

# Statement of significant changes in charges for new connections and new developments

### Developer Services Schedule of Charges 2021/22

Information notice IN 19/05 introduced a new information requirement to compliment the publication in July 2019 of the revised Charging rules for new connection services (English undertakers), they have subsequently expanded upon this in Information Notice 20/07. The required information is for a statement setting out any significant changes to bills for typical developments to include:

- 1. Worked examples of typical developments for new connection services;
- 2. That the 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 of particular development types exceed 10%;
- 3. Confirmation of whether the Company is expecting there to be any bill increases of more than 10% from the previous year (for a given type of development) and, if such increases are expected:
  - what size increase is expected;
  - --- what types of typical developments are likely to be affected; and
  - the handling strategies adopted by the Company or why the Company considered no handling strategies are required.

The charging rules for new connection services (English undertakers) do not apply to Welsh Water. However, this statement of changes has been prepared to help national developers. It should be noted that the charges contained in the Developer Services Schedule of Charges 2021/22 that have been used to inform the scenarios below have been developed under a different regime to that in England and, as such, do not lend themselves to direct comparison with the costs of packages of English companies.

The worked examples showing the effects of the new charges on customers' bills for the range of different developments set out in IN 20/07 (except where indicated) is shown below. The worked examples are based on actual schemes – it can be seen from the summary table that, for these given types of development, there are no bill increases expected of more than 10% from the previous year.

# Scenario summary table

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	Package	2020/21	2021/22	Difference	Difference
_		£	£	£	%
Α	Single connection				
	1 new unit	2,013	2,080	67	3%
В	New block of flats				
	10 new units				
В1	Short connection	11,838	12,064	226	2%
В2	Long connection	11,800	12,018	218	2%
С	Small housing development				
	10 new connections				
C1	Lay only	13,639	13,816	177	1%
C2	Excavate and lay	15,520	15,908	388	2%
D	Medium housing development				
	50 new connections				
D1	Lay only	59,400	61,110	1,710	3%
D2	Excavate and lay	68,702	71,774	3,072	4%
E	Large housing development				
	200 new connections				
E1	Lay only	234,357	237,617	3,259	1%
E2	Excavate and lay	272,811	281,163	8,352	3%
F	Self-laid infrastructure				
F1	Small development	9,958	9,972	14	0%
F2	Medium development	43,167	44,582	1,415	3%
F3	Large development	166,467	168,482	2,015	1%

### Note

### **Scenarios**

 $IN\ 20/07\ Appendix\ 1$  sets out what are intended to be typical developments: "for which water companies should prepare worked examples. We expect water companies to provide additional or alternative scenarios where there are issues identified with the scenarios in table 4 or to highlight specific items that could be of particular interest to their customers.

The worked examples should include all relevant new connection and developer services charges for water and wastewater (as applicable) relevant to each example. Looking at our charging rules, we would expect these to include:

these to include:	
— Requisition Charges;	
— Infrastructure Charges;	

--- Any Income Offset.

--- Connection Charges; and

All relevant ancillary charges should also be included.

All scenarios set out below:

- Include clearly itemised unit costs for all relevant services;
- Provide adequate commentary to the examples to avoid inappropriate inter-company comparisons;
- Provide commentary where the specifications below are not followed in order to take account of specific company policies/area specific terminology and practices."

The scenarios below largely follow Ofwat's outlines with the following exceptions;

- Package A Single connection which is a bespoke package. The Ofwat scenarios for single connections are not representative of a significant proportion of our single connections. The scenario below accounts for over half of our connections.
- Packages C, D, E and F are all based on real schemes delivered by Welsh Water. It should be noted that under the existing charging rules for companies operating wholly or mainly in Wales, requisitions are designed separately, and the scheme cost quoted for each one.

### Note

# A. Single connection – 1 new unit

Description	2020/21	2021/22	For more information:
	£	£	
Water			
New connections deposit		77	Section 8 of the Developer Services Schedule of Charges
New connections deposit rebate		-77	Section 8 of the Developer Services Schedule of Charges
Standard, no excavation, first connection		375	Section 8 of the Developer Services Schedule of Charges
2m additional meterage no excavation		32	Section 8 of the Developer Services Schedule of Charges
Infrastructure Charge Water		400	Section 11 of the Developer Services Schedule of Charges
Water Total		807	
Wastewater			
Lateral Sewer Adoption		426	Section 10 of the Developer Services Schedule of Charge:
Sewer Connection - 1-25 properties		172	Section 10 of the Developer Services Schedule of Charge
Legal fee		275	Section 10 of the Developer Services Schedule of Charge: Please note that this is an estimate as this service is provided on an 'at cost' basis.
Infrastructure Charge Wastewater		400	Section 11 of the Developer Services Schedule of Charges
Wastewater Total		1,273	
Package A Total	2,013	2,080	
Change (£)		67	
Change (%)		3%	

### Note

### B. New block of flats - 10 new units

Description	2020/21	2021/22	For more information:
B1 63mm short connection - 4m road surface	£	£	
Water			
New connections deposit		77	Section 8 of the Developer Services Schedule of Charges
New connections deposit rebate		-77	Section 8 of the Developer Services Schedule of Charges
Type 3/4 (63mm), internally metered, first connection		1,561	Section 8 of the Developer Services Schedule of Charges
Additional meterage x2		480	Section 8 of the Developer Services Schedule of Charges
Infrastructure Charge x10		4,000	Section 11 of the Developer Services Schedule of Charges
Internal metering		1,150	Section 8 of the Developer Services Schedule of Charges
Water Subtotal		7,191	
Waste			
Lateral Sewer Adoption		426	Section 10 of the Developer Services Schedule of Charges
Sewer Connection - 1-25 properties		172	Section 10 of the Developer Services Schedule of Charges
Legal fee		275	Section 10 of the Developer Services Schedule of Charges Please note that this is an estimate as this service is provided on an 'at cost' basis.
Infrastructure Charge Waste		4,000	Section 11 of the Developer Services Schedule of Charges
Waste Subtotal		4,873	
Package B1 Total	11,838	12,064	
Change (£)		226	
Change (%)		2%	

### Note

### B. New block of flats - 10 new units

Description	2020/21	2021/22	For more information:
B2 63mm long connection, externally metered - 8m (4m road surface, 4m unmade ground)	£	£	
Water			
New connections deposit		77	Section 8 of the Developer Services Schedule of Charges
New connections deposit rebate		-77	Section 8 of the Developer Services Schedule of Charges
No excavation (63mm), internally metered, first connection		939	Section 8 of the Developer Services Schedule of Charges
Additional meterage x2		1,056	Section 8 of the Developer Services Schedule of Charges
Infrastructure Charge x10		4,000	Section 11 of the Developer Services Schedule of Charges
Internal metering		1,150	Section 8 of the Developer Services Schedule of Charges
Water Subtotal		7,145	
Waste			
Lateral Sewer Adoption		426	Section 10 of the Developer Services Schedule of Charge
Sewer Connection - 1-25 properties		172	Section 10 of the Developer Services Schedule of Charge:
Legal fee		275	Section 10 of the Developer Services Schedule of Charges Please note that this is an estimate as this service is provided on an 'at cost' basis.
Infrastructure Charge Waste		4,000	Section 11 of the Developer Services Schedule of Charges
Waste Subtotal		4,873	
Package B2 Total	11,800	12,018	
Change (£)		218	
Change (%)		2%	

### Note

# C. Small housing development – 10 new connections

90mm in type 3/4 road		3m	Non-contestable
Connection to existing main via cut-out		1m	Non-contestable
90mm on-site main laying		47m	Contestable
New mains		51m	
Description	2020/21	2021/22	For more information:
C1 Lay only	£	£	
Water			
Requisition			
Contestable		4,224	Requisition costs are set on a scheme by scheme basis, See section 5 of our schedule of charges or our website for further information
Non-Contestable		3,697	Requisition costs are set on a scheme by scheme basis, See section 5 of our schedule of charges or our website for further information
Income offset		(7,605)	Requisition costs are set on a scheme by scheme basis, See section 5 of our schedule of charges or our website for further information
New connections deposit		77	Section 8 of the Developer Services Schedule of Charges
New connections deposit rebate		(77)	Section 8 of the Developer Services Schedule of Charges
Connections, 1No. First connection		375	Section 8 of the Developer Services Schedule of Charges
Connections, 9No. second/subsequent		2,943	Section 8 of the Developer Services Schedule of Charges
Additional meterage, 2m per property		640	Section 8 of the Developer Services Schedule of Charges
Infrastructure Charge		4,000	Section 11 of the Developer Services Schedule of Charges
Water Subtotal		8,274	
Waste			
Sewer Adoption 6-25 properties		952	Section 10 of the Developer Services Schedule of Charges
Sewer Adoption Legal Fee		418	Section 10 of the Developer Services Schedule of Charges. Please note that this is an estimate as this service is provided on an 'at cost' basis.
Sewer Connection 1-25 properties		172	Section 10 of the Developer Services Schedule of Charges
Infrastructure Charge		4,000	Section 11 of the Developer Services Schedule of Charges
Waste Subtotal		5,542	
Package C1 Total	13,639	13,816	
Change (£)		177	
Change (%)		1%	

### Note

# C. Small housing development – 10 new connections

Description	2020/21	2021/22	For more information:
C2 Excavate & Lay	£	£	
Water			
Requisition			
Contestable		6,312	Requisition costs are set on a scheme by scheme basis, See section 5 of our schedule of charges or our website fo further information
Non-Contestable		3,344	Requisition costs are set on a scheme by scheme basis, See section 5 of our schedule of charges or our website fo further information
Income offset		(9,178)	Requisition costs are set on a scheme by scheme basis, See section 5 of our schedule of charges or our website fo further information
New connections deposit		77	Section 8 of the Developer Services Schedule of Charges
New connections deposit rebate		(77)	Section 8 of the Developer Services Schedule of Charges
Connections, 1No. First connection		504	Section 8 of the Developer Services Schedule of Charges
Connections, 9No. second/subsequent		4,104	Section 8 of the Developer Services Schedule of Charges
Additional meterage, 2m per property		1,280	Section 8 of the Developer Services Schedule of Charges
Infrastructure Charge		4,000	Section 11 of the Developer Services Schedule of Charges
Water Subtotal		10,366	
Waste			
Sewer Adoption 6-25 properties		952	Section 10 of the Developer Services Schedule of Charges
Sewer Adoption Legal Fee		418	Section 10 of the Developer Services Schedule of Charges Please note that this is an estimate as this service is provided on an 'at cost' basis.
Sewer Connection 1-25 properties		172	Section 10 of the Developer Services Schedule of Charges
Infrastructure Charge		4,000	Section 11 of the Developer Services Schedule of Charges
Waste Subtotal		5,542	
Package C2 Total	15,520	15,908	
Change (£)		388	
Change (%)		2%	

### Note

### D. Medium housing development – 50 new connections

Omm in type 3/4 road		3m	Non-contestable
onnection to existing main via cut-out		1m	Non-contestable
Omm on-site main laying		297m	Contestable
ew mains		301m	
escription	2020/21	2021/22	For more information:
1 ay only	£	£	
/ater			
equisition			
ontestable		14,587	Requisition costs are set on a scheme by scheme basis, See section 5 of our schedule of charges or our website for further information
on-Contestable		4,559	Requisition costs are set on a scheme by scheme basis, See section 5 of our schedule of charges or our website for further information
come offset		(19,146)	Requisition costs are set on a scheme by scheme basis, See section 5 of our schedule of charges or our website for further information
ew connections deposit		77	Section 8 of the Developer Services Schedule of Charges
ew connections deposit rebate		(77)	Section 8 of the Developer Services Schedule of Charges
onnections, 1No. First connection		375	Section 8 of the Developer Services Schedule of Charges
onnections, 9No. second/subsequent		16,023	Section 8 of the Developer Services Schedule of Charges
dditional meterage, 2m per property		1,600	Section 8 of the Developer Services Schedule of Charges
frastructure Charge		20,000	Section 11 of the Developer Services Schedule of Charges
/ater Subtotal		37,998	
/aste			
ewer Adoption 26+ properties		2,384	Section 10 of the Developer Services Schedule of Charges
ewer Adoption Legal Fee		418	Section 10 of the Developer Services Schedule of Charges. Please note that this is an estimate as this service is provided on an 'at cost' basis.
ewer Connection 26+ properties		310	Section 10 of the Developer Services Schedule of Charges
frastructure Charge		20,000	Section 11 of the Developer Services Schedule of Charges
/aste Subtotal		23,112	
ackage D1 Total	59,400	61,110	
hange (£)		1,710	
hange (%)		3%	

### Note

# D. Medium housing development – 50 new connections

Description	2020/21	2021/22	For more information:
D2 Excavate & Lay	£	£	
Water			
Requisition			
Contestable		29,001	Requisition costs are set on a scheme by scheme basis, See section 5 of our schedule of charges or our website for further information
Non-Contestable		4,559	Requisition costs are set on a scheme by scheme basis, See section 5 of our schedule of charges or our website fo further information
Income offset		(32,547)	Requisition costs are set on a scheme by scheme basis, See section 5 of our schedule of charges or our website fo further information
New connections deposit		77	Section 8 of the Developer Services Schedule of Charges
New connections deposit rebate		(77)	Section 8 of the Developer Services Schedule of Charges
Connections, 1No. First connection		504	Section 8 of the Developer Services Schedule of Charges
Connections, 49No. second/subsequent		22,344	Section 8 of the Developer Services Schedule of Charges
Additional meterage, 2m per property		4,800	Section 8 of the Developer Services Schedule of Charges
Infrastructure Charge		20,000	Section 11 of the Developer Services Schedule of Charges
Water Subtotal		48,662	
Waste			
Sewer Adoption 26+ properties		2,384	Section 10 of the Developer Services Schedule of Charges
Sewer Adoption Legal Fee		418	Section 10 of the Developer Services Schedule of Charges. Please note that this is an estimate as this service is provided on an 'at cost' basis.
Sewer Connection 26+ properties		310	Section 10 of the Developer Services Schedule of Charges
Infrastructure Charge		20,000	Section 11 of the Developer Services Schedule of Charges
Waste Subtotal		23,112	
Package D2 Total	68,702	71,774	
Change (£)		3,072	
Change (%)		4%	

### Note

# E. Large housing development – 200 new connections

110mm in type Footpath		36m	Non-contestable
Connection to existing network		1m	Non-contestable
110mm on-site main laying		252m	Contestable
90mm on site		673m	Contestable
		962m	
Description	2020/21	2021/22	For more information:
E1 Lay only	£	£	
Water			
Requisition			
Contestable		33,031	Requisition costs are set on a scheme by scheme basis, See section 5 of our schedule of charges or our website fo further information
Non-Contestable		18,115	Requisition costs are set on a scheme by scheme basis, See section 5 of our schedule of charges or our website fo further information
Income offset		(48,489)	Requisition costs are set on a scheme by scheme basis, See section 5 of our schedule of charges or our website for further information
New connections deposit		77	Section 8 of the Developer Services Schedule of Charges
New connections deposit rebate		(77)	Section 8 of the Developer Services Schedule of Charges
Connections, 1No. First connection		375	Section 8 of the Developer Services Schedule of Charges
Connections, 199No. second/subsequent		65,073	Section 8 of the Developer Services Schedule of Charges
Additional meterage, 2m per property		6,400	Section 8 of the Developer Services Schedule of Charges
Infrastructure Charge		80,000	Section 11 of the Developer Services Schedule of Charges
Water Subtotal		154,505	
Waste			
Sewer Adoption 26+ properties		2,384	Section 10 of the Developer Services Schedule of Charges
Sewer Adoption Legal Fee		418	Section 10 of the Developer Services Schedule of Charges Please note that this is an estimate as this service is provided on an 'at cost' basis.
Sewer Connection 26+ properties		310	Section 10 of the Developer Services Schedule of Charges
Infrastructure Charge		80,000	Section 11 of the Developer Services Schedule of Charges
Waste Subtotal		83,112	
Package E1 Total	234,357	237,617	
Change (£)		3,259	
Change (%)		1%	

### Note

# E. Large housing development – 200 new connections

Description	2020/21	2021/22	For more information:
E2 Excavate & Lay	£	£	
Water			
Requisition			
Contestable		85,961	Requisition costs are set on a scheme by scheme basis, See section 5 of our schedule of charges or our website fo further information
Non-Contestable		18,115	Requisition costs are set on a scheme by scheme basis, See section 5 of our schedule of charges or our website fo further information
Income offset		(96,473)	Requisition costs are set on a scheme by scheme basis, See section 5 of our schedule of charges or our website fo further information
New connections deposit		77	Section 8 of the Developer Services Schedule of Charges
New connections deposit rebate		(77)	Section 8 of the Developer Services Schedule of Charges
Connections, 1No. First connection		504	Section 8 of the Developer Services Schedule of Charges
Connections, 199No. second/subsequent		90,744	Section 8 of the Developer Services Schedule of Charges
Additional meterage, 2m per property		19,200	Section 8 of the Developer Services Schedule of Charges
Infrastructure Charge		80,000	Section 11 of the Developer Services Schedule of Charges
Water Subtotal		198,051	
Waste			
Sewer Adoption 26+ properties		2,384	Section 10 of the Developer Services Schedule of Charges
Sewer Adoption Legal Fee		418	Section 10 of the Developer Services Schedule of Charges Please note that this is an estimate as this service is provided on an 'at cost' basis.
Sewer Connection 26+ properties		310	Section 10 of the Developer Services Schedule of Charges
Infrastructure Charge		80,000	Section 11 of the Developer Services Schedule of Charges
Waste Subtotal		83,112	
Package E2 Total	272,811	281,163	
Change (£)		8,352	
Change (%)		3%	

### Note

### F. Self-laid infrastructure

Description	2020/21	2021/22	For more information:
F1 Small development	£	£	
Water			
Point of connection application		75	Section 9 of the Developer Services Schedule of Charges
Self Lay Legal Agreement		66	Section 9 of the Developer Services Schedule of Charges
Pre-development payment		478	Requisition costs are set on a scheme by scheme basis, See section 5 of our schedule of charges or our website for further information
Pre-development payment rebate		(478)	Requisition costs are set on a scheme by scheme basis, See section 5 of our schedule of charges or our website for further information
New connections deposit		77	Section 8 of the Developer Services Schedule of Charges
New connections deposit rebate		(77)	Section 9 of the Developer Services Schedule of Charges
Connections, 1No. First connection		55	Section 9 of the Developer Services Schedule of Charges
Connections, 9No. second/subsequent		234	Requisition costs are set on a scheme by scheme basis, See section 5 of our schedule of charges or our website for further information
Infrastructure Charge		4,000	Section 11 of the Developer Services Schedule of Charges
Waste Subtotal  Waste		4,430	
Sewer Adoption 6-25 properties		952	Section 10 of the Developer Services Schedule of Charges. Please note that this is an estimate as this service is provided on an 'at cost' basis.
Sewer Adoption Legal Fee			
		418	Section 10 of the Developer Services Schedule of Charges
Sewer Connection 1-25 properties		418	<u> </u>
Sewer Connection 1-25 properties			
		172	Section 10 of the Developer Services Schedule of Charges
Infrastructure Charge	9,958	172	Section 10 of the Developer Services Schedule of Charges
Infrastructure Charge  Waste Subtotal	9,958	172 4,000 <b>5,542</b>	Section 10 of the Developer Services Schedule of Charges
Infrastructure Charge  Waste Subtotal  Total Expenditure	9,958	172 4,000 <b>5,542</b> 9,972	Section 10 of the Developer Services Schedule of Charges
Infrastructure Charge  Waste Subtotal  Total Expenditure  Change (£)	9,958	172 4,000 5,542 9,972	Section 10 of the Developer Services Schedule of Charges
Infrastructure Charge  Waste Subtotal  Total Expenditure  Change (£)  Change (%)		172 4,000 <b>5,542</b> <b>9,972</b> 14 0%	Section 10 of the Developer Services Schedule of Charges  Section 11 of the Developer Services Schedule of Charges  Requisition costs are set on a scheme by scheme basis, See section 5 of our schedule of charges or our website for

### Note

### F. Self-laid infrastructure

Description	2020/21	2021/22	For more information:
F2 Medium development	£	£	
Water			
Point of connection application		75	Section 9 of the Developer Services Schedule of Charges
Self Lay Legal Agreement		66	Section 9 of the Developer Services Schedule of Charges
Pre-development payment		1,014	Requisition costs are set on a scheme by scheme basis, See section 5 of our schedule of charges or our website fo further information
Pre-development payment rebate		(1,014)	Requisition costs are set on a scheme by scheme basis, See section 5 of our schedule of charges or our website fo further information
New connections deposit		77	Section 8 of the Developer Services Schedule of Charges
New connections deposit rebate		(77)	Section 9 of the Developer Services Schedule of Charges
Connections, 1No. First connection		55	Section 9 of the Developer Services Schedule of Charges
Connections, 49No. second/subsequent		1,274	Requisition costs are set on a scheme by scheme basis, See section 5 of our schedule of charges or our website for further information
Infrastructure Charge		20,000	Section 11 of the Developer Services Schedule of Charges
Water Subtotal		21,470	
Waste			
Sewer Adoption 26+ properties		2,384	Section 10 of the Developer Services Schedule of Charges Please note that this is an estimate as this service is provided on an 'at cost' basis.
Sewer Adoption Legal Fee		418	Section 10 of the Developer Services Schedule of Charges
Sewer Connection 26+ properties		310	Section 10 of the Developer Services Schedule of Charges
Infrastructure Charge		20,000	Section 11 of the Developer Services Schedule of Charges
Waste Subtotal		23,112	
Package F2 Total Expenditure	43,167	44,582	
Change (£)		1,415	
Change (%)		3%	
Package F2 Asset payment	(30,906)	(28,220)	Requisition costs are set on a scheme by scheme basis, See section 5 of our schedule of charges or our website for further information
Change (£)		2,686	

### Note

### F. Self-laid infrastructure

Description	2020/21	2021/22	For more information:
F3 Large development	£	£	
Water			
Point of connection application		75	Section 9 of the Developer Services Schedule of Charges
Self Lay Legal Agreement		66	Section 9 of the Developer Services Schedule of Charges
Pre-development payment		7,603	Requisition costs are set on a scheme by scheme basis, See section 5 of our schedule of charges or our website fo further information
Pre-development payment rebate		(7,603)	Requisition costs are set on a scheme by scheme basis, See section 5 of our schedule of charges or our website for further information
New connections deposit		77	Section 8 of the Developer Services Schedule of Charges
New connections deposit rebate		(77)	Section 9 of the Developer Services Schedule of Charges
Connections, 1No. First connection		55	Section 9 of the Developer Services Schedule of Charges
Connections, 199No. second/subsequent		5,174	Requisition costs are set on a scheme by scheme basis, See section 5 of our schedule of charges or our website for further information
Infrastructure Charge		80,000	Section 11 of the Developer Services Schedule of Charges
Water Subtotal		85,370	
Waste			
Sewer Adoption 26+ properties		2,384	Section 10 of the Developer Services Schedule of Charges
Sewer Adoption Legal Fee		418	Section 10 of the Developer Services Schedule of Charges. Please note that this is an estimate as this service is provided on an 'at cost' basis.
Sewer Connection 26+ properties		310	Section 10 of the Developer Services Schedule of Charges
Infrastructure Charge		80,000	Section 11 of the Developer Services Schedule of Charges
Waste Subtotal		83,112	
Package F3 Total Expenditure	166,467	168,482	
Change (£)		2,015	
Change (%)		1%	
Package F3 Asset payment	(87,401)	(79,046)	Requisition costs are set on a scheme by scheme basis, See section 5 of our schedule of charges or our website for further information
Change (£)		8,355	

### Note