

SOUTH STAFFORDSHIRE WATER PLC

BOARD APPROVAL OF DEVELOPER CHARGES FOR 2026-27

ASSURANCE STATEMENT

In approving the charges for 2026-27, the Directors confirm that they comply with the provisions below. This statement also sets out how the Board has assured itself of each provision.

1. The Company complies with its obligations relating to these rules.

The Board has considered each of the 58 charging rules for new connection services as set out in Appendix A to ensure that the Company's charges scheme is compliant.

2. The Company has appropriate systems and processes in place to make sure that the information contained in the Charging Arrangements, and the additional information covered by this assurance statement is accurate.

The information contained with the charges scheme has been collated by the Developer Services team who are familiar with the processes and data sources. This has been reviewed by both the Regulation department and members of the Executive team to ensure that it is reasonable.

The Company has considered the assurance requirements using its assurance framework. The outcome of this assessment was as follows:

Likelihood Score	Impact Score	Total Risk Score	Assurance Risk Category
2	4	8	Medium

The likelihood score is medium reflecting that some of the data used has been collated manually and uses projections of future developments.

The impact score is critical reflecting the potential impact of inaccurate data on competition and compliance with the level playing field.

Overall, the assurance risk category has been identified as medium and in line with the Company's assurance framework independent

internal assurance has been used to check that the information is accurate.

3. That its 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%;

Our infrastructure charges and a number of our service connection and mains laying charges will increase by over 10% in our 2026/27 charges compared to our 2025/26 charges.

The 35% increase in our infrastructure charge (up to £487 per plot) simply reflects the investment we expect to make in network reinforcement schemes in the coming five year in line with our PR24 plan; an investment level underpinned with a Price Control Deliverable (PCD) in AMP8, divided by a five-year forecast of new connections which has fallen once again as the market slump continues. We maintained a consistent charge for a number of years in AMP7 however we now need to increase this charge to ensure we recover the cost of the network reinforcement schemes. We are hopeful that the new charge value of £487 can be maintained for future charging years creating a platform to provide greater sustainability and predictability from 2026/27.

A number of our service connection and mains laying charges will increase by over 10% in our 2026/27 charges compared to our 2025/26 charges. Main laying charges are increasing by an average of 19% and service connection charges are increasing by an average of 21%. We continue to experience cost pressures and whilst we will do all we can to maintain stable charges, mitigate against increases where we can and operate as efficiently as possible, we need to ensure our charges are cost reflective as we continue to stabilise following unprecedented cost pressure increases. It is clear that we need to increase our charges to not only reflect the employee cost, contractor cost and material cost increases that we will experience as we move into 2026/27 but also to continue to recover from those unprecedented increases in recent years.

We have chosen to pass the full cost increases that we are experiencing in delivering service connection and main laying activity onto our charges for 2026/27 as:

- we are required to set charges which are cost reflective and
- service connection and mains laying charges recover revenue for

activities which sit within a competitive market (contestable activities) and therefore this decision ensures we maintain a level playing field.

We have assessed the increases in the aforementioned charges within the seven worked examples included within the Charging Arrangement document noting the impact on developer, Self Lay and NAV customers in each. The mitigating factors for these increases are:

- Developer customers have until 1 April 2026 to obtain quotations for schemes under our 2025/26 charges
- We have a wide set of water efficiency options within our developer charges such that developer customers can achieve greater discounts for building water efficient homes which can mitigate any bill increases
- Developer customers can opt for Self Lay or NAV alternative delivery options to explore alternate charging offers.

4. Confirmation of whether the undertaker is expecting there to be any bill increases of more than 10% from the previous year (for a given type of development) and, if such increases are expected:

See response to provision three above.

5. The Company has consulted with stakeholders in a timely and effective manner on their developer charges scheme.

The views and preferences of our developer services customers have an important role to play in how we review our new connections charges and the key decisions we make each year.

Our consultation has taken the form of a formal consultation document for 2026/27 charges which was provided to SLPs, NAVs and developer customers.

Approved by the Board of Directors ahead of publication and signed on its behalf.



Elena Karpathakis
Managing Director
South Staffordshire Water Plc

**CONFIRMATION THAT THE COMPANY COMPLIES WITH ITS
OBLIGATIONS RELATING TO DEVELOPER CHARGING RULES**

Charging rule number	Requirement	How the Company complies with the requirement
1-4	Introduction and relevant legislation	No specific requirement
5-6	Definitions of wording in the rules	No specific requirement
7	Undertakers must determine what types of charges covered by these rules may or may not be imposed, and the amount of such charges, in accordance with the principle that changes to charges covered by these rules should only be made after proportionate, timely and effective consultation with groups of persons likely to be significantly affected by the proposed Charging Arrangements (or their representatives) and any other persons the undertakers consider it appropriate to consult.	<p>The views and preferences of our developer services customers have an important role to play in how we review our new connections charges and the key decisions we make each year.</p> <p>Our consultation has taken the form of a formal consultation document for 2026/27 charges which was provided to SLPs, NAVs and developers. The Company extended the opportunity to host specific consultation sessions with our customers and we subsequently held these sessions with those customers who requested this.</p>
8	Relevant undertakers must publish charges developed under these rules in a single document (the Charging Arrangements). The Charging Arrangements must be published on the undertaker's website and in any other manner the undertaker considers appropriate for the purpose of bringing the Charging	The Company has published its developer charges in a single document on its website and also contacted SLPs, NAVs and developer customers who have either historically attended our charges forums or are regular customers.

	Arrangements to the attention of persons likely to be affected by it.	
9	The maximum amount of any charge that may be imposed by an undertaker under the provisions of the Water Industry Act 1991 covered by these rules shall be the amount set out in, or calculated in accordance with, the Charging Arrangements published by that undertaker. For the avoidance of doubt, the charges and charging methodologies set out in the Charging Arrangements must therefore include any relevant miscellaneous and ancillary costs such as assessment, inspection, design, legal and supervision charges that the undertaker is entitled to recover, unless there is a different legal basis for the recovery of such costs.	The Company will only charge developers based on the charges and information contained within its charging arrangements and will not include any additional ancillary costs not already set out in the document.
10	The Charging Arrangements must be published no later than 1 February in the year immediately preceding the Charging Year in relation to which they have effect.	The Company's latest charging arrangements were published on the 1 February 2026 in line with the charging rules.
11	The Charging Arrangements must explain how each charge has been calculated or derived, including through the use of worked examples. As a minimum, undertakers must publish worked examples showing the scenarios set out in the worked examples published by Ofwat in the document entitled "Common Terms and Worked Examples – English New Connection Rules". Where an undertaker determines the applicable	The Company's charging arrangements set out how each charge has been calculated and provide a methodology for how any exceptional work would be charged. In addition the Company's charging arrangements also includes the worked examples as published by Ofwat in the document entitled "Common Terms and Worked Examples – English New Connection Rules".

	charges other than by Fixed Charges, the methodology for the calculation of such charges must be explained clearly in the Charging Arrangements.	
12	The Charging Arrangements are to be written and presented in a clear and accessible manner, which takes due account of the varying levels of expertise of all Developer Customers or other customers who may rely on the Charging Arrangements, and using, where appropriate, the terms as defined at Rule 5 and those set out in the list of common terms published by Ofwat in the document entitled "Common Terms and Worked Examples – English New Connection Rules".	The charging arrangements have been reviewed to ensure that they are written in plain English and avoid the use of technical jargon. In addition the charging arrangements include and use (where appropriate) the terms as set out in the document entitled "Common Terms and Worked Examples – English New Connection Rules".
13	Charges must be published with such additional information or explanation as is necessary to make clear what services are covered by each charge.	The charging arrangements set out the detail of what service is provided for each charge.
14	Undertakers must publish the charges covered by these rules in such a way that a Developer Customer or other customer can confidently work out a reasonable estimate of the charges payable if they know the relevant parameters of a Development.	The Company has set out a list of charges in its published charging arrangements which allow developers or other customers to estimate the charges payable for all standard works.
15	The Charging Arrangements must identify which charges are associated with Contestable Work and Non-contestable Work.	The charging arrangements set out which charges are contestable and which are non-contestable.
16	Undertakers must provide a reasonable choice of times and methods of payment of the charges and set these out in the Charging Arrangements.	The charging arrangements set out different methods of payments.

17	Rules for New Appointees	South Staffs is not classed as a New Appointee
18	<p>Relevant undertakers must determine what types of charges may or may not be imposed and the amount of any charges that may be imposed in accordance with the principle that charges covered by these rules should reflect:</p> <p><i>(a) fairness and affordability;</i> <i>(b) environmental protection;</i> <i>(c) stability and predictability;</i> <i>(d) transparency and customer-focused service; and</i> <i>(e) costs of the relevant service.</i></p>	<p>The Company has set charges in accordance with this rule as follows:</p> <p><i>(a) fairness and affordability;</i> The charges have been set to ensure no type of customer is discriminated against irrespective of whether they are a developer, a self-lay provider or a NAV. The Company has set charges to only recover the costs incurred. These charges are based on the current contract rates it has in place with its contractors which were competitively tendered.</p> <p><i>(b) environmental protection;</i> The Company is incentivising developers to design and construct their new homes and buildings to be water efficient. As part of our water efficiency campaign we are encouraging a rebate of the water infrastructure charge for a series of options (water fittings, reducers, rain and greywater harvesting and water neutrality).</p> <p><i>(c) stability and predictability;</i> The Company has set infrastructure charges based on the latest projection of development over the next five years. The Company also takes all reasonable steps to mitigate against significant annual changes in charge values.</p> <p><i>(d) transparency and customer-focused service.</i> With regards to transparency of charges see charging rules 11 and 12. The Company has ensured that its charges are</p>

		<p>customer focused by ensuring that the document is easy to understand, allows developers to estimate likely charges without the need to contact the Company or have to wait for a quote and allowing different payment arrangements where applicable.</p> <p><i>(e) costs of the relevant service.</i></p> <p>Each of our set of charges are set to recover the incurred costs when providing those corresponding services specifically.</p>
19	Undertakers must set their charges in such a way that the relevant Tether Ratios for each pair of scenarios in their worked examples, calculated using the formula in the document entitled "Common Terms and Worked Examples – English New Connection Rules", does not exceed the maximum Tether Ratios set by Ofwat and published in the "Common Terms and Worked Examples – English New Connection Rules".	The Company has set charges which do not exceed the maximum Tether Ratios set by Ofwat and published in the "Common Terms and Worked Examples – English New Connection Rules".
20	Consistent principles and approaches must be applied to the calculation of charges and when they are payable for different classes of customer. For the avoidance of doubt, this includes the calculation of charges and when they are payable for Non-contestable Work, whether or not a person other than the undertaker is carrying out Contestable Work.	As set out in charging rule 18, the Company has ensured that its charges are fair and consistent for different classes of customers.

21	Charges and arrangements for when they are each payable must be set in accordance with the principle that they should promote effective competition for Contestable Work.	This is set out in charging rule 18.
22	For the avoidance of doubt, in charges covered by these rules undertakers may recover reasonable administrative expenses and other overheads incurred in discharging any rights or obligations under the relevant provisions of the Water Industry Act 1991.	The Company's charges include the reasonable recovery of costs for administration and other overheads.
23	Each undertaker shall set out in its Charging Arrangements charges that will be imposed by that undertaker for work carried out by it in accordance with the duties imposed by section 41(1) (provision of requisitioned Water Main) and section 98(1) (provision of requisitioned public sewer) of the Water Industry Act 1991 (together, "Requisition Charges").	The charging arrangements include charges for the provision of requisitioned mains. As we are a Water only Company it does not include charges for the provision of requisitioned public sewers.
24	These charges are concerned with the cost to the undertaker of providing Site Specific infrastructure necessary for the provision of a Water Main and/or Public Sewer.	No specific requirement.
25	<p>In relation to Requisition Charges, an undertaker:</p> <p>a) must provide for the option of upfront Fixed Charges in respect of any work carried out by the undertaker; and</p> <p>b) may also provide for other alternative methods for calculating charges but, where it does so, each alternative</p>	The Company has clearly set out the list of fixed charges for mains requisitions in its charging arrangements.

	method must be explained clearly in the charging arrangements.	
26/27	<p>Requisition Charges must relate to the costs of providing the requisitioned Water Main and/or Public Sewer. Such charges may not include any amount for Network Reinforcement costs.</p> <p>Any Requisition Charges imposed by an undertaker:</p> <p>a) must relate only to Site Specific Work carried out and costs incurred by the undertaker in order to meet its duties under sections 41(1) or 98(1) of the Water Industry Act 1991; and</p> <p>b) must not relate to work needed or desired to modify or enhance existing network infrastructure in order to address pre-existing deficiencies or to enhance network flexibility, in capacity or capability.</p>	The requisition charge is only based on the cost of site-specific mains. Any offsite reinforcement is covered within the calculated infrastructure charge.
28	Where an undertaker provides a Water Main or Public Sewer pursuant to a requisition and, in so doing, decides to increase the capacity of pipes or other infrastructure beyond that which is needed to meet the undertaker's duty under section 41(1) or section 98(1) of the Water Industry Act 1991, the costs of this work shall, if this increases the costs of the work, be apportioned so that the person making the requisition only pays costs which are in proportion to the particular capacity required by his or her requisition.	The Company confirms that any additional capacity beyond that required to meet the duties under the Water Industry Act for a mains requisition would not be charged to the developer.
29	Undertakers shall not provide for Income Offsets in setting Requisition Charges.	The Company does not provide for income offset against mains requisition costs.

30	Not Used	
31-34	Charges for the Provision of Lateral Drains, the Connection of Water Mains and Communications with Public Sewers and for Ancillary Works.	These rules refer to sewer connections and so are not applicable to a Water only Company.
35-36	<p>Each undertaker shall set out in the applicable Charging Arrangements the charges to be imposed in respect of an agreement under section 51A or section 104 of the Water Industry Act 1991.</p> <p>These charges are concerned with the cost of Site Specific Work necessary as part of the adoption or connection of a Water Main, Communication Pipe, Public Sewer and/or Lateral Drain. Such charges may not include any amount for Network Reinforcement costs.</p>	The charging arrangements are set out in the Company's charges document.
37	<p>Any charges imposed by an undertaker in respect of an agreement under section 51A or section 104 of the Water Industry Act 1991:</p> <p>a) must relate only to Site Specific Work carried out and costs incurred by the undertaker in order to meet its duties under such an agreement; and</p> <p>b) must not relate to work needed or desired to modify or enhance existing network infrastructure in order to address pre-existing deficiencies, in capacity or capability, unrelated to requirements associated with the agreement.</p>	Similar to rule 28 for mains requisitions, any non-contestable charges will only cover the cost in relation to the needs of the site. Any work to resolve existing issues of capacity will not be included.

38	Insofar as section 51A agreements are concerned, water undertakers shall not provide for Asset Payments for the adoption of a water main.	The Company no longer provides for asset payments for the adoption of a water main, other than for those agreements in place prior to 1 April 2020.
39	Insofar as section 104 agreements are concerned, sewerage undertakers shall not provide for Asset Payments for the adoption of a Sewer.	As a Water only Company this rule is not applicable.
40	Not Used	
41	Undertakers shall not provide for Asset Payments for the adoption of a Communication Pipe or Lateral Drain.	The Company does not provide asset payments for communication pipes.
42	<p>Each undertaker must set out in its Charging Arrangements its method(s) for calculating the charges imposed by that undertaker pursuant to section 185(5) of the Water Industry Act 1991 ("Diversion Charges"). In relation to Diversion Charges an undertaker:</p> <p>a) may provide for the option of upfront Fixed Charges in respect of any work carried out by the undertaker; and</p> <p>b) may also provide for other alternative methods of calculating charges but, where it does so, each alternative method must be explained clearly in the Charging Arrangements.</p>	The Company has set out its methodology in relation to mains diversions.
43	Charges levied pursuant to section 185(5) must be calculated by reference to the principle that the undertaker is only entitled to recover costs reasonably incurred as a result of complying with the duty imposed by section 185(1) of the Water Industry Act 1991.	The Company will only charge for costs reasonably incurred and will make an appropriate adjustment for any 'betterment' or 'deferment' of the new main.

44-46	<p>An undertaker is allowed to require security prior to commencing work, whether in the form of a sum deposited with the undertaker or otherwise:</p> <p>a) under section 42(1)(b), 47(2)(a), 99(1)(b), 101B(3A), 107(3)(b)(ii) or 185(4); or</p> <p>b) for the purposes of any charges imposed under an agreement under section 51A or section 104 of the Water Industry Act 1991.</p> <p>The type and amount of security should not be unduly onerous, taking into account the risk to be borne by the undertaker in carrying out the work in question. Where undertakers require security, the type and amount of security and the payment of interest on the security should reflect the general charging principles set out in paragraph 18.</p> <p>The undertaker must clearly set out requirements for security in relation to any charges to be applied in its Charging Arrangements.</p>	The Company does not require any security.
47-48	<p>Undertakers are not required to provide for the option of upfront Fixed Charges in accordance with paragraphs 25 (Requisition Charges) of these rules, or to comply with paragraph 14, where, and to the extent that, it would be unreasonable to expect an undertaker to do so (having had regard to the practicality of setting a cost-reflective upfront Fixed Charge and the benefit to customers of producing such a charge).</p>	The Company has set out in its charging arrangements the method that will apply for charges which are unusual or difficult to estimate.

	Where paragraph 47 applies, an undertaker must set out, and explain clearly, in its Charging Arrangements the alternative method or methods that will apply for calculating charges.	
49	Where an undertaker intends to provide quotations for charges set out in its Charging Arrangements, it must explain in its Charging Arrangements the length of time over which such quotations will be valid and explain the approach the undertaker will take where the period over which a quotation is valid would cross into a new charging year. For the avoidance of doubt, provisions in Charging Arrangements relating to the validity of quotations across Charging Years may provide for charges covered by such quotations to be payable as set out in the quotation within the period so specified in the Charging Arrangements even if that charge would have been different if the quotation were provided at the time that the charges are in fact paid or payable.	The Company has set out in its charging arrangements the validity period and transition arrangements for quotes between charging years.
50	Each relevant undertaker whose area is wholly or mainly in England must fix Infrastructure Charges and the Environmental Component in their Charging Arrangements.	Information relating to our infrastructure charges and environmental component is included within our Charging Arrangements.
51	Each undertaker must offer Environmental Incentives in their Charging Arrangements, according to the principles set out in the document published by Ofwat entitled "Environmental Incentives Common Framework".	The Company offers a rebate of the water infrastructure charge for a series of options (water fittings, reducers, rain and greywater harvesting and water neutrality) in line with the principles set out in the document published by Ofwat entitled "Environmental Incentives Common Framework".
52	Infrastructure Charges must be determined in accordance with the following principle	The Company has set the infrastructure charge using an assessment of infrastructure spend and connection

	<ul style="list-style-type: none"> that the amount of such charges will over each period of five consecutive Charging Years beginning on 1 April 2025 and, thereafter, on 1 April in each subsequent year cover the costs of Network Reinforcement that the relevant undertaker reasonably incurs, or has already reasonably incurred, in the case of additional capacity in any earlier Water Main or Sewer that will fall to be used in consequence of the provision or connection of a new Water Main or Sewer, before the application of any Income Offset <p>and in calculating these costs the undertaker must:</p> <ul style="list-style-type: none"> take into consideration both the number and relevant costs arising in consequence of new connections in the undertaker's own area, and in the areas served by New Appointees with whom the undertaker has an agreement for bulk supplies of water or bulk discharge and before the application of any Income Offset adjust for the difference between expenditure on Network Reinforcement and recovery of Infrastructure Charge revenue in previous Charging Years (beginning 1 April 2025) which has not already been adjusted for in the 	<p>volumes in the coming five charging years as described within rule 52.</p>
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	calculation of any previous infrastructure charge.	
53	The Environmental Component must be determined in accordance with the principle that the total cost to the undertaker of the Environmental Incentive is broadly equivalent to the total revenue received by the undertaker from the Environmental Component, including any adjustments made for the difference between such costs and revenues as is necessary to maintain broad equivalence.	The Company has set the Environmental Component in accordance with the principles set out in rule 53
54	<p>For the avoidance of doubt, Infrastructure Charges must not relate to the costs of reinforcing, upgrading or otherwise modifying existing network infrastructure in order to address pre-existing deficiencies in capacity or in capability unrelated:</p> <p>(a) to the provision of a new water main or public sewer pursuant to an agreement with, or a duty owed under the Water Industry Act 1991 to, a person other than a relevant undertaker (including, but not limited to, the provision of a new water main or public sewer pursuant to a requisition under sections 41(1) or 98(1), a section 66D agreement or a section 117E agreement);</p> <p>(b) to the adoption of infrastructure under a section 51A or 104 agreement; or</p> <p>(c) to connections described in section 146(2) of the Water Industry Act 1991.</p>	The infrastructure charge is not set to recover any costs for reinforcing, upgrading or otherwise modifying existing network infrastructure in order to address pre-existing deficiencies in capacity or in capability unrelated to the points noted in rule 54.
55	In setting Infrastructure Charges an undertaker must not provide for an Income Offset under or in	The Company will not provide income offset for agreements entered into from April 2025.

	connection with any agreement entered into from April 2025	
56	Infrastructure Charges may be set as a fixed charge per new connection, or calculated in accordance with a formula. As long as the difference between amounts is cost-reflective, the amounts of Infrastructure Charges may vary to reflect different circumstances and, in particular, may be different for different geographical areas.	The infrastructure charge is set as a fixed per plot charge
57	<p>In making Charging Arrangements, each relevant undertaker must ensure that:</p> <p>(a) the Charging Arrangements clearly set out how Infrastructure Charges and the Environmental Component have been calculated;</p> <p>(b) the amount of Infrastructure Charges and the Environmental Component applied in respect of the modification or redevelopment of existing buildings or premises is determined in accordance with the principle that the amount must take due account of any previous usage in the 5 years before the modification or redevelopment began (including supplies of water that were not for domestic purposes and drainage that was not for domestic sewerage purposes) associated with the buildings and/or premises to which the charges are to be applied and be discounted accordingly;</p> <p>(c) the Charging Arrangements clearly explain the methodology to be applied for determining a</p>	The Company Charging Arrangements set out how the infrastructure charge and environmental component have been calculated, includes the relevant information regarding credits (related to the modification or redevelopment of existing buildings or premises) taking into account previous usage in the 5 years before the modification or redevelopment began and the methodology to be applied for determining income offset under or in connection with any agreement entered into before 1 April 2025.

	discount to reflect previous usage; and (d) the Charging Arrangements clearly explain the methodology to be applied for determining any Income Offset under or in connection with any agreement entered into before 1 April 2025.	
58	Rules 50 to 57 above do not apply to New Appointees	No specific requirement.