

Developer summary of charges

Severn Trent Services (Water and Sewerage) Ltd
T/A Severn Trent Connect

Date: August 2019
Version: 0.2

Introduction

Severn Trent Services (Water & Sewerage) limited T/A Severn Trent Connect (ST Connect) is a wholly-owned subsidiary of the Severn Trent Plc. We are a Statutory Undertaker (SU) for wastewater services, operating under the Water Services Regulation Authority's (Ofwat) New Appointee and Variations framework (NAV). This allows us to operate across England and Wales, rather than in a defined geographical area, such as Southern Water, for example.

Our primary focus is on growing our business through partnerships with developers where we can provide a cost-effective and more sustainable means for collecting and treating wastewater and surface water.

The charging arrangements set out in this document are for developers laying new sewerage infrastructure for residential and commercial purposes. Primary and non-primary charges are set out in associated charging documents, e.g. Household scheme of charges 2019/20. The developer services charges arrangements are for the charging year from 1st April 2019 to 31st March 2020 and replace all previous versions.

The charges have been prepared in accordance with Ofwat's charging arrangements 2019-2020.

Developer services fees and charges

The table below sets out the charges and fees applicable to developers for the charging year 2019/20.

Element	Description	Fee/charge
S104 Agreement	Preparation of a legal S104 Agreement.	£250
S104 Amendment to Agreement	Checking of post signature amendments.	£150
S104 Technical Appraisal	Technical Assessment of design and administration of the S104 Application	£1100
S104 2 nd Technical Appraisal	Re-checking of the S104 Application.	£550
Inspection Fees	Onsite assurance and inspection of drainage infrastructure, against submitted drainage designs	This is 2.5% of the estimated construction cost for the overall infrastructure on the new development site. Example Fee Total Cost £300,000 2.5% £7,500
Bond or Cash Deposit	Up front security payment to cover the costs incurred should we the company "Severn Trent Connect" need to complete unfinished works. *It will be released upon adoption of the work minus the balance of the Inspection fees.	This is 10% of the estimated construction cost of the overall infrastructure. *7.5% to take into account for Inspection fees. (Example Fee) Total Cost £300,000 10% £30,000 Minimum Surety of £5000.00
Infrastructure Charges	The Water Industry Act 1991 allows all water companies to reclaim costs from developers for providing new infrastructure (connections) to the sewer network and is priced per property.	Refer to regional incumbent table for charges.
Drainage Enquiries	Administration of various drainage queries, examples include network and treatment capacity checks.	£300
CCTV Review/Assessment	Visual inspection and review of report	£250
CCTV 2 nd Review/Assessment	2 nd visual inspection and review of report	£150

Section 106 - Sewer Connection "New Appointments and Variations" only (NAV)	Upfront fees charged by local incumbent water company for providing a connection(s) into their wastewater network.	Incumbent-specific charges.
Sustainable Urban Drainage Systems (SuDS)	Volumetric adoption payment for SuDS assets (refer to SuDS table for eligible asset types)	£15 per cubic metre of storage, (or square meter for drainage surfaces e.g. infiltration strips)
Deed Of Easement	A signed legal document that grants the right to access the use of another persons land in order to carry out the necessary works to maintain the asset.	Based on actual costs

Other Charges

Charges for services outside of the schedule listed above will be priced on the individual application.

Sustainable Urban Drainage System (SuDS)

The table below sets out the types of drainage assets eligible for adoption. All SuDS should be designed to the requirements as set out in the Ciria Manual (C753).

Type of SuDS	Description
Filter drain / perforated pipes	Trenches filled with permeable material to collected and convey runoff from the edge of paved areas. A perforated pipe may be built into the base of the trench to convey the water to other parts of a site.
Swales	Broad, shallow grass channels designed to convey and attenuate runoff as well as to allow infiltration into the ground.
Infiltration basin	Depressions and basins that store runoff and allow infiltration into the ground. They may be landscaped to provide habitat and amenity value.
Soakaways	Underground structures or excavations filled with granular material designed to store rapid runoff from a multiple properties and to allow efficient infiltration into the surrounding soil.
Infiltration trench	Linear soakaways that allow water to infiltrate into the ground.
Filter strip	Wide gently sloping grass verges that treat runoff from adjacent impermeable areas.
Constructed wetland	Ponds with shallow areas and wetland vegetation to improve the removal of pollutants and enhance wildlife value Wetlands also provide additional flood storage capacity and attenuation.

Retention (wet) pond	Basins that provide temporary storage for storm runoff above a permanent water level used for water quality treatment. This technique may also provide improved habitat and amenity value.
Detention basin	Normally dry basins but may have permanent pools at the inlet or outlet Designed to detain a defined volume of runoff and may provide water quality treatment.
Underground attenuation and storage	Oversized pipes and underground tanks to attenuate flows

Infrastructure Charges

In order to meet the increase in demand of a new development site, the developer will be charged for all residential properties connected onto the sewerage network.

Ofwat sets out the charging rules for statutory undertakers, the most recent guidance document can be found here: [Charging Scheme Rules 2019/20](#).

Region	Incumbent charges	ST Connect charges
Thames Water	£210	£200
Yorkshire Water	£250	TBC
Anglian Water	£370	TBC
Welsh Water	£385	£350
Southern Water	£765	TBC
Northumbria Water	£335	TBC
Southwest Water	£736	TBC
Wessex Water	£190	TBC
United Utilities	£415	TBC
Severn Trent Water	£265	TBC