Mr Paul Taylor
L & Q Estates Limited
Gallagher House
Gallagher Way
Warwick
CV34 6AF

DS reference DS6053492

developer.services@thameswater.co.uk

08000 093 921
Mon-Fri 8am-5pm

thameswater.co.uk/developerservices

14th February 2019

Your clean water budget estimate / point of connection report

Site location: **Land North of Wykham Park Farm, Wykham Lane, Banbury OX16 9UP**

Dear Mr Taylor,

Thank you for your correspondence dated 11th February regarding the above development consisting of 1,000 residential houses, a primary school, a secondary school, changing rooms and a local centre.

Please note that you are now able to calculate the likely charges involved in your scheme by consulting our guide, 'Charging arrangements for new connection services'.

https://developers.thameswater.co.uk/New-connection-charging

Please be aware that this report is based upon the details and drawings provided. If there are any subsequent changes to the details and information on your drawing, the contents of this report will become invalid and a new assessment will be needed.

We've listed below the approximate costs to serve the site.

Finding your best fit

When arranging supplies for your site, we want you to choose the installer that best suits your needs and timescales. This may or may not be us.

Independent self-lay providers could be able to offer cost-effective terms and fit in better with your construction programme, and might also be able to install multiple utilities. You can find out more about the self-lay option at
developers.thameswater.co.uk/Developing-a-large-site/Using-a-self-lay-provider

NAVs are companies that can become new water and/or wastewater providers within an existing water company's region to serve specific customers or developments. You may be able to use a NAV if you meet criteria defined by Ofwat. To find out more, visit Ofwat's website at
ofwat.gov.uk/regulated-companies/markets/nav-market or our website at
https://wholesale.thameswater.co.uk/wholesale-services/wholesale-providers

Contaminated land

If our assessment of your full soil report deems the site to be 'contaminated', you'll need to install mains and service connections using barrier pipe, rather than plastic pipe.

What to do next

If you'd like to proceed with your design, you can apply for a formal quotation for water supply to developer.services@thameswater.co.uk for the attention of the self-lay team or design team.

For more information, see developers.thameswater.co.uk/domestic-and-small-commercial/water-supply/new-or-replacement-water-supply/how-to-get-a-quote.

Fire hydrant and sprinkler demand

Please note that we aren't able to confirm whether a fire hydrant or sprinkler demand can be accommodated on a new connection. **You'll need to contact an independent consultant or specialist company for hydrant testing for fire-fighting purposes.**

Working near our assets

If you're planning significant work near our assets, it's important you minimise the risk of damaging them. You can find more information at developers.thameswater.co.uk/domestic-and-small-commercial/building-near-pipes.

Diversions

Our records indicate the location of two trunk mains (600mm and 700mm) into the site. Please be aware no development or structure should be built within 5m of these mains. Please refer to our guidance on piling, heavy loads, excavations, tunnelling and dewatering which is under the above link on working near our assets.

Please note that any diversion is charged at full cost, payable in advance. You'll need to apply for this work, and can do so online at
my.thameswater.co.uk/dynamic/cps/rde/xchg/corp/hs.xsl/18730.htm

New main(s) point of connection location

New main(s) and water supply connections cost

There are two options available for installation of mains and water supply connections:

- Self-lay option, where a self-lay provider carries out the work on our behalf and we adopt the asset once completed. Self-lay providers are independent companies who you can ask to provide competitive quotes, and may be able to offer more flexible timescales, or be able to install multiple utilities.
- Statutory option, where we carry out the work.

Table 1. Budget cost for works undertaken:

Activity required	Self-lay budget cost	Statutory budget cost
Onsite Mainlaying: Lay approximately 1,206 meters of 355mm diameter HPPE water main in unmade ground, 1,704 metres of 250mm diameter HPPE water main in unmade ground, 1,450 metres of 180mm diameter HPPE water main in unmade ground, 1,450 metres of 125mm diameter HPPE water main in unmade ground and 1,160 metres of 90mm diameter HPPE water main in unmade ground. Offsite Mains Reinforcement: This can only be determined by the outcome of the Flow & Pressure Test or a Hydraulic Modelling Study which will be funded by Thames Water from the 1st April 2018.	Total: £2,096,010.00 Asset Payment: £1,447,262.00 The above costs are only applicable if the site is requisitioned as one package	Total: £2,096,010.00 DAD: £637,778.00 The above costs are only applicable if the site is requisitioned as one package
Individual domestic dwellings: 1,000 x 25mm diameter metered supplies with 20mm diameter meters, supplies from the proposed main.	Total: £90,000.00 1,000 x 20mm diameter meter, supply to be laid by the Self Lay Company	Total: £730,000.00
Primary School: 1 x 50mm diameter metered supply with 40mm diameter meter, supply from the proposed main.	Total: £180.00+VAT 1 x 40mm diameter meter, supply to be laid by the Self Lay Company	Total: £1,190.00+VAT
Secondary School: 1 x 50mm diameter metered supply with 40mm diameter meter, supply from the proposed main.	Total: £180.00+VAT 1 x 40mm diameter meter, supply to be laid by the Self Lay	Total: £1,190.00+VAT

	Company	
Changing rooms: 1 x 32mm diameter metered supply with 25mm diameter meter, supply from the proposed main.	Total: £130.00+VAT 1 x 25mm diameter meter, supply to be laid by the Self Lay Company	Total: £730.00+VAT
Local centre: 1 x 32mm diameter metered supply with 25mm diameter meter, supply from the proposed main.	Total: £130.00+VAT 1 x 25mm diameter meter, supply to be laid by the Self Lay Company	Total: £730.00+VAT

- Total: shows a total cost of the scheme
- DAD: Discounted Aggregate Deficit – shows the lump sum contribution payable by the developer towards the scheme cost
- Asset payment: shows the forecast sum to be paid to self-lay provider for asset installed and adopted by us

Infrastructure and network charges

1010 x £140 for Water Infrastructure Charges =   £141,400.00
1010 x £210 for Sewerage Infrastructure Charges =   £212,100.00

Based on an estimated one each for 1000x25mm and 2x32mm connection and four each for 2x50mm connections. Please note that infrastructure charge credits may be applicable based on the water consumption at the site within the last five years.

Building water
It's important that you contact us before you start using water on your building work. If you don't, we'll base your charges on 0.17 per cent of the contract value. For more details visit developers.thameswater.co.uk/domestic-and-small-commercial/water-supply/water-for-building-work

Water quality and hardness
You can check water quality in your area at secure.thameswater.co.uk/dynamic/cps/rde/xchg/corp/hs.xsl/899.htm

Asset location search
You can contact our Property Searches team to request an asset location search (for which a fee is payable) showing where any nearby mains, sewers and other equipment is situated. Please visit thameswater-propertysearches.co.uk or call 0845 070 9148.

Disconnection
If you'd like to permanently disconnect your existing water supply, please apply at secure.thameswater.co.uk/dynamic/cps/rde/xchg/corp/hs.xsl/15131.htm

Important note about this estimate

Please note all information enclosed in this letter is for budgetary purposes only and should by no means be taken as the actual cost for serving this development site.

I hope you find this information helpful. If you've any further queries, please don't hesitate to contact us.

Yours sincerely,

Claire Gould

Thames Water
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