

Loading units for calculating the RM

Water fitting/appliance	Loading units
WC flushing cistern	2
Washbasin in a house	1.5
Washbasin elsewhere	3
Bath (tap nominal size 3/4 inch / 20 mm)	10
Bath (tap nominal size larger than 3/4 inch / 20 mm)	22
Shower	3
Sink (tap nominal size 1/2 inch / 15mm)	3
Sink (tap nominal size larger than 1/2 inch / 15 mm)	5
Spray tap	0.5
Bidet	1.5
Domestic appliance (subject to a minimum of six loading units per house)	3
Communal or commercial appliance	10
Any other water fitting or outlet (including a tap – but excluding a urinal or water softener)	3

Notes to the table

- Any fitting includes any plumbing, outlet, dedicated space or planning or other provision for that fitting.
- "House" means any building or part of a building which is, or will be, occupied as a private dwelling house. The expression includes a flat.
- "Bath" includes a whirlpool bath or a jacuzzi.
- "Domestic appliance" means an 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 than in a house (including in communal facilities).
- A minimum of six loading units shall be included for each house for domestic appliances (whether or not the house has any such appliances). This does not apply 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) in the house.
- Where premises have only a sewerage connection and there are no water fittings, the relevant multiplier will be one.

Further information

If you have any queries or require further information about infrastructure charges, please contact:

Developer Services
Wessex Water
Claverton Down
Bath
BA2 7WW

Call: 01225 526222
(Monday to Thursday, 8.30am to 4.45pm;
Friday, 8.30am to 4pm)

Email: infrastructure.charges@wessexwater.co.uk

You can contact Wessex Water on the following numbers which are charged at local rates. All calls to these numbers are recorded to ensure that we always give you a quality service.

Call: 0345 600 3 600
(Monday to Friday, 8am to 6pm) for:

- queries relating to your bill
- change of address
- meter readings.

Call: 0345 600 4 600 for:

- emergencies (24 hours)
- other non billing enquiries and literature (Monday to Friday, 8am to 6pm).



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www.wessexwater.co.uk

2016/2017

infrastructure charges



Infrastructure charges

These charges are made under the Water Industry Act 1991 for anyone who wishes to build or develop a property. Infrastructure charges are used to cover the cost of improving our existing network to cope with providing extra capacity for these developments.

Will I be affected?

You will be required to pay the charges for a mains water supply and/or sewerage/surface water connection to our system if:

- building or siting new premises. This includes houses, bungalows, flats, commercial premises, institutions, permanent caravans
- converting existing premises, eg, a house into flats
- connecting existing premises to our network for the first time.

Connections can be direct to our systems or indirect via private mains, drains or sewers.

In addition to infrastructure charges you will also be required to pay:

- a connection charge for each property
- costs incurred in connecting your development to the nearest adequate point on our systems (requisitions).

How much will I have to pay?

This depends on the type of development, whether a supply and/or sewer connection is required, and on the number of water taps and appliances.

Standard amounts – this applies to both water and sewerage for each house, flat, bungalow or other separately occupied premises served with its own standard size domestic water supply connection.

The standard amount is set annually by the Water Services Regulation Authority, Ofwat.

For the year starting 1 April 2016 the charges are:

Water	£357
Sewerage	£357
Infrastructure charges are zero rated for VAT	

All other properties are charged an amount calculated using the relevant multiplier, RM.

The RM is based on the number of taps and water fittings in the property. Each fitting is given a loading unit based on the amount of water it uses.

The RM is calculated by adding up the loading units for all water fittings in the property and dividing by 24 (the total number of loading units for a standard dwelling). The RM is multiplied by the standard amount(s) to arrive at the total charges for the property.

However, where non domestic premises are served by pipes larger than the standard size for a house (20 mm diameter), the charge shall be the higher of the calculated RM or 1 (equivalent to the standard charge).

Details of the loading units are shown overleaf.

Redevelopment

Provided a live connection has existed to the site within the five years immediately preceding redevelopment, we will credit the RM for the old properties. For example, where a single house is converted into four flats we will only charge for three flats.

When are the charges payable?

If your development is within Wessex Water's supply area, the charges will be included in the quote you receive for the water supply connection(s).

A water supply will not be connected until all charges have been paid and all the plumbing works have been inspected and comply with the Water Supply Regulations.

In parts of our area where another water company supplies the water, that company notifies us of the supply connection. Where applicable, we then send you a bill for the sewerage infrastructure charge. Where a relevant multiplier is applied, we will normally use the same one as the water supplier.

If a connection is made only to the sewer, we will send you a bill for the sewerage infrastructure charge.

Example of RM calculation

Twenty sheltered flats with communal facilities on a new site.

Assume total loading units amount to 365.

The RM for each flat is the total loading unit divided by the number of flats and the loading unit of a standard dwelling:

$$RM = 365 \div [20 \times 24] = 0.76$$

Water infrastructure charges for the whole development:

$$£357 \times 20 \times 0.76 = £5,426.40$$

Sewerage infrastructure charges for the whole development:

$$£357 \times 20 \times 0.76 = £5,426.40$$

