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Developer services information request – table descriptions and definitions

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Table descriptions

Table	Title	Description
1	Water - Completed Developer Services work (i.e., development connected to existing network)	The aim of this worksheet is to provide a detailed overview of all water (i.e., obtaining a water supply for a new development) developer services projects that were financially closed within the regulatory year. This worksheet will enable Ofwat to assess how unit costs, cost recovery rates and workloads differ for different types of new developments.
2	Water network+ - Developer Services quotations provided	The aim of this worksheet is to provide a summary of all quotes that are provided by the incumbent within the reporting year to developers for water developer services (i.e., obtaining a water supply for a new development). The purpose of this is to allow Ofwat to assess the level of contestability for different types of new developments.
3	Water - Third party market participants active	The aim of this worksheet is to collect data on third party market participants (SLPs and NAVs) who were awarded contestable water developer services work (i.e., site specific work) within the incumbent's operating area in the regulatory year. The worksheet asks the incumbent to list the third-party market participants who have been awarded contestable developer services work in its operating area in the reporting year, alongside the number of fully/ partially accepted quotes, and the number of properties connected, for each third party provider.
4	Wastewater network+ - Completed Developer Services work (i.e., development connected to existing network)	The aim of this worksheet is to provide a detailed overview of all wastewater developer services projects (i.e., obtaining sewerage services for a new development) that were financially closed in the regulatory year. This worksheet will enable Ofwat to assess how unit costs, cost recovery rates and workloads differ for different types of new developments.
5	Wastewater network+ - Developer Services quotations provided	The aim of this worksheet is to provide a summary of all quotes that are provided by the incumbent within the reporting year to developers for wastewater developer services (i.e., obtaining sewerage services for a new development). The purpose of this is to allow Ofwat to assess the level of contestability for different types of new developments.

Glossary of terms

Pro forma 1 and 4	
Developments/properties served by the incumbent water/wastewater company	Developments/properties served by the incumbent water/wastewater company once connected to the existing network.
Developments/properties served by NAVs	Development/properties that are served by NAVs instead of the incumbent water/wastewater company.
Incumbent undertakes non-contestable and is the majority provider of contestable work	Developer services projects where the incumbent undertakes the non-contestable developer services work, and is also the majority provider of the contestable developer services work. The majority provider must be determined as the party that has undertaken the greatest value of contestable developer services work at project financial close.
Incumbent undertakes non-contestable and is the minority provider of contestable work	Developer services projects where the incumbent undertakes the non-contestable developer services work, but is the minority provider of the contestable developer services work (i.e., a third party provider such as a SLP or NAV is the majority provider of contestable services). The majority provider must be determined as the party that has undertaken the greatest value of contestable developer services work at project financial close.
Services required: Connection only (i.e., no new water mains needed)	Developer services projects that require connections to existing water mains (i.e., no new water mains required).
Services required: Connection and new water mains	Developer services projects that require connections to new water mains (i.e., connection and new water mains / infrastructure required).
Services required: Connection only (i.e., no new sewers needed)	Developer services projects that require connections to existing sewers (i.e., no new sewers required).
Services required: Connection and new sewers	Developer services projects that require connections to new sewers (i.e., connection and new sewers / infrastructure required).
Development Size	The size of the development project based on the number of new properties connected.
Projects (no.)	The number of developer services projects / sites with the specified characteristics that were financially closed in the reporting year.
Properties connected (no.)	Total number of new residential and business properties added to the network, excluding those that are served by NAVs, for developer services projects with the specified characteristics that were financially closed in the reporting year. For a phased project where properties were connected over multiple reporting years, the total number of

	<p>properties connected at project close should be reported rather than just the properties connected in this reporting year.</p>
Connections (no.)	<p>Total number of new service residential and business connections between a property (or properties) and a new / existing water main/sewer that are being served by the incumbent water/wastewater company, and are associated with developer services projects with the specified characteristics and were financially closed in the reporting year.</p> <p>For a phased project where service connections were made over multiple reporting years, the total number of service connections at project close should be reported rather than just the service connections that were made in this reporting year.</p>
Connections to NAV site (no.)	<p>Number of new service residential and business connections between a property (or properties) and a new /existing water main/sewer that are served by NAVs, for developer services projects with the specified characteristics and were financially closed in the reporting year.</p> <p>For a phased project where service connections were made over multiple reporting years, the total number of service connections to a NAV site at project close should be reported rather than just the connections to a NAV site that were made in this reporting year.</p>
Length of new mains laid (km)	<p>Total length (km) of new mains laid by the incumbent water company, SLP or NAV for which the relevant party levies requisition charges to the connecting customer / developer, for developer services projects with the specified characteristics and were financially closed in the reporting year.</p> <p>For a phased project where new mains/sewers were laid over multiple reporting years, the total length of new mains / sewers laid at project close should be reported rather than just the new mains / sewers laid in this reporting year.</p>
Site-specific work	<p>The work on, or provision of, water or sewerage structures or facilities located on a Development as well as work to provide and connect a requested main, sewer, communication pipe or lateral drain on, to or in the immediate vicinity of, the Development. Where the developer services project includes any diversionary works, the costs for these works must be included here alongside other site-specific costs (e.g., service connection and mains / sewer requisition).</p> <p>It does not refer to costs or work required as part of local network reinforcement.</p>

<p>Local network reinforcement</p>	<p>‘Local network reinforcement’ refers to work other than site specific work to provide or modify such other:</p> <ul style="list-style-type: none"> • water mains and such tanks, service reservoirs and pumping stations, or • sewers and such pumping stations <p>as is necessary in consequence of the site specific installation or connection of water mains, service pipes, public sewers and lateral drains pursuant to an agreement with, or a duty owed under the Water Industry Act 1991 to, a person other than a relevant undertaker, including a requisition (under sections 41(1), 98(1) or 98(1A)), under an agreement for adoption (under sections 51A or 104), under a section 66D of or a section 117E agreement, pursuant to section 45(1) (Duty to make connections with main) or in accordance with another duty imposed by the Act, or in consequence of the exercise of rights under section 106(1) (Right to communicate with public sewers), or pursuant to an agreement for bulk supplies of water or bulk discharge with a New Appointee.</p> <p>It also includes the additional capacity in any earlier water main or sewer than falls to be used in consequence of the provision or connection of a new water main or sewer.</p> <p>Expenditure associated with strategic reinforcement relates to investments in strategic assets, such as water resources, water treatment works, and wastewater treatment works.</p>
<p>Other developer services activities</p>	<p>Costs / revenues related to other developer services activities not captured in site-specific work or local network reinforcement. For example, indirect / overhead developer services costs and costs recovered through self-lay charges (if not captured in site-specific work).</p>
<p>Total developer services</p>	<p>The total of site specific, local network reinforcement, and other developer services costs / revenues at project financial close. No input required as automatically calculated.</p>
<p>Gross revenue received (£)</p>	<p>Total contributions received by the incumbent water company from developers in relation to the specified developer services activity(s) before the deduction of the income offset at project financial close.</p>
<p>Actual costs (£)</p>	<p>Total actual outturn costs incurred by the incumbent water company to deliver the specified developer services activity(s) at project financial close.</p>
<p>Third party provider</p>	<p>The provision of developer services by an Accredited Entity other than the incumbent water company (e.g., SLP or NAV).</p>

SLP	'Self-Lay Provider' is an Accredited Entity other than the Undertaker who can provide the water pipes and associated infrastructure and services in accordance with section 51a of the Water Industry Act 1991.
NAV	'New appointments and variations' (NAVs) are limited companies which provide water and / or sewerage services to customers in an area which was previously served by the incumbent monopoly provider.
Contestable work	The work or services that can be completed by either the Undertaker or an Accredited Entity and, in the case of work and services associated with the provision of water supplies, is defined in each Undertaker's Annual Contestability Summary.
Non-contestable work	The work or services that can only be completed by the Undertaker and, in the case of work and services associated with the provision of water supplies, is defined in each Undertaker's Annual Contestability Summary.
Income offset	A sum of money, that may be offered by the Undertaker, against developer services charges in recognition of revenue likely to be received by the Undertaker in future years for the provision of: <ul style="list-style-type: none"> • supplies of water to premises connected to a water main; or • sewerage services to premises connected to a sewer.
Pro forma 2 and 5	
Incumbent undertakes non-contestable work and is the majority provider of contestable work	Developer services projects where the incumbent has been awarded the non-contestable developer services work and most / majority of the contestable developer services work. The majority provider must be determined as the party that has been awarded the greatest value of contestable developer services work.
Incumbent undertakes non-contestable work and is the minority provider of contestable work	Developer services projects where the incumbent has been awarded the non-contestable developer services work, but the least / minority of the contestable developer services work (i.e., a third-party provider such as a SLP or NAV is the majority provider of contestable services). The majority provider must be determined as the party that has been awarded the greatest value of Contestable developer services work.
Quote not accepted in part or in full (e.g., planned development is cancelled or quote still valid)	Quotes provided to developers for the provision of developer services work that are not accepted in part or in full (e.g., planned development is cancelled; quote still valid; no response received from developer to date), for developer services projects with the specified characteristics.
Incumbent offers (no.)	The number of quotes provided by the incumbent water company to the developer for the provision of developer services work (non-contestable and/or contestable) in the reporting year.

Site-specific work – incumbent final quotation value (£)	The final quoted value for site-specific work provided by the incumbent water company to the developer in the reporting year. The reported value should represent the sum of final quoted values for developer services projects with the specified characteristics.
Local network reinforcement – incumbent final quotation value (£)	The final quoted value for local network reinforcement work provided by the incumbent water company to the developer in the reporting year. The reported value should represent the sum of final quoted values for developer services projects with the specified characteristics.
Other developer services activities – incumbent final quotation value (£)	The final quoted value for other developer services activities/work provided by the incumbent water company to the developer in the reporting year. The reported value should represent the sum of final quoted values for developer services projects with the specified characteristics.
Total developer services – incumbent final quotation value (£)	Sum of site-specific work, local network reinforcement and other developer services activities. Automatically calculated. No input required.
Development Size	The size of the development project based on the number of new properties connected.
Pro forma 3	
Third party market participant name	The name of the third-party market participant (i.e., SLP or NAV) competing for contestable developer services work.
SLP or NAV	Please indicate whether the third-party provider is a SLP or NAV.
Fully / partially accepted offers / quotes (no.)	Number of fully / partially accepted offers / quoted provided by the third-party provider listed to developers in the reporting year.
Properties connected (no.)	Total number of new residential and business properties connected to the network by the third-party market participant in the reporting year.
Connections (no.)	Total number of new service residential and business connections between a property (or properties) and a new /existing water main/sewer that are being served by the incumbent water/wastewater company but made by the third-party provider in the reporting year.
Connections to NAV site (no.)	Number of new service residential and business connections between a property (or properties) and a new / existing water main/sewer that are served by NAVs and connected by the third-party provider in the reporting year.
Number of years competing in the incumbent's region	Number of years the third-party market participant in question has been competing for contestable developer services work in the incumbent's operating region (e.g., number of consecutive years the third-party provider has been awarded contestable developer services work).

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