

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

Developer Services Schedule of Charges 2022/23

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 and the Common Terms and Worked Examples – English New Connection Rules published in October 2021. 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 developer customers who also work in other water company areas. It should be noted that the charges contained in the Developer Services Schedule of Charges 2022/23 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 Common Terms and Worked Examples – English New Connection Rules 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.

Note

The charges have been developed to comply with legislation applying to companies operating wholly or mainly in Wales. As such they will not be comparable to charges that have been prepared in compliance with Ofwat's Charging rules for new connections services (English undertakers).

Scenario summary table

Typical Developments	2021-22 (£)	2022-23 (£)	Change (£)	Change (%)
1 Single connection to a house from an existing main (25mm)	3,987	4,009	22	1%
2 Single connection to a house from an existing main (32mm)	4,410	4,479	69	2%
3 Single connection to block of flats from an existing main – 10 flats	12,913	13,533	620	5%
4 Medium housing development requiring new mains and communication pipes (excavation and reinstatement by others)	60,795	63,266	2,471	4%
5 Medium housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company)	88,900	92,744	3,844	4%
6 Large housing development requiring new mains and communication pipes (excavation and reinstatement completed by others)	235,211	244,874	9,655	4%
7 Large housing development requiring new mains and communication pipes (excavation and reinstatement completed by Water Company)	274,231	286,447	12,216	4%

Scenarios

Commons Terms and Worked Examples – English New Connection Rules from April 2022 sets out what are intended to be typical developments:

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:

- Requisition Charges;
- Infrastructure Charges;
- Connection Charges; and
- Any Income Offset

All relevant ancillary charges should also be included. All scenarios set out in this document include clearly itemised unit costs for all relevant services;

- Adequate commentary to avoid inappropriate comparisons between Water Companies and in any place where the Water Company has chosen to take account of its own specific policies or area-specific terminology and practice
- Any additional scenarios where the Water Company identifies issues with the scenarios or to highlight specific items that it considers could be of particular interest to its customers.
- Diagrams where the Water Company considers that this will make the worked examples more accessible to Developer Customers.

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.

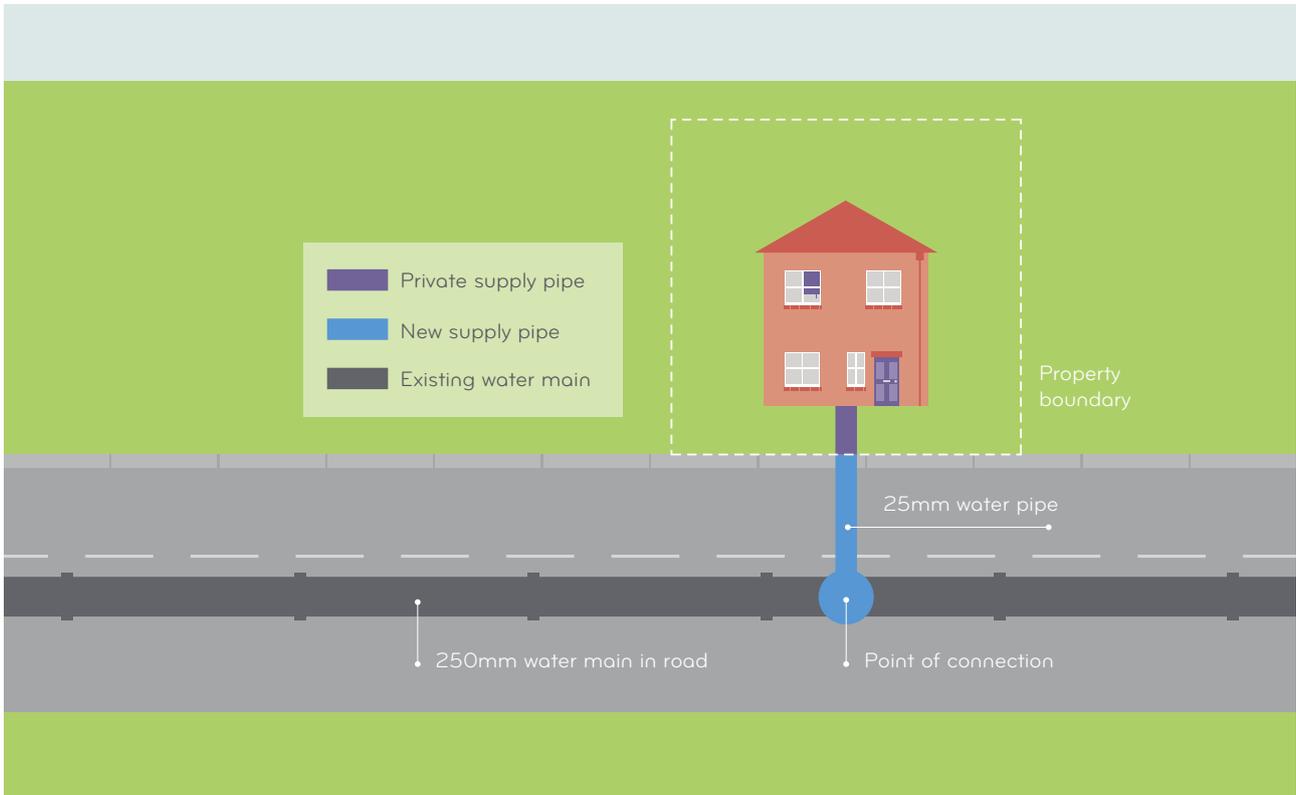
Packages C, D, E and F are all based on real schemes delivered by Welsh Water. It should be noted that under the existing charging rules for companies operating wholly or mainly in Wales, requisitions are costed on a case by case basis taking into account the construction costs of the particular scheme. These costs are passed on to the Developer customer less any applicable income offset.

Assumptions

The following assumptions have been used to construct the scenarios in this document;

- No allowance has been made for a sewer requisition in any case.
- In each case, for the sewer adoption a bond would be required for 33% of the scheme value with a minimum value of £500. This would be held until the end of the defects liability period, at which stage it would be returned less the cost of any outstanding works.
- We have assumed only a standard legal fee is required for sewer adoption.
- We have assumed that there is no requirement for adoption of surface water drainage.
- We have assumed that an under pressure connection is possible for each of the water schemes.
- We have assumed that there is no contaminated land or other condition which would lead us to require barrier pipe.
- For Scenario 2, we have assumed the connection is made in unmade ground.
- Infrastructure charge for externally metered flats has been assumed for the internally metered example. For schemes where there is domestic consumption and the connection is larger than our standard connection the schedule of fittings would be used to calculate the applicable infrastructure charge.
- For requisitions, the developer is charged based on the actual costs of the specific scheme. An income offset will be applicable based on the number of properties connecting to the new infrastructure, and an assessment of the build profile. This means that by necessity, the example sites used may differ from the cost of a given development.
- The income offset is calculated in accordance with the prevalent legislation for companies operating wholly or mainly in Wales. As such in reality it will be calculated based on the requirements of each development.
- For requisitions, the developer has the option of either making a one off payment via the 'commuted sum' option, or entering into a bond arrangement with Welsh Water under the 'relevant deficit' option. In either case the amount paid by the developer will theoretically be the same, however one will be based on an estimate and one will be based on actual income received from the site, which is assessed on each anniversary over the required 12 year period.
- Under the current legislation, we are allowed to charge developers for network reinforcement. For the sake of these examples it has been assumed that there is none required.
- For the purposes of calculating an income offset, we have assumed that up to 50 properties will be occupied for the first time in a given year.
- We have assumed that there is no requirement for land entry, compensation to 3rd parties etc.
- We have assumed that the properties will be 2-3 bed semi-detached for the purposes of calculating the income offset.
- Assumed all adopted sewers and alteral drains will be gravity.
- We have assumed no requirement for land transfer or rights to discharge in relation to the sewer adoption.
- Charges for self lay providers do not include pre-development payments as these are refunded in full should the scheme progress.

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



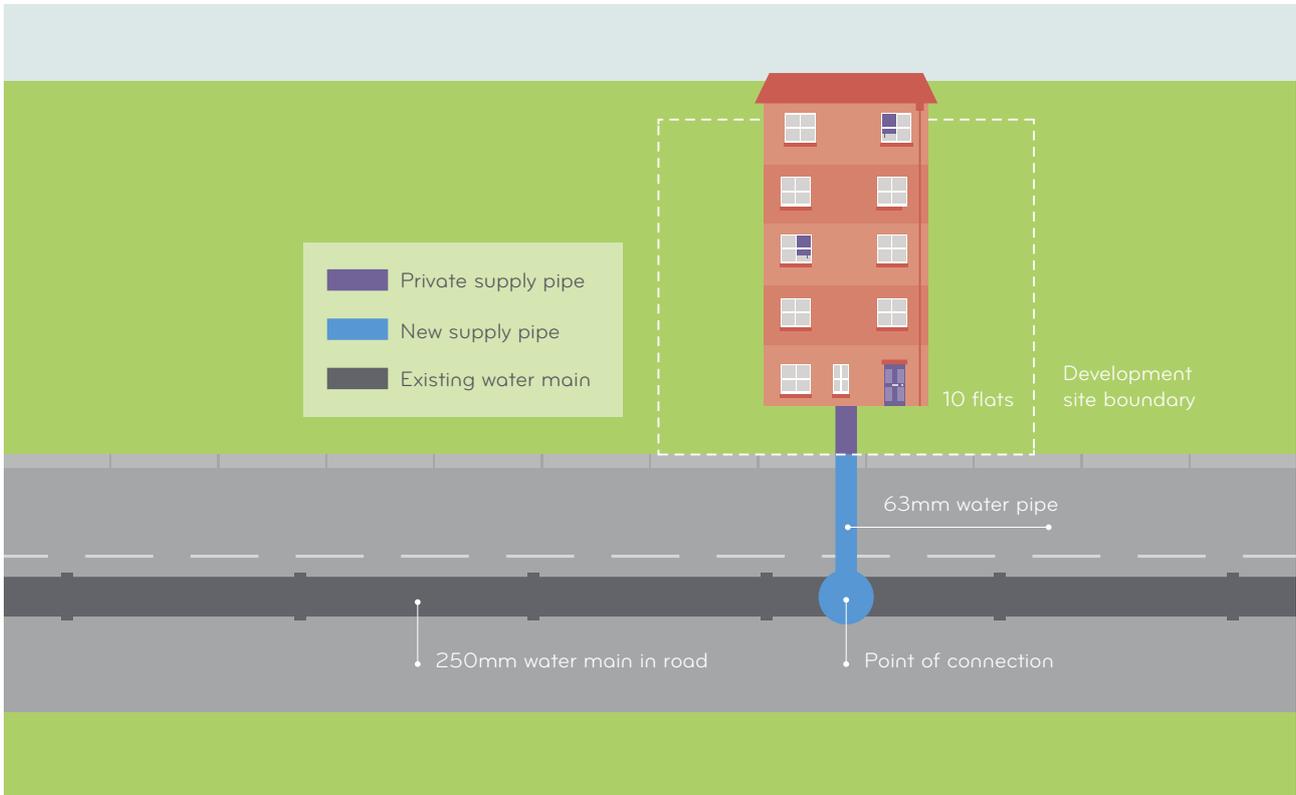
1. Single connection to a house from an existing main

Applicable charge								Alternative Delivery Method	
Item	Unit	Qty	Rate (£)	Total charge (£)	Barrier Pipe Uplift/ Rate	Total Charge (including Barrier Pipe)(£)	Contestable (Y/N)	Self-lay Rate (£)	Self-lay total charge (£)
Pre-Construction Charges									
Y	Application Fee	Per application	1	81.00		81.00	N	81.00	81.00
N	Administration Fee	Per application							
N	Design Fee	Per application							
Y	Application Fee Rebate	Per application	1	-81.00		-81.00	N	-81.00	-81.00
Construction Charges									
Y	Connection	Per connection	1	1,802.00	65.00	1,867.00	Y	58.00	58.00
Y	Pipework - Road	Per metre Per TM usage	2	255.00	4.00	518.00	Y		
N	Traffic Management	Per TM usage							
N	Meters	Per connection							
Other Charges									
Y	Sewer connection		1	180.00		180.00	N	180.00	180.00
Y	Sewer adoption		1	445.00		445.00	N	445.00	445.00
Y	Adoption Legal Fee (lateral)		1	216.00		216.00	N	216.00	216.00
Y	Self lay legal fee	Per site	1				N	69.00	69.00
Infrastructure Charges									
Y	Infrastructure Charge - Water	Per property	1	428.00		428.00	N	428.00	428.00
	Infrastructure Charge - Sewerage	Per property	1	428.00		428.00	N	428.00	428.00
Income Offset									
Y	Income Offset - Water	Per property							
Y	Income Offset - Sewerage	Per property							
Y	Totals	Per property		4,009.00		4,082.00			1,824.00

1a. Single connection to a house from an existing main (32mm main)

Applicable charge								Alternative Delivery Method		
Item	Unit	Qty	Rate (£)	Total charge (£)	Barrier Pipe Uplift/ Rate	Total Charge (including Barrier Pipe)(£)	Contestable (Y/N)	Self-lay Rate (£)	Self-lay total charge (£)	
Pre-Construction Charges										
Y	Application Fee	Per application	1	81.00	81.00		81.00	N	81.00	81.00
N	Administration Fee	Per application								
N	Design Fee	Per application								
Y	Application Fee Rebate	Per application	1	-81.00	-81.00		-81.00	N	-81.00	-81.00
Construction Charges										
Y	Connection	Per connection	1	2,272.00	2,272.00	65.00	2,337.00	Y	58.00	58.00
Y	Pipework - Road	Per metre Per TM usage	2	255.00	510.00	4.00	518.00	Y		
N	Traffic Management	Per TM usage								
N	Meters	Per connection								
Other Charges										
Y	Sewer connection		1	180.00	180.00		180.00	N	180.00	180.00
Y	Sewer adoption		1	445.00	445.00		445.00	N	445.00	445.00
Y	Adoption Legal Fee (lateral)		1	216.00	216.00		216.00	N	216.00	216.00
Y	Self lay legal fee	Per site	1					N	69.00	69.00
Infrastructure Charges										
Y	Infrastructure Charge - Water	Per property	1	428.00	428.00		428.00	N	428.00	428.00
	Infrastructure Charge - Sewerage	Per property	1	428.00	428.00		428.00	N	428.00	428.00
Income Offset										
Y	Income Offset - Water	Per property								
Y	Income Offset - Sewerage	Per property								
Y	Totals	Per property		4,479.00		4,552.00				1,824.00

Scenario 2: Single connection to a block of flats from an existing main — 10 flats



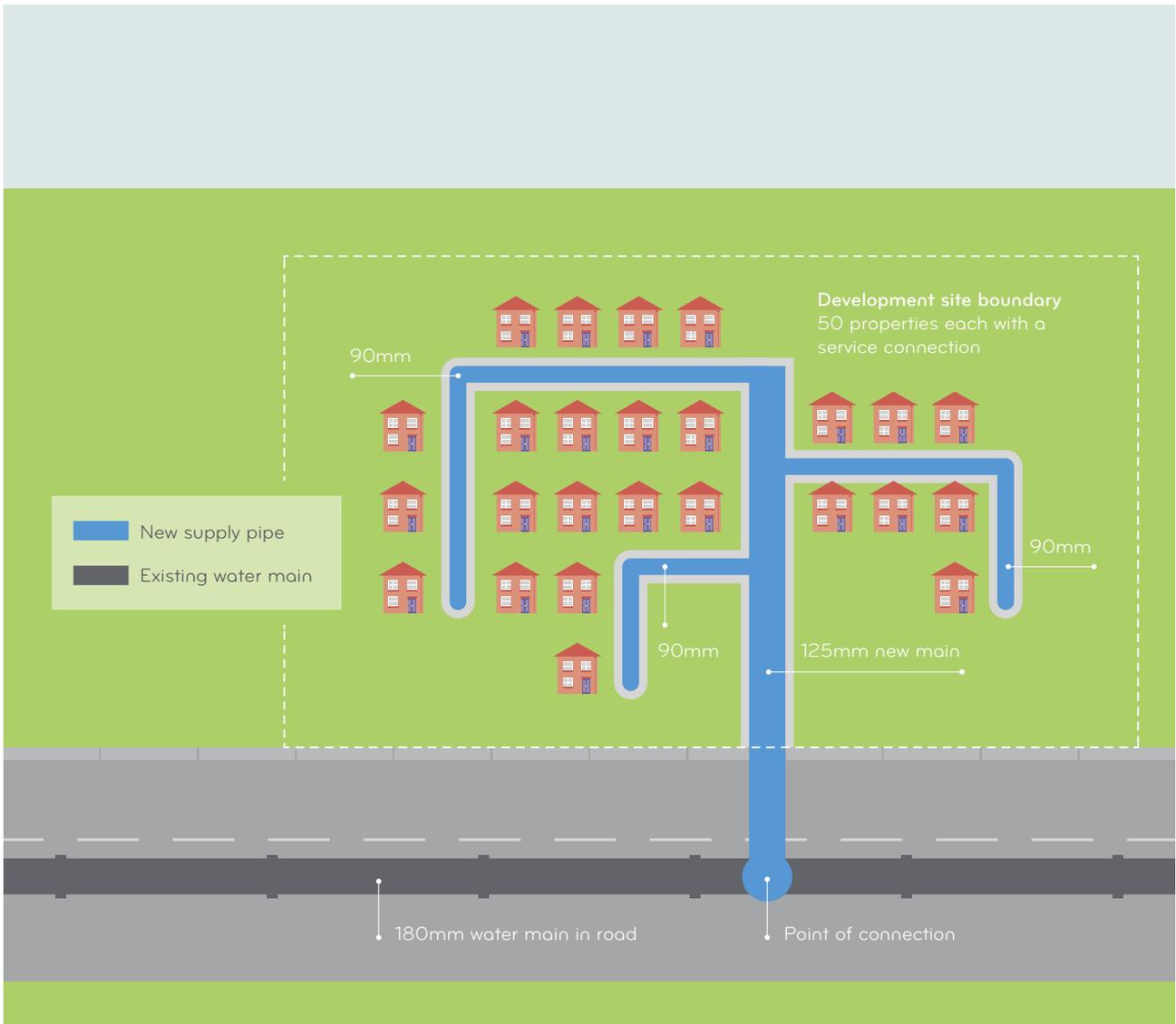
2. Single connection to a block of 10 flats (internally metered)

Applicable charge								Alternative Delivery Method		
Item	Unit	Qty	Rate (£)	Total charge (£)	Barrier Pipe Uplift/ Rate	Total Charge (including Barrier Pipe)(£)	Contestable (Y/N)	Self-lay Rate (£)	Self-lay total charge (£)	
Pre-Construction Charges										
Y	Application Fee	Per application	1	81.00	81.00		81.00	N	81.00	81.00
N	Administration Fee	Per application								
N	Design Fee	Per application								
Y	Application Fee Rebate	Per application	1	-81.00	-81.00		-81.00	N	-81.00	-81.00
Construction Charges										
Y	Connection	Per connection	1	1,802.00	1,802.00	65.00	1,867.00	Y	42.00	42.00
Y	Pipework road	Per meter	4	255.00	1,020.00	4.00	1,036.00	Y		
Y	Pipework unmade ground 2	Per meter	2	55.00	110.00		110.00	Y		
N	Traffic management	Per TM usage								
Y	Meters	Per connection	10	120.00	1,200.00		1,200.00	Y		
Other Charges										
Y	Sewer connection	Per connection	1	180.00	180.00		180.00		180.00	180.00
Y	Sewer adoption	Per connection	1	445.00	445.00		445.00		445.00	445.00
Y	Adoption legal fee (lateral)	Per connection	1	216.00	216.00		216.00		216.00	216.00
	Self lay legal agreement	Per site	1						69.00	69.00
Infrastructure Charges										
Y	Infrastructure Charge - Water	Per property	10	428.00	4,280.00		4,280.00		428.00	4,280.00
	Infrastructure Charge - Sewerage	Per property	10	428.00	4,280.00		4,280.00		428.00	4,280.00
	Income Offset – Sewerage	Per property								
Income Offset										
Y	Income Offset – Water	Per property								
	Income Offset – Sewerage	Per property								
Total					13,533.00		13,614.00			9,512.00

3. Medium housing development requiring new mains and communication pipes (excavation and reinstatement by others)

Applicable charge								Alternative Delivery Method		
Item	Unit	Qty	Rate (£)	Total charge (£)	Barrier Pipe Uplift/ Rate	Total Charge (including Barrier Pipe)(£)	Contestable (Y/N)	Self-lay Rate (£)	Self-lay total charge (£)	
Pre-Construction Charges (connection)										
Y	Application Fee	Per application	1	81.00	81.00		N	81.00	81.00	
N	Administration Fee	Per application								
N	Design Fee	Per application								
Y	Applicaion fee rebate	Per application	1	-81.00	-81.00		N	-81.00	-81.00	
Pre-Construction Charges (mains)										
Y	Application Fee	Per application	1	2,000.00	2,000.00		N	2,000.00	2,000.00	
N	Administration Fee	Per application								
N	Design Fee	Per application	1	972.41	972.41		Y	972.41	972.41	
Y	Applicaion fee rebate	Per application	1	-2,000.00	-2,000.00		N	-2,000.00	-2,000.00	
Construction charges (connection)										
Y	Service connection	Per connection	1	365.00	365.00	65.00	430.00	N	58.00	58.00
	Subsequent connectitons	Per connection	49	315.00	15,435.00	65.00	18,620.00	Y	27.00	1,323.00
	Pipework	Per metre	50	19.00	950.00	4.00	1,150.00	N		
	Meter installation	Per meter								
Construction charges (mains)										
	Connection	Per connection	1	6,331.27	6,331.27			N	6,331.27	6,331.27
	Pipework	Per site	1	18,285.52	18,285.52	2,562.15	20,847.67	Y	18,285.52	18,285.52
	Traffic Management	Per TM usage	1	2,136.98	2,136.98			N	2,136.98	2,136.98
	Asset payment to self-lay provider	Per site								-2,546.34
Other Charges										
	Sewer connection	Per connection	1	324.00	324.00			N	324.00	324.00
	Sewer adoption	Per site	1	2,494.00	2,494.00			N	2,494.00	2,494.00
	Adoption legal fee (full)	Per site	1	360.00	360.00			N	360.00	360.00
	Self lay legal agreement	Per site	1					N	69.00	69.00
Infrastructure Charges										
Y	Infrastructure Charge - Water	Per property	50	428.00	21,400.00			N	428.00	21,400.00
	Infrastructure Charge - Sewerage	Per property	50	428.00	21,400.00			N	428.00	21,400.00
Income Offset										
Y	Income Offset - Water	Per site	1	-27,187.97	-27,187.97				-27,187.97	-27,187.97
	Income Offset - Sewerage	Per site								
Totals					63,266.21		41,047.67			45,419.87

Scenarios 3 & 4: Medium housing development requiring new mains and communication pipes



4. Medium housing development requiring new mains and communication pipes (excavation and reinstatement by Water Company)

Applicable charge								Alternative Delivery Method	
Item	Unit	Qty	Rate (£)	Total charge (£)	Barrier Pipe Uplift/ Rate	Total Charge (including Barrier Pipe)(£)	Contestable (Y/N)	Self-lay Rate (£)	Self-lay total charge (£)
Pre-Construction Charges (connection)									
Y	Application Fee	Per application	1	81.00		81.00	N	81.00	81.00
N	Administration Fee	Per application							
Y	Design Fee	Per application							
Y	Application fee rebate	Per application	1	-81.00		-81.00	N	-81.00	-81.00
Pre-Construction Charges (mains)									
Y	Application Fee	Per application	1	2,000.00		2,000.00	N	2,000.00	2,000.00
N	Administration Fee	Per application							
Y	Design Fee	Per application	1	972.41		972.41	Y	972.41	972.41
Y	Application fee rebate	Per application	1	-2,000.00		-2,000.00	N	-2,000.00	-2,000.00
Construction Charges (Connection)									
Y	Service connection	Per connection	1	499.00		564.00	Y	58.00	58.00
Y	Subsequent connections	Per connection	49	449.00		25,186.00	Y	27.00	1,323.00
Y	Pipework	Per metre	50	55.00		2,950.00	Y		
N	Meter installation	Per metre							
Construction Charges (Mains)									
Y	Connection	per connection	1	6,331.27		6,331.27	N	6,331.27	6,331.27
Y	Pipework - Road	per site	1	39,262.81	2,562.15	41,824.96	Y	39,262.81	39,262.81
Y	Traffic Management	Per TM usage	1	2,136.98		2,136.98	N	2,136.98	2,136.98
Y	Asset payment to self lay providers	Per site							-2,546.34
Other Charges									
Y	Sewer connection	Per connection	1	324.00		324.00	N	324.00	324.00
Y	Sewer adoption	Per site	1	2,494.00		2,494.00	N	2,494.00	2,494.00
Y	Adoption legal fee (full)	Per site	1	360.000		360.000	N	360.000	360.000
Y	Self lay legal agreement	Per site	1				N	69.00	69.00
Infrastructure Charges									
Y	Infrastructure Charge - Water	Per property	50	428.00		21,400.00	N	428.00	21,400.00
Y	Infrastructure Charge - Sewerage	Per property	50	428.00		21,400.00	N	428.00	21,400.00
Income Offset									
Y	Income Offset – Water	Per site	1	-27,187.97		-27,187.97		-27,187.97	-27,187.97
N	Income Offset – Sewerage	Per site							
Totals					92,743.50	98,755.65			66,397.16

5. Large housing development requiring new mains and communication pipes (excavation and reinstatement completed by others)

Applicable charge								Alternative Delivery Method	
Item	Unit	Qty	Rate (£)	Total charge (£)	Barrier Pipe Uplift/ Rate	Total Charge (including Barrier Pipe)(£)	Contestable (Y/N)	Self-lay Rate (£)	Self-lay total charge (£)
Pre-Construction Charges (Connection)									
Y Application Fee	Per application	1	81.00	81.00			N	81.00	81.00
Administration Fee	Per application								
Design Fee	Per application	1							
Application fee rebate	Per application	1	-81.00	-81.00			N	-81.00	-81.00
Pre-Construction Charges (Mains)									
Application Fee	Per application	1	2,000.00	2,000.00			N	2,000.00	2,000.00
Administration Fee	Per application								
Design Fee	Per application	1	1,760.30	1,760.30			Y		
Application fee rebate	Per application	1	-2,000.00	-2,000.00			N	-2,000.00	-2,000.00
Construction Charges (connection)									
Y Service connection	Per connection	1	365.00	365.00	65.00	430.00	Y	58.00	58.00
Subsequent connections	Per connection	199	315.00	62,685.00	65.00	75,620.00	Y	27.00	5,373.00
Pipework	Per metre	200	19.00	3,800.00	4.00	4,600.00	Y		
Meter installation	Per metre								
Construction Charges (Main)									
Y Connection	Per connection	1	9,617.97	9,617.97			N	9,617.97	9,617.97
Y Pipework	Per site	1	46,907.23	46,907.23	9,427.60	56,334.83	Y	46,907.23	46,907.23
Y Traffic Management	Per TM Usage	1	2,136.98	2,136.98			N	2,136.98	2,136.98
Asset Payment to Self Lay Provider	Per site								-11,218.64
Other Charges									
Sewer Connection	Per connection	1	324.00	324.00			N	324.00	324.00
Sewer Adoption	Per site	1	2,494.00	2,494.00			N	2,494.00	2,494.00
Adoption Legal Fee (Full)	Per site	1	360.00	360.00			N	360.00	360.00
Self Lay Legal Agreement	Per site	1					N	69.00	69.00
Infrastructure Charges									
Y Infrastructure Charge - Water	Per property	200	428.00	85,600.00			N	428.00	85,600.00
Y Infrastructure Charge - Sewerage	Per property	200	428.00	85,600.00			N	428.00	85,600.00
Income Offset									
Y Income Offset - Water	Per property	1	-56,776.73	-56,776.73				-56,776.73	-56,776.73
N Income Offset - Sewerage	Per property	1							
Totals				244,914.75		136,984.83			170,585.81

Scenarios 5&6: Large housing development requiring new mains and communication pipes



6. Large housing development requiring new mains and communication pipes (excavation and reinstatement completed by DCWW)

Applicable charge								Alternative Delivery Method	
Item	Unit	Qty	Rate (£)	Total charge (£)	Barrier Pipe Uplift/ Rate	Total Charge (including Barrier Pipe)(£)	Contestable (Y/N)	Self-lay Rate (£)	Self-lay total charge (£)
Pre-Construction Charges (Connection)									
Y	Application Fee	Per application	1	81.00		81.00	N	81.00	81.00
N	Administration Fee	Per application							
Y	Design Fee	Per application							
Y	Application fee rebate	Per application	1	-81.00	-81.00		N	-81.00	-81.00
Pre-Construction Charges (Mains)									
	Application Fee	Per application	1	2,000.00	2,000.00		N	2,000.00	2,000.00
	Administration Fee	Per application							
	Design Fee	Per application	1	1,760.30	1,760.30		Y		
	Application fee rebate	Per application	1	-2,000.00	-2,000.00		N	-2,000.00	-2,000.00
Construction Charges (connection)									
Y	Service connection	Per connection	1	499.00	499.00	65.00	Y	58.00	58.00
	Subsequent connections	Per connection	199	449.00	89,351.00	65.00	Y	27.00	5,373.00
	Pipework	Per metre	200	55.00	11,000.00	4.00	Y		
	Meter installation	Per metre							
Construction Charges (Main)									
Y	Connection	Per connection	1	9,617.97	9,617.97		N	9,617.97	9,617.97
Y	Pipework	Per site	1	112,211.57	112,211.57	9,427.60	Y	112,211.57	112,211.570
Y	Traffic Management	Per TM Usage	1	2,136.98	2,136.98		N	2,136.98	2,136.98
	Asset Payment to Self Lay Provider	Per site							-11,218.64
Other Charges									
	Sewer Connection	Per connection	1	324.00	324.00		N	324.00	324.00
	Sewer Adoption	Per site	1	2,494.00	2,494.00		N	2,494.00	2,494.00
	Adoption Legal Fee (Full)	Per site	1	360.00	360.00		N	360.00	360.00
	Self Lay Legal Agreement	Per site	1				N	69.00	69.00
Infrastructure Charges									
Y	Infrastructure Charge - Water	Per property	200	428.00	85,600.00		N	428.00	85,600.00
	Infrastructure Charge - Sewerage	Per property	200	428.00	85,600.00		N	428.00	85,600.00
Income Offset									
Y	Income Offset - Water	Per site	1	-114,508.19	-114,508.19			-114,508.19	-114,508.19
	Income Offset - Sewerage	Per site							
Totals					286,446.64				178,117.70