



# Leep Networks (Water) Ltd Non-Household Retail Charges Scheme for Customers in England

2021 - 2022

This document contains the Leep Networks (Water) Ltd (the Company) Non-household Charges Scheme for 2020/21 (the Scheme).

The Scheme is made by the Company pursuant to the provisions of the Water Industry Act 1991 (the Act) and of the Instrument of Appointment (the Licence) made under sections 11 and 14 of the Water Act 1989. By the Act and the Licence the Company is authorised to fix, levy, demand and recover charges for any services provided in the course of carrying out its functions as a water undertaker and as a sewerage undertaker. The charges contained in the Scheme are fixed by the Company and are effective from 1 April 2020 for a period of 12 months except where otherwise indicated.

The Scheme applies to the Company's non-household water supply and sewerage customers within the following inset areas:

- Old Sarum, Salisbury SP4;
- Hale Village, London N17;
- Kennet Island Phases 5, 6 and 7, Reading RG2;
- Bromley Common, Greater London BR2;
- Park Views, Epsom KT19;
- Graylingwell Park, Chichester PO19;
- Kingsmere, Bicester, OX26;
- Great Western Park, Didcot, OX11;
- New South Quarter, Croydon CR0;
- Barking Riverside, Barking IG11;
- Farndon Road, Market Harborough LE16;
- Brewery Square, Dorchester DT1;
- Marine Wharf, Deptford SE16;
- Riverlight, Battersea SW8;
- Embassy Gardens, London SW8;
- Abbotswood, Romsey SO51;
- Hills Farm Lane, Horsham RH12;
- Heart of East Greenwich, London SE10;
- Newlands, Waterlooville PO7;
- Emerson's Green, Bristol BS16;
- Castle Way, Salisbury SP4;
- Kingsbrook, Aylesbury HP20;
- RAM Quarter SW18;
- Millharbour E14;
- White City, London W12;
- Chestnut Avenue, Eastleigh SO50;
- Prince of Wales Gardens, London SW11;
- White City, London W12;
- Chestnut Avenue, Eastleigh SO50;
- MediaCityUK, Salford M50
- LIBP, Liverpool L24;
- Chatham Waters, Gillingham ME4.

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## 1. Changes to the Non-household Retail Market

Since April 2017, occupiers or owners of eligible non-household premises have been able to choose their supplier of Retail services. Information about the new market arrangements may be found at: <http://www.open-water.org.uk/>

Eligible Premises are defined within the guidance issued by the water industry 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/>.

## 2. Value Added Tax

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 and will apply from 1 April 2021.

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

## 3. Main types of charges and special tariffs

### Measured charges

Measured charges are paid by occupiers of properties where a water meter provided by the Company has been installed. The charges comprise standing charges and a charge per cubic metre. Some tariffs also include fixed or supplementary charges, often combined with lower volumetric charges.

The income recovered from all measured water customers reflects the costs of supplying water to the group as a whole. Similarly, the income recovered from all measured sewerage customers reflects the costs of supplying sewerage services to the measured group as a whole.

All customers connected to our sewers pay for highway drainage. There are reductions in charges for those customers who discharge no surface water to our network as shown in the charging summaries.

Sewerage volumetric charges are based on the amount of water measured by the meter. An allowance is made in recognition of the fact that some water will be used but not returned to the sewer (the Non-Return to Sewer Allowance). This varies between different geographical areas and ranges from 2.5% to 10%. The difference will generally be expressed on a bill as a reduction in volume, though it may be incorporated into the tariff charged.

## **Large User Charges**

If you consume a significant quantity of water at a single site during any given year, you may qualify for a reduction in your volumetric charges. If Large User charges are applicable in your area, you will find further details in the individual site charging information.

## **4. Liability to pay charges**

### **Water charges**

Water charges are payable for a property if a supply of water is available for use in connection with that property. It is not necessary for the property itself to be connected to the water supply.

### **Sewerage charges**

Sewerage charges are payable for a property where the property benefits from the fact that it drains either directly or indirectly to a public sewer for which the Company is responsible or it benefits from facilities that drain as such. Drainage includes surface water drainage such as the rainwater from a roof and also highway drainage.

### **Water and sewerage charges are payable by the occupier of premises**

Unless there is an agreement between the Company and somebody else to pay charges for a property, legally the occupier of the property is liable to pay the charges. In the case of a tenanted property it is not sufficient for there to be a clause in the tenancy agreement that the landlord will pay the charges: the landlord must have confirmed in writing to the Company that she or he will pay the due charges. Tenants are advised to check that there is such a written agreement with their landlord.

### **What will happen if the third party does not pay as they have agreed?**

Where there is an agreement between the Company and a person other than the occupier of a property to pay any charges contained in the Scheme and payment is not made within 21 days of the due date, or by any other time which might have been agreed, the Company will pursue payment from the person who has made the agreement.

The Company reserves the right to cancel the agreement and charge the occupier of the property in accordance with the Scheme without prejudicing its right to pursue the person who made the agreement for any outstanding charges at the time of the cancellation.

### **Who is the “occupier of a property”?**

In the Scheme the term “occupier of a property” means in addition to any person in actual occupation of a property, any person who:

- a) maintains an existing or newly constructed property in a condition such that it can be more readily put to use for its intended purpose; or
- b) has sufficient control over the property to owe a duty of care towards those who come lawfully onto any part of that property; or
- c) is the occupier for the purpose of holding a licence to sell alcoholic drinks.

### **Liability for charges for unoccupied properties**

Measured water and sewerage charges are based on the volume of water recorded by the meter. Where a metered property is unoccupied and unfurnished or furnished and no water is being recorded by the meter, only the measured water and sewerage standing charges will be payable by the owner of the property. Where a property is unoccupied for a period of more than four weeks due to exceptional circumstances (such as death or long-term hospitalisation) we will waive all charges from the time the property became unoccupied. We may require the provision of suitable evidence before making this allowance.

## **Liability for charges on change of occupancy**

If a customer paying measured charges fails to provide at least two working days' notice that she or he is vacating the property, that customer will continue to be liable for charges until the date of whichever of the following occurs first:

- a) where the customer informs the Company of her or his vacation of the property less than two working days before, or at any time after she or he ceases to occupy it, the 28th day after the Company is informed of the vacation; or
- b) the day on which the meter would normally have been read in order for the amount of the charges to be determined; or
- c) the day on which any other person informs the Company that she or he has become the new occupier of the property.

Where a customer telephones the Company to notify it of their vacation of the property on the day of their vacation, the Company will close a meter account on the basis of a meter reading provided by the customer. If the customer is unable to provide a reading and is agreeable to closing and settling their account on the basis of an estimated closing bill provided by the Company, the account will be closed using that estimate.

Where an occupier of a property who is liable to pay measured charges vacates the property without notifying the Company and a new occupier takes up residence also without notifying the Company, once the Company becomes aware of the new occupier it will take meter readings to establish average daily use. This average daily use will then be used to calculate charges due from the new occupier between the date they occupied the property and date of the first meter reading taken by the Company.

## **Liability for charges when the person responsible for payment applies for bankruptcy**

Where an Order for Bankruptcy has been made in respect of a person liable to pay water and sewerage charges and that person remains resident in the property for which a debt for water and sewerage charges was subject to the Order for Bankruptcy, that debt will be limited to charges outstanding up to the date of the Order for Bankruptcy. Any charges outstanding in respect of the current financial year will be apportioned on a daily basis up to, and including, the date of the Order for Bankruptcy. Any charges for services provided after the Order for Bankruptcy shall become due on the next day of occupation after the Order for Bankruptcy and will be payable by the person responsible for the payment of water and sewerage charges in respect of the property in question on the same terms as payments would apply had the property been newly occupied on that day.

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

The previous section explained legal liability to pay charges. This section sets out how the Company will apply the charges contained in the Scheme.

The Company continues to have a legal right to charge commercial customers by agreement rather than in accordance with the Scheme (subject to a legal requirement that charges do not discriminate unduly in favour of or against any class of customer).

### **Measured charges**

Where the occupier of a property at which a meter has been installed is liable to pay water and/or sewerage charges the standard measured charges will apply.

The standard measured charges will also apply where a customer moves into a property at which a meter has been installed previously.

### **Water charges**

For measured water charges, the fact that a property might receive its water through a shared private service pipe does not affect liability to pay the standard charges in full and no reduction will be made to the standard charges.

## **Sewerage charges**

For customers liable to pay sewerage charges, the full foul, surface water and highway drainage sewerage tariff will be applied to their accounts unless they apply in writing to pay the foul and highway drainage sewerage only tariff. The foul and highway drainage sewerage only tariffs are set out in the Charges Summaries.

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 sewers has no surface water drainage connection to those sewers. 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 sewerage-only tariff will be applied to a customer's account from the start of the charging year in which a written application is received.

## **Private sewers**

For measured sewerage charges, the fact that a property might drain to a public sewer via an intermediary private sewer for which the occupier is wholly or jointly responsible does not entitle the occupier to any reduction in the standard sewerage charges.

Customers are advised to ask their solicitor, when considering buying a property, to check whether the property drains to a private sewer before it drains to a public sewer.

## **Measured sewerage charges and water used externally which may not be returned to a sewer**

When calculating measured sewerage charges, a Non-Return to Sewer Allowance will be given against the volume of water recorded by the meter in recognition of the fact that not all water used will be returned to a sewer. This varies between different areas and ranges from 2.5% to 10%.

Some properties might be able to show that more water is not returned to a sewer. If the customer can prove to the company that more of the water that they use does not go into a sewer we may be able to offer a more generous allowance.

If a metered customer intends using large amounts of water externally where water is not returned to a sewer and that customer does not wish to pay sewerage charges on this water, they must pay to have a sub-meter installed on the pipework immediately before the tap used for external use.

Their charges will then be calculated as follows:

- water and sewerage charges will be raised on the volume of water derived by deducting the reading on the sub-meter from the reading on the main meter. A further charge for water will be raised on the volume of water measured by the sub-meter. The relevant standing charges for the main meter will be payable in addition to the volume charges.

## **Concessionary Charges**

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

## **6. Other matters for customers paying metered charges**

### **Leakage from underground pipework**

Where a meter is installed externally it will record any leakage from the private underground service pipe between the meter and a property. If this happens a large bill may result. Provided certain criteria are met, the Company may grant a leakage allowance where a customer has received a large bill because of leakage.

Different criteria for leakage allowances apply to service pipes serving dwellings only and service pipes serving commercial properties or mixed-use properties. Full details of the Company's policies on leakage



allowances are set out in its Code of Practice on Leakage for Customers. Copies of this document can be obtained free of charge from our website at <https://www.leeputilities.co.uk/lwnl-leakage-code-of-practice>.

### **Issuing of bills when it has not been possible to read a meter**

Should the Company not be able to read a meter when it is due to read it, an estimated bill will be issued. The estimate will be based on past consumption at the property for the period for which the bill is issued.

Customers receiving an estimated bill may read their meters and return the bill with their reading written on it or telephone 0345 122 6780 to provide the Company with their meter reading. A replacement bill based on the customer's reading will be issued.

### **Customer requested meter readings**

Where a customer requests a meter reading outside the normal reading programme and not at change of tenancy then a fee of £40.80 (incl. VAT) will be charged during normal working hours (8am to 5pm Monday to Friday) and £60 (incl. VAT) outside normal working hours. This fee will not apply if the customer is physically unable to read the meter.

### **Queries over the accuracy of a meter**

In accordance with the provisions of the Water (Meters) Regulations 1988, a customer who believes the meter supplying her or his property is faulty may require the Company to test the accuracy of a meter.

Customers are asked to contact their Retailer if they consider that their meter is incorrectly recording use. If the customer has not chosen a new Retailer, then they should contact the Company on 0345 122 6780 and it will investigate the matter. If the Company considers that the meter is incorrectly recording use it will fix or replace the meter as soon as possible.

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 (or their Retailer) 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 if the test shows that the meter is correctly recording use.

A copy of the test results will be sent to the customer. If these confirm that the meter which was tested falls within the prescribed limits of error as set out in the Measuring Equipment (Cold-Water Meters) Regulations 1988 the Company will invoice the customer for its reasonable costs.

If the meter is found to have been over-recording use in accordance with the Water (Meters) Regulations 1988 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 installed when the faulty meter was removed for testing.

If a meter is found to have under-recorded use 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 meter installed when the faulty meter was removed to calculate what the level of use was in the period in question.

## **7. Compulsory metering of water supplies**

The Company has powers under the Water Industry Act 1991 to require certain categories of property to be metered. All premises in the Company's areas of appointment will be metered.

## **8. Payment of water and sewerage charges**

### **Measured water and sewerage charges**

Measured charges are payable in arrears and unless a customer has agreed a different payment arrangement with the Company, they are payable within 21 days of issuance of the bill.

Bills are usually issued at least every six months, though the Company reserves the right to read meters and issue bills



on a monthly basis. The Company aims to base bills on meter readings it has taken. Details of when an individual meter is due to be read are issued to customers when they have a meter installed or move into a metered property.

The Company operates a special Meter Payment Plan for metered customers. Under the Plan customers agree to pay a fixed amount each month. At the end of each year the Company will review the account and make any adjustments to the required monthly payment if water use has changed and the amount being paid is too high or too low.

If the account is in credit, customers can choose to have the over-payment refunded or carried forward to reduce next year's payments. If not enough has been paid, the debt will be added to the following year's bill and monthly payments re-set to repay the outstanding balance over the next 12 months.

Fortnightly or weekly plans for paying metered charges are available on request.

Monthly, fortnightly and weekly plans are also available for re-paying any arrears of metered charges.

For frequent payment plans we would prefer customers to call our Customer Service Team on 0345 122 6780 so that we can discuss their requirements with them and agree suitable plans. We will always require a payment plan to be set at a level which clears the current year's charges by 31 March but if there are arrears on the account we may be able to agree a longer period of time to make instalments more manageable.

Frequent payment plans can also be requested in writing by writing to Customer Accounts, Leep Networks (Water) Ltd, The Greenhouse, MediaCityUK, Salford M50 2EQ.

If you are concerned about your ability to pay your bill, please note that although LNWL does not currently offer reductions for those having difficulty in paying, we may be able to suggest ways to reduce your consumption. Please contact us on 0345 122 6780.

## **Payment arrangements for measured charges**

The following payment options are available to our customers:

- at a customer's own bank or building society (some banks now charge for this service) or via their bank or building society's internet or telebanking facilities;
- at any branch of Natwest (National Westminster Bank Plc);
- by Direct Debit;
- by phoning us with your debit or credit card details;
- by Standing Order;
- by cheque posted to Leep Networks (Water) Ltd, The Greenhouse, MediaCityUK, Salford M50 2EQ (but please do not send cash through the post); and
- through our website at <https://www.leeputilities.co.uk/make-a-payment>.

If you have difficulty making payment by any of the options listed above or would prefer to make a cash payment or to pay more frequently then please call our Customer Service Team on 0345 122 6780 so that we can discuss your requirements and agree a suitable payment option.

## **Failure to pay charges when they are due**

If we do not receive payment when it is due for water and sewerage services, there are a number of steps that we will take to recover the money owed. These are set out in our Code of Practice and Procedure on Debt Recovery which is available on our website.

After a first reminder the Company will send a notice that it intends to disconnect the water supply if the debt is not paid. If payment is still not made or the customer does not contact the Company to agree a payment plan, the supply may be disconnected. A Court Claim may then be issued to recover the outstanding debt if the customer does not contact the Company to agree a payment plan. To get the supply reconnected we will require payment of our reasonable costs, as well as payment of a significant proportion of the outstanding debt.

## Charging Summary Information for 2020/21

Non-household customers will be assigned one of the tariffs shown in the tables in this section. These tariffs may apply where a single site has annual consumption within one of the shown bands and will comprise standing charges based on meter size plus volumetric and site charges based on annual consumption plus surface water and highways drainage charges based on meter size or surface area.

If suitable charges are not shown here, perhaps owing to unusually high consumption or a non-standard meter size, the Company will assign a tariff based on the nearest tariff that would have applied had the customer been served by the previous appointee for the site.

### Note:

*A number of these charges are as for 2020 / 21 but will be updated to reflect prices for 2021 / 22 when the Company is in receipt of sufficient information to enable it to confirm the new charges. If the new charges are lower than the charges shown in this Scheme, then customers that have been billed on the higher charges may apply for a refund of the difference by contacting our customer services on 0345 122 6780. If, on the other hand, the new charges are higher than the charges listed here, the Company will issue a new bill based on the higher charges, beginning from the start of the month in which the new charges were issued.*

## Summary Tables of Non-household Charges for 2021 / 22

Old Sarum  
Brewery Square

Water				Sewerage			
Meter size + Consumption (m3 / annum)	Fixed charge per annum	Volumetric charge per cubic metre	Discount** per annum	Meter size	Full standing charge per annum	Abated standing charge * per annum	Volumetric charge per cubic metre
<25mm 0 - 500	£30.00	206.80p	£7.00	20mm	£42	£21	See below
>24mm 0 - 500	£73.43	206.80p		25mm	£214	£107	See below
<25mm 501 - 4999	£36.00	210.44p	£12.00	30mm	£350	£175	See below
>24mm 501 - 4999	£78.00	210.44p		40mm	£480	£240	See below
<25mm 5000 - 24999	£76.00	208.96p	£31.00	50mm	£880	£440	See below
>24mm 5000 - 24999	£118.00	208.96p		65mm	£1,280	£640	See below
	Site Based Charge			80mm	£2,250	£1,125	See below
25000 - 49999	£595.00	208.33p	£232.00	100mm	£3,900	£1,950	See below
50000 - 99999	£1,761.00	171.66p	£745.00	Consumption	Fixed charge per meter point	Discount**	Volumetric charge per cubic metre
				m3 per annum			
				0 - 500	£19.36	£6.00	165.07p
				501 - 4999	£27.00	£12.00	168.51p
				5000 - 24999	£75.00	£35.00	166.96p
				25000 - 49999	£475.00	£239.00	165.96p
				50000 - 99999	£1,515.00	£766.00	165.41p
* The abated charge is payable where no part of the property is connected for surface water drainage.							
** Discount applies if both water & sewerage services are billed by LNWL							

Bromley Common  
Embassy Gardens  
Great Western Park  
Greenwich Square

Hale Village  
Kennet Island  
Kingsbrook  
Kingsmere\*

Marine Wharf  
Millharbour  
Park Views  
Prince of Wales Gardens

RAM Quarter  
Riverlight  
White City

*\*Kingsmere is supplied by Leep with water only. For sewerage please contact Castle Water.*

Water			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	See below	£47.80	£17.56	See below
20mm	£0	See below	£132.10	£57.20	See below
25mm	£0	See below	£252.85	£109.65	See below
30mm	£0	See below	£394.30	£170.89	See below
40mm	£0	See below	£567.16	£244.93	See below
50mm	£0	See below	£1,007.15	£435.78	See below
80mm	£0	See below	£2,267.19	£981.23	See below
100mm	£0	See below	£4,031.49	£1,744.52	See below
Metered, fixed charges. Based on m <sup>3</sup> per annum	£ per annum	Volumetric charge	£ per annum	Abated standing charge *	Volumetric charge
0 - 500	£25.97	152.55p	£35.19	n/a	93.36p
500 - 1000	n/a	160.78p	n/a	n/a	99.95p
1000 - 5000	n/a	160.78p	n/a	n/a	99.95p
5000 - 20,000	n/a	160.78p	n/a	n/a	99.95p
20,000 - 50,000	n/a	147.12p	n/a	n/a	99.95p
50,000 - 100,000	n/a	122.33p	n/a	n/a	99.95p
100,000 - 250,000	n/a	97.87p	n/a	n/a	79.96p

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

	Water	Sewerage
<b>Supplementary Charges based on m<sup>3</sup> per annum</b>	<b>£ per annum</b>	<b>£ per annum</b>
<b>20,000 - 50,000</b>	<b>£2,786.34</b>	<b>n/a</b>
<b>50,000 - 250,000</b>	<b>£16,308.40</b>	<b>n/a</b>
<b>250,000+</b>	<b>£77,762.24</b>	<b>n/a</b>
<b>100,000+</b>	<b>n/a</b>	<b>£19,990.04</b>

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

Graylingwell Park  
Berewood (Waterlooville)

Water			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	£30.71	See below	£34.80	£11.61	See below
20mm	£34.99	See below	£34.80	£11.61	See below
25mm	£74.54	See below	£104.36	£11.61	See below
40mm	£156.97	See below	£197.11	£11.61	See below
50mm	£198.43	See below	£243.49	£11.61	See below
80mm	£291.10	See below	£475.37	£11.61	See below
100mm	£732.28	See below	£614.50	£11.61	See below
m3 / annum	Supplementary Charge		Fixed charge per annum		
< 500	£0.00	74.00p	-	-	-
500 - 9999	£0.00	77.00p	-	-	-
10000 +	£227.35	75.00p			
< 1000	-	-	£6.68	-	220.71p
1000 - 4999	-	-	£22.88	-	220.20p
5000 - 19999	-	-	£44.19	-	218.23p
20000 - 49999	-	-	£289.49	-	217.00p

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

Barking Riverside

Water			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	£46.90	143.62p	£47.80	£17.56	See below
20mm	£46.90	143.62p	£132.10	£57.20	See below
25mm	£60.30	143.62p	£252.85	£109.65	See below
30mm	£60.30	143.62p	£394.30	£170.89	See below
40mm	£92.30	143.62p	£567.16	£244.93	See below
50mm	£190.30	143.62p	£1,007.15	£435.78	See below
80mm	£517.30	143.62p	£2,267.19	£981.23	See below
100mm	£517.30	143.62p	£4,031.49	£1,744.52	See below
Focus20	Site charge	Volumetric charge			
	£2,851.80	131.61p	n/a	n/a	n/a
Fixed charges m <sup>3</sup> per annum	£ per annum	Volumetric charge	£ per annum	Abated standing charge * per annum	Volumetric charge
0 - 500	n/a	n/a	£35.19	n/a	93.36p
500 - 1000	n/a	n/a	n/a	n/a	99.95p
1000 - 5000	n/a	n/a	n/a	n/a	99.95p
5000 - 20,000	n/a	n/a	n/a	n/a	99.95p
20,000 - 50,000	n/a	n/a	n/a	n/a	99.95p
50,000 - 100,000	n/a	n/a	n/a	n/a	99.95p

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



Farndon Road

Water			Sewerage			
Meter size	Standing charge per annum	Volumetric charge per cubic metre	Standing charge per annum	Surface Water £ / annum	Highways £ / annum	Volumetric charge per cubic metre
15mm	£11.12	see below	see below	see below	see below	see below
20mm	£11.12	see below	see below	see below	see below	see below
25mm	£15.75	see below	see below	see below	see below	see below
50mm	£43.38	see below	see below	see below	see below	see below
<b>Fixed and variable charges</b>						
m3 / annum	Fixed £ per annum	Volumetric charge £ / m3	Fixed £ per annum	Surface Water £ / annum	Highways £ / annum	Volumetric charge £ / m3
First 500	£66.74	155.41p	£54.50	£32.25	£23.25	158.77p
>500	n/a	167.09p	£160.50	£48.25	£23.25	156.87p

Abbotswood\*  
 Chestnut Avenue\*  
 Hills Farm Lane  
 Chatham Waters

Water			Sewerage			
Meter size	Standing charge per meter per annum	Volumetric charge per cubic metre	Full standing charge* per meter per annum	Surface Water standing charge per annum	Highways Drainage charge per annum	Volumetric charge per cubic metre
15mm	See below	See below	£34.80	£23.19	£11.61	See below
20mm	See below	See below	£34.80	£23.19	£11.61	See below
25mm	See below	See below	£104.36	£92.75	£11.61	See below
40mm	See below	See below	£197.11	£185.50	£11.61	See below
50mm	See below	See below	£243.49	£231.88	£11.61	See below
80mm	See below	See below	£475.37	£463.76	£11.61	See below
100mm	See below	See below	£614.50	£602.89	£11.61	See below
m3 / annum	Fixed charge per annum		Fixed charge per annum			
< 1000	£47.60	142.25p	£6.68	-	-	220.71p
1000 - 4999	£184.97	145.76p	£22.88	-	-	220.20p
5000 - 19999	£184.97	138.56p	£44.19	-	-	218.23p
20000 - 49999	£184.97	130.89p	£289.49	-	-	217.00p
m3 / annum	Site Charges		-	-	-	-
5000 - 19999	£551.00	-	-	-	-	-
20000 - 49999	£2,084.00	-	-	-	-	-
<b>* An abated charge is payable where no part of the property is connected for surface water drainage.</b>						

*\*LNWL only supplies sewerage to Abbotswood & Chestnut Avenue. For water services please contact Business Stream.*

## Emerson's Green

Water			Sewerage			
Consumption (m3 / annum)	Fixed charge per annum	Volumetric charge per cubic metre	Meter size	Full standing charge per annum	Abated standing charge * per annum	Volumetric charge per cubic metre
0 - 500	£33.15	131.18p	20mm	£42	£21	See below
			25mm	£214	£107	See below
501 - 5000	£12.00	132.87p	30mm	£350	£175	See below
			40mm	£480	£240	See below
5001 - 15000	£40.00	130.98p	50mm	£880	£440	See below
			65mm	£1,280	£640	See below
15001 - 50000	£1,956.00	116.05p	80mm	£2,250	£1,125	See below
			100mm	£3,900	£1,950	See below
50001 - 100000	£4,317.00	110.23p	Consumption m3 per annum	Fixed charge per meter point	Discount**	Volumetric charge per cubic metre
Waste charges where water use is greater than 20,000m3 or where charges are based on strength.***			0 - 500	£19.36	£6.00	165.07p
Consumption	Full standing charge	Abated standing charge *	501 - 4999	£27.00	£12.00	168.51p
m3 per annum	per annum	per annum	5000 - 24999	£75.00	£35.00	166.96p
20000 - 162000	£2,650.00	£1,325.00	25000 - 49999	£475.00	£239.00	165.96p
Charge based on strength	£5,300.00	£2,650.00	50000 - 99999	£1,515.00	£766.00	165.41p
* The abated charge is payable where no part of the property is connected for surface water drainage.						
** Discount applies if both water & sewerage services are billed by LNWL						
*** Subject to a minimum annual charge of £20,000 and a one-off sampling charge of £500						

MediaCityUK  
 LIBP  
 Livesey Branch Road  
 Landmark X1

Water			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	£24.91	See below	See Table 1	See Table 1	See below
20mm	£26.18	See below	See Table 1	See Table 1	See below
25mm	£36.35	See below	See Table 1	See Table 1	See below
30mm	£36.35	See below	See Table 1	See Table 1	See below
40mm	£48.67	See below	See Table 1	See Table 1	See below
50mm	£77.37	See below	See Table 1	See Table 1	See below
80mm	£77.37	See below	See Table 1	See Table 1	See below
100mm	£108.36	See below	See Table 1	See Table 1	See below
Consumption m3	Fixed charges £ per annum	Volumetric charge	Fixed charges £ per annum	Abated standing charge *	Volumetric charge
First 500	£33.50	172.24p	£38.50	See Table 1	117.28p
501 - 5000	n/a	189.73p	n/a	See Table 1	129.90p
>5000	n/a	178.65p	n/a	See Table 1	122.71p
Large user tariff					
Tariff name	Annual fixed charge**	Volumetric charge (m3)	Full standing charge	Abated standing charge *	Volumetric charge (m3)
Select 50	£20,200.00	139.25p	n/a	n/a	114.36p
* The abated charge is payable where no part of the property is connected for surface water drainage.					
** In addition to the standing charges according to meter size.					

Table 1

Band	Chargeable area (m2)	Surface water drainage only charge p.a.	Highway drainage only charge p.a.	Surface water & highway drainage charge p.a.
1	0 -124	£97.45	£44.88	£142.33
2	125 -299	£242.05	£111.46	£353.51
3	300 - 649	£539.44	£248.38	£787.82
4	650 - 1,499	£1,220.23	£562.02	£1,782.25
5	1,500 – 2,999	£2,552.91	£1,175.33	£3,728.24
6	3,000 - 6,999	£5,782.32	£2,613.56	£8,395.88
7	7,000 -11,999	£11,120.52	£5,051.78	£16,172.30
8	12,000 - 17,999	£16,773.40	£7,269.66	£24,043.06
9	18,000 - 24,999	£24,042.10	£10,419.96	£34,462.06
10	25,000 - 49,999	£41,934.30	£18,174.49	£60,108.79
11	50,000 -74,999	£69,890.89	£30,412.50	£100,303.39
12	75,000 - 99,999	£97,847.45	£42,577.59	£140,425.04
13	100,000 -124,999	£125,804.02	£54,742.67	£180,546.69
14	125,000 -149,999	£153,760.61	£66,907.77	£220,668.38
15	> 150,000	£181,717.72	£79,073.08	£260,790.80

February 2021

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