



Your local supply, on tap

Charges Scheme for Infrastructure Charges 2016/2017

Affinity Water



Affinity Water Limited

Registered in England (company number 2546950)

Registered office: Tamblin Way, Hatfield, Hertfordshire, AL10 9EZ

1 Introduction

- (1) Welcome to Affinity Water Limited’s **charges scheme for infrastructure charges** 2016/2017 made under Section 143 of the Water Industry Act 1991 (“the 1991 Act”).
- (2) Alongside this **charges scheme for infrastructure charges**, we have also made and published our household charges scheme 2016/2017 and our non-household charges scheme 2016/2017.
- (3) This **charges scheme for infrastructure charges** sets out details of infrastructure charges fixed for the period from 1 April 2016 to 31 March 2017 for the connection to a water supply of premises which have never been connected to a supply of water provided by us for **domestic purposes**. It also fixes standard charges in respect of applications for new connections and new water mains and the supply of water for building purposes. It is structured as follows:

Section 1	Introduction
Section 2	Our water supply area Information about our water supply area
Section 3	Infrastructure charges How infrastructure charges are calculated and when they are payable
Section 4	Definitions, interpretation and charging powers Explanation of the terms used in this charges scheme for infrastructure charges
Section 5	Contact information and complaints How to contact us and how to complain if you are dissatisfied with our service
Section 6	Schedule of charges Infrastructure charges and other standard charges for 2016/17

2 Our water supply area

- (1) **Our** water supply area is defined in **our instrument of appointment** and comprises three discrete regions in the south east of England shown on the map below. Infrastructure charges apply in each of our three regions.



- (2) Sewerage services in **our** Central Region are provided by Thames Water Utilities Ltd (“Thames Water”) and Anglian Water Services Ltd (“Anglian Water”). Sewerage services in **our** East Region are provided by Anglian Water while sewerage services in **our** Southeast Region are provided by Southern Water Services Limited (“Southern Water”).
- (3) We collect sewerage infrastructure charges (where applicable) on behalf of Anglian Water or Thames Water as appropriate in our Central Region and East Region. In our Southeast Region, Southern Water collects applicable infrastructure charges direct.

3 Infrastructure charges

3.1 Purpose of infrastructure charges

- (1) The purpose of an infrastructure charge is to enable a charge to be levied to reflect broadly the expected additional load placed on **our** network by the connection of premises not previously connected to it.
- (2) Charges (sometimes known as network charges) are also payable in respect of premises where the use of water is for non **domestic purposes** but are not included in this **charges scheme for infrastructure charges**. Further information about network charges is available on request.

3.2 When does an infrastructure charge arise?

- (1) An infrastructure charge is payable for the connection (whether directly or indirectly) of any premises (not previously connected to a supply of water provided by **us** or another water undertaker) using water for **domestic purposes**, to **our** existing network of mains. This will include cases where a site is being developed or redeveloped by means of the conversion or extension of an existing building or buildings, resulting in a significant increase in demand. This charge is payable in addition to those made for providing a connection pipe and, where necessary, a water main.

3.3 Liability for infrastructure charges

- (1) Infrastructure charges are payable by the person making or requesting the connection to any premises on whose behalf the connection or request for connection is made. **We** may also recover infrastructure charges from the owner or occupier of the premises at the time of connection or any time thereafter.

3.4 Calculation of the infrastructure charge

- (1) The **standard water infrastructure** will apply except in the following cases.
- (2) For **houses** subject to a **common billing agreement** the infrastructure charge for each **house** will be the **standard water infrastructure charge** multiplied by the **relevant multiplier** for that **house**.
- (3) For premises other than **houses** to which water is provided by a **supply pipe** above the standard size (25mm) the infrastructure charge for the premises will be the **standard water infrastructure charge** multiplied by the **relevant multiplier** for those premises.

3.5 Determining the relevant multiplier

- (1) Infrastructure charges are based on the load that the development is placing on the system. To assess these charges, the total number of water units is expressed as a number of loading units.

Water Fitting ¹	Loading Units
WC flushing cistern	2
Wash basin in a House	1.5
Wash basin elsewhere	3
Bath (tap nominal size 3/4in/ 20mm) ²	10
Bath (tap nominal size larger than 3/4in/ 20mm) ²	22
Shower	3
Sink (tap nominal size 1/2in/ 15mm)	3
Sink (tap nominal size larger than 1/2in/ 15mm)	5
Spray tap	0.5
Bidet	1.5
Domestic appliance (subject to a minimum of 6 loading units per House) ^{3 and 4}	3
Communal or commercial appliance ³	10
Any other water fitting or outlet (including a tap but excluding a urinal or water softener)	3
Notes to table:	
1. Reference to any fitting includes reference to any plumbing, outlet, dedicated space or planning or other provision for that fitting	
2. Including a whirlpool or Jacuzzi	
3. Domestic appliance means an appliance (including a dishwasher, a washing machine and waste disposal unit) in a house and communal or commercial appliance means an appliance (including a dishwasher, a washing machine and waste disposal unit) elsewhere than in a house (including communal facilities)	
4. In calculating the relevant multiplier a minimum of 6 loading units in respect of each house will be included for domestic appliances (whether or not the house has any such appliances) except, in the case of any house , where neither a washing machine nor a dishwasher can be provided (and there is no plumbing, outlet, dedicated space or planning or other provision for either appliance) in the house .	

- (2) To calculate the **relevant multiplier** for **houses** subject to a **common billing agreement**:
- Determine the aggregate loading units
 - Divide this number by 24
 - Divide the result by the number of Houses subject to the Common Billing Agreement
 - The resulting number is the “**relevant multiplier**”.
- (3) To calculate the **relevant multiplier** for premises other than **houses** to which water is provided by a **supply pipe** above the standard size (25mm):
- Calculate the aggregate loading units
 - Divide this number by 24
 - The resulting number is the “**relevant multiplier**” (subject to a minimum value of one).

3.6 Credits

- (1) Where a site is redeveloped or a building is converted, and still has a metered supply of up to 25mm, a credit of one **standard infrastructure charge** will be given for each premises on the site previously connected to **our** water supply in the five years beforehand.
- (2) Where the site to be developed has a metered supply greater than 25mm, credits will be allowed against the number of fittings previously used. In the absence of fittings data, a credit of one **standard infrastructure charge** will be awarded for each premises on the site previously connected to the **our** water supply in the five years beforehand.

3.7 Time for payment

- (1) Infrastructure charges are payable at the time when the physical connection to a water main is made, except as provided below.
- (2) In the case of a connection to a water supply of a building or part of a building which is occupied as a dwelling **house** immediately before the connection is made:
 - a. Infrastructure charges are payable in full within 28 days after the physical connection has been made; or
 - b. At **your** option, an amount equal to the **instalment amount** is to be paid in each of the 12 years following the making of the connection, subject to **you** giving such undertakings in relation to the payment of each **instalment amount** as **we** may reasonably require, the first payment to be made within 28 days after the connection has been made and the remaining payments at yearly intervals thereafter.

3.8 Disputes

- (1) If **you** dispute **our** calculation of the **relevant multiplier** or the number or type of fittings on which the calculation is based, **you** may refer the dispute for determination by Ofwat.

4 Definitions, interpretation and charging powers

(1) In this **charges scheme for infrastructure charges** the following words have the meanings given below:

Term	Meaning
1991 Act	Water Industry Act 1991 (as amended)
charges scheme for infrastructure charges	this charges scheme for infrastructure charges made under Section 143 of the Water Industry Act 1991.
common billing agreement	an agreement we enter into with another person under which that person has undertaken to pay charges for water supply in respect of two or more Houses which have a common supply pipe.
domestic purposes	has the meaning given in Section 218 of the 1991 Act.
house	any building or part of a building which is occupied or likely to be occupied as a private dwelling house (and includes a flat).
instalment amount	<p>the aggregate amount which would fall to be paid in any year by way of payments of interest and repayments of capital if an amount equal to the charge payable for the connection of any premises to a water supply had been borrowed by us on terms:</p> <ul style="list-style-type: none"> (i) requiring us to pay interest and repay capital in 12 equal annual instalments; and (ii) providing for the amount of interest to be calculated at such rate, and in accordance with such other provision, as we may have been determined with the approval of the Water Services Regulation Authority (Ofwat) or, in default of such a determination, by Ofwat.
instrument of appointment	the written instrument (as varied from time to time) appointing us as the water undertaker for the areas described and subject to the conditions set out in the instrument, under what is now Section 6 of 1991 Act.
Ofwat	The Water Services Regulation Authority.
relevant multiplier	has the meaning given in Section 3.5 of this charges scheme for infrastructure charges .
schedule of charges	the schedule of charges forming part of this charges scheme for infrastructure charges .
supply pipe	any part of a service pipe which we or other water undertaker could not be required to lay under section 46 of the WIA 1991.
standard water infrastructure charge	The standard water infrastructure charge set out in the schedule of charges .
we/us/our	Affinity Water Limited.
you/your	the person liable to pay infrastructure charges in accordance with Section 3.3 of this charges scheme for infrastructure charges .

- (2) Except where the context otherwise requires, words in the singular include the plural and words in the plural include the singular.
- (3) If not defined above, words and expressions used in this **charges scheme for infrastructure charges** shall have the meanings given in the 1991 Act. References to the 1991 Act or to any other Act or regulations shall include its or their amendment or replacement.
- (4) This **charges scheme for infrastructure charges** should be read and construed in conjunction with the 1991 Act (and any regulations made thereunder) and **our instrument of appointment**. In the event of any conflict or inconsistency with this **charges scheme for infrastructure charges**, the provisions of the 1991 Act (and any regulations made thereunder) or as the case may be **our instrument of appointment** will prevail.
- (5) If any court or competent authority finds that any provision of this **charges scheme for infrastructure charges** (or part of any provision) is invalid, illegal or unenforceable, that provision or part-provision is, to the extent required, to be deemed to be deleted, and the validity and enforceability of the other provisions of this **charges scheme for infrastructure charges** is not to be affected.
- (6) If any invalid, unenforceable or illegal provision of this **charges scheme for infrastructure charges** would be valid, enforceable and legal if some part of it were deleted, the provision shall apply with the minimum modification necessary to make it legal, valid and enforceable.
- (7) **We** have power under the 1991 Act to make a charges scheme which fixes the charges **you** must pay for the services **we** provide, including charges payable for the connection to a water supply of premises which have never been connected to a supply of water provided for **domestic purposes**.
- (8) The **schedule of charges** fixes charges to be paid for the services described in this **charges scheme for infrastructure charges** and any other standard charges for services which **we** may provide from time to time are provided on **our** website www.affinitywater.co.uk under the 'For Developers' tab.
- (9) **We** may (subject to certain restrictions in the 1991 Act) fix charges for the services **we** provide by reference to such matters, and may adopt such methods and principles for the calculation and imposition of charges as appear to **us** appropriate.
- (10) This **charges scheme for infrastructure charges** complies with charging rules made by Ofwat under Sections 143(6A) and 143B of the 1991 Act. **We** have consulted with the Consumer Council for Water about this charges scheme.

5 Contact information and complaints

- (1) Enquiries about this charges scheme should be addressed to the Company Secretary, Affinity Water Limited, Tamblin Way, Hatfield, Hertfordshire, AL10 9EZ.
- (2) Enquiries relating to the connection of premises to **our** water supply network should be shown in the table below:

Team	Enquiries covered	Contact details
Developer Services	Works in relation to mains & service pipes, connections, self-lay and building supplies.	E: ds@affinitywater.co.uk T: 0345 357 2428 Monday to Thursday 8:30am - 5:00pm & Friday 8:30am - 4:30pm

- (3) If **you** are dissatisfied with the level of service provided and wish to make a complaint, **we** operate a complaints procedure which has been agreed with the industry regulator, OFWAT.
- (4) **We** aim to answer all written complaints within 10 working days. Further information and a copy of the procedure are available from **our** website on www.affinitywater.co.uk and on request.
- (5) **You** may ask the Consumer Council for Water (“CCWater”), the independent voice for water consumers in England and Wales, to take up your complaint on **your** behalf, if **we** have been unable to resolve it directly with you.
- (6) Contact information for CCWater and Ofwat is provided below.

	Consumer Council for Water	Ofwat
Address	Consumer Council for Water 1 st Floor Victoria Square House Victoria Square Birmingham B2 4AJ	Water Services Regulation Authority (OFWAT) Centre City Tower 7 Hill Street Birmingham B5 4UA
Telephone	0300 034 2222	0121 644 7500
Fax	0121 345 1010	0121 625 1400
Web	www.ccwater.org.uk	www.ofwat.gov.uk
email	enquiries@ccwater.org.uk	mailbox@ofwat.gsi.gov.uk

6 Schedule of charges

Infrastructure Charge

Standard Water Infrastructure Charge

excl. VAT 2016/17	excl. VAT 2015/16
354.00	351.00

Applications for Connections

Provision of a quotation to support a Section 41 Application
provision of a quotation to support a Section 45 Application

excl. VAT 2016/17	excl. VAT 2015/16
500.00	495.35
203.00	201.48

Building Water Non-metered

Per flat
Per house
Per small non-Household premises
Per large non-Household premises

excl. VAT 2016/17	excl. VAT 2015/16
27.50	27.10
53.90	53.12
79.70	78.50
177.30	174.70

