

Variation of Independent Water Networks Limited's appointment to include Heath Lane, Codicote

On 27 September 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 Affinity Water Limited's ("**Affinity Water**") water supply area and Thames Water Utilities Limited's ("**Thames Water**") sewerage services area called Heath Lane, Codicote in Hitchin, Hertfordshire ("**the Site**"). Details of the application and our assessment of it were set out in the consultation document.

The consultation ended on 28 October 2022. During the consultation period, we received no representations.

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. As we received no responses to the consultation, no issues have been raised that have changed our view.

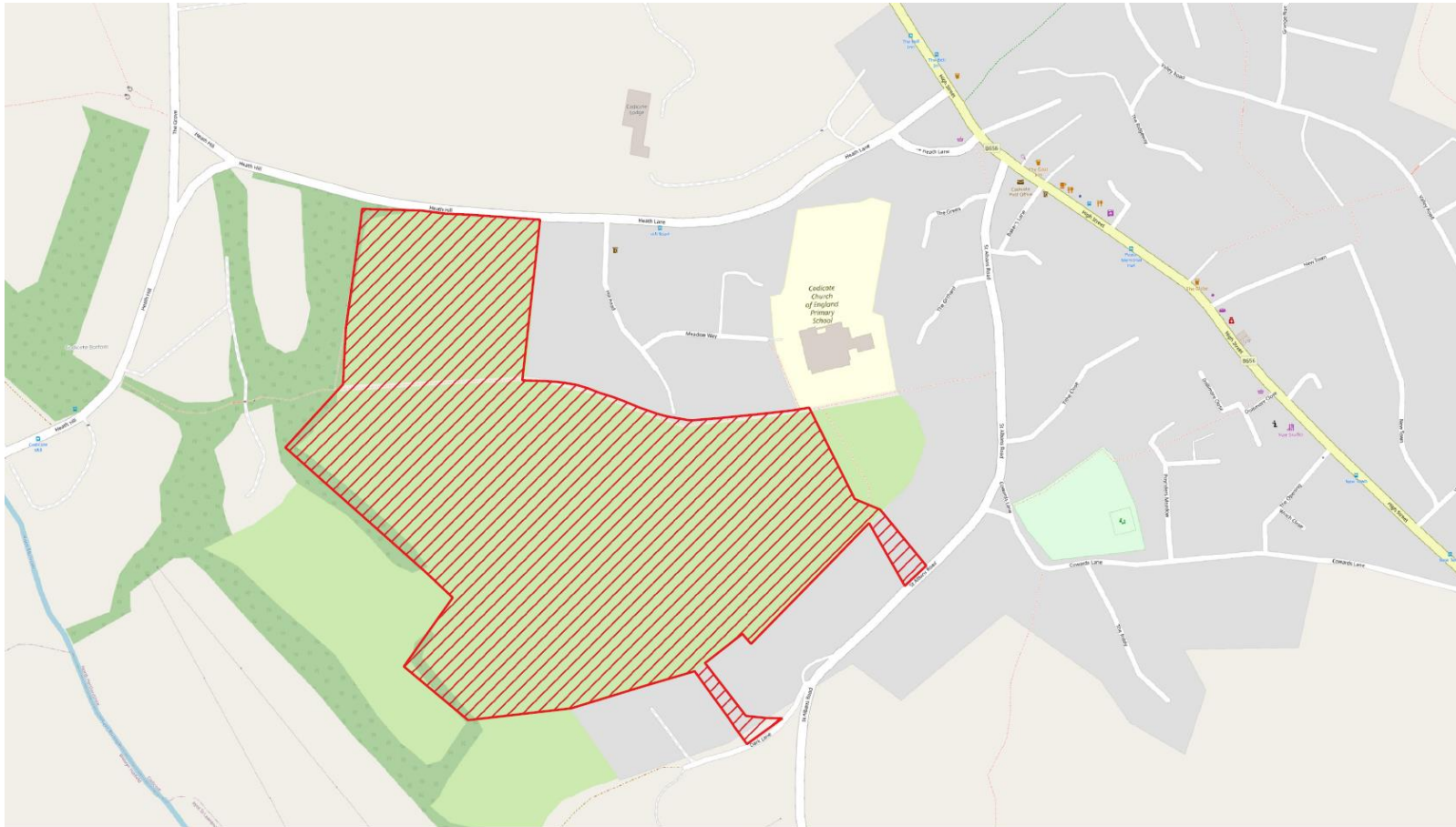
Having assessed Independent Water Networks' application, we decided to grant a variation to Independent Water Networks' area of appointment to allow it to serve the Site for water and sewerage services. This appointment became effective on 31 January 2023.

The Site maps for the variation can be found in Section 1 of this document.

The variation notice legally making the variation can be found in Section 2 of this document.

1. Site Maps

Water



PLAN REFERRED TO IN THE VARIATION OF THE APPOINTMENTS OF INDEPENDENT WATER NETWORKS LIMITED AND AFFINITY WATER LIMITED, AS WATER UNDERTAKERS, MADE BY THE WATER SERVICES REGULATION AUTHORITY ON ... 30 January 2023

ADDRESS: HEATH LANE, CODICOTE, HITCHIN, HERTFORDSHIRE, SG4 8YG
OS GRID REFERENCE: 521227, 217963
SCALE: 1: 4000
DRAWN BY: GM
DATE: 29/07/2022

Laura Clayer

0 100 200 m



HEATH LANE, CODICOTE INSET WATER

MAP 1

Variation of Independent Water Networks Limited's appointment to include Heath Lane, Codicote

Sewerage



PLAN REFERRED TO IN THE VARIATION OF THE APPOINTMENTS OF INDEPENDENT WATER NETWORKS LIMITED AND THAMES WATER UTILITIES LIMITED, AS SEWERAGE UNDERTAKERS, MADE BY THE WATER SERVICES REGULATION AUTHORITY ON ...
30 January 2023

ADDRESS: HEATH LANE, CODICOTE, HITCHIN, HERTFORDSHIRE, SG4 8YG
OS GRID REFERENCE: 521227, 217963
SCALE: 1: 4000
DRAWN BY: GM
DATE: 29/07/2022

Laura Clayton

0 100 200 m



HEATH LANE, CODICOTE INSET SEWERAGE

MAP 1

3. Variation Notice

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

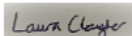
Variation of the Appointments of Independent Water Networks Limited, Affinity Water Limited and Thames Water Utilities Limited as Water and Sewerage Undertakers

Made on 30 January 2023

Coming into effect on 31 January 2023

1. Independent Water Networks Limited ("Independent Water Networks"), Affinity Water Limited ("Affinity Water") and Thames Water Utilities Limited ("Thames 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, Affinity Water and Thames 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 Heath Lane, Codicote in Hitchin, Hertfordshire which is shown edged in red on the plan attached to this variation ("the Site") is within Affinity Water's Water Supply Area and Thames Water's Sewerage Services Area. The Site is being developed by Taylor Wimpey UK 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 Affinity Water's and Thames 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 Taylor Wimpey UK Limited, the Water Services Regulation Authority **varies**–
 - (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 Affinity Water as a water undertaker so that the Site is excluded from Affinity Water's Water Supply Area; and
 - (c) the Appointment of Thames Water as a sewerage undertaker so that the Site is excluded from Thames Water's Sewerage Services Area.

Signed for and on behalf of the Water Services Regulation Authority



Laura Clougher
Principal, Casework and Enforcement