

Variation of Icosa Water Services Limited's appointment to include High Street, Codicote, Hertfordshire

On 9 May 2023, Ofwat began a [consultation](#) on a proposal to vary Icosa Water Services Limited's ("**Icosa Water**") 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 High Street, Codicote in Hertfordshire ("**the Site**"). Details of the application and our assessment of it were set out in the consultation document.

The consultation ended on 6 June 2023. During the consultation period, we did not receive any responses to our proposal.

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.

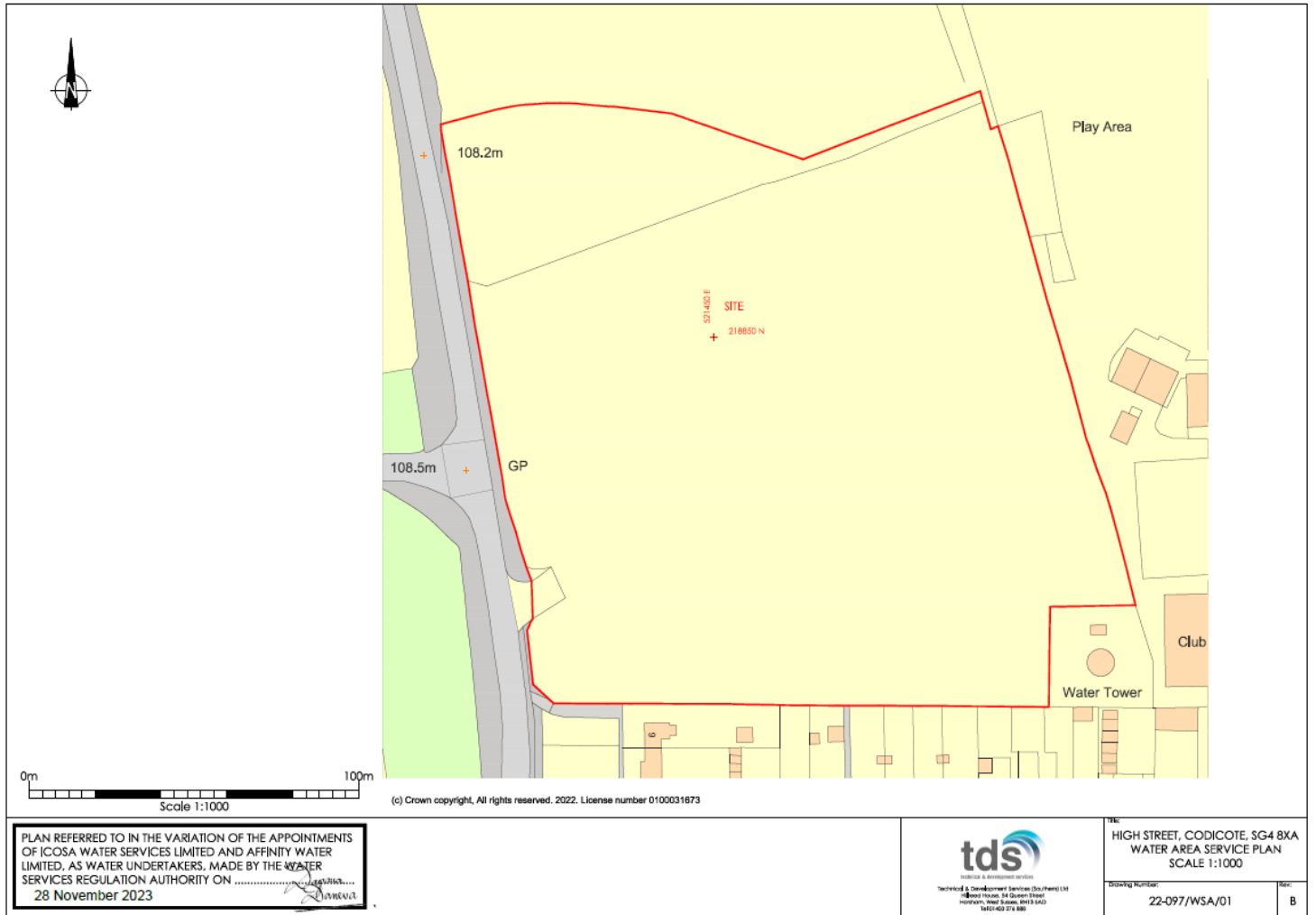
Having assessed Icosa Water's application and having received no responses to our consultation, we decided to grant a variation to Icosa Water's area of appointment to allow it to serve the Site for water and sewerage services. This appointment became effective on 29 November 2023.

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

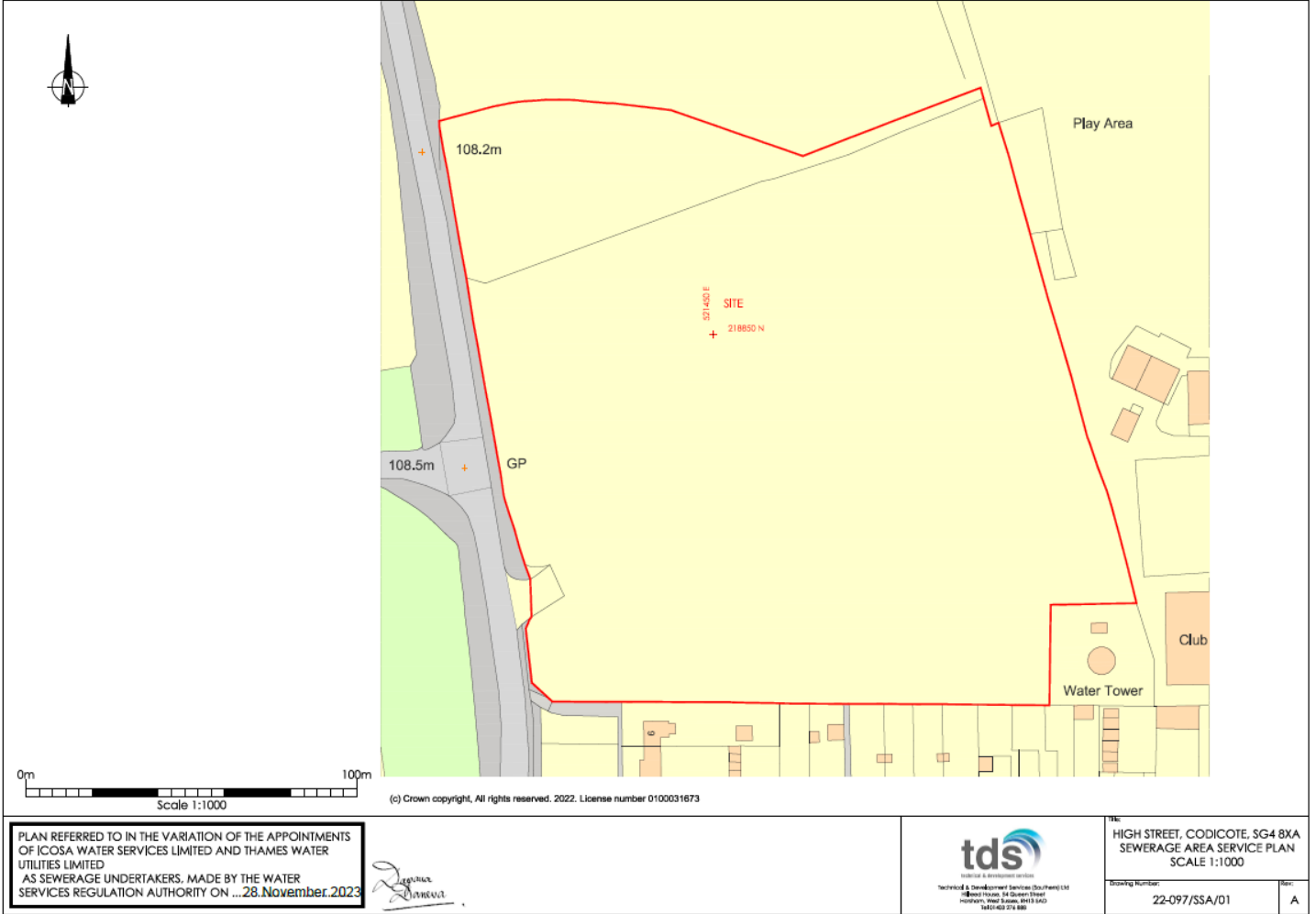
The Variation Notice legally making the variation can be found in Section 2 of this document.

1. Site Maps

Water:



Sewerage:



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2. Variation Notice

WATER SERVICES REGULATION AUTHORITY

WATER INDUSTRY ACT 1991, SECTIONS 6 TO 9

Variation of the Appointments of Affinity Water Limited, Thames Water Utilities Limited, and Icosa Water Services Limited as Water and Sewerage Undertakers

Made on 28 November 2023

Coming into effect on 29 November 2023

1. Icosa Water Services Limited ("Icosa Water"), 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 Icosa Water, 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 High Street, Codicote in 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. Icosa Water 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 Icosa Water's 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**–

¹ Affinity Water's and Thames 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. Icosa Water's 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 Icosa Water as a water and sewerage undertaker so that the Site is included in Icosa Water's 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



Dayana Daneva
Principal
Casework, Enforcement and Customers