

Variation of Independent Water Networks Limited's appointment to include The Red Lion, Southall, Middlesex

On 13 November 2023, 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 The Red Lion, Southall in Middlesex ("**the Site**"). Details of the application and our assessment of it were set out in the consultation document.

The consultation ended on 11 December 2023. We did not receive any responses during the consultation period.

On 7 December 2023 Independent Water Networks notified us that it wished to amend its application by including a business property on the Site, it stated this was not picked up within its initial application. The additional business property did not have any impact on our assessment of the Site. As the consultation for this application was due to close on 11 December 2023, we notified the statutory stakeholders of the change and allowed a further 5 working days (until 18 December 2023) for any representations to be made. We received no further comments.

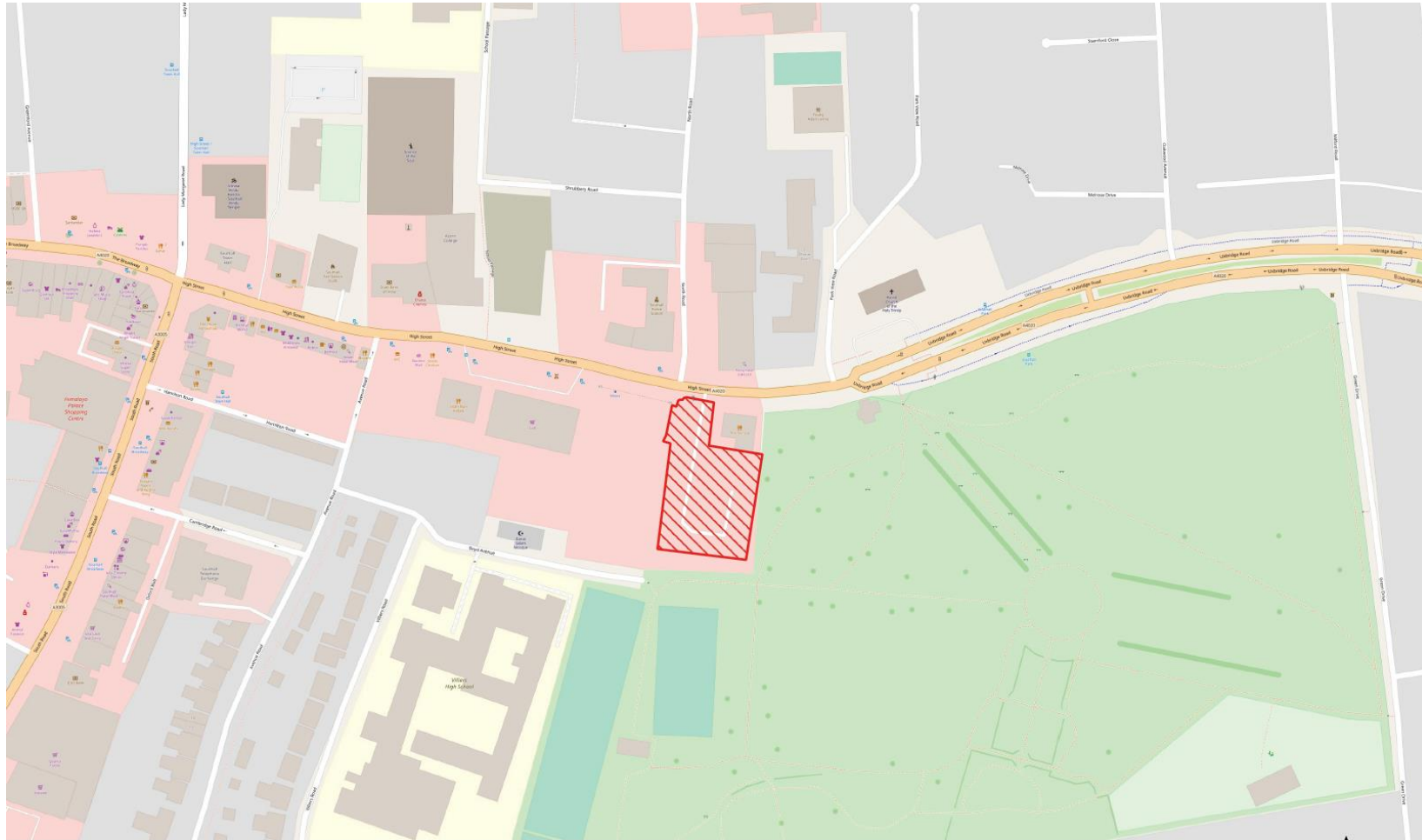
We will only make an appointment or variation if our assessment concludes that the application meets the criterion it has been made under; that customers or future customers on the site will be no worse off than if the site had been served by the existing appointee; and if the applicant will be able 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.

Having assessed Independent Water Networks' application and having received no responses to our consultation and additional notification regarding the material change of the 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 7 February 2024.

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

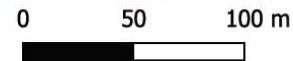
The Variation Notice legally making the variation can be found in Section 2 of this document.

1. Site Maps Water

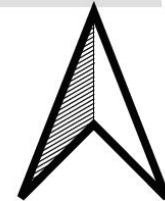


PLAN REFERRED TO IN THE VARIATION OF THE APPOINTMENTS OF INDEPENDENT WATER NETWORKS LIMITED AND AFFINITY WATER LIMITED, AS WATER UNDERTAKERS, MADE BY THE WATER SERVICES REGULATION AUTHORITY ON ... 6 February 2024

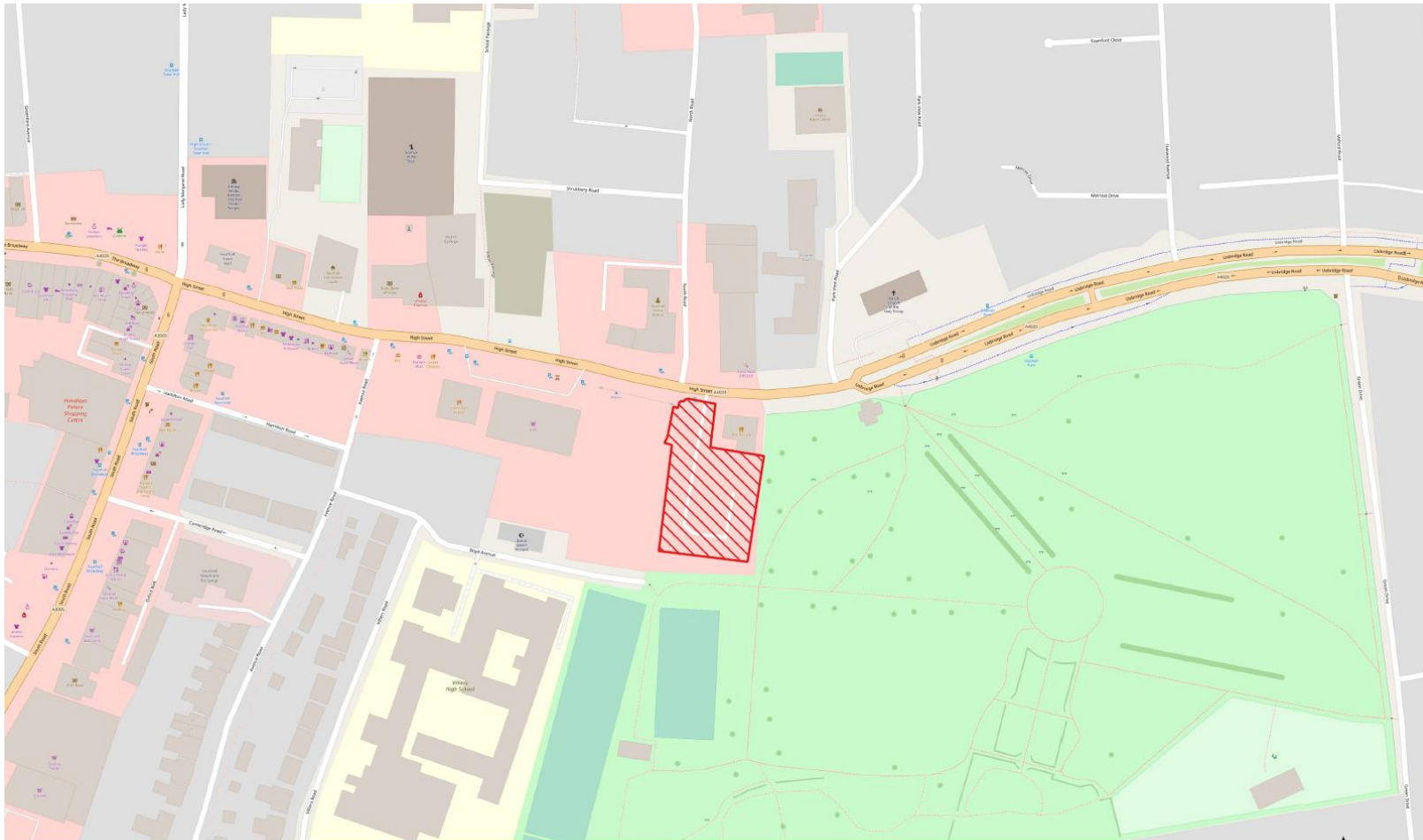
ADDRESS: THE RED LION, MARKEY PLACE, SOUTHALL, EALING, UB1 3DN
OS GRID REFERENCE: 513100, 180333
SCALE: 1:4000
DRAWN BY: TB
DATE: 20/09/2023



**THE RED LION
WATER SUPPLY
INSET MAP 2**



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 6 February 2024

ADDRESS: THE RED LION, MARKEY PLACE, SOUTHALL, EALING, UB1 3DN
OS GRID REFERENCE: 513100, 180333
SCALE: 1:4000
DRAWN BY: TB
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**THE RED LION
SEWERAGE UNDERTAKERS
INSET MAP 2**



2. 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 6 February 2024

Coming into effect on 7 February 2024


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 The Red Lion in Southall, 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 Fairview Estates (Housing) 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 Fairview Estates (Housing) 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. 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 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



Sally Irgin
Director of Enforcement