

Charges for a new water connection

A quick guide for house builders (2023/24)



How we calculate your water connection charge



Processing fees

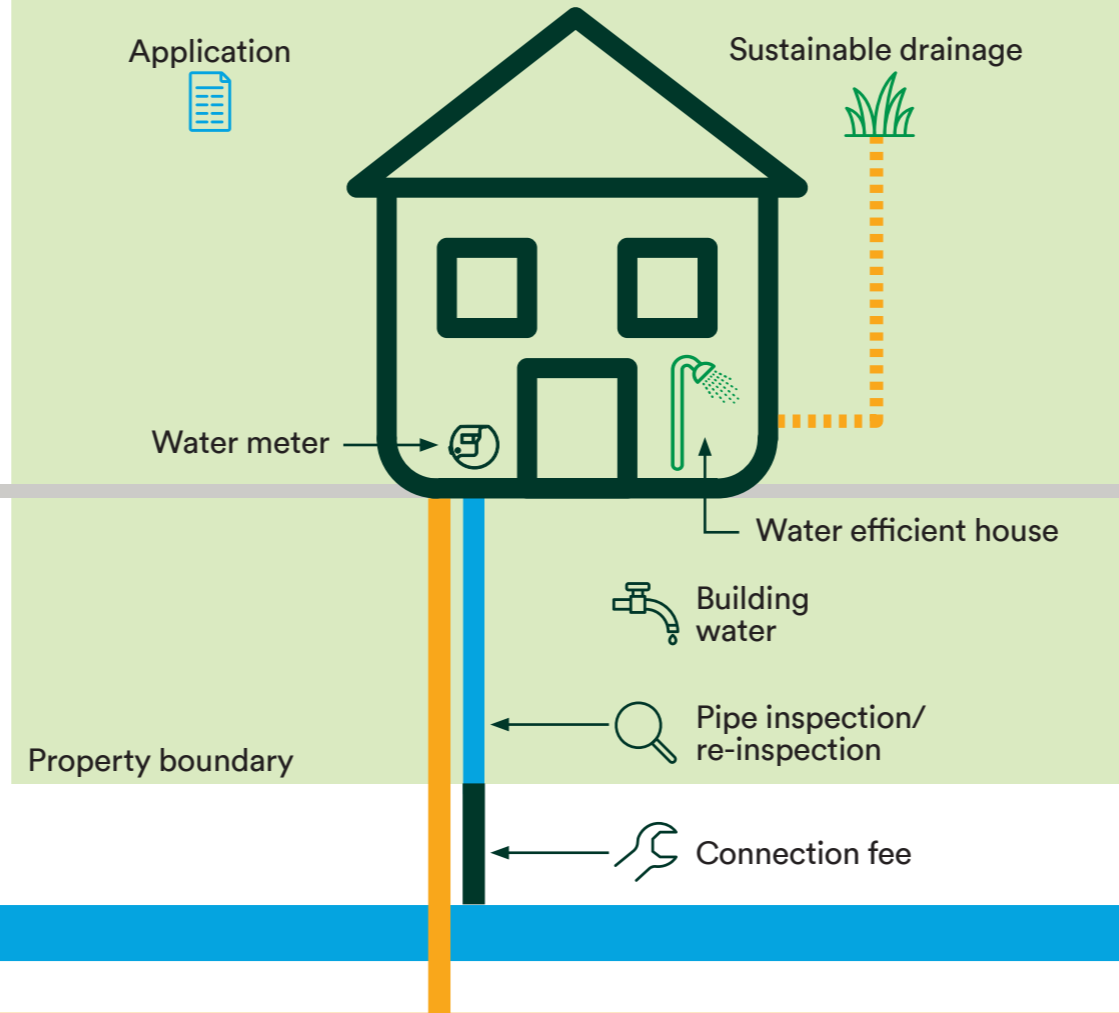
Water connection
£184.80 (incl VAT) for the first connection plus **£127.20** (incl VAT) for each additional connection. This is payable on connection.

This is for processing and planning your water connection, checking we can supply the water you need, and working out the costs. It includes a site survey to check if work will be on the footpath or in the road (which will need traffic management). It also includes a drawing to show where you need to lay the water pipe on your site, so it can be connected to the water main.

Wastewater connection - apply separately
£226 per connection (no VAT payable).

This is for processing your application and includes a site visit to check the connection into the sewer.

Your development



Income offset allowance

£778 per connection (no VAT payable) – we pay this to you.

When a new connection is made to our water network to provide water for domestic purposes ie toilets and kitchens in homes and businesses, we recognise that this will generate an income for us from customers paying their bill. To acknowledge this, we make an allowance of **£778** (per plot) paid against your water infrastructure charge. This will be taken off your final bill.

Please note: this does not apply where the site was previously built on and had a previous water connection.



Water infrastructure charges

Existing water main

Existing sewer



Wastewater infrastructure charges

Connection charges

Charges to connect your property to a water main are payable when the work is complete. These charges include:

- A connection fee - between £478 and £897**
 This will depend on the type of ground the pipe is being put into ie soil or footpath or if you dig the trench. The fee includes:
 - A site visit to inspect the pipework you've laid on your site to check it's been installed correctly.
 - Two metres of pipe* and the work to lay it from your boundary or other point of connection to the water main.
 - Connecting the pipe to the water main.
 - Filling in any holes or trenches we've dug.
 - The cost of installing a meter†.

Building water - £27.50 charge for each property (or metered charges if requested or required by us)
 This is for use on site and to test fittings.

Re-inspection fee - £95
 If the water pipe you've laid fails our check, you'll need to correct it, and we'll need to re-inspect it.

Additional traffic management
 Where you need any traffic management, including two way lights, additional charges will apply. ‡

Infrastructure charges

Water - £302
 This applies if you're connecting a new property to our water network for the first time, you won't need to pay this if you're replacing an existing water supply pipe.

Wastewater - £279
 This applies if you're connecting your drains to a public sewer for the first time.
 Each new property connected to water mains and public sewers puts extra demand on our water and sewerage systems. To provide enough clean water and to deal with increases in sewage, we have to keep improving and expanding our network of water pipes and sewers. Your infrastructure charge helps to cover the cost of this.











Sustainable infrastructure charges

Water efficient house - £30
 If you're using water efficient fixtures and fittings this fee will apply§.

Sustainable drainage £28
 This will apply if you're not putting surface water into our sewers and using sustainable drainage such as soakaways and ponds.

Previous water and/or sewerage supply
 If your site was previously built on, and it had a water and/or sewerage connection, you may be entitled to a credit against the overall cost of your new supply.

Example of a water connection charge

Type of charge		Standard fixtures and fittings with surface water going to sewer	Water efficient fixtures and fittings and sustainable drainage
	Water connection processing fee	£154.00	£154.00
	Connection fee (25mm surfaced)	£897.00	£897.00
	Building water	£27.50	£27.50
	Re-inspection	£95.00	£95.00
	Water infrastructure charge	£302.00	 £30.00
	Wastewater infrastructure charge	£279.00	 £28.00
Sub-total		£1754.50	£1231.50
	Income off set allowance	- (£778.00)	- (£778.00)
	Total	£976.50	£453.50

This is an example for one property on a site that hasn't previously had a water supply and where a re-inspection of the pipework is required. If traffic management is needed this would be added onto the quote, prices start from £291. For properties where drains are to be connected to a public sewer, a separate application will need to be made.

Further information on our charges is available on unitedutilities.com/charges-scheme. If you've got any questions about our charges please call us on **0345 072 6067** and we'll be happy to help.

Notes

All prices quoted are valid from 1 April 2023 until 31 March 2024. Unless otherwise stated prices are exclusive of VAT which will be charged at the rate applicable for your development.

Information is based on 25mm connections for a house, other charges may apply for flats and apartments and commercial properties.

* If more than two metres of pipe is required there will be an additional charge.

† This is for a 25mm pipe normally used for houses. For larger water pipes there is an additional cost for the meter fit, this will be the cost of the meter and the installation.

‡ This will be identified at the site visit.

§ Conditions apply, for further information see our website.

About us

United Utilities is the North West's water company. We keep the taps flowing and toilets flushing for seven million customers every day. From Crewe to Carlisle, we work hard behind the scenes to help your life flow smoothly.