

Leep Networks Water Limited

Wholesale Charges
Scheme

2026-27



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Executive Summary

This Wholesale Charges Scheme sets out the charges that Leep Networks (Water) Limited (LNWL) will apply for the provision of wholesale water and wastewater services for the charging year **1 April 2026 to 31 March 2027**. LNWL is a licensed water and sewerage undertaker operating within the New Appointments and Variations (NAV) framework, supplying wholesale services to eligible non-household premises within its appointed areas.

The Scheme has been developed in accordance with the **Wholesale Charging Rules issued by Ofwat, effective from April 2026 (published October 2025)** and mirrors, where appropriate, the structure and approach used by the incumbent water companies for each appointed area. As a NAV, LNWL adopts the relevant wholesale tariff principles of the incumbent undertaker, while applying only those charges that are appropriate and consistent across its varied sites. This means that while the structure broadly aligns with incumbent publications, it does not replicate every element due to differences in services, geography and local operational arrangements.

Charges within this document include volumetric tariffs, fixed and standing charges, area-based drainage charges, and where applicable, supplementary charges for large users or specific site arrangements. The Scheme also outlines the Company's policies on metering, assessed charges, surface water drainage, non-primary services, new connections, trade effluent, and how charges are calculated and billed.

This publication is intended to give retailers, customers and stakeholders a clear and transparent explanation of how LNWL's wholesale charges are set and applied. It should be read alongside the relevant Ofwat guidance and, the wholesale charges schemes of the incumbent undertakers for each appointed area.

1. Introduction

Leep Networks (Water) Ltd (LNWL) is appointed as a water and/or sewerage undertaker for a number of sites across England under the New Appointments and Variations (NAV) framework. As a NAV, LNWL provides wholesale water and/or wastewater services within its appointed areas in accordance with its statutory duties, licence conditions and the Wholesale Charging Rules issued by Ofwat, effective from April 2026.

This document sets out the detailed structure of LNWL's wholesale charges and supporting policies, including how charges are calculated, how metering and assessed charging operate, and the approach taken to wastewater services, surface water drainage, non-primary services and trade effluent. It should be read alongside the relevant Ofwat guidance and, the wholesale charges schemes of the incumbent undertakers for each appointed area.

Scope

This Scheme applies to wholesale charges for eligible non-household premises located within LNWL's appointed areas. These charges apply only where LNWL is the appointed undertaker at the time the charges are incurred and are payable by the relevant Licensed Retailer.

The Scheme does not set out retail charges, nor does it apply to household premises, which are subject to separate charging arrangements. Eligibility is determined in accordance with Ofwat's published guidance.

2. Appointed Areas

LNWL holds a series of New Appointments and Variations (NAVs) across England. Within these appointed areas, LNWL is the water and/or sewerage undertaker responsible for providing wholesale services to eligible non-household premises.

For transparency, LNWL publishes a list of appointed areas each year. The full list, grouped by incumbent undertaker region, is included in Appendix A of this Charges Scheme. Detailed maps showing the geographical boundaries of each site are available on our website:

<https://www.leeputilities.co.uk/regulatory-water/>

In some areas, the incumbent water and wastewater undertakers differ. For each appointed area, the applicable wholesale tariff principles mirror those of the relevant incumbent undertaker(s).

A summary of LNWL's NAV footprint is provided below:

LNWL operates over 130 appointed areas across England

These span regions served by various incumbents including:

United Utilities, Thames Water, Severn Trent Water, Wessex Water, Southern Water, South West Water, Anglian Water, Yorkshire Water, Affinity Water, Sutton & East Surrey Water, Portsmouth Water, Bristol Water, and South Staffs Water

Appointments vary between: Water and wastewater NAVs, Water-only NAVs, and Wastewater-only NAVs

The detailed appointed area table in Appendix A lists, for each site:

- Scheme name
- Postcode district
- Incumbent water undertaker
- Incumbent wastewater undertaker

This structure ensures clarity for retailers, customers, developers and stakeholders referencing LNWL's wholesale charging obligations.

3. Value Added Tax (VAT)

This section summarises the VAT treatment of wholesale charges. VAT is applied in accordance with HMRC legislation and may be subject to future changes in tax law or HMRC interpretation.

Water Supply

Wholesale water charges to non-household premises are subject to VAT depending on the predominant business activity of the end customer, assessed using the Standard Industrial Classification (SIC 2007) codes. VAT at the standard rate applies where the customer's principal activity falls within the following broad SIC categories:

- Energy and water supply industries
- Extraction, manufacturing, and processing industries
- Metal goods, engineering and vehicle industries
- Other manufacturing industries
- Construction

Water supply charges to all other non-household customers are zero-rated.

Wastewater and Trade Effluent

Wastewater (foul sewerage), sewage treatment, highway drainage and trade effluent services are always zero-rated, regardless of customer activity, where the service is provided via the public sewerage system.

Engineering and Construction Services

Charges for engineering, inspection and construction activities are subject to VAT at the standard rate unless they relate to the construction of new dwellings, in which case they may be zero-rated under HMRC rules.

VAT Status of Charges

All charges in this Scheme are shown exclusive of VAT. Retailers are responsible for determining the correct VAT status for each end customer in accordance with HMRC rules.

4. General

4.1 Assessed Charges

LNWL meters all supply points and does not normally offer assessed charges. Where an alteration to existing premises results in a situation where a meter cannot reasonably be fitted, the Company may apply assessed charges until such time as metering becomes practicable.

Assessed charges will be based on the assumed meter size and typical consumption appropriate for the premises. They will apply from the date on which an inspection confirms that metering is impractical.

4.2 Alterations to Premises

Where premises are altered or subdivided, customers must ensure each resulting unit is separately connected to LNWL's network and capable of separate metering. Customers are responsible for the cost of any necessary pipework modifications.

If alterations are not made to enable individual metering, LNWL may either:

- refuse a new connection,
- terminate an existing connection, or
- undertake the required work and recover reasonable costs from the customer.

Assessed charges may be applied until individual meters can be installed.

4.3 Meter Reading

For premises served by a Licensed Retailer, the Retailer is responsible for submitting meter readings to the Central Market Operating System (CMOS). For customers who have not selected a Retailer, LNWL will obtain meter readings directly.

LNWL aims to read every meter associated with premises where it provides retail services at least once every 12 months. Where LNWL cannot gain access, the Company may request a customer reading.

If no actual reading is available, LNWL will estimate consumption using:

- previous consumption history, or
- assumed usage patterns where no history exists.

Where a meter has stopped or is registering inaccurately, LNWL will estimate consumption for the affected period using the most reliable data available (typically previous or subsequent usage). Any estimates may be adjusted later if new information becomes available.

Consumption straddling 1 April each year will be apportioned on a pro-rata basis between charging years.

4.4 Unoccupied Properties

LNWL does not currently apply fixed or standing charges to unoccupied premises. However, any recorded consumption will be charged as though the premises were occupied.

Where LNWL believes occupancy status has been incorrectly recorded, the Company will investigate and may request that the Retailer updates the status in accordance with Market Code CSD0104. If the matter cannot be resolved bilaterally, LNWL may submit a vacancy change request to the Market Operator.

LNWL reserves the right to recover reasonable costs associated with investigations that result in a confirmed change of occupancy status.

5. Primary Charges

5.1 Water Charges

Volumetric Charge

The volumetric charge is calculated by multiplying the volume recorded on the meter serving the premises (or an assessed consumption where permitted under Section 4) by the applicable volumetric tariff shown in the tariff tables for the appointed area.

Tariffs may include consumption bands (e.g., intermediate and large-user categories), which are applied based on annual volume thresholds.

Fixed Annual Charge

A fixed annual charge may apply to each premise. These charges, set out in the tariff tables, may include:

- a standing charge based on meter size, and/or
- supplementary charges related to annual consumption or discharge level.

Where a non-standard meter size is installed with the Company's agreement, the applicable fixed charge will reflect the equivalent charge used by the relevant incumbent undertaker. LNWL may recover reasonable costs associated with installing a non-standard meter.

Where eligible premises record usage levels not listed in the tariff tables, LNWL may apply charges that reflect those the incumbent undertaker would have applied in similar circumstances.

5.2 Sewerage Charges

Sewerage charges typically comprise:

- a volumetric charge based on water supplied,
- surface water drainage charges,
- highway drainage charges,
- standing charges, and
- fixed annual charges, where applicable.

Volumetric Charge

The sewerage volumetric charge is calculated by multiplying the applicable tariff by the volume of water supplied to the premises, adjusted for a Return to Sewer (RTS) allowance.

If a customer can demonstrate that less water is discharged than the default RTS allowance assumes, LNWL will consider applying a revised allowance.

Return to Sewer Allowance (RTS)

RTS allowances may be reflected either through the tariff itself or by reducing the billed discharge volume. The allowance reflects the proportion of water supplied that is not returned to the public sewerage system.

Surface Water Drainage – Standing Charge

Surface water drainage is charged either through standing charges or on the basis of site area, depending on the tariff structure applicable within the appointed area.

Where no surface water drains to LNWL's network, the abated surface water drainage charge will apply as shown in the tariff tables.

Highways Drainage – Standing Charge

Highways drainage charges apply to all occupied premises and are collected through standing charges or area-based tariffs in line with the incumbent undertaker's structure.

Area-Based Charging Notes

Where site area forms the basis for surface water or highway drainage charges:

- Shared or common areas will be apportioned proportionately across separately occupied premises.
- Internal and external communal areas (including shared car parks) are included unless otherwise agreed in writing.
- LNWL may agree with a freeholder or site owner that they will be billed for common areas. If they default, LNWL will apportion charges to individual occupiers.

Where a retailer disputes the chargeable area or claims that the premises do not drain to the public sewerage system, LNWL may recover reasonable costs where its original assessment is shown to be correct.

Retailers must inform LNWL of any changes that may affect charging band allocation.

Supplementary Charges

Large user sewerage supplements may apply where premises discharge significant volumes. These include:

- a reduced volumetric tariff,
- standing charges, and
- a fixed annual charge reflecting the discharge band applicable.

Full details are provided in the tariff tables.

6. How Charges Are Applied

6.1 General

Charges become payable upon receipt by the Licensee of an invoice issued by the Company. Invoices are based on the Settlement Reports generated by the Market Operator. Payment terms are as set out in the Wholesale–Retail Contract between LNWL and the Licensee.

The failure of the Company to issue an invoice, or non-receipt of an invoice by the Licensee, does not remove the Licensee's obligation to pay the charges due.

Where the Market Operator is unable to produce a Settlement Report for a given period, LNWL reserves the right to issue an invoice based on estimated or actual consumption.

6.2 Water Charges

All premises within LNWL's appointed areas are metered. Unmetered charges are not available except in the limited circumstances set out in Section 4 (Assessed Charges).

Water charges will be calculated according to the volume recorded on the meter serving the premises, plus any relevant fixed or standing charges. Charges are applied to a single site, where "single site" means any premises for which water supply is measured by a single meter.

Where a site is served by more than one meter, the Company may, at its discretion, agree that the premises are treated as a single site for charging purposes.

6.3 Sewerage Charges

For customers liable for sewerage charges, the full foul, surface water and highway drainage tariff will be applied unless LNWL is satisfied that there is no connection to its surface water network, in which case the abated tariff will apply.

The sewerage tariffs applicable to each appointed area are set out in the tariff tables.

The foul and highway drainage-only tariff will only be applied once LNWL has confirmed that the premises have no connection to LNWL's surface water drainage system. Where a customer provides evidence that they have reduced surface water ingress to LNWL's network, the Company may agree to apply a reduced surface water element.

Once eligibility for abatement is confirmed, the revised tariff will apply from the start of the charging year in which the written application is received.

7. Concessionary Charges

This Charges Scheme does not provide for reduced charges to community groups in respect of surface water drainage from their premises.

In the United Utilities region, concessionary arrangements for surface water and highways drainage may be available for schools. These schemes are administered by United Utilities directly and are available on request. Where such concessionary arrangements apply, LNWL will align with the incumbent undertaker's eligibility criteria and tariff structure.

No other concessionary charging schemes apply within LNWL's appointed areas.

8. Non-primary Charges

Non-primary charges are charges for services not directly related to the supply of potable water or the removal of wastewater. These services are delivered on request or where required for operational, regulatory or safety reasons.

LNWL applies non-primary charges on a cost-reflective basis. Where fees are shown as Price on Application (POA), the Company will provide a quotation based on the reasonable costs incurred in delivering the service.

A summary of the non-primary services and charging principles is set out below.

a. Replacement of Lead Service Pipes

LNWL does not have any lead service pipes within its appointed areas. Charges for replacement therefore do not apply.

b. Provision and Maintenance of Fire Hydrants

Charges are **POA**, based on the reasonable costs of installation, inspection, maintenance and materials.

A minimum half-day rate applies.

Charges will not exceed the equivalent charge that would have been applied by the previous appointee, where such a charge can be established.

c. Damage to Apparatus

Charges are **POA**, based on the costs incurred to repair damaged assets.

Charges may include:

- contractor costs
- materials
- reinstatement charges
- third-party or local authority fees
- reasonable costs for lost water or consequential damage

A minimum half-day rate of £500 applies.

d. Water Fittings Inspections

Charges are **POA**, based on the costs of undertaking an inspection, with a minimum half-day rate of £320 plus an administration fee.

Inspections are carried out where LNWL has reason to believe there is a breach of the Water Supply (Water Fittings) Regulations 1999.

LNWL does not offer voluntary or customer-requested Water Fittings inspections for routine audit purposes.

e. Site Inspections

LNWL undertakes site inspections only where a regulatory or operational issue is suspected (e.g., a breach of regulations).

Charges are applied based on the reasonable costs incurred.

f. Provision and Use of Standpipes

Standpipes are provided and administered on LNWL's behalf by Aquam Water Services.

Hire charges and conditions of use are available from Aquam directly:

<https://www.aquamcorp.co.uk/standpipe-hire/leep-utilities>

g. Testing of Meters

Charges are **POA**, depending on meter size and testing requirements.

A minimum charge of **£134** applies for meters up to and including 25mm if the meter is found to be registering within acceptable limits.

Where the meter is proven to be inaccurate, LNWL will repair or replace it at no charge. Where the meter is accurate, the cost of testing will be charged to the customer.

h. Disconnection and Reconnection of Service Pipes

Charges are **POA**, based on the actual costs of carrying out the work, including:

- a minimum half-day charge of £500, and
- materials and reinstatement costs

LNWL may undertake a site survey before agreeing to the request.

i. New Connections

Charges are **POA**, based on the reasonable costs of making the connection.

A minimum half-day rate of £500 applies, plus materials and reinstatement costs.

Infrastructure Charges may also apply.

j. Meter Reading Services

Meter reading services may be requested by a contracted Licensee. At the time of publication, LNWL does not offer this service. Any future charges will be set on a cost-reflective basis.

9. Trade Effluent

Before discharging trade effluent into the Company's sewers, the occupier of the premises must have the appropriate consent from LNWL under Chapter III of Part IV of the Water Industry Act 1991. Applicants must contact the Company at least two months in advance of the required date of commencement of discharge.

LNWL has not specified trade effluent charges for individual appointed areas within this document. Where an application is made for a trade effluent consent, LNWL will engage with the incumbent wastewater treatment company. The terms, conditions and prices applicable to the treatment and disposal of the effluent will be those set by the incumbent undertaker and can be found within that company's Wholesale Charges Scheme.

The trade effluent charge is payable during the period of discharge of the effluent, or at the date payment is due. LNWL will levy charges for the reception, conveyance, treatment and disposal of trade effluent, as appropriate for the type of discharge. Any trade effluent charges payable are taken into account in the calculation of any volumetric sewage and sewage disposal charge.

If, in LNWL's view, the costs of billing, calculating and recovering the applicable trade effluent charges exceed the income due, LNWL may waive the trade effluent charge and instead charge for sewerage services as if the effluent were not subject to a trade effluent consent.

Where, by request or necessity, the Company is required to provide consent monitoring, LNWL will charge an appropriate sum for such services, aligned with the equivalent charges that would have been applied by the previous appointee where identifiable.

9.1 Mogden Formula

Trade effluent charges are calculated using the Mogden formula. This establishes a standard unit charge per cubic metre of trade effluent discharged to a public sewer. The charge is based on the components of wastewater treatment appropriate to that effluent.

The Mogden formula is:

$$C = (R + V + B1) + (B2 \times O_t/O_s) + (S \times S_t/S_s)$$

Where:

Parameter	Description
C	Unit charge per cubic metre of trade effluent discharged
R	Unit cost per cubic metre for reception and conveyance
V	Unit cost per cubic metre for preliminary and primary treatment
B1	Unit charge per cubic metre relating to capital costs of secondary treatment
B2	Unit cost per cubic metre for biological oxidation treatment
S	Cost per cubic metre of treatment and disposal of primary sludge

Ot	Chemical oxygen demand (COD) of the settled trade effluent (mg/l)
Os	COD of average strength settled sewage
St	Suspended solids (mg/l) in the settled trade effluent
Ss	Suspended solids of average strength crude sewage

Where appropriate, B2 and S will be adjusted to reflect the relative strengths of the effluent (via COD and suspended solids) compared to average sewage.

9.2 High-Volume Discounts

If combined foul and trade effluent discharges from a premises exceed 50,000m³ per annum, a reduction in the standard charge for reception and conveyance may apply, subject to receipt of a valid application. Eligibility will be reviewed annually. This reduction also applies where premises have a private water supply.

10. Gap Sites

A gap site is a premises that is eligible to be supplied by the competitive non-household retail market but is not currently registered in CMOS.

LNWL does not currently operate a gap site incentive scheme. However, LNWL will work with Retailers and the Market Operator in accordance with the market codes to identify and resolve gap sites where they arise.

Where LNWL becomes aware of a potential gap site within its appointed areas, it will investigate and, where appropriate, progress the site through the standard market process to ensure that it is correctly registered and charged.

11. Wholesale – Retail Contract

A Licensee wishing to provide Retail services to non-household premises within LNWL's appointed areas must enter into a Wholesale–Retail Contract with the Company.

Wholesale–Retail Contracts are based on the standard form "Wholesaler–Retailer Contract" (commonly known as the Schedule 1 Agreement) issued under the Market Arrangements Code. All required documents, including the current Schedule 1 forms, are published by the Market Operator (MOSL) and are available at:

<https://www.mosl.co.uk/market-codes/codes>

The terms and conditions of the Wholesale–Retail Contract, including payment terms, service levels, data requirements and dispute procedures, apply to all interactions between LNWL and the Licensee relating to wholesale services.

LNWL may require evidence of a Retailer's eligibility, accreditation and Market Operator registration before entering into a Wholesale–Retail Contract.

12. Affinity Water Region

Central Region	Non-Household Wholesale Water
Consumption (m³/annum)	Volumetric charge £ per cubic meter
0 - 500	1.5628
500 - 5,000	1.5628
5,000 - 50,000	1.5628
>50,000	1.1438
Meter Size (mm)	Standing Charge per annum
up to 25	£23.64
26 - 50	£42.72
>50	£109.92

East Region (Postcode CO7 to CO16)	Non-Household Wholesale Water
Consumption (m³/annum)	Volumetric charge £ per cubic meter
0 - 500	2.2966
500 - 5,000	2.2966
5,000 - 50,000	2.0421
>50,000	1.6489
Meter Size (mm)	Standing Charge per annum
up to 25	£23.64
26 - 50	£42.72
>50	£109.92

SouthEast Region (Postcodes CT & TN)	Non-Household Wholesale Water
Consumption (m³/annum)	Volumetric charge £ per cubic meter
0 - 500	2.2966
500 - 5,000	2.2966
5,000 - 50,000	2.2966
>50,000	1.8478
Meter Size (mm)	Standing Charge per annum
up to 25	£23.64
26 - 50	£42.72
>50	£109.92

13. Anglian Water Region

Annual Consumption cubic metres per annum	Non-Household Wholesale Water	
	Standing Charge	Volumetric Charge
	£ per annum	£ per cubic metre
- 499	10.10	2.6945
- 10,000	100.00	2.5140

Non-Household Wholesale Sewerage					
Full Standing Charge	Surface Water	Abated Standing Charge*	Highways Drainage	Foul Drainage	Volumetric Charge
per annum	£ per annum	per annum	£ per annum	£ per annum	£ per cubic metre
81.00	49.00	£32.00	23.00	9.00	2.4130
153.00	80.00	£73.00	23.00	50.00	2.3259

* The abated standing charge is payable where no part of the property is connected for surface water drainage

14. Bristol Water Region

Wholesale Water		
Consumption	Fixed Charge	Volumetric charge
m³ per annum	£ per annum	£ per cubic metre
0 - 1000	6.69	1.8747
1001 - 5000	14.48	1.8506
5001 - 15000	49.85	1.8243
15001 - 50000	2410.89	1.6166

15. Essex & Suffolk Water Region

Non-Household Wholesale Water		
Meter size (mm)	Standing charge	
	£ per annum	
25	25.00	
50	41.70	
100	208.33	
>100	625.00	
m3/annum	Fixed charge	Volumetric charge
	£ per annum	£ per cubic metre
0 - 20,000	0.00	2.0153
20,000 - 50,000	1,007.40	1.9951
50,000 - 175,000	17,129.45	1.8339

16. Northumbrian Water Region

Non-Household Wholesale Water		Non-Household Wholesale Sewerage		
Meter size (mm)	Standing charge £ per annum	Full standing charge	Abated standing charge	Volumetric charge
25	25.00	See Table 1	See Table 1	See below
50	41.70			
100	208.33			
>100	625.00			
m3/annum	Site charge	Volumetric charge	Site charge	Volumetric charge
	£ per annum	£ per cubic metre	£ per annum	£ per cubic metre
0 - 20,000	0.00	1.6047	0.00	1.9674
20,000 - 50,000	802.35	1.5886	0.00	1.9674
50,000 - 175,000	15,244.65	1.4442	2,950.00	1.9084

* The abated charge is payable where no part of the property is connected for surface water drainage.

Table 1 - Non-Household Sewerage Standing Charges				
Site area charging band	Chargeable area	Surface Water	Highways Drainage	Full Standing Charge
	m2	£ per annum*	£ per annum	£ per annum
Band 1	up to 350	117.54	45.40	162.94
Band 2	351 - 750	362.42	139.99	502.41
Band 3	751 - 1500	754.22	291.31	1,045.53
Band 4	1501 - 2500	1,341.92	518.31	1,860.23
Band 5	2501 - 5000	2,512.42	970.43	3,482.85
Band 6	5001 - 7500	4,172.68	1,611.70	5,784.38
Band 7	7501 - 10000	5,832.92	2,252.98	8,085.90
Band 8	10001 - 15000	8,311.05	3,210.16	11,521.21
Band 9	15001 - 25000	13,223.26	5,107.50	18,330.76
Band 10	25001 - 50000	24,531.57	9,475.36	34,006.93
Band 11	50001 - 75000	40,223.17	15,536.26	55,759.43
Band 12	75001 - 100000	55,395.63	21,396.64	76,792.27
Band 13	100001 - 125000	70,034.25	27,050.84	97,085.09
Band 14	125001 - 150000	83,693.38	32,326.69	116,020.07
Band 15	150000 +	103,733.94	40,067.39	143,801.33

* Surface water is payable unless no part of the property is connected for surface water drainage.

17. Portsmouth Water Region

Non-Household Wholesale Water		
m ³ / yr	Site Fee £ per annum	Volumetric charge
		£ per cubic metre
0 - 10,000	0.00	1.1786
10,000-50,000	187.05	1.1599
>50,000	8,187.93	1.0148
Meter Size	Standing charge	
	£ per annum	
20mm	15.00	
25mm	93.46	
50mm	229.92	
100mm	536.45	
>100mm	3,124.89	

18. Severn Trent Region

Non-household Wholesale Water		Non-household Wholesale Sewerage		
Meter size	Standing charge	Standing Charge	Abated Standing Charge*	Volumetric Charge
mm	£ per annum	per annum	per annum	per cubic metre
25	11.50	see below	see below	see below
50	31.12			
100	44.42			
101 +	63.98			
Volumetric Charge - £ per cubic metre m3		Volumetric Charge - £ per cubic metre m3		
0 - 10,000	2.5503	1.6255		
10,000 - 49,999	2.3350	1.6249		
50,000 and above	1.7781	1.6249		
Water Supply Fixed Charges		Sewerage Fixed Charges**		
Annual Consumption m3	£ per annum	Foul Only £ per annum	Abated Standing Charge* £ per annum	Highways Drainage £ per annum
0 - 10,000	19.32	19.67	39.35	19.68
10,000 - 49,999	2,139.80	19.67	39.35	19.68
50000 and above	29,988.76	19.67	39.35	19.68

*The abated standing charge is payable where no part of the property is connected for surface water drainage

** Plus surface water drainage charges based on site area as per the table below, where applicable

Non-Household Wholesale Surface Water by Site Area		
Site area charging band	Chargeable area	Surface Water
	m2	£ per annum
Band 1	up to 20	£27.62
Band 2	21 - 99	£63.41
Band 3	100 - 199	£128.13
Band 4	200 - 299	£200.43
Band 5	300 - 499	£308.89
Band 6	500 - 749	£471.57
Band 7	750 - 999	£652.33
Band 8	1000 - 1499	£923.47
Band 9	1500 - 1999	£1,285.00
Band 10	2000 - 3999	£2,188.80
Band 11	4000 - 7499	£4,177.17
Band 12	7500 - 9999	£6,346.30
Band 13	10000 - 14999	£9,057.72
Band 14	15000 - 19999	£12,672.94
Band 15	20000 - 24999	£16,288.16
Band 16	25000 - 29999	£19,903.38
Band 17	30000 - 34999	£23,518.60
Band 18	35000 - 39999	£27,133.81
Band 19	40000 - 44999	£30,749.03
Band 20	45000 - 49999	£34,364.25
Band 21	50000 - 99999	£54,247.96
Band 22	100000+	£126,552.34

19. South East Water Region

Non-Household Wholesale Water		
m ³ / yr	Volumetric Charge Western Region	Volumetric charge Eastern Region
	£ per cubic metre	£ per cubic metre
0-499	2.3342	3.0751
500-9,999	2.3342	3.0751
Block Tariff 0-9,999	2.3342	3.0751
Block Tariff >10,000	1.9418	2.5601
Meter Size	Standing charge	
	£ per annum	
25mm	15.12	
50mm	100.17	
100mm	174.91	
>100mm	329.27	

20. South Staffordshire & Cambridge Water Regions

South Staffs Non-household Wholesale Water	
Meter size mm	Standing charge £ per annum
15	32.95
20	32.95
40	32.95
50	32.95
80	180.52
100	195.72
Water Annual Consumption - £ per cubic metre	
0 - 49,000	1.6784
>50000	1.5860
Fixed Site Charge	£/annum
>50000m3	3,279.82

Cambridge Non-household Wholesale Water	
Meter size mm	Standing charge per annum
15	£32.95
20	£32.95
40	£32.95
50	£32.95
80	£180.52
100	£195.72
Water Annual Consumption - £ per cubic metre	
0 - 99,000	1.3523
>150,000	1.0689

21. South West Water Region

Meter size	Non-Household Wholesale Water		Non-Household Wholesale Sewerage	
	Meter fixed charges	Full standing charge	Surface Water standing charge	Foul Standing Charge*
	per annum	per annum	£ per annum	£ per annum
22mm	31.24	£33.26	33.26	£13.32
28mm	58.73	£33.26	33.26	£26.75
42mm	83.15	£33.26	33.26	£39.87
65mm	158.37	£33.26	33.26	£80.17
80mm	176.11	£33.26	33.26	£93.31
100mm	193.85	£33.26	33.26	£106.75
125 & 150mm	211.80	£33.26	33.26	£120.18
Consumption (m3/yr)	Volumetric charge £ per cubic metre	Sewerage Volumetric charge £ per cubic metre	Surface Water Volumetric Charge £ per cubic metre	Highways Drainage Volumetric Charge £ per cubic metre
0 - 50,000	3.0158	3.5113	1.6934	0.6146
Above 50,000 - 100,000	2.3104	2.8512	1.6934	0.6146
m3 / annum	Fixed Large User Charges - Clean £ per annum	Fixed Large User Charge - Waste** £ per annum	Large User Surface Water Standing Charge £ per annum	
50,000 - 100,000	23,865.00	13,044.00	169,340.00	

* Only the Foul Standing Charge is payable where no part of the property is connected for surface water drainage.

** Plus the Abated standing charge based on meter size.

22. Southern Water Region

Annual Volume (m ³)	Non-Household Wholesale Water		Non-Household Wholesale Sewerage	
	Fixed charge	Volumetric charge	Fixed charge	Volumetric charge
	£ per annum	£ per cubic metre	£ per annum	£ per cubic metre
≤499	12.00	3.449	see below	3.545
500 - 999	12.00	3.449		3.545
1000 - 4999	51.00	3.501		3.545
5000 - 20,000	550.00	3.386		3.545
Meter Size	Standing charge	Volumetric charge	Surface Water Drainage charge*	Highways Drainage charge
	per annum	per cubic metre	£ per annum	£ per annum
Up to 20mm	see above	see above	50.00	£19.16
Up to 25mm			367.97	£19.16
Up to 40mm			735.94	£19.16
Up to 50mm			919.92	£19.16
Up to 80mm			1839.84	£19.16
Up to 100mm			2391.78	£19.16

** Surface water is payable unless no part of the property is connected for surface water drainage.*

23. Sutton & East Surrey Water Region

Northern 1 & 2		Non-Household Water	
Annual Consumption		Standing Charge	Volumetric Charge
cubic metres per annum		£ per annum	£ per cubic metre
	< 10,000	72.39	1.4552
	10,000 - 49,000 (at one site per charging year)	1,259.37	1.2775
	> 50,000 (at one site per charging year)	4,155.05	1.2172

Southern		Non-Household Water	
Annual Consumption		Standing Charge	Volumetric Charge
cubic metres per annum		£ per annum	£ per cubic metre
	< 10,000	72.39	1.7954
	10,000 - 49,000 (at one site per charging year)	1,833.11	1.5762
	> 50,000 (at one site per charging year)	5,667.66	1.5018

24. Thames Water Region

Meter size	Non-household Wholesale Water		Non-household Wholesale Sewerage	
	Standing charge	Full standing charge	Surface Water standing charge	Abated standing charge
	£ per annum	£ per annum	£ per annum	£ per annum*
15mm	0.00	75.16	47.70	27.46
22mm	0.00	169.12	107.33	61.79
28mm	0.00	300.64	190.80	109.84
35mm	0.00	469.76	298.13	171.63
42mm	0.00	676.44	429.30	247.14
54mm	0.00	1,202.56	763.20	439.36
65mm	0.00	1,879.00	1,192.50	686.50
80mm	0.00	2,705.76	1,717.20	988.56
100mm	0.00	4,810.24	3,052.80	1,757.44
option (m³/yr)	Volumetric charges £ per cubic metre	Consumption (m³/yr)	Volumetric charges £ per cubic metre	
0 - 19,999	2.7346	0 - 99,999	1.5496	
00 - 50,000	2.5486			
00 - 250,000	2.0510	≥100,000	1.2397	
Supplementary Large User Charges - Clean £ per annum		Supplementary Large User Charges - Waste £ per annum		
00-50,000	£3,720.00	over 100,000	£29,442.00	
00-250,000	£28,600.00			

* The abated charge is payable where no part of the property is connected for surface water drainage.

25. United Utilities Region

	Non-household Wholesale Water		Non-Household Wholesale Sewerage Standing Charges			
	Standing charge £ per annum	Site area charging band	Chargeable area	Surface Water	Highways Drainage	Full Charge
			m2	£ per annum*	£ per annum	per annum
15mm	18.80	Band 1	up to 124	137.02	58.72	£195.74
20mm	18.80	Band 2	125 - 299	341.74	146.43	£488.17
25mm	18.80	Band 3	300 - 649	761.55	326.33	£1,087.88
30mm	86.82	Band 4	650 - 1499	1,723.07	738.33	£2,461.40
40mm	86.82	Band 5	1500 - 2999	3,604.04	1,544.36	£5,148.40
50mm	86.82	Band 6	3000 - 6999	8,012.94	3,433.62	£11,446.56
100mm	159.88	Band 7	7000 - 11999	15,223.69	6,523.45	£21,747.14
>100mm	193.30	Band 8	12000 - 17999	24,548.83	10,519.38	£35,068.21
Consumption (m3/yr)	Volumetric charges £ per cubic metre	Band 9	18000 - 24999	35,187.01	15,077.91	£50,264.92
0 - >500	2.830	Band 10	25000 - 49999	61,373.25	26,298.92	£87,672.17
Select 50	2.164	Band 11	50000 - 74999	102,289.36	43,831.80	£146,121.16
Select 180	1.992	Band 12	75000 - 99999	143,205.40	61,364.66	£204,570.06
Select 750	1.452	Band 13	100000 - 124999	184,121.49	78,897.52	£263,019.01
Supplementary Large User Charges - Clean £ per annum		Band 14	125000 - 149999	225,037.56	96,430.36	£321,467.92
Select 50	33,300.00	Band 15	150000 +	265,954.41	113,963.56	£379,917.97
Select 180	64,260.00	Non-household Wholesale Waste Consumption (m3/yr)		Volumetric charges £ per cubic metre		
Select 750	469,260.00	0 - >500		2.002		
		Swimming Pools		1.730		
		Select Sewerage		1.946		

* Surface water is payable unless no part of the property is connected for surface water drainage.

Non-Household Sewerage Standing Charges (Schools)				
Site area charging band	Chargeable area	Surface Water	Highways Drainage	Full Charge
	m2	£ per annum*	£ per annum	per annum
Band 1	up to 124	137.02	58.72	£195.74
Band 2	125 - 299	170.85	73.24	£244.09
Band 3	300 - 649	380.79	163.15	£543.94
Band 4	650 - 1499	861.54	369.18	£1,230.72
Band 5	1500 - 2999	1,802.03	772.20	£2,574.23
Band 6	3000 - 6999	4,006.45	1,716.81	£5,723.26
Band 7	7000 - 11999	7,611.86	3,261.71	£10,873.57
Band 8	12000 - 17999	12,274.42	5,259.67	£17,534.09
Band 9	18000 - 24999	17,593.52	7,538.94	£25,132.46
Band 10	25000 - 49999	30,686.64	13,149.45	£43,836.09
Band 11	50000 - 74999	51,144.68	21,915.91	£73,060.59
Band 12	75000 - 99999	71,602.71	30,682.32	£102,285.03
Band 13	100000 - 124999	92,060.71	39,448.75	£131,509.46
Band 14	125000 - 149999	112,518.76	48,215.15	£160,733.91
Band 15	150000 +	132,977.21	56,981.76	£189,958.97

* Surface water is payable unless no part of the property is connected for surface water drainage.

26. Wessex Water Region

	Non-household Wholesale Water		Non-household Wholesale Sewerage		
Consumption (m ³ /annum)	Volumetric charge		Volumetric charge		
	£ per cubic metre		£ per cubic metre		£ per cubic metre
0 - 20000	2.9036		2.8324		
Meter Size (mm)	Standing Charge		Surface Water Drainage*	Highways Drainage	Full Standing Charge
	£ per annum		£ per annum	£ per annum	£ per annum
25mm	5.00		28.00	£26.00	54.00
30mm	58.00		141.00	£133.00	274.00
40mm	58.00		230.00	£217.00	447.00
50mm	58.00		315.00	£298.00	613.00
65mm	58.00		579.00	£546.00	1,125.00
80mm	58.00		841.00	£793.00	1,634.00
100mm	£58.00		1,479.00	£1,394.00	2,873.00
Consumption >20000 (m ³ /annum)	Fixed Charge	Volumetric charge			
	£ per annum	£ per cubic metre			
0 - 20000	121.00	2.9036			
>20000	121.00	2.4764			
<p><i>*Surface water is payable unless no part of the property is connected for surface water drainage. The abated charge is Highways Drainage.</i></p> <p><i>Subject to a minimum annual charge of £20,000 and a one-off sampling fee of £500, customers may elect to pay wastewater charges based on effluent strength</i></p>					

27. Yorkshire Water Region

Consumption (m ³ /yr)	Non-Household Wholesale Water		Non-Household Wholesale Sewerage	
	Yorkshire Water Volumetric Charge pence cubic metre	Foul pence per cubic metre	Highways Drainage pence per cubic metre	Total volumetric pence per cubic metre
<500	214.59	259.61	25.99	285.60
<50,000	214.59	259.61	25.99	285.60
> 50000	137.03			230.85
Consumption (m ³ /yr)	York Waterworks Volumetric Charge pence cubic metre	Site area charging band	Chargeable area	Surface Water Drainage
<500	119.06		m2	£ per annum*
<50,000	119.06	Band 1	up to 500	85.47
> 50000	104.61	Band 2	up to 750	170.97
		Band 3	up to 1,000	256.45
		Band 4	up to 2,000	341.93
		Band 5	up to 15,000	683.86
		Band 6	up to 35,000	5,128.97
		Band 7	up to 150,000	11,967.59
		Band 8	Over 150,000	51,289.69

** Surface water is payable unless no part of the property is connected for surface water drainage.*

28. Appendix A – Appointed Areas

United Utilities Region

Scheme	Postcode District	Water Incumbent	Wastewater Incumbent
Wirral Waters	CH41 1	United Utilities	United Utilities
Wirral Waters (legacy)	CH41 1	United Utilities	United Utilities
Roscoe Street	L1 2	United Utilities	United Utilities
John Lennon Airport	L24 1	United Utilities	United Utilities
LIBP	L24 8	United Utilities	United Utilities
Poverty Lane	L31 1	United Utilities	United Utilities
Heriot Street	L5 7	United Utilities	United Utilities
Dockers Club	L6 0	United Utilities	NA
The Quarter	L6 1	United Utilities	United Utilities
One Baltic Square	L8 5	United Utilities	United Utilities
Viadux	M1 5	United Utilities	United Utilities
Boddingtons Brewery	M3 1	United Utilities	United Utilities
Embankment Exchange	M3 4	United Utilities	United Utilities
Queen Street	M3 7	United Utilities	United Utilities
Oldham Street	M4 1	United Utilities	United Utilities
Victoria House	M4 7	United Utilities	United Utilities
Regents Plaza	M5 3	United Utilities	United Utilities
Worrall Street	M5 4	United Utilities	United Utilities
Landmark X1	M5 4	United Utilities	United Utilities
Derwent Street	M5 4	United Utilities	United Utilities
Media City	M50 2	United Utilities	United Utilities
Anchorage	M50 3	United Utilities	United Utilities
Castle Irwell	M6 6	United Utilities	United Utilities
School Lane	PR3 0	United Utilities	United Utilities
D'Urton Lane	PR3 5	United Utilities	United Utilities
Sherdley Road	WA9 5	United Utilities	NA
Seashell Trust	SK8 3	United Utilities	NA
Flowers Lane	CW1 4	United Utilities	NA
Wharton Road	CW7 3	United Utilities	NA
Trinity Way Phase 2		United Utilities	United Utilities
Sidgreaves Lane		United Utilities	United Utilities
Berkley Square		United Utilities	United Utilities
Bourne Road Phase 1		United Utilities	United Utilities
Bank Hey		United Utilities	United Utilities

Thames Water Region

Scheme	Postcode District	Water Incumbent	Wastewater Incumbent
Bromley Common	BR2 9	Thames Water	Thames Water
New South Quarter	CRO 4	Thames Water	Thames Water

Millharbour Central	E14 9	Thames Water	Thames Water
Twelvetrees Park	E16 4	Thames Water	Thames Water
Spencer's Park	HP2 7	Affinity Water	Thames Water
Kingsbrook	HP22 7	Thames Water	Thames Water
Barking Riverside	IG11 0	Essex & Suffolk Water	Thames Water
Chilsey Green Farm	KT16 9	Affinity Water	Thames Water
Park Views	KT19 8	Sutton & East Surrey Water	Thames Water
Winterbrook Lane	OX10 9	Thames Water	Thames Water
Great Western Park	OX11 6	Thames Water	Thames Water
Valley Park	OX11 6	Thames Water	Thames Water
Main Road	OX11 9	Thames Water	Thames Water
Kingsgrove	OX12 9	Thames Water	NA
Twelve Acre Drive	OX14 2	Thames Water	Thames Water
Milestone Road	OX18 3	Thames Water	Thames Water
Kingsmere	OX26 1	Thames Water	NA
Pinchington Lane	RG14 7	Thames Water	Thames Water
Kennet Island	RG2 0	Thames Water	Thames Water
Greenwich 19.05	SE10 0	Thames Water	Thames Water
Greenwich Square	SE10 9	Thames Water	Thames Water
Canada Water	SE16 2	Thames Water	Thames Water
Marine Wharf	SE16 7	Thames Water	Thames Water
Montem Lane	SL1 2	Thames Water	Thames Water
Lotmead Villages	SN4 0	Thames Water	Thames Water
Prince of Wales	SW11 4	Thames Water	Thames Water
Embassy Gardens	SW11 7	Thames Water	Thames Water
Riverlight	SW11 8	Thames Water	Thames Water
Ram Quarter	SW18 1	Thames Water	Thames Water
Clapham Park	SW4 8	Thames Water	Thames Water
White City	W12 7	Thames Water	Thames Water
The Eight Gardens	WD24 4	Affinity Water	Thames Water
Clayton Road	UB3 1	Affinity Water	Thames Water
White City Centre House		Thames Water	Thames Water
Stephenson Street Phase 2-4		Thames Water	Thames Water
Bethnal Green		Thames Water	Thames Water
Bow Common Lane		Thames Water	Thames Water
Woodlands Lane		Affinity Water Central	Thames Water
Newbury Racecourse		Thames Water	NA
Church End Brent		Thames Water	Thames Water
Wichelstowe Parcels 7 & 10		NA	Thames Water
The Portal/Gipsy Corner		Thames Water	Thames Water
Renshaw Staines		Affinity Water Central	Thames Water
Royal Gateway		Thames Water	Thames Water
Frimley Square		South East Water	Thames Water
Vastern Road		Thames Water	Thames Water

Severn Trent Water Region

Scheme	Postcode District	Water Incumbent	Wastewater Incumbent
One Eastside	B4 7	Severn Trent Water	Severn Trent Water
Lapwing Drive	B92 0	Severn Trent Water	Severn Trent Water
Golf Drive	CV11 6	Severn Trent Water	Severn Trent Water
Market Quarter	CV21 3	Severn Trent Water	Severn Trent Water
Thickthorn	CV8 2	Severn Trent Water	Severn Trent Water
Drakelow Park	DE15 9	South Staffs Water	Severn Trent Water
Station Road	DE3 9	Severn Trent Water	Severn Trent Water
Birchwood Lane	DE55 4	Severn Trent Water	NA
Fiddington	GL20 8	Severn Trent Water	Severn Trent Water
Perrybrook Farm	GL3 4	Severn Trent Water	Severn Trent Water
Manor Road	GL51 9	Severn Trent Water	Severn Trent Water
Farndon Road	LE16 9	Severn Trent Water	Anglian Water
Eady Drive	LE16 9	Severn Trent Water	Anglian Water
Station Road	RH8 0	Severn Trent Water	Severn Trent Water
Mastin Moor	S43 3	Severn Trent Water	Yorkshire Water
Hallgate Lane	S45 8	Severn Trent Water	NA
Apedale Road	ST5 6	Severn Trent Water	Severn Trent Water
The Hem	TF11 9	Severn Trent Water	Severn Trent Water
Redhill Way	TF2 9	Severn Trent Water	Severn Trent Water
Broomhall Way	WR5 3	Severn Trent Water	Severn Trent Water
Hawkesbury		Severn Trent Water	Severn Trent Water
Sketchley Grange		Severn Trent Water	Severn Trent Water
FiddingtonSouth (Phase 2)		Severn Trent Water	Severn Trent Water
Brockhill Lanr		Severn Trent Water	Severn Trent Water
Thickthorn (Phase 2)		Severn Trent Water	Severn Trent Water
East of Station Road		Severn Trent Water	Severn Trent Water
Redruth Drive		Severn Trent Water	Severn Trent Water
Landywood Lane		South Staffordshire Water	Severn Trent Water

Anglian Water Region

Scheme	Postcode District	Water Incumbent	Wastewater Incumbent
Church Street	CM7 5	Anglian Water	Anglian Water
Sandyhill Lane	IP3 0	Anglian Water	Anglian Water
Sundon Road	LU5 6	Anglian Water	Anglian Water
John Clark Way	NN10 8	Anglian Water	Anglian Water
Stanton Cross	NN8 1	Anglian Water	Anglian Water
Norwich Common	NR18 0	Anglian Water	Anglian Water
Bridle Lane	PE34 3	Anglian Water	Anglian Water
Yaddleton	DN17 2	Anglian Water	Severn Trent Water
Stanton Cross 17b & Mandarin House		Anglian Water	Anglian Water
Drybread Road		Anglian Water	Anglian Water

Wessex Water Region

Scheme	Postcode District	Water Incumbent	Wastewater Incumbent
Victoria Road	BA12 8	Wessex Water	Wessex Water
Brewery Square	DT1 1	Wessex Water	Wessex Water
Semington Road	SN12 6	Wessex Water	Wessex Water
Old Sarum	SP4 6	Wessex Water	Wessex Water
White Post	BA3 4	South West Water	Wessex Water
Canford Park	BH11 9	South West Water	Wessex Water
The Mount, Keyford		Bristol Water	Wessex Water

Southern Water Region

Scheme	Postcode District	Water Incumbent	Wastewater Incumbent
West Sompting	BN15 0	Southern Water	Southern Water
Barming	ME16 9	South East Water	Southern Water
Chatham Waters	ME4 4	Southern Water	Southern Water
Hills Farm Lane	RH12 1	Southern Water	Southern Water
Barton Farm	SO22 6	Southern Water	Southern Water
Chestnut Avenue	SO50 9	NA	Southern Water
Abbotswood	SO51 0	NA	Southern Water
Rhodes Park	TN25 6	Affinity Water	Southern Water
Newlands	PO7 3	Portsmouth Water	Southern Water
Graylingwell Park	PO19 6	Portsmouth Water	Southern Water
Barton Farm Phase 3a(ii)		Southern Water	Southern Water
Barton Farm 2B		Southern Water	Southern Water
Rowlands Castle Road		Portsmouth Water	Southern Water

Yorkshire Water Region

Scheme	Postcode District	Water Incumbent	Wastewater Incumbent
Shetcliffe Lane	BD4 6	Yorkshire Water	Yorkshire Water
Kingsley Drive	HG1 4	Yorkshire Water	Yorkshire Water
CITU	LS10 1	Yorkshire Water	Yorkshire Water
Elm Way	WF10 5	Yorkshire Water	Yorkshire Water
Main Street, Wheldrake		York Water	Yorkshire Water
Caxton Close (Brompton on Swale)		Yorkshire Water	Yorkshire Water
Common Lane		Yorkshire Water	Yorkshire Water

South West Water Region

Scheme	Postcode District	Water Incumbent	Wastewater Incumbent
Langford Bridge	TQ12 5	South West Water	South West Water

Affinity Water Region

Scheme	Postcode District	Water Incumbent	Wastewater Incumbent
Spencer's Park	HP2 7	Affinity Water	Thames Water
Chilsey Green Farm	KT16 9	Affinity Water	Thames Water
Rhodes Park	TN25 6	Affinity Water	Southern Water
Clayton Road	UB3 1	Affinity Water	Thames Water
The Eight Gardens	WD24 4	Affinity Water	Thames Water

Northumbrian Water Region

Scheme	Postcode District	Water Incumbent	Wastewater Incumbent
Wolsingham		Northumbrian Water	Northumbrian Water
Green Lane (Hall Wood Lane)		Northumbrian Water	Northumbrian Water
Kenton Bank Foot Ph 5&6		Northumbrian Water	Northumbrian Water

South East Water Region

Scheme	Postcode District	Water Incumbent	Wastewater Incumbent
Deepcut Barracks PH6		South East Water	NA

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