

Anglian Water Development Services

Developer Charging Arrangements

2024-2025

Table of contents

Part A: Introduction	3
Part B: Liability for charges.....	11
Part C: Sewer communication charges.....	13
Part D: Water connection charges.....	16
Part E: Water main requisition charges.....	30
Part F: Sewer requisition charges.....	43
Part G: Lateral drain requisition charges.....	53
Part H: Lateral Drains provided as part of a First Time Scheme	64
Part I: Water self-lay charges.....	66
Part J: Sewerage self-lay charges.....	71
Part K: Pipe alteration charges.....	74
Part L: Infrastructure charges.....	78
Part M: References to other charging documents.....	81
Part N: Payment options.....	89
Part O: Transitional arrangements.....	91
Part P: Statement of significant changes and worked examples.....	93
Part Q: Retailers seeking connections.....	105

Part A: Introduction

- A1.** 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 in **Part L: Infrastructure charges** and **Part M: References to other charging documents**, it 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”).
- A2.** The Water Act 2014 made a number of changes to the 1991 Act with respect to charging for a number of specific activities set out in **Table 1** below. These changes took effect from 1 April 2018. Rather than the previous descriptive requirements in the 1991 Act detailing the exact basis of how an undertaker must charge, undertakers have the freedom to come up with novel approaches to charging, provided that these approaches comply with Ofwat’s charging rules. **Table 1** aims to provide a guide as to the previous and new charging requirement for each relevant activity.
- A3.** New terminology accompanies the new framework. The description of how undertakers will charge for the relevant activities are called “**charging arrangements**”. These are circumscribed by limits and requirements that Ofwat sets, called “**charging rules**”. Anglian Water was central to the development of the charging rules and considers that the new framework is essential to support development growth in our area.
- A4.** This document sets out Anglian Water’s **charging arrangements** for the period 1 April 2024 to 31 March 2025. 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. The issue is further complicated by the way statute and **charging rules** require charges to be structured in a given year and transitions to be handled between years. Our approach is set out in detail in **Part O: Transitional arrangements**.
- A5.** 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 charges for use in any **fixed charge calculation** but also when making any **actual cost calculation**.

- A6.** Under section 66A 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.
- A7.** 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 **Part Q: 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.
- A8.** 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 **Part P: Statement of significant changes and worked examples**.
- A9.** Also, in **Part P: Statement of significant changes and worked examples**, we have set out our worked examples with purely indicative figures in order to help developers understand the changes.

Table 1

Activity	Relevant section(s) in the 1991 Act	Charging prior to 1/4/2018	Charging after 1/4/2018
Communication with sewer carried out by undertaker (section 107(1))	Section 107(3)	“the cost of the work”	“charges that the undertaker may impose in accordance with charging rules”

Connection to water main for domestic purposes (section 45(1))	Section 45(6)	"an amount equal to the expenses reasonably incurred by the undertaker in carrying out the works"	"such charges as the undertaker may impose in accordance with charging rules"
Requisition of a water main (section 41(1))	Sections 42-43A	Relevant deficit or discounted aggregate deficit	"such charges as the undertaker may impose in accordance with charging rules"
Requisition of a sewer (section 98(1))	Sections 99-100A	Relevant deficit or discounted aggregate deficit	"such charges as the undertaker may impose in accordance with charging rules"
Requisition of a lateral drain (section 98(1A))	Section 99	"Costs reasonably incurred in or in connection with the provision of the lateral drain"	"such charges as the undertaker may impose in accordance with charging rules"
Self-lay of a water main (section 51A(1))	Sections 51A-51CG	Costs "reasonably incurred by the undertaker in connection with...the incorporation of the adopted main into the undertaker's supply system, less the "discounted offset amount"	In accordance with an agreement made under section 51A (which must comply with rules made under section 51CD)
Self-lay of a sewer or lateral drain (section 104(1))	Sections 104-105ZI	In accordance with an agreement made under section 104, taking account of guidance under section 104(9)	In accordance with an agreement made under section 104 (which must comply with rules made under section 105ZF)
Moving pipes vested in the undertaker (section 185(1))	Section 185(5)	"expenses reasonably incurred in carrying out those works"	"such charges as the undertaker may impose in accordance with charging rules"

- A10.** 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.

Glossary

A11. The following glossary may also be useful. The explanations given are limited to the context of Water Companies' services to developers.

Term used	Explanation
1991 Act	The Water Industry Act 1991.
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.
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.
Construction Costs	for the purposes of calculating the project management and design fee, this charge means all requisition mainlaying costs charged on a per metre basis, as well as fittings, connections to existing mains and trial holes as outlined in Table 11 .
Contaminated	land by which we 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.
Extended far-side connection	a connection between premises and an existing water main on the same street to those premises with a distance of between 11.1 meters and 18 meters, for which a straight linear meterage rate is not applied.
Far-side connection	a connection between premises and an existing water main on the same street to those premises with a distance of between 5.1 meters and 11 meters, for which a straight linear meterage rate is not applied.

Footpath	a hard-surfaced area intended for use by pedestrian or cyclists
Fixed charges	A concept in charging rules, meaning 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).
Income-offset	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 in order to compensate requisitioners for the income that new customers would provide to water companies over time. Since 2018, because water companies may not dramatically alter the balance of charges between developers and other bill-payers, it is a term applied loosely to the old statutory discount's indirect effect on current developer charges. From April 2020 that discount was obliged by charging rules to be applied to infrastructure charges rather than requisition charges save in respect of transitional arrangements. From April 2025 the charging rule requiring water companies to maintain the balance of charges will be withdrawn.
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 street to those premises with a distance of between 0.1 meters and 5 meters, for which a straight linear meterage rate is not applied.
Network reinforcement	A concept in charging rules, meaning – in relation to a requisition or self-lay agreement – 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.
Primary Charges	Charges for the actual supply of water and/or receipt of used water.
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.
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.
Surety	A cash bond or financial guarantee underwritten by an appropriate warranty provider, bank or insurance company, which is accepted by the Water Company.
Self-lay	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.
Site-specific work	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.
Traffic Management	Steps taken in order to work in the highway safely as a result of compliance with the Traffic Management Act 2004.
Unmade Ground	Ground which does not have a man-made surface, and may feature grass and topsoil.

- A12.** 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.

A13. It is important to note that these **charging arrangements** are in effect the legal document upon which the charges mentioned in it are based. Of necessity they are therefore lengthy. Recognising the need for a more user friendly document, we have published a [developer charges summary](#). However, this does not contain all the terms and conditions appropriate to charges and so, in the case of conflict between the two documents, these **charging arrangements** prevail. Likewise, the glossary above is intended only to be explanatory, and not to be relied on in construing the legal effect of any term in these **charging arrangements**.

A14. 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.

Part B: Liability for charges

- B1.** The 1991 Act differs in its approach to each relevant activity as to who can serve notice on the undertaker requiring the activity to be carried out, and consequently who is liable for the charges in respect of them. **Table 2** identifies these elements.

Table 2

Activity	Competent Applicant	Person liable to charges
Communication with sewer carried out by undertaker	"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	"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 water main	"The owner of premises"; "The occupier of premises"; or "Any local authority" - for the locality	"The person or persons who have required the provision of the main"
Requisition of a sewer	"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	"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	"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	"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	Any person with an interest in land where the pipe currently lies or in land adjacent to it	The person serving the notice

Part C: Sewer communication charges

- C1.** 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 3** indicates those charges.

Table 3

Type of work	Charge
Sewer communication (gravity systems)	£19,570.00

- C2.** 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. However, if the communication request is to an existing vacuum sewer, it is highly unlikely that the Developer will have the expertise to create an effective connection and it will therefore be necessary for Anglian Water to use its step-in rights under section 107(1) in order to do so. This is likely to involve having to create a new vacuum pot, valves and short stub pipe to allow connections without physically breaking into the pot. The position of the vacuum pot and the stub pipe and therefore the point of connection between the Developer's lateral drain or sewer and the existing public sewer will be dictated by the best technical solution reasonably available, rather than the nearest point. The fixed charge methodology is not available for this activity due to the highly technical nature of the work involved.
- C3.** 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. Accordingly, we are providing you with a **"fixed charge"** option for undertaking the work set out in this Part, and we explain when these apply and what our **charging arrangements** will be. **"Fixed charges"** have the meaning set out in the glossary at paragraph **A11**.
- C4.** 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:
- C4.1** 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); and/or

C4.2 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. These third party costs do not, however, require us to use specialist contractors, and therefore, provided none of the circumstances in paragraph **C5** apply, we will honour the other elements of the fixed charge calculation.

C5. As stated above, **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:

C5.1 where the public sewer to which a connection is sought is a vacuum sewer;

C5.2 where contaminated land is involved - this may mean that we have to dispose of, or treat, polluted soil;

C5.3 where the communication works are undertaken in a dual carriageway;

C5.4 where the communication works involve digging over 2m deep;

Invariably, in these cases the works become complex and unpredictable and additional costs are incurred both in terms of the work we carry out and in terms (occasionally) by way of payments (for example to a protected undertaker).

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 the **fixed charge calculation** on the activity's other elements.

Part D: Water connection charges

D1. 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:

D1.1 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, section 12.3, 'Sizing of Services' available [here](#).

D1.2 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 at paragraph **A11**. You can easily ascertain which is appropriate to your Service Connection by inspecting our asset maps to see which side of the street our main lies.

You can find more information about how to do this on our [web page](#).

More unusual examples of what we are required to lay can be found on our [web page](#).

D1.3 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.

D2. With these parameters, you should be able to calculate your connection charge.

D2.1 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 4**, **Table 5** and **Table 6**.

- D2.2** Usually, a standard diameter near-side connection will involve less than 5 metres of trench; and a standard diameter far-side connection will involve more than 5 metres but less than 18 metres of trench, both of which are set out in **Table 4**. **Table 5** sets out our charges in respect of reinstatement for each metre of trench.
- D2.3** In less common situations, lengths beyond those parameters may be required; and in those situations, in addition to the fixed charges set out in **Table 4** and **Table 5**, we will apply the appropriate per metre supplemental charge set out in **Table 6** to each metre of trench beyond those parameters.
- D2.4** This supplemental charge varies depending on the surface in which the service pipe is laid.
- D2.5** We have introduced for this charging year an option to reduce charges where the Developer carries out excavation, backfill and/or reinstatement. 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.

Table 4

Connection Type	Length	Charge (£)
Nearside	Less than or equal to 5m	748.61
Nearside (Pre Dug / Ducting)	Less than or equal to 5m	369.09
Farside	Greater than 5m and less than or equal to 11m	1,435.83
Farside (Pre Dug / Ducting)	Greater than 5m and less than or equal to 11m	464.62
Extended Farside	Greater than 11m and less than or equal to 18m	2,232.32
Extended Farside (Pre dug / Ducting)	Greater than 11m and less than or equal to 18m	731.82
Wallbox Connection	Less than or equal to 18m	3,336.76

Wallbox Connection (Pre Dug / Ducting)	Less than or equal to 18m	911.83
Connection (Per Plot)	N/A	103.52
Nearside (Contaminated Land / Barrier Pipe)	Less than or equal to 5m	904.24
Farside (Contaminated Land / Barrier Pipe)	Greater than 5m and less than or equal to 11m	1,675.73
Extended Farside (Contaminated Land / Barrier Pipe)	Greater than 11m and less than or equal to 18m	2,559.02
Wallbox Connection (Contaminated Land / Barrier Pipe)	Less than or equal to 18m	3,663.08
Connection (Per Plot) (Contaminated Land / Barrier Pipe)	N/A	131.61
External Meter Fit (Per Plot)	N/A	171.29
Internal Meter Fit (Per Plot)	N/A	196.05

Table 5

Surface Type	Area	Depth	Pipe Size (mm)	Charge (£)
Pre-dug / Ducting	9 inch slit trench x 1 metre length	Less than or equal to 1.6m	≤90	1.76
	12 inch slit trench x 1 metre length		>90 ≤125	1.42
	1m x 0.5m area		N/A	10.58
Unmade	9 inch slit trench x 1 metre length		≤90	13.58
	12 inch slit trench x 1 metre length		>90 ≤125	14.97
	1m x 0.5m area		N/A	30.56
Highway	9 inch slit trench x 1 metre length		≤90	54.76

Verge	12 inch slit trench x 1 metre length		>90 ≤125	64.59
	1m x 0.5m area		N/A	113.78
Footpath	9 inch slit trench x 1 metre length		≤90	135.58
	12 inch slit trench x 1 metre length		>90 ≤125	149.88
	1m x 0.5m area		N/A	245.80
Road	9 inch slit trench x 1 metre length		≤90	159.52
	12 inch slit trench x 1 metre length		>90 ≤125	177.96
	1m x 0.5m area		N/A	266.86

Table 6

Type of Excavation	Pipe size	Length Supplement per metre in excess of: - the first 18m (extended farside)		
		Construction (£)	Reinstatement (£)	Total Charge (£)
Pre-dug / Ducting	25	34.23	1.76	35.99
	32	34.62	1.76	36.38
	50	36.57	1.76	38.33
	63	38.20	1.76	39.96
Unmade	25	52.55	13.58	66.13
	32	52.94	13.58	66.52
	50	54.89	13.58	68.47
	63	56.52	13.58	70.10
Highway Verge	25	86.33	54.76	141.09
	32	86.72	54.76	141.48
	50	88.67	54.76	143.43
	63	90.30	54.76	145.06
Footpath	25	149.80	35.58	285.38
	32	150.19	135.58	285.77
	50	152.14	135.58	287.72
	63	153.77	135.58	289.35
Road	25	152.73	159.52	312.25
	32	153.12	159.52	312.64
	50	155.07	159.52	314.59
	63	156.70	159.52	316.22

D2.6 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.

D2.7 You should add the appropriate charges for fittings, meter installation, reinstatement, network point of connection, people time and project management and design, which are all set out in **Table 7**.

Table 7

Pipelaying			
Surface Type	Ground Condition	Pipe Size (mm)	Charge per m (£)
Pre-dug / Ducting	Non Contaminated	90	38.65
		125	35.01
		180	96.63
		225	107.30
		280	125.06
Unmade	Non Contaminated	90	56.97
		125	75.51
		180	159.05
		225	169.72
		280	187.48
Highway Verge	Non Contaminated	90	90.75
		125	93.40
		180	168.71
		225	179.38
		280	197.14
Footpath	Non Contaminated	90	154.22
		125	167.07
		180	253.77
		225	264.44
		280	282.20

Road	Non Contaminated	90	157.15
		125	195.33
		180	271.14
		225	281.81
		280	299.57
Pre-dug/ Ducting	Contaminated	90	59.13
		125	57.85
		180	118.87
		225	137.88
		280	157.55
Unmade	Contaminated	90	77.45
		125	98.35
		180	181.29
		225	200.30
		280	219.97
Highway Verge	Contaminated	90	111.23
		125	116.24
		180	190.95
		225	209.96
		280	229.63
Footpath	Contaminated	90	174.70
		125	189.91
		180	276.01
		225	295.02
		280	314.69
Road	Contaminated	90	117.63
		125	218.17
		180	293.38
		225	312.39
		280	332.06
Network Fittings			
Surface Type	Ground Condition	Pipe Size (mm)	Charge

				(£)
Any (excluding excavation and reinstatement)	E.g. Sluice Valve / Wash Out / Meter Chamber / NRV / PSV / Air valve	Non Contaminated	90	523.42
			125	530.17
			180	567.23
			225	820.10
			280	868.40
		Contaminated	90	559.57
			125	566.32
			180	603.38
			225	886.78
			280	935.08
Reinstatement				
Surface Type	Area	Depth	Pipe Size (mm)	Charge (£)
Pre-dug / Ducting	9 inch slit trench x 1 metre length	Less than or equal to 1.6m	≤90	1.76
	12 inch slit trench x 1 metre length		>90 ≤125	1.42
	18 inch slit trench x 1 metre length		>125 ≤280	1.83
	1m x 0.5m area		N/A	10.58
Unmade	9 inch slit trench x 1 metre length		≤90	13.58
	12 inch slit trench x 1 metre length		>90 ≤125	14.97
	18 inch slit trench x 1 metre length		>125 ≤280	21.49
	1m x 0.5m area		N/A	30.56
Highway Verge	9 inch slit trench x 1 metre length		≤90	54.76

	12 inch slit trench x 1 metre length		>90 ≤125	64.59
	18 inch slit trench x 1 metre length		>125 ≤280	90.80
	1m x 0.5m area		N/A	113.78
Footpath	9 inch slit trench x 1 metre length		≤90	135.58
	12 inch slit trench x 1 metre length		>90 ≤125	149.88
	18 inch slit trench x 1 metre length		>125 ≤280	211.71
	1m x 0.5m area		N/A	245.80
Road	9 inch slit trench x 1 metre length		≤90	159.52
	12 inch slit trench x 1 metre length		>90 ≤125	177.96
	18 inch slit trench x 1 metre length		>125 ≤280	248.40
	1m x 0.5m area		N/A	266.86
Network Point of Connection (excluding Excavation and Reinstatement)				
Ground Condition			Host Main Pipesize (mm)	Charge (£)
Non Contaminated			63	2,040.74
			90	2,040.74
			125	2,040.74
			180	2,653.47
			225	2,653.47
			280	2,653.47
Contaminated			63	2,076.89
			90	2,076.89

	125	2,076.89
	180	2,720.15
	225	2,720.15
	280	2,720.15
Meters		
Meter box repair and replacement		£106.85
Meter replacement		Based on actual cost
People Time		
Charge Type	Unit	Charge (£)
Connections Team Mobilisation Fee	Per Visit	453.52
Mains Team Mobilisation Fee	Per Visit	866.77
Site Set-up/Close Down	Per Person per Half Day	774.79
Testing Time Any Other Work	Per Tester per Half Day	227.68
Test and Commission 1x pipe leg ≤125mm	Per Tester Two Days	2,115.13
Test and Commission 1x pipe leg ≤125mm	Per Tester Three Days	3,172.71
Test and Commission 1x pipe leg >125mm	Per Tester and Gang Two Days	8,445.84
Test and Commission 1x pipe leg >125mm	Per Tester and Gang Three Days	12,668.75
Sampling	Per Tester per Half Day	989.28
Construction Work Out of Hours	Per Gang per Weekday 1700-0730	3,017.81
Construction Work Out of Hours	Per Gang per Saturday Shift	2,335.95
Construction Work Out of Hours	Per Gang per Sunday Shift	3,311.18

Construction Work Out of Hours	Per Gang per Bank Holiday Shift	3,583.32
Aborted New/Replacement Supply	Per Visit	443.10
Aborted Mains Team Visit Less Than 48 Hours Notice	Per Visit	3,094.93
Developer Lead Downtime Whilst On-site	Per Gang per Hour	477.53
Project Management and Design Fee		
Communication pipe does not exceed 50 metres in length		619
Communication pipe exceeds 50 metres in length		2525

D2.8 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 8**.

Table 8

Charge Type	Unit	Charge (£)
Set up & Retrieve 2 Way Temporary Traffic Lights	Per Week	393.39
Set up & Retrieve 3 Way Temporary Traffic Lights	Per Week	533.47
Set up & Retrieve 4 Way Temporary Traffic Lights	Per Week	590.29
Set up & Retrieve Pedestrian Crossing	Per Day	592.14
Set up & Retrieve Road/Lane Closure Signage	Per Week	626.32
Set up & Retrieve/Manual Control Out of Hours	Per Person Per Weekday 1700-0730	59.09
Set up & Retrieve/Manual Control Out of Hours	Per Person Per Saturday Shift	59.09
Set up & Retrieve/Manual Control Out of Hours	Per Person Per Sunday Shift	59.09
Traffic Management: x 1 Set up & Retrieve/Manual Control Out of Hours	Per Person Per Bank Holiday Shift	59.09
Traffic Management: x 1 Impact Protection	Per Day	3,792.48

Vehicle/IPV		
Traffic Management: x 1 Traffic Management Plan Inc. Drawing(s)	Per Plan	156.55
Traffic Management: x 1 Manual Control of Temporary Traffic Lights	Per Person Per Day	419.29
Traffic Management: x 1 Set up & Demo Temporary Traffic Cone	Per Person Per Half Day	197.51

D3. 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. Accordingly, we are providing you with a “**fixed charge**” option for undertaking the work set out in this **Part D: Water connection charges**, and we explain when these apply and what our charging arrangements will be. “**Fixed charges**” means charges set for a given Charging Year which are fixed in amount or which are calculated by reference to a predetermined methodology set out in our charging arrangements, the application of which allows calculation at the outset of the total amount owing.

D4. You should therefore 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; and
- applying the relevant traffic management charges, fittings charges, meter installation charges, reinstatement, network point of connection and people time and adding it to that figure.

D5. 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:

D5.1 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;

D5.2 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)^a; in this case you may need to take specialist advice; and/or

D5.3 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.

D6. As stated above, **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:

D6.1 contaminated land is involved - this may mean that we have to dispose of, or treat, polluted soil;

D6.2 construction of a water booster station or water pumping station (with or without land to accommodate it) is required;

^a 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.

- D6.3** where the parent main connection or communication pipe may cross or impinge upon a dual carriageway, or a river or other waterway whose width from bank-top to bank-top exceeds 5 metres;
- D6.4** where the nominal diameter of the communication pipe is required to exceed 280 millimetres;
- D6.5** in any other case where we cannot complete the works without digging more than 2 metres deep, involving complex engineering or solely by using the items set out in **Table 7**.
- D7.** In addition to the option provided in paragraph **D3**, you also have a further option where we will charge for your connection, called the “**actual cost calculation**”. In this case, rather than using the above parameters and tables to calculate the **fixed charge**, we will charge according to the actual cost to Anglian Water in carrying out that connection. You must tell us whether you are choosing the **fixed charge** or the **actual cost calculation** before the work to which the charges relate commences, otherwise in default we will apply the **fixed charge calculation**.
- D8.** There are also a number of charges that will be levied where an application does not proceed to completion:
- D8.1** without additional work being necessary on our part due to circumstances beyond our control;
- D8.2** because the application is cancelled;
- D8.3** because the site is not ready for our work to take place and these charges are set out in **Table 9**. Where the plot is occupied by persons consuming water at the time of the activity, an enhanced charge equal to an additional 25% of the charges listed will be made.

Table 9

Type of Work	Charge (£)
Aborted meter fit, per plot	112.00
Aborted new supply, per visit	443.10
Additional Water Regulations inspection, per plot	112.00
Cancelled new supply application	104.00
Cancelled connection visit, per plot	112.00
Additional site visit or resurvey, per visit	443.10

Developer Led Downtime Whilst on-site (per Gang per Hour)	477.53
---	--------

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. A cancelled new supply application charge is made when payment has been made against a new supply application and subsequently later is cancelled and refunded. 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.

- D9.** 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 10** 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. A copy of the certificate issued by the approved plumber/contractor is required.

Table 10

Type of self-certification	Discount £
Self-certification of either underground pipework or internal plumbing - per connection	£20.00
Self-certification of both underground pipework and internal plumbing - per connection	£32.00

- D10.** The methodology used above is also used where a Developer chooses to use a self-lay provider, electing the **fixed charge calculation** for non-contestable elements in accordance with **Part I: Water self-lay charges**.

Part E: Water main requisition charges

- E1.** WaterMain requisition charges are charges that are based on the approximate cost of carrying out the Site-Specific Work required to satisfy the requisition.
- E2.** “Site-Specific Work” is a term defined in the **charging rules** and means “work on, or the provision of, water structures or facilities located on a Development as well as work to provide and connect a requested Water Main on, or in the immediate vicinity of the Development”. **Site specific work** should be distinguished from “**network reinforcement**”, which means the provision or modification of other water mains, tanks, service reservoirs and pumping stations as is necessary in consequence of the **site specific work**. **Site specific work** and **network reinforcement** are mutually exclusive terms. 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 this **Part E: Water main requisition charges** may not and do not include any charges for **network reinforcement**. Those charges are dealt with under **Part L: Infrastructure charges**.
- E3.** 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. Accordingly we are providing you with a “fixed charge” option for undertaking the work set out in this **Part E: Water main requisition charges**, and we explain when these apply and what our charging arrangements will be. “Fixed charges” means charges set for a given Charging Year which are fixed in amount or which are calculated by reference to a predetermined methodology set out in our charging arrangements, the application of which allows calculation at the outset of the total amount owing. You should therefore be able to calculate the water requisition charge by carrying out the cost calculations below, the **fixed charge calculation**.
- E4.** 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. More information about how to do this is available on our [web page](#).
- E5.** 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.

- E6.** 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 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.

To engage with us on designing a new water main, please use [InFlow](#), our online customer portal or for further information, please see our [website](#).

- E7.** 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:

- E7.1** 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.

- E7.2** 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; and
- the depth of the pipe, whether above or below two metres from the surface.

- E7.3** We have introduced for this charging year an option to reduce charges where the Developer carries out excavation, backfill and/or reinstatement. 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.
- E7.4** 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.
- E7.5** You should also add the appropriate project design and management fee. This equates to 10% of the estimated construction value, or a minimum of **£2,424.00**, whichever is greater.
- E7.6** 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, 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.
- E8.** Each element of the calculation can be found in **Table 11** below.

Table 11

Pipelaying			
Surface Type	Ground Condition	Pipe Size (mm)	Charge per metre (£)
Pre-dug / Ducting	Non Contaminated	63	38.20
		90	38.65
		125	35.01
		180	96.63
		225	107.30

		280	125.06
Unmade	Non Contaminated	63	56.52
		90	56.97
		125	75.51
		180	159.05
		225	169.72
		280	187.48
Highway Verge	Non Contaminated	63	90.30
		90	90.75
		125	93.40
		180	168.71
		225	179.38
		280	197.14
Footpath	Non Contaminated	63	153.77
		90	154.22
		125	167.07
		180	253.77
		225	264.44
		280	282.20
Road	Non Contaminated	63	156.70
		90	157.15
		125	195.33
		180	271.14
		225	281.81
		280	299.57
Pre-dug / Ducting	Contaminated	63	56.05
		90	59.13

		125	57.85
		180	118.87
		225	137.88
		280	157.55
Unmade	Contaminated	63	74.37
		90	77.45
		125	98.35
		180	181.29
		225	200.30
		280	219.97
Highway Verge	Contaminated	63	108.15
		90	111.23
		125	116.24
		180	190.95
		225	209.96
		280	229.63
Footpath	Contaminated	63	171.62
		90	174.70
		125	189.91
		180	276.01
		225	295.02
		280	314.69
Road	Contaminated	63	174.55
		90	177.63
		125	218.17
		180	293.38

		225	312.39	
		280	332.06	
Network fittings				
Surface Type		Ground Condition	Pipe Size (mm)	Charge (£)
Any (excluding excavation and reinstatement)	E.g. Sluice Valve / Wash Out / Meter Chamber / NRV / PSV / Air valve	Non Contaminated	63	183.99
			90	523.42
			125	530.17
			180	567.23
			225	820.10
			280	868.40
		Contaminated	63	185.45
			90	559.57
			125	566.32
			180	603.38
			225	886.78
			280	935.08
Reinstatement				
Surface Type	Area	Depth	Pipe Size (mm)	Charge (£)
Pre-dug / Ducting	9 inch slit trench x 1 metre length	Less than or equal to 1.6m	≤90	1.76
	12 inch slit trench x 1 metre length		>90 ≤125	1.42
	18 inch slit trench x 1 metre length		>125 ≤280	1.83
	1m x 0.5m area		N/A	10.58

Unmade	9 inch slit trench x 1 metre length		≤90	13.58
	12 inch slit trench x 1 metre length		>90 ≤125	14.97
	18 inch slit trench x 1 metre length		>125 ≤280	21.49
	1m x 0.5m area		N/A	30.56
Highway Verge	9 inch slit trench x 1 metre length		≤90	54.76
	12 inch slit trench x 1 metre length		>90 ≤125	64.59
	18 inch slit trench x 1 metre length		>125 ≤280	90.80
	1m x 0.5m area		N/A	113.78
Footpath	9 inch slit trench x 1 metre length		≤90	135.58
	12 inch slit trench x 1 metre length		>90 ≤125	149.88
	18 inch slit trench x 1 metre length		>125 ≤280	211.71
	1m x 0.5m area		N/A	245.80
Road	9 inch slit trench x 1 metre length		≤90	159.52
	12 inch slit trench x 1 metre length		>90 ≤125	177.96
	18 inch slit trench x 1 metre length		>125 ≤280	248.40
	1m x 0.5m area		N/A	266.86
Network Point of Connection (excluding Excavation and Reinstatement)				

Ground Condition		Host Main Pipe size (mm)	Charge (£)
Non Contaminated		63	2,040.74
		90	2,040.74
		125	2,040.74
		180	2,653.47
		225	2,653.47
		280	2,653.47
Contaminated		63	2,076.89
		90	2,076.89
		125	2,076.89
		180	2,720.15
		225	2,720.15
		280	2,720.15
People Time			
Charge Type	Unit	Charge (£)	
Connections Team Mobilisation Fee	Per Visit	453.52	
Mains Team Mobilisation Fee	Per Visit	866.77	
Site Set-up/Close Down	Per Person per Half Day	774.79	
Testing Time Any Other Work	Per Tester per Half Day	227.68	
Test and Commission 1x pipe leg ≤125mm	Per Tester Two Days	2,115.13	
Test and Commission 1x pipe leg ≤125mm	Per Tester Three Days	3,172.71	
Test and Commission 1x pipe leg >125mm	Per Tester and Gang Two Days	8,445.84	
Test and Commission 1x pipe leg >125mm	Per Tester and Gang Three Days	12,668.75	

Sampling		Per Tester per Half Day	989.28
Construction Work Out of Hours		Per Gang per Weekday 1700-0730	3,017.81
Construction Work Out of Hours		Per Gang per Saturday Shift	2,335.95
Construction Work Out of Hours		Per Gang per Sunday Shift	3,311.18
Construction Work Out of Hours		Per Gang per Bank Holiday Shift	3,583.32
Aborted New/Replacement Supply		Per Visit	443.10
Aborted Mains Team Visit Less Than 48 Hours Notice		Per Visit	3,094.93
Developer Lead Downtime Whilst On-site		Per Gang per Hour	477.53
Item	Surface Type	Size limited to	Charge (£)
Trial Hole (including reinstatement)	Unmade	1m x 1m x 1.6m depth	378.79
	Highway Verge	1m x 1m x 1.6m depth	639.45
	Footpath	1m x 1m x 1.6m depth	1,314.74
	Carriageway	1m x 1m x 1.6m depth	1,620.16
Item	Single / Double	Size of existing main	Charge (£)
Line Stop	Single	≤ 150mm n.b.	2,006.80
		> 150mm ≤300mm n.b	4,739.05
		>300mm ≤450mm n.b	12,575.24
		>450mm ≤600mm n.b	18,178.26
		> 600mm n.b	Bespoke Price
	Double	≤ 150mm n.b.	5,689.72
		> 150mm ≤300mm n.b	8,147.59
		>300mm ≤450mm n.b	22,898.37
		>450mm ≤600mm n.b	36,909.40

		>600mm n.b	Bespoke Price
Traffic Management			
Set up & Retrieve 2 Way Temporary Traffic Lights (Per Week)			393.39
Set up & Retrieve 3 Way Temporary Traffic Lights (Per Week)			533.47
Set up & Retrieve 4 Way Temporary Traffic Lights (Per Week)			590.29
Set up & Retrieve Pedestrian Crossing (Per Day)			592.14
Set up & Retrieve Road/Lane Closure Signage (Per Week)			626.32
Set up & Retrieve/Manual Control Out of Hours (Per Person Per Weekday 1700-0730)			59.09
Set up & Retrieve/Manual Control Out of Hours (Per Person Per Saturday Shift)			59.09
Set up & Retrieve/Manual Control Out of Hours (Per Person Per Sunday Shift)			59.09
Traffic Management: x 1 Set up & Retrieve/Manual Control Out of Hours (Per Person Per Bank Holiday Shift)			59.09
Traffic Management: x 1 Impact Protection Vehicle/IPV (Per Day)			3,792.48
Traffic Management: x 1 Traffic Management Plan Inc. Drawing(s) (Per Plan)			156.55
Traffic Management: x 1 Manual Control of Temporary Traffic Lights (Per Person Per Day)			419.29
Traffic Management: x 1 Set up & Demo Temporary Traffic Cone (Per Person Per Half Day)			197.51
Project Management and Design Fee			
Small developments, meaning of no more than 10 properties where the requisitioned main is 50 metres or less			619.00
Developments greater than 10 properties and/or 50 metre requisitioned main			10% of estimated construction costs or minimum £2525
Fire Hydrants			
Fire Hydrant Installation on all new mains			1,235.13
New fire hydrant wash out on new main			176.00

- E9.** 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:
- E9.1** 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;
- E9.2** 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). In this case you may need to take specialist advice; and/or
- E9.3** 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. These third party costs do not, however, require us to use specialist contractors, and therefore, provided none of the circumstances in paragraph **E10** apply, we will honour the other elements of the fixed charge calculation.

- E10.** As stated above, **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:

- E10.1** contaminated land is involved - this may mean that we have to dispose of, or treat, polluted soil;
- E10.2** construction of a water booster station or water pumping station (with or without land to accommodate it) is required;
- E10.3** where the requisitioned main may cross or impinge upon a dual carriageway, motorway, or a river or other waterway whose width from bank-top to bank-top exceeds 5 metres;
- E10.4** where the nominal diameter of the requisitioned main is required to exceed 280 millimetres;
- E10.5** in any other case where we cannot satisfy the requisition without involving complex engineering or solely by using the items set out in **Table 11**.

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 the **fixed charge calculation** on the activity's other elements.

- E11.** 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**.
- E12.** The figures set out in **Table 11** also vary from the precise costs that Anglian Water may pay for each activity because:
 - E12.1** 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
 - E12.2** 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.

Therefore, in addition to the option provided in paragraph **E3**, where we may be asked to provide the design that will be used, you also have a further option where we will charge for your water main requisition, called the “**actual cost calculation**”. In this case, rather than using the above parameters and tables to calculate the cost of the **site specific work** to come to a **fixed charge calculation**, we will charge according to the actual cost to Anglian Water in carrying out that **site specific work**. You must tell us whether you are choosing the **fixed charge calculation** or the **actual cost calculation** before the work to which the charges relate commences, otherwise in default we will apply the **actual cost calculation**. The point of connection we will use will be based on the same parameters as those set out in paragraph **E5**.

- E13.** We mentioned in paragraph **E6** that you can commission a design from us before requisitioning the main. If you do so, you will be required to make a pre-payment towards our charges in carrying out that design. Those prepayments are set out in **Table 12**. The charges themselves (in respect of which the prepayments are made) are included in the project management charges in **Table 11**. If you do not proceed to the requisition, we will keep the design pre-payment but you will not have to pay requisition charges.

Table 12

Design pre-payment for 1 - 100 properties	£1,459.00
Design pre-payment for 101 - 200 properties	£1,660.00
Design pre-payment for 200 - 500 properties	£2,064.00
Design pre-payment for 500+ properties	At cost
Re-design fee (where the planning permission or layout of the development is altered and a re-design is required)	50% of above charges
Additional site visits	£291.00
Amendment of terms and conditions (with no re-design work)	£338.00
Remobilisation charge	£866.77

- E14.** Save where otherwise stated, the methodology used above is also used where a Developer chooses to use a self-lay provider, electing the **fixed charge calculation** for non-contestable elements in accordance with **Part I: Water self-lay charges**.

Part F: Sewer requisition charges

- F1.** This part of our **charging arrangements** relates only to sewers requisitioned under section 98(1) of the Act, and not lateral drains requisitioned under section 98(1A). For lateral drains, please see **Part G: Lateral drain requisition charges**.
- F2.** Sewer requisition charges are charges that are based on the approximate cost of carrying out the Site-Specific Work required to satisfy the requisition.
- F3.** "Site-Specific Work" is a term defined in the **charging rules** and means "work on, or the provision of, sewerage structures or facilities located on a development as well as work to provide and connect a requested sewer on, or in the immediate vicinity of the development". **Site specific work** should be distinguished from "**network reinforcement**", which means the provision or modification of other sewers and such pumping stations as is necessary in consequence of the **site specific work**. **Site specific work** and **network reinforcement** are mutually exclusive terms. We consider that **site specific work** includes all work carried out upstream 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 downstream of that point of connection. The reason the distinction is important is because the requisition charges set out in this **Part F: Sewer requisition charges** may not and do not include any charges for **network reinforcement**. Those charges are dealt with under **Part L: Infrastructure charges**.
- F4.** 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. Accordingly we are providing you with a "fixed charge" option for undertaking the work set out in this **Part F: Sewer requisition charges**, and we explain when these apply and what our charging arrangements will be. "Fixed charges" means charges set for a given Charging Year which are fixed in amount or which are calculated by reference to a predetermined methodology set out in our charging arrangements, the application of which allows calculation at the outset of the total amount owing. You should therefore be able to calculate the sewer requisition charge by carrying out the cost calculations below, the **fixed charge calculation**.
- F5.** 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. More information about how to do this is available on our [web page](#).

- F6.** You must not select, as a potential point of connection, any public sewer whose diameter is less than the diameter that the requisitioned sewer will be. The diameter of the notional requisitioned sewer for this purpose must be sized appropriately for a sewer 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.
- F7.** Secondly, you must consider the likely components of the requisitioned sewer. We will design the requisitioned sewer to the specifications set out in the most up-to-date published version of “**Civil Engineering Specification for Water Industry**” (which can be purchased at <http://www.webookshop.com>) 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).
- F8.** Thirdly, you must use **Table 13** below to calculate your charges according to the nature and number of components within the design. The variables are as follows:
- F8.1** Charges for connection of the requisitioned sewer to the existing network sewer vary according to the diameter of, depth of and the material comprising the requisitioned sewer.
- F8.2** 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 sewer’s length varies according to the following parameters:
- the diameter of the requisitioned sewer, which falls into charging bands;
 - the surface in which it is laid, whether it is made (i.e. surfaced), Unmade Ground, Footpath, or Road;
 - the material of which the sewer will be comprised, whether vitrified clay, PVC or concrete; and
 - the depth of the pipe.

- F8.3** You should also add the appropriate project design and management fee. This equates to 10% of the estimated construction value, or a minimum of **£2,525.00**, whichever is greater.
- F8.4** 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, 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.
- F9.** Each element of the calculation can be found in **Table 13** below.

Table 13

Dig type	Charge per m (£)
Vitrified Clay Gravity sewer > 150mm ≤225mm n.b. > 1m ≤2m deep – Unmade Ground	543.79
Vitrified Clay Gravity sewer > 150mm ≤225mm n.b. > 1m ≤2m deep - Footpath	729.04
Vitrified Clay Gravity sewer > 150mm ≤225mm n.b. > 1m ≤2m deep - Road	740.98
Vitrified Clay Gravity sewer > 150mm ≤225mm n.b. >2m ≤3m deep - Unmade Ground	640.72
Vitrified Clay Gravity sewer > 150mm ≤225mm n.b. >2m ≤3m deep - Footway	907.58
Vitrified Clay Gravity sewer > 150mm ≤225mm n.b. >2m ≤3m deep - Road	925.21
Vitrified Clay Gravity sewer > 100mm ≤150mm n.b. >2m ≤3m deep - Unmade Ground	632.37
Vitrified Clay Gravity sewer > 100mm ≤150mm n.b. >2m ≤3m deep - Footpath	866.61
Vitrified Clay Gravity sewer > 100mm ≤150mm n.b. >2m ≤3m deep - Road	882.94
Vitrified Clay Gravity sewer > 100mm ≤150mm n.b. > 1m ≤2m deep - Unmade Ground	522.02
Vitrified Clay Gravity sewer > 100mm ≤150mm n.b. > 1m ≤2m deep - Footpath	704.14
Vitrified Clay Gravity sewer > 100mm ≤150mm n.b. > 1m ≤2m deep - Road	715.85

PVC Gravity sewer >100mm ≤150mm n.b. >1m ≤2m deep - Unmade Ground	514.1
PVC Gravity sewer >100mm ≤150mm n.b. >1m ≤2m deep - Footpath	695.81
PVC Gravity sewer >100mm ≤150mm n.b. >1m ≤2m deep - Road	706.26
PVC Gravity sewer >100mm ≤150mm n.b. >2m ≤3m deep – Unmade Ground	632.37
PVC Gravity sewer >100mm ≤150mm n.b. >2m ≤3m deep – Footpath	866.61
PVC Gravity sewer >100mm ≤150mm n.b. >2m ≤3m deep – Road	882.94
Concrete Gravity sewer ≤300mm n.b. >1m ≤2m deep - Unmade Ground	580.78
Concrete Gravity sewer ≤300mm n.b. >1m ≤2m deep - Footpath	750.81
Concrete Gravity sewer ≤300mm n.b. >1m ≤2m deep - Road	764.59
Concrete Gravity sewer ≤300mm n.b. >2m ≤3m deep - Unmade Ground	723.63
Concrete Gravity sewer ≤300mm n.b. >2m ≤3m deep - Footpath	1035.52
Concrete Gravity sewer ≤300mm n.b. >2m ≤3m deep - Road	1062.77
Concrete Gravity sewer >300mm ≤375mm n.b. >1m ≤2m deep - Unmade Ground	605.13
Concrete Gravity sewer >300mm ≤375mm n.b. >1m ≤2m deep - Footpath	782.01
Concrete Gravity sewer >300mm ≤375mm n.b. >1m ≤2m deep - Road	799.40
Concrete Gravity sewer >300mm ≤375mm n.b. >2m ≤3m deep - Unmade Ground	741.39
Concrete Gravity sewer >300mm ≤375mm n.b. >2m ≤3m deep - Footpath	1065.62
Concrete Gravity sewer >300mm ≤375mm n.b. >2m ≤3m deep - Road	1094.97
Concrete Gravity sewer >375mm ≤450mm n.b. >1m ≤2m deep - Unmade Ground	619.96
Concrete Gravity sewer >375mm ≤450mm n.b. >1m ≤2m deep - Footpath	805.61
Concrete Gravity sewer >375mm ≤450mm n.b. >1m ≤2m deep - Road	825.52
Concrete Gravity sewer >375mm ≤450mm n.b. >2m ≤3m deep - Unmade Ground	758.11
Concrete Gravity sewer >375mm ≤450mm n.b. >2m ≤3m deep - Footpath	1093.21

Concrete Gravity sewer >375mm ≤450mm n.b. >2m ≤3m deep - Road	1124.12
PE Rising Main 80mm (i.d.) <2m deep Development Land	44.36
PE Rising Main 100mm (i.d.) <2m deep Development Land	47.83
PE Rising Main 150mm (i.d.) <2m deep Development Land	55.70
PE Rising Main 200mm (i.d.) <2m deep Development Land	89.98
PE Rising Main 250mm (i.d.) <2m deep Development Land	133.34
PE Rising Main 80mm (i.d.) <2m deep Footpath	162.41
PE Rising Main 100mm (i.d.) <2m deep Footpath	165.89
PE Rising Main 150mm (i.d.) <2m deep Footpath	173.75
PE Rising Main 200mm (i.d.) <2m deep Footpath	227.77
PE Rising Main 250mm (i.d.) <2m deep Footpath	345.05
PE Rising Main 80mm (i.d.) <2m deep Road	187.17
PE Rising Main 100mm (i.d.) <2m deep Road	190.64
PE Rising Main 150mm (i.d.) <2m deep Road	198.52
PE Rising Main 200mm (i.d.) <2m deep Road	258.77
PE Rising Main 250mm (i.d.) <2m deep Road	371.19
Connection	Charge per connection £
Manhole Type 2 on existing foul sewer 1200mm dia ≤1.0m deep	4,381.83
Manhole Type 2 on existing foul sewer 1200mm dia >1.0m ≤1.5m deep	5,566.30
Manhole Type 2 on existing foul sewer 1200mm dia >1.5m ≤2.0m deep	6,368.89
Manhole Type 2 on existing foul sewer 1200mm dia >2.0m ≤2.5m deep	7,145.12
Manhole Type 2 on existing foul sewer 1200mm dia >2.5m ≤3.0m deep	7,401.83
Manhole Type 1A on new foul sewer 1200mm dia ≥3.0m ≤3.5m deep	11,629.45

Manhole Type 1A on new foul sewer 1200mm dia >3.5m ≤4.0m deep	12,963.77
Manhole Type 1A on new foul sewer 1200mm dia >4.0m ≤4.5m deep	13,929.38
Manhole Type 1A on new foul sewer 1200mm dia >4.5m ≤5.0m deep	16,559.40
Manhole Type 1A on new foul sewer 1200mm dia >5.0m ≤5.5m deep	17,925.88
Manhole Type 1A on new foul sewer 1200mm dia >5.5m ≤6.0m deep	21,301.32
Project Management	10% of estimated construction costs or minimum £2,525.00
Traffic Management	Charge (£)
Set up & Retrieve 2 Way Temporary Traffic Lights (Per Week)	393.39
Set up & Retrieve 3 Way Temporary Traffic Lights (Per Week)	533.47
Set up & Retrieve 4 Way Temporary Traffic Lights (Per Week)	590.29
Set up & Retrieve Pedestrian Crossing (Per Day)	592.14
Set up & Retrieve Road/Lane Closure Signage (Per Week)	626.32
Set up & Retrieve/Manual Control Out of Hours (Per Person Per Weekday 1700-0730)	59.09
Set up & Retrieve/Manual Control Out of Hours (Per Person Per Saturday Shift)	59.09
Set up & Retrieve/Manual Control Out of Hours (Per Person Per Sunday Shift)	59.09
Traffic Management: x 1 Set up & Retrieve/Manual Control Out of Hours (Per Person Per Bank Holiday Shift)	59.09
Traffic Management: x 1 Impact Protection Vehicle/IPV (Per Day)	3,792.48

Traffic Management: x 1 Traffic Management Plan Inc. Drawing(s) (Per Plan)	156.55
Traffic Management: x 1 Manual Control of Temporary Traffic Lights (Per Person Per Day)	419.29
Traffic Management: x 1 Set up & Demo Temporary Traffic Cone (Per Person Per Half Day)	197.51
Pumping Station	
Small Development <100 plots	272,533.00
Medium Development > 100 <200 Plots	346,680.00
Large Development >200 plot	433,324.00

F10. 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:

F10.1 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;

F10.2 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). In this case you may need to take specialist advice; and/or

F10.3 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. These third party costs do not, however, require us to use specialist contractors, and therefore, provided none of the circumstances in paragraph **F11** apply, we will honour the other elements of the fixed charge calculation.

F11. As stated above, 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:

- F11.1** the requisitioned sewer is an extension of a vacuum system;
- F11.2** contaminated land is involved - this may mean that we have to dispose of, or treat, polluted soil;
- F11.3** where the requisitioned sewer may cross or impinge upon a dual carriageway, motorway, or a river or other waterway whose width from bank-top to bank-top exceeds 5 metres;
- F11.4** where flows are so significant that over-pumping is required;
- F11.5** where the nominal diameter of the requisitioned sewer is required to exceed 450 millimetres;
- F11.6** where the requisition is so unusual in nature that we cannot satisfy it through the construction of sewers falling within the parameters set out in **Table 13**; and/or
- F11.7** in any other case where we cannot satisfy the requisition without involving complex engineering.

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 the **fixed charge calculation** on the activity's other elements.

F12. Clearly, it may be difficult for you to work out the exact costs of the **site specific work** in providing the requisitioned sewer, as your calculations depend on your

design of the hypothetical sewer matching in all respects the sewer 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**.

F13. The figures set out in **Table 13** also vary from the precise costs that Anglian Water may pay for each activity because:

F13.1 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

F13.2 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.

Therefore, you also have a further option where we will charge for your sewer requisition, called the “**actual cost calculation**”. In this case, rather than using the above parameters and tables to calculate the cost of the **site specific work** to come to a **fixed charge calculation**, we will charge the actual cost to Anglian Water in carrying out that **site specific work**. You must tell us whether you are choosing the **fixed charge calculation** or the **actual cost calculation** before the work to which the charges relate commences, otherwise in default we will apply the **actual cost calculation**. The point of connection we will use will be based on the same parameters as those set out in paragraph **F6**. We also make a number of abortive costs charges. These are set out in **Table 14**.

Table 14

Aborted inspection	£348.00
Additional site visit	£348.00

An aborted inspection charge is made when we attempt to carry out an inspection of the drainage and are unable to carry out the inspection. An additional site visit 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.

F14. 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.

- F15.** 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.
- F16.** 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.

Part G: Lateral drain requisition charges

- G1.** This part of our **charging arrangements** relates only to lateral drains requisitioned under section 98(1A) of the Act, and not sewers requisitioned under section 98(1). For sewers, please see **Part F: Sewer requisition charges**.
- G2.** Lateral drain requisition charges are charges that are based on the approximate cost of carrying out the Site-Specific Work required to satisfy the requisition.
- G3.** “**Site-Specific Work**” is a term defined in the **charging rules** and means “work on, or the provision of, sewerage structures or facilities located on a Development as well as work to provide and connect a requested Sewer on, or in the immediate vicinity of the Development”. **Site specific work** should be distinguished from “**network reinforcement**”, which means the provision or modification of other Sewers and such pumping stations as is necessary in consequence of the **site specific work**. **Site specific work** and **network reinforcement** are mutually exclusive terms. We consider that **site specific work** includes all work carried out upstream 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 downstream of that point of connection. The reason the distinction is important is because the requisition charges set out in this Part may not and do not include any charges for **network reinforcement**. Those charges are dealt with under **Part L: Infrastructure charges**.
- G4.** 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. Accordingly we are providing you with a “fixed charge” option for undertaking the work set out in this **Part G: Lateral drain requisition charges**, and we explain when these apply and what our charging arrangements will be. “Fixed charges” means charges set for a given Charging Year which are fixed in amount or which are calculated by reference to a predetermined methodology set out in our charging arrangements, the application of which allows calculation at the outset of the total amount owing. You should therefore be able to calculate the lateral drain requisition charge by carrying out the cost calculations below, the **fixed charge calculation**.
- G5.** 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. More information about how to do this is available on our [website](#).
- G6.** You must not select, as a potential point of connection, any public sewer whose diameter is less than the diameter that the requisitioned lateral drain will be. The diameter of the notional requisitioned lateral drain for this purpose must be sized

appropriately for a 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.

- G7.** Secondly, you must consider the likely components of the requisitioned sewer. We will design the requisitioned lateral drain to the specifications set out in the most up-to-date published version of “Civil Engineering Specification for Water Industry” and “Sewers for Adoption” (both of which can be purchased at www.webookshop.com/) as supplemented by our own standards which are published on our [website](#) (which also apply to the point of connection).
- G8.** Thirdly, you must use **Table 15** below to calculate your charges according to the nature and number of components within the design. The variables are as follows:
- G8.1** Charges for connection of the requisitioned lateral drain to the existing network sewer vary according to the diameter of, depth of and the material comprising the requisitioned sewer.
- G8.2** Charges are then applied on a per metre basis to the requisitioned lateral drain itself. The charge that you must apply to each metre of the sewer’s length varies according to the following parameters:
- the diameter of the requisitioned sewer, which falls into charging bands;
 - the surface in which it is laid, whether it is made (i.e. surfaced), Unmade Ground, Footpath, or Road;
 - the material of which the lateral drain will be comprised, whether vitrified clay, PVC or concrete; and
 - the depth of the pipe.
- G8.3** You should also add the appropriate project design and management fee. This equates to 10% of the estimated construction value, or a minimum of **£1,231.00**, whichever is greater.

G8.4 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, 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.

G9. Each element of the calculation can be found in **Table 15** below.

Table 15

Dig type	Charge per metre (£)
Vitrified Clay Gravity lateral drain $\leq 100\text{mm}$ n.b. $\leq 1\text{m}$ deep - Unmade Ground	407.26
Vitrified Clay Gravity lateral drain $\leq 100\text{mm}$ n.b. $\leq 1\text{m}$ deep - Footpath	513.60
Vitrified Clay Gravity lateral drain $\leq 100\text{mm}$ n.b. $\leq 1\text{m}$ deep - Road	519.40
Vitrified Clay Gravity lateral drain $\leq 100\text{mm}$ n.b. $> 1\text{m} \leq 2\text{m}$ deep - Unmade Ground	459.49
Vitrified Clay Gravity lateral drain $\leq 100\text{mm}$ n.b. $> 1\text{m} \leq 2\text{m}$ deep - Footpath	639.98
Vitrified Clay Gravity lateral drain $\leq 100\text{mm}$ n.b. $> 1\text{m} \leq 2\text{m}$ deep - Road	649.48
Vitrified Clay Gravity lateral drain $> 150\text{mm} \leq 225\text{mm}$ n.b. $> 1\text{m} \leq 2\text{m}$ deep – Unmade Ground	543.79
Vitrified Clay Gravity lateral drain $> 150\text{mm} \leq 225\text{mm}$ n.b. $> 1\text{m} \leq 2\text{m}$ deep - Footpath	729.04
Vitrified Clay Gravity lateral drain $> 150\text{mm} \leq 225\text{mm}$ n.b. $> 1\text{m} \leq 2\text{m}$ deep - Road	740.98
Vitrified Clay Gravity lateral drain $> 150\text{mm} \leq 225\text{mm}$ n.b. $> 2\text{m} \leq 3\text{m}$ deep - Unmade Ground	640.72
Vitrified Clay Gravity lateral drain $> 150\text{mm} \leq 225\text{mm}$ n.b. $> 2\text{m} \leq 3\text{m}$ deep - Footpath	907.58
Vitrified Clay Gravity lateral drain $> 150\text{mm} \leq 225\text{mm}$ n.b. $> 2\text{m} \leq 3\text{m}$ deep - Road	925.21
Vitrified Clay Gravity lateral drain $> 100\text{mm} \leq 150\text{mm}$ n.b. $> 2\text{m} \leq 3\text{m}$ deep - Unmade Ground	632.37

Vitrified Clay Gravity lateral drain >100mm ≤150mm n.b. >2m ≤3m deep - Footpath	866.61
Vitrified Clay Gravity lateral drain >100mm ≤150mm n.b. >2m ≤3m deep - Road	882.94
Vitrified Clay Gravity lateral drain >100mm ≤150mm n.b. >1m ≤2m deep - Unmade Ground	522.02
Vitrified Clay Gravity lateral drain >100mm ≤150mm n.b. >1m ≤2m deep - Footpath	704.14
Vitrified Clay Gravity lateral drain >100mm ≤150mm n.b. >1m ≤2m deep - Road	715.85
PVC Gravity lateral drain >100mm ≤150mm n.b. >1m ≤2m deep - Unmade Ground	514.10
PVC Gravity lateral drain >100mm ≤150mm n.b. >1m ≤2m deep - Footpath	695.81
PVC Gravity lateral drain >100mm ≤150mm n.b. >1m ≤2m deep - Road	706.26
PVC Gravity lateral drain >100mm ≤150mm n.b. >2m ≤3m deep – Unmade Ground	632.37
PVC Gravity lateral drain >100mm ≤150mm n.b. >2m ≤3m deep – Footpath	866.61
PVC Gravity lateral drain >100mm ≤150mm n.b. >2m ≤3m deep – Road	882.94
Concrete Gravity lateral drain ≤300mm n.b. >1m ≤2m deep - Unmade Ground	580.78
Concrete Gravity lateral drain ≤300mm n.b. >1m ≤2m deep - Footpath	750.81
Concrete Gravity lateral drain ≤300mm n.b. >1m ≤2m deep - Road	764.59
Concrete Gravity lateral drain ≤300mm n.b. >2m ≤3m deep - Unmade Ground	723.63
Concrete Gravity lateral drain ≤300mm n.b. >2m ≤3m deep - Footpath	1,035.52
Concrete Gravity lateral drain ≤300mm n.b. >2m ≤3m deep - Road	1,062.77
Concrete Gravity lateral drain >300mm ≤375mm n.b. >1m ≤2m deep - Unmade Ground	605.13
Concrete Gravity lateral drain >300mm ≤375mm n.b. >1m ≤2m deep -	782.01

Footpath	
Concrete Gravity lateral drain >300mm ≤375mm n.b. >1m ≤2m deep - Road	799.40
Concrete Gravity lateral drain >300mm ≤375mm n.b. >2m ≤3m deep - Unmade Ground	741.39
Concrete Gravity lateral drain >300mm ≤375mm n.b. >2m ≤3m deep - Footpath	1,065.62
Concrete Gravity lateral drain >300mm ≤375mm n.b. >2m ≤3m deep - Road	1,094.97
Concrete Gravity lateral drain >375mm ≤450mm n.b. >1m ≤2m deep - Unmade Ground	619.96
Concrete Gravity lateral drain >375mm ≤450mm n.b. >1m ≤2m deep - Footpath	805.61
Concrete Gravity lateral drain >375mm ≤450mm n.b. >1m ≤2m deep - Road	825.52
Concrete Gravity lateral drain >375mm ≤450mm n.b. >2m ≤3m deep - Unmade Ground	758.11
Concrete Gravity lateral drain >375mm ≤450mm n.b. >2m ≤3m deep - Footpath	1,093.21
Concrete Gravity lateral drain >375mm ≤450mm n.b. >2m ≤3m deep - Road	1,124.12
PE Rising Main 80mm (i.d.) <2m deep Development Land	44.36
PE Rising Main 100mm (i.d.) <2m deep Development Land	47.83
PE Rising Main 150mm (i.d.) <2m deep Development Land	55.70
PE Rising Main 200mm (i.d.) <2m deep Development Land	89.98
PE Rising Main 250mm (i.d.) <2m deep Development Land	133.34
PE Rising Main 80mm (i.d.) <2m deep Footpath	162.41
PE Rising Main 100mm (i.d.) <2m deep Footpath	165.89
PE Rising Main 150mm (i.d.) <2m deep Footpath	173.75
PE Rising Main 200mm (i.d.) <2m deep Footpath	227.77

PE Rising Main 250mm (i.d.) <2m deep Footpath	345.05
PE Rising Main 80mm (i.d.) <2m deep Road	187.17
PE Rising Main 100mm (i.d.) <2m deep Road	190.64
PE Rising Main 150mm (i.d.) <2m deep Road	198.52
PE Rising Main 200mm (i.d.) <2m deep Road	258.77
PE Rising Main 250mm (i.d.) <2m deep Road	374.19
Connection	Charge per connection (£)
Manhole Type 2 on existing foul sewer 1200mm dia ≤ 1.0 m deep	4,607.72
Manhole Type 2 on existing foul sewer 1200mm dia > 1.0 m ≤ 1.5 m deep	5,853.26
Manhole Type 2 on existing foul sewer 1200mm dia > 1.5 m ≤ 2.0 m deep	6,697.22
Manhole Type 2 on existing foul sewer 1200mm dia > 2.0 m ≤ 2.5 m deep	7,513.47
Manhole Type 2 on existing foul sewer 1200mm dia > 2.5 m ≤ 3.0 m deep	7,783.42
Manhole Type 1A on new foul lateral drain 1200mm dia ≥ 3.0 m ≤ 3.5 m deep	12,228.96
Manhole Type 1A on new foul lateral drain 1200mm dia > 3.5 m ≤ 4.0 m deep	13,632.07
Manhole Type 1A on new foul lateral drain 1200mm dia > 4.0 m ≤ 4.5 m deep	14,647.47
Manhole Type 1A on new foul lateral drain 1200mm dia > 4.5 m ≤ 5.0 m deep	17,413.08
Manhole Type 1A on new foul lateral drain 1200mm dia > 5.0 m ≤ 5.5 m deep	18,850.00
Manhole Type 1A on new foul lateral drain 1200mm dia > 5.5 m ≤ 6.0 m deep	22,399.44

Project design and management fee	1,231.00 or 10% of the estimated construction costs, whichever is greater
Traffic Management	Charge (£)
Set up & Retrieve 2 Way Temporary Traffic Lights (Per Week)	393.39
Set up & Retrieve 3 Way Temporary Traffic Lights (Per Week)	533.47
Set up & Retrieve 4 Way Temporary Traffic Lights (Per Week)	590.29
Set up & Retrieve Pedestrian Crossing (Per Day)	592.14
Set up & Retrieve Road/Lane Closure Signage (Per Week)	626.32
Set up & Retrieve/Manual Control Out of Hours (Per Person Per Weekday 1700-0730)	59.09
Set up & Retrieve/Manual Control Out of Hours (Per Person Per Saturday Shift)	59.09
Set up & Retrieve/Manual Control Out of Hours (Per Person Per Sunday Shift)	59.09
Traffic Management: x 1 Set up & Retrieve/Manual Control Out of Hours (Per Person Per Bank Holiday Shift)	59.09
Traffic Management: x 1 Impact Protection Vehicle/IPV (Per Day)	3,792.48
Traffic Management: x 1 Traffic Management Plan Inc. Drawing(s) (Per Plan)	156.55
Traffic Management: x 1 Manual Control of Temporary Traffic Lights (Per Person Per Day)	419.29
Traffic Management: x 1 Set up & Demo Temporary Traffic Cone (Per Person Per Half Day)	197.51
Pumping Station	272,533.00

- G9.1** 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:

- G9.2** 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;
- G9.3** 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). In this case you may need to take specialist advice; and/or
- G9.4** 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. These third party costs do not, however, require us to use specialist contractors, and therefore, provided none of the circumstances in paragraph **G10** apply, we will honour the other elements of the fixed charge calculation.

- G10.** As stated above, 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:
- G10.1** the requisitioned lateral drain is a vacuum system or an extension of an existing vacuum sewerage system;

- G10.2** contaminated land is involved - this may mean that we have to dispose of, or treat, polluted soil;
- G10.3** where the requisitioned lateral drain may cross or impinge upon a dual carriageway, motorway, or a river or other waterway whose width from bank-top to bank-top exceeds 5 metres;
- G10.4** where flows are so significant that over-pumping is required;
- G10.5** where the nominal diameter of the requisitioned lateral drain is required to exceed **450** millimetres;
- G10.6** where the requisition is so unusual in nature that we cannot satisfy it through the construction of lateral drains falling within the parameters set out in **Table 15**; and/or
- G10.7** in any other case where we cannot satisfy the requisition without digging more than 2 metres deep or involving complex engineering.

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 the **fixed charge calculation** on the activity's other elements.

- G11.** Clearly, it may be difficult for you to work out the exact costs of the **site specific work** in providing the requisitioned lateral drain, as your calculations depend on your design of the hypothetical lateral drain matching in all respects the lateral drain 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**.
- G12.** The figures set out in **Table 15** also vary from the precise costs that Anglian Water may pay for each activity because:
 - G12.1** 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
 - G12.2** 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.

Therefore, you also have a further option where we will charge for your lateral drain requisition, called the “**actual cost calculation**”. In this case, rather than using the above parameters and tables to calculate the cost of the **site specific work** to come to a **fixed charge calculation**, we will charge the actual cost to Anglian Water in carrying out that **site specific work**. You must tell us whether you are choosing the **fixed charge calculation** or the **actual cost calculation** before the work to which the charges relate commences, otherwise in default we will apply the **actual cost calculation**. The point of connection we will use will be based on the same parameters as those set out in paragraph **G6**.

G13. We also make a number of abortive costs charges. These are set out in **Table 16**.

Table 16

Aborted inspection	£348.00
Additional site visit	£348.00

An aborted inspection charge is made when we attempt to carry out an inspection of the drainage and are unable to carry out the inspection. An additional site visit 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.

G14. We offer a hybrid form of self-lay/requisition, where a Developer wishes to construct its own lateral drain 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.

G15. Before we begin designing a lateral drain 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.

- G16.** Charges in relation to the enabling works and the construction of the requisitioned lateral drain 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.

Part H: Lateral Drains provided as part of a First Time Scheme

- H1.** 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.
- H2.** At a reasonable period prior to commencement of the construction of the new sewer, we will send eligible owners an offer to connect properties to the new sewer under section 101B of the Act. The offer expires when the new sewer is constructed to the last point at which your lateral can reasonably be connected to it.
- H3.** We will also send owners who have accepted the offer a notification in advance stating the date upon which the new sewer is available to accept flows.
- H4.** If you accept the offer before its expiry **and** connect your property within 3 months of the date the new sewer is made available for flows:
- H4.1** the provision of the lateral drain (from the new sewer to the edge of your property) will be laid at our cost;
- H4.2** where a non-household property is being connected, 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 either the first 12 months; and
- H4.3** you will not have to pay an infrastructure charge in accordance with **Part L: Infrastructure charges** in respect of the property.
- H5.** If you accept the offer before its expiry **and** connect your property more than 3 months but less than 6 months from the date the new sewer made available for flows:
- H5.1** the provision of the lateral drain (from the new sewer to the edge of your property) will be free;
- H5.2** where a non-household property is being connected, no primary Wholesale Sewerage Charges will be applied to your retailer in respect of the property for the first 6 months from when the sewer is made available (but you should check with your retailer what it intends to charge you)
or
where household property is being connected, no primary Sewerage Charges will be

applied in respect of the property for the first 6 months from when the sewer is made available; and

- H5.3** you will not have to pay an infrastructure charge in accordance with **Part L: Infrastructure charges** in respect of the property.
- H6.** If, having accepted the offer before its expiry, you do not connect your property within 6 months of the date the new sewer made available for flows, we will charge for the provision of the lateral drain (from the new sewer to the edge of your property) on the same basis as in **Part G: Lateral drain requisition charges**.
- H7.** If:
- H7.1** you do not accept the offer before its expiry; or
- H7.2** accept the offer before its expiry but do not connect your property within 6 months of the date the new sewer is made available for flows;
- and subsequently:
- H7.3** requisition a lateral to the new sewer; or
- H7.4** self-lay your own lateral to communicate with the new sewer;
- charges will be calculated as set out in these **charging arrangements** (this **Part H: Lateral Drains provided as part of a First Time Scheme** excepted) and in our wholesale charges schedule or household charging scheme (as appropriate).

Part I: Water self-lay charges

- I1.** The **charging rules**:
 - I1.1** require us to set out the charges to be imposed in respect of an agreement under section 51A (a water “self-lay” agreement); but
 - I1.2** now prohibit us from making Asset Payments. An “Asset Payment” is the amount described in section 51CD(3) of the Act.
- I2.** 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 (ACS) and design and construction standards applicable to each company’s appointed area (DCS). For further details, see our [website](#).
- I3.** Self-lay charges that we will levy fall into one of the following categories:
 - I3.1** non-contestable elements of the self-lay scheme that Anglian Water will carry out, and these will be charged on the same basis as **Part D: Water connection charges**, **Part E: Water main requisition charges** and **Part K: Pipe alteration charges** of these **charging arrangements** (depending on whether the work is connection, main-laying or pipe alteration) with both the **fixed charge calculation** and **actual cost calculation** methods of charging available in respect of self-lay^b;
 - I3.2** checking and approval of design work (when carried out by the developer or self-lay provider);
 - I3.3** carrying out design work (when not carried out by the developer or self-lay provider);
 - I3.4** any additional site visits, sampling, mains connections, changes to the site layout or abortive costs it incurs in the process;

^b We realise that Developers and self-lay providers 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 with respect to requisitions and service connections. In order to ensure that self-lay providers have equivalent opportunities we are providing a “fixed charge” option for undertaking the non-contestable work set out in this **Part I: Water self-lay charges**, and we refer you back to **Part D: Water connection charges**, **Part E: Water main requisition charges** and **Part K: Pipe alteration charges** to explain when these apply and what our charging arrangements will be. “Fixed charges” means charges set for a given Charging Year which are fixed in amount or which are calculated by reference to a predetermined methodology set out in our charging arrangements, the application of which allows calculation at the outset of the total amount owing. You should therefore be able to calculate the charges for non-contestable work by carrying out the cost calculations set out in those parts, the fixed charge calculation.

- I3.5** any additional costs Anglian Water has incurred previously in sizing works to cover subsequent development;
- I3.6** where the self-lay provider makes service pipe connections, the relevant charge per plot, which covers administration, water regulation inspections and meter installations (inclusive of meter cost) in accordance with **Table 17**, and where the plot is occupied by persons consuming water at the time of the activity, an enhanced charge equal to an additional 25% of the charges listed will be made;
- I3.7** where the self-lay provider makes service pipe connections and installs an Anglian Water meter, the relevant charge per plot, which covers administration and water regulation inspections (exclusive of meter cost) in accordance with **Table 17**, and where the plot is occupied by persons consuming water at the time of the activity, an enhanced charge equal to an additional 25% of the charges listed will be made;

Table 17

Self-lay service connection - Where AW installs meter	£202.00
Self-lay connection - where a Self-lay Provider installs meter	£128.00

- I3.8** where Anglian Water makes service pipe connections, the cost of each service pipe connection as specified in **Part D: Water connection charges**.
- I4.** The Self-lay Provider must be a member of the Water Industry Registration Scheme Accredited Entity and accredited:
- I4.1** for water mains and water connections design if the Self-lay Provider is carrying out design work; and
- I4.2** for water mains and water connections construction for the construction work.
- I5.** If you require us to design the self-lay works, we will require prepayment of a portion of the design charges. The amount required will vary in accordance with **Table 18**.

Table 18

Design pre-payment for 1 - 100 properties	£1,425.00
Design pre-payment for 101 - 200 properties	£1,621.00
Design pre-payment for 200+ properties	£2,015.00
Re-design fee (where the planning permission or layout of the	50% of the above

development is altered and a re-design is required)	charge
Additional site visits	£291.00
Amendment of terms and conditions (with no re-design work)	£338.00

- 16.** Where a Self-lay Provider chooses to carry out the design works, in accordance with the industry-standard [Sector Guidance](#) the design checking fees are found in **Table 19** below. 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.

Table 19

Design checking fee for 1 - 10 properties where the requisitioned main is 50 metres or less	£0.00
Design checking fee for 11+ properties	£279.00
Re-checking fee (where the planning permission or layout of the development is altered, and a re-checking is required)	£141.00

- 17.** With respect to charges for project management and design, the tables in **Part D: Water connection charges, Part E: Water main requisition charges** and **Part K: Pipe alteration charges** should not be used. The charges in **Table 20** shall apply instead if the fixed price offer is chosen these will be the actual costs, if a reconcilable option is chosen, these will form the basis for the estimated offer.

Table 20

Project Management Fee The project management fee will cover the following non-contestable elements that are currently delivered by Anglian Water: <ul style="list-style-type: none"> Operational Hydraulic Modelling Impact Planning Commissioning planning Site Liaison Valve operations 	Small developments, meaning of no more than 10 properties where the requisitioned main is 50 metres or less	No more than £619.00
	Developments greater than 10 properties and/or the requisitioned main is >50 metres	5% of estimated construction costs or minimum £1,263.00
New design provided by Anglian Water		4% of construction cost
Sampling visit (single half day visit for the purposes of		£989.28

sampling the new water main) (additional visits and/or time to be charged at the same rate)	
Sample analysis (by the Anglian Water laboratory)	£78.00

- I8.** 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 21**.

Table 21

Traffic Management	Charge (£)
Set up & Retrieve 2 Way Temporary Traffic Lights (Per Week)	393.39
Set up & Retrieve 3 Way Temporary Traffic Lights (Per Week)	533.47
Set up & Retrieve 4 Way Temporary Traffic Lights (Per Week)	590.29
Set up & Retrieve Pedestrian Crossing (Per Day)	592.14
Set up & Retrieve Road/Lane Closure Signage (Per Week)	626.32
Set up & Retrieve/Manual Control Out of Hours (Per Person Per Weekday 1700-0730)	59.09
Set up & Retrieve/Manual Control Out of Hours (Per Person Per Saturday Shift)	59.09
Set up & Retrieve/Manual Control Out of Hours (Per Person Per Sunday Shift)	59.09
Traffic Management: x 1 Set up & Retrieve/Manual Control Out of Hours (Per Person Per Bank Holiday Shift)	59.09
Traffic Management: x 1 Impact Protection Vehicle/IPV (Per Day)	3,792.48
Traffic Management: x 1 Traffic Management Plan Inc. Drawing(s) (Per Plan)	156.55
Traffic Management: x 1 Manual Control of Temporary Traffic Lights (Per Person Per Day)	419.29
Traffic Management: x 1 Set up & Demo Temporary Traffic Cone (Per Person Per Half Day)	197.51

- I9.** We will also require a surety by way of the signed legal agreement. This will be equivalent to the estimated overall construction cost, less any design/checking fee

or other fees already paid to Anglian Water in connection with the self-lay scheme (to avoid double-counting).

- I10.** 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 20** above.
- I11.** 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.

Part J: Sewerage self-lay charges

- J1.** 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.
- J2.** An upfront deposit in accordance with **Table 22** is paid with all section 104 adoption applications. This will be deducted from the final supervision/inspection fee set out in **Table 24**. The upfront deposit is used to cover our costs should you decide not to proceed with the application.

Table 22

Sewer Adoption Deposit - foul water only	
Up to 50 properties	£1,060.00
51 to 100 properties	£2,119.00
Over 100 properties	£3,179.00
Sewer Adoption Deposit - surface water only	
Up to 50 properties	£1,060.00
51 to 100 properties	£3,179.00
Over 100 properties	£10,595.00
Sewer Adoption Deposit – foul water and surface water	
Up to 50 properties	£1,060.00
51 to 100 properties	£7,417.00
Over 100 properties	£14,834.00

- J3.** Unless and to the extent that we provide you with a bond waiver facility, a surety must also be provided and the amount required is set out in **Table 23**. 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.

- J4.** Where a surety is required as per **Table 23** below, a minimum surety of £5,000.00 is required, or 10% of estimated construction cost, whichever is greater. For example, for a scheme of £49,000.00, a £5,000.00 surety will be required. For a scheme of £51,000.00, a £5,100.00 surety will be required

Table 23

Surety	10% of estimated construction cost
Minimum surety	£5,000.00

- J5.** Our fees for the section 104 process are set out in **Table 24**. These fees are payable upon completion of the section 104 agreement and are reconciled against the deposit given in accordance with paragraph **J2**. 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 24** will be charged in addition. Variations to an already completed agreement will be charged at the same rate. A repeat vetting fee is payable for the fourth and further vetting tasks (three vetting tasks being included in the standard fee).

Table 24

Supervision and inspection fee	£1,100 or 2.5% of the Estimated Construction Cost, whichever is the greater
Repeat vetting fee	£199.00
CCTV assessment (each)	£326.00
Legal Agreement	£765.00
Amendment to Legal Agreement	£133.00 per hour
Additional site visit	£348.00
Lateral drain adoption vetting and administration fee	£509.00
Aborted inspection	£348.00
Additional site visit	£348.00

An aborted inspection charge is made when we attempt to carry out an inspection of the drainage and are unable to carry out the inspection. An additional site visit 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.

- J6.** Legal fees in respect of sewer adoptions are set out on our [website](#).
- J7.** **Charging Rules** prohibit us from making any Asset Payment in respect of sewerage self-lay. Please also refer to paragraphs **F14** and **G14** in respect of our section 30 arrangements.

Part K: Pipe alteration charges

- K1.** 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. 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.
- K2.** 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.
- K3.** 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.

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.

- K4.** Our charges for this activity are set out in **Table 25** below. The legal agreement is a company 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 25** will be charged in

addition. Variations to an already completed agreement will be charged at the same rate.

Table 25

Sewer diversion vetting and administration fee	£197.00
On-site section 185 agreement	£473.00
Off-site (no powers) section 185 agreement	£765.00
Off-site (powers) section 185 agreement	£765.00
Amendment to legal agreement	£133.00 per hour
Land agent/compensation costs for works on third-party land	Based on actual cost
Aborted inspection	£348.00
Additional site visit	£348.00

An aborted inspection charge is made when we attempt to carry out an inspection of the drainage and are unable to carry out the inspection. An additional site visit 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.

K5. 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.

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 26** below.

Table 26

Consultation: Assets related to Water Supply	£117.00
Consultation: Assets related to Water Recycling	£165.00
Consultation: Assets related to Water Supply and Water Recycling	£190.00

K6. Our charges for the supervision and inspection fee are set out in **Table 27** below and “the estimated cost of the works” is a figure determined by Anglian Water in accordance with our standard schedule of rates. 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.

Table 27

Supervision and inspection fee: Minor diversions	£755.00
Supervision and inspection fee: All other diversions	4.5% of the estimated cost of the diversionary works (minimum fee £1,100).

K7. 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.

K8. 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 bank 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.

K9. 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.

K10. 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.

The applicant is liable for the costs of that work. A design fee in accordance with **Table 28** will be payable upon application for a water main diversion. On completion of the works the total cost will be calculated using the actual costs incurred. The applicant will be billed any additional costs or refunded if actual costs are lower than the amount paid.

Table 28

Diversion of water main – design fee	£1,618.00
Additional site visits	£291.00

Part L: Infrastructure charges

Application of infrastructure charges

- L1.** 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 will no longer attract an income-offset discount after 31 March 2025, save in the circumstances set out in paragraph **O2.1**.

Attributes of the infrastructure charge

- L2.** 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 2022-23 to 2026-27. Thus, that overall cost is shared equally across all forecasted new properties (on average 25,800 per year for Water and 32,300 for Sewerage) by way of the infrastructure charge, formulated either as a unit cost for household properties or a flow-equivalent unit rate for non-household properties. It is a charge of the type set out in section 146(2) of the Act.
- L3.** Our infrastructure charge has been developed following extensive consultation with Stakeholders.
- L4.** 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.
- L5.** Payment of the infrastructure charge must be made before premises are connected to our water main or public sewer (as the case may be).
- L6.** 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.
- L7.** 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 29** and/or **Table 30** to arrive at the amount payable.

- L8.** 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.

Formulation of the infrastructure charge

- L9.** The infrastructure charge is the same in nature to the infrastructure charge that applied prior to April 2018 and to both the fixed element and variable element of the zonal charge that applied between April 2018 and March 2020.
- L10.** The amount of the infrastructure charge for water connections in this Charging Year is set out in **Table 29** and the amount of the infrastructure charge for sewerage communications in this Charging Year is set out in **Table 30**.

Table 29

Anglian Water charging region-Water Supply	£502.00
Hartlepool Water charging region -Water Supply	£293.00

Table 30

Anglian Water charging region-Sewerage Services	£403.00
---	---------

- L11.** 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.

The income-offset discount

- L12.** Save in the circumstances set out in paragraph **O2.1**, this will be the final charging year in which an **income-offset discount** is still available. The **discount** (via the infrastructure charge) is available not just to water main requisitioners, but to those seeking water connections too. The amount of the **discount** for water connections in this Charging Year is set out in **Table 31**. The **discount** is not available for sewerage communications.

Table 31

Anglian Water charging area - Water Supply discount	-£491.00
Hartlepool Water charging area - Water Supply discount	-£491.00

- L13.** As can be seen from **Table 31**, the **discount** for the water supply infrastructure charge in the Anglian Water area exceeds the infrastructure charge, resulting effectively in a discount to the developer. This discount will be applied sequentially to the following charges in the following order until extinguished:
- L13.1** to our sewerage services infrastructure charge raised under this **Part L: Infrastructure charges** in respect of the same premises;
- L13.2** to water supply connection charges raised under **Part D: Water connection charges** in respect of the same premises. Any unused portion of the **discount** remaining unextinguished will be lost.

The drainage environmental discount

- L14.** For development projects commenced on or after 1 April 2023 on brownfield sites, where you inform us within 2 years of the connection and where we can confirm that a previous surface water connection to a foul or combined sewer existed, we will reduce the 2024-25 sewerage Infrastructure Charge by 50% if a sustainable surface water discharge method (meaning one of those methods set out below) is used as an alternative in respect of all surface water draining from the development project.
- L15.** Sustainable surface water discharge methods are limited to:
- 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 restricted rate

Part M: References to other charging documents

- M1.** Developers should also be aware that we make other charges relevant to development, which are not provided for in column 2 of **Table 1**.
- M1.1** 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 below.
- M1.2** Where the activity described is a statutory obligation of Anglian Water's and charges are specifically provided for it by that statute, in many cases we are able to provide indicative standard charges and further detail of the breakdown of those charges.
- M1.3** 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.

Drainage charges

Sewer connection vetting and administration fee

- M2.** 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.

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).

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 32**.

Table 32

Direct communication	£562.00
Indirect communication	£215.00
Additional site visits (each)	£348.00

Building over/near to a public sewer or lateral drain

- M3.** Some parts of the public sewerage system are situated within the boundary of properties. In these cases, authorisation is 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.

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).

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 33**.

Table 33

Vetting and administration fee	£555.00
Additional site visits (each)	£348.00
Consultation charge	£107.00

Adoption of Existing Sewers or Lateral Drains (Section 102)

- M4.** 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. We charge a fee for the processing and assessment of an application to adopt. 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). The levels of fees are set out in **Table 34**. Additional charges are applicable where the system includes a pumping station or treatment facilities.

Table 34

Adoption of Intervening Drains	£832.00
Adoption of sewers and drains <500m	£1,104.00
Adoption of sewers and drains >500m	£1,541.00
Adoption of sewage treatment facility	Based on actual cost
Additional charge for adoption of pumping station	£1,591.00
Additional site visit	£348.00

Additional CCTV assessment	£326.00
----------------------------	---------

Adoption of Sustainable Drainage Systems (SuDS)

- M5.** We will consider the adoption of SuDS, provided they meet our criteria. A visit to site from one of our engineers 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. 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 will attract a charge as set out in **Table 35**.

Table 35

Feasibility	Charge (£)
Upfront feasibility inspection	248.00
Detailed Assessments	Charge (£)
Infiltration Systems - Soakaways	623.00
Infiltration Basins - up to 2,500m cubic metres of storage	570.00
Infiltration Basins - more than 2,500m cubic metres of storage	1,006.00
Proprietary Treatment Systems	517.00
Filter Drain - Total length up to 250m	543.00
Filter Drain - Total Length more than 250m	953.00
Swale - Total length up to 250m	570.00
Swale - Total Length more than 250m	1,006.00
Bio-retention systems / Rain Garden - Total length up to 250m	570.00
Bio-retention systems / Rain Garden - Total Length more than 250m	1,006.00
Attenuation/Storage Tanks (Geocellular) - Total length up to 250m	735.00
Attenuation/Storage Tanks (Geocellular) - Total Length more than 250m	1,337.00
Detention Basins - up to 2,500m cubic metres of storage	611.00
Detention Basins - more than 2,500m cubic metres of storage	1,048.00
Ponds and Wetlands - up to 2,500m cubic metres of storage	664.00
Ponds and Wetlands - more than 2,500m cubic metres of storage	1,154.00

Sewer Requisition (section 30) charges

- M6.** Please see paragraphs **F14** and **G14** for details of the section 30 agreement. To contract you to do the requisitioned work we will require that you:
- M6.1** Enter into a legal agreement and pay the costs of preparing it;
 - M6.2** Provide security against proper performance of the contract;
 - M6.3** Submit the works to supervision and inspection and pay our standard costs of those supervisions and inspections; and
 - M6.4** 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' fees (both the landowners' and Anglian Water's).
- M7.** Those costs are set out in **Table 36**.

Table 36

Supervision/Inspection fee	£500.00 or 5% of estimated construction costs, whichever is the greater.
Surety	100% of estimated construction cost
Legal agreement	£765.00
Amendment to legal agreement	£133 per hour
Land agent/compensations costs for works on third-party land	Based on actual cost
Aborted inspection	£348.00
Additional site visit	£348.00

An aborted inspection charge is made when we attempt to carry out an inspection of the drainage and are unable to carry out the inspection. An additional site visit 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.

Legal agreements

- M8.** A fee is payable for the administration and processing of enquiries regarding the status of legal agreements. This applies per enquiry and fees are set out in **Table 37**.

Table 37

Solicitor enquiries	£86.00
Deed of Variation and Deed of Novation	£845.00

Deeds and Transfers

- M9.** 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 38** below.

Table 38

Deed of Grant of Easement	£845.00
Transfer of land for Pumping stations	£845.00
Transfer of land for SuDS features	£845.00
Combined Deed of Grant for balancing pond and watercourse	£1,125.00
Each additional title	£55.00
Complex title(s) or additional document requiring review	£110 for the first title/document; £55 thereafter
Unforeseen disbursements	At cost

Pre-planning enquiries

- M10.** The charges set out in **Table 39** relate to the service whereby we provide a pre-planning report detailing feasible water and drainage solutions for all developments. With some complex sites, additional hydraulic modeling is required to determine the impact of foul flows from your development on the existing catchment. This additional report will be provided at no additional charge.

Table 39

Water pre-planning enquiry	£588.00
----------------------------	---------

Sewerage pre-planning enquiry	£846.00
Water and sewerage pre-planning enquiry	£1,135.00

Design work on speculative developments

M11. The charges in our **charging arrangements**, in particular the infrastructure charge set out in **Part L: Infrastructure charges**, have been set according to developments of which we have some visibility, through the Local Plans, Unitary Development Plans and Local Development Frameworks of the various local authorities. We refer to developments set out in those plans and frameworks as “**non-speculative developments**” and developments not set out in them as “**speculative developments**”. Developers should not need to engage with us for design work in respect of **network reinforcement** in respect of **non-speculative developments**.

We are occasionally asked to carry out design work on **speculative developments** in order to improve the chances of obtaining planning permission for them. All design work detailing feasible water and drainage solutions for **speculative developments** will be charged based on actual cost, except in the following circumstance.

Where planning permission is subsequently obtained, the appropriate requisition made and the appropriate infrastructure charge paid, the design costs will be waived.

Fire hydrant and Fire sprinkler charges

M12. 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 set out in **Table 40**.

Table 40

Installation on all new mains	£1,235.13
New hydrant wash out new main	£176.00
Installation on all existing mains	Based on actual cost

M13. A temporary building supply can be applied for under Section 55 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 41**.

- M14.** 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. Our standard charge for doing so is also set out in **Table 41**. 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.

Table 41

Temporary building supplies	Length	Charge (£)
Nearside	Less than or equal to 5m	748.61
Nearside (Pre Dug / Ducting)	Less than or equal to 5m	369.09
Farside	Greater than 5m and less than or equal to 11m	1,435.83
Farside (Pre Dug / Ducting)	Greater than 5m and less than or equal to 11m	464.62
Extended Farside	Greater than 11m and less than or equal to 18m	2,232.32
Extended Farside (Pre dug / Ducting)	Greater than 11m and less than or equal to 18m	731.82
Wallbox Connection	Less than or equal to 18m	3,336.76
Wallbox Connection (Pre Dug / Ducting)	Less than or equal to 18m	911.83
Connection (Per Plot)	N/A	103.52
Nearside (Contaminated Land / Barrier Pipe)	Less than or equal to 5m	904.24
Farside (Contaminated Land / Barrier Pipe)	Greater than 5m and less than or equal to 11m	1,675.73
Extended Farside (Contaminated Land / Barrier Pipe)	Greater than 11m and less than or equal to 18m	2,559.02
Extended Farside (Contaminated Land / Barrier Pipe)	Less than or equal to 18m	3,663.08
Connection (Per Plot) (Contaminated Land / Barrier Pipe)	N/A	131.61

External Meter Fit (Per Plot)	N/A	171.29
Internal Meter Fit (Per Plot)	N/A	196.05
Domestic sprinkler connection	N/A	At Cost

- M15.** 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 42**.

Table 42

Meter box repair and replacement	£106.85
Meter replacement	Based on actual cost

Part N: Payment options

- N1.** 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 portal - InFlow.
 - Cheque.
- N2.** For further information about our DART system, please see our [website](#)
- N3.** 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.
- N4.** For payments made through BACS/CHAPS, the following bank account details should be used:
- Account number: 10276367
 - Sort code: 20-43-71
- N5.** 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.
- N6.** If paying by cheque, please make payable to 'Anglian Water Services Ltd', please include your remittance advice and write the InFlow 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.
- N7.** 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. Many 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 a fixed charge calculation option has been chosen, and there are no factors requiring a reconciliation, the initial payment will be the only payment the customer must make.

- N8.** 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.

Part O: Transitional arrangements

- 01.** Moving to new **charging arrangements** presents uncertainty, particularly where you may have already committed to a development based on previous **charging arrangements**.
- 01.1** The transitional arrangements are provided for in the Water Act 2014 Commencement Order no.9, which provided a continuation of the old statutory method of charging that existed prior to April 2018 expired at the end of March 2023.
- 01.2** Condition C of companies' Instruments of Appointment, which used to apply an inflationary method of calculating infrastructure charges has now been abolished. We are now obliged by **charging rules** to apply infrastructure charges in the manner set out in paragraph **L2**, regardless of the date of construction of the water main or public sewer to which the relevant connection is made.
- 01.3** Finally, the rule that effectively obliged water companies to provide a discount to infrastructure charges (and before that, to requisition charges, sometimes called "income-offset") – to maintain a balance of charges – will be abolished with effect from 1 April 2025. Furthermore, in the interests of maintaining a fairer balance of charges between developers and other bill-payers, the regulator has advised water companies that transitional provisions in **charging arrangements** should only maintain this discount where legacy binding contractual commitments exist.
- 02.** 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.
- 02.1** 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. For the reason set out in paragraph **01.3**, this is now the only circumstance in which the **income-offset discount** will be given after the end of the 2024-2025 charging year.

Charges under Parts C-K and M (Sewer communication charges, Water connection charges, Water main requisition charges, Sewer requisition charges, Lateral drain requisition charges, Lateral Drains provided as part of a First Time Scheme, Water self-lay charges, Sewerage self-lay charges, Pipe alteration charges, References to other charging documents)

- 02.2** Where an **actual cost calculation** applies or an item is detailed as "at cost", 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.

O2.3 Where you have not accepted an offer letter proposing fixed charges (including making the appropriate payment against charges) within the same charging year as the date of the offer letter, the fixed charges set out in the offer will be considered to have lapsed in favour of the fixed charges given for the year in which the acceptance and payment are actually made.

O2.4 Where you have accepted an offer letter proposing fixed charges (including making the appropriate payment against charges) within the same charging year as the date of the offer letter, the fixed charges set out in the offer will be used in the **fixed charge calculation**.

Charges under Part L (Infrastructure charges)

O2.5 **Charging rules** do not require water companies to provide a **fixed charge calculation** in respect of these charges. We will apply the infrastructure charges published for the charging year in which the connection to our water and/or sewerage network was actually made except in the case of one circumstance. That circumstance is where you have accepted an offer letter for a free-standing application for a water connection (meaning one not involving a water main requisition) in a previous year. In that case we will apply the infrastructure charge for that year.

Part P: Statement of significant changes and worked examples

- P1.** For 2024-25 there are expected to be significant changes to bills for typical developments from the 2023-2024 charging year.
- P2.** 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.
- P3.** The worked examples below show the bill increases that Anglian Water expects and these are summarised in **Table 43** below, from which it can be seen that we expect increases of more than 10% from the previous charging year across all typical scenarios.

Table 43

	Scenario Description	2023-24 Charge (£)	2024-25 Charge (£)	Change (%)
Scenario 1	Single Offsite Connection	2,604	3,618	39%
Scenario 2	Single Connection to an apartment of 10 plots	6,735	10,926	62%
Scenario 3	Medium Onsite Development (50 Plots) – Reinstatement and Excavation by Others	91,075	93,177	2%
Scenario 4	Medium Onsite Development (50 Plots) – Reinstatement and Excavation by AWS	91,075	152,955	68%
Scenario 5	Large Onsite Development (200 Plots) – Excavation and Reinstatement by Others	303,008	315,249	4%
Scenario 6	Large Onsite Development (200 Plots) – Excavation and Reinstatement by AWS	303,008	481,304	59%

- P4.** The handling strategies adopted by Anglian Water are as follows.

- P4.1** We will enhance the capability of and navigation to our Charges Calculator. We aim in this way to provide enhanced transparency, aid competition, and set expectations for customers.
- P4.2** We will introduce unbundling ahead of the 2025-2026 charging year, providing greater cost reflectivity, transparency and choice.
- P4.3** We will communicate effectively with affected customer groups and provide clarity on the increases. This is in addition to the customer consultation carried out under rule 7 of the **charging** rules. Full clarity of charges increases will be sent to various customer groups.
- P5.** Worked examples appear from the following page onwards.

Scenario 1: Single connection to a house from an existing main									Alternative Delivery Method	
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self-lay Rate (£)	Self-lay Total Charge (£)
Pre-construction charges										
Y	Application Fee	per application	Included in Construction Charges			Included in Construction Charges			Included in Meter Installation Fee	N/A
N	Administration Fee	per application	Included in Construction Charges			Included in Construction Charges				N/A
N	Design fee	per application	Included in Construction Charges			Included in Construction Charges				N/A
Construction Charges										
Y	Service Connection-Manifold to Main	per connection	1.00	103.52	103.52	131.61	131.61	Y		N/A
Y	Design, Faciliation, Inspections, Excavation & Pipework	per connection	1.00	748.61	748.61	904.24	904.24	N	Included in Meter Installation Fee	N/A
Y	Resinstatement	per project	1.00	1,056.38	1,056.38	1,056.38	1,056.38			N/A
Y	Meter Fit & Inspection	per connection	1.00	171.29	171.29	171.29	171.29	Y	128.00	128.00
Y	Connections Team Mobilisation Fee	per connection	1.00	453.52	453.52	453.52	453.52	Y		N/A
Y	Highways Permit	each	1.00	62.00	62.00	62.00	62.00	Y		N/A
Y	Traffic Management	per TM usage	1.00	393.39	393.39	393.39	393.39	Y		N/A
Other Charges										
Y	S106 sewerage connection application fee - developer connection	each	1.00	215.00	215.00	215.00	215.00	N	215.00	215.00
Infrastructure Charges										
Y	Infrastructure Charge - Water	Per property	1.00	502.00	502.00	502.00	502.00	N	502.00	502.00
Y	Infrastructure Charge - Sewerage	Per property	1.00	403.00	403.00	403.00	403.00	N	403.00	403.00
Income offset										
Y	Income Offset - water	Per property	1.00	-491.00	-491.00	-491.00	-491.00	N	-491.00	- 491.00
N	Income Offset - sewerage	Per property			N/A		N/A			N/A
Totals					3,617.71		3,801.43			757.00

Scenario 2: Single connection to a block of flats from an existing main									Alternative Delivery Method	
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self Lay Rate	Self-Lay Total Charge (£)
Pre-construction charges										
Y	Application Fee	per application	Included in Construction Charges			Included in Construction Charges			Included in Meter Installation Fee	N/A
N	Administration Fee	per application	Included in Construction Charges			Included in Construction Charges				N/A
N	Design fee	per application	Included in Construction Charges			Included in Construction Charges				N/A
Construction Charges										
Y	Service Connection-Manifold to Main	per connection	10.00	103.52	1,035.00	131.61	1,316.10	Y		N/A
Y	Design, Faciliation, Inspections, Excavation & Pipework	per connection	1.00	1,435.83	1,436.00	1,675.73	1,675.73	Y	Included in Meter Installation Fee	N/A
Y	Resinstatement	per project	1.00	1,131.38	1,131.38	1,131.38	1,131.38	Y		N/A
Y	Meter Fit & Inspection	per connection	10.00	171.29	1,712.90	171.29	1,712.90	Y	128.00	1280.00
Y	Connections Team Mobilisation Fee	per project	1.00	453.52	453.52	453.52	453.52			N/A
Y	Highways Permit	each	1.00	62.00	62.00	62.00	62.00	Y		N/A
Y	Traffic Management	per TM usage	1.00	393.39	393.39	393.39	393.39	Y		N/A
Y	S106 sewerage connection application fee - developer connection	each	1.00	562.00	562.00	562.00	562.00	N	562.00	562.00
Infrastructure Charges										
Y	Infrastructure Charge - Water	Per property	10.00	502.00	5,020.00	502.00	5,020.00	N	502.00	5,020.00
Y	Infrastructure Charge - Sewerage	Per property	10.00	403.00	4,030.00	403.00	4,030.00	N	403.00	4,030.00
Income offset										
Y	Income Offset - water	Per property	10.00	-491.00	-4,910.00	-491.00	-4,910.00	N	-491.00	-4,910.00
N	Income Offset - sewerage	Per property								
Totals					10,926.19		11,447.02			5,982.00

Scenario 3: Medium housing development requiring new mains and communication pipe (excavation and reinstatement by Others)									Alternative Delivery Method			
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestible (Y/N)	Self Lay Rate	Self-Lay Total Charge (£)	NAV Rate (£)	Nav Total Charge (£)
Pre-construction charges - Connection												
Y	Application Fee	per application	Included in Construction Charges - connection			Included in Construction Charges - connection			Included in Meter Installation Fee	N/A	Included in Mains Connection Fee	N/A
N	Administration Fee	per application	Included in Construction Charges - connection			Included in Construction Charges - connection				N/A		N/A
N	Design Fee	per application										
Pre-construction charges - Mains												
Y	Application Fee	per application	Included in Mains Connection Fee			Included in Mains Connection Fee		N	Included in Mains Connection Fee	N/A	Included in Mains Connection Fee	N/A
N	Administration Fee	per application			N/A		N/A			N/A		N/A
N	Design fee	per application	Included in Project Management and Design Fee			Included in Project Management and Design Fee		N	Included in Project Management and Design Fee	N/A		N/A
Construction Charges - Connection												
Y	Service Connection-Manifold to Main	per connection	50.00	103.52	5,176.00	131.61	6,580.50	Y		N/A		N/A
Y	Faciliation, Inspections, Excavation & Pipework	per connection	50.00	369.09	18,454.50	524.72	26,236.00			N/A		N/A
Y	Resinstatement	per connection	50.00	22.92	1,146.00	22.92	1,146.00			N/A		N/A
Y	Meter Fit & Inspection	per connection	50.00	171.29	8,564.50	171.29	8,564.50	Y	128.00	6,400.00	537.00	537.00
Y	Connections Team Mobilisation Fee	construction ph	3.00	453.52	1,361.00	453.52	1,360.56	Y				
Construction Charges - Mains												
Y	Mains Connection	per connection	1.00	2,040.74	2,040.74	2,076.89	2,076.89	N	2,040.74	2,040.74	2,040.74	2,040.74
N	Mains Connection sub-charge 1	Labour & Materials		Included in Mains Connection Fee	N/A	Included in Mains Connection Fee	N/A		Included in Mains Connection Fee	N/A	Included in Mains Connection Fee	N/A
Y	Washouts	each	4.00	523.42	2,093.68	552.57	2,210.28	N	523.42	523.42	523.42	523.42
Y	Sluice Valve - 125mm	each	3.00	523.42	1,570.26	559.57	1,678.71			N/A		N/A
Y	Sluice Valve - 180mm	each	1.00	567.23	567.23	633.91	633.91	N	567.23	567.23	567.23	567.23
Y	Sluice Valve - 90mm	each	1.00	523.42	523.42	552.57	552.57			N/A		N/A
Y	Excavation & Pipework - Road 125mm	10 metres	1.00	3,082.40	3,082.40	3,310.80	3,310.80	N	3,082.40	3,082.40	3,082.40	3,082.40
Y	Reinstatement - Road 125mm	10 metres	1.00	1,685.52	1,685.52	1,685.52	1,685.52		706.98	706.98	706.98	706.98
Y	Excavation & Pipework - Pre-dug Ducting 125mm	190 metres	1.00	6,712.22	6,712.22	11,051.82	11,051.82			N/A		N/A

Y	Reinstatement - Pre-dug Ducting 125mm	140 metres	1.00	723.32	723.32	723.32			N/A		N/A
Y	Excavation & Pipework - Pre-dug/ducting 90mm	100 metres	1.00	3,553.45	3,553.45	5,601.45	5,601.45		N/A		N/A
Y	Reinstatement - Pre-dug/ducting 90mm	100 metres	1.00	960.70	960.70	960.70			N/A		N/A
Y	Trial Holes	each	1.00	378.79	378.79	378.79	N		N/A	378.79	378.79
Y	Pipe and Fittings Delivery	per phase	3.00	319.54	958.62	319.54	958.62				
Y	Mains Team Mobilisation Fee	per phase	3.00	866.77	2,600.31	866.77	2,600.31				
Y	Sampling	each	3.00	Included in Project Management and Design Fee	N/A	Included in Project Management and Design Fee	N/A	Y		N/A	N/A
Y	Commissioning Visits	3 visits @ 2.5 hours per visit	7.50	Included in Project Management and Design Fee	N/A	Included in Project Management and Design Fee	N/A	N	Included in Project Management Fee		N/A
Y	Back to back connection	each	3.00	1,086.14	3,258.42	1,347.39	4,042.17			N/A	N/A
	Construction Cost Sub-total				30,709.08		38,465.86			6,920.77	7,299.56
Y	Traffic Management	per TM usage	3.00	393.39	1,180.17	393.39	1,180.17	Y	393.39	393.39	393.39
Y	Minor Traffic Diversion	each	1.00	850.00	850.00	850.00	850.00	Y	850.00	850.00	850.00
Y	Road closure	each	1.00	1,341.00	1,341.00	1,341.00	1,341.00	Y	1,341.00	1,341.00	1,341.00
Y	Permit	each	1.00	62.00	62.00	62.00	62.00	Y	62.00	62.00	62.00
Y	Project Management and Design Fee	10% of Construction Cost	1.00	10%	3,070.91	0.10	3,846.59			N/A	N/A
Y	Design Fee	4% of Construction Cost	1.00	4%	N/A		N/A	Y	4%	292.57	N/A
Y	Project Management Fee	5% of Construction Cost	1.00	5%	N/A		N/A	N	5%	365.71	N/A
Other Charges											
Y	S106 sewerage connection application fee - developer connection	each	1.00	562.00	562.00	562.00	N	562.00	562.00	562.00	562.00
Infrastructure Charges											
Y	Infrastructure Charge - Water	Per property	50.00	502.00	25,100.00	502.00	25,100.00	N	502.00	25,100.00	502.00
Y	Infrastructure Charge - Sewerage	Per property	50.00	403.00	20,150.00	403.00	20,150.00	N	403.00	20,150.00	403.00
Income offset											
Y	Income Offset - water	Per property	50.00	-491.00	-24,550.00	-491.00	-24,550.00	N	-491.00	-24,550.00	-491.00
N	Income Offset - sewerage	Per property	50.00		N/A		N/A			N/A	N/A
Totals					93,177.16		110,895.18			37,887.43	31,744.95

Year 5: Scenario 4: Medium housing development requiring new mains and communication pipe (excavation and reinstatement by Water Company)									Alternative Delivery Method			
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe	Barrier Pipe Total Charge	Contestible (Y/N)	Self Lay Rate	Self-Lay Total Charge	NAV Rate (£)	Nav Total Charge (£)
Pre-construction charges - connection												
Y	Application Fee	per application	Included in Construction Charges - connection			Included in Construction Charges - connection		N	Included in Meter Installation Fee		Included in Mains Connection Fee	
	Administration Fee	per application	Included in Construction Charges - connection			Included in Construction Charges - connection		N	Included in Meter Installation Fee		Included in Mains Connection Fee	
	Design Fee	per application										
Pre-construction charges - Mains												
Y	Application Fee	per application	Included in Mains Connection Fee			Included in Mains Connection Fee		N	Included in Mains Connection Fee		Included in Mains Connection Fee	
	Administration Fee	per application										
	Design fee	per application	Included in Project Management and Design Fee			Included in Project Management and Design		N	Included in Project Management and Design Fee			
Construction Charges - connection												
Y	Service Connection-Manifold to Main	per connection	50.00	103.52	5,176.00	131.61	6,580.50	N		N/A		N/A
Y	Faciliation, Inspections, Excavation & Pipework	per connection	50.00	748.61	37,430.50	904.24	45,212.00	N		N/A		N/A
Y	Resinstatement	per connection	50.00	115.88	5,794.00	115.88	5,794.00	N		N/A		N/A
Y	Meter Fit & Inspection	per connection	50.00	171.29	8,564.50	171.29	8,564.50	Y	128.00	6,400.00	537.00	537.00
Y	Connections Team Mobilisation Fee	construction p	3.00	453.52	1,361.00	453.52	1,360.56	Y				
Construction Charges - mains												
Y	Mains Connection	per connection	1.00	2,040.74	2,040.74	2,076.89	2,076.89	N	2,040.74	2,040.74	2,040.74	2,040.74
	Mains Connection sub-charge 1	abour & Materi	Included in Mains Connection Fee			cluded in Mains Connection F			Inc in Mains Connection Fee		Included in Mains Connection Fee	
Y	Washouts	each	4.00	523.42	2,093.68	552.57	2,210.28	N	523.42	523.42	523.42	523.42
Y	Sluice Valve	125mm	3.00	523.42	1,570.26	559.57	1,678.71	Y		N/A		N/A
Y	Sluice Valve	180mm	1.00	567.23	567.23	633.91	633.91	N	567.23	567.23	567.23	567.23
Y	Sluice Valve	90mm	1.00	523.42	523.42	552.57	552.57	Y		N/A		N/A
Y	Excavation & Pipework - Road 125mm	10 Metres	1.00	3,082.40	3,082.40	3,287.20	3,287.20	N	3,082.40	3,082.40	3,082.40	3,082.40
Y	Reinstatement - Road 125mm	10 Metres	1.00	1,685.52	1,685.52	1,685.52	1,685.52		706.98	706.98	706.98	706.98
Y	Excavation & Pipework - Unmade 125mm	140 metres	1.00	10,571.40	10,571.40	13,769.00	13,769.00	Y		N/A		N/A
Y	Reinstatement - Unmade 125mm	140 metres	1.00	3,012.60	3,012.60	3,012.60	3,012.60					

Y	Excavation & Pipework - Unmade 90mm	100 metres	1.00	8,676.85	8,676.85	10,724.85	10,724.85	Y		N/A		N/A
Y	Reinstatement - Unmade 90mm	100 metres	1.00	3,582.10	3,582.10	3,582.10	3,582.10					
Y	Excavation & Pipework - Footpath 125mm	50 metres	1.00	9,149.51	9,149.51	10,173.51	10,173.51	Y		N/A		N/A
Y	Reinstatement - Footpath 125mm	50 metres	1.00	10,539.52	10,539.52	10,539.52	10,539.52					
Y	Trial Holes	each	1.00	378.79	378.79	378.79	378.79	Y		N/A	378.79	378.79
Y	Pipe and Fittings Delivery	per phase	3.00	319.54	958.62	319.54	958.62					
Y	Mains Team Mobilisation Fee	per phase	3.00	866.77	2,600.31	866.77	2,600.31					
Y	Sampling	Sampling & Analysis	3.00	Included in Project Management and Design Fee		Included in Project Management and Design Fee		Y		N/A		N/A
Y	Commissioning Visits	3 visits @ 2.5 hours per visit	7.50					Y	Included in Project Management Fee			N/A
Y	Back to back connection	each	3.00	1,086.14	3,258.42	1,347.39	4,042.17			N/A		N/A
	Construction Cost Sub-total				64,291.37		71,906.55			6,920.77		7,299.55
Y	Traffic Management	per TM usage	1.00	393.39	393.39	393.39	393.39	Y	393.39	393.39	393.39	393.39
Y	Minor Traffic Diversion	each	1.00	850.00	850.00	850.00	850.00	Y	850.00	850.00	850.00	850.00
Y	Road closure	each	1.00	1,341.00	1,341.00	1,341.00	1,341.00	Y	1,341.00	1,341.00	1,341.00	1,341.00
Y	Permit	each	1.00	62.00	62.00	62.00	62.00	Y	62.00	62.00	62.00	62.00
Y	Project Management & Design Fee	10% of Construction Cost	1.00	10%	6,429.14	10%	7,190.66	N		N/A		N/A
Y	Design Fee	4% of Construction Cost	1.00	4%	N/A		N/A	Y	4%	292.57		N/A
Y	Project Management Fee	5% of Construction Cost	1.00	5%	N/A		N/A	N	5%	365.71		N/A
Other Charges												
Y	S106 sewerage connection application fee - developer connection	each	1.00	562.00	562.00	562.00	562.00	N	562.00	562.00	562.00	562.00
Infrastructure Charges												
Y	Infrastructure Charge - Water	Per property	50.00	502.00	25,100.00	502.00	25,100.00	N	502.00	25,100.00	502.00	25,100.00
Y	Infrastructure Charge - Sewerage	Per property	50.00	403.00	20,150.00	403.00	20,150.00	N	403.00	20,150.00	403.00	20,150.00
Income offset												
Y	Income Offset - water	Per property	50.00	-491.00	- 24,550.00	-491.00	- 24,550.00	N	-491.00	- 24,550.00	-491.00	- 24,550.00
	Income Offset - sewerage	Per property	50.00		N/A		N/A			N/A		N/A
	Totals				152,954.90		170,517.16			37,887.43		31,744.95

Scenario 5: Large housing development requiring new mains and communication pipe (excavation and reinstatement by others)									Alternative Delivery Method			
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe Uplift/Rate	Barrier Pipe Total Charge (£)	Contestable (Y/N)	Self Lay Rate	Self-Lay Total Charge (£)	NAV Rate (£)	Nav Total Charge (£)
Pre-construction charges - Connection												
Y	Application Fee	per application		Included in Service Connection Fee	N/A	Included in Service Connection Fee	N/A	N	Included in Meter Installation Fee	N/A	Included in Mains Connection Fee	N/A
N	Administration Fee	per application			N/A		N/A	N		N/A		N/A
N	Design Fee	per application			N/A		N/A			N/A		N/A
Pre-construction charges - Mains												
Y	Application Fee	per application		Included in Mains Connection Fee	N/A	Included in Mains Connection Fee	N/A	N	Included in Mains Connection Fee	N/A	Included in Mains Connection Fee	N/A
N	Administration Fee	per application			N/A		N/A			N/A		N/A
N	Design fee	per application		Included in Project Management and Design Fee	N/A	Included in Project Management and Design Fee	N/A	N	Included in Project Management and Design Fee	N/A		N/A
Construction Charges - Connection												
Y	Service Connection-Manifold to Main	per connector	200.00	103.52	20,704.00	131.61	26,322.00	Y	Included in Meter Installation Fee	N/A	Included in Mains Connection Fee	N/A
Y	Faciliation, Inspections, Excavation & Pipework	per connector	200.00	369.09	73,818.00	524.72	104,944.00	N		N/A		N/A
Y	Resinstatement	per connector	200.00	22.92	4,584.00	22.92	4,584.00					
Y	Meter Fit & Inspection	per connector	200.00	171.29	34,258.00	171.29	34,258.00	Y	128.00	25,600.00	537.00	537.00
Y	Connections Team Mobilisation Fee	per construction phase	6.00	453.52	2,721.00	453.52	2,721.12	Y				
Construction Charges - Mains												
Y	Mains Connection	per connector	1.00	2,653.47	2,653.47	2,720.15	2,720.15	N	2,653.47	2,653.47	2,653.47	2,653.47
Y	Washouts - 90mm	each	3.00	523.42	1,570.26	552.57	1,657.71	Y	523.42	523.42	523.42	523.42
Y	Washouts - 125mm	each	4.00	530.17	2,120.68	566.32	2,265.28	Y		N/A		N/A
Y	Washouts - 180mm	each	3.00	567.23	1,701.69	603.38	1,810.14	Y		N/A		N/A
Y	Sluice Valve - 90mm	each	2.00	523.42	1,046.84	552.57	1,105.14	Y	523.42	523.42	523.42	523.42
Y	Sluice Valve - 125mm	each	5.00	530.17	2,650.85	566.32	2,831.60	Y		N/A		N/A
Y	Sluice Valve - 180mm	each	1.00	567.23	567.23	603.38	603.38	Y	567.23	567.23	567.23	567.23
Y	Trial Holes	each	2.00	378.79	757.58	378.79	757.58	Y		N/A	378.79	757.58
Y	Excavation & Pipework - pre-dug/ducting 125mm	480 metres	1.00	16,830.11	16,830.11	27,793.31	27,793.31	Y		N/A		N/A
Y	Reinstatement - pre-dug/ducting 125mm	480 metres	1.00	1,957.52	1,957.52	1,957.52	1,957.52					
Y	Excavation & Pipework- pre-dug/ducting 90mm	400 metres	1.00	15,655.03	15,655.03	23,847.03	23,847.03	Y		N/A		N/A

Y	Reinstatement- pre-dug/ducting 90mm	400 metres	1.00	3,809.26	3,809.26	3,809.26	3,809.26					
Y	Excavation & Pipework - pre-dug/ducting 180mm	100 metres	1.00	9,554.07	9,554.07	11,778.07	11,778.07	Y		N/A		N/A
Y	Reinstatement - pre-dug/ducting 180mm	100 metres	1.00	505.49	505.49	505.49	505.49					
Y	Excavation & Pipework - road 180mm	20 metres	1.00	5,985.50	5,985.50	6,430.30	6,430.30	N	5,985.50	5,985.50	5,985.50	5,985.50
Y	Reinstatement - road 180mm	20 metres	1.00	3,580.80	3,580.80	3,580.80	3,580.80		3,580.80	3,580.80	3,580.80	3,580.80
Y	Pipe and Fittings Delivery	per phase	6.00	319.54	1,917.24	319.54	1,917.24					
Y	Mains Team Mobilisation Fee	per phase	6.00	866.77	5,200.62	866.77	5,200.62					
Y	Sampling	each	6.00	Included in Project Management and Design Fee	N/A	Included in Project Management and Design Fee	N/A	Y		N/A		N/A
Y	Commissioning Visits	6 visits @ 2.5	15.00		N/A		N/A	N	Included in Project Management Fee			N/A
Y	Connection-back to back 180mm	each	2.00	1,121.76	2,243.52	1,383.01	2,766.02			N/A		N/A
Y	Connection-back to back<180mm	each	4.00	1,094.68	4,378.72	1,355.93	5,423.72			N/A		N/A
	Construction Cost Sub-total				84,686.48		108,760.36			13,833.84		14,591.42
	Traffic Management	per TM usage	1.00	393.39	393.39	393.39	393.39	Y	393.39	393.39	393.39	393.39
Y	Minor Traffic Diversion	each	1.00	850.00	850.00	850.00	850.00	Y	850.00	850.00	850.00	850.00
Y	Road closure	each	1.00	1,341.00	1,341.00	1,341.00	1,341.00	Y	1,341.00	1,341.00	1,341.00	1,341.00
Y	Permit	each	1.00	62.00	62.00	62.00	62.00	Y	62.00	62.00	62.00	62.00
Y	Project Management & Design Fee	10% of Construction Cost	1.00	10%	8,468.65	10%	11,140.68			N/A		N/A
Y	Design Fee	4% of Construction Cost	1.00	4%	N/A		N/A	Y	4%	569.09		N/A
Y	Project Management Fee	5% of Construction Cost	1.00	5%	N/A		N/A	N	5%	711.36		N/A
Other Charges												
Y	As application (i.e. s106 vetting fee)	each	1.00	562.00	562.00	562.00	562.00	N	562.00	562.00	562.00	562.00
Infrastructure Charges												
Y	Infrastructure Charge - Water	Per property	200.00	502.00	100,400.00	502.00	100,400.00	N	502.00	100,400.00	502.00	100,400.00
Y	Infrastructure Charge - Sewerage	Per property	200.00	403.00	80,600.00	403.00	80,600.00	N	403.00	80,600.00	403.00	80,600.00
Income offset												
Y	Income Offset - Water	Per property	200.00	-491.00	-98,200.00	-491.00	-98,200.00	N	-491.00	-98,200.00	-491.00	-98,200.00
N	Income Offset - Sewerage	Per property	200.00		N/A		N/A			N/A		N/A
Totals					315,248.52		378,738.55			126,722.68		101,136.81

Scenario 6: Large housing development requiring new mains and communication pipe (excavation and reinstatement by Water Company)									Alternative Delivery Method			
Applicable Charge	Item	Unit	Qty	Rate (£)	Total Charge (£)	Barrier Pipe	Barrier Pipe Total Charge	Contestable (Y/N)	Self Lay Rate	Self-Lay Total Charge	NAV Rate (£)	Nav Total Charge (£)
Pre-construction charges - Connection												
Y	Application Fee	per application		Included in Service Connection Fee	N/A	Included in Service Connection Fee	N/A	N	Included in Meter Installation Fee	N/A	Included in Mains Connection Fee	N/A
N	Administration Fee	per application			N/A		N/A	N		N/A		N/A
N	Design Fee	per application			N/A		N/A			N/A		N/A
Pre-construction charges - Mains												
Y	Application Fee	per application		Included in Mains Connection Fee	N/A	Included in Mains Connection Fee	N/A	N	Included in Mains Connection Fee	N/A	Included in Mains Connection Fee	N/A
N	Administration Fee	per application			N/A		N/A			N/A		N/A
N	Design fee	per application		Included in Project Management and Design Fee	N/A	Included in Project Management and Design Fee	N/A	N	Included in Project Management and Design Fee	N/A		N/A
Construction Charges - Connection												
Y	Service Connection-Manifold to Main	per connection	200.00	103.52	20,704.00	131.61	26,322.00	Y	Included in Meter	N/A	Included in Mains Connection Fee	N/A
Y	Facilitation, Inspections, Excavation & Pipework	per connection	200.00	748.61	149,722.00	904.24	180,848.00	N		N/A		N/A
Y	Resinstatement	per connection	200.00	115.88	23,176.00	115.88	23,176.00					
Y	Meter Fit & Inspection	per connection	200.00	171.29	34,258.00	171.29	34,258.00	Y	128.00	25,600.00	537.00	537.00
Y	Connections Team Mobilisation Fee	per construction phase	6.00	453.52	2,721.00	453.52	2,721.12	Y				
Construction Charges - Mains												
Y	Mains Connection	per connection	1.00	2,653.47	2,653.47	2,689.62	2,689.62	N	2,653.47	2,653.47	2,653.47	2,653.47
Y	Washouts - 90mm	each	3.00	523.42	1,570.26	552.57	1,657.71	Y	523.42	523.42	523.42	523.42
Y	Washouts - 125mm	each	4.00	530.17	2,120.68	566.32	2,265.28	Y		N/A		N/A
Y	Washouts - 180mm	each	3.00	567.23	1,701.69	603.38	1,810.14	Y		N/A		N/A
Y	Sluice Valve - 90mm	each	2.00	523.42	1,046.84	552.57	1,105.14	Y	523.42	523.42	523.42	523.42
Y	Sluice Valve - 125mm	each	5.00	530.17	2,650.85	566.32	2,831.60	Y		N/A		N/A
Y	Sluice Valve - 180mm	each	1.00	567.23	567.23	603.38	603.38	Y	567.23	567.23	567.23	567.23
Y	Trial Holes	each	2.00	378.79	757.58	378.79	757.58	Y		N/A	378.79	757.58
Y	Excavation & Pipework - unmade 125mm	480 metres	1.00	38,308.08	38,308.08	49,271.28	49,271.28	Y		N/A		N/A
Y	Reinstatement - unmade 125mm	480 metres	1.00	10,838.45	10,838.45	10,838.45	10,838.45	Y		N/A		N/A
Y	Excavation & Pipework- unmade 90mm	400 metres	1.00	29,144.70	29,144.70	37,336.70	37,336.70	Y		N/A		N/A

Y	Reinstatement- unmade 90mm	400 metres	1.00	14,324.98	14,324.98	14,324.98	14,324.98	N				
Y	Excavation & Pipework - footpath 180mm	100 metres	1.00	17,717.66	17,717.66	19,941.66	19,941.66	Y		N/A		N/A
Y	Resinstatement - footpath 180mm	100 metres	1.00	3,031.89	3,031.89	3,031.89	3,031.89	Y		N/A		N/A
Y	Excavation & Pipework - road 180mm	20 metres	1.00	5,985.50	5,985.50	6,430.30	6,430.30	Y	5,985.50	5,985.50	5,985.50	5,985.50
Y	Reinstatement - road 180mm	20 metres	1.00	3,580.80	3,580.80	3,580.80	3,580.80	N	3,580.80	3,580.80	3,580.80	3,580.80
Y	Pipe and Fittings Delivery	per phase	6.00	319.54	1,917.24	319.54	1,917.24					
Y	Mains Team Mobilisation Fee	per phase	6.00	866.77	5,200.62	866.77	5,200.62					
Y	Sampling	per visit	6.00	Included in Project Management and Design Fee	N/A	Included in Project Management and Design Fee	N/A	Y		N/A		N/A
Y	Commissioning Visits	per visit	6.00		N/A		N/A	N	Included in Project Management Fee			N/A
Y	Connection-back to back 180mm	each	2.00	1,121.76	2,243.52	1,383.01	2,766.02			N/A		N/A
Y	Connection-back to back<180mm	each	4.00	1,094.68	4,378.72	1,355.93	5,423.72			N/A		N/A
	Construction Cost Sub-total			149,740.76		173,784.11			13,833.84		14,591.42	
	Traffic Management	per TM usage	1.00	393.39	393.39	393.39	393.39	Y	393.39	393.39	393.39	393.39
Y	Minor Traffic Diversion	each	1.00	850.00	850.00	850.00	850.00	Y	850.00	850.00	850.00	850.00
Y	Road closure	each	1.00	1,341.00	1,341.00	1,341.00	1,341.00	Y	1,341.00	1,341.00	1,341.00	1,341.00
Y	Permit	each	1.00	62.00	62.00	62.00	62.00	Y	62.00	62.00	62.00	62.00
Y	Project Management & Design Fee	10% of Construction Cost	1.00	10%	14,974.08	10%	17,643.05			N/A		N/A
Y	Design Fee	4% of Construction Cost	1.00	4%	N/A		N/A	Y	4%	569.09		N/A
Y	Project Management Fee	5% of Construction Cost	1.00	5%	N/A		N/A	N	5%	711.36		N/A
Other Charges												
Y	As application (i.e. s106 vetting fee)	each	1.00	562.00	562.00	562.00	562.00	N	562.00	562.00	562.00	562.00
Infrastructure Charges												
Y	Infrastructure Charge - Water	Per property	200.00	502.00	100,400.00	502.00	100,400.00	N	502.00	100,400.00	502.00	100,400.00
Y	Infrastructure Charge - Sewerage	Per property	200.00	403.00	80,600.00	403.00	80,600.00	N	403.00	80,600.00	403.00	80,600.00
Income offset												
Y	Income Offset - Water	Per property	200.00	-491.00	-98,200.00	-491.00	-98,200.00	N	-491.00	-98,200.00	-491.00	-98,200.00
N	Income Offset - Sewerage	Per property	200.00		N/A		N/A			N/A		N/A
Totals					481,304.23		544,760.67			126,722.68		101,136.81

Part Q: Retailers seeking connections

- Q1.** 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.
- Q2.** These charges are based on the same charges as **Part D: Water connection charges** without the retail element. We will continue to monitor the appropriateness of these charges in light of developments in the retail market.

Water Connections

- Q3.** We will apply the same criteria and conditions as are set out in **Part D: Water connection charges** (with any appropriate alterations that need to be made because we are dealing with a Retailer rather than a Developer), but subject to the following exceptions.

- Q3.1** For **Table 4**, **Table 44** below should be substituted.

Table 44

Connection Type	Length	Charge (£)
Nearside	Less than or equal to 5m	£713.64
Nearside (Pre Dug / Ducting)	Less than or equal to 5m	£351.85
Farside	Greater than 5m and less than or equal to 11m	£1,368.76
Farside (Pre Dug / Ducting)	Greater than 5m and less than or equal to 11m	£442.92
Extended Farside	Greater than 11m and less than or equal to 18m	£2,128.05
Extended Farside (Pre dug / Ducting)	Greater than 11m and less than or equal to 18m	£697.64
Wallbox Connection	Less than or equal to 18m	£3,180.90
Wallbox Connection (Pre Dug / Ducting)	Less than or equal to 18m	£869.24
Connection (Per Plot)	N/A	£98.68
Nearside (Contaminated Land / Barrier Pipe)	Less than or equal to 5m	£862.00

Farside (Contaminated Land / Barrier Pipe)	Greater than 5m and less than or equal to 11m	£1,597.45
Extended Farside (Contaminated Land / Barrier Pipe)	Greater than 11m and less than or equal to 18m	£2,439.49
Wallbox connection (Contaminated Land / Barrier Pipe)	Less than or equal to 18m	£3,491.97
Connection (Per Plot) (Contaminated Land/ Barrier Pipe)	N/A	£125.46
External Meter Fit (Per Plot)	N/A	£163.29
Internal Meter Fit (Per Plot)	N/A	£186.89

Q3.2 For **Table 17**, **Table 45** below should be substituted

Table 45

Self-lay service connection - Where AW installs meter	£192.00
Self-lay service connection - Where SLP installs meter	£127.00

Q3.3 For **Table 41**, **Table 46** below should be substituted

Table 46

Temporary building supply		
Connection Type	Length	Charge (£)
Nearside	Less than or equal to 5m	£713.64
Nearside (Pre Dug / Ducting)	Less than or equal to 5m	£351.85
Farside	Greater than 5m and less than or equal to 11m	£1,368.76
Farside (Pre Dug / Ducting)	Greater than 5m and less than or equal to 11m	£442.92
Extended Farside	Greater than 11m and less than or equal to 18m	£2,128.05
Extended Farside (Pre dug / Ducting)	Greater than 11m and less than or equal to 18m	£697.64
Wallbox Connection	Less than or equal to 18m	£3,180.90

Wallbox Connection (Pre Dug / Ducting)	Less than or equal to 18m	£869.24
Connection (Per Plot)	N/A	£98.68
Nearside (Contaminated Land / Barrier Pipe)	Less than or equal to 5m	£862.00
Farside (Contaminated Land / Barrier Pipe)	Greater than 5m and less than or equal to 11m	£1,597.45
Extended Farside (Contaminated Land / Barrier Pipe)	Greater than 11m and less than or equal to 18m	£2,439.49
Wallbox connection (Contaminated Land / Barrier Pipe)	Less than or equal to 18m	£3,491.97
Connection (Per Plot) (Contaminated Land / Barrier Pipe)	N/A	£125.46
External Meter Fit (Per Plot)	N/A	£163.29
Internal Meter Fit (Per Plot)	N/A	£186.89
Domestic sprinkler connection	N/A	At Cost

Sewerage Connections

- Q4.** We will apply the same criteria and conditions as are set out in **Part C: Sewer communication charges** (with any appropriate alterations that need to be made because we are dealing with a Retailer rather than a Developer) but without any other exception.

New Infrastructure

- Q5.** 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. However, it is possible for us to provide new infrastructure as part of an agreement with those customers' retailers.
- Q6.** 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) we will apply exactly the same principles as those set out in **Part E: Water main requisition charges**.
- Q7.** Where we are asked by a retailer, on behalf of its customer, to provide a new sewer for domestic sewerage purposes (meaning, broadly, to drain water from lavatories,

water from cooking or washing and surface water) we will apply exactly the same principles as those set out in **Part F: Sewer requisition charges**.

Q8. Where we are asked by a retailer, on behalf of its customer, to provide a new lateral drain for domestic sewerage purposes we will apply exactly the same principles as those set out in **Part G: Lateral drain requisition charges**.

Q9. 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.

Q10. 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.