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20<sup>th</sup> March 2020

## Your clean water budget estimate / point of connection report

**Site location:** Castlewood House, New Oxford Street, London WC1A 1DG

Dear Mr Dodds,

Thank you for your correspondence dated 17<sup>th</sup> March regarding the above development consisting of 12 residential flats, 12,952m<sup>2</sup> of commercial premises and 2,250m<sup>2</sup> of retail space.

This estimate is based on our charges for the current financial year. You can calculate the likely charges involved in your scheme by consulting our guide,

<https://developers.thameswater.co.uk/new-connection-charging>

Please note that this link also provides the latest information on important changes to the structure of our charges for new connections. These will be introduced from 1 April 2020, and could affect how we calculate any quote you receive for this work

Due to the time we need to process applications, we can only guarantee issuing quotes under our 2019/20 charging arrangements for applications received by the following dates:

- 19 February 2020 for new water mains
- 4 March 2020 for new water connections

We can only guarantee these dates for fully completed applications where we require no further information.

We can't guarantee that any applications submitted after the above dates will be issued under our 2019/20 charging arrangements.

This estimate is for budget purposes only and should not be taken as the actual cost for serving this development site. The costs are based upon the details and drawings provided. If there are any subsequent changes to these, then the estimate will be invalid.

Please be aware that this report is based upon the details and drawings provided. If there are any subsequent changes to the details and information on your drawing, the contents of this report will become invalid and a new assessment will be needed.



We've listed below the approximate costs to serve the site. The estimate is produced based on charging arrangement valid from April 2019 to March 2020

### Finding your best fit

When arranging supplies for your site, we want you to choose the installer that best suits your needs and timescales. This may or may not be us.

Independent self-lay providers could be able to offer cost-effective terms and fit in better with your construction programme, and might also be able to install multiple utilities. You can find out more about the self-lay option at

[developers.thameswater.co.uk/Developing-a-large-site/Using-a-self-lay-provider](https://developers.thameswater.co.uk/Developing-a-large-site/Using-a-self-lay-provider)

NAVs are companies that can become new water and/or wastewater providers within an existing water company's region to serve specific customers or developments. You may be able to use a NAV if you meet criteria defined by Ofwat. To find out more, visit Ofwat's website at

[ofwat.gov.uk/regulated-companies/markets/nav-market](https://ofwat.gov.uk/regulated-companies/markets/nav-market) or our website at <https://wholesale.thameswater.co.uk/wholesale-services/wholesale-providers>

### Contaminated land

If our assessment of your full soil report deems the site to be 'contaminated', you'll need to install mains and service connections using barrier pipe, rather than plastic pipe.

### What to do next

If you'd like to proceed with your design, you can apply for a formal quotation for water supply to [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) for the attention of the self-lay team or design team.

Application for new water services only – no mains required:

<https://developerservices.thameswater.co.uk/apply-for-a-new-water-connection/application-form/site-address>

Application for a new development site – mains extension required:

<https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Apply-for-mains-design>

### Network capacity

Please find attached the standard network response letter.

### Fire hydrant and sprinkler demand

Please note that we aren't able to confirm whether a fire hydrant or sprinkler demand can be accommodated on a new connection. **You'll need to contact an independent consultant or specialist company for hydrant testing for fire-fighting purposes.**

### Working near our assets

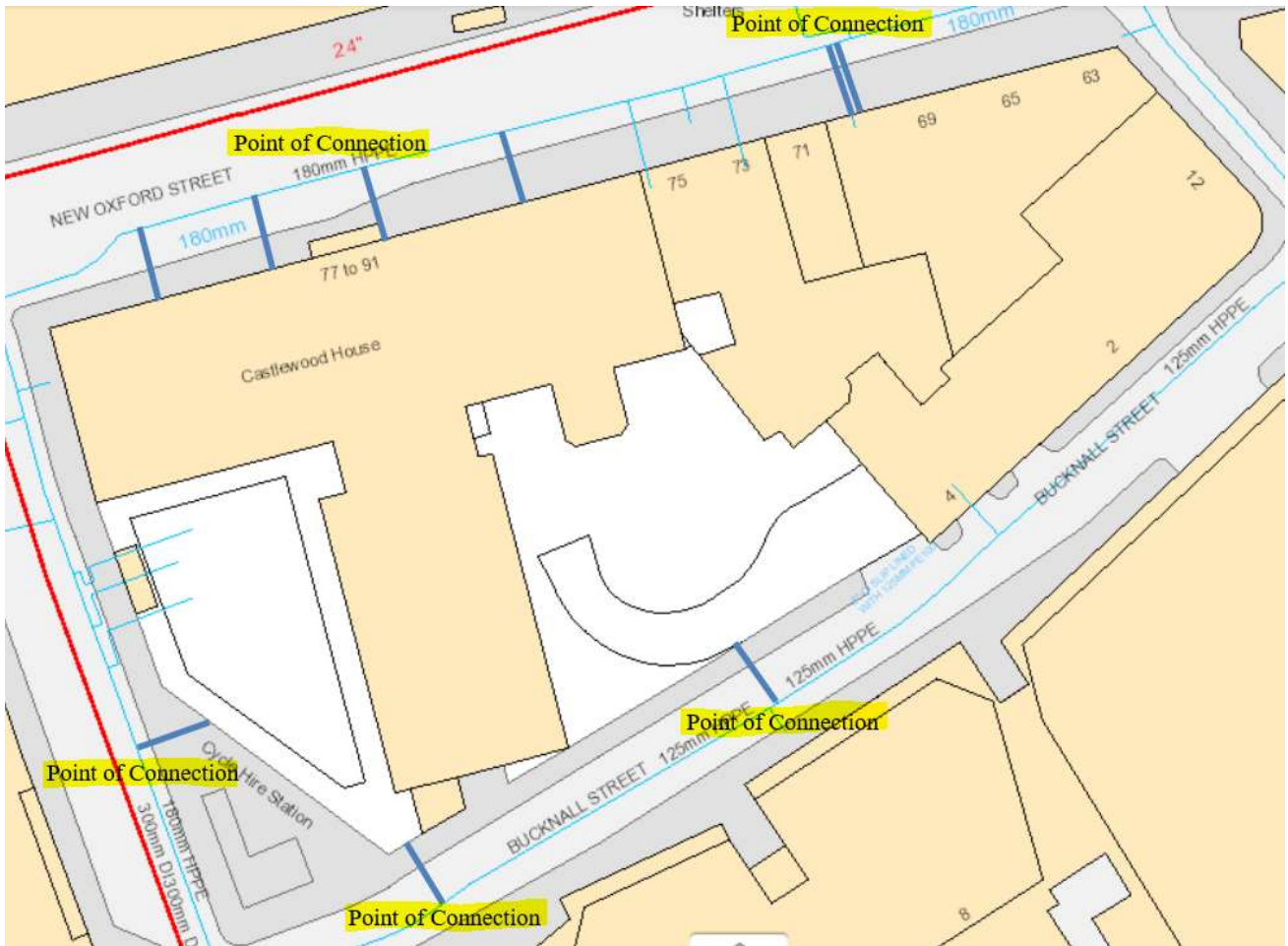
If you're planning significant work near our assets, it's important you minimise the risk of damaging them. You can find more information at [developers.thameswater.co.uk/domestic-and-small-commercial/building-near-pipes](https://developers.thameswater.co.uk/domestic-and-small-commercial/building-near-pipes).

## Diversions

From our records, we don't anticipate that any clean water assets need to be diverted to accommodate your proposals.

Please note however that any diversions which are needed will be charged at full cost, payable in advance.

## New main(s) point of connection location



## New main(s) and water supply connections cost

There are two options available for installation of mains and water supply connections:

- Self-lay option, where a self-lay provider carries out the work on our behalf and we adopt the asset once completed. Self-lay providers are independent companies who you can ask to provide competitive quotes, and may be able to offer more flexible timescales, or be able to install multiple utilities.
- Statutory option, where we carry out the work.



Table 1. Budget cost for works undertaken:

Activity required	Self-lay budget cost	Statutory budget cost
Residential flats: 1 x 50mm metered MDPE bulk supply from the main on Bucknall Street and the supply of 13 internal fit meters (landlord supplies assumed), which need to be fitted in the riser cupboards in the public spaces on each floor at a height of no more than 1,500mm from the floor level.	Total: £1,170.00+VAT  13 x 20mm diameter meters, supply to be laid by the Self Lay Company	Total: £5,210.00+5%VAT
Retail space: 6 x 25mm diameter metered supplies with 20mm diameter meters, supplies from the main on New Oxford Street and Bucknall Street.	Total: £540.00+VAT  6 x 20mm diameter meter, supply to be laid by the Self Lay Company	Total: £17,470.00+VAT
Commercial space: 1 x 50mm diameter metered supply with 40mm diameter meter, supply from the main on Earnshaw Street.	Total: £180.00+VAT  1 x 40mm diameter meter, supply to be laid by the Self Lay Company	Total: £3,260.00+VAT

### Infrastructure and network charges

#### Infrastructure Charges:

31 x £140 for Water Infrastructure Charges =	£4,340.00
31 x £210 for Sewerage Infrastructure Charges =	£6,510.00

Based on an estimated one each for 19x20mm meters and 12 for 1x40mm meter. Please note that infrastructure charge credits may be applicable based on the water consumption at the site within the last five years.

#### Building water

It's important that you contact us before you start using water on your building work. If you don't, we'll base your charges on 0.17 per cent of the contract value. For more details visit [developers.thameswater.co.uk/domestic-and-small-commercial/water-supply/water-for-building-work](https://developers.thameswater.co.uk/domestic-and-small-commercial/water-supply/water-for-building-work)

#### Water quality and hardness

You can check water quality in your area at [secure.thameswater.co.uk/dynamic/cps/rde/xchg/corp/hs.xsl/899.htm](https://secure.thameswater.co.uk/dynamic/cps/rde/xchg/corp/hs.xsl/899.htm)



### Asset location search

You can contact our Property Searches team to request an asset location search (for which a fee is payable) showing where any nearby mains, sewers and other equipment is situated. Please visit [thameswater-propertysearches.co.uk](https://thameswater-propertysearches.co.uk) or call 0845 070 9148.

### Disconnection

If you'd like to permanently disconnect your existing water supply, please apply at [secure.thameswater.co.uk/dynamic/cps/rde/xchg/corp/hs.xsl/15131.htm](https://secure.thameswater.co.uk/dynamic/cps/rde/xchg/corp/hs.xsl/15131.htm)

### Important note about this estimate

**Please note all information enclosed in this letter is for budgetary purposes only and should by no means be taken as the actual cost for serving this development site.**

I hope you find this information helpful. If you've any further queries, please don't hesitate to contact us.

Yours sincerely,

Claire Gould

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