



Site address: **1, AGAR PLACE, LONDON, NW1 0RG**

## New water connection quote

### Your details:

**Name:** Hill Partnerships Ltd  
**Address:** Powdermill Lane  
**Email:** lewisholmes@hill.co.uk  
**Phone:**

**DS Reference:** DS2008213

**Quote number:** 20109372

**Date:** 22 April 2021

**Work Description:** New Domestic and Commercial, 124 flats, 1 commercial unit, 1x25mm Barrier Pipe Commercial Metered Supply, 1x90mm Barrier Pipe non-revenue Metered Combined Fire Domestic Bulk Supply with 130x20mm inter

### Summary of charges

	Charge ex VAT(£)	VAT (£)	Charge inc VAT(£)
<b>Excavation &amp; connection charges</b>	<b>33,900.00</b>	<b>710.00</b>	<b>34,610.00</b>
Infrastructure charges These cover the extra demands which new connections put on existing water mains, sewers and other infrastructure (this also includes Infrastructure credits, if any)	94,860.00	0.00	94,860.00
Income Offset on Infrastructure charges	30,380.00-	0.00	30,380.00-
<b>Net Infrastructure charges</b>	<b>64,480.00</b>	<b>0.00</b>	<b>64,480.00</b>
Network charges These cover the extra demands which new connections put on existing water mains, sewers and other infrastructure	10,320.00	0.00	10,320.00
Income Offset on Network charges	3,300.00-	0.00	3,300.00-
<b>Net Network charges</b>	<b>7,020.00</b>	<b>0.00</b>	<b>7,020.00</b>
<b>Total balance due</b>	<b>105400.00</b>	<b>710.00</b>	<b>106110.00</b>

There's a more detailed breakdown of the charges overleaf and our terms and conditions are included.

Please note if your pipes are being laid in ground that's classified as contaminated. This means that, to protect the quality of the water supply, you must use 'barrier pipe' when you lay the pipework within your property boundary. If you don't do this, we won't be able to connect you.

### Validity

**Quote expiry date:** 19 October 2021

If your quote passes its expiry date, or your requirements change at any time, you'll need to ask us for a re-quote for which non-refundable upfront fees will apply. We update our charges on 1st April every year, so if you ask us for a re-quote in a new charging year our rates, and the way we calculate the charges may have changed.

We've calculated this quote in line with our 2020/21 Charging arrangements for new connection services.

You can find out the latest information here on <https://developers.thameswater.co.uk/New-connection-charging>

## What's included

This quote relates to the work we'll do between your property boundary and our water main - you're responsible for installing the pipework within your property boundary. We don't make any profit from what we charge for new water connections - our charges simply reflect what it costs us to do the work.

The charges outlined in this quote include:

- The Provision of a connection to our water main, laying a pipe from our water main to the boundary of your property, connecting to your supply pipe at the boundary and (usually) the installation of a boundary box, an outside stop valve and a water meter. This includes excavation, backfill and reinstatement if required.
- Any Traffic Management and highway authority charges we incur to ensure safe working in or near the road, if applicable. These could include permit fees to work in the street, parking bay suspensions, road or lane closures, temporary traffic lights, bus stop suspensions, and lane rental charges.

## Detailed breakdown of charges

This section shows how the total balance due was calculated.

Work that may be completed by Thames Water or a self-lay provider	Qty	Unit rate (£)	VAT rate (%)	Charge ex VAT (£)	VAT(£)	Charge inc VAT (£)
<b>25mm Barrier Pipe Single Connection in Road</b>	1.00	2,140.00	20.00	2,140.00	428.00	2,568.00
<b>25mm Barrier pipe-lay in Footpath (per M)</b>	3.00	330.00	20.00	990.00	198.00	1,188.00
<b>25mm Barrier pipe-lay in Road (per M)</b>	1.00	420.00	20.00	420.00	84.00	504.00
Sub-total				3,550.00	710.00	4,260.00

These elements of the work could be done by a self-lay provider instead of us, should you choose to use one. For more details on self-lay, visit <http://www.lr.org/wirs>.

Work that must be completed by Thames Water	Qty	Unit rate (£)	VAT rate (%)	Charge ex VAT (£)	VAT(£)	Charge inc VAT (£)
<b>Network Charges Water</b>	6.00	900.00	0.00	5,400.00	0.00	5,400.00
<b>Network Charges Wastewater</b>	6.00	820.00	0.00	4,920.00	0.00	4,920.00
<b>90mm Barrier Connection Bulk Supply in Footpath</b>	1.00	3,700.00	0.00	3,700.00	0.00	3,700.00
<b>90mm Barrier pipe-lay in Footpath (per M)</b>	15.00	650.00	0.00	9,750.00	0.00	9,750.00
<b>20mm In-Line Internal Fit Meters</b>	130.00	130.00	0.00	16,900.00	0.00	16,900.00
Sub-total				40,670.00	0.00	40,670.00

Infrastructure charges	Qty	Unit rate (£)	VAT rate (%)	Charge ex VAT (£)	VAT(£)	Charge inc VAT (£)
<b>Infrastructure Charges Water</b>	1.00	400.00	0.00	400.00	0.00	400.00

Infrastructure charges	Qty	Unit rate (£)	VAT rate (%)	Charge ex VAT (£)	VAT(£)	Charge inc VAT (£)
Infrastructure Charges Wastewater	1.00	365.00	0.00	365.00	0.00	365.00
Infrastructure Charges Credit Water	1.00	400.00-	0.00	400.00-	0.00	400.00-
Infrastructure Charges Credit Wastewater	1.00	365.00-	0.00	365.00-	0.00	365.00-
Infrastructure Charges Water	124.00	400.00	0.00	49,600.00	0.00	49,600.00
Infrastructure Charges Wastewater	124.00	365.00	0.00	45,260.00	0.00	45,260.00
Sub-total				94,860.00	0.00	94,860.00

Income Offset	Qty	Unit rate (£)	VAT rate (%)	Charge ex VAT (£)	VAT(£)	Charge inc VAT (£)
Income Offset on Infrastructure Charge Water	124.00	230.00-	0.00	28,520.00-	0.00	28,520.00-
Income Offset on Infrastructure Charge Wastewater	124.00	15.00-	0.00	1,860.00-	0.00	1,860.00-
Income Offset on Network Charge Water	6.00	520.00-	0.00	3,120.00-	0.00	3,120.00-
Income Offset on Network Charge Wastewater	6.00	30.00-	0.00	180.00-	0.00	180.00-
Sub-total				33,680.00-	0.00	33,680.00-

	Charge ex VAT(£)	VAT(£)	Charge inc VAT(£)
Total balance due	105,400.00	710.00	106,110.00

## Terms and conditions

By paying this quote, you're accepting our terms and conditions below:

- 1 This quote has been produced in line with our charging arrangements. These can be found at <https://developers.thameswater.co.uk/New-connection-charging>.
- 2 This quote is valid for 180 calendar days. After this time you will need to apply for a requote (for which charges apply).
- 3 You must comply with the conditions of connection specified within these terms and conditions.
- 4 This quote has been calculated based on the information available to us, including the information you provided as part of your application for a service connection. In the event that the information you provided was incorrect or your requirements change, you will need to ask for a requote (for which charges apply) before we make the connection.
- 5 If you request a change to the design once we are on-site, you will be asked to sign a variation order to confirm you will pay the cost of the changes based on our fixed price charges applicable at the date of the works, or we will cancel the job and ask you to obtain a re-quote. Abortive charges and charges for additional site visits are not included in our quote and will increase the cost of your Service Connection where applicable.
- 6 Your payment options are set out in our charging arrangements. As detailed therein you can pay in advance or on completion of the new service connections. If you pay in advance you will be charged using the rates in effect on the day we issued our quotation. If you pay on completion of each connection, you will be charged using the rates in effect on the day we complete our works, which could be different from the charges detailed in this quotation. In order to pay on completion, you will need to provide us with an acceptable form of security before we carry out any work. The security will be equal to the expected total value of the charges for your new service connection(s). Details of the security we accept can be found in our charging arrangements.
- 7 We do not accept conditions which may be contained in your own order forms or other documents and which are not consistent with these conditions.
- 8 Unless otherwise agreed in writing by us, a separate service pipe must be provided for each house or building and for each part of a building that is separately occupied.
- 9 We will only lay the portion of the service pipe from the water main in the public land to the boundary of your property and it is your responsibility to provide and pay for the portion of the service pipe from the boundary of your property up to and into your property. Should the boundary of your property and that of the public land be separated by private land owned by a third party it is your responsibility to obtain permission from the landowner and lay this portion of service pipe.
- 10 If you have not provided the plot to postal information already, you must provide this information at your earliest convenience. We are entitled to delay the new connection until you provide such information.
- 11 The plumbing installations, both internally and externally within the boundary of your property, must be in such a condition as to allow the fitting of a water meter. We will visit the site to verify these requirements for all external pipe work installations and a random sample of internal pipe work installations. You must ensure that external pipe work is uncovered for this inspection before any connection can be carried out by us.
- 12 We require a minimum of five working days' notice to enable us to schedule the appropriate water regulations inspections. You must pass the Water Regulations inspection before any connection to our water main can be made. If you fail the Water Regulations inspection you must correct any faults identified in the inspection and ask us to make a re-inspection of the relevant pipework (additional visit charges apply). If you use a WaterSafe or Thames Water approved plumber / contractor we will not need to inspect the external underground pipework providing that a certificate of compliance (which they should provide you with) is sent to us.
- 13 Every service pipe connecting your property to our water main must be metered. The meter reading will be used by us to determine the charges we raise for water and sewerage services for your property.
- 14 In situations where your property contains parts that are separately occupied, but are not individually served by a separate service pipe, (if agreed by us under clause 8 above) each separately occupied part of your property must also be metered. The meter will be used by us to determine the charges we raise for water and sewerage services.

- 15 If we are installing a meter, we will install it on the part of the service pipe that we lay in the street (see clause 9) and as near as practicable to the boundary of your property. If for any reason the meter cannot be satisfactorily located underground in that position, you agree to us installing the meter on the part of the service pipe which you lay and which will be within the boundary of your property. Whilst we will try to fit the meter externally, if this is not practicable we will fit the meter inside your property. The need for us to install a meter within the boundary of your property may only become apparent after we have started work on the street. Any meter installed on a service pipe externally must be fitted by Thames Water or a self-lay provider. Any meters that are fitted internally, must be fitted by you or your contractor and you must obtain these through Thames Water. If the meter is being fitted by you or your contractor, you must adhere to our Water meter installation policy for property developers', which you can find at <https://developers.thameswater.co.uk/Developing-a-large-site/Connection-processes/Metering>. Any non-approved Thames Water meters installed maybe rectified at your cost.
- 16 Where more than one service pipe is laid by the point of connection, the pipes must be suitably spaced to facilitate ease of connection. Where a manifold is being used, the pipes for those supplies should come out to the edge of the boundary together. Where two pipes are laid in the same trench, the pipes must be spaced no more than 50cm apart. Each pipe must also be tagged to indicate which unit or dwelling it serves.
- 17 Where new supplies are laid on new sites before completion of the roads:
- i) You must take all reasonable steps to safeguard our apparatus against damage. You will be responsible for the cost of repair or replacement of any of our apparatus found damaged on site.
  - ii) Your meter boxes will be placed in position as accurately as is practical at the time of installation. You will keep these boxes clear of obstruction and adjust to suit finished levels. It must be considered that the meter boxes are integral, and only minimal vertical adjustment is possible. There is no provision for lateral adjustment.
  - iii) Ducts laid by you under new roads should be a minimum 100mm diameter UPVC, MDPE or salt glazed pipes only, and laid between 0.75m and 1.35m (to the crown of the pipe) below finished road level. The line of the duct must be clearly marked on the curb at each side for ease of identification. If we cannot find the ducts, you will be charged for any extra work we have to do.
- 18 If the quote includes connections for building supplies, you must contact us to disconnect this supply once you have used it for building works. If you want to convert the building supply connection into a permanent connection, you must contact us to arrange for the connection to be inspected. You must not use the connection as a permanent supply until all required inspection approvals have be granted by us and all additional charges, including but not limited to inspection and infrastructure charges have been paid.