code of Practice](#) and the documents referenced in it. In rare cases, there may be other third-party costs.

3.11 With these parameters, you should be able to calculate your connection charge.

3.12 Provided that the diameter of the service pipe that we have to lay is up to 63mm, you may apply the charges set out in **Table 6**.

3.13 Usually, a standard connection will be a diameter of less than or equal to 63mm and either near-side or far-side. A definition for these can be found in **Table 2** and are determined by the centre line of the road, up to and including 18m of pipework from the point of connection. These charges are set out in **Table 6**.

3.14 In less common situations, lengths beyond those parameters may be required; and in those situations, subject to the service pipe being less than or equal to 63mm, in addition to the fixed charges set out in **Table 6**, we will apply the appropriate per metre supplemental charge set out in **Table 7** to each metre of trench beyond those parameters. This supplemental charge varies depending on the surface in which the service pipe is laid.

3.15 We have made available an option to reduce charges where the Developer carries out excavation, backfill and reinstatement, known as ‘pre-dug’, for on-site development pipelaying. To qualify for these rates, you must provide sufficient space for us to install our pipe and fittings and make sure that on completion of your works all excavations are dry and clear of debris and remain so in time for our works. If you do not ensure all excavations are undamaged, dry and clear of debris, we reserve the right to take action to clear any water and debris and to repair any damage done to our apparatus and we will recover from you any costs we incur in relation to this. Where ducting has been installed, you must ensure that the entry and exit points for the ducting is exposed and any trenches excavated prior to us attending site. You must also comply with such other standards as we may impose from time to time in connection with these rates in order to

qualify for them. “Piece through” is an activity involving an additional customer-led site visit as part of the connection process, such as making an initial connection for chlorination purposes.

Table 6

Connection Type	Location of Main	Construction Charge	Barrier Pipe Uplift
Excavation by Others (Pre-dug)	Nearside	808	190
	On-site (Developer Land)	Farside	1,042
		Nearside	1,348
	Excavation by Anglian Water	Farside	2,448
		Nearside	2,177
		Farside	3,736
Connection Charge inc. smart meter fit	External Meter Installation	257	
	Internal Meter Installation	343	
	Double Port Manifold	227	118
	Four Port Manifold	590	148
	Six Port Manifold	953	177
Piece through		409	29

3d: Water Construction Charges: Requisitioned Pipelaying & Non-Standard Connections Charges

3.16 For connections of service pipes of which the diameter is greater than 63mm, the charges set out in **Table 7** will apply. These vary according to:

- the designated diameter of the service pipe;
- the surface in which it is laid; and
- whether the material from the trench is contaminated or not.

3.17 Charges for pipelaying, fittings, network point of connection including all back-to-back connections and mobilisation should be added to the project management charges set out in **Table 8** as well as any traffic management as required found in **Table 14**. Common additional charges have also been provided in **Table 9** which can be added depending on the development needs; i.e. additional phases / mobilisation requirements.

3.18 You should be able to calculate the requisition charges in the following way:

3.19 First, you must find the likely point of connection to our network. You can ascertain this by inspecting our statutory water map to find nearby water mains. You will find more information about how to do this on our “[Locating our assets](#)” web page;

- You must not select, as a potential point of connection, any main whose diameter is less than the diameter that the requisitioned main will be. The diameter of the notional requisitioned main for this purpose must be sized appropriately for a main supplying the whole of the development it might reasonably be expected to serve. You must also discount any points of

connection that we have identified as impractical in any pre-planning advice we have given in respect of the development;

- Lack of capacity in the existing network or water treatment works is not considered to fall within the definition of “impractical” for these purposes unless there is a potential connection point on a different water main that is equally close to the boundary of the development expected to be served. Provided your notional point of connection complies with the requirements of these charging arrangements, if we select a different point of connection, we will not charge you in respect of any additional costs associated with that new point of connection. However, if you select a different point of connection (for example to satisfy a planning condition), then your charges must be calculated to reflect the additional charging elements arising from doing so;

3.20 Secondly, you must consider the likely components of the requisitioned main. We will design the requisitioned main to the specifications set out in the most up-to-date published version of “[Civil Engineering Specification for the Water Industry](#)”. We will always design the mains we lay in compliance with a requisition, but you can ask us to undertake this design and share it with you before you formally requisition the main, and without prejudice to your decision whether to requisition or not. You are not obliged to do so, but it will allow you to predict your charges more accurately;

3.21 Thirdly, you must use **Table 7** to calculate your charges according to the nature and number of components within the design. The variables are as follows:

- Charges for connection of the requisitioned main to the existing network main vary according to the diameter of, depth of and the material comprising the requisitioned main. If the diameter of the pipe you are connecting to is not less than the pipe you are connecting, the connection will be carried out under pressure unless stipulated by Anglian Water.
- Charges are then applied on a per metre basis to the requisitioned main itself. The charge that you must apply to each metre of the main’s length varies according to the following parameters:
 - the diameter of the requisitioned main, which falls into charging bands;
 - the surface in which it is laid, whether it is made (i.e. surfaced), Unmade Ground, Footpath, private land, or part of your own development site;
 - the material of which the main will be comprised, whether polyethylene or barrier pipe (as other materials may incur additional charges); and
 - the depth of the pipe, whether above or below two metres from the surface.
- We have made available an option to reduce charges where the Developer carries out excavation, backfill and reinstatement, known as ‘pre-dug’ for on-site development pipelaying. To qualify for these rates, you must provide sufficient space for us to install our pipe and fittings and make sure that on completion of your works all excavations are dry and clear of debris and remain so in time for our works. If you do not ensure all excavations are undamaged, dry and clear of debris, we reserve the right to take action to clear any water and debris and we will recover from you any costs we incur in relation to this. Where ducting has been installed, you must ensure that the entry and exit points for the ducting is exposed and any trenches excavated prior to us attending site. You must also

comply with such other standards as we may impose from time to time in connection with these rates in order to qualify for them.

- You must also calculate the number of trial holes and water fittings required (whether air valves, washouts, fire hydrants or other fittings), and add the appropriate charges to your calculation.
- You should also add the appropriate project management fee as per **Table 8**.
- You should also consider the necessity for traffic management. To understand whether the works will need traffic management, and the type of traffic management needed, charges can be found in **Table 14**, you should refer to the [Safety at Street Works and Road Works Code of Practice](#) and the documents referenced in it. Often, portable traffic lights are required to be established in order to facilitate works in a highway and we impose standard fees in respect of portable traffic lights.

3.22 Each element of the pipelaying charges can be found in **Table 7** below:

Table 7

Pipelaying Type	Pipe Diameter	Excavation by Others Pre-Dug	Excavation by Anglian Water			Barrier Pipe Uplift
			Unmade	Footpath	Road	
Pipelaying (Ext. pipe dia)	≤63mm	54	103	335	368	24
	>63≤125mm	75	130	377	441	24
	>125≤280mm	150	256	574	640	36
	>280≤400mm	247	334	788	888	106
	>400mm				At Cost	
	≤63mm	688	1,410	2,233	2,338	36
	>63≤125mm	787	1,616	2,485	2,674	44
	>125≤280mm	1,430	2,834	4,321	4,668	76
	>280≤400mm	3,438	5,189	6,940	7,634	148
	>400≤630mm	3,409	7,084	9,447	9,315	207
Network Fitting (Ext. pipe dia)	>630mm				At Cost	
	≤150mm		4,559	5,514	5,726	43
	>150≤300m		6,779	8,411	8,644	75
	>300≤450m		9,433	11,184	11,878	147
	>450≤600m		12,273	14,636	15,847	205
	>600mm				At Cost	
	≤180mm		2,887			186
	>180≤400mm		4,826			622
	≥400mm				At Cost	
	Mobilisation	Initial Phase		868		

3e: Water Construction Charges: Supervision & Project Management Charges

3.23 The following charges will also apply where a requisition, non-standard connection or self-lay provider on-site activity is required, as shown in **Table 8** below:

Table 8

Scheme Type	Description	Qty	Project Management Charge
Requisition for Pipelaying & Non-Standard Connections	On-site Requisitions (Inc. ≤50m of Off-site)	≤50 properties	7,456
	Off-site Requisitions (i.e. Non-Standard / Source of Water)	Per 100 thereafter	682
	Diversion	≤500m	8,138
		Per 100m thereafter	739
		≤500m	9,140
		Per 100m thereafter	739
SLP Pipelaying	Contestable activity plus supervision for adoption	≤50 properties	7,456
		Per 100 thereafter	682
PM Fee Uplifts	Site-constraints (E.g. Major Utilities / Highways / Rail / Watercourse / Bridge / Site of Scientific or National Interest)		At Cost

3f: Water Construction Charges: Additional Charges

3.24 In some instances, there are additional charges applicable to a development site. We have provided our most common charges for these in **Table 9** below.

3.25 A charge for a meter box repair and replacement will be levied where a meter box has been damaged due to reasons beyond Anglian Water's control. The charge includes the excavation of the existing damaged box and the installation of a new meter box. A meter replacement charge will be levied if the meter has been damaged but the box does not need to be replaced. Charges are set out in **Table 9**.

Table 9

Charge Type	Surface Type	Unit	Charge
Additional Charges (Supervision, Call Out, Re-Charge Fees)			
Re-design / checking fee			50% of Application fee
Re-quote			20% of Application fee
Additional Site Visit Charge (inc. Surveys & Inspections)		Per Visit	464
Gang Time Connections (Remedial Work / Re-Work / Down Time)		Per Hr	372
Gang Time Pipelaying (Remedial Work / Re-Work / Down Time)		Per Hr	447
Gang Out of Hours Premium (Evening, Weekends & Bank Holidays)		Per Shift	3,611
Additional Pressure Test & Chlorination (1 Tester)		Per Visit	1,289
Additional Sampling		Per Visit	1,217
Additional Mobilisation Charge for further Phases		Per Phase	6,670
Additional Mobilisation Charge for further Phases (SLP only)		Per Phase	5,603
Impact Plan		Per Plan	735
Re-scheduled Visit / Job >72 Hrs Notice (Admin Only)		Per Visit	69
Re-scheduled Visit (Inc. Aborts) ≤72 Hrs Notice		Per Visit	464

Charge Type	Surface Type	Unit	Charge
Re-scheduled Job Connections (Inc. Aborts) ≤72 Hrs Notice		Per Plot	815
Re-scheduled Job Pipelaying (Inc. Aborts) ≤72 Hrs Notice		Per Visit	2,821
Non-metered / Cross-connection administration		Per Plot	134
Additional Modelling		At Cost	
Construction Component Charges (Does Not Include Supervision or Call Out Charges)			
Meter Box Repair & Replacement		Per Item	954
Meter Replacement		Per Item	405
Meter Installation (Smart Meter Inc. End Point Paring)		Per Item	76
Meter Installation (End Point Pairing Only)		Per Item	70
Smart Meter Only (15mm Meter Exc. Delivery)		Per Item	89
SIRT Device to Pair End Point		Per Item	646
Trial Holes	Unmade	Per m3	394
	Footpath	Per m3	1,111
	Road	Per m3	1,405
Network Isolation	Line Stops	≤150mm	3,757
		>150 ≤300mm	7,555
		>300 ≤450mm	17,310
		>450 ≤600mm	25,773
		>600mm	At Cost
Disconnection (Cut & Cap)	Disconnection from Host Main	≤150mm	3,929
		>150 ≤300mm	7,705
		>300 ≤450mm	11,280
		>450 ≤600mm	13,979
		>600mm	At Cost
Disconnection	Ferrule removal only	<63mm	1,142
Construction Discounts (Not applicable for SLPs)			
Self-certification (APLUS) Internal Regs Check (Off-site Properties)		Per Plot	-16
Self-certification (APLUS) Internal Regs Check (On-site Properties)		Per Plot	-19

3g: Water Self-lay Provider Charges

3.26 The charging rules:

- require us to set out the charges to be imposed in respect of an agreement under [section 51A](#) (a water “self-lay” agreement); but
- now prohibit us from making Asset Payments. An “Asset Payment” is the amount described in section [51CD\(3\) of the Act](#).

3.27 The larger part of self-lay policy is now industry-standard in the form of [Sector Guidance](#). Nevertheless, some elements remain water company specific, such as what activities are considered contestable (detailed in our ACS) and design and construction standards applicable to each company's appointed area (detailed in our DCS). For further details, see our [“Codes for Adoption” webpage](#).

3.28 Self-lay charges that we will levy fall into one or more of the following categories:

- non-contestable elements of the self-lay scheme that Anglian Water will carry out, and these will be charged on the same basis as **3c: Water Construction Charges: Standard Connections Charges**, **3d: Water Construction Charges: Requisitioned Pipelaying & Non-Standard Connections Charges** and **3i: Water Diversions** (depending on whether the work is connection, main-laying or pipe alteration);
- checking and approval of design work (when carried out by the developer or self-lay provider);
- carrying out design work (when not carried out by the developer or self-lay provider);
- any additional site visits, sampling, testing & chlorination, mains connections, changes to the site layout or abortive costs it incurs in the process;
- any additional costs Anglian Water has incurred previously in sizing works to cover subsequent development;
- where the self-lay provider makes service pipe connections, the relevant charge per plot, which covers administration and supervision of the adoption, in accordance with **Table 5** will be made. Note that these charges exclude the cost of the meter and meter installation and assume no water regulation inspection is required. Should you require any of these services in addition to the connection administration, please see **Table 9** for additional charges. The APLUS discount is not available to Self-lay Providers;
- where the plot is occupied by persons consuming water at the time of the activity, an enhanced charge, known as a ‘non-metered connection administration’ charge will be levied;
- where Anglian Water makes service pipe connections, the cost of each service pipe connection as specified in **3c: Water Construction Charges: Standard Connections Charges**; and
- charges for Infrastructure network reinforcement and Environmental Incentives Scheme as per **Part 6: Infrastructure Charges** and **Part 7: Environmental Incentives Scheme** will be applied where required.

3.29 The Self-lay Provider must be a member of the Water Industry Registration Scheme Accredited Entity and accredited:

- for water mains and water connections design if the Self-lay Provider is carrying out design work; and
- for water mains and water connections construction for the construction work.

3.30 Where a Self-lay Provider chooses to carry out the design works, in accordance with the industry-standard [Sector Guidance](#), the design checking charges, set out in **Table 5** are

applicable. A point of connection enquiry within the previous six months must have been completed to enable the Self-lay Provider's design to be checked.

- 3.31** If you require us to design all or any of the self-lay works, we will require prepayment of additional design charges. The amount required will vary in accordance with the requisition pre-construction charges listed in **Table 5**.
- 3.32** With respect to charges for project management and design, SLP options in **Table 8** should be used.
- 3.33** With respect to traffic management, costs will only apply to schemes where traffic management is required as a result of non-contestable works or requested connection works and where the Self-lay Provider does not request to provide traffic management themselves. Traffic management charges are in **Table 14**.
- 3.34** We require satisfactory samples to pass prior to final connection. Additional samples will be taken should the initial sample fail, and these will be charged based on actual cost, as per **Table 9**.
- 3.35** Where we ask the Self-lay Provider to carry out works that are beyond those that are required to comply with [Sector Guidance](#) and/or the Self-lay agreement for Anglian Water's own purposes, we will negotiate commercial terms in respect of those works.

3h: Water Temporary Builders Supply Charges

- 3.36** A temporary building supply can be applied for under [section 66AA](#) of the Act and is where a water connection is used specifically for building water for the duration of the building works. This connection will be removed when no longer required. Our standard charge is set out in **Table 5** and **Table 6** and should follow our standard connection charges where these are up to and including 63mm in diameter. Any temporary building supplies above this size should be applied for as a non-standard requisition using the charges listed in **Table 5**, **Table 7** and **Table 8**.

3i: Fire Hydrants & Sprinkler Systems

- 3.37** Under [sections 57](#) and [58](#) of the Act, we may be required by a fire and rescue authority or an owner or occupier of any factory or place of business to fix a fire-hydrant to a water main. The costs of this activity are recoverable from the applicant and will be charged on the same basis as **3c: Water Construction Charges: Standard Connections Charges**, **3d: Water Construction Charges: Requisitioned Pipelaying & Non-Standard Connections Charges**.
- 3.38** A domestic fire sprinkler system can be fitted to new and existing residential properties and a new connection for this purpose may be provided by us. Any installer of a domestic fire sprinkler system should bear in mind the minimum guaranteed standards for pressure and flow. These are 1 bar (10m/head) pressure and 9 litres/minute flow.

3i: Water Diversions

3.39 We do not intend to alter the statutory system of charging that existed prior to 1 April 2018. Consequently, our charges under [section 185](#) of the Act remain an amount representing the expenses reasonably incurred by us in the carrying out of the work in question. We do not offer a “fixed charge” for this activity. Each diversion will be undertaken on an actual cost basis and reconciled on completion. The diversion costs will be built up using costs associated for materials, labour, project design and management costs. The costs will include those expended in carrying out works designed to avoid or mitigate loss of services or reduction in services to other customers while the diversion works are carried out.

3.40 We will not make any allowance or deduction from our charges for “betterment”, in other words to compensate a developer for having provided a length of new pipe in the place of a length of older pipe.

3.41 We may permit the diversion of water mains under [section 185](#) by way of self-lay; however, this will be by way of a bespoke agreement made with Anglian Water.

3.42 In the case of the “off-site (powers)” agreement, a landowner or occupier, on whom statutory notices are served, is entitled to statutory compensation. These compensation payments and any reasonable land agents’ fees (both the landowners’ and Anglian Water’s) are recharged to the applicant under the terms of the agreement.

3.43 If an existing water main needs diverting to a different location due to its existing position being in the vicinity of planned works, Anglian Water will:

- design a solution that is compliant with all laws, regulation, standards, codes of practice;
- fully itemise and cost for materials, labour, project design and management and other incidental costs;
- estimate the overall cost of the diversion works; and
- do so in a professional manner and within a reasonable timescale.

3.44 The applicant is liable for the costs of that work, whatever it may be, although it may be possible to make an estimate of these charges by applying **Table 7** and **Table 9** where relevant. On completion of the works the total cost will be calculated. Design and administration will, however, be charged in accordance with **Table 5**, and supervision in accordance with **Table 8**. Ancillary charges may also apply including those laid out in **Table 14** and **Table 15**.

Part 4: Sewerage Charges

4a: Sewerage Charges Summary

4.1 To engage with us on designing a new sewer, please follow our website to our customer portal. For all other enquiries, contact details are available on our website.

4.2 You should be able to calculate your sewerage charges by:

- Selecting the appropriate pre-construction charges which are relevant to your development, these cover application, administration and design where relevant, using **Table 10**;
- Selecting the appropriate construction charges relevant to your development where relevant from **Table 11** and **Table 12**;
- Adding any additional charges, as required for your development needs from **Table 13** and **Table 15** as necessary;
- Adding any traffic management charges applicable to your development from **Table 14**;
- Finally, selecting the appropriate infrastructure charges and environmental incentives for your development from **Table 16** and **and Component Charges** can be found in **Table 17** below and are applied per premises.
- Table 17; and
- Information on excluded or ‘at cost’ charges can be found in **8a: Variable, Non-standard & Additional Charges**

4.3 Save where otherwise stated, the methodology used for developer charges is also used where a Developer chooses to use a self-lay provider, and we will apply any available fixed charges for non-contestable elements in accordance with the adoption and supervision fees detailed in **Table 10** and **Table 12**.

4b: Sewerage Pre-construction Charges

4.4 **Table 10** below contains the upfront pre-construction charges applicable for the services Anglian Water offer. This is inclusive of administration to process the application, design checking services and initial scoping and estimation of construction costs where required. Charges expressed as a sum “per [number] *n* thereafter” are to be construed as that sum for each multiple of [number] *n* or part thereof. They are intended to cover additional design & administration over and above the initial charge for the service requested. A “plot” is the area of land expected to site one house.

Table 10

Application Type	Description		Type	Pre-Construction Charge	
Sewer Connections Self-Lay (s106)	Sewer Connections	Indirect	Per Application	285	
		Direct	Per Application	549	
	Public Lateral Drain Adoptions		Per Application	407	
Sewer Build Over / Near To Self-Lay	Build Over / Build Near To		Consultation	163	
			Full Service	692	
Requisition for Sewer and Public Lateral Drain (s98)	Developer Requisitions (s98)	Lateral Drain	Per Application	203	
		Sewer	Per Application	366	
			Further Enquiries	At Cost	
New Sewer Network Adoption (s104)	Foul		≤100plots	814	
			Per 100 plots thereafter	366	
	Surface Water		≤100plots	936	
			Per 100 plots thereafter	427	
	Pumping Station		Per Item	488	
	SUDS		Per Application	651	
	Foul		≤100plots	163	
			Per 100 plots thereafter	81	
Existing Sewer Network Adoption (s102)	Surface Water		≤100plots	285	
			Per 100 plots thereafter	142	
	Pumping Station		Per Item	1,058	
	SUDS	Feasibility	Per Application	814	
		Detailed	Per Application	At Cost	
Requisition for Sewer Self-Lay (s30)	Foul		≤100m	732	
			Per 100m thereafter	305	
	Surface Water		≤100m	814	
			Per 100m thereafter	366	
	Pumping Station		Per Item	488	
Sewer Diversions Self-lay (s185)	Minor Diversion		Per Application	1,017	
	Foul		≤100m	814	
			Per 100m thereafter	407	
	Surface Water		≤100m	936	
			Per 100m thereafter	468	
	Pumping Station		Per Item	1,302	
General Enquiries (Admin Only)	General Enquiry		Per Application	163	

Sewerage Connections under section 106

- 4.5 We charge a vetting and supervision fee following receipt of notice under [section 106\(1\) of the Act](#) of a developer's intention to make a communication between a new lateral drain or sewer and the existing public sewer.
- 4.6 A highway authority may apply to us for agreement under [section 115](#) of the Act to use a public sewer for the purposes of conveying surface water from roads repairable by that authority. These may be either direct (as in an immediate connection to an existing public sewer) or indirect (connection to a private sewer).
- 4.7 The fees are calculated on the assumption that one site visit will be necessary, and any further visits are charged a further fee (whether or not they are abortive). The levels of fees are set out in **Table 10**.

Sewerage Build Over / Build Near to a Public Sewer or Lateral Drain

- 4.8 Some parts of the public sewerage system are situated within the boundary of properties. In these cases, authorisation may be required to carry out any building works within 3m of the public sewerage system. Applications are subject to a vetting and administration fee for the processing and assessment of the proposal.
- 4.9 The fee is calculated on the assumption that two site visits will be necessary, and any further visits are charged a further fee (whether or not they are abortive).
- 4.10 A consultation charge is made for services to check if a build over application is required or whether the proposed works comply with our standard criteria, found on our web page. The levels of fees are set out in **Table 10**.

Sewerage Requisitions under section 98

- 4.11 Charges to initiate an enabling agreement for design and construction services in connection with a potential sewerage requisition can be found in **Table 10**. Further charges will then be applicable, following the enabling agreement, for the requisition itself.

Sewerage Adoptions under section 104

- 4.12 Sewerage [Sector Guidance](#) provides that developers must pay any charges sewerage undertakers set out in their charging arrangements. It also sets out the terms that we will expect a developer to adhere to and which will be incorporated into a [section 104](#) sewer self-lay and adoption agreement.
- 4.13 An upfront fee in accordance with **Table 10** is paid with all [section 104](#) adoption applications. This will be in addition to the final supervision/inspection fee set out in **Table 12**. The upfront fee is used to cover our costs should you decide not to proceed with the application.

4.14 Unless and to the extent that we provide you with a bond waiver facility, a Bond or Surety must also be provided and the amount required is set out in **Table 12**. This may be called upon to reimburse us for costs incurred in completing unfinished work or remedial work in order to adopt sewers set out in the [section 104](#) self-lay and adoption agreement.

4.15 Where a Bond or Surety is required as per **Table 12** below, a minimum surety payment is required, or 10% of estimated construction cost, whichever is greater. This surety may be a cash deposit or financial guarantee and will be refunded with interest in accordance with the terms of the agreement. The interest is calculated using Ofwat's interest calculator, or if that ceases to be published, by an alternative method as reasonably stipulated by us

4.16 Our fees for the adoption under the [section 104](#) process are set out in **Table 12** and **Table 15**. These fees are payable prior to completion of the [section 104](#) agreement. The legal agreement is an industry standard and therefore a fixed figure can be charged if no departures from that standard are to be discussed. If there are any such departures, then whether or not they are accepted in the final document, they will be considered by a qualified solicitor and therefore the hourly rate in **Table 15** will be charged in addition. Variations to an already completed agreement will be charged as per **Table 15**. A repeat vetting fee is payable for the fourth and further vetting tasks (three vetting tasks being included in the standard fee).

Sewerage Adoptions under section 102

4.17 [Section 102](#) of the Water Industry Act allows the owners of a private sewer or private lateral drain within our area to apply to us for adoption of such pipes.

4.18 An upfront fee in accordance with **Table 10** is paid with all [section 102](#) adoption applications. This will be in addition to the final supervision/inspection fee set out in **Table 12**. The upfront fee is used to cover our costs should you decide not to proceed with the application. The fee is calculated on the assumption that two site visits and CCTV surveys will be necessary and any further visits and surveys are charged a further fee (whether or not they are abortive). Additional charges are applicable where the system includes a pumping station or treatment facilities.

4.19 Our fees for the adoption under the [section 102](#) process are set out in **Table 12**. These fees are payable following approval of the initial application. Where the adoptable sewer or lateral drain is owned by the applicant, there should be no need for engaging Anglian Water's legal staff to secure the vesting declaration. In exceptional circumstances, for example where there is third party involvement, they will be considered by a qualified solicitor and therefore the hourly rate in **Table 15** will be charged in addition. A repeat vetting fee is payable for the fourth and further vetting tasks (three vetting tasks being included in the standard fee).

Adoption of Sustainable Drainage Systems (SUDS)

4.20 We will consider the adoption of SUDS, provided they meet our criteria. If included as part of the [section 104](#) application, Charges are applicable as per **Table 10** for pre-construction charges and **Table 12** for supervision. Should the application be applied for under [section 102](#) of the Act, the initial feasibility cost is also included in the upfront pre-construction charges as listed in **Table 10**. A visit to site from one of our sewerage representatives will determine the feasibility of adoption. If adoption is feasible, an engineer will make a detailed assessment as to whether it is suitable for adoption as per **Table 10**. Finally, a number of inspections will be made during the maintenance period to ensure that the SUDS is working properly. Each of these inspections and assessments are considered part of the ‘supervision’ fees as per **Table 12**.

Sewer Requisition Charges under section 30

4.21 Please see paragraph **4.28** for an explanation of the section 30 agreement. To contract you to do the requisitioned work we will require that you:

- Make an application to us as per our fees detailed in **Table 10**;
- Enter into a legal agreement and pay the costs of preparing it. The legal agreement is standard and therefore a fixed figure can be charged if no departures from that standard are to be discussed. If there are any such departures, then whether or not they are accepted in the final document, they will be considered by a qualified solicitor and therefore the hourly rate in **Table 15** will be charged in addition. Variations to an already completed agreement will be charged as per **Table 15**;
- Provide security against proper performance of the contract;
- Submit the works to supervision and inspection and pay our standard costs of those supervisions and inspections as per **Table 12**;
- You are also required to provide a surety equal to the estimated cost of the requisition works, as per **Table 12**, and this surety, which may be a cash deposit or financial guarantee, will be refunded with interest in accordance with the terms of the agreement. The interest is calculated using Ofwat’s interest calculator, or if that ceases to be published, by an alternative method as reasonably stipulated by us; and
- Pay for any statutory compensation that we are obliged to settle with landowners or occupiers, on whom statutory notices are served together with any reasonable land agents’ and any other relevant fees (both the landowners’ and Anglian Water’s).

4c: Sewerage Construction Charges: Requisitioned Pipelaying & Connection Charges

4.22 This part of our charging arrangements relates to public sewers requisitioned under [section 98\(1\) of the Act](#) and to public lateral drains requisitioned under [section 98\(1A\) of the Act](#).

4.23 You should be able to calculate the requisition charges in the following way.

4.24 First, you must find the likely point of connection to our network. You can ascertain this by inspecting our statutory water map to find nearby public sewers. You will find more information about how to do this on our [“Locating our assets” web page](#).

- You must not select, as a potential point of connection, any public sewer whose diameter is less than the diameter that the requisitioned sewer or lateral drain will be. The diameter of the notional requisitioned sewer or lateral drain for this purpose must be sized appropriately for a sewer or lateral drain draining the whole of the development it might reasonably be expected to serve. You must also discount any points of connection that we have identified as impractical in any pre-planning advice we have given in respect of the development.
- Lack of capacity in the existing network or water recycling centre is not considered to fall within the definition of “impractical” for these purposes unless there is a potential connection point on a different public sewer that is equally close to the boundary of the development expected to be served. Finally, the above methodology is not used in the case of vacuum sewer extensions, but is instead dictated by the best technical solution reasonably available. Provided your notional point of connection complies with the requirements of these charging arrangements, if we select a different point of connection, we will not charge you in respect of any additional costs associated with that new point of connection. However, if you select a different point of connection (for example to satisfy a planning condition), then your charges must be calculated to reflect the additional charging elements arising from doing so.

4.25 Secondly, you must consider the likely components of the requisitioned sewer or lateral drain. We will design the requisitioned sewer or lateral drain to the specifications set out in the most up-to-date published version of [“Civil Engineering Specification for the Water Industry”](#) and industry-standard [Sector Guidance](#) as supplemented by our [own design and construction standards which are published on our website](#) (which also apply to the point of connection).

4.26 Thirdly, you must use **Table 11** below to calculate your charges according to the nature and number of components within the design. The variables are as follows:

- Charges for connection of the requisitioned sewer or lateral drain to the existing network sewer vary according to the diameter of, depth of and the material comprising the requisitioned sewer.
- Charges are then applied on a per metre basis to the requisitioned sewer itself. The charge that you must apply to each metre of the length of the sewer or lateral drain varies according to the following parameters:
 - the diameter of the requisitioned sewer or lateral drain, which falls into charging bands;
 - the surface in which it is laid, whether it is made (i.e. surfaced), Unmade Ground, Footpath, or Road; and
 - the depth of the pipe.
- You should also add the appropriate project design and management fee as per **Table 12**.

- You should also consider the necessity for traffic management as per **Table 14**. To understand whether the works will need traffic management, and the type of traffic management needed, you should refer to the [Safety at Street Works and Road Works Code of Practice](#) and the documents referenced in it. Often, portable traffic lights are required to be established in order to facilitate works in a highway and we impose standard fees in respect of portable traffic lights.

4.27 Each element of the pipelaying charges can be found in **Table 11** below:

Table 11

Pipelaying Type	Pipe Diameter	Pipe Depth	Excavation by Anglian Water		
			Unmade	Footpath	Road
Gravity Pipelaying	≤150mm	≤2m	381	918	1,578
		>2 ≤6m	532	918	1,578
		>6m	At Cost		
	>150 ≤375mm	≤2m	531	1,284	1,578
		>2 ≤6m	923	1,284	4,446
		>6m	At Cost		
	>375 ≤600mm	≤2m	722	1,833	1,578
		>2 ≤6m	1,509	1,833	6,170
		>6m	At Cost		
Rising Mains Pipelaying	>600 ≤750mm	≤2m	882	2,291	1,578
		>2 ≤6m	1,997	2,291	7,607
		>6m	At Cost		
	>750mm	All	At Cost		
		≤2m	292	375	482
		>2 ≤6m	624	569	544
	>125 ≤180mm	>6m	At Cost		
		≤2m	506	534	617
		>2 ≤6m	929	837	891
Network Features	Manholes	≤1500mm	>6m	At Cost	
			≤2m	7,488	7,581
			>2 ≤4m	9,752	13,273
			>4 ≤6m	18,900	22,131
		>1500 ≤2100mm	>6m	At Cost	
			≤2m	13,941	12,115
			>2 ≤4m	19,913	23,598
			>4 ≤6m	29,472	35,591
	Demarcation Chamber	>6m	At Cost		
		>2100mm	All	At Cost	
Washout Chambers	Air Release Valve	≤450mm	≤3m	4,627	5,674
		>450 ≤600mm		8,480	8,749
		>600mm		At Cost	
	Washout Chambers	≤500mm	≤3m	4,627	5,674
		>500mm		At Cost	

Pipelaying Type	Pipe Diameter	Pipe Depth	Excavation by Anglian Water
			Unmade Footpath Road
Vacuum Mains			At Cost
Vacuum Pots			At Cost
Pumping Stations			At Cost

4.28 We offer a hybrid form of self-lay/requisition, where a Developer wishes to construct its own sewer under a sewerage self-lay agreement but is unable to do so due to intervening third-party land over which it is unable to gain consent for the works. In this case, we will appoint the Developer as our contractor under what we call a “section 30 agreement” (due to one of the legal provisions in the contract), using our statutory powers but allowing the work to be carried out by or on behalf of the Developer. If you choose this option, we will not make the payments set out above and the work is to be carried out by you at your own cost. It can also be applied to sewer diversions (see paragraph 4.41 below). Paragraph 4.21 provides an explanation of how these are charged.

4.29 Before we begin designing a sewer suitable to satisfy your requisition, we will require you to enter into an Enabling Agreement and pay an Enabling Fee. The Enabling Fee will be the estimated cost in carrying out any enabling works, assessment or analysis required to achieve a detailed design for the purpose of commencing works on site. If our estimate of these costs should increase at any time, we will require the appropriate additional payment. You are entitled to ask us to cease these enabling works at any time and we will refund to you any Enabling Fee that has not been expended. The value of any Enabling Fees paid will, if the matter proceeds to delivery of a sewer requisition, be taken into account in any reconciliation of charges.

4.30 Charges in relation to the enabling works and the construction of the requisitioned sewer will be reconciled against actual costs, where appropriate, in order to calculate those charges within a reasonable time after construction has finished. We will invoice you for the value of any shortfall or refund you the value of any overpayment.

4d: Sewerage Construction Charges: Supervision & Project Management Charges

4.31 The following charges will also apply where a requisition, adoption or diversion is required, as shown in **Table 12** below:

Table 12

Scheme Type	Charge	
Requisition for Sewer and Public Lateral Drain (s98)	Supervision	Min £ of or 10% Construction Costs
		3,011
		10%
	Supervision	1,058

Scheme Type			Charge
New Sewer Networks Adoption (s104)		Min £ of or 2% Construction Costs	2%
	Surety Payment	Min £ of or 10% Construction Costs	5,000 10%
Existing Sewer Networks Adoption (s102)	Supervision	Min £ of or 2% Construction Costs	1,058 2%
		Min £ of or 4.5% Construction Costs	1,221 4.5%
Requisition for Sewer Self-Lay (s30)	Supervision	Min £ of or 100% Construction Costs	5,000 100%
		Min £ of or 100% Construction Costs	5,000 100%
Sewer Diversions excl. Minor Diversions (s185)	Supervision	Min £ of or 4% Construction Costs	1,058 4%
	Surety Payment	Min £ of or 100% Construction Costs	5,000 100%
Supervision Uplifts	Site-constraints (e.g. Major Utilities / Highways / Rail / Watercourse / Bridge / Site of Scientific or National Interest)		At Cost

4e: Sewerage Construction Charges: Additional Charges

4.32 In some instances, there are additional charges applicable to a development site. We have provided our most common charges for these in **Table 13** below:

Table 13

Charge Type	Unit	Charge
Additional Charges (Supervision, Call Out, Recharge Fees)		
Re-design checking fee		50% of Application fee
Re-calculation of offer		20% of Application fee
Additional Site Visit Charge	Per Visit	464
Pump Station Locks & Signage	Per Station	158
Re-scheduled Visit >48 Hrs Notice	Per Visit	69
Re-scheduled Visit (Inc. Aborts) ≤48 Hrs Notice	Per Visit	464
Drainage Impact Plan	Per Plan	160
Modelling		At Cost
Pump Station Telemetry Charges		
Mobile Communications Survey	Per Item	246
Hardware (Equipment)		At Cost
Hardware (Ordering)	Per Order	78
Commissioning Visit	Per Visit	282
Monitoring Contract (6 months)	Per Item	69
Monitoring Contract (12 months)	Per Item	86

Additional Site Visit Charge	Per Visit	282
Construction Component Charges (Does Not Include Supervision or Call Out Charges)		
CCTV	per 100m	53
Communication with Sewer Carried out by AW (s107)		At Cost

4f: Sewerage Communication Charges

4.33 [Section 107 of the Act](#) provides that where a developer has given notice of its intention to make a communication with any of our public sewers, we may insist that Anglian Water itself should undertake that work. The developer is liable for any charges that Anglian Water may levy in respect of that activity. **Table 11** should be used to calculate these charges.

4.34 It has been, and remains, rare in the extreme for Anglian Water to exercise its rights under [section 107](#) in respect of gravity sewerage systems.

4g: Lateral Drains provided as part of a First Time Sewerage Scheme

4.35 This part of our charging arrangements relates to the provision of lateral drains connecting properties to new sewers that we have laid under [section 101A of the Act](#), where existing private drainage systems are harming the environment. Connecting lateral drains in this way is described by [section 101B of the Act](#).

4.36 Within a reasonable period prior to the commencement of the construction of a new sewer, we will send eligible owners information regarding an offer to connect their property to the new sewer under [section 101B of the Act](#). The offer under Section 101B expires at the point at which your lateral drain can no longer be connected in conjunction with the new sewer construction activity. After this period, a customer may connect to our network via Section 106 or requisition us under Section 98 of the Act as per guidance in **Part 4: Sewerage Charges**.

4.37 We will also send eligible owners, who have accepted the offer, a notification in advance stating the date upon which the new sewer is available to accept flows.

4.38 If you connect your property to the new sewer within 12 months of the date stated for which the sewer is available to accept flows:

- for a non-household property, no primary Wholesale Sewerage Charges will be applied to your retailer in respect of the property for the first 12 months from when the sewer is made available (but you should check with your retailer what it intends to charge you) or
- where a household property is being connected, no primary Sewerage Charges will be applied in respect of the property for the first 12 months from when the sewer is made available; and
- you will not have to pay an infrastructure charge in accordance with **Part 6: Infrastructure Charges** in respect of the property.

4h: Sewerage Diversions

4.39 We do not intend to alter the statutory system of charging that existed prior to 1 April 2018. Consequently, our charges under [section 185 of the Act](#) remain an amount representing the expenses reasonably incurred by us in the carrying out of the work in question. We do not offer a “fixed charge” for this activity save as specifically set out here in **4h: Sewerage Diversions**. Therefore, we will cost each diversion separately in accordance with our partner schedule of rates. Each diversion will be undertaken on an actual cost basis and reconciled on completion. The diversion costs will be built up using costs associated for materials, labour, project design and management costs. The costs will include those expended in carrying out works designed to avoid or mitigate loss of services or reduction in services to other customers while the diversion works are carried out.

4.40 We will not make any allowance or deduction from our charges for “betterment”, in other words to compensate a developer for having provided a length of new pipe in the place of a length of older pipe.

4.41 In the case of gravity sewers or lateral pipes, a developer may wish to “self-lay” the work. In such a case we will consider entering into an agreement with the developer whereby we will permit (and if necessary appoint) the developer applying for the alteration to carry out the work himself. We have three types of agreement:

- the “on-site” agreement, applies where all the works are carried out on land owned by the developer applicant;
- the “off site (no powers)” agreement, where some works are carried out on adjoining or nearby land, but the developer has a deed of easement from the landowner authorising those works, such that the exercise of Anglian Water’s statutory powers is not required;
- the “off-site (powers)” agreement applies where some works are carried out on adjoining or nearby land, but the developer does not have a deed of easement from the landowner authorising all of those works, such that the exercise of Anglian Water’s statutory powers is required.

This arrangement is similar to a section 30 agreement and the same conditions and charges will apply.

4.42 Under the terms of these agreements, the applicant designs the diversion and appoints a contractor to carry out the works on its behalf. The design and construction costs are also met by the applicant.

4.43 Our charges for this activity are set out in **Table 10**. The legal agreement is a company standard and therefore a fixed figure can be charged, as per **Table 15**, if no departures from that standard are to be discussed. If there are such departures, then whether or not they are accepted in the final document, they will be considered by a qualified solicitor and therefore the rates in **Table 15** will be charged in addition. Variations to an already completed agreement will be charged at the same rate.

4.44 Our charges for the supervision and inspection fee are set out in **Table 12** and “the estimated cost of the works” is a figure determined by Anglian Water. The fee is payable following approval of application and is payable for both onsite and offsite diversions, with or without powers. “Minor diversions” are diversions that satisfy all of the following criteria:

- all works take place within the applicant’s land;
- the works facilitate development of one residential unit only;
- both the pipe to be diverted and its replacement are gravity sewers or lateral drains;
- both the pipe to be diverted and its replacement serve 10 properties or fewer;
- both the pipe to be diverted and its replacement are 150mm diameter or less; and
- both the pipe to be diverted and its replacement are 2.0m deep or less.

4.45 Save in respect of minor diversions, you are also required to provide a surety equal to the estimated cost of the diversionary works and this surety, which may be a cash deposit or financial guarantee, will be refunded with interest in accordance with the terms of the agreement. The interest is calculated using Ofwat’s interest calculator, or if that ceases to be published, by an alternative method as reasonably stipulated by us.

4.46 In the case of the “off-site (powers)” agreement, a landowner or occupier, on whom statutory notices are served, is entitled to statutory compensation. These compensation payments and any reasonable land agents’ fees (both the landowners’ and Anglian Water’s) are recharged to the applicant under the terms of the agreement.

4.47 Should you wish to requisition Anglian Water to divert an existing sewer asset, please make a general enquiry, as per **Table 10**, and we will issue you with an estimated design cost under a bespoke agreement for the works.

Part 5: Ancillary Charges

5a: Traffic Management Charges

5.1 We impose standard fees in respect of any portable traffic management required to be utilised in order carry out the works. These fees are set out in **Table 14** below:

Table 14

Charge Type		Unit	Charge
Traffic Control	Two Way Traffic Lights	Per Week	349
	Three Way Traffic Lights	Per Week	471
	Four Way Traffic Lights	Per Week	739
Road Closure	All Road Closures Plus Signage	At Cost	
Footpath Closure	Standard Footpath Closure	Per Week	768
Additional Charges	Impact Protection	Per Day	4,735
	Pre-visit Traffic Coning (inc. Set up & Retrieve)	Per Item	178
	Pedestrian Crossing	Per Day	522
	Traffic Management Plans (Drawings)	Per Plan	142
	Out of Hours Premium	Per Day	57
	Manual Control Premium	Per Day	371
	Intelligent Control Premium	Per Day	116
	Permit (Local Highway Charges)	At Cost	

5b: Legal Charges

5.2 A fee is payable for the administration and processing of enquiries regarding the status of legal agreements. For legal enquiries, the General Enquiry fee listed in **Table 5** and/or **Table 10** should be used. Further legal fees may apply as per those set out in **Table 15**.

5.3 Following the completion of a sewer requisition, adoption or diversion Agreement, there may be a requirement to provide a Deed or to transfer the land on which an asset is situated. Sometimes it may be possible to combine a deed of grant for a balancing pond and for a watercourse where the area of land is similar, the grantor is identical and no more than two registered titles are involved. These costs are set out in **Table 15** below.

Table 15

Charge Type		Unit	Charge
Legal Documents	Legal Agreements (with exception of minor sewerage)	Per Item	628
	Deed of Variation / Novation	Per Deed	703
	Deed of Grant of Easement	Per Deed	746
	Land Transfer	Per Transfer	746
	Combined Deeds	Per Deed	941

Additional Legal Charges	Amendments	Per Hr	151
	Additional Titles	Per Hr	151
	Land Agent / Compensation Costs	At Cost	
	Unforeseen Disbursements	At Cost	

Part 6: Infrastructure Charges

6a: Application of Infrastructure Charges

6.1 Where new connections are made to our water and/or sewerage network, we apply an infrastructure charge. Due to alterations in charging rules and guidance from the regulator, the infrastructure charge for connections to our water network has not attracted an income-offset discount after 31 March 2025, save in the circumstances set out in **8c: Transitional Arrangements**.

6b: Attributes of the Infrastructure Charges

6.2 The infrastructure charge is designed to reflect the cost of network reinforcement work as defined by the charging rules. The charge is not set by reference to network reinforcement necessitated by the particular development in question, but is designed so that over time those charges correlate generally to the forecasted overall cost of network reinforcement carried out to meet the demands of growth within the relevant charging region over the period from 2026-27 to 2030-31. Thus, that overall cost is shared equally across all forecasted new properties (on average 25,000 per year for Water and 33,000 for Sewerage) by way of the infrastructure charge, formulated either as a unit cost for domestic purposes (with a relevant multiplier if required in accordance with paragraph **6.7**) or a flow-equivalent unit rate for non-domestic purposes. When applied to connections for domestic purposes, it is a charge of the type set out in section 146(2) of the Act.

6.3 Our infrastructure charge has been developed following extensive consultation with Stakeholders.

6.4 The infrastructure charge is payable by the person making or requesting the connection or, in the event of default by such a person, the Occupier of the premises in respect of which the connection has been made or requested.

6.5 Payment of the infrastructure charge must be made before premises are connected to our water main or public sewer (as the case may be).

6.6 The infrastructure charge for Water Supply and Sewerage Services is payable each time a new supply point on our water supply network or public sewerage network connects premises which have not previously had a water or sewerage connection provided by us or another undertaker for domestic purposes or domestic sewerage purposes, as the case may be.

6.7 In most circumstances infrastructure charges are raised on a standard basis of one charge per new connection (one for water and one for sewerage). However, if the new connection requires the use of a larger (non-standard) service pipe or is to non-household premises or a set of premises subject to a common billing agreement (such as block of flats where a management company is responsible for water charges), the charges are calculated according to the number and type of water fittings in the

premises. This is called the “relevant multiplier” method of calculating the charge and the relevant multiplier will be applied to the figures set out in **Table 16** to arrive at the amount payable.

6.8 Where the relevant multiplier is applied to an infrastructure charge, then if that charge attracts a discount, the relevant multiplier is applied to the discount as well.

6c: Formulation of the Infrastructure Charge

6.9 The amount of the infrastructure charge for water connections and sewerage communications in this Charging Year is applied per premises and set out in **Table 16**.

Table 16

Infrastructure Charge	Area	Charge Per Property
Water Infrastructure Charge	Hartlepool	293
	Anglian Water	502
Sewerage Infrastructure Charge		600

6.10 Where premises are developed or redeveloped and there were, within the period of 5 years before the development or redevelopment began on that premises, premises with a water or sewerage connection (direct or indirect) for domestic purposes or domestic sewerage purposes, as the case may be, then a credit equal to one infrastructure charge at the standard amount will be given for each such set of premises. In addition, where premises were previously used principally for non- household purposes, we will give additional discounts for water supplied for domestic purposes.

Part 7: Environmental Incentives Scheme

7a: Environmental Incentives & Components

7.1 Anglian Water's Environmental Incentive Scheme (EIS) has been developed in accordance with the [Environmental Incentive Common Framework \(EICF\)](#), which was released by Ofwat in December 2024. For this charging year, 2026-27, and in accordance with Ofwat guidance, only household properties will be eligible for our EIS. We will continue to reassess this for future charging years.

7.2 Our EIS is divided into two elements. The first element is the “Environmental Incentive”), a payment (or credit) made in the manner appearing in paragraph **7.21** or **7.28** as appropriate. The second element is a “Component Charge”, a charge (or debit) used solely to fund the Environmental Incentive. The component charge is levied upon connection of each set of premises to our water or sewerage network whether or not those premises qualify for the appropriate Environmental Incentive.

7.3 There are then two types of Environmental Incentive in our EIS. The first is our Water Environmental Incentive and the second is our Sewerage Environmental Incentive. The Water Environmental Incentive has two tiers, Tier 1 (relating to installation of water fittings designed to achieve consumption of no more than 90 litres per person per day) and Tier 2 (relating to the installation of rainwater harvesting systems and/or grey-water harvesting systems). The Tier 2 incentive has been set particularly generously for this Charging Year so as to provide an extra incentive for early adopters.

7.4 Our EIS is available between 1st April 2025 and 31st March 2030 and during this period, we reserve the right to make any amendments to the EIS as we may see fit, including amendments to the value of both Environmental Incentives and the Component Charges. The EIS may close on 31st March 2030, and therefore to qualify for the incentives, premises must be connected to our network, and validated by us:

- for our Water Environmental Incentive through our audit process (detailed in the section **Anglian Water Site Audits**); and
- for our Sewerage Environmental Incentive, through our site inspection process (detailed in the section **Anglian Water Site Inspection**).

7.5 The Environmental Incentives and Component Charges can be found in **Table 17** below and are applied per premises.

Table 17

Environmental Incentives	Charge
Tier 1 Water Environmental Incentive	-500
Tier 2 Water Environmental Incentive (including Early Adopters' Discount)	-3,000
Sewerage Environmental Incentive (50% of Sewerage Infra)	-202
Environmental Incentive Component Charge Water	100
Environmental Incentive Component Charge Sewerage	0
Additional Water EIS Audit (per premises)	

7b: Water Environmental Incentive

7.6 Under the EICF, water companies must offer a form of water efficiency incentive.

7.7 Our EIS is framed in the following way in order to comply with this requirement. A “Tier 1” incentive is provided in the manner set out in paragraph **7.2** when a Customer shows it has connected to our water network household premises designed to achieve consumption of 90 litres per person per day (l/p/d) or less using the fittings method described below. A “Tier 2” incentive is provided in the same manner when a Customer shows those premises include a fully-fitted, operational rainwater harvesting system and/or grey-water recycling system in either case meeting the requirements set out below. It is not a prerequisite to qualification for the Tier 2 incentive to have qualified for the Tier 1 incentive.

7.8 **Figure 1** shows the maximum consumption for each fixture and fitting as per Building Regulations, Part G, and the representative consumption figures for the Ofwat Common Environmental Incentives. To qualify under our EIS for the Tier 1 Water Environmental Incentive, the applicant is required to choose a combination of fittings, which when added to the [Water Calculator](#) demonstrate that each individual set of premises within the application will achieve a notional consumption level of 90l/p/d or less. The figures shown are for guidance only; however, in circumstances where the customer does not fit one or more of these products, such as a washing machine or dishwasher, the ‘Building Regulations, Part G’ maximum consumption figures should be used for the purposes of the water calculator. The customer will be required to offset the difference through alternative fixtures and fittings to achieve 90l/p/d.

Building Regulations, Part G, Table 2.2		Common Environmental Incentive
Water fittings	Maximum consumption (110 l/p/d)	Maximum consumption (equal to or less than the following values)
WC	4 / 2.6 litres dual flush	≤ 4 / 2.6 litres dual flush
Shower	8 l/min	≤ 7 l/min
Bath	170 litres	≤ 170 litres
Basin taps	5 l/min	≤ 5 l/min
Sink taps	6 l/min	≤ 6 l/min
Dishwasher	1.25 l/place setting	≤ 1.0 l/place setting
Washing machine	8.17 l/kilogram	≤ 6 l/kilogram

Figure 1 - Ofwat Environmental incentives to support sustainable new homes – conclusions and final consultations, December 2024 – Table 1: Measuring water efficiency under the EIC

7.9 **Figure 2** displays the standards required of a rainwater harvesting system and of a grey-water recycling system that may qualify the Customer for the Tier 2 Water

Environmental Incentive. These systems may be designed as discrete or communal systems as long as they meet the criteria displayed for each qualifying property.

Rainwater Harvesting Systems	Grey-water Recycling Systems
Minimum 3000 litre storage	Treats a minimum of 50 litres per day
Must be the primary water source for all toilets	Must capture water from showers and basins (as a minimum)
	Serves all toilets as the primary resource
Designed to BS EN 16941-1: 2024	Designed to BS EN 16941-2:2021/2024

Figure 2 - technical requirements of rainwater harvesting and grey-water recycling systems

7.10 To qualify for the Water Environmental Incentive, customers must provide the information required as part of the application, which will include:

- for the Tier 1 incentive, self-certification of the fixtures and fittings installed or to be installed and the water consumption they aim to achieve for each, which, when used in conjunction with the [Water Calculator](#), demonstrates that the subject premises will achieve consumption of 90l/p/d or less.
- For the Tier 2 incentive, self-certification of the rainwater harvesting system or grey-water recycling system installed.
- an indication of when the plot has been connected or will be connected and for how long after the connection and prior to occupation that the plot will be available to audit, being a period of not less than 21 days for this purpose; and
- confirmation that the items set out in paragraph **7.14** will be provided to us on request.

Water EIS Compliance

7.11 Compliance in this regard will be managed through Anglian Water site audits of compliance with the EIS requirements as self-certified in the application in accordance with paragraph **7.9**.

Anglian Water Site Audits

7.12 We will audit the first premises comprised within an EIS application to be connected to our network, and 10% of the remaining premises so comprised, on a random basis, to a minimum on one audit.

7.13 An audit comprises a visual confirmation that (for the Tier 1 incentive) the premises are designed to achieve consumption of 90l/p/d or less, and (for both Tier 1 and Tier 2 incentives) that all fixtures and fittings installed match the details in the customer application. Audits are required by the EICF to be undertaken post-connection and pre-occupation.

7.14 To that end, all relevant literature, product specification sheets, labels and or QR codes to web-based literature must be made available to us to enable us to quantify and assess (as the case may be) the fixtures or fittings, rainwater harvesting system and/or grey-water recycling system installed.

7.15 Once we have undertaken the first audit and we are satisfied that the audited premises comply with the criteria, the Water Environmental Incentive will be applied on a

provisional basis to all premises within the application provided that the requirements of paragraph **7.9** has been met for each.

Audit Failures

7.16 Premises may fail audit for any one or more of the reasons below:

- failure to provide access to the premises selected for audit;
- failure to notify connection of the first set of premises comprised within the EIS application;
- failure to allow adequate time to audit the premises after connection and before occupation
- occupation of the audit premises within the period notified under paragraph **7.9**;
- failure to provide the information set out in paragraph **7.14** or adequate substantiation at the site audit to confirm water consumption of a fixture and/or fitting; and/or
- failure to notify prior to the end of the scheme dates as detailed in **7a: Environmental Incentives & Components**

7.17 Should a single set of premises fail an audit, no further Water Environmental Incentives will be given until such time as the failings have been resolved to the satisfaction of Anglian Water. If the issues are not resolved, the entire application may be rejected from the EIS, such that no Water Environmental Incentives are available in respect of it.

7.18 Anglian Water reserves the right to carry out additional audits above those proposed by paragraph **7.12** where there have been audit failures and these additional audits will be charged to the customer in accordance with the charges set out in **Table 17**.

7.19 Should further failures occur Anglian Water reserves the right to suspend the scheme temporarily until such time as the failures have been fully investigated by the customer and resolved to the satisfaction of Anglian Water.

7.20 Repeated failures may lead to Anglian Water rejecting any further EIS applications from the customer until all issues have been resolved.

Payment of Water EIS Incentive

7.21 The incentive payment will be made once Anglian Water is satisfied of a customer self-certification and (if required) a successful Anglian Water site audit as per the criteria above. Payments will be accumulated on a monthly basis to limit transactions. A credit against charges will either be raised to the customer, or where the customer uses our DART facility, detailed in **8b: Payment**, a credit will be applied to the account.

7c: Sewerage Environmental Incentive

7.22 Our Sewerage EIS relates to only brownfield developments that currently discharge surface water to a combined or foul sewer. To qualify for the incentive you must be able to demonstrate, initially through the design of your proposed on-site network, that all

surface water will be removed from the public combined or foul sewer, and disposed of using one of the methods below:

- Rainwater harvesting re-use
- Infiltration methods
- Discharge to an open surface water body
- Discharge to surface water sewer, highway drain or other drainage system at a reduced rate.

7.23 A Sewerage Environmental Incentive is available for each set of premises, as detailed in **Table 17**. You can apply for the incentive at the time of your sewerage connection application.

Sewerage EIS Compliance

7.24 For us to be able to assess whether a Sewerage Environmental Incentive should be applied, customers must provide the following information in order for us to ensure that our criteria has been fully satisfied:

- Proof that a surface water connection to a combined or foul sewer existed prior to that site being re-developed. This may be in the form of a site survey or CCTV survey including a full report and plans.
- The proposed on-site network design indicating the proposed new connection / discharge points, methods of flow restriction and storage facilities.
- Impermeable area plan showing the impermeable areas to be drained; both before and after any re-development. (This is required for a connection to a public surface water sewer only).
- Proof of Lead Local Flood Authority approval for the proposed surface water sewer strategy.

Anglian Water Site Inspection

7.25 Once the connection has been made, we will attend site to inspect the connection and validate that all surface water has been removed. For direct connections, we may already be attending the site as part of our Section 106 process detailed in **Part 4: Sewerage Charges**. We require notification from you that the site is ready to be inspected for EIS as part of this process. If your sewer connection application is for an indirect connection, we would not normally attend site to inspect the connection. However to confirm compliance of the EIS, you must notify us that your connection is ready for inspection and a separate site visit will be made to confirm compliance.

7.26 If Anglian Water is not satisfied that the criteria has been met, and the full surface water has not been removed, we reserve the right to cancel the EIS application and no incentive payments will be made for this scheme.

7.27 Failure to notify us within 6 months of making the connection may result in removal of eligibility of the EIS incentive for all plots associated to this scheme. Further site inspections may be required and will be charged as per our Sewerage site visit fees listed in **Table 13**.

Payment of Sewerage EIS Incentive

7.28 Once we are satisfied that all surface water has been removed from the public combined or foul sewer, we will pay the incentive. Payments will be made per application, therefore all plots will be paid as one transaction. A credit against charges will either be raised to the customer, or where the customer uses our DART facility, detailed in **8b: Payment**, a credit will be applied to the account.

Part 8: General Policies

8a: Variable, Non-standard & Additional Charges

8.1 In certain cases, third-party costs are payable. We will simply settle these costs and pass them on to you without increase or deduction. Therefore, in order to calculate this part of our overall charges, you will need to enquire of the third party concerned. These cases are:

- where street closure is required. In this case you should enquire of the published street closure fees of the appropriate local highway authority along with their published highway permit fee;
- where we become liable to pay compensation to a third-party owner or occupier of private land (that is, neither in a street as defined by the [New Roads and Street Works Act 1991](#), nor in land you own and occupy)¹; in this case you may need to take specialist advice; and/or
- where the consent of the Crown or an undertaker protected by [section 183](#) and [schedule 13](#) of the Water Industry Act 1991 is required. These protected undertakers are:
 - the Environment Agency;
 - the Civil Aviation Authority and most airports;
 - the Coal Authority and licensed coal operators;
 - universal postal providers;
 - other water and sewerage companies;
 - undertakings operating electronic communications networks;
 - public gas suppliers;
 - generators or distributors of electricity;
 - navigation, harbour or conservancy authorities or any internal drainage board;
 - railway undertakers; and
 - local authorities, but only to the extent of any statutory public utility undertaking.

Their consent is required when the works may injuriously interfere with their property, undertaking or their enjoyment of them, and you should enquire of the particular protected undertaker whether this is the case and what their likely fees will be.

8.2 As stated, the charging rules do not require us to provide you with a method of fixed charges to the extent it would not be reasonable to expect us to do so, and as long as we explain what circumstances these are. The only circumstances where you may not be able to calculate the level of charges from the outset (to obtain the fixed charge) are those where:

- a public sewer to which connection is sought is a vacuum sewer;
- a requisitioned sewer is an extension of the vacuum system;
- contaminated land is involved - this may mean that we have to dispose of, or treat, polluted soil;

¹ This is only possible in the very small number of cases where the parent main runs alongside a street and within 18 metres of it, obliging us to construct the communication pipe in land that is not a street.

- construction of a water booster station or water pumping station or sewerage pumping station (with or without land to accommodate it) is required;
- any necessary works may cross or impinge upon a dual carriageway, a river or other waterway whose width from bank-top to bank-top exceeds 5 metres;
- where flows are so significant, over-pumping is required;
- where the material of the pipe is deemed non-standard; i.e. metal, reinforced concrete or steel;
- in any other case where we cannot complete the works without digging more than 2 metres deep for any water infrastructure construction or 6 metres deep for any sewerage infrastructure construction;
- where the requisition is so unusual or that we cannot satisfy it through the construction falling within the parameters set out in **Table 7** or **Table 11** and/or;
- in any other case where we cannot satisfy the requisition without involving complex engineering.

8.3 Invariably, in these cases the works become complex and unpredictable and additional costs are incurred in terms of the work we carry out. If we were to include what could be very varied costs in the fixed charge, we would have to include such a high-risk element that the purpose of fixed charges, including the benefit to you, would be frustrated. Because these circumstances oblige us to use specialist contractors for the entire activity, we will not be able to offer you any fixed charges on the activity's other elements.

8.4 “Site-specific Work” and “Network reinforcement” are terms defined in the charging rules in the way set out in **1d: Common Terms / Glossary**, and are mutually exclusive. We consider that Site-specific work includes all work carried out downstream from (and including) the point of connection to our existing network (whether or not this work is carried out on your development or third-party land) and no work carried out upstream of that point of connection. The reason the distinction is important is because the requisition charges set out in **3d: Water Construction Charges: Requisitioned Pipelaying & Non-Standard Connections Charges** and **4c: Sewerage Construction Charges: Requisitioned Pipelaying & Connection Charges** (requisition charges) may not and do not include any charges for network reinforcement. Those charges are dealt with under **Part 6: Infrastructure Charges**.

8.5 Clearly, it may be difficult for you to work out the exact costs of the Site-specific work in providing the requisitioned main, as your calculations depend on your design of the hypothetical main matching in all respects the main that we provide in response to your requisition (if you then choose to make it). However, the sound application of these principles should give you reasonable certainty as to costs without input from Anglian Water, as required by the charging rules.

8.6 The figures set out in **Table 7** and **Table 11** also vary from the precise costs that *Anglian Water* incurs for each activity because:

- they do not cover every single element of expense involved in providing that site specific work, as they have been simplified in order to give a realistic chance of making a calculation, and therefore some miscellaneous costs have been

spread among them (the sum of which increase is no more than the costs involved); and

- in order to be fair and retain the balance between overall charges recoverable through the activities set out in these charging arrangements and those recoverable through primary charges, we have made a small provision for costs we incur for these activities that are not sufficiently foreseeable that we could account specifically for them.

8.7 There are also a number of charges that will be levied where an application does not proceed to completion:

- without additional work being necessary on our part due to circumstances beyond our control;
- because the application is cancelled;
- because the site is not ready for our work to take place – these charges are set out in **Table 9** and **Table 13**. Where the plot is occupied by persons consuming water at the time of the activity, an enhanced charge, known as a ‘non-metered connection administration’ charge will be levied.

8.8 An aborted meter fit charge is made when we attempt a meter fit and are unable to carry out the inspection and meter fit. An aborted new supply charge is made when we attend site to complete connection as requested and confirmed and are unable to do so. Additional Water Regulations inspections are charged where we are unable to complete a Water Regulations inspection. An additional site visit or resurvey charge is made where requested to do so by the customer, or where remedial works have not been carried out as agreed, thereby requiring an additional inspection. A cancelled connection visit is when an applicant cancels a connection appointment less than 72 hours from the intended connection date.

8.9 Where a Developer uses an approved plumber, approved underground installer or approved site agent to self-certify that installations comply with the [Water Supply \(Water Fittings\) Regulations 1999](#), Anglian Water does not need to inspect and a discount in accordance with **Table 9** will be offered on the service connection fees. The discount will be applied per connection. “Approved” means that they are registered with either the Anglian Water approved plumber/contractor scheme (APLUS), a scheme operated by another water company or the WIAPS scheme operated by the Water Regulations Advisory Service and details can be found on the [Watersafe website](#). A copy of the certificate issued by the approved plumber/contractor is required. Note that these discounts are not applicable to Self-lay Providers as we have not included the cost of these services within our fixed charges as displayed.

8.10 The methodology used above is also used where a Developer chooses to use a self-lay provider, where we will apply any available fixed charges for non-contestable elements in accordance with **3g: Water Self-lay Provider Charges**.

8b: Payment

8.11 Anglian Water offers the following payment methods when making payment against Development Services activities:

- BACS/CHAPS;
- By telephone;
- Through your DART account (for water connections, infrastructure charges, design deposits and water requisition charges).
- Online via our online portal.
- Cheque.

8.12 For further information about our DART system, please see our website

8.13 To make payments by telephone, please contact Anglian Water Development Services on 0345 60 66 087, Option 3 then Option 2, along with your application number.

8.14 For payments made through BACS/CHAPS, the following bank account details should be used:

- Account number: 10276367
- Sort code: 20-43-71

8.15 When making payments via BACS/CHAPS, a remittance advice is also required to be sent, so allocation of the monies can be carried out. This should be sent electronically where possible to dsincome@anglianwater.co.uk, or posted to Anglian Water Services Ltd, DS Income Team, PO Box 495, Huntingdon PE29 6YY.

8.16 If paying by cheque, please make payable to 'Anglian Water Services Ltd', please include your remittance advice and clearly note your application number(s) on the back of the cheque and post to Anglian Water Services Ltd, DS Income Team, PO Box 495, Huntingdon PE29 6YY.

8.17 For all developer charges, we require payment of the estimated total charge before we carry out any work. To this end, customers will be invited to pay those charges at that time. Some of our charges require some form of reconciliation within a reasonable time after the work is completed; and where this is the case, we will, as appropriate, require a balancing payment in our favour or make a balancing payment in the customer's favour at that time. If there are fixed charges available for all elements of an activity, and there are no factors requiring a reconciliation, for changes to scope during the life-time of the project, the initial payment will be the only payment the customer may make.

8.18 We recognise that, particularly in the case of requisitions, we may be holding these payments in advance for a prolonged period of time. However, we will not account for interest on those pre-payments. This is because in certain circumstances we hold previous years' published fixed charges and interest can be used to mitigate any cross-subsidy arising from doing so.

8c: Transitional Arrangements

8.19 Moving to new charging arrangements presents uncertainty, particularly where you may have already committed to a development based on previous charging arrangements.

8.20 Companies now have considerable latitude under charging rules as to how they deal with charges across different charging years, provided it explains their approach clearly. Anglian Water's approach is as follows and we have simplified our approach from earlier years, with easy look-up tables. As a new Charging Year approaches, and we cannot be certain whether delivery would take place in the same year or the next, you may find that we have provided charges estimates detailing either one or both Charging Years' charges.

Binding legal contracts

8.21 Where a binding legal contract between Anglian Water and a developer, which clearly indicates the approach to be taken in connection with charging, that approach takes precedence over the following provisions. The Model Adoption Agreement for water self-lay is an example of this. For the reason set out in paragraph **8.19**, this is now the only circumstance in which the income-offset discount is given after the end of the 2024-2025 charging year.

All charges

8.22 The following paragraphs cover all charges. They assume two charging years, "Year 1" and "Year 2", and that an application was made to Anglian Water in "Year 1". An estimate of charges may have been provided to the customer based on our understanding (rightly or wrongly) of when delivery might take place, but it is the provisions in this part that will prevail. Potentially "Year 2" may not be the Charging Year immediately following "Year 1" in cases of delay of over twelve months: instead it will represent a later Charging Year.

8.23 Where a charging item is detailed as "at cost" or is otherwise calculated by reference to Anglian Water's costs, there is no transitional element to consider. This is because none of the stated figures are fixed. Charges are calculated simply by reference to the cost of the activity at the time the activity was carried out.

8.24 The approach in Table 18 will be taken with respect to applications for the provision of on-site connections, including non-standard connections up to 63mm and up to 100 metres in length, where activities cross Charging Years. Construction Project management charges and traffic management charges are not applicable. In each case, completion of the connection is planned in Year 1.

Table 18

Scenarios		Pre-Construction Application & Design Charges	Construction Charges	Infrastructure Charges	Environmental Incentive
1	Connection completed Year 1	Year 1	Year 1	Year 1	Year 1
2	Connection scheduled within service level in Year 2, or aborted or rescheduled (customer cause) and completed Year 2	Year 1	Year 2	Year 2	Year 2

Scenarios	Pre-Construction Application & Design Charges	Construction Charges	Infrastructure Charges	Environmental Incentive
3 Connection aborted or rescheduled (customer not cause) and completed Year 2	Year 1	Year 1	Year 1	Year 1

8.25 The approach in Table 19 will be taken with respect to applications for the provision of off-site connections, including non-standard connections up to 63mm and up to 100 metres in length, where activities cross Charging Years. In each case, completion of the connection is planned in Year 1.

Table 19

Scenarios	Pre-Construction Application & Design Charges	Connection Charges	Infrastructure Charges	Environmental Incentive
1 EPPC passed Year 1, whatever the year of completion	Year 1	Year 1	Year 1	Year 1
2 EPPC failed in Year 1 but subsequently passed on photographic evidence within 30 days of fail	Year 1	Year 1	Year 1	Year 1
3 EPPC failed in Year 1 and subsequent AW inspection appointment would fall within Year 1 but for failure to meet service level within AW control	Year 1	Year 1	Year 1	Year 1
4 EPPC failed in Year 1 and subsequent AW inspection appointment: <ul style="list-style-type: none"> • service level falls in Year 2 • service level falls within Year 1 but took place in Year 2 for reasons outside AW control 	Year 1	Year 2	Year 2	Year 2

8.26 The approach in Table 20 will be taken with respect to “called-in” sewer connections² and applications for:

- the provision of water mains,
- the provision of lateral drains,
- the provision of public sewers,
- non-standard connections of 63mm or more in diameter or 100 metres or more in length, and
- SLP work,

where activities cross Charging Years. In each case, advance payment of Charges is received in Year 1, otherwise Year 2 charges will be applied.

² Under section 107 of the Act

Table 20

Scenarios	Pre-Construction Application & Design Charges	Construction Project Management Charges	Construction Pipelaying & Non-standard connections charges & Traffic Management Charges	Infrastructure Charges & Environmental Incentive
1	Delivery falls entirely in Year 1	Year 1	Year 1	Year 1
2	Delivery falls entirely in Year 2	Year 1	Year 2	Year 2
3	Delivery partly in Year 1 and partly in Year 2	Year 1	Work parcels delivered in Year 1: Year 1	Work parcels delivered in Year 1 and Work Parcels delivered in Year 2 (AW cause): Year 1
			Work parcels delivered in Year 2: Year 2	Work parcels delivered in Year 2 (AW not cause): Year 2
4	Re-design requested in Year 2	Year 2		
5	Re-estimate requested in Year 1	Year 1		
6	Re-estimate requested in Year 2	Year 2		

8d: Retailers

8.27 In this part, we set out the charges that Retailers must pay if they ask us to connect the premises of their customer or customers to our water supply system or sewerage system.

8.28 Charges are based on the same charges as **Part 3: Water Charges** and **Part 4: Sewerage Charges** without the retail element which will be offered as a discount of 4.9% on the published charge. We will continue to monitor the appropriateness of these charges in light of developments in the retail market.

8.29 One of the effects of regulations made under the [Water Act 2014](#) and Anglian Water's exit from the non-household retail market is that it is no longer part of Anglian Water's functions to provide new infrastructure, such as water mains or public sewers, direct to non-household customers for non-domestic purposes. However, it is possible for us to provide new infrastructure as part of an agreement with those customers' retailers.

8.30 Where we are asked by a retailer, on behalf of its customer, to provide a new water main for domestic purposes (meaning, broadly, for drinking, washing, heating, cooking and sanitation), a new sewer for domestic sewerage purposes (meaning, broadly, to drain water from lavatories, water from cooking or washing and surface water where applicable) or to provide a new lateral drain for domestic sewerage purposes we will apply exactly the same principles as those set out in **Part 3: Water Charges** and **Part 4: Sewerage Charges**.

8.31 Where we are asked by a retailer, on behalf of its customer, to provide any kind of infrastructure for non-domestic purposes, the situation is different. We are obliged by charging rules to be cost-reflective in our approach. We will therefore charge on an

actual cost basis for all and any infrastructure (including network reinforcement, enhancement to treatment works or increased water resources) that is necessary to provide the non-domestic water supply or sewerage services. Our approach is set out in our Wholesale Policy – Capital Contributions (Infrastructure for Non-domestic Purposes), which is available on our website.

8.32 If the use of the new infrastructure is partly for domestic purposes and partly for non-domestic purposes, then we will apportion fairly between the two methods of charging according to the flow requirements (and, if appropriate, volume requirements) of each use type.

Part 9: Statement of Significant Changes and Worked Examples

9a: Statement of Significant Changes

- 9.1 For 2026-27 there are expected to be significant changes to bills for typical developments from the 2025-2026 charging year.
- 9.2 Anglian Water's 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%. This is captured within the Board Assurance Statement published alongside these Charging Arrangements.
- 9.3 The worked examples below show the bill increases that Anglian Water expects and these are summarised in Table 21. If customers qualify for our new tier two environmental incentive they will see their typical bills reduced from 2025-26. However customers that do not qualify for the new incentive will experience an increase greater than 10%. For this reason, and to support the explanation of the increases of more than 10%, we have provided a commentary documenting the methodology changes in **9b: Worked Example Commentary** below.

Table 21

Scenario	Prior Year (2025-2026)	Current Year (2026-2027)		Current Year (2026-2027)			
		Variance	Variance	Variance	Variance		
Scenario 1: Single Offsite Connection	3,795	1,635	-2,160	-57%	4,635	840	22%
SLP Delivered	758	-1,929	-2,687	-354%	1,071	313	41%
Scenario 1A: 4 Port Manifold Single Offsite Connection	5,422	-5,075	-10,497	-194%	6,925	1,503	28%
SLP Delivered	1,539	-9,409	-10,948	-711%	2,591	1,052	68%
Scenario 2: 10 Plot Internal Flat Single Offsite Connection	10,203	-16,521	-26,724	-262%	13,479	3,276	32%
SLP Delivered	5,348	-21,591	-26,939	-504%	8,409	3,061	57%
Scenario 3: Medium 50 Plot Onsite (Pre-dug)	119,955	15,041	-104,914	-87%	165,041	45,086	38%
SLP Delivered	30,053	-101,365	-131,418	-437%	48,635	18,582	62%
NAV Delivered	16,050	-124,030	-140,080	-873%	25,970	9,920	62%
Scenario 4: Medium 50 Plot Onsite	180,101	78,377	-101,724	-56%	228,377	48,276	27%
SLP Delivered	30,053	-101,365	-131,418	-437%	48,635	18,582	62%
NAV Delivered	16,050	-124,030	-140,080	-873%	25,970	9,920	62%
Scenario 5: Large 200 Plot Onsite (Pre-dug)	380,771	-80,115	-460,886	-121%	519,885	139,114	37%
SLP Delivered	103,607	-431,873	-535,480	-517%	168,127	64,520	62%
NAV Delivered	61,500	-499,030	-560,530	-911%	100,970	39,470	64%

Scenario	Prior Year (2025-2026)	Current Year (2026-2027)			Current Year (2026-2027)		
		Variance	Variance	Variance	Variance	Variance	Variance
		Customers qualifying for tier two Environmental Incentive					Customers not qualifying for tier two environmental incentive
Scenario 6: Large 200 Plot Onsite	583,838	134,182	-449,656	-77%	734,182	150,344	26%
SLP Delivered	103,607	-431,873	-535,480	-517%	168,127	64,520	62%
NAV Delivered	61,500	-499,030	-560,530	-911%	100,970	39,470	64%

9.4 In recognition that customers who do not qualify for the new incentive will experience bill increases, the handling strategies adopted by Anglian Water are as follows:

- Phased implementation
 - We began increasing charges in 2024/25 to improve cost reflectivity, reflecting our anticipation of regulatory changes (e.g. unbundling, cost reflectivity principle and removal of the income offset) that were expected to place upward pressure on charges. The current update therefore forms part of a planned multi-year transition.
 - We have not increased the infrastructure charge to the maximum level that would result in equal cost recovery over the next five years. Instead, we intend to step up the charges again to recover the costs associated with network reinforcement expenditure in future charging years.
- Customer tools and facilities
 - We will continue to maintain the Developer Account Recharge Tracker (DART) facility. In addition, we will update our online charges calculator(s) to reflect the 2026–27 charges.
- Charging principles
 - Our charging methodology, implementation approach, and supporting documentation will continue to allow for, and clearly highlight, opportunities for customers to bring sites forward in a more efficient manner. This will be supported through the provision of online estimation tools, increased clarity in charging arrangements, and clear communication of the availability of the environmental incentive.
- Customer engagement
 - We will continue to engage with customers impacted by changes to our charges, including those who have live quotes. We will be contacting customers from early February with an update on the new year charges and the support available, including the promotion of the new Environmental Incentive Tier 2. We will also communicate in early March to reiterate our message.

9b: Worked Example Commentary

9.5 We recognise that the scenarios in **Table 21** above indicate significant variances from the previous charging year. This section aims to clarify these changes to support the explanation of the variances from the previous charging year.

- 9.6** We have updated the structure of the worked examples in line with the latest [guidance](#) from Ofwat and our charges structure. All of our worked examples include Environmental Incentives as per Ofwat's guidance. We recognise, as above, that not all customers will qualify for the new tier two incentive.
- 9.7** Aligned with Ofwat's principle of unbundling, we have separated out our pre-construction charges from our construction charges which will act as upfront fees to cover administrative costs, application fees and design services.
- 9.8** Within our construction charges, we have kept the unbundling from the previous charging year, 2025-26, so that we have separated the meter installation and meter costs from the pipelaying charges.
- 9.9** Scenario 1A: 4-port manifold single offsite connection has again been included, per Ofwat guidance for the new Charging Rules.
- 9.10** For scenarios 3, 4, 5 & 6, we have split out our project management and supervision charges into fee structures for initial phases and separate charges for additional phases of a project. We feel that this method is more cost reflective and more transparent for our customers. In addition, it offers customers more choice in their method of delivery and can manage the consequential charges by bringing forward fewer parcels.
- 9.11** For the SLP & New Appointment & Variation (NAV) worked examples for scenarios 3, 4, 5, & 6, we have excluded all contestable works as we feel this gives a more representative example of the likely costs to these customer types where they carry out the contestable elements themselves.

9c: Worked Example Scenarios

- 9.12** Worked examples appear from the following page onwards. These are completed on the basis that the customer qualifies for the tier two environmental incentive in line with the Common Terms and Worked Examples – English New Connection Rules.

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

Single connection to existing water main of 90mm diameter PE; inc. boundary box fitting, meter installation, excavation & reinstatement

Applicable Charge	Item	Anglian Water Delivery Method						Alternative Delivery Method					
		Qty	Unit	Rate (£)	Total (£)	Barrier Uplift Rate (£)	Barrier Total (£)	Contestable (Yes/No)	Qty	Unit	SLP Rate (£)	SLP Total (£)	
	Pre-construction Charges				914		914					286	
Y	Application Fees (Up to 5 Properties)	1	item	914	914	-	914	No	1	item	286	286	
	Construction Charges				2,936		3,126					0	
Y	Offsite Nearside Connection	1	item	2,177	2,177	190	2,367	Yes	-	-	-	-	
Y	Communication Pipework (25-32mm dia PE)	4	m	inc.	inc.	inc.	inc.	Yes	-	-	-	-	
Y	External Meter installation	1	item	257	257	-	257	Yes	-	-	-	-	
Y	Meter Cost (Smart Meter & End-Point)	1	item	89	89	-	89	Yes	-	-	-	-	
Y	Traffic Management - Two Way Lights	1	item	349	349	-	349	Yes	-	-	-	-	
	Permit (Council Variable)	1	item	64	64	-	64	Yes	-	-	-	-	
	Other Charges				285		285					285	
	Sewerage Connection - Indirect	1	item	285	285	-	285	No	1	item	285	285	
	Infrastructure Charges & Environmental Incentives				-2,500		-2,500					-2,500	
Y	Infrastructure Charge - Water	1	item	502	502	-	502	No	1	item	502	502	
Y	Infrastructure Charge - Sewerage	1	item	600	600	-	600	No	1	item	600	600	
Y	Environmental Incentive - Water	1	item	-500	-500	-	-500	No	1	item	-500	-500	
Y	Environmental Incentive - Water Tier 2	1	item	-3,000	-3,000	-	-3,000	No	1	item	-3,000	-3,000	
	Environmental Incentive - Sewerage	1	item	-202	-202	-	-202	No	1	item	-202	-202	
Y	Environmental Component - Water	1	item	100	100	-	100	No	1	item	100	100	
TOTALS					1,635		1,825					-1,929	

Scenario 1A: Single replacement connection to four properties from an existing main

Single connection for four properties (using four port manifold) to existing water main of 90mm diameter PE; inc. boundary box fitting, meter installation, excavation & reinstatement

Applicable Charge	Item	Anglian Water Delivery Method						Alternative Delivery Method					
		Qty	Unit	Rate (£)	Total (£)	Barrier Uplift Rate (£)	Barrier Total (£)	Contestable (Yes/No)	Qty	Unit	SLP Rate (£)	SLP Total (£)	
	Pre-construction Charges				914		914					1,144	
Y	Application Fees (Up to 5 Properties)	1	item	914	914	-	914	No	4	item	286	1,144	
	Construction Charges				4,564		4,902					0	
Y	Offsite Nearside Connection	1	item	2,177	2,177	190	2,367	Yes	-	-	-	-	
	Four Port Manifold	1	item	590	590	148	738	Yes	-	-	-	-	
Y	Communication Pipework (25-32mm dia PE)	4	m	inc.	inc.	inc.	inc.	Yes	-	-	-	-	
Y	External Meter installation	4	item	257	1,028	-	1,028	Yes	-	-	-	-	
Y	Meter Cost (Smart Meter & End-Point)	4	item	89	356	-	356	Yes	-	-	-	-	
Y	Traffic Management - Two Way Lights	1	item	349	349	-	349	Yes	-	-	-	-	
	Permit (Council Variable)	1	item	64	64	-	64	Yes	-	-	-	-	
	Other Charges				549		549					549	
	Sewerage Connection - Direct	1	item	549	549	-	549	No	1	item	549	549	
	Infrastructure Charges & Environmental Incentives				-11,102		-11,102					-11,102	
Y	Infrastructure Charge - Water	3	item	502	1,506	-	1,506	No	3	item	502	1,506	
Y	Infrastructure Charge - Sewerage	3	item	600	1,800	-	1,800	No	3	item	600	1,800	
Y	Environmental Incentive - Water	4	item	-500	-2,000	-	-2,000	No	4	item	-500	-2,000	
Y	Environmental Incentive - Water Tier 2	4	item	-3,000	-12,000	-	-12,000	No	4	item	-3,000	-12,000	
	Environmental Incentive - Sewerage	4	item	-202	-808	-	-808	No	4	item	-202	-808	
Y	Environmental Component - Water	4	item	100	400	-	400	No	4	item	100	400	
TOTALS					-5,075		-4,737					-9,409	

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

Single connection for ten properties to existing water main of 90mm diameter PE; inc. boundary box fitting, meter installation, excavation & reinstatement

Applicable Charge	Item	Anglian Water Delivery Method						Alternative Delivery Method					
		Qty	Unit	Rate (£)	Total (£)	Barrier Uplift Rate (£)	Barrier Total (£)	Contestable (Yes/No)	Qty	Unit	SLP Rate (£)	SLP Total (£)	
	Pre-construction Charges				1,020		1,020					2,860	
Y	Application Fees (Up to 5 Properties)	1	item	914	914	-	914	No	10	item	286	2,860	
	Application Fees (Per 5 thereafter)	1	item	106	106	-	106	No	-	-	-	-	
	Construction Charges				6,910		7,100					0	
Y	Offsite Nearside Connection	1	item	2,177	2,177	190	2,367	Yes	-	-	-	-	
Y	Communication Pipework (25-32mm dia PE)	4	m	inc.	inc.	inc.	inc.	Yes	-	-	-	-	
Y	Internal Meter Installation	10	item	343	3,430	-	3,430	Yes	-	-	-	-	
Y	Meter Cost (Smart Meter & End-Point)	10	item	89	890	-	890	Yes	-	-	-	-	
Y	Traffic Management - Two Way Lights	1	item	349	349	-	349	Yes	-	-	-	-	
	Permit (Council Variable)	1	item	64	64	-	64	Yes	-	-	-	-	
	Other Charges				549		549					549	
	Sewerage Connection - Direct	1	item	549	549	-	549	No	1	item	549	549	
	Infrastructure Charges & Environmental Incentives				-25,000		-25,000					-25,000	
Y	Infrastructure Charge - Water	10	item	502	5,020	-	5,020	No	10	item	502	5,020	
Y	Infrastructure Charge - Sewerage	10	item	600	6,000	-	6,000	No	10	item	600	6,000	
Y	Environmental Incentive - Water	10	item	-500	-5,000	-	-5,000	No	10	item	-500	-5,000	
Y	Environmental Incentive - Water Tier 2	10	item	-3,000	-30,000	-	-30,000	No	10	item	-3,000	-30,000	
	Environmental Incentive - Sewerage	10	item	-202	-2,020	-	-2,020	No	10	item	-202	-2,020	
Y	Environmental Component - Water	10	item	100	1,000	-	1,000	No	10	item	100	1,000	
TOTALS					-16,521		-16,331					-21,591	

Scenario 3: Medium housing development requiring new mains and communication pipes (Pre-dug Excavation & Reinstatement by Others)

New onsite water mains & 50 new connections to existing water main of 180mm diameter PE; inc. main laying, service pipe installation, boundary box fitting, meter installation

Applicable Charge	Item	Anglian Water Delivery Method							Alternative Delivery Method						
		Qty	Unit	Rate (£)	Total (£)	Barrier Uplift Rate (£)	Barrier Total (£)	Contestable (Yes/No)	Qty	Unit	SLP Rate (£)	SLP Total (£)	NAV Rate (£)	NAV Total (£)	
	Pre-construction Charges				5,743		5,743					15,630		421	
Y	Application Fees (On-site Requisition / Service Connection)	1	item	5,743	5,743	-	5,743	No	50	plots	286	14,300	-	-	
	Application Fees (Point of Connection)	-	-	-	-	-	-	No	1	item	421	421	421	421	
	Design Checking Fees (On-site Design)	-	-	-	-	-	-	No	1	item	909	909	-	-	
	Construction Charges - Connection				57,700		67,200					0		0	
Y	Onsite Nearside Connections (Pre-dug)	50	plots	808	40,400	190	49,900	Yes	-	-	-	-	-	-	
Y	Communication Pipework (25-32mm dia PE)	150	m	inc.	inc.	inc.	inc.	Yes	-	-	-	-	-	-	
Y	External Meter installation	50	item	257	12,850	-	12,850	Yes	-	-	-	-	-	-	
Y	Meter Cost (Smart Meter & End-Point)	50	item	89	4,450	-	4,450	Yes	-	-	-	-	-	-	
	Construction Charges - Connection				76,049		84,310					7,456		0	
	Trial Hole	1	m3	394	394	-	394	Yes	-	-	-	-	-	-	
	Mobilisation	1	item	868	868	-	868	Yes	-	-	-	-	-	-	
	Project Management (Up to 50 properties)	1	item	7,456	7,456	-	7,456	No	1	item	7,456	7,456	-	-	
Y	Pipework (>63≤125 dia PE) in Road	10	m	441	4,410	24	4,650	Yes	-	-	-	-	-	-	
Y	Pipework (>63≤125 dia PE) pre-dug	290	m	75	21,750	24	28,710	Yes	-	-	-	-	-	-	
	Network Fittings (>125≤280mm dia PE) pre-dug	1	item	1,430	1,430	76	1,506	Yes	-	-	-	-	-	-	
	Network Fittings (>63≤125 dia PE) pre-dug	8	item	787	6,296	44	6,648	Yes	-	-	-	-	-	-	
Y	Branch Connection (180mm dia PE) in Road	1	item	8,644	8,644	75	8,719	Yes	-	-	-	-	-	-	
	Back to Back	3	item	2,887	8,661	186	9,219	Yes	-	-	-	-	-	-	
	Additional Mobilisation Charge (Commissioning)	2	item	6,670	13,340	-	13,340	Yes	-	-	-	-	-	-	
Y	Traffic Management - Road Closure Plus Signage	1	item	2,736	2,736	-	2,736	Yes	-	-	-	-	-	-	
	Permit (Council Variable)	1	item	64	64	-	64	Yes	-	-	-	-	-	-	
	Other Charges				549		549					549		549	
	Sewerage Connection - Direct	1	item	549	549	-	549	No	1	item	549	549	549	549	
	Infrastructure Charges & Environmental Incentives				-125,000		-125,000					-125,000		-125,000	
Y	Infrastructure Charge - Water	50	item	502	25,100	-	25,100	No	50	item	502	25,100	502	25,100	
Y	Infrastructure Charge - Sewerage	50	item	600	30,000	-	30,000	No	50	item	600	30,000	600	30,000	
Y	Environmental Incentive - Water	50	item	-500	-25,000	-	-25,000	No	50	item	-500	-25,000	-500	-25,000	
Y	Environmental Incentive - Water Tier 2	50	item	-3,000	-150,000	-	-150,000	No	50	item	-3,000	-150,000	-3,000	-150,000	
	Environmental Incentive - Sewerage	50	item	-202	-10,100	-	-10,100	No	50	item	-202	-10,100	-202	-10,100	
Y	Environmental Component - Water	50	item	100	5,000	-	5,000	No	50	item	100	5,000	100	5,000	
TOTALS					15,041		32,802					-101,365		-124,030	

Scenario 4: Medium housing development requiring new mains and communication pipes (inc. Excavation & Reinstatement)

New onsite water mains & 50 new connections to existing water main of 180mm diameter PE; inc. main laying, service pipe installation, boundary box fitting, meter installation, excavation & reinstatement

Applicable Charge	Item	Anglian Water Delivery Method							Alternative Delivery Method						
		Qty	Unit	Rate (£)	Total (£)	Barrier Uplift Rate (£)	Barrier Total (£)	Contestable (Yes/No)	Qty	Unit	SLP Rate (£)	SLP Total (£)	NAV Rate (£)	NAV Total (£)	
	Pre-construction Charges				5,743		5,743					15,630		421	
Y	Application Fees (On-site Requisition / Service Connection)	1	item	5,743	5,743	-	5,743	No	50	plots	286	14,300	-	-	
	Application Fees (Point of Connection)	-	-	-	-	-	-	No	1	item	421	421	421	421	
	Design Checking Fees (On-site Design)	-	-	-	-	-	-	No	1	item	909	909	-	-	
	Construction Charges - Connection				84,700		94,200					0		0	
Y	Onsite Nearside Connections (AW Delivered)	50	plots	1,348	67,400	190	76,900	Yes	-	-	-	-	-	-	
Y	Communication Pipework (25-32mm dia PE)	150	m	inc.	inc.	inc.	inc.	Yes	-	-	-	-	-	-	
Y	External Meter installation	50	item	257	12,850	-	12,850	Yes	-	-	-	-	-	-	
Y	Meter Cost (Smart Meter & End-Point)	50	item	89	4,450	-	4,450	Yes	-	-	-	-	-	-	
	Construction Charges - Mains				112,385		120,646					7,456		0	
	Trial Hole	1	m3	394	394	-	394	Yes	-	-	-	-	-	-	
	Mobilisation	1	item	868	868	-	868	Yes	-	-	-	-	-	-	
	Project Management (Up to 50 properties)	1	item	7,456	7,456	-	7,456	No	1	item	7,456	7,456	-	-	
Y	Pipework (>63≤125 dia PE) in Road	10	m	441	4,410	24	4,650	Yes	-	-	-	-	-	-	
Y	Pipework (>63≤125 dia PE) in Footpath	50	m	377	18,850	24	20,050	Yes	-	-	-	-	-	-	
Y	Pipework (>63≤125 dia PE) in Unmade	240	m	130	31,200	24	36,960	Yes	-	-	-	-	-	-	
	Network Fittings (>125≤280mm dia PE) in Unmade	1	item	2,834	2,834	76	2,910	Yes	-	-	-	-	-	-	
	Network Fittings (>63≤125 dia PE) in Unmade	8	item	1,616	12,928	44	13,280	Yes	-	-	-	-	-	-	
Y	Branch Connection (180mm dia PE) in Road	1	item	8,644	8,644	75	8,719	Yes	-	-	-	-	-	-	
	Back to Back	3	item	2,887	8,661	186	9,219	Yes	-	-	-	-	-	-	
	Additional Mobilisation Charge (Commissioning)	2	item	6,670	13,340	-	13,340	Yes	-	-	-	-	-	-	
Y	Traffic Management - Road Closure Plus Signage	1	item	2,736	2,736	-	2,736	Yes	-	-	-	-	-	-	
	Permit (Council Variable)	1	item	64	64	-	64	Yes	-	-	-	-	-	-	
	Other Charges				549		549					549		549	
	Sewerage Connection - Direct	1	item	549	549	-	549	No	1	item	549	549	549	549	
	Infrastructure Charges & Environmental Incentives				-125,000		-125,000					-125,000		-125,000	
Y	Infrastructure Charge - Water	50	item	502	25,100	-	25,100	No	50	item	502	25,100	502	25,100	
Y	Infrastructure Charge - Sewerage	50	item	600	30,000	-	30,000	No	50	item	600	30,000	600	30,000	
Y	Environmental Incentive - Water	50	item	-500	-25,000	-	-25,000	No	50	item	-500	-25,000	-500	-25,000	
Y	Environmental Incentive - Water Tier 2	50	item	-3,000	-150,000	-	-150,000	No	50	item	-3,000	-150,000	-3,000	-150,000	
	Environmental Incentive - Sewerage	50	item	-202	-10,100	-	-10,100	No	50	item	-202	-10,100	-202	-10,100	
Y	Environmental Component - Water	50	item	100	5,000	-	5,000	No	50	item	100	5,000	100	5,000	
TOTALS					78,377		96,138					-101,365		-124,030	

Scenario 5: Large housing development requiring new mains and communication pipes (Pre-dug Excavation & Reinstatement by Others)

New onsite water mains & 200 new connections to existing water main of 250mm diameter PE; inc. main laying, service pipe installation, boundary box fitting, meter installation

		Anglian Water Delivery Method						Alternative Delivery Method						
Applicable Charge	Item	Qty	Unit	Rate (£)	Total (£)	Barrier Uplift Rate (£)	Barrier Total (£)	Contestable (Yes/No)	Qty	Unit	SLP Rate (£)	SLP Total (£)	NAV Rate (£)	NAV Total (£)
	Pre-construction Charges				7,335		7,335					58,758		421
Y	Application Fees (On-site Req Up to 50 Prop / Service Con)	1	item	5,743	5,743	-	5,743	No	200	plots	286	57,200	-	-
Y	Application Fees (Per 100 thereafter)	2	item	796	1,592	-	1,592	No	-	-	-	-	-	-
	Application Fees (Point of Connection)	-	-	-	-	-	-	No	1	item	421	421	421	421
	Administration Fees	1	item	inc.	inc.	inc.	inc.	No	1	item	inc.	inc.	inc.	inc.
	Design Checking Fees (On-site Design Up to 50 Properties)	1	item	inc.	inc.	inc.	inc.	No	1	item	909	909	-	-
	Design Checking Fees (On-site Design Per 100 thereafter)	2	item	inc.	inc.	inc.	inc.	No	2	item	114	228	-	-
	Construction Charges - Connection				230,800		268,800					0		0
Y	Onsite Nearside Connections (AW Delivered)	200	plots	808	161,600	190	199,600	Yes	-	-	-	-	-	-
Y	Communication Pipework (25-32mm dia PE)	600	m	inc.	inc.	inc.	inc.	Yes	-	-	-	-	-	-
Y	External Meter installation	200	item	257	51,400	-	51,400	Yes	-	-	-	-	-	-
Y	Meter Cost (Smart Meter & End-Point)	200	item	89	17,800	-	17,800	Yes	-	-	-	-	-	-
	Construction Charges - Connection				181,201		208,656					8,820		0
	Trial Hole	2	m3	394	788	-	788	Yes	-	-	-	-	-	-
	Mobilisation	1	item	868	868	-	868	Yes	-	-	-	-	-	-
	Project Management (Up to 50 properties)	1	item	7,456	7,456	-	7,456	No	1	item	7,456	7,456	-	-
	Project Management (Per 100 thereafter)	2	item	682	1,364	-	1,364	No	2	item	682	1,364	-	-
Y	Pipework (>125 ≤280 dia PE) in Road	20	m	640	12,800	36	13,520	Yes	-	-	-	-	-	-
Y	Pipework (>125 ≤280 dia PE) pre-dug	100	m	150	15,000	36	18,600	Yes	-	-	-	-	-	-
Y	Pipework (>63 ≤125 dia PE) pre-dug	880	m	75	66,000	24	87,120	Yes	-	-	-	-	-	-
	Network Fittings (>125 ≤280mm dia PE) pre-dug	1	item	1,430	1,430	76	1,506	Yes	-	-	-	-	-	-
	Network Fittings (>63 ≤125 dia PE) pre-dug	17	item	787	13,379	44	14,127	Yes	-	-	-	-	-	-
Y	Branch Connection (250mm dia PE) in Road	1	item	8,644	8,644	75	8,719	Yes	-	-	-	-	-	-
	Back to Back (≤180mm)	6	item	2,887	17,322	186	18,438	Yes	-	-	-	-	-	-
	Additional Mobilisation Charge (Commissioning)	5	item	6,670	33,350	-	33,350	Yes	-	-	-	-	-	-
Y	Traffic Management - Road Closure Plus Signage	1	item	2,736	2,736	-	2,736	Yes	-	-	-	-	-	-
	Permit (Council Variable)	1	item	64	64	-	64	Yes	-	-	-	-	-	-
	Other Charges				549		549					549		549
	Sewerage Connection - Direct	1	item	549	549	-	549	No	1	item	549	549	549	549
	Infrastructure Charges & Environmental Incentives				-500,000		-500,000					-500,000		-500,000
Y	Infrastructure Charge - Water	200	item	502	100,400	-	100,400	No	200	item	502	100,400	502	100,400
Y	Infrastructure Charge - Sewerage	200	item	600	120,000	-	120,000	No	200	item	600	120,000	600	120,000
Y	Environmental Incentive - Water	200	item	-500	-100,000	-	-100,000	No	200	item	-500	-100,000	-500	-100,000
Y	Environmental Incentive - Water Tier 2	200	item	-3,000	-600,000	-	-600,000	No	200	item	-3,000	-600,000	-3,000	-600,000
	Environmental Incentive - Sewerage	200	item	-202	-40,400	-	-40,400	No	200	item	-202	-40,400	-202	-40,400
Y	Environmental Component - Water	200	item	100	20,000	-	20,000	No	200	item	100	20,000	100	20,000
	TOTALS				-80,115		-14,660					-431,873		-499,030

Scenario 6: Large housing development requiring new mains and communication pipes (inc. Excavation & Reinstatement)

New onsite water mains & 200 new connections to existing water main of 250mm diameter PE; inc. main laying, service pipe installation, boundary box fitting, meter installation, excavation & reinstatement

Applicable Charge	Item	Anglian Water Delivery Method						Alternative Delivery Method					
		Qty	Unit	Rate (£)	Total (£)	Barrier Uplift Rate (£)	Barrier Total (£)	Contestable (Yes/No)	Qty	Unit	SLP Rate (£)	SLP Total (£)	NAV Rate (£)
	Pre-construction Charges												
Y	Application Fees (On-site Req Up to 50 Prop / Service Con)	1	item	5,743	5,743	-	5,743	No	200	plots	286	57,200	-
Y	Application Fees (Per 100 thereafter)	2	item	796	1,592	-	1,592	No	-	-	-	-	-
	Application Fees (Point of Connection)	-	-	-	-	-	-	No	1	item	421	421	421
	Administration Fees	1	item	inc.	inc.	inc.	inc.	No	1	item	inc.	inc.	inc.
	Design Checking Fees (On-site Design Up to 50 Properties)	1	item	inc.	inc.	inc.	inc.	No	1	item	909	909	-
	Design Checking Fees (On-site Design Per 100 thereafter)	2	item	inc.	inc.	inc.	inc.	No	2	item	114	228	-
	Construction Charges - Connection											0	0
Y	Onsite Nearside Connections	200	plots	1,348	269,600	190	307,600	Yes	-	-	-	-	-
Y	Communication Pipework (25-32mm dia PE)	600	m	inc.	inc.	inc.	inc.	Yes	-	-	-	-	-
Y	External Meter installation	200	item	257	51,400	-	51,400	Yes	-	-	-	-	-
Y	Meter Cost (Smart Meter & End-Point)	200	item	89	17,800	-	17,800	Yes	-	-	-	-	-
	Construction Charges - Connection											8,820	0
	Trial Hole	2	m3	394	788	-	788	Yes	-	-	-	-	-
	Mobilisation	1	item	868	868	-	868	Yes	-	-	-	-	-
	Project Management (Up to 50 properties)	1	item	7,456	7,456	-	7,456	No	1	item	7,456	7,456	-
	Project Management (Per 100 thereafter)	2	item	682	1,364	-	1,364	No	2	item	682	1,364	-
Y	Pipework (>125 ≤280 dia PE) in Road	20	m	640	12,800	36	13,520	Yes	-	-	-	-	-
Y	Pipework (>125 ≤280 dia PE) in Footpath	100	m	574	57,400	36	61,000	Yes	-	-	-	-	-
Y	Pipework (>63 ≤125 dia PE) in Unmade	880	m	130	114,400	24	135,520	Yes	-	-	-	-	-
	Network Fittings (>125 ≤280mm dia PE) in Unmade	1	item	2,834	2,834	76	2,910	Yes	-	-	-	-	-
	Network Fittings (>63 ≤125 dia PE) in Unmade	17	item	1,616	27,472	44	28,220	Yes	-	-	-	-	-
Y	Branch Connection (250mm dia PE) in Road	1	item	8,644	8,644	75	8,719	Yes	-	-	-	-	-
	Back to Back (≤180mm)	6	item	2,887	17,322	186	18,438	Yes	-	-	-	-	-
	Additional Mobilisation Charge (Commissioning)	5	item	6,670	33,350	-	33,350	Yes	-	-	-	-	-
	Traffic Management - Road Closure Plus Signage	1	item	2,736	2,736	-	2,736	Yes	-	-	-	-	-
	Permit (Council Variable)	1	item	64	64	-	64	Yes	-	-	-	-	-
	Other Charges				549		549					549	549
	Sewerage Connection - Direct	1	item	549	549	-	549	No	1	item	549	549	549
	Infrastructure Charges & Environmental Incentives				-500,000		-500,000					-500,000	-500,000
Y	Infrastructure Charge - Water	200	item	502	100,400	-	100,400	No	200	item	502	100,400	502
Y	Infrastructure Charge - Sewerage	200	item	600	120,000	-	120,000	No	200	item	600	120,000	600
Y	Environmental Incentive - Water	200	item	-500	-100,000	-	-100,000	No	200	item	-500	-100,000	-500
Y	Environmental Incentive - Water Tier 2	200	item	-3,000	-600,000	-	-600,000	No	200	item	-3,000	-600,000	-3,000
Y	Environmental Incentive - Sewerage	200	item	-202	-40,400	-	-40,400	No	200	item	-202	-40,400	-202
Y	Environmental Component - Water	200	item	100	20,000	-	20,000	No	200	item	100	20,000	100
	TOTALS				134,182		199,637					-431,873	-499,030