

Scheme of Charges

2016-2017



Delivering excellence

for our customers, our people and our environment

Map of Company Area



Developer Services offer advice and guidance relating to new or modified premises, whether planning an extension to an existing house or a large new housing or commercial development.

We have a dedicated team supporting customers to provide a cost-effective service to any scale of development, from new domestic and commercial developments to agricultural water supplies or replacement water supplies.

This booklet contains details of Portsmouth Water's Developer Services Charges Scheme for 2016-17. The charges in the Scheme come into force on 1 April 2016. A summary of charges is given in Appendix I.

The Scheme is made under the provisions of the Water Industry Act 1991 (as amended by the Water Industry Act 1999 and Water Act 2014). The charges contained in this Scheme have, where applicable, been approved by the Water Services Regulation Authority (Ofwat).

All charges in this document exclude VAT unless stated otherwise. VAT will be charged at the applicable rate.

Further information including application forms can be found on the Developer Services section of our website www.portsmouthWater.co.uk/developers/

This document forms one of four separate charging schemes as set out below:

- Household Charges Scheme
- Non-Household Charges Scheme
- Wholesale Charges Scheme
- Developer Services Charges Scheme

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About connections for water

A water meter will be installed on new connections in accordance with Portsmouth Water's supply agreement. The water meter remains the property of Portsmouth Water's wholesale business. Where a water meter has been installed the measured tariff will apply - except where it has been installed for check purposes only in accordance with Portsmouth Water's policy at the time and a customer has been previously notified of this in writing.

Customers requiring connections may choose to undertake all excavation; laying of pipes up to Portsmouth Water's main; and reinstatement subject to Portsmouth Water approval. Portsmouth Water will only undertake the physical connection to the main and installation of the water meter. Where service pipes are to be laid in a highway, customers will need to obtain the permission of the Highway Authority to work in the Highway. It may stipulate that only contractors it approves may work in the highway.

Portsmouth Water is a statutory undertaker able to work in the highway and will provide quotes for carrying out work requested by customers. We will use the standard prices set out below in preparing such quotes. An advanced payment to the value of the connection charges are payable prior to Portsmouth Water undertaking any work.

A standard connection will be one where:

- the distance between the water main and the customer's point of connection is 2 metres or less
- the external diameter of the service pipe being connected to the main is not more than 25mm
- the trench in which the service pipe needs to be laid will have a width of 0.5 metres or less and contain no more than 2 service pipes in total
- the connection by Portsmouth Water will not be required outside of the hours 8.00am to 4.30pm Monday to Friday

Where it is possible to use a thrust borer rather than excavate a trench, this will be treated as a non-standard connection. A charge based on standard trenching will be payable in advance for the connection and the actual cost of the work will be assessed on completion.

In some instances working in the highway will incur additional fees and costs as a result of compliance with Highway Authority requirements such as road closures and traffic management control. All fees and costs incurred by Portsmouth Water in carrying out a connection in such circumstances will be payable in addition to any standard prices for installing a service connection.

If Portsmouth Water has to gain access to third party land or need to seek permissions from third parties like Network Rail, the costs associated with these will be payable in addition to any standard charges for installing a service connection.

Portsmouth Water reserves the right to charge additional amounts for connections where additional costs are incurred in making the physical connection as a result of matters that were not evident at the time of providing a quotation for the work.

Standard charges for water connections

The following charges will apply for standard connections to be made between 1 April and 31 March:

All new water connections will include the cost of meter installation. A Wall Mounted Meter Box will be installed by the developer whenever it is practicable. In certain cases, the connection will be made using a standard Boundary Box. The costs of both types of installation are set out below.

Standard connection:

Portsmouth Water to carry out the connection to main and meter installation.

Where the applicant is responsible for pipe laying, opening, closing and if necessary permanently reinstating the trench to the main.

Portsmouth Water to undertake:

- Opening >
 Pipe laying >
 Main Connection >
 Closing >
 Reinstatement >
 Service Connection >
 Meter Installation

(i) Wall Mounted Meter Box

	Pipe size		Charge
	mm	inches	£
First connection	25	0.75	211[†]
Additional connection	25	0.75	158[†]

(ii) Boundary Box

	Pipe size		Charge
	mm	inches	£
First connection	25	0.75	248[†]
Additional connection	25	0.75	186[†]
First connection	32	1.00	359[†]
Additional connection	32	1.00	270[†]

^{*}Charges which are always subject to VAT at the standard rate.

[†]Charges which are subject to VAT at the standard rate only in certain circumstances.

Self lay: Meter installation only

Where the applicant is responsible for all activities and Portsmouth Water to install the meter ONLY

Portsmouth Water to undertake:

- Opening >
 Pipe laying >
 Main Connection >
 Closing >
 Reinstatement >
 Service Connection >
 Meter Installation

First connection	£75*
Additional connection	£50*
Standard domestic meter supplied by Portsmouth Water	+ £24*

Trenchwork, Pipework & Reinstatement

Portsmouth Water to undertake:

- Opening** >
 Pipe laying >
 Main Connection >
 Closing >
 Reinstatement >
 Service Connection >
 Meter Installation

(i) Unmade ground:

	Unmade ground	
	basic (inc. first 2m.)	each 0.5m. over 2m.
	£	£
Excavation and backfill	92[†]	23[†]

(ii) Carriageway:

	Concrete foundations		Flexible roads	
	basic (inc. first 2m.)	each 0.5m. over 2m.	basic (inc. first 2m.)	each 0.5m. over 2m.
	£	£	£	£
Excavation	220[†]	55[†]	229[†]	57[†]
Interim reinstatement	147[†]	20[†]	121[†]	22[†]
Final reinstatement	403[†]	87[†]	170[†]	37[†]

(iii) Footway:

	Flexible surface		Concrete		Slabs	
	basic (inc. first 2m.)	each 0.5m. over 2m.	basic (inc. first 2m.)	each 0.5m. over 2m.	basic (inc. first 2m.)	each 0.5m. over 2m.
	£	£	£	£	£	£
Excavation	165[†]	41[†]	175[†]	44[†]	156[†]	39[†]
Interim reinstatement	83[†]	17[†]	83[†]	17[†]	83[†]	17[†]
Final reinstatement	118[†]	26[†]	117[†]	25[†]	147[†]	32[†]

A discounted 'Additional Charge' rate of £1 per 0.5m is be applicable to any additional lengths of pipe which:-

- i) pass through existing ducts provided and located by the applicant. A maximum of two pipes will be allowed in each duct
- ii) pass through ducts thrustbored by the Company at the request of the applicant
- iii) is the second pipe in a common trench.

Estimates will be given for new services where special conditions apply, with the final cost of the job being chargeable, if different from the estimate

Non Standard Connections

Where the service pipe to be laid by Portsmouth Water exceeds that of a standard connection, a bespoke price will be provided.

Please note:

Connections to water mains will be made in accordance with the Terms and Conditions as set out in Portsmouth Water's quotation. Quotations provided will be valid only for connections physically completed by 31 March. Portsmouth Water reserves the right to resurvey and re-quote for a connection after this date where an application for connection has been received but the connection has not been made. Applications made after 1 March but before 31 March will be valid for 1 month commencing the date of application.

Charges Dispute

Any unresolved dispute regarding the reasonableness of charges made by Portsmouth Water for a connection to its water main may be referred to the Water Services Regulation Authority (Ofwat), 7 Hill Street, Birmingham, B5 4UA. It's decision is binding.

As Ofwat is required to consider whether the charges are reasonable in respect of the actual costs incurred by Portsmouth Water in undertaking the connection, it will not consider a dispute until the work has been done. If it then considers a charge was too high, it will inform Portsmouth Water of the amount of money it requires Portsmouth Water to refund to the customer.

^{*}Charges which are always subject to VAT at the standard rate.

[†]Charges which are subject to VAT at the standard rate only in certain circumstances.

The Charges

The standard amounts are:

Water Infrastructure Charge

£357.60

These charges are outside the scope of VAT.

Water infrastructure charges contribute towards expenditure incurred in providing enhancements to the overall water supply, which are necessary to meet the increased demands imposed by new or additional connections. These charges are in addition to connection charges which continue to be payable.

The Company will require payment of a water infrastructure charge when a customer requests a connection or reconnection to the water supply of any premise which, subject to the provisions below, have not previously been connected and paid water charges to Portsmouth Water in the previous five years.

The water infrastructure charge payable on a standard domestic property (i.e. a separately billed house, flat or separate unit) requiring a 25mm (0.75") service connection will be the standard water infrastructure charge.

For multiple occupancy domestic properties or non-domestic properties requiring a service connection greater than 25mm (0.75"), a Relevant Multiplier will be calculated based upon the number of water fittings and their related loading units where provided.

To calculate the Relevant Multiplier:

- i) ascertain the total number of water fittings in all the categories specified in Column 1 of the following table
- ii) calculate by reference to Column 2 of the table the aggregate loading units attributable to that total number of water fittings
- iii) divide the aggregate loading units by 24

Column 1	Column 2
Water Fitting (note 1)	Loading Units
WC flushing cistern	2.0
Wash basin in a house	1.5
Wash basin elsewhere	3.0
Bath (tap nominal size 20mm) (0.75") (see note 2)	10.0
Bath (tap nominal size larger than 20mm) (0.75") (see note 2)	22.0
Shower	3.0
Sink (tap nominal size 15mm) (0.50")	3.0
Sink (tap nominal size larger than 15mm) (0.50")	5.0
Spray tap	0.5
Bidet	1.5
Domestic appliance (subject to a minimum of 6 loading units per house) (see notes 3 and 4)	3.0
Communal or commercial appliance (see note 3)	10.0
Any other water fitting or outlet (including a tap, but excluding a urinal or water softener)	3.0

The resulting number will be the Relevant Multiplier and will be applied to the standard water infrastructure charge in order to calculate the amount payable for the relevant connection. If the resulting number is less than 1, the Relevant Multiplier will be 1.

Where no table of loading units is provided but a flow rate is requested, BSEN 806 Part 3 Appendix B shall be used to convert the flow rate to loading units to calculate the Relevant Multiplier. Where a table of loading units is provided but a meter and connection size of higher capacity is requested, BSEN 806 Part 3 Appendix B shall be used to convert the maximum continuous flow of the requested meter size to loading units to calculate the Relevant Multiplier. Alternatively the connection shall be provided with no additional capacity and shall be sized based on the table of loading units provided.

Notes

1. Reference to any fitting includes reference to any plumbing, outlet, dedicated space or planning or other provision for that fitting.
2. 'Bath' includes a whirlpool bath and a jacuzzi.
3. Domestic appliance' means a water using appliance (including a dishwasher, a washing machine and a waste disposal unit) in a house and 'communal or commercial appliance' means an appliance (including a dishwasher, a washing machine and a waste disposal unit) elsewhere in a house (including communal facilities).
4. In any calculation under charges a minimum of six loading units will be included in respect of each house 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).

When a site is developed or redeveloped, including by means of conversion of a building or buildings on it, the Company will make an allowance for the water connections removed, where accounts have been paid, on the site at any time in the five year period before the development or redevelopment began in calculating the water infrastructure charge payable.

Payment of the charges

Where the building or part of a building, to which the water connection is made, is occupied as a dwelling house immediately before the connection, the water infrastructure charge will be payable in full:

- i) within twenty eight days after the connection is made, or
- ii) at the option of the person liable, but subject to any undertaking required by the Company, by equal annual instalments plus interest over twelve years.

Definition of connection

In the case of the water infrastructure charge, connection is defined as the point in time at which a water meter is installed for measuring use at the property; or where a meter has been installed previously for measuring a building supply and Building Supply charges have been paid, the point at which the supply changes to one for domestic purposes.

Portsmouth Water will normally provide an invoice for the due infrastructure charges at the same time as it presents an invoice for connection. Customers may well find it administratively more convenient and cheaper to pay the charges at the same time.

Persons Chargeable

The person liable to pay the water infrastructure charge will be:

- i) the person requesting the relevant connection to be made, or
- ii) if the relevant connection is made without authorisation by the Company, the person making that connection or the person using the services provided.

This section sets out information on specific developer service charges.

Underground Asset Enquiries	30 [†]
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These records show approximate locations of pipelines and other associated apparatus in relation to your house/development site.

Initial Enquiry	65 [†]
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This will provide a record drawing of our apparatus, a high level budget estimate and give general guidance concerning the need for off-site mains and diversions.

Pre-development enquiries	315 [†]
Update	42 [†]
Minor Change	186 [†]
Major Change	315 [†]

We will provide a formal offer of the terms and conditions for mainlaying which includes the full design of the development with costs.

The Developer Services team can offer advice and guidance to help with pre-development enquiries.

Co-operation between Portsmouth Water and developers or agents at an early stage of development planning is important to avoid potential delays at the point of planning application. Through early discussions about the proposed development Portsmouth Water can understand, advise and plan how Portsmouth Water can support the requirements of a proposed development.

Hydraulic Review	200 - 550 [†]
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Should we find it necessary to hydraulically review our network in order to confirm that there is sufficient capacity, we will ask the developer to bear the costs.

Charges for pre-development enquiries will be levied, but refunded when payment for the mains is received.

Water main diversions

Portsmouth Water does not allow building over any water mains or associated apparatus. An existing water main may need to be diverted to a different location due to its proximity to the vicinity of the planned works.

^{*}Charges which are always subject to VAT at the standard rate.

[†]Charges which are subject to VAT at the standard rate only in certain circumstances.

To divert a water main the developer will need to complete a Water supply (mains and supply) and diversion application form available from our website at www.portsmouthwater.co.uk/developers/.

Self lay of new water mains

Inspection Fee (per hour)	68[†]
Extra Site Visit	75[†]
Water sampling and quality analysis	60[†]
Each additional sample	60[†]

As an alternative to having new water mains and service connections installed by Portsmouth Water, developers can arrange for the work to be carried out by qualified contractors.

Any Self-Lay work must be carried out by a company that is accredited with the Water Industry Registration Scheme (WIRS) which is administered by Lloyds Register

For further information and application forms please see our Self Lay Water Mains and Service Procedure Guide available from the new developments section of our website www.portsmouthwater.co.uk/developers/new-developments/.

Water main requisitions

If a developer does not wish to self-lay, the water connection can be provided by Portsmouth Water through a process termed requisitioning.

To apply for a new connection requisition an 'Application for a Water Supply' form must be completed and sent to Portsmouth Water. This is available from the Portsmouth Water website. Portsmouth Water will provide an estimate of the cost for the water supply provision on receipt of all the necessary information.

Building Water

Building water charges will be charges on the basis of a separate measured supply as set out below in addition to the appropriate standing charge.

Volumetric Charge per cubic metre	69.2[†]
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Please note, failure to notify the Company of connections used for building supplies will result in an appropriate penalty based upon the contract value of the development in question.

Installation of Fire Hydrants

	Nominal diameter			
	up to and including 100mm	150mm	200mm	larger than 200mm
	£	£	£	£
Hydrant with post and plate	496	560	745	charged at cost
Hydrant without post and plate	481	545	730	charged at cost
Existing mains	charged at cost	charged at cost	charged at cost	charged at cost
VAT	standard rated	standard rated	standard rated	standard rated

*Charges which are always subject to VAT at the standard rate.

†Charges which are subject to VAT at the standard rate only in certain circumstances.

This section is a summary description of the VAT liability of charges and is subject to changes in VAT legislation and rates of VAT.

All charges in the Scheme are shown exclusive of VAT. Charges which are always subject to VAT at the standard rate are indicated with an *. Charges which are subject to VAT at the standard rate only in certain circumstances are indicated with an †.

Charges for engineering and construction services, are subject to VAT at the standard rate, subject to the following:

- The new construction of dwellings and other certain qualifying buildings are zero rated
- Charges in respect of construction services/civil engineering services supplied in the course of certain residential conversions, or in the course of renovating certain buildings that have been empty for two or more years, may be taxed at a reduced rate, but only where the work is done wholly within the immediate site of the development. Immediate site means the land on which the building stands and its curtilage, that is the land which is used for 'comfortable enjoyment' of the house or other building. Usually this would be all the land enclosed by the property's boundaries.

The first time connection to an existing building where the bill payer for the water and the connection are the same individual/entity, here the VAT rate is the same as that charged for the supply of the water.

Infrastructure charges are outside the scope of VAT

Although VAT is generally applied in the manner outlined above it is not straightforward and its application can vary.

Standard charges for water connections

(i) Wall Mounted Meter Box	Pipe size		Charge
	mm	inches	£
First connection	25	0.75	211[†]
Additional connection	25	0.75	158[†]

(ii) Boundary Box	Pipe size		Charge
	mm	inches	£
First connection	25	0.75	248[†]
Additional connection	25	0.75	186[†]
First connection	32	1.00	359[†]
Additional connection	32	1.00	270[†]

Self lay: Meter installation only

First connection	£75*
Additional connection	£50*
Standard domestic meter supplied by Portsmouth Water	+ £24*

Trenchwork, Pipework & Reinstatement

(i) Unmade ground:	Unmade ground	
	basic (inc. first 2m.)	each 0.5m. over 2m.
	£	£
Excavation and backfill	92[†]	23[†]

(ii) Carriageway:	Concrete foundations		Flexible roads	
	basic (inc. first 2m.)	each 0.5m. over 2m.	basic (inc. first 2m.)	each 0.5m. over 2m.
	£	£	£	£
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(iii) Footway:

	Flexible surface		Concrete		Slabs	
	basic (inc. first 2m.)	each 0.5m. over 2m.	basic (inc. first 2m.)	each 0.5m. over 2m.	basic (inc. first 2m.)	each 0.5m. over 2m.
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Final reinstatement	118[†]	26[†]	117[†]	25[†]	147[†]	32[†]

Infrastructure charges

Water Infrastructure Charge	£357.60
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Developer services charges

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Pre-development enquiries	315[†]
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Major Change	315[†]
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Self lay charges

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Building water charges

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Hydrant without post and plate	481	545	730	charged at cost
Existing mains	charged at cost	charged at cost	charged at cost	charged at cost
VAT	standard rated	standard rated	standard rated	standard rated

^{*}Charges which are always subject to VAT at the standard rate.

[†]Charges which are subject to VAT at the standard rate only in certain circumstances.

Copies of the following documents may be obtained free of charge on request from the Company's Head Office;

Complaints Procedure

Code of Practice for the Exercise of Works on Land

Code of Practice and Procedures for Leakage on Domestic Supplies

Code of Practice for Domestic Customers

Code of Practice and Procedures on Debt for Domestic Customers

Your Water Quality

Guide to Water Hardness and Limescale

Scheme of Charges - Household Customers

Scheme of Charges - Non-Household

Service Plus - Our services for customers with additional needs

Save Water Now

Water Used by Domestic Appliances

Changing to a Water Meter

Living with Your New Water Meter

PO Box 8
West Street
Havant
Hampshire
PO9 1LG

Developer Enquiries

Asset Enquiries
023 9244 9082
asset.enquiries@portsmouthwater.co.uk

New Developments
023 9224 9327
new.developments@portsmouthwater.co.uk

New Services
023 9244 9088
new.services@portsmouthwater.co.uk

Other Enquiries

General Enquiries
023 9249 9888
head.office@portsmouthwater.co.uk

Water Quality Enquiries
023 9249 9888

Mains and Service Repairs
023 9249 9888

Plumbing and Water Regulations Enquiries
023 9249 9888

Freephone Leak Line
0800 434 6104

All enquiries to the above numbers may be made between 8.30am - 4.30pm, Monday to Friday

Operations Centre (24 Hour Emergency Service and Reporting of Leaks)
023 9247 7999

