

developer charges 2015-16

code of practice

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www.wessexwater.co.uk

**Wessex
Water**
a YTL company

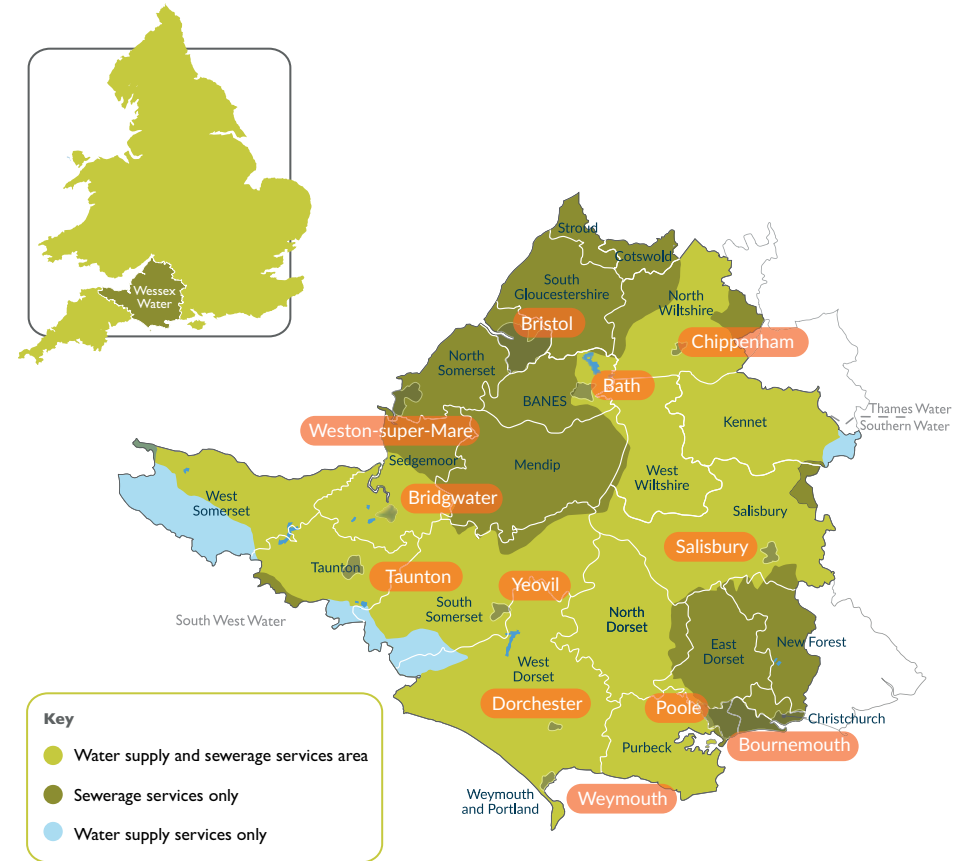


Meet our people

We have a great team here at Wessex Water and we want to introduce them to you. Visit www.wessexwater.co.uk/careers

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Developer charges

This booklet gives information about the charges we apply when dealing with new development.

The charges apply to all developments ranging from a single storey extension to a large new housing/industrial site.

This booklet contains information on:

- charges and initial advice on new water supply/sewer connections
- adoption of sewers
- diversion of sewers/water mains
- building over or close to a public sewer
- sewer requisitions
- infrastructure charges
- obtaining plans of our water mains and sewers.

Our charges apply throughout the Wessex Water region, except for the areas covered by the Bristol, Sembcorp Bournemouth and Cholderton and District water companies (in the case of charges related to water supply).

More detailed information on our charges is available in our charges scheme, a copy of which may be viewed at any of our offices, by request or on our website.

VAT will be charged at the current/applicable rate.

have your say...

We value your opinion so join our online customer research panel. You can tell us what you think of our services, how we can improve and help us plan for the future. Visit www.wessexwater.co.uk/businesspanel

Please refer to the back page for information on how to contact us should you have any queries or require more details.

Developer services website

We offer a range of services for members of the public, builders, local authorities and housing developers on our website at: www.wessexwater.co.uk/developers

The website acts as a central point of contact for developers, councils and the general public on all types of new development. Enquiries may range from new housing or industrial sites to a single storey extension.

We offer technical advice and guidance on water and drainage issues, ie, water and sewer connections, sewer buildovers and connections, sewer adoptions, requisition of new water mains and sewers, diversions etc. We provide online information and printable application forms and guidance notes for your drainage and water supply needs.

Developer services - our promise

We are committed to providing a first class service that exceeds the standard required by law.

Planning - we will:

- respond within statutory timescales to planning enquiries
- respond within 21 calendar days on specific sites needing a more detailed answer.

Water supply - we will:

- acknowledge applications for new service connections/mains within five calendar days
- provide quotes for new service connections within 28 calendar days
- provide estimates within 28 calendar days for new water mains requisitions (including self lay), or 42 days for larger sites or those requiring offsite reinforcement
- construct new mains within 90 calendar days of agreement being signed.

Sewerage - we will:

- acknowledge sewer requisition applications within five calendar days
- construct requisitioned sewer within 90 calendar days of agreement being signed
- acknowledge sewer adoption submissions within 14 calendar days
- provide technical assessment of sewers proposed for adoption within 28 calendar days
- provide a draft legal agreement within 14 calendar days on receipt of all necessary information
- respond to applications to connect to the public sewer within 21 calendar days
- respond to applications to build over/near public sewers within 21 calendar days.

Asset enquiries - we will:

- respond within seven calendar days to general asset location enquiries.

Putting things right

If you feel we have not met the standards of service you would have expected, you can contact us in one of three ways:

Telephone: 0345 600 3 600 (Monday to Friday, 8am to 6pm)

Email: operational.enquiries@wessexwater.co.uk
(non-emergency only)

Letter: Developer Services, Wessex Water, Claverton Down
Bath BA2 7WW

To protect our customers and staff calls may be recorded.

Please note our guarantees do not apply if we are prevented from meeting our standards by third party actions or exceptional circumstances such as severe weather, major operational problems or industrial action.

New water supply connections

There are five steps you need to complete if you want a new water supply connection to an existing water main:

- complete an application form
- obtain water regulations approval
- have your trench and service pipe inspected
- make payment
- arrange connection.

On receipt of your completed application form, we will arrange for a survey to be carried out and you will be sent a quote for the cost of the works.

It may also be necessary to obtain water regulations approval for the proposed plumbing systems and internal fittings. Full details of when it is necessary to obtain approval are included in our water supply application form.

Please note that it will be your responsibility to lay your own service pipe to the boundary of the property which should be laid in a trench at a depth of at least 750mm and no more than 1,350mm. The trench and service pipe will need to be inspected.

Subject to obtaining water regulations approval, the trench passing inspection and receiving payment, we will normally connect the water supply and fit the meter at the same time.

Where multiple service pipes are laid in the same trench, we will normally require internal stop taps to have been fitted inside the new properties. This will help prevent misconnections and future water metering issues with our customers.

In addition to the connection charge you will also be required to pay (where applicable) building water charges, reinstatement charges and infrastructure charges.

VAT will be added where applicable.

The current charges for connecting to our water supply system are shown opposite.

Standard water supply service connections

	First connection	Second connection
Unmade surfaces		
Connection up to 32mm up to two metres of trench <i>basic charge*</i>	£406	£367
Where the developer provides all excavation for ducts*	£362	£323
Charge per additional linear metre of trench	£43	£43
Made up surfaces (does not include permanent reinstatement)		
Connection up to 32mm up to two metres of trench <i>basic charge*</i>	£491	£452
Charge per additional linear metre of trench	£69	£69
Wall mounted box (provided and fitted by developer)		
Standard MDPE pipe	£356	
Protective pipe	£387	
Each additional connection through same duct or trench		
Unmade/made up surfaces	£193	
Permanent reinstatement per linear metre		
Carriageways	£97	
Footpaths	£78	
Building water charges		
Water used in the construction/conversion of the property (not the physical connection)	£73	
General		
Failure to have site ready for inspection at an agreed time	£50	
Failure to have site ready for connection at an agreed time	£75	

* *The charges above are inclusive of application fees of £100 for the first connection and £61 on second and subsequent connections*

Notes

- 1 Connections >32mm charged at cost.
- 2 Additional charges will apply if traffic management measures are required and/or the connection can only be made outside normal working hours.
- 3 An additional £56 per connection is applied where ground is contaminated.
- 4 Meter upsize/downsize charged at cost.
- 5 Infrastructure charges will also normally apply.
- 6 Additional charges will apply if it is necessary to install internal remote read meters (IMR).

Water supply disconnections and reconnections

If you decide you no longer require a water supply you will need to apply for a temporary or permanent disconnection. No charges are made for a permanent disconnection from the mains water supply. Where a temporary disconnection is made for reasons of non payment a charge may be made. If a temporary disconnection is made for any other reason, no charge is made but in all cases of temporary disconnection you will be charged for the subsequent reconnection.

If we carry out a permanent disconnection and you subsequently require a supply at that location, you will be charged the full cost of carrying out a new connection.

Temporary disconnection after default on payment	£50
Any reconnection after any temporary disconnection	£50
Permanent disconnection	Free

Provision of a new water main for domestic use

If your development requires a new water main for domestic purposes, we will provide an estimate for carrying out the work. You may pay for the main by either a single payment or by the deficit payment arrangement which involves up to 12 annual payments. We may include the costs of any necessary reinforcement to our water supply system within the cost of your requisition.

As an alternative to us laying the main, you can provide a main under self lay arrangements. You must either be accredited or satisfy us in advance as to your financial standing, technical competence and experience of mainlaying to safeguard public health and the integrity of our supply network.

We will provide an estimate of our costs. On satisfactory completion of the main and connection to our network, we will make a contribution towards the cost of the main which reflects the income we are likely to receive from the properties expected to be served by it. Our self lay policy can be found on our website: www.wessexwater.co.uk/developers

Provision of water supplies for non domestic use

Although we are not under a duty to provide a supply for non domestic use we try to meet our customers' needs wherever possible. Where reinforcement of our system is required to provide a supply, we will expect you to contribute fully to the costs of any necessary works.

It is important for potentially large users in rural areas to contact us at a very early stage as major works with long lead in times may be required to provide a supply.

Diversion of existing water mains

If an existing water main crosses a new development site, it is preferable for the layout to be designed to avoid the asset, and provide an agreed clearance. If this is not possible the main must be diverted before any building works start.

You can propose a scheme and ask us to consider whether such a diversion is technically possible. Please contact us as soon as possible to ensure your works are not delayed or unforeseen costs incurred.

On receiving an application form and initial deposit of £2,000 plus VAT, we will undertake an appraisal to provide a scheme and estimated cost.

Once you have deposited the estimate value with us we will programme and undertake the diversion as soon as possible. The scheme will be undertaken on a fully rechargeable basis.

Connecting to a public sewer - current arrangements

Any new connection to the public sewerage system will require our prior approval under S106 of the Water Industry Act to ensure that:

- we are aware of the additional flow from the development to enable us to plan any necessary improvements to our system
- all work is carried out to an acceptable standard
- all health and safety precautions are met
- we can programme the works with our site staff who make all connections directly to the sewer pipe.

The current fees for connecting to the public sewerage system via a “y junction/saddle” are:

Public sewer diameter to which connection being made	Fee		VAT (if applicable)		Total	
	First connection	Second connection	First connection	Second connection	First connection	Second connection
Up to and including 150mm	£349.00	£310.00	£69.80	£62.00	£418.80	£372.00
Up to and including 225mm	£460.00	£421.00	£92.00	£84.20	£552.00	£505.20
Above 225mm	£540.00	£501.00	£108.00	£100.20	£648.00	£601.20

The charges above are inclusive of application fees of £100 for the first connection and £61 on second and subsequent connections

Infrastructure charges will also normally apply.

VAT will be added to all industrial/commercial connections and connections from existing properties including conversions. The construction of a new dwelling will be zero rated.

The above charges for connections apply to work done within normal working hours. Additional charges will apply if the connections can only be made outside normal working hours. The charge for an abortive visit is £75.

The current inspection fees for connecting via an existing or new manhole are:

	Fee	VAT
Existing manhole	£129	Zero
New manhole	£192	Zero

Infrastructure charges will also normally apply.

Connections to existing or via new manholes must only be carried out by a suitably qualified contractor holding a Wessex Water permit card to work on sewers.

A new manhole will be required for a connection serving three or more properties if it is not possible to connect via an existing manhole.

The current minimum charge for an aborted/additional inspection visit is £50.

Any newly constructed manhole will automatically become part of the public sewerage system on satisfactory completion. The applicant will remain responsible for any costs/works or liability in respect of road opening permit conditions and for any remedial costs/works required to the manhole for a minimum period of 12 months.

Connecting to a public sewer - proposed arrangements

Changes in legislation will require that any new connection to the public sewerage system under S106 of the Water industry Act 1991, cannot be made until you have entered into a S104 Adoption Agreement.

Under the new legislation, it will be mandatory for new foul sewers and stormwater sewers connecting to a public sewer and lateral drains (between the sewer and serviced property boundary) to be laid by a contractor to a standard for adoption to public status by the sewerage undertaker. This change is intended to prevent the future proliferation of further private foul sewers and lateral drains after the introduction of the new National Build Standard for public sewers and lateral drains, and the second stage of the private sewer transfer arrangements.

Application forms, guidance notes, and fees will be suitably amended to reflect these changes.

Building over or close to a public sewer

Wessex Water is responsible for maintaining more than 30,000 kilometres of public sewers and public lateral drains, some of which have been laid within the boundaries of properties. You must obtain our agreement to carry out any building work over or within three metres of most public sewers to ensure no damage is caused or restrictions made to the way we use and maintain the sewer.

For large or deep sewers a greater clearance is normally required. In some cases it is not possible to give approval, as the proposed works would impair our ability to maintain the sewer. Not having formal approval from your local water company may jeopardise the future sale of your property or lead to complications later. It is recommended that you submit an application before seeking planning or building regulations approval and well in advance of starting work on site.

The current fee for building over or close to a public sewer is £325. The above cost is zero rated for VAT.

Diversion of existing sewers

If there are sewers crossing a new development site and the layout cannot be designed to avoid them, they must be diverted if technically possible. You can propose a scheme and ask us to consider whether a diversion is possible.

You need to include £500 as initial deposit when you submit your application. We will then advise you which of the following options are appropriate.

Option 1 Major diversion of critical sewer

We will provide an estimate to carry out the works, including appraisal, design and construction. The minimum up-front appraisal fee to produce this estimate is £2,000 (we may need to increase this to £5,000 for very large or complex sites). We will ask you to top up the £500 deposit you initially sent. If you accept our offer, the appraisal fee will be deducted from the final cost. Construction will be carried out on a rechargeable basis.

Option 2 Major diversion

On receipt of the application, we will charge an all-in fee which covers administration, legal and inspection costs. We will ask you to top up the £500 deposit you initially sent. You will cover your own design and construction costs. Our indicative fees are:

- £250 technical assessment fee, inspection fees are set at 2.5% of the estimated construction value (a minimum of £500) and £150 legal fee
- a returnable cash deposit/bond is required to provide a surety to be party to the agreement. This is calculated on the estimated construction value of the works, with the sum not exceeding 10% or a minimum of £5,000.

Option 3 Minor sewer diversion

The fee is £500, which you have already provided as an initial deposit. A returnable cash deposit/bond is required to provide a surety to be party to the agreement. for a minor sewer diversion this is £500.

VAT is zero rated for new residential development. No VAT is payable on the deposited bond/surety.

Adoption of new sewers - current arrangements

In accordance with government protocol, we promote adoption of sewers and laterals within the public highway and any other areas with unrestricted access that are to be constructed as part of new developments under a Section 104 agreement. Sewers must be constructed in accordance with the current edition of the WRc publication Sewers for Adoption.

Fees and costs are based on our estimate of the whole cost of the works being offered for adoption.

Inspection fees (which include technical acceptance and administration) are set at 2.5% (with £500 minimum) of the estimated cost of the adoptable works and legal agreement preparation of £325. Bonding arrangements are required to the value of 10% of the adoptable drainage works plus 15% for pumped or treatment systems (with a £5,000 minimum). A fee of £500 is required on submission of an application for technical approval. VAT is normally zero rated on new build S104 arrangements.

Adoption of new sewers - proposed arrangements

Once the new National Build Standards are introduced all sewers and laterals being connected to the public sewerage system must be constructed under a signed Section 104 agreement, in accordance with the current edition of the Wrc publication Sewers for Adoption and the new National Build Standards. From this time the Section 104 agreement must be in place before a Section 106 connection application can be approved. Application forms, guidance notes and fees will be suitably amended to reflect these changes.

Adoption of existing sewerage systems

We can adopt private sewerage systems under Section 102 arrangements. You must provide details to prove that the sewer(s) has been designed and constructed to an adoptable standard. You must pay all inspection fees and the cost of any remedial works required to return the sewerage system to an acceptable standard before the sewers are adopted.

Indicative fees:

	Fee
Single length	£500
Small private estate	£1,000
Larger or more complex system	£2,500

Provision of new sewers or lateral drains for domestic use (requisition)

If you have a development with no access to our sewers due to intervening third party land outside your control, we can, at your expense, lay a sewer or lateral drain to serve the site if it is for domestic purposes. We can negotiate land entry, easements and compensation for crossing the land. Our involvement in undertaking this work can be high, particularly when the proposed works or entry to private land is opposed. We can only provide a new stormwater outfall arrangement with the consent of the relevant land drainage authority and the written agreement of the landowner. Overall scheme costs may be several times the actual construction works costs, particularly for short lengths of sewers.

In the cases of sewers, you may make a single one off payment which will be reviewed on scheme completion or you may opt for the deficit payment arrangement which involves up to 12 annual payments. We may include the costs of any necessary reinforcement to our sewerage system within the cost of your requisition. We will require an initial deposit to prepare and make a formal offer.

In the case of a lateral drain, payment in full becomes due after we have laid the drain.

For sewers and lateral drains, we normally require financial security, usually in the form of a cash deposit in advance of site works equal to the estimated cost of the works. As a guide, an initial deposit of £500 for a single private lateral, up to £2,500 for a sewer to serve a new estate, is required with an application form. Initial payment may be subject to additional costs if further appraisal site survey work or computer modelling is required. The agreed scheme costs will be estimated and you will need to deposit that sum, less the initial deposit, before works commence.

Sewerage for non domestic use

Should you wish to connect non domestic flows to our sewerage system, you may need a trade effluent discharge consent. You will need to submit a trade effluent notice, providing full details of the proposed discharge. We may impose conditions in any approval to safeguard our sewers and any operation of our sewage treatment works.

Where there is insufficient capacity in our system to accommodate your discharge, we may require you to pay for any necessary improvements.

It is important to contact us at a very early stage as major works with long lead in times may be required to accommodate your development.

Adequacy of existing infrastructure

On some occasions, when a developer applies for a connection to our water supply or sewerage networks, or requisitions a new main or sewer, a check on the adequacy of our existing systems will need to be made. This is known as hydraulic or network modelling.

A charge may be made for carrying out this investigation which, depending upon the scale and complexity, may take some time to complete. You are advised to consult us at an early stage in your development proposals.

Infrastructure charges

These charges are made under the Water Industry Act 1991 for anyone who wishes to build or develop a property. Infrastructure charges are used to cover the cost of improving our existing network to cope with providing extra capacity for these developments.

You will be required to pay the charges for a mains water supply and/or sewerage/surface water connection to our system if:

- building or siting new premises. This includes houses, flats, commercial premises, institutions, permanent caravans
- converting existing premises, eg, a house into flats
- connecting existing premises to our network for the first time.

Connections can be made directly to our systems or indirectly via private mains, drains or sewers.

The amount payable depends on the type of development and whether a supply and/or sewer connection is required. In the case of multi-occupation developments, ie, flat, offices etc, the charges will be based on the number of water taps and water using appliances.

For 25mm domestic water supply connections the standard amounts are:

Water	£353
Sewerage	£353

(Infrastructure charges are zero rated for VAT.)

All other properties are charged an amount calculated using the relevant multiplier, (RM). The RM is based on the number of taps and water fittings in the property. Each fitting is given a loading unit based on the amount of water it uses.

Provided a live connection has existed to the site within the five years immediately preceding redevelopment, we will credit the RM for the old properties. For example, where a single house is converted into four flats we will only charge for three flats.

If your development is within our supply area, the charges will be included in the quote you receive for the water supply connection(s). A water supply will not normally be connected until all charges have been paid and all the plumbing works have been inspected and found to comply with the Water Supply Regulations.

In parts of our area where another water company supplies the water, they will notify us of the supply connection. Where applicable you will be invoiced for the sewerage infrastructure charge which is normally the same as the infrastructure charge levied by the water company.

If a connection is made only to the sewer, we will send you a bill for the sewerage infrastructure charge.

Asset enquiries

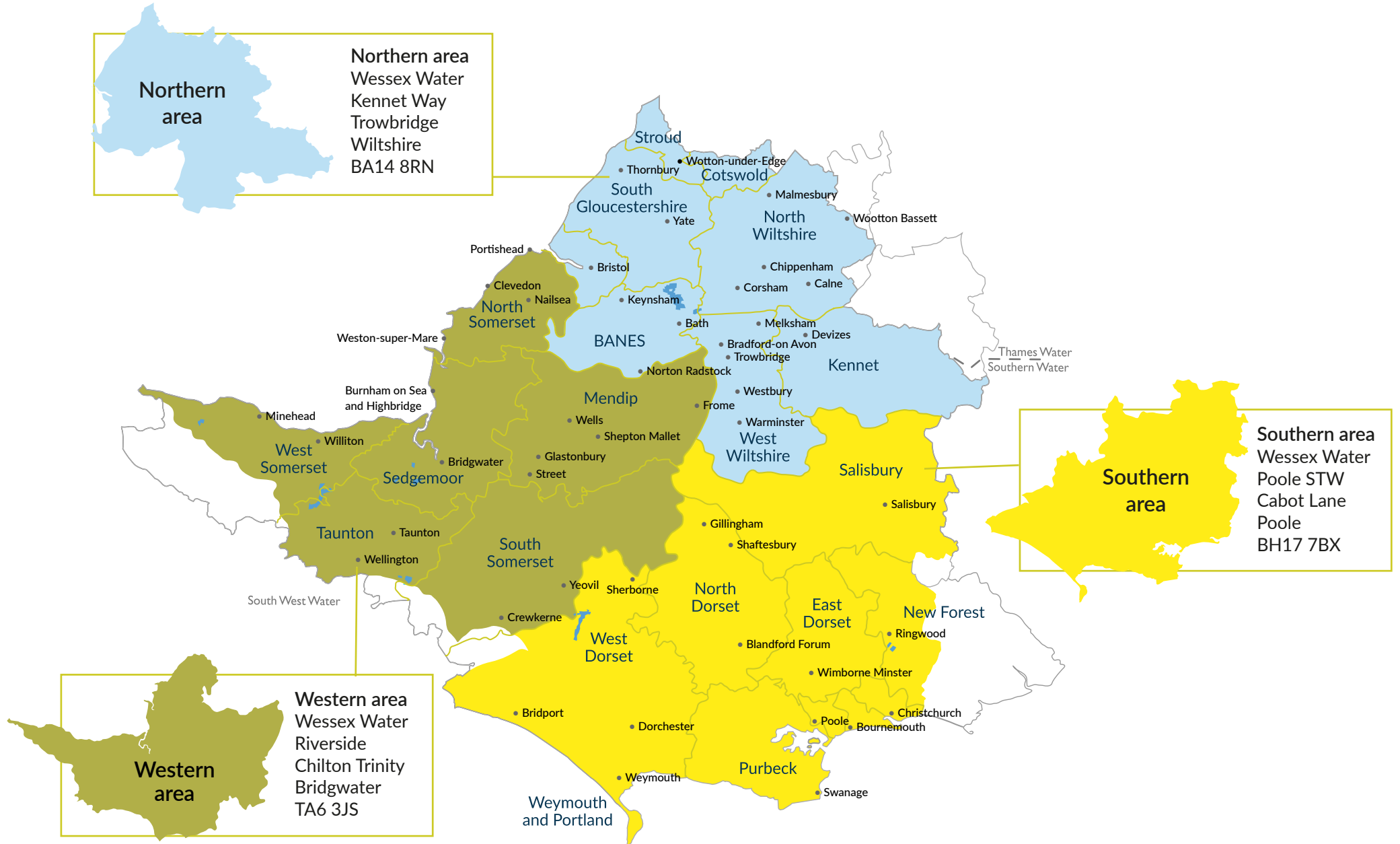
Plans showing the location of our water mains and sewers can be obtained from our asset enquiries team within developer services. The cost per plan is £15 + VAT (total £18). Alternatively, plans showing the location of our sewers only can be viewed at local authority offices.

don't forget...

We offer a range of services for members of the public, builders, local authorities and housing developers on our website at: www.wessexwater.co.uk/developers



Operational regions



Contact us

Please contact developer services on the relevant numbers between 8.30am and 4.30pm, Monday to Thursday, and 8.30am to 4pm on Friday, or for more information visit our website at: www.wessexwater.co.uk/developers

Planning/capacity enquiries

01225 526 303 or 01225 526 288 email planning.liaison@wessexwater.co.uk

New water supply connection/disconnection

01225 526 222 email new.connections@wessexwater.co.uk

New water supply main

01225 526 294 or 01225 526 222 email section.41@wessexwater.co.uk

Water main diversion

01225 526 296 or 01225 526 222 email main.diversion@wessexwater.co.uk

Infrastructure charges

01225 526 296 or 01225 526 222 email infrastructure.charges@wessexwater.co.uk

Asset enquiries

01225 526 422 or 01225 526 333 email asset.enquiries@wessexwater.co.uk

Adoption/diversion/requisition of sewers

North 01225 522 682 email development.north@wessexwater.co.uk

South 01202 643 461 email development.south@wessexwater.co.uk

West 01823 225 219 email development.west@wessexwater.co.uk

Building near to or over a public sewer

01225 526 333 email sewer.protection@wessexwater.co.uk

Connecting to a public sewer

01225 526 333 email sewer.connection@wessexwater.co.uk

