

Statement of Significant Change: 2025-26 Charging Arrangements for New Connection Services

Thames Water Utilities Limited (TWUL)

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Thames Water Utilities Limited

Statement of Significant Change: 2025-26 Charging Arrangements for New Connection Services

Introduction

- The Statement of Significant Change for the 2025-26 Charging Arrangements for New Connections sets out any significant changes in charging policy for the Financial Year 2025-26 and whether the bill for typical developments is expected to increase by more than 10% from the previous year.
- 2. This statement is made in accordance with Ofwat Information notice (IN 24/08 October 2024) and New Connections Charging Rules A2 and confirms:
 - a. what size increase is expected; and
 - b. what types of typical developments are likely to be affected; and
 - c. the handling strategies adopted by the water company or why the water company considered that no handling strategies are required.
 - d. That Thames Water's Board of Directors has assessed the effects of the new charges on customers' bills for a range of different types of development and approves the impact assessments and handling strategies developed in instances where bill increases for particular types of new developments exceed 10%.

Significant changes to our new connections charging policy for 2025-26

3. The following changes have been made to our charging policies for 2025-26.

We have amended our charging arrangements for the new regulatory requirements in the charging rules.

- a. to include the new Environmental Component alongside our Infrastructure charges in line with charging rule 50, and
- b. to include the required policies and the water fittings eligibility table, in line with the new Environmental Incentives Common Framework. From April 2025 environmental incentives will be paid in arrears following the developer's submission of compliance evidence or an audit of their site.
- c. checked that our charges are within the new maximum allowed tether ratios as required by rule 19.

We have also introduced a fee to developers for pre-planning enquiries.

Information about significant changes on typical developments and handling strategies

4. Infrastructure charges and Environmental Component

The below tables reflect the significant changes to the infrastructure charges for 2025-26 and the impact introducing the Environmental Component. The increase in infrastructure charges is

calculated in line with the Final Determination from Ofwat for the Infrastructure charge revenue and the number of expected properties, for the 5-year period 2025-26 to 2029-30. The Environmental Component has also been set in line with the Final Determination. We note that the Final Determination has allowed a higher figure for Network Reinforcement expenditure, than the allowed revenue, which we will follow up separately with Ofwat, the outcome of which could lead to a further increase in charges next year.

We consulted with our developer customers on the infrastructure charge increase in 2024-25 and implemented a handling strategy to pass on 25% of the planned increase for 2024-25 charges, in response to the feedback received. We notified customers that the remaining increase would be passed on in 2025-26 when the outcome of the PR24 submission was known.

We also notified customers that the Environmental Component would be introduced in our consultation in 2025-26.

	2024/25	2025/26	Net change	% Change
Water Infrastructure Charge	£885	£1,475	£590	67%
Waste Infrastructure Charge	£455	£485	£30	7%
Combined Infrastructure Charge	£1,340	£1,960	£620	46%
Water Environmental Component	£0	£255	£255	New
Waste Environmental Component	£0	£40	£40	New
Combined Environmental Component	£0	£295	£295	New
Overall Infrastructure Charge inc Component	£1,340	£2,255	£915	68%

5. Volume

The economic climate and increase in development sites being awarded to NAVs continues to impact the volume of connections (4983 forecast connection volume for 2025-26 down from 5929 in our tariff model for 2024-25) and lengths of mains laid by Thames Water. This has resulting in higher prices of c8% as some of our overheads are fixed and do not move in line with volume changes.

6. Inflation

Inflation is included in all of our tariffs of between 2.5% to 3.5% depending on whether they are CPIH, RPI or Salary related activities. Salary inflation also includes the uplift for the change in NI contributions.

7. Traffic Management

Our connections fees include typical traffic management for the activity, and we are seeing a higher proportion of connections made to existing mains, and less in greenfield sites. This has resulted in a c2% increase in our tariffs.

8. Other cost drivers

Other contractual costs have increased by more than inflation, such as reinstatement. Materials costs have decreased slightly. Each customer scenario is impacted in different proportions depending on the quantities included in the activity and surface type.

Impact on customers

9. The combined impact of the price changes in sections 4,5,6,7 and 8 above exceeds 10% for all customers as follows

	2024/25	2025/26	% Increase
Single Property - Short Connection	7,590	9,815	29%
Single Property Conversion using 4 Port	12,560	16,645	33%
50 House Development - Customer excav/rein	131,340	194,515	48%
50 House Development - TW	259,640	338,115	30%
200 House Development - Customer excav/rein	436,190	695,515	59%
200 House Development - TW	896,790	1,223,715	36%
Block of 10 Flats	19,510	29,550	51%
Large Block of 200 Flats	211,900	399,390	88%

Connection Fee	App & Design/Other	Infra Charge PR24	Environmental Component
14%	3%	8%	4%
9%	2%	15%	7%
13%	0%	24%	11%
12%	0%	12%	6%
17%	0%	28%	14%
16%	0%	14%	7%
3%	1%	32%	15%
2%	0%	59%	28%

Additional information Worked examples

These examples have been prepared in line with OFWAT guidance regarding typical scenarios and includes an additional scenario that we also consider a typical development for our business. We have amended the worked examples to meet the requirements for unbundling our charges for Meters, Meter installation and traffic management. Traffic management is charged based on a typical value for the activity, not on a specific job basis.

Alternative provider scenarios assume all non-contestable activities are carried out by others.

Note: our pipelay charges are only applied after the 1st metre.

Scenario 1: Single connection to a house from an existing main 25/32mm service connection to an existing main, in the road with 4 metres of pipelaying.

								names Wat	ter Deliver			
ltem		Contestable (Y/N)	Unit	Quantity	Rate	2024 Charge	4/25 Barrier pipe uplift rate	Barrier Pipe Total Charge	Rate	202 Charge	25/26 Barrier pipe uplift rate	Barrier Pipe Total Charge
Pre-constructi	ion Char	ges										
Application Fee	9	N	per application	1	£100	£100	£100	£100	£105	£105	£105	£10
Administration	Fee	Not charg	ged by Thames	Water								
Design Fee (Dechecking for sel		Υ	per connection	1	£100	£100	£100	£100	£105	£105	£105	£10
Subtotal						£200		£200		£210		£21
Construction	Charges											
Connection 25/32mm	Road	Y	per connection	1	£4,180	£4,180	£4,780	£4,780	£3,540	£3,540	£3,960	£3,960
Pipe 25/32mm	Road	Υ	per metre	3	£670	£2,010	£780	£2,340	£480	£1,440	£540	£1,62
Traffic Management	are inclu	Management, Nuded in your Corour guote but sho	nnection/Pipela	ying fee on						£2,150		£2,58
Meter Installation	Road	Y	per connection	1					£40	£40	£40	£4
Meters (Smart)	Road	N	per connection	1					£120	£120	£120	£12
Subtotal						£6,190		£7,120		£7,290		£8,32
Other Charge	s		ı									
Consent to c		N	per application	1	£270	£270	£270	£270	£370	£370	£370	£37
Consent to co	onnect	N	per application	1	£270	£270	£270	£270	£370	£370	£370	£37
Subtotal	atery		аррисацон			£540		£540		£740		£74
Infrastr	ructure C	harges										
Infrastructure (water)	U	N	per connection	1	£885	£885	£885	£885	£1,475	£1,475	£1,475	£1,47
Infrastructure (wastewat	Charge	N	per connection	1	£455	£455	£455	£455	£485	£485	£485	£48
Subtotal	101)		CONTICCTION			£1,340		£1,340		£1,960		£1,96
Environmental Component Wa	ter	N	per connection	1					£255	£255	£255	£25
Environmental Component Wa		N	per connection	1					£40	£40	£40	£4
Environmental Water Tier 1		N	per connection	1	-£400	-£400	-£400	-£400	-£400	-£400	-£400	-£40
Environmental Waste	Discount	N	per	1	-£280	-£280	-£280	-£280	-£280	-£280	-£280	-£28
Subtotal			connection			-£680		-£680		-£385		-£38
Total Scheme	Cost inc	luding Environ	mental Incent	ive		£7,590		£8,520		£9,815		£10,84
										29.3%		27.3%

Scenario 1A: Single connection from an existing main to four premises using a 4-port manifold

50/63mm service connections to an existing main, with 4 metres of pipelaying in the road and 4m in unmade ground.

							TI	names Wa	ter Deliver	ed		
						2024	4/25			20:	25/26	
Item		Contestable (Y/N)	Unit	Quantity	Rate	Charge	Barrier pipe uplift rate	Barrier Pipe Total Charge	Rate	Charge	Barrier pipe uplift rate	Barrier Pipe Total Charge
Pre-constructio	n Charges	3										
Application Fee		N	per application	1	£100	£100	£100	£100	£105	£105	£105	£10
Administration Fe		Not cha	rged by Thames W	/ater								
Design Fee (Des checking for self I		Υ	per connection	1	£100/£60	£280	£100/£60	£280	£105/£60	£285	£105/£60	£28
Subtotal						£380		£380		£390		£390
Construction C	harges						ı				ı	
Connection 4 Port	Road	Y	per connection	1	£6,530	£6,530	£7,140	£7,140	£5,020	£5,020	£5,520	£5,520
Pipe 50/63mm	Road	Υ	per metre	3	£710	£2,130	£800	£2,400	£480	£1,440	£590	£1,770
Pipe 50/63mm	Unmade	Υ	per metre	4	£250	£1,000	£290	£1,160	£190	£760	£220	£880
Traffic Management		d in your Conne	eter & Installation ction/Pipelaying fe vn separately here	e on your						£3,050		£3,340
Meter Installation 4 Port	Road	Υ	per connection	1					£40	£40	£40	£40
Meters (Smart)	Road	N	per connection	4					£120	£480	£120	£480
Subtotal						£9,660		£10,700		£10,790		£12,030
Other Charges												
Consent to conr water)	nect (foul	N	per application	1	£270	£270	£270	£270	£370	£370	£370	£370
Consent to co		N	per application	1	£270	£270	£270	£270	£370	£370	£370	£370
Subtotal						£540		£540		£740		£740
Infrastr	ucture Ch	arges										
Infrastructure (water)		N	per connection less 1 credit	3	£885	£2,655	£885	£7,965	£1,475	£4,425	£1,475	£4,425
Infrastructure (wastewat		N	per connection less 1 credit	3	£455	£1,365	£455	£4,095	£485	£1,455	£485	£1,455
Subtotal						£4,020		£12,060		£5,880		£5,880
Environmental Co	omponent	N	per connection less 1 credit	3					£255	£765	£255	£765
Environmental Co Waste	omponent	N	per connection less 1 credit	3					£40	£120	£40	£120
Environmental Di Water Tier 1	scount	N	per connection less 1 credit	3	-£400	-£1,200	-£400	-£1,200	-£400	-£1,200	-£400	-£1,200
Environmental Di Waste	scount	N	per connection less 1 credit	3	-£280	-£840	-£280	-£840	-£280	-£840	-£280	-£840
Subtotal			.ccc . oroan			-£2,040		-£2,040		-£1,155		-£1,155
Total Scheme C	Cost includ	ling Environme	ntal Incentive			£12,560		£21,640		£16,645		£17,885
										32.5%		-17.4%

[%] change 2025-26 compared to 2024-25

Scenario 2: Single connection to block of 10 flats from an existing main 50/63mm service connections to an existing main, with 4 metres of pipelaying in the road and 4m in unmade ground.

								Thames W	ater Deliver	ed		
						202	24/25			202	5/26	
Item		Contestable (Y/N)	Unit	Quantity	Rate	Charge	Barrier pipe uplift rate	Barrier Pipe Total Charge	Rate	Charge	Barrier pipe uplift rate	Barrier Pipe Total Charge
Pre-construction	on Charge	es										
Application Fee		N	per application	1	£100	£100	£100	£100	£105	£105	£105	£105
Administration F	ee	Not charge	ed by Thame	s Water								
Design Fee (De checking for self		Y	per connection	10	£100/£60	£640	£100/£60	£640	£105/£60	£645	£105/£60	£645
Subtotal						£740		£740		£750		£750
Construction C	Charges											
Connection 50/63mmC	Road	Y	per connection	1	£6,400	£6,400	£7,050	£7,050	£4,820	£4,820	£5,230	£5,230
Pipe 50/63mmC	Road	Y	per metre	3	£710	£2,130	£800	£2,400	£480	£1,440	£590	£1,770
Pipe 50/63mmC	Unmade	Y	per metre	4	£250	£1,000	£290	£1,160	£190	£760	£220	£880
Traffic Management		d in Connection quote but show		0						£3,130		£3,380
Meter Installation	Road	Y	per connection	1					£50	£50	£50	£50
Meters (Smart) External	Road	N	per connection	1					£360	£360	£360	£360
Internal Meters ine (Smart)	20mm in	N	per meter	10	£210	£2,100		£2,100	£175	£1,750	£175	£1,750
Subtotal						£11,630		£12,710		£12,310		£13,420
Other Charges	3											
Consent to conr water)	nect (foul	N	per application	1	£270	£270	£270	£270	£370	£370	£370	£370
Consent to conr (surface water)	nect	N	per application	1	£270	£270	£270	£270	£370	£370	£370	£370
Subtotal						£540		£540		£740		£740
Infrastructure	Charges											
Infrastructure C (water)	harge	N	per connection	10	£885	8850	£885	£8,850	£1,475	£14,750	£1,475	£14,750
Infrastructure C (wastewater)	harge	N	per connection	10	£455	£4,550		£4,550	£485	£4,850	£485	£4,850
Subtotal						£13,400		£13,400		£19,600		£19,600
Environmental Component Wat	er	N	per connection	10					£255	£2,550	£255	£2,550
Environmental Component Was		N	per connection	10					£40	£400	£40	£400
Environmental D Water Tier 1		N	connection	10	-£400	-£4,000	-£400	-£4,000	-£400	-£4,000	-£400	-£4,000
Environmental D Waste	Iscount	N	connection	10	-£280	-£2,800		-£2,800	-£280	-£2,800	-£280	-£2,800
Subtotal						-£6,800		-£6,800		-£3,850		-£3,850
Total Scheme	Cost inclu	iding Environn	nental Incen	itive		£19,510		£20,590		£29,550		£30,660
										51.5%		48.9%

Scenario 3: Medium housing development requiring new mains and communication pipes (customer excavation and reinstatement)

50 service connections off new mains, each with 3 metres of pipelaying in customer excavation. Plus, a total of 300m of New Mains of which 10m of 125mm pipelaying in road, 190m of 125mm pipe and 100m of 90mm pipe laid in customer excavated and reinstated ground.

							T	hames Wate	er Delive	red		
						202	4/25			202	25/26	
Ite	m	Contestable (Y/N)	Unit	Quantity	Rate	Charge	Barrier pipe uplift rate	Barrier Pipe Total Charge	Rate	Charge	Barrier pipe uplift rate	Barrier Pipe Total Charge
Pre-construc	tion Charge	es										
Application Fe	ee	N	per application	1	£180	£180	£180	£180	£200	£200	£200	£200
Administration	n Fee	Not charg	ged by Thames	Water								
Design Fee (checking for s	0	Y	connection Band	50+	£3,580	£3,580	£3,580	£3,580	£4,015	£4,015	£4,015	£4,01
Subtotal						£3,760		£3,760		£4,215		£4,215
Construction	n Charges											
Connection 180mm	Road	N (CA*)	per connection	1	£13,440	£13,440	£13,440	£13,440	£9,180	£9,180	£9,180	£9,180
Pipe 125mm	Road	Y	per metre	10	£770	£7,700	£800	£8,000	£800	£8,000	£840	£8,400
Pipe 125mm	Customer Excavation	Y	per metre	190	£160	£30,400	£180	£34,200	£170	£32,300	£190	£36,100
Pipe 80/90mm	Customer	Y	per metre	100	£130	£13,000	£160	£16,000	£130	£13,000	£160	£16,000
Traffic	Included in	Connection a								£1,330		£1,330
Management Subtotal Ma		iote but shown	separately ner	e		£64,540		£71,640		£63,810		£71,010
Connection 25/32mm	Customer Excavation	Y	per connection	50	£530	£26,500	£690	£34,500	£720	£36,000	£1,280	£64,000
Pipe 25/32mm	Customer	Y	per metre	100	£30	£3,000	£40	£4,000	£30	£3,000	£40	£4,000
Traffic Management	Traffic Mar	nagement, Mete your Connection note but shown	on/Pipelaying fe	ee on your						£0		£0
Meter Installation	Road	Y	per connection	50					£40	£2,000	£40	£2,000
Meters (Smart)	Road	N	per connection	50					£120	£6,000	£120	£6,000
Subtotal Ser		ctions				£29,500		£38,500		£47,000		£76,000
Subtotal Cor						£94,040		£110,140		£110,810		£147,010
Other Charg				I						1		
Consent to co water)	` `	N	per application	1	£270	£270	£270	£270	£370	£370	£370	£370
Consent to co (surface water		N	per application	1	£270	£270	£270	£270	£370	£370	£370	£370
Subtotal						£540		£540		£740		£740
Infrastructur	e Charges											
Infrastructure (water)	Charge	N	per connection	50	£885	£44,250	£885	£44,250	£1,475	£73,750	£1,475	£73,750
Infrastructure (wastewater)	Charge	N	per connection	50	£455	£22,750	£455	£22,750	£485	£24,250	£485	£24,250
Subtotal						£67,000		£67,000		£98,000		£98,000
Environmenta Component W		N	per connection	50					£255	£12,750	£255	£12,750
Environmenta Component W		N	per connection	50					£40	£2,000	£40	£2,000
Environmenta Water Tier 1		N	per connection	50	-£400	-£20,000	-£400	-£20,000	-£400	-£20,000	-£400	-£20,000
Environmenta	Il Discount	N	per	50	-£280	-£14,000	-£280	-£14,000	-£280	-£14,000	-£280	-£14,000
Waste Subtotal			connection			-£34,000		-£34,000		-£19,250		-£19,250
	e Cost inclu	ding Environm	nental Incentiv	∕e		£131,340		£147,440		£194,515		£230,715
						2.51,070		2,.70				
										48.1%		56.5%

[%] change 2025-26 compared to 2024-25

^{*} Mains Connection is contestable depending on accreditation. This example assumes no accreditation and Thames Water carries out the connection.

Scenario 4: Medium housing development requiring new mains and communication pipes (excavation and reinstatement by Thames)

50 service connections off new mains, each with 3 metres of pipelaying in customer excavation. Plus, a total of 300m of New Mains of which 10m of 125mm pipelaying in road, 50m of 125mm pipe in footpath, 140m of 125mm pipe and 100m of 90mm pipe in unmade ground.

						200	4/25	Thames Wat	er Deliver		E/06	
						202	4/25			202	5/26	
Item		Contestable (Y/N)	Unit	Quantity	Rate	Charge	Barrier pipe uplift rate	Barrier Pipe Total Charge	Rate	Charge	Barrier pipe uplift rate	Barrier Pipe Tota Charge
Pre-constructi	on Charge	es										
Application Fee		N	per application	1	£180	£180	£180	£180	£200	£200	£200	£20
Administration F		Not charg	ged by Thames	Water								
Design Fee (De checking for self		Υ	connection Band	50+	£3,580	£3,580	£3,580	£3,580	£4,015	£4,015	£4,015	£4,01
Subtotal						£3,760		£3,760		£4,215		£4,21
Construction (Charges											
Connection 180mm	Road	N (CA*)	per connection	1	£13,440	£13,440	£13,440	£13,440	£9,180	£9,180	£9,180	£9,18
Pipe 125mm	Road	Υ	per metre	10	£770	£7,700	£800	£8,000	£800	£8,000	£840	£8,40
Pipe 125mm	Footpath	Y	per metre	50	£670	£33,500	£700	£35,000	£610	£30,500	£630	£31,50
Pipe 125mm	Unmade	Y	per metre	140	£330	£46,200	£350	£49,000	£300	£42,000	£320	£44,80
Pipe 80/90mm	Unmade	Y	per metre	100	£300	£30,000	£310	£31,000	£270	£27,000	£280	£28,00
Traffic		d in Connection	l' and Pipelaying	fees in your				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		£5,230		£5,23
Management		quote but show	n separately he	re		0400 040		0400 440				
Subtotal Main Connection			per			£130,840		£136,440		£121,910		£127,11
25/32mm	Unmade	Y	connection	50	£1,370	£68,500	£1,430	£71,500	£1,580	£79,000	£1,820	£91,00
Pipe 25/32mm	Unmade	Υ	per metre	100	£230	£23,000	£280	£28,000	£170	£17,000	£200	£20,0
Traffic Management		lanagement, Me in your Connec quote but show	tion/Pipelaying	fee on your						£28,500		£32,50
Meter Installation	Road	Υ	per connection	50					£40	£2,000	£40	£2,00
Meters (Smart)	Road	N	per connection	50					£120	£6,000	£120	£6,00
Subtotal Servi		ctions				£91,500		£99,500		£132,500		£151,50
Subtotal Cons						£222,340		£235,940		£254,410		£278,61
Other Charges			I		1					1		
Consent to convater)	,	N	per application	1	£270	£270	£270	£270	£370	£370	£370	£37
Consent to consumate (surface water)	nect	N	per application	1	£270	£270	£270	£270	£370	£370	£370	£3
Subtotal						£540		£540		£740		£74
Infrastructure	Charges											
Infrastructure C water)	harge	N	per connection	50	£885	£44,250	£885	£44,250	£1,475	£73,750	£1,475	£73,7
Infrastructure C wastewater)	harge	N	per connection	50	£455	£22,750	£455	£22,750	£485	£24,250	£485	£24,2
Subtotal			Johnson			£67,000		£67,000		£98,000		£98,00
Environmental Component Wat	er	N	per connection	50		,		,	£255	£12,750	£255	£12,7
Environmental Component Was		N	per connection	50					£40	£2,000	£40	£2,00
Environmental [Water Tier 1		N	per	50	-£400	-£20,000	-£400	-£20,000	-£400	-£20,000	-£400	-£20,00
Environmental [Discount	N	per	50	-£280	-£14,000	-£280	-£14,000	-£280	-£14,000	-£280	-£14,0
Naste Subtotal			connection			-£34,000		-£34,000		-£19,250		-£19,2
								·				
Total Scheme	Cost inclu	Iding Environm	ental Incentive	Δ		£259,640		£273,240		£338,115		£362,31

^{*} Mains Connection is contestable depending on accreditation. This example assumes no accreditation and Thames Water carries out the connection

Scenario 5: Large housing development requiring new mains and communication pipes (customer excavation and reinstatement)

200 service connections off new mains, each with 3 metres of pipelaying in customer excavation. Plus, a total of 1000m of New Mains of which 20m of 180mm pipelaying in road, 100m of 180mm pipe, 480m of 125mm pipe and 400m of 90mm pipe laid in customer excavated and reinstated ground.

Item Pre-construction		Contestable				20	24/25			20	25/26	
Pre-construction		Contactable					Domina	Donnien			Domion	Domina
		(Y/N)	Unit	Quantity	Rate	Charge	Barrier pipe uplift rate	Barrier Pipe Total Charge	Rate	Charge	Barrier pipe uplift rate	Barrier Pipe Total Charge
	Charges											
Application Fee		N	per application	1	£180	£180	£180	£180	£200	£200	£200	£200
Administration	on Fee	Not char	ged by Thame	s Water								
Design Fee (Desi	gn checking	Y	connection	50+	£3,580	£3,580	£3,580	£3,580	£4,015	£4,015	£4,015	£4,01
for self lay) Subtotal			Band		,	£3,760	,	£3,760	, ,	£4,215		£4,215
Construction Ch	arges					20,700		20,100		21,210		21,210
Connection	Road	N (CA*)	per	1	£14,690	£14,690	£14,690	£14,690	£11.050	£11,050	£11,050	£11,050
250mm Pipe 180mm	Road	Υ (Θ, ()	connection	20	£920	£18,400	£960	£19,200	£980	£19,600		£20,200
Pipe rounini	Customer	T	per metre	20	1920	10,400	1,900	1,19,200	1900	19,000	21,010	1,20,200
Pipe 180mm	Excavation	Y	per metre	100	£200	£20,000	£230	£23,000	£210	£21,000	£240	£24,000
Pipe 125mm	Customer Excavation	Y	per metre	480	£160	£76,800	£180	£86,400	£170	£81,600	£190	£91,200
Pipe 80/90mm	Customer Excavation	Υ	per metre	400	£130	£52,000	£160	£64,000	£130	£52,000	£160	£64,000
Traffic Management		n Connection a	, , ,	,						£2,310		£2,510
Subtotal Main	- Ч	0010 001 01101111	coparatory no			£181,890		£207,290		£187,560		£212,960
Connection 25/32mm	Customer Excavation	Υ	per connection	200	£530	£106,000	£690	£138,000	£720	£144,000		£256,000
Pipe 25/32mm	Customer Excavation	Y	per metre	400	£30	£12,000	£40	£16,000	£30	£12,000	£40	£16,000
Traffic Management	included in	nagement, Met n your Connecti uote but shown	on/Pipelaying f	ee on your						£0		£(
Meter Installation	Road	Y	per connection	200					£40	£8,000	£40	£8,000
Meters (Smart)	Road	N	per connection	200					£120	£24,000	£120	£24,000
Subtotal Service	Connection	s				£118,000		£154,000		£188,000		£304,000
Subtotal Constru	uction					£299,890		£361,290		£375,560		£516,960
Other Charges												
Consent to connewater)	ct (foul	N	per application	1	£270	£270	£270	£270	£370	£370	£370	£370
Consent to connewater)	ct (surface	N	per application	1	£270	£270	£270	£270	£370	£370	£370	£370
Subtotal						£540		£540		£740		£740
Infrastructure Ch	narges											
Infrastructure Cha	arge (water)	N	per connection	200	£885	£177,000	£885	£177,000	£1,475	£295,000	£1,475	£295,000
Infrastructure Cha	irge	N	per	200	£455	£91,000	£455	£91,000	£485	£97,000	£485	£97,000
(wastewater) Subtotal			connection			£268,000		£268,000		£392,000		£392,000
Environmental Co Water	mponent	N	per connection	200		2200,000		2200,000	£255	£51,000		£51,000
Environmental Co Waste	mponent	N	per connection	200					£40	£8,000	£40	£8,000
Environmental Dis Tier 1	scount Water	N	per connection	200	-£400	-£80,000	-£400	-£80,000	-£400	-£80,000	-£400	-£80,000
Environmental Dis	scount	N	per	200	-£280	-£56,000	-£280	-£56,000	-£280	-£56,000	-£280	-£56,000
Waste Subtotal			connection			-£136,000		-£136,000		-£77,000		-£77,000
Total Scheme Co	net including	Environment	al Incentive			£436,190		£497,590		£695,515		£836,915
Total Gollenie Co	oot moluumg	LITTIONIONI	ai illocituve			2400, 190		L431,030		59.5%		68.2%

^{*} Mains Connection is contestable depending on accreditation. This example assumes no accreditation and Thames Water carries out the connection.

Scenario 6: Large housing development requiring new mains and communication pipes (excavation and reinstatement completed by Thames)

200 service connections off new mains, each with 3 metres of pipelaying in customer excavation. Plus, a total of 1000m of New Mains of which 20m of 180mm pipelaying in road, 100m of 180mm pipe in footpath, 480m of 125mm pipe and 400m of 90mm pipe laid in unmade ground.

							04/05	Thames Wa	ter Deliv		05/00	
						20	024/25 Barrier	Barrier Pipe		20	25/26 Barrier	
Item	1	Contestable (Y/N)	Unit	Quantity	Rate	Charge	pipe uplift rate	Total Charge	Rate	Charge	pipe uplift rate	Barrier Pipe Total Charge
Pre-construc	tion Char	ges										
Application Fe	ee	N	per application	1	£180	£180	£180	£180	£200	£200	£200	£200
Administration		Not charg	ed by Thames	Water								
Design Fee (I		Υ	connection Band	50+	£3,580	£3,580		£3,580	£4,015	·	·	· ·
Subtotal Construction	Charnes					£3,760		£3,760		£4,215		£4,215
Connection			per					244.000				
250mm	Road	N (CA*)	connection	1	£14,690	£14,690	£14,690	£14,690	£11,050	£11,050	£11,050	£11,050
Pipe 180mm	Road	Y	per metre	20	£920	£18,400	£960	£19,200	£980	£19,600	£1,010	£20,200
Pipe 180mm	Footpath	Υ	per metre	100	£830	£83,000	£860	£86,000	£760	£76,000	£790	£79,000
Pipe 125mm	Unmade	Υ	per metre	480	£330	£158,400	£350	£168,000	£300	£144,000	£320	£153,600
Pipe 80/90mm	Unmade	Y	per metre	400	£300	£120,000	£310	£124,000	£270	£108,000	£280	£112,000
Traffic Management	Inclu	uded in Connecti	on and Pipelayi	ing fees						£15,110		£15,310
Subtotal Mai	n					£394,490		£411,890		£373,760		£391,160
Connection 25/32mm	Unmade	Y	per connection	200	£1,370	£274,000	£1,430	£286,000	£1,580	£316,000	£1,820	£364,000
Pipe 25/32mm	Unmade	Y	per metre	400	£230	£92,000	£280	£112,000	£170	£68,000	£200	£80,000
Traffic Management		lanagement, Me in your Connect quote but showr	ion/Pipelaying f	fee on your						£114,000		£130,000
Meter Installation	Road	Y	per connection	200					£40	£8,000	£40	£8,000
Meters (Smart)	Road	N	per connection	200					£120	£24,000	£120	£24,000
Subtotal Ser		ections				£366,000		£398,000		£530,000		£606,000
Subtotal Cor						£760,490		£809,890		£903,760		£997,160
Other Charg Consent to co		N	per	1	£270	£270	£270	£270	£370	£370	£370	£370
(foul water) Consent to co	nnect		application per									
(surface water)	N	application	1	£270	£270		£270	£370	£370		£370
Subtotal Infrastructure	e Charges	,				£540		£540		£740		£740
Infrastructure			per			0.1== 000		0.1== 000				
(water) Infrastructure		N	connection	200	£885	£177,000		£177,000	£1,475	,	£1,475	£295,000
(wastewater)	01.0190	N	connection	200	£455	£91,000		£91,000	£485	£97,000		£97,000
Subtotal Environmenta						£268,000		£268,000		£392,000		£392,000
Component W	ater	N	per connection	200					£255	£51,000	£255	£51,000
Environmenta Component W	aste	N	per connection	200					£40	£8,000	£40	£8,000
Environmenta Discount Wate	er Tier 1	N	per connection	200	-£400	-£80,000	-£400	-£80,000	-£400	-£80,000	-£400	-£80,000
Environmenta Discount Wast		N	per connection	200	-£280	-£56,000		-£56,000	-£280			-£56,000
Subtotal						-£136,000		-£136,000		-£77,000		-£77,000
Total Scheme	e Cost inc	luding Environi	mental Incenti	ive		£896,790		£946,190		£1,223,715		£1,317,115
										36.5%		39.2%

^{*} Mains Connection is contestable depending on accreditation. This example assumes no accreditation and Thames Water carries out the connection.

Scenario 7: Large block of 200 flats

180mm Connection to an existing main in the road. 8 metre of pipework in the road, and 3 metres in the footpath.

								Thames Wa	ter Delivere			
						20	24/25			202	5/26	
Item	n	Contestable (Y/N)	Unit	Quantity	Rate	Charge	Barrier pipe uplift rate	Barrier Pipe Total Charge	Rate	Charge	Barrier pipe uplift rate	Barrier Pipe Total Charge
Pre-construction	on Charges											
Application Feel	NC	N	per application	1	£100	£100	£100	£100	£105	£105	£105	£105
Administration Fee		Not cha	rged by Thame	s Water								
Design Fee (De checking for self		Υ	per connection	200	£100/£60	£12,040	£100/£60	£12,040	£105/£60	£12,045	£105/£60	£12,045
Subtotal						£12,140		£12,140		£12,150		£12,150
Construction C	Charges											
Connection 180mm	Road	N (CA*)	per connection	1	£15,380	£15,380	£15,920	£15,920	£12,505	£12,505	£13,005	£13,005
Pipe 180mm	Road	N (CA*)	per metre	7	£1,050	£7,350	£1,050	£7,350	£750	£5,250	£750	£5,250
Pipe 180mm	Footpath	N (CA*)	per metre	3	£830	£2,490	£890	£2,670	£590	£1,770	£620	£1,860
Traffic Management	Include	d in Connection quote but show								£9,220		£9,200
Meter Installation	Road	Y	per connection	1					£70	£70	£90	£90
Meters (Smart) External	Road	N	per connection	1					£685	£685	£685	£685
Internal Meters : line	20mm in	N	per meter	200	£210	£42,000	£210	£42,000	£210	£42,000	£210	£42,000
Subtotal						£67,220		£67,940		£71,500		£72,090
Other Charges	3											
Consent to conr water)	nect (foul	N	per application	1	£270	£270	£270	£270	£370	£370	£370	£370
Consent to conr (surface water)	nect	N	per application	1	£270	£270	£270	£270	£370	£370	£370	£370
Subtotal						£540		£540		£740		£740
Infrastructure (Charges											
Infrastructure Cl (water)	harge	N	per connection	200	£885	177000	£885	£177,000	£1,475	£295,000	£1,475	£295,000
Infrastructure Cl (wastewater)	harge	N	per connection	200	£455	£91,000	£455	£91,000	£485	£97,000	£485	£97,000
Subtotal		1				£268,000		£268,000		£392,000		£392,000
Environmental C Water	<u>'</u>	N	per connection	200					£255	£51,000	£255	£51,000
Environmental C Waste	<u>'</u>	N	per connection	200					£40	£8,000	£40	£8,000
Environmental D Water Tier 1		N	per connection	200	-£400	-£80,000	-£400	-£80,000	-£400	-£80,000	-£400	-£80,000
Environmental D Waste	Discount	N	per connection	200	-£280	-£56,000	-£280	-£56,000	-£280	-£56,000	-£280	-£56,000
Subtotal						-£136,000		-£136,000		-£77,000		-£77,000
Total Scheme	Cost includi	ng Environmer	tal Incentive			£211,900		£212,620		£399,390		£399,980
										88.5%		88.1%

[%] change 2025-26 compared to 2024-25

^{*} All of the activity in this scenario is contestable depending on accreditation. This example assumes no accreditation and Thames Water carries out all the activity, so there are no alternate provider scenarios.

Declaration

- 1. We confirm on behalf of the Board, that the Company has followed robust and rigorous procedures in developing and approving the 2025-26 Charging Arrangements for new connections.
- 2. We have assessed and approved the impacts on customers' bills and the handling strategies that have been adopted.
- 3. This document is signed by Alastair Cochran (Chief Financial Officer), Cathryn Ross (Strategy & External Affairs Director) and Nick Land (Senior Independent Non-Executive Director) on behalf of the Board.

Dated: 15 January 2025	Dated:	15 January 2025
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Signed: Signed: Oathan Base Stratem &

Alastair Cochran, Chief Financial Cathryn Ross, Strategy & External Affairs Director

Dated: 17 January 2025

Signed:

Nick Land, Senior Independent Non-Executive Director

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For and on behalf of Thames Water Utilities Limited

