

Leep Networks (Water) Ltd.  
Wholesale Charges  
Scheme for England.

2021 - 2022



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# 1. Introduction and Scope

## Introduction

Leep Networks (Water) Ltd (LNWL) is a licensed water & sewerage undertaker operating in the New Appointments & Variations (NAV) market. This document contains the LNWL (the Company) Wholesale Charges Scheme for 2021/22 (the Scheme).

The Scheme is produced with reference to the Wholesale charging rules issued by the Office for Water Regulation (Ofwat) in March 2020. The full text of these rules is available at: <https://www.ofwat.gov.uk/wp-content/uploads/2018/10/Wholesale-Charging-Rules-issued-by-OFWAT-under-sections-66E-and-117I-of-the-Water-Industries-Act-1991.pdf>

## Scope

Since April 2017, occupiers or owners of eligible non-household premises have been able to choose their supplier of Retail services. Eligible Premises are defined within the guidance issued by the Regulator (Ofwat). Further information may be found at: <http://www.ofwat.gov.uk/publication/eligibility-guidance-whether-non-household-customers-england-wales-eligible-switch-retailer/>.

This Scheme sets out the charges made for Wholesale services to the relevant Licensed Retailer representing such premises and does not represent the final Retail charges that may be made at the point of use. Wholesale charges for residential properties may differ from those presented here and are available on request. The Scheme only applies to Wholesale charges made within the areas for which the Company is the appointed water and / or sewerage undertaker; these areas are shown in the list below:

- Abbotswood, Romsey SO51;
- Barking Riverside, Barking IG11;
- Brewery Square, Dorchester DT1;
- Bromley Common, Greater London BR2;
- Castle Way, Salisbury SP4;
- Chatham Waters, Gillingham ME4;
- Chestnut Avenue SO50;
- Embassy Gardens, London SW8;
- Emerson's Green, Bristol BS16;
- Farndon Road, Market Harborough LE16;
- Graylingwell Park, Chichester PO19;
- Great Western Park, Didcot OX11;
- Hale Village, London N17;
- Heart of East Greenwich, London SE10;
- Hills Farm Lane, Horsham RH12;
- Kennet Island Phases 5, 6 and 7, Reading RG2;
- Kingsbrook, Aylesbury HP22;
- Kingsmere, Oxfordshire OX26;
- Landmark, Salford M5;
- LIBP, Liverpool L24;
- Livesey Branch Road, Blackburn BB2;
- Marine Wharf, Deptford SE8;
- MediaCityUK, Salford M50.
- Millharbour, London E14;
- New South Quarter, Croydon CR0;
- Newlands, Waterlooville PO7;
- No. 1 Old Trafford, Salford M17;
- Norwich Common, Wymondham NR18;
- Old Sarum, Salisbury SP4;
- Park Views, Epsom KT19;
- Prince of Wales Gardens, London SW8;
- RAM Quarter, London SW18;
- Riverlight, Battersea SW8;
- The Gateway, Bristol BS16
- White City, London W12;

Maps of the Company's appointed areas are not included within this document, but may be found on our website in the England Water Retail Charges Scheme information, at the following link: <https://www.leeputilities.co.uk/sse-water-retail-charges-202122-england>

## 2. Value Added Tax

This section is a summary description of the VAT liability of charges and is subject to changes in VAT legislation and rates of VAT.

Measured water supply charges to businesses whose predominant activity falls within categories 1 to 5 of the Standard Industrial Classification (1980 Edition), i.e.:

1. energy and water supply industries;
2. extraction of minerals and ores other than fuels, manufacture of metals, mineral products and chemicals;
3. metal goods, engineering and vehicles industries;
4. other manufacturing industries;
5. construction;

are subject to Value Added Tax (VAT) at the standard rate. Water supply charges to all other customers are zero rated.

For properties where waste is disposed of via a public sewer, measured sewerage and sewage disposal charges and trade effluent charges are always zero rated.

Charges for engineering and construction services are subject to VAT at the standard rate unless they relate to new construction of dwellings, in which case they are zero rated.

All charges in the Scheme are shown exclusive of VAT.

## 3. General

### **Assessed Charges**

All the Company's supply points are metered and it does not generally offer assessed charges. In cases where an alteration to existing premises results in a situation where a meter cannot be fitted, the Company may apply assessed charges, as outlined in 'Alterations to Premises'.

### **Alterations to Premises**

Except where otherwise agreed with the Company, any alterations to existing Premises that result in the creation of additional Premises must be so made that each of the Premises is separately connected to the Company's water main and can be separately metered. Each Consumer must meet the costs of appropriate alterations to the pipework. In default, the Company may either terminate or refuse to make a new connection or carry out the necessary work and recover reasonable costs.

A charging value or charge may be assessed if metering is not practicable, or until such time as a meter can be fitted. In such cases an assessed charge will normally be based on the assumed meter size and consumption that would have applied.

Assessed charges will apply from the date an inspection determines that metering is impracticable.

In cases of illegal connection, the Company may pursue all appropriate criminal and civil remedies.

### **Meter Reading**

The Meter Reading is evidence of consumption and meter readings will be taken at such intervals as the Company may determine. Meters are normally read either quarterly or monthly, and bills are issued accordingly, based on the actual usage shown on the meter. The Company will seek to read every meter at least once every 12 months.

If the Company cannot read the meter, it may ask the Consumer to provide a reading. In the event of no reading being obtained, the Company will estimate usage based on previous consumption (or for any period prior to meter installation or where there is no record of previous consumption, assumed usage). Where a meter has stopped recording or fails to correctly register the quantity of water consumed, the Company will estimate usage for any period when the meter was out of order, based on the most reliable data available (normally either previous or subsequent consumption). Any such estimates may be adjusted later if necessary.

On the occasion of the first meter reading after 1 April in each Charging Year, the Company will apportion the consumption on a pro-rata basis as between the current Charging Year and the previous Charging Year and bill accordingly.

#### **Unoccupied Properties**

The Company does not presently apply fixed or standing charges to unoccupied premises, though any consumption recorded on the meter will be charged as though the premises were occupied.

Where the Company believes that an occupancy status is incorrectly recorded, the Company will investigate and if evidence is found to support a change in occupancy then the Company will, in the first instance, contact the relevant Retailer with a request to amend the status of that premise. Occupancy will be determined in accordance with CSD0104.

If bilateral discussions do not conclude to the satisfaction of both parties, the Company may submit a vacancy change application to the Market Operator. The Company reserves the right to recover costs associated with any investigation where that investigation results in a change to the status of premises.

## **4. Primary Charges**

Primary charges are those charges made for abstraction, treatment and delivery of potable water and for the collection, treatment and disposal of waste and the maintenance of the physical networks. Primary charges will consist of volumetric charges plus any fixed and / or annual charges, where applicable.

Where the Company becomes aware that an eligible premise is fitted with a meter and / or records levels of consumption or discharge not listed in the tables within this document, the Company will, at its discretion, set charges that would have applied in such circumstances had the premise been supplied by the previously appointed wholesaler for that area.

### **Water**

#### **Volumetric Charge**

The volumetric charge will be calculated by reference to the consumption recorded on the meter connected to the premises, multiplied by the volumetric rate (pence per cubic metre) applicable to the appointed area, as set out in the tariff tables below. The volumetric rate may vary according to the volume consumed annually, whereby Intermediate and Large User charging bands may apply.

#### **Fixed Annual Charge**

For each premise a fixed annual charge may be applied. These charges, where applicable, are set out in the tariff tables below. Such charges may include standing charges related to meter size and / or supplementary charges related to annual consumption. A limited number of meter sizes are shown in the tariff table in this document, representing the meters usually fitted by the Company. Where the Company agrees, meter sizes not shown in the table may be fitted and charges relevant to that meter size will be advised to the customer.

### **Sewerage**

Sewerage charges will consist of (a) a volumetric charge relating to the volume of the water delivered to the premises, plus (b) highway drainage and / or surface water charges, plus (c) a standing charge, plus (d) a fixed annual charge, where applicable.

#### **Volumetric Charge**

The volumetric charge will be calculated by multiplying the applicable tariff by the volume of water recorded on the meter. The calculation will include an allowance for the portion of the delivered water which is not discharged from the premises. Should a customer be able to show that the volume not discharged is greater than the allowance applied to their premises, the Company will consider reducing the volume used in the charge calculation by an equivalent amount.

#### **Standing Charge – Surface Water**

The charge for surface water from premises is recovered through either the standing charge or is based on site area. The standing charge is set according to supply pipe size and / or annual volume. Charges are set out in the tariff tables in this document. Where a customer can demonstrate to the satisfaction of the Company that no surface water from the premise discharges to the Company's sewerage network, the Company will apply the full Abated standing charge as shown in the tariff tables.

### **Standing Charge – Highways Drainage**

Highways Drainage charges are collected through standing charges or calculated according to site area and are applied to all occupied premises.

### **Notes on Charges related to Site Area**

Where site area is the basis for charging for Surface Water and / or Highways drainage and where there is a common area appertaining to separately occupied Premises, the Chargeable Area for each such Premise shall be calculated to include a proportionate part of any such common area, by assigning any such area pro rata to the individual site area measurement of each such separate Premises. Chargeable Areas appertaining to Premises individually assessed for business rate purposes may not be aggregated.

In the case of buildings in multiple occupation, common areas may include areas both internal and external to those buildings. The Chargeable Area for such Premises shall be calculated to include a proportionate part of any such common area by dividing any such area pro rata to the individual site area or charging value of each such separate premises.

Shared car parks will normally be apportioned to separately occupied Premises on the above principles. However, the Company may also enter into an agreement with the site owner or freeholder, whereby that person would be liable for the charges for the Chargeable Area of the car park. Should the owner or freeholder default on payment of such charges, then the Company will recover the charges from the Occupiers of the separately occupied Premises as described above.

For charging purposes, Premises will be allocated to a charging band based on their Chargeable Area, including the allocation of any shared areas as described above. The Company reserves the right to recover from the Licensee any costs that it has reasonably incurred in cases where a Licensee disputes either:

- a) the charging band to which those Premises have been allocated; or
- b) asserts that those Premises do not drain any surface water or groundwater either directly or indirectly to a public sewer

and it is subsequently demonstrated that the Company's original assessment of the Premises was correct.

The Licensee must inform the Company of any change that may affect the charging band to which the Premises has been allocated.

### **Supplementary Charges**

For a premise discharging significant quantities of waste, large-user charges may be applied. These charges comprise a reduced volumetric tariff plus standing charges plus a fixed annual charge. The fixed annual charge is set according to the discharge band into which the premise falls. Details of these charges are set out in the tariff tables in this document.

## **5. How charges are applied**

### **General**

Charges will be due upon receipt by the Licensee of an invoice from the Company, the invoice to be based upon the scheduled Settlement Reports issued by the Market Operator. Payment terms will be in accordance with the Wholesale – Retail Contract signed by the Licensee and the Company. The failure of the Company to issue an invoice or the non-receipt of an invoice by the Licensee does not negate the responsibility of the Licensee to pay the charges.

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

### **Water charges**

All properties within the Company's appointed areas shall be metered. Unmetered charges are not available. Charges will be calculated according to the volume recorded on the meter, plus any relevant fixed and standing charges and will be applied to a single site, where "single site" means any premises whose water supply is measured by a single meter. The Company may, at its discretion, agree that a site served by more than one meter will be classed as a single site.

### **Sewerage charges**

For customers liable to pay sewerage charges, the full foul, surface water and highway drainage sewerage tariff will be applied to their account unless they apply in writing to pay the foul and highway drainage sewerage-only tariff. The foul and highway drainage sewerage-only tariffs for our appointed areas are set out in the tariff tables within this document.

The fully abated foul and highway drainage sewerage-only tariff will be applied to an account only when the Company is satisfied that the property draining to the Company's sewerage network has no surface water drainage connection to that network. Where a customer has taken steps to reduce the surface water ingress to our sewerage network, the Company may agree to a reduction in the surface water element of the drainage charges.

Once the Company has confirmed a customer's entitlement, the foul and highway drainage-only tariff will be applied to a customer's account from the start of the charging year in which a written application is received.

### **Concessionary Charges**

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

## 6. Secondary Charges

Secondary charges are charges made for services not directly related to the provision of potable water and / or the removal of waste. A list of some such charges is given in the table below, but LNWL reserves the right to also make charges for services not shown in the list, such charges to be set with due regard to the reasonable costs and supplementary charges incurred by the Company in making those services available.

Item	Description	Charge	Comments
a	Replacement of Lead Service Pipes	NA	LNWL has no lead pipes in its appointed areas (see Note 1)
b	Provision and maintenance of fire hydrants	£POA	Daily rate with a minimum half-day of £400 plus materials and sundry charges. (see Note 2)
c	Damage to apparatus	£POA	Daily rate with a minimum half-day of £400 plus materials and sundry charges. (see Note 3)
d	Water Fittings inspections	£POA	Daily rate plus an administration charge with a minimum half-day charge of £240 (see Note 4)
e	Site inspections	NA	(see Note 5)
f	Provision and use of standpipes	£POA	£3000 per year or £300 per month for 1" / 20mm standpipe, unlimited consumption. Minimum charge £300. Charges for standpipes larger than 1" / 20mm upon application. (see Note 6)
g	Testing of meters	£POA	Minimum £134 for meters at or below 25mm if meter found to be registering within acceptable limits. (see Note 7)
h	Disconnection & reconnection of service pipes	£POA	Daily rate with a minimum half-day of £400 plus materials and sundry charges. (see Note 8)
i	New connections	£POA	Daily rate with a minimum half-day of £400 plus materials and sundry charges. Infrastructure Charges may apply. (see Note 9)
J	Meter reading service	NA	(see Note 10)



## Notes on the Secondary Charges

### Note 1 – Replacement of lead service pipes

There are no lead service pipes within any of LNWL's appointed areas.

### Note 2 – The Provision and Maintenance of Fire Hydrants

Section 58 of the Water Industry Act 1991 allows for the owner or occupier of any factory or place of business to request a water undertaker to fit a fire hydrant to a suitable main or pipe belonging to that undertaker at a location as near as conveniently possible to that factory or place of business. This Section also allows for the recovery of expenses incurred by the water undertaker associated with fitting said requested hydrant, such cost to be recovered from the owner or occupier of the building.

### Note 3 – Damage to Apparatus

Where LNWL's apparatus is damaged, we will charge the responsible party for the reasonable costs of repair. Our charges will include contractor costs, materials and any associated highway and local authority charges. Consequential losses, such as consumption of water or damage due to flooding, may also be charged.

### Note 4 – Water Fittings inspections

LNWL has a duty under the Water Industry Act 1991 to ensure that the water it supplies is wholesome and fit for human consumption. The Company also has a duty to prevent waste, misuse, undue consumption and erroneous measurement under the Water Supply (Water Fittings) Regulations 1999. Where we have reason to believe that a plumbing installation may pose a contamination risk to its network, the Company reserves the right to inspect the installation with a view to determining what, if any, remedial action shall be taken. The charges for such an inspection and any subsequent actions required will be borne by the occupier or owner of the building.

The above notwithstanding, LNWL does not carry out Water Fittings inspections at existing premises for any purposes other than where it believes a contravention may have taken place and does not currently offer this service where an owner or occupier wishes to arrange an inspection for its own auditing purposes.

### Note 5 – Site inspections

LNWL does not carry out site inspections at existing premises other than where it believes a breach of regulations may have taken place and does not currently offer this service where an owner or occupier wishes to arrange an inspection for its own purposes.

### Note 6 – Provision and use of standpipes

Owners or occupiers or other authorised persons may request access to the Company's network for fixed periods using standpipes attached directly to hydrants or washouts. Applications for such access should be made in writing 14 calendar days in advance of the required date, although every effort will be made to satisfy a request made at shorter notice. Standpipes must be provided by the customer and shall have suitable backflow prevention fitted, shall have effective seals fitted to the base and shall be maintained in a leak-free condition. The Company reserves the right to revoke network access where a standpipe is found to be defective and to determine where on its network a standpipe may or may not be connected. The Company may require the fitting of a meter for the recording of consumption for charging or auditing purposes.

### Note 7 – Testing of meters

In accordance with the provisions of the Water (Meters) Regulations 1988, the owner or occupier of a premise who believes that the meter supplying that premise is faulty may require the Company to test the accuracy of the meter.

The Company will investigate the matter and if it considers that the meter is incorrectly recording use will fix or replace the meter as soon as possible. The Company may also choose to replace the meter if it considers that due to the age or type of meter that testing the meter would be un-economic.

If the Company considers that the meter is correctly recording use, but a customer believes that the meter is faulty, the customer can ask the Company to provide an application form for the meter to be tested. The meter will be sent to a Trading Standards approved test centre for testing and a new meter will be installed. There will be a charge for this activity if the test shows that the meter is correctly recording use. In such circumstances meters at or below 25mm nominal diameter will be charged at a fixed rate of £134. Meters larger than 25mm will be charged according

to a quotation provided by the Company.

A copy of the test results will be sent to the customer. If the test confirms that the meter is operating within the prescribed limits of error as set out in the applicable Regulations, a charge not exceeding that permitted under the Water (Meters) Regulations 1988 will be payable by the person requesting the test.

If the meter is found to have been over-recording use in accordance with the Regulations, it will be deemed to have begun to have registered use incorrectly from the date of the last, but one, meter reading taken by the Company (unless it can be shown that it became faulty at a later date). Charges will be amended back to that date based on meter readings taken by the Company from the replacement meter.

If a meter serving non-household premises is found to have under-recorded consumption the Company reserves the right to recover any additional charges which may be due for the period from the date the meter is deemed to have become faulty. In so doing it will use readings taken from the replacement meter to estimate what the level of use was in the period in question.

#### **Note 8 – Disconnection and re-connection of service pipes**

Disconnection and re-connection of premises may be requested by an authorised person or company. LNWL will consider the request and may survey the site prior to acceding to the request. Charges will reflect the actual costs associated with the activity plus a charge for administration.

#### **Note 9 – New connections**

An owner or occupier of premises may request a new or additional connection to those premises. Connections will be made in accordance with the provisions of the Water Industry Act 1991, Sections 45 and 106, subject to the availability of a suitable pipe, sewer or main and of adequate capacity within the SSE network and with due consideration given to the effect of that connection on existing LNWL customers. Charges for making a connection will be recovered from the person requesting the connection.

In addition to connection charges, Infrastructure Charges may be payable. More information about our Infrastructure Charges can be found in our household charges scheme, Section 9 at: <https://www.leeputilities.co.uk/sse-water-retail-charges-201920-england>

#### **Note 10 – Meter Reading services**

A contracted Licensee may request meter reading services from a relevant Wholesaler at a fee to be agreed. At the time of publication of this document, the Company does not offer this service.

## **7. Trade Effluent**

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

The trade effluent charge is payable during the period of discharge of the effluent or at the date payment is due.

We will make charges for the reception, conveyance, treatment and disposal components of trade effluent as is appropriate for the type of discharge. Trade effluent charges are payable for all premises consented to discharge trade effluent into public sewers. Any trade effluent charges payable are taken into account in the calculation of any volumetric sewage and sewage disposal charge. However, if in our view the costs of billing, calculating and recovering trade effluent charges will exceed the income, we may, at our discretion, waive the trade effluent charge and charge you for sewerage services as if the effluent was not subject to a trade effluent consent.

#### **Mogden Formula**

The charge is based on a standard unit charge per cubic metre of trade effluent discharged to a public sewer. The standard unit charge is based on the Mogden formula using the following factors:

R	Reception and conveyance
V	Preliminary and primary treatment
B1 & B2	Biological treatment
S	Sludge treatment and disposal

The charge per cubic metre of a particular trade effluent is calculated by adding the standard unit charge(s) for each of the above

factors which are applicable to the treatment and disposal of that effluent, having first adjusted where necessary items B2 and S. This is to take account of the relative strengths for chemical oxygen demand and suspended solids of the particular effluent and the average effluent (mixed sewage and trade effluent) received at the wastewater treatment works in long-term average rainfall conditions.

<b>The Mogden formula by which this calculation is made is</b>	
$C = (R + V + B1) + (B2 \times Ot/Os) + (S \times St/Ss)$	
Where:	
C	is the unit charge per cubic metre of trade effluent discharged
R	is the unit cost per cubic metre for the reception and conveyance of sewage
V	is the unit cost per cubic metre of the preliminary and primary treatment of the sewage in our wastewater treatment works
B	is the unit cost per cubic metre of the biological oxidation treatment of settled sewage. It consists of two elements: B1 is the unit charge per cubic metre relating to the capital costs associated with secondary treatment and B2 is the unit cost per cubic metre relating to all other biological oxidation treatment costs
S	is the cost per cubic metre of treatment and disposal of primary sewage sludge
Ot	is the chemical oxygen demand (COD) in mg/l of the trade effluent after 1 hour quiescent settlement at pH7 or at the pH of the mixed sewage
Os	is the chemical oxygen demand (COD) of <b>350</b> mg/l of average strength settled sewage
St	is the suspended solids in mg/l of the trade effluent at pH7 or at the pH of the mixed sewage
Ss	is the suspended solids of <b>230</b> mg/l of average strength crude sewage

If the combined foul effluent and trade effluent discharge from a premise is more than 50 megalitres (50,000 cubic metres) per annum, a reduction in the standard charge for the reception and conveyance of sewage can apply upon receipt of a valid application. Eligibility for the reduced charge will be reviewed annually. This reduction also applies if a premise has a private supply of water.

## 8. Gap Sites

The Company does not presently operate a gap site incentive scheme.

## 9. Wholesale – Retail Contract

A licensee wishing to provide Retail services to non-household premises within the Company's appointed areas must enter into an appropriate contract with the Company. More information on the Wholesale – Retail Contract may be found in the "Schedule 1s" subgroup at:

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

## 10. Summary Tables of LNWL's Wholesale Charges 2021/22

### Table of Wholesale Charges for 2021/22 for:

Old Sarum, SP4  
 Castle Way, SP4  
 Brewery Square, DT1

Valid from 1 April 2021

	Water		Sewerage		
Consumption (m <sup>3</sup> /annum)	Fixed Charge per annum	Volumetric charge per cubic metre	Fixed site charge per annum	Abated Drainage charge per annum*	Volumetric charge per cubic metre
0 - 20000	£0.00	199.49p	See meter size	See meter size	158.05p
Meter Size (mm)			Full Drainage charge per annum	Abated Drainage charge per annum*	
20	£4.00	n/a	£42.00	£21.00	158.05p
25	£46.00	n/a	£214.00	£107.00	158.05p
40	£46.00	n/a	£480.00	£240.00	158.05p
50	£46.00	n/a	£880.00	£440.00	158.05p
80	£46.00	n/a	£2,250.00	£1,125.00	158.05p
<p><i>*Where measured water consumption is between 20,000m<sup>3</sup> and 162,000m<sup>3</sup>, or the effluent is charged on the basis of strength, the sewerage Standing Charge will be fixed at £2,650 full and £1,325 abated, irrespective of meter size.</i></p>					
<p><i>*The abated standing charge is payable where no part of the property is connected for surface water 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>					

Table of Wholesale Charges for 2021/22 for:

Hale Village, N17  
 Kennet Island, RG2  
 Bromley Common, BR2  
 Park Views, KT19  
 Kingsmere, OX26 (water only)

Great Western Park, OX11  
 RAM Quarter, SW18  
 Kingsbrook, HP22  
 New South Quarter, CRO  
 Marine Wharf, SE8

Riverlight, SW8  
 Embassy Gardens, SW8  
 Heart of East Greenwich, SE10  
 Millharbour, E14  
 Prince of Wales Gardens, SW8  
 White City, W12

Valid from 1 April 2021

	Non-Household Water		Non-Household Sewerage		
Meter size	Standing charge per annum	Volumetric charge per cubic metre	Full standing charge per annum	Abated standing charge per annum*	Volumetric charge per cubic metre
15mm	£0.00	See below	£46.34	£17.02	See below
20mm	£0.00	See below	£128.07	£55.45	See below
25mm	£0.00	See below	£228.97	£99.29	See below
40mm	£0.00	See below	£513.59	£221.80	See below
50mm	£0.00	See below	£912.03	£394.62	See below
80mm	£0.00	See below	£2,053.06	£888.55	See below
100mm	£0.00	See below	£3,650.72	£1,579.75	See below
Consumption (m3/yr)		Volumetric charges in pence / cubic metre			
0 - 20000	£0.00	148.28p	n/a	n/a	90.51p
20000 - 50000	£0.00	135.68p	n/a	n/a	90.51p
50000 - 100000	£0.00	111.21p	n/a	n/a	90.51p
100000 - 250000	£0.00	111.21p	n/a	n/a	72.41p
Supplementary Large User Charges - Clean			Supplementary Large User Charges - Waste		
20000-50000	£2,544.00		over 100000	£18,102.00	
50000-250000	£14,884.00				

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

Table of Wholesale Charges for 2021/22 for:

Graylingwell Park, PO19  
Newlands, PO7

Valid from 1 April 2021

Non-Household Water		Non-Household Sewerage				
m3 / yr	Intermediate / Large user site fee	Volumetric charge per cubic metre	Annual Volume (m3)	Fixed charge	Abated standing charge per annum	Volumetric charge per cubic metre
0 - 10000	£0.00	73.98p	0-1000	see below	see below	204.50p
10,000-50,000	£218.22	71.80p	1001 - 4999	see below	see below	204.50p
			5000 - 20,000	see below	see below	204.50p
			> 20,000	see below	see below	204.50p
Meter Size	Standing charge per annum	Volumetric charge per cubic metre	Meter Size	Full standing charge per annum	Abated standing charge*	Volumetric charge per cubic metre
15mm	£8.62	As above	15mm	£32.40	£10.80	see above
20mm	£12.73	As above	20mm	£97.20	£10.80	see above
25mm	£67.08	As above	25mm	£183.60	£10.80	see above
40mm	£146.92	As above	40mm	£226.80	£10.80	see above
50mm	£187.09	As above	50mm	£442.80	£10.80	see above
80mm	£276.86	As above	80mm	£572.40	£10.80	see above
100mm	£704.23	As above	100mm	£1,436.40	£10.80	see above
*The abated charge is applicable where no part of the property is connected for surface water drainage.						

Table of Wholesale Charges for 2021/22 for:

Barking Riverside, IG11

Valid from 1 April 2021

Non-Household Water			Non-Household Sewerage		
Meter size (mm)	Standing charge	Volumetric charge	Full standing charge	Abated standing charge	Volumetric charge
	per annum	per cubic metre	per annum	per annum*	per cubic metre
15	£20.20	See below	£46.34	£17.02	See below
20	£20.20	See below	£128.07	£55.45	See below
25	£33.70	See below	£228.97	£99.29	See below
40	£67.33	See below	£513.59	£221.80	See below
50	£168.33	See below	£912.03	£394.62	See below
80	£505.00	See below	£2,053.06	£888.55	See below
100	£505.00	See below	£3,650.72	£1,579.75	See below
m3/annum	Fixed charge	Volumetric charge	Fixed charge	Fixed charge	Volumetric charge
	per annum	per cubic metre	per annum	per annum	per cubic metre
0 - 20000	£0.00	135.08p	n/a	n/a	90.51p
20000 - 50000	£1,350.50	128.33p	n/a	n/a	90.51p
50000 - 100000	£6,756.15	117.52p	n/a	n/a	90.51p

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

Table of Wholesale Charges for 2021/22 for:

Norwich Common, NR18

Valid from 1 April 2021

Annual Consumption cubic metres per annum	Non-Household Water		Non-Household Sewerage		
	Standing Charge	Volumetric Charge	Full Standing Charge	Abated Standing Charge*	Volumetric Charge
	per annum	per cubic metre	per annum	per annum	per cubic metre
0 - 500	£7.25	137.35p	£62.00	£26.00	155.00p
501 - 5000	£58.00	127.18p	£97.00	£45.00	150.85p

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



Table of Wholesale Charges for 2021/22 for:

Farndon Road, LE16

Valid from 1 April 2021

	Non-Household Water		Non-Household Sewerage		
Meter size mm	Standing charge per annum	Volumetric Charge per cubic metre	Standing Charge per annum	Abated Standing Charge* per annum	Volumetric Charge per cubic metre
15	£10.12	154.10p	see below	see below	see below
20	£10.12	154.10p	see below	see below	see below
40	£32.98	154.10p	see below	see below	see below
50	£40.88	154.10p	see below	see below	see below
80	£58.72	154.10p	see below	see below	see below
100	£63.51	154.10p	see below	see below	see below
Annual Consumption m3					
0 - 500			£62.00	£26.00	155.00p
501 - 5000			£97.00	£45.00	150.85p
Water Supply Supplementary Fixed Charges					
Annual Consumption m3			per annum		
0 - 5000			£6.74		
*The abated standing charge is payable where no part of the property is connected for surface water drainage					

Table of Wholesale Charges for 2021/22 for:

Hills Farm Lane, RH12  
 Chatham Waters, ME4  
 Abbotswood, SO51 (sewerage only)  
 Chestnut Avenue, SO50 (sewerage only)

Valid from 1 April 2021

	Non-Household Water		Non-Household Sewerage		
Annual Volume (m3)	Fixed charge	Volumetric charge	Fixed charge	Abated fixed charge	Volumetric charge
	per annum	per cubic metre	per annum	per annum	per cubic metre
0-1000	£0.00	136.50p	see below	see below	204.50p
1001 - 5000	£0.00	144.60p	see below	see below	204.50p
5001 - 20,000	£540.00	133.80p	see below	see below	204.50p
> 20,000	£2,020.00	126.40p	see below	see below	204.50p
Meter Size	Standing charge	Volumetric charge	Full standing charge	Abated standing charge*	Volumetric charge
	per annum	per cubic metre	per annum	per annum	per cubic metre
Up to 20mm	see above	see above	£97.20	£10.80	see above
Up to 25mm	see above	see above	£183.60	£10.80	see above
Up to 40mm	see above	see above	£226.80	£10.80	see above
Up to 50mm	see above	see above	£442.80	£10.80	see above
Up to 80mm	see above	see above	£572.40	£10.80	see above
Up to 100mm	see above	see above	£1,436.40	£10.80	see above
*The abated charge is applicable where no part of the property is connected for surface water drainage.					

Table of Wholesale Charges for 2021/22 for:

Emerson's Green, BS16  
The Gateway, BS16

Valid from 1 April 2021

Non-Household Water			Non-Household Sewerage			
Consumption	Fixed Charge	Volumetric charge	Meter size	Standing charge*	Abated standing charge**	Volumetric charge
m3 per annum	per annum	per cubic metre	mm	per annum	per annum	per cubic metre
0 - 1000	£5.09	128.70p	20	£42.00	£21.00	158.05p
1001 - 5000	£11.03	127.00p	25	£214.00	£107.00	158.05p
5001 - 15000	£37.96	125.20p	40	£480.00	£240.00	158.05p
15001 - 50000	£1,836.00	110.90p	50	£880.00	£440.00	158.05p
Standing Charge per meter per annum		n/a	80	£2,250.00	£1,125.00	158.05p
<p><i>*Where measured water consumption is between 20,000m3 and 162,000m3, or the effluent is charged on the basis of strength, the sewerage Standing Charge will be fixed at £2,650 full and £1,325 abated, irrespective of meter size.</i></p>						
<p><i>**The abated standing charge is payable where no part of the property is connected for surface water 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>						

Table of Wholesale Charges for 2021/22 for:

No. 1 Old Trafford, M17  
 Livesey Branch Road, BB2  
 Landmark, M5  
 MediaCityUK, M50  
 Liverpool International Business Park, L24

Valid from 1 April 2021

	Non-Household Water		Non-Household Sewerage				
Meter size	Standing charge per annum	Volumetric charge per cubic metre	Site area charging band	Chargeable area m2	Surface Water per annum*	Highways Drainage per annum	Full Charge per annum
15mm	£15.87	See below	Band 1	up to 124	£88.31	£37.85	£126.16
20mm	£16.05	See below	Band 2	125 - 299	£219.37	£94.01	£313.38
25mm	£25.22	See below	Band 3	300 - 649	£488.87	£209.51	£698.38
30mm	£25.22	See below	Band 4	650 - 1499	£1,106.12	£474.05	£1,580.17
40mm	£35.23	See below	Band 5	1500 - 2999	£2,313.60	£991.55	£3,305.15
50mm	£46.25	See below	Band 6	3000 - 6999	£5,143.90	£2,204.53	£7,348.43
80mm	£52.41	See below	Band 7	7000 - 11999	£9,772.82	£4,188.35	£13,961.17
100mm	£57.18	See below	Band 8	12000 - 17999	£16,145.98	£6,919.71	£23,065.69
Water (m3/yr)			Band 9	18000 - 24999	£23,142.81	£9,918.35	£33,061.16
0 - 50000	As above	171.60p	Band 10	25000 - 49999	£40,365.75	£17,299.61	£57,665.36
Select 50	As above	131.20p	Band 11	50000 - 74999	£67,276.63	£28,832.84	£96,109.47
Waste (m3/yr)			Band 12	75000 - 99999	£94,187.48	£40,366.06	£134,553.54
0 - 50000	£0.00	116.60p	Band 13	100000 - 124999	£121,098.34	£51,899.29	£172,997.63
>50000	£0.00	110.40p	Band 14	125000 - 149999	£148,009.22	£63,432.51	£211,441.73
Supplementary Select 50 Charges - Clean	£20,200.00		Band 15	150000 +	£174,920.59	£74,965.96	£249,886.55
Trade Effluent charges for average strength effluent (per m3)	C	R	V	B1	B2	S	Minimum Annual Charge per discharge point
	£0.8928	£0.3416	£0.1789	£0.0519	£0.1430	£0.1774	£190.13

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

January 2021

Leep Networks (Water) Limited (LNWL) is a trading name of Leep Utilities Limited. The Registered Office of LNWL is The Greenhouse, MediaCityUK, Salford, M50 2EQ. Registered in England & Wales No. 06021063.  
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