

Variation of Independent Water Networks Limited's appointment to include City Gateway, Bristol

On 15 December 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 South West Water Limited's¹ ("South West Water") water supply area and Wessex Water Services Limited's ("Wessex Water") sewerage services area called City Gateway, Bristol ("the Site"). Details of the application and our assessment of it were set out in the consultation document.

The consultation ended on 20 January 2023. During the consultation period, we received no responses.

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 sewerage company. As set out in our consultation we are satisfied this is the case.

Having assessed Independent Water Networks' application and having received no responses 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 23 May 2023.

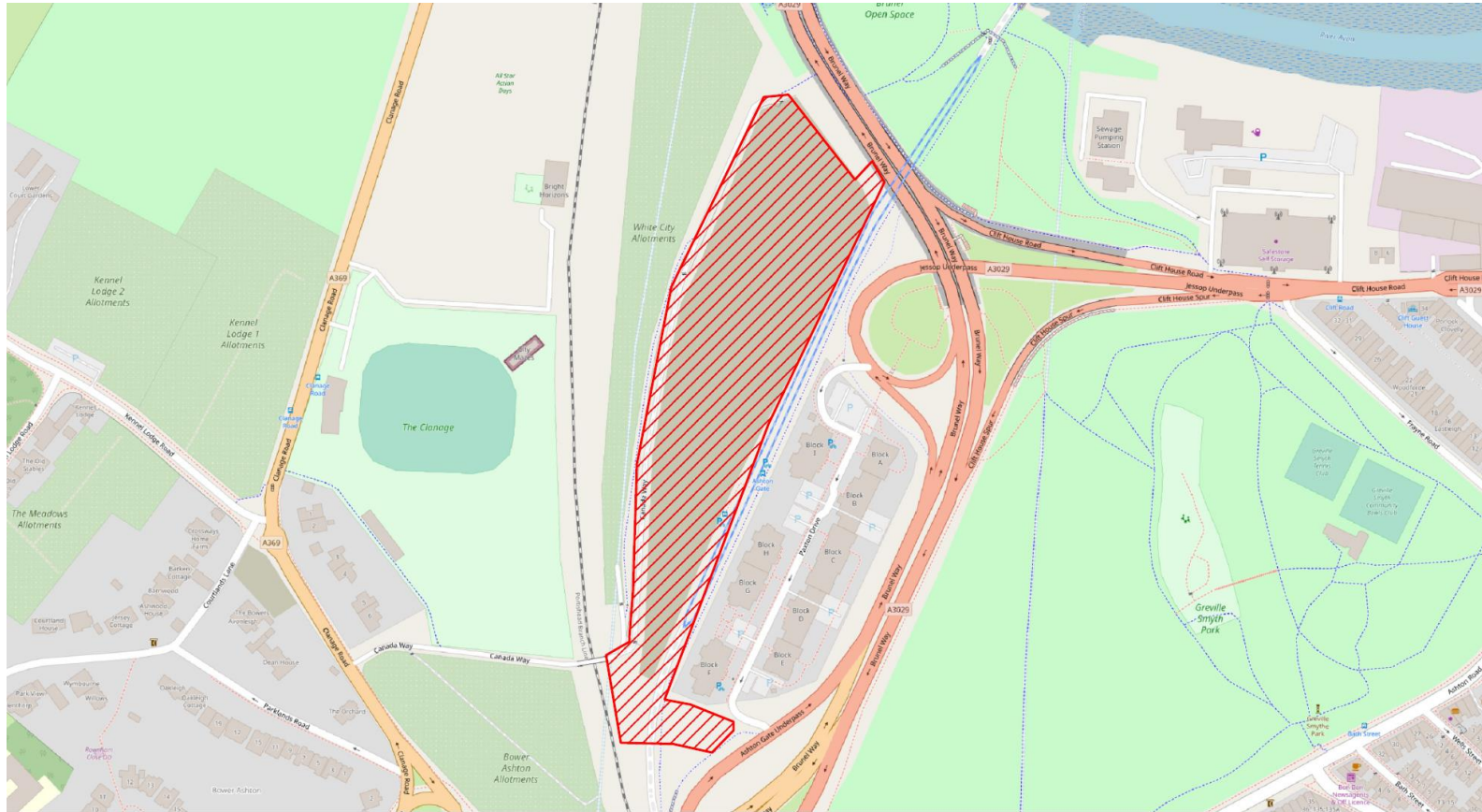
The Site Maps for the variation can be found in Section 1 of this document.

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

¹ With effect from 1 February 2023, we varied South West Water Limited's area for water services so that it covers the area previously served by Bristol Water plc (the Bristol area) and also terminated Bristol Water's licence because it no longer provides water services to any area.

1. Site Maps

Water



PLAN REFERRED TO IN THE VARIATION OF THE APPOINTMENTS OF INDEPENDENT WATER NETWORKS LIMITED AND SOUTH WEST WATER LIMITED, AS WATER UNDERTAKERS, MADE BY THE WATER SERVICES REGULATION AUTHORITY ON ...
22 May 2023

ADDRESS: CITY GATEWAY, BRUNEL WAY, ASHTON GATE, BRISTOL, AVON, BS3 2BN
OS GRID REFERENCE: 356678, 171858
SCALE: 1: 3000
DRAWN BY: GM
DATE: 02/03/2023

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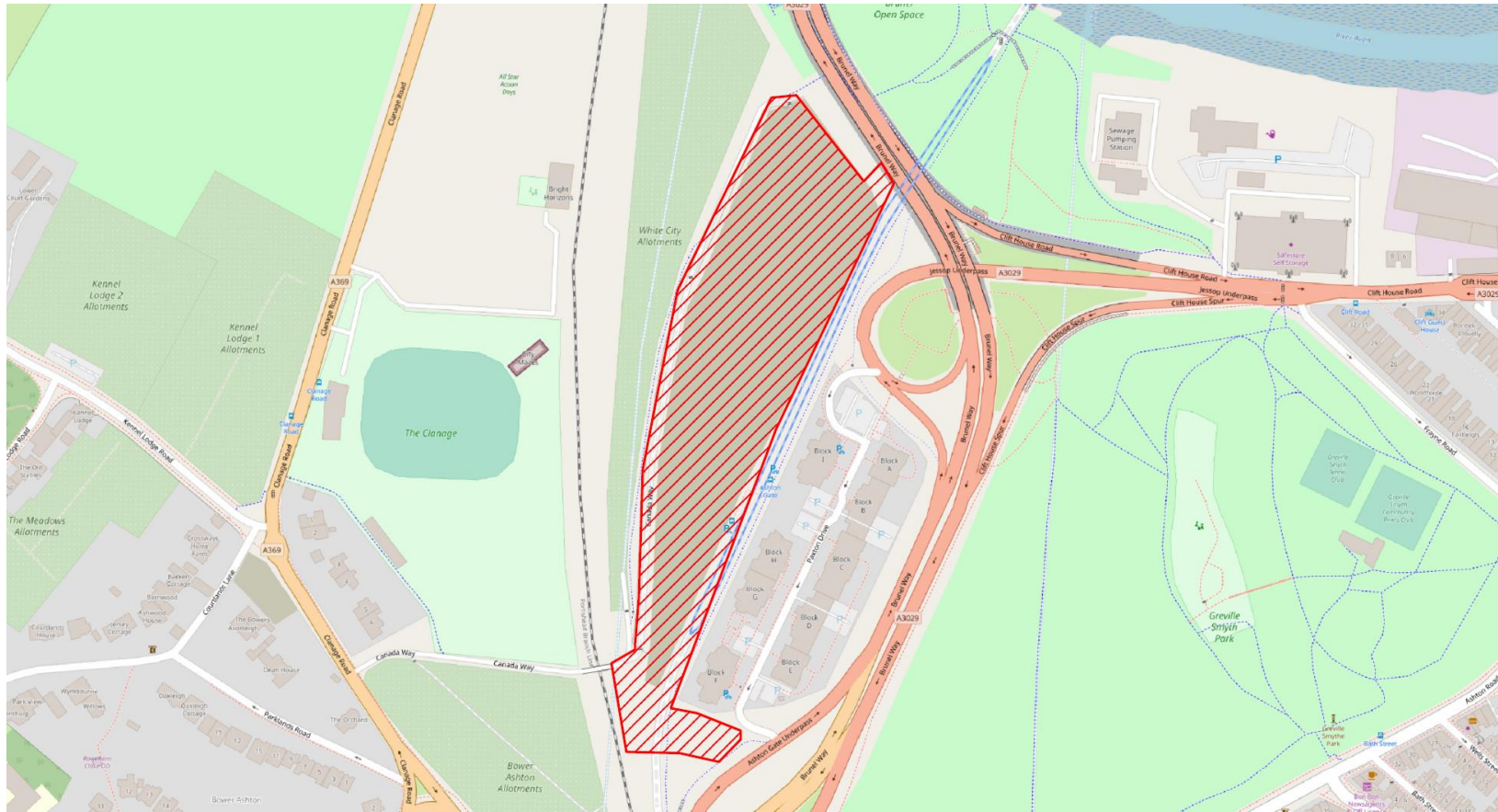


CITY GATEWAY INSET WATER

MAP1

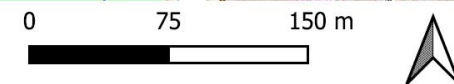
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Sewerage



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 ...
22 May 2023

ADDRESS: CITY GATEWAY, BRUNEL WAY, ASHTON GATE, BRISTOL, AVON, BS3 2BN
OS GRID REFERENCE: 356678, 171858
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CITY GATEWAY INSET SEWERAGE

MAP 1

2. Variation Notice

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

Variation of the Appointments of Independent Water Networks Limited, South West Water Limited and Wessex Water Services Limited as Water and Sewerage Undertakers

Made on 22 May 2023

Coming into effect on 23 May 2023

1. Independent Water Networks Limited ("Independent Water Networks"), South West Water Limited ("South West 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, South West 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 City Gateway, Bristol, which is shown edged in red on the plan attached to this variation, ("the Site") is within [South West Water's](#) Water Supply Area and Wessex Water's Sewerage Services Area. The Site is being developed by [Vistry Partnerships 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 [South West 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 [Vistry Partnerships Limited](#), the Water Services Regulation Authority **varies**—

¹ [South West 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.

- (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 [South West Water](#) as a water undertaker so that the Site is excluded from South West 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