# New Connections Charging

Powys customers

**1 April 2019 to 31 March 2020**

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HAFREN DYFRDWY
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# About this document

This Charging document is relevant to our customers in the Powys and Monmouthshire region (previously part of Severn Trent Water) and contains details of the charges associated with new developments and new connections for water and sewerage in this region.

Throughout this document, the term “developer” refers to all of our customers who are building and developing properties. It sets out the process that our customers need to follow to get a new connection onto Hafren Dyfrdwy’s water and/or sewer network and helps you to make an informed choice as to who completes the work.

## Charging Year

This Charging document covers the period 1 April 2019 to 31 March 2020.

## Any questions

If you have any questions about this Charging Arrangement Document please call the developer services team on 0330 678 1481.

## Value added tax

All charges are shown exclusive of value added tax (VAT). We’ll add VAT, if applicable, at the appropriate rate.

Broadly the VAT liability of our charges for water connections and mains, or sewer requisitions is determined by the type of properties that will be connected to our network. For example, if you have a new housing development and wish to requisition a new water main that will be used to connect houses during the course of their construction, our charges will be zero rated for VAT purposes. Whereas our charges for laying mains and making connections to existing properties, or commercial properties, will be subject to VAT at the standard rate of 20%. In addition, certificated VAT reliefs may apply to charges for the connection of certain residential or charitable properties and a reduced VAT rate of 5% applies to certain properties that are being renovated or converted for residential use.

# Section 1 – The connections process

## Who can apply?

It’s the owner of the land, or someone who has significant interest in the land, who needs to apply for a new water and/or sewer connection. This may be an individual or a company.

We’ll accept an application form from an agent or a consultant working for the applicant, but it’s the applicant who is responsible for the content in the application form and must sign the declaration at the end of the form.

## How do I apply?

All of our new water and sewer connection application forms are on our website. You can download an application form, fill it in and post it back to us including any supporting documents to:

Hafren Dyfrdwy Cyfyngedig
PO Box 5311
Coventry
CV3 9FL

Or you can email it to us at new.connections@hdcymru.co.uk in a zip file.

Alternatively, please call the developer services team on 0330 678 1481 and they'll send you an application form in the post. Our opening times are 8.30am to 5pm Monday to Thursday and 8.30am to 4.30pm on Friday.

As well as application forms we have a number of guidance notes which you may want to read before applying, or use as a reference throughout the new connection process.

## Requesting a copy of our water and sewer network plans

Before you start any development work you can request a copy of our existing water mains and sewerage network plans to check that your site is within the Hafren Dyfrdwy boundary.

We have a library of maps covering our water mains and sewerage network. You can request copies by visiting https://linesearchbeforeudig.co.uk/.

Alternatively you can view our maps for free by visiting Hafren Dyfrdwy at:
Packsaddle
Wrexham Road
Rhostyllen
LL14 4EH

## How to make a payment

You can pay for any of our charges by credit/debit card, by BACS or by cheque.

### Paying by credit/debit card

We accept all major credit/debit cards and to pay by card simply call us on 0330 678 1481.

Please don't email your credit/debit card details to us.

### Paying by BACS

You can make a BACS payment to our bank account using the details below:

| | |
|---|---|
| Bank: | Barclays |
| Sort code: | 20-00-00 |
| Account Number: | 033604071 |
| UTR Number: | GB486985565 |
| Company Registration Number: | 054 15325 13168 |
| Reference: | <notification number> |

The notification number is the reference number that we'll send you when we acknowledge receipt of your application form.

Note - if this isn't provided it may delay your application.

### Paying by cheque

Please make your cheque payable to Hafren Dyfrdwy Cyfyngedig and send it to us at:

Hafren Dyfrdwy Cyfyngedig
PO Box 5311
Coventry
CV3 9FL

## How we let you know we've received your application

Once we've received your application form we'll acknowledge receipt and provide you with a reference number within 5 calendar days. Your application will then be assigned to a member of our team who'll be your point of contact during the quote process.

## How long a quote is valid for

All of our quotes, agreements and approval notices are valid for 6 months from the date of the covering letter. If a quote hasn't been accepted by the applicant within this 6 month period, and the charges paid, the quote will be cancelled. If the works are still to go ahead after this time the applicant will have to send us a new application for the connection.

If an approved connection has not been completed within this 6 month period, you'll need to send us a new application as another approval will be needed.

# Section 2 – Service connection charges

## Application fee

When you've completed the relevant application form please return it with the correct application fee (shown below) and supporting plans showing the property location (i.e. ordinance survey extract). Please note these are non-refundable fees for providing a quotation for new water service connections that must be paid at the time you submit your application.

| Standard connection | Charge | VAT |
|---|---|---|
| Standard connection application fee | £114.90 | 20% |
| If you require a re-quote | £34.17 | 20% |

| Large diameter connection (>32mm) | Charge | VAT |
|---|---|---|
| Full quotation (for when design is complete) | £245.39 | 20% |
| Re-quotes (for when there are design changes) | £115.11 | 20% |

We'll visit the site if required to assess your requirements including any potential traffic management costs, the impact this has on our network and what's required to complete the connection. We'll send you a breakdown of the costs for making the connection.

## The infrastructure charge

The Water Industry Act (1991) allows water companies to recover costs from its developers for providing or improving its infrastructure for new connections to its water and sewer network.

There are two infrastructure charges – one for water services and one for sewerage services. Both the water and sewerage infrastructure charge pays for all non-site specific network reinforcement work needed as a result of a new development and new connections to our existing water and sewer network and will include works, amongst others, to provide or alter existing water mains, service reservoirs, sewers and pumping stations.

In certain situations, when we provide the water supply but not the waste water services we are required to recover infrastructure charges on behalf of other statutory undertakers. In these circumstances we would ask that you please refer to the relevant undertaker's website for infrastructure charges detail.

Therefore, alongside the cost of connection the following charges will also need to be paid:

| Infrastructure charges | Charge | Unit | VAT |
|---|---|---|---|
| Water | £391.74 | Per property | 0% |
| Sewerage | £391.74 | Per property | 0% |

There is no value added tax (VAT) payable on an infrastructure charge.

## Water for construction

If you're building new properties on a development site you'll often need water for construction, e.g. to mix concrete, plaster, washing down, etc. Unless you have a temporary metered supply (i.e. a hired standpipe) or are utilising an existing metered supply, we'll charge you a fixed charge for water for construction. Value Added Tax (VAT) is payable.

From 1 April 2019 you'll be charged for **water for construction per property** when:

1. The water service connection is a 25mm-32mm for any newly built household property.
2. The water service connection is a large diameter connection for a newly built household property.
3. The water service connection is on any non-household property with a 25mm+ connection.

| Water for construction | Charge | Unit | VAT |
|---|---|---|---|
| Household property and non-household property with a 25mm-32mm connection. | £74.87 | Per property | 20% |
| Non-household property with a 25mm+ connection. This represents m3 of construction not m3 storage. | £1.3846 | Per unit of property | 20% |

## Meters

Part of the new water service connection work includes the installation of a meter – either externally into a boundary box, or internally in a block of flats – and the collection of the meter details, often called the commissioning of the meter, so the billing account for the property can be set up. Value Added Tax (VAT) is payable.

| Meter fit | Charge | VAT |
|---|---|---|
| Supply and fit an external 15mm meter in boundary box | £27.84 | At rate applicable |
| Meter fit flats (internal meter fitted by customer – per unit) | £39.67 | At rate applicable |

## Mandatory domestic sprinkler systems

The domestic split supply to a premise for a sprinkler system will receive no additional charge or be metered at the point of separation for the sprinkler. This is in line with the Building Regulation 2010 Statutory Instrument, Section 7A regulation 37A and 37B requiring all new domestic buildings within Wales to have a fire suppression system installed.

The fire suppression system must be designed and installed in accordance with BS 9251:2014 (Fire Sprinkler Systems for Domestic and Residential Occupancies – Code of Practice). Hafren Dyfrdwy will be required to check the proposed fire suppression system is compliant with the Water Supply Regulations 1999. Hafren Dyfrdwy does not have any involvement in the design and installation of the fire suppression system and this must be undertaken by the developer, installer or designer of the fire suppression system.

You can find out more here.

# Section 3 – Development enquiry

If you need to understand the requirements better for supplying your new development with water, sewerage supplies, or both, you can send us a development enquiry before making a full application. We'll complete an assessment to understand the impact of the proposed development on our water and/or sewer network.

These charges are payable in advance at the time of making your application and are non-refundable.

| Up to seven household properties (self-contained, no communal areas) | Charge | VAT |
|---|---|---|
| Water supply only enquiry charge | £77.31 | 20% |
| Sewerage only enquiry charge | £90.36 | 20% |
| Combined water and sewerage enquiry charge | £149.44 | 20% |

| Over seven household properties and all non-household/commercial developments | Charge | VAT |
|---|---|---|
| Water supply only enquiry charge | £137.01 | 20% |
| Sewerage only enquiry charge | £179.27 | 20% |
| Combined water and sewerage enquiry charge | £295.36 | 20% |

# Section 4 – New water mains installed by Hafren Dyfrdwy

## Application fee

The charges below relate to the installation of a new water mains by Hafren Dyfrdwy.

When you've completed the relevant application form please return it with the application fee shown below:

| Application fee | Charge | Unit | VAT |
|---|---|---|---|
| Request for a new water main | £1,449.85 | Per application | 20% |
| If you require a re-quote for a standard connection to a new water main | £3.52 | Per connection | 20% |
| If you require a re-quote for a new water main and there have been no changes to your layout | £495.00 | Per application | 20% |

# Section 5 – New water mains not installed by Hafren Dyfrdwy (self lay)

The charges below relate to the installation of a new water mains by a self lay provider.

When you've completed the relevant application form please return it with the application fee shown below:

| Application for self lay design of a new water meter | Charge | VAT |
|---|---|---|
| Providing design terms and ensuring successful adoption of assets meet customer needs | £1,449.85 | 20% |

| Fee to convert approved design | Charge | VAT |
|---|---|---|
| Where existing approved design for Hafren Dyfrdwy to lay mains is converted to self lay or vice versa | £270.30 | 20% |

| Agreement charge | Charge | VAT |
|---|---|---|
| Supply of Self Lay Agreement | £214.27 | At rate applicable |

| Administration charge | Charge | Unit | VAT |
|---|---|---|---|
| Administration charge including meter delivery | £97.00 | Per connection | At rate applicable |

| Administration charge excluding bulk meter delivery | Charge | Unit | VAT |
|---|---|---|---|
| Administration charge payable if bulk meter delivery has been selected | £48.26 | Per connection | At rate applicable |

# Section 6 – Main diversions

## Application fee

A developer can ask Severn Trent to alter or move a water asset so as to allow the development of a site. The charges for the diversion of a water asset are made up of those elements needed to recover the reasonable costs incurred by Hafren Dyfrdwy as a result of completing the diversion.

When you've completed the relevant application form please return it with the application fee shown below:

| Application fee | Charge | VAT |
|---|---|---|
| Initial deposit (covers the validation and evaluation of the proposal and confirm works required) | £509.90 | 20% |
| Diversion of a water main | £1,449.85 | 20% |

The fees are non-refundable but will become part of the final cost of the completed water main diversion once constructed.

# Section 7 – Sewer connection charges

The charges below apply to lateral drain and sewer connections self-constructed by the applicant. Please note that legislation in Wales mandates that you may not connect to the public sewer until you have a S104 agreement in place. Please see our website for further information and section 8 for relevant charges. The fees in this section cover the costs of progressing your application and where required by law, adopting the sewer or lateral drain. They're payable at the time of application and are outside the scope for VAT purposes.

When you've completed the relevant application form, please return it with the correct application fee (shown below) and information required.

| For a connection with only one length of lateral drain or sewer where the connection is located in the public highway | Charge |
|---|---|
| Supervision within normal working hours | £455.67 |
| Supplementary charge when supervision is outside of normal working hours | £104.08 |

| | |
|---|---|
| Supervision within normal working hours | £224.98 |
| Supplementary charge when supervision is outside of normal working hours | £30.34 |

| For an indirect connection (to a private drain, with the owner's permission, that discharges to a public sewer) | Charge |
|---|---|
| | £96.41 |

| Where a second submission is required as a result of changes to the approved design, or due to the lapse of the original approval (which is valid for six months from the date of approval) | Charge |
|---|---|
| There will be a second submission charge | £96.41 |

| Repeat supervision visits | Charge |
|---|---|
| Within normal working hours | £98.58 |
| Outside of normal working hours | £131.00 |

Note: Normal working hours are Monday to Friday 9am to 5pm excluding Bank Holidays.

# Section 8 – Development sewerage charges

Where you need to offer a sewer for adoption under S104, divert a sewer under S185 or request that we requisition you a sewer under S98, you can find the relevant charges below.

When you've completed the relevant application form please return it with the correct application fee (shown below) and information required.

| Initial deposit for sewer/lateral drain requisitions | Charge | VAT |
|---|---|---|
| To cover the cost of the preliminary investigations and for producing a budget estimate. The fee is non-refundable, but will become part of the final requisition cost when the requisition agreement is completed and the sewer is laid. | £2,692.58 | 20% |

| Diversion of a public sewer | Charge | VAT |
|---|---|---|
| Initial deposit (to cover the validation and evaluation of the proposal) | £517.80 | 20% |
| Further deposit where Preliminary Design Report needed | £2,692.58 | 20% |

The fees are non-refundable but will become part of the final cost of the completed sewer diversion once constructed.

## Sewer/lateral drain adoption fees

| Inspection fees | Charge |
|---|---|
| Estimated cost of construction less than £20,000 | £500.00 |
| Estimated cost of construction more than £20,000 | 2.5% of estimated construction cost |
| Estimated cost of construction less than £10,000 | £253.88 |
| Estimated cost of construction more than £10,000 | 1% of estimated construction cost |
| Pumping station on site | 2% of estimated construction cost |

| CCTV charges | Charge |
|---|---|
| Further viewing of developers CCTV survey | £61.02 |

| Bond or cash deposit paid instead of surety for S104 multiple property adoptions and S185 diversions | Charge |
|---|---|
| Estimated cost of construction less than £50,000 | £5,000.00 |
| Estimated cost of construction more than £50,000 | 10% of estimated cost |
| Confirmation to bondsman that bond has been released | £152.33 |

| Bond or cash deposit paid instead of surety for S104 single property lateral drain adoptions | Charge |
|---|---|
| Estimated cost of construction less than £50,000 | £1,000 |

| Locks and signing for pumping stations | Charge |
|---|---|
| Changing of locks & signs | £932.05 |

| Agreement charge | Charge |
|---|---|
| Supply of Self Lay Agreement | £214.27 |

## Pumping station telemetry

| Provision and installation of standard outstation | Charge | VAT |
|---|---|---|
| Includes a 12 month initial listening service | £4,660.23 | 20% |

| Listening services | Charge | Unit |
|---|---|---|
| | £588.12 | Per annum |

Note: Apart from the telemetry charge, as a result of an agreement with HMRC the above sewer adoption charges are outside the scope of VAT.