

Variation of Independent Water Networks Limited's appointment to include Victoria Quarter (Phase 1), Barnet, London

On 30 January 2024, 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 Victoria Quarter (Phase 1), Barnet, London ("**the Site**"). Details of the application and our assessment of it were set out in the consultation document.

The consultation ended on 28 February 2024. During the consultation period, we received no representations.

There are several structures visible on the maps, which can also be seen on satellite images of the Site. The satellite imaging is from 2023 and IWN have confirmed via email that demolition and disconnection is complete. Demolition is stipulated in the planning permission.

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.

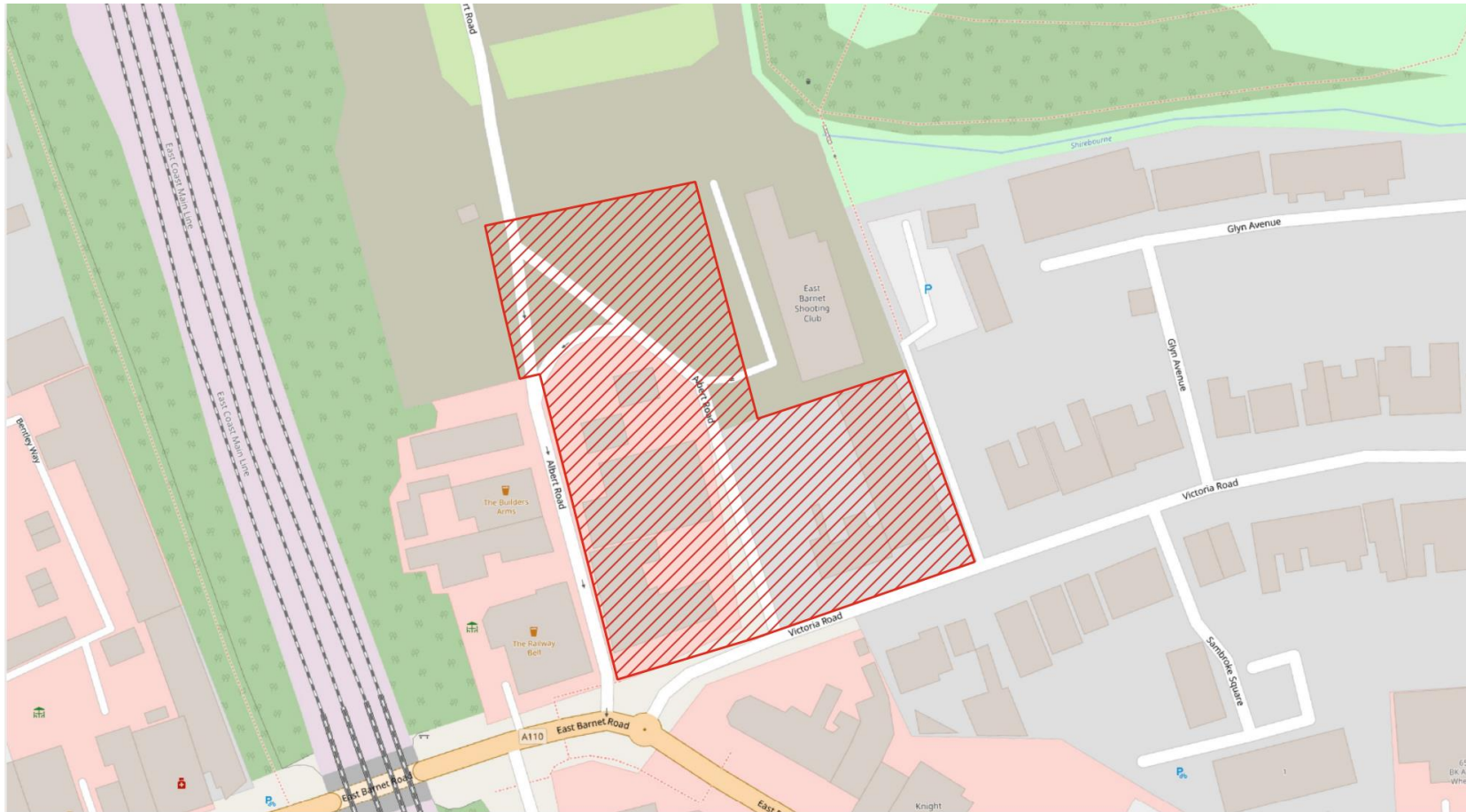
Having assessed Independent Water Networks' application and having received no responses to our consultation, we decided to grant a variation to Independent Water Networks' area of appointment to allow it to serve the Site for water and sewerage services. This appointment became effective on 6 March 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 map



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 ...

5 March 2024

ADDRESS: VICTORIA QUARTER (PHASE 1), BARNET GAS WORKS, ALBERT ROAD, NEW BARNET, BARNET, LONDON, EN4 9SH
OS GRID REFERENCE: 526552, 196213
SCALE: 1:1200
DRAWN BY: AD
DATE: 05/10/2023

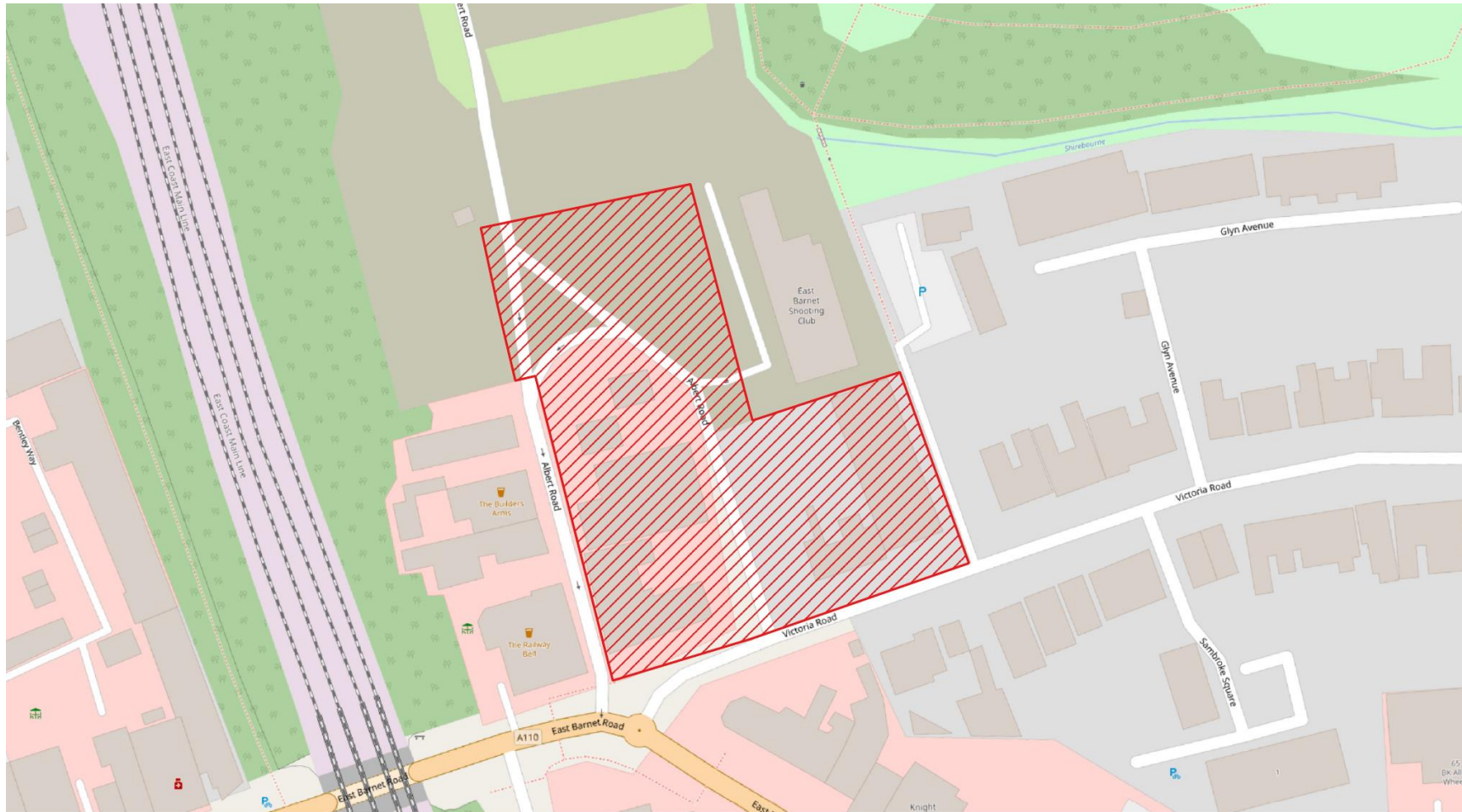


**VICTORIA QUARTER (PHASE 1)
INSET WATER
MAP 1**



Variation of Independent Water Networks Limited's appointment to include Victoria Quarter (Phase 1), Barnet, London

Sewerage map



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 ...

5 March 2024

ADDRESS: VICTORIA QUARTER (PHASE 1), BARNET GAS WORKS, ALBERT ROAD, NEW BARNET, BARNET, LONDON, EN4 9SH
OS GRID REFERENCE: 526552, 196213
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**VICTORIA QUARTER (PHASE 1)
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, Affinity Water Limited, and Thames Water Utilities Limited as Water and Sewerage Undertakers

Made on 5 March 2024

Coming into effect on 6 March 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 Victoria Quarter (Phase 1), Barnet, London, 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 New 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 consequential variations 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 New Homes 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



Martin Hill
Principal
Casework, Enforcement & Customers