

August 2022

Variation of Independent Water Networks Limited's appointment to include Crossways, Morton Way, Thornbury

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On 15 June 2022, Ofwat began a [consultation](#) on a proposal to vary Independent Water Networks Limited's ("**Independent Water Networks**") appointment to become the water and sewerage services provider for a development in Bristol Water PLC's ("**Bristol Water**") water supply area and Wessex Water Services Limited's ("**Wessex Water**") sewerage services area called Crossways, Morton Way, Thornbury ("**the Site**"). Details of the application and our assessment of it were set out in the consultation document.

The consultation ended on 12 July 2022. During the consultation period, we received representations from two organisations, which are summarised in Section 1 of this document.

We will only make an appointment or variation if our assessment concludes that the application meets the criterion it has been made under; that customers or future customers on the Site will be no worse off than if the Site had been served by the existing appointee; and if the applicant will be able to finance the proper carrying out of its functions as a water and/or sewerage company. As set out in our consultation we are satisfied this is the case. The responses we have received to the consultation have not changed that view.

Having assessed Independent Water Networks' application and having taken account of the responses we received to our consultation, we decided to grant a variation to Independent Water Networks' area of appointment to allow it to serve the Site for water and sewerage services. This appointment became effective on 10 August 2022.

The Site Maps for the variation can be found in Section 2 of this document.

The Variation Notice legally making the variation can be found in Section 3 of this document.

1. Responses received to the consultation

We received responses to our consultation from two organisations: the Consumer Council for Water (“**CCW**”) and Environment Agency. We considered these responses before making the decision to vary Independent Water Networks' appointment.

Environment Agency

The Environment Agency responded to the consultation to confirm that they had no objection to this variation and asked that Independent Water Networks note the following comment:

“The application states that a water consumption of 125 litres per head (“**l/p/d**”) has been used. Whilst this development is not within a water stressed area, the water supply availability looking ahead to 2050 will become much more limited. We would request further water efficiency measures to be included and a more sustainable 110 **l/p/d** target included”.

We passed this on to Independent Water Networks, who confirmed in an email dated 1 August 2022 that it has been noted.

CCW

As part of the application process Ofwat has engaged with CCW. CCW's position is that new appointments and variations should bring benefits to customers on the proposed NAV site. CCW expects NAV Appointees to provide consumers with prices, levels of service or service guarantees that match or, ideally, better those of incumbent water and/or sewerage companies. CCW has stated that it is satisfied that Independent Water Networks, as an established NAV Appointee, offers customers on its NAV sites prices and levels of service which match or better those offered by the incumbent water and/or sewerage companies which would otherwise serve the site. CCW therefore agrees with Ofwat's assessment that customers on the Site will be no worse off if served by Independent Water Networks and so, overall, supports the proposed variation of appointment.

CCW recognise that due to the small size of Independent Water Networks' customer base, it does not currently offer its financial vulnerable customers a social tariff in the way that the incumbent companies do but does offer the standard WaterSure tariff for qualifying customers. CCW consider that it is appropriate for Independent Water Networks to tailor the services it provides, until it can offer a formal social tariff, ensuring customers are provided with appropriate flexible support where needed.

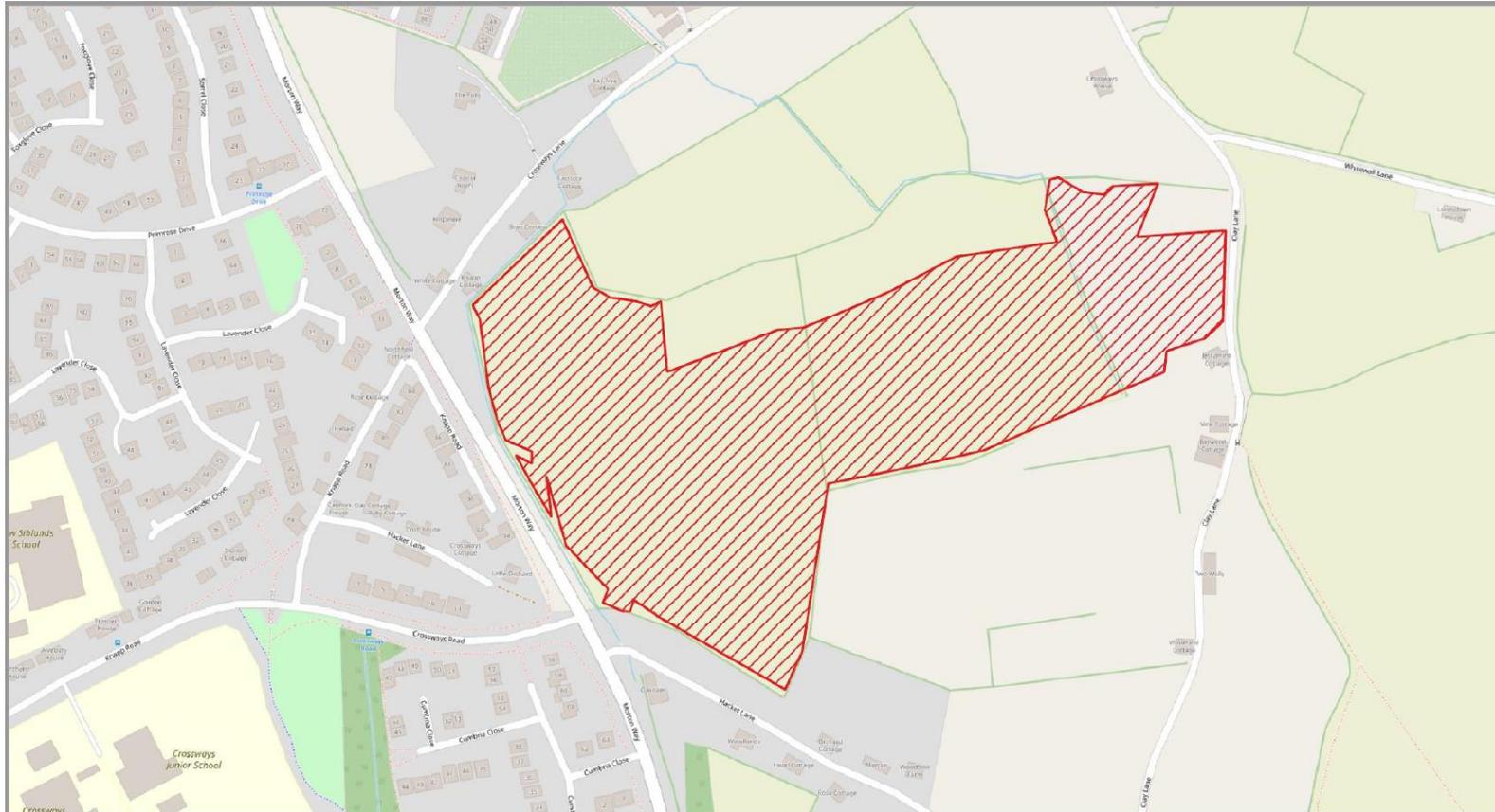
CCW has also considered the impact on an incumbent's existing customers when a NAV site is approved. It notes that in many cases there is a potential cost on the annual water and/or sewerage bills of these customers. While this cost is negligible on an individual site basis, CCW is unclear of the wider benefits of the NAV regime for incumbents' customers, particularly as the number of sites in each incumbent area increases and the cumulative cost rises.

Our response

One of our key policies is that customers should be no worse off if a NAV is granted. That is, an applicant must ensure its new customers are made no worse off in terms of charges and service than if they had been supplied by the previous appointee. We do not require applicants to better the service and price of previous incumbents.

Vulnerable customers may not be aware of the social tariff that would be available to them if they were served by the incumbent rather than by the applicant. It is the responsibility of the Independent Water Networks to identify and protect vulnerable customers on the Site. Although the applicant does not offer a social tariff, it should ensure customers will be no worse off.

2. Site Maps



PLAN REFERRED TO IN THE VARIATION OF THE APPOINTMENTS OF INDEPENDENT WATER NETWORKS LIMITED AND BRISTOL WATER PLC, AS WATER UNDERTAKERS, MADE BY THE WATER SERVICES REGULATION AUTHORITY ON ...

ADDRESS: CROSSWAYS, MORTON WAY,
THORNBURY, SOUTH GLOUCESTERSHIRE BS35 2HJ.
OS GRID REFERENCE: 365199,190382
SCALE: 1:3000
DRAWN BY: NS
DATE: 01/04/2022

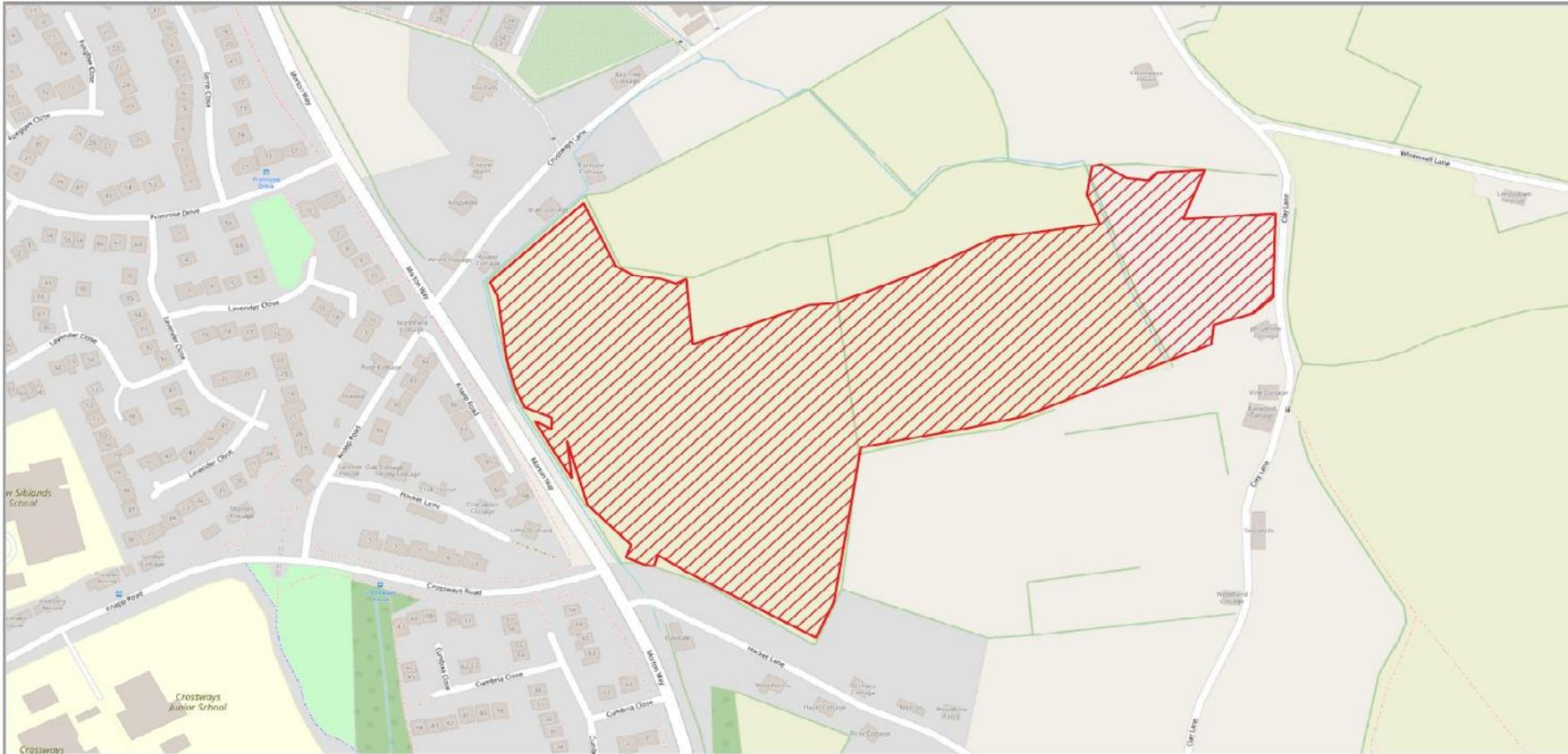
09/08/2022
Janet

0 75 150 m



CROSSWAYS MORTON WAY INSET WATER
MAP 1

Variation of Independent Water Networks Limited's appointment to include Crossways, Morton Way, Thornbury



PLAN REFERRED TO IN THE VARIATION OF THE APPOINTMENTS OF INDEPENDENT WATER NETWORKS LIMITED AND WESSEX WATER SERVICES LIMITED, AS SEWERAGE UNDERTAKERS, MADE BY THE WATER SERVICES REGULATION AUTHORITY ON ...

ADDRESS: CROSSWAYS, MORTON WAY, THORNBURY, SOUTH GLOUCESTERSHIRE BS35 2HJ.
OS GRID REFERENCE: 365199,190382
SCALE: 1:3000
DRAWN BY: NS
DATE: 01/04/2022



CROSSWAYS MORTON WAY INSET SEWERAGE

MAP 1

3. Variation Notice

**WATER SERVICES REGULATION AUTHORITY
WATER INDUSTRY ACT 1991, SECTIONS 6 TO 9**

Variation of the Appointments of Independent Water Networks Limited, Bristol Water PLC and Wessex Water Services Limited as Water and Sewerage Undertakers

Made on 9 August 2022

Coming into effect on 10 August 2022

1. Independent Water Networks Limited ("Independent Water Networks"), Bristol Water PLC ("Bristol Water") and Wessex Water Services Limited ("Wessex Water") hold Appointments as water and sewerage undertakers for their respective areas ("the Appointments").¹ The areas to which the Appointments of Independent Water Networks, Bristol Water and Wessex Water as water and sewerage undertakers relate ("Water Supply Area" and "Sewerage Services Area") are set out in their Instruments of Appointment.
2. The site called Crossways, Morton Way, Thornbury, which is shown edged in red on the plan attached to this variation, ("the Site") is within Bristol Water's Water Supply Area and Wessex Water's Sewerage Services Area. The Site is being developed by Bloor Homes Limited.
3. Independent Water Networks has applied under section 7(4)(b) of the Water Industry Act 1991 ("the Act") for a variation of its Appointment as a water and sewerage undertaker to include the Site and for a consequential variation of Bristol Water's and Wessex Water's Appointments to exclude the Site.
4. On 27 June 1995, the Secretary of State for the Environment and the Secretary of State for Wales acting jointly and pursuant to sections 6(1) and 7(2) of the Act authorised the Director General of Water Services² to make variations such as those contained in paragraph 5 below. After public consultation, as required by section 8 of the Act, the Water Services Regulation Authority has decided that it should grant Independent Water Networks' application.
5. Therefore, as provided by sections 7(2) and 7(4)(b) of the Act, and with the agreement of Bloor Homes Limited, the Water Services Regulation Authority **varies**–

¹ Bristol Water's and Wessex Water's original Appointments as water and sewerage undertakers were made by the Secretary of State for the Environment under sections 11 and 14 of the Water Act 1989, now replaced by sections 6 and 11 of the Water Industry Act 1991. Independent Water Networks' original Appointment was made by the Water Services Regulation Authority under sections 6 and 11 of the Water Industry Act 1991.

² With effect from 1 April 2006 the functions of the Director General of Water Services were transferred to the Water Services Regulation Authority in accordance with section 36 of, and Schedule 3 to, the Water Act 2003.

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- (a) the Appointment of Independent Water Networks as a water and sewerage undertaker so that the Site is included in Independent Water Networks' Water Supply Area and Sewerage Services Area;
- (b) the Appointment of Bristol Water as a water undertaker so that the Site is excluded from Bristol Water's Water Supply Area; and
- (c) the Appointment of Wessex Water as a sewerage undertaker so that the Site is excluded from Wessex Water's Sewerage Services Area.

Signed for and on behalf of the Water Services Regulation Authority



Sally Irgin
Director of Enforcement

**Ofwat (The Water Services Regulation Authority)
is a non-ministerial government department.
We regulate the water sector in England and Wales.**

Ofwat
Centre City Tower
7 Hill Street
Birmingham B5 4UA
Phone: 0121 644 7500

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