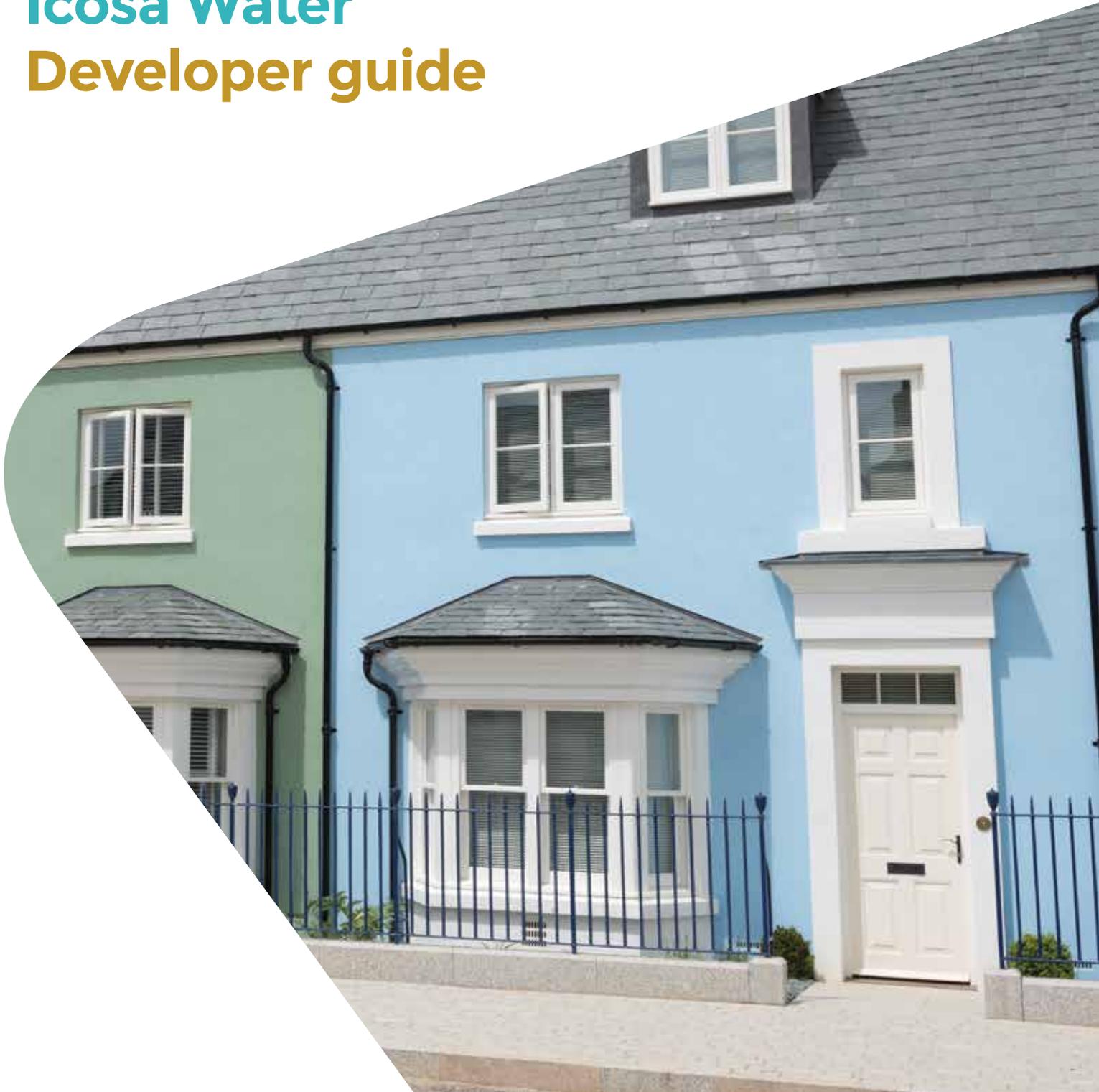




Icosa Water Developer guide



Welcome to Icosa Water

We are an independent regulated water and wastewater organisation, licensed under the Water Industry Act 1991. We operate in England and Wales, competing with water and wastewater incumbents for the provision of these services on new developments.

We work closely with the UK's housebuilders, developing bespoke services that provide 'traditional' water and wastewater offerings, coupled with environmentally enhancing products such as SuDS adoption, green space management and water recycling.

We provide wastewater services on developments of 50+ dwellings and potable water services on developments of 300+ dwellings. Each site is different as the location, size and build rate of the development drives the economic situation hence our offering to you.



Using our extensive industry knowledge, expertise and understanding of the services we provide, means we understand individual developments, enabling us to reduce costs for you and your customers.

Our innovative and sustainable water services are an option for you to obtain enhanced sustainability targets through reduced carbon costs and lower water consumption; whilst still improving the commerciality of your development through options such as water recycling and on-site waste treatment to eliminate high off-site costs.

We supply water and wastewater services direct to household and non-household customers who are connected to our networks.

As a regulated water company, our licence enables us to operate public water and sewerage networks as appointed water and wastewater undertakers.

What are the benefits of working with us

- ▶ An adaptable approach to your water and wastewater services.
- ▶ We work on developments ranging from 50-6000 dwellings.
- ▶ We explore alternative water and wastewater solutions that are commercially better value, to suit the needs of the site, not those of the incumbent.
- ▶ We aim to provide a competitive service in terms of price. Our approach to working with developers and consultants on-site adds value and reduces complications.
- ▶ Established in 2016, funded by private finance and debt, Icosa Water is licensed by the Secretary of State to provide water and wastewater services to domestic and commercial customers in England and Wales.
- ▶ We work with Ofwat, DEFRA, the Drinking Water Inspectorate and CCWater to ensure quality compliance, regulatory controls and customer service standards are adhered to.
- ▶ We can and do operate off-site networks where such adoption aids the commercial viability of our offerings.
- ▶ The service Icosa Water provide comprises of community level sustainable water, sewerage and drainage solutions for residential developments, through the ownership and operation of on-site water and/or waste systems.

Our experience

In a complicated industry, we make the process simple. With our knowledge and industry insight, we work with you to develop solutions, leaving behind the inflexibility and inefficiencies you often face.

We are experts in water and wastewater connections with extensive capability and experience. The industry is complex and requires significant knowledge, expertise and experience, and our team works together with our customers and stakeholders to get the job done – on time.

We compete with the incumbent to provide wastewater and potable water services to your customers. We aim to provide a competitive service in terms of price, our approach to working with you on-site and our ability to develop solutions that add value and overcome development obstacles that you may face.

NAV Explained

What is a NAV?

A New Appointment Variation (NAV) is where an independent water and wastewater company replaces an incumbent as the water and/or wastewater undertaker for a defined piece of geography within England and Wales. The NAV process is laid out in the Water Industry Act 1991 (as amended).

How long does the process take?

We agree the basis of the proposal terms and send you a contract for signature. Once contracts are signed, we apply to Ofwat for the licence to remove the relevant incumbent/s from the defined geographical area whilst at the same time engaging with the incumbents on bulk supply/discharge agreements and relevant information exchanges with the EA, DWI and CCWater.

The process takes 4–6 months from contract to award. This time is not lost as activities are carried out in parallel such as technical approval, pipe laying and site inspection. Ofwat are working to reduce this time period and reduce bureaucracy.

How much will it cost?

Icosa aims to provide a competitive price compared to the incumbent and offer improved delivery and closer working relationships. Each site cost varies by the size of the development, the location (and hence available incomes), the build rate and services required. Each price is bespoke for the site circumstances.

How does my site become eligible for a NAV?

Any new development where properties are not currently connected for water or wastewater services from an incumbent are eligible.



Our Services

Water Services

Our potable water network is provided as a New Appointment Variation (NAV) under the Water Industry Act 1991 (as amended) where the development geography is removed from the 'ownership' of the monopoly incumbents and replaced by Icosa Water.

As a licenced water undertaker and regulated by Ofwat, we have the same regulatory controls, legal obligations and powers as other water incumbents in England and Wales.

Our potable water network is provided to new build developments, with supplies being installed and adopted by us as part of our agreement with you.

We offer you a contract price for the installation of a water mains network with associated service connections and metering in the normal manner. Normally for on-site work we work under your CDM control in a trench provided by your groundwork contractor.

Our customers are guaranteed to be charged for water at or below the equivalent incumbent tariffs. All our water supplies are fitted with meters offering remote readings to be taken via radio signal which is hassle free for the customer and ensures billing accuracy.



Wastewater Services

We provide regulated and adopted wastewater sewerage connections to new build developments as well as adopting wastewater infrastructure under the S104 SFA process. Customers sewerage tariffs are guaranteed to be at or below the equivalent incumbent's prices.

Wastewater infrastructure is adopted under the S104 SFA process and operated by Icosa Water as part of a New Appointment Variation (NAV) under the Water Industry Act 1991 (as amended) where the development geography is removed from the 'ownership' of the monopoly incumbent and replaced by Icosa Water.

The Icosa process is one that is entirely familiar to developers and follows the S104 process established in Sewers for Adoption. Your contractor constructs your approved designs which are inspected and adopted under the S104 process.

The difference is that we are easier to work with and we want to adopt your assets. The advantage of our package provides over traditional monopoly incumbents is our flexibility and willingness to adopt and control the wastewater network.

We aim to complete technical approval from 4-6 weeks of a completed application pack. We do not require bonds from established housebuilders and we work proactively with you on sectional adoption ensuring your road bonds are reduced on program.

The Icosa prices for sewer adoption are a fixed price per plot on a lump sum based upon your building program with sectional adoption, again working to your specific adoption requirements.

Icosa Water can offer S104 adoption from 50+ properties. Where we are the sewerage undertaker, we can offer SuDS adoption if required.

Additional Services

Modular Sewage Treatment

The Icosa solution to high off-site costs proposed by incumbents, for the provision of pumping stations and rising sewers to connect to their waste network or remote municipal treatment facilities, is to construct a smaller modular sewerage system that is constructed adjacent to storm water storage and local water courses.

The wastewater installation is constructed with parallel streams to comply with building rates of the development and the necessary quality requirements of the receiving water for the EA discharge permit. For example, Rotating Biological Contractor (RBC) units have little height, are odour free, virtually silent and are screened with hedging and reeds, therefore making the installation invisible from a few metres away.

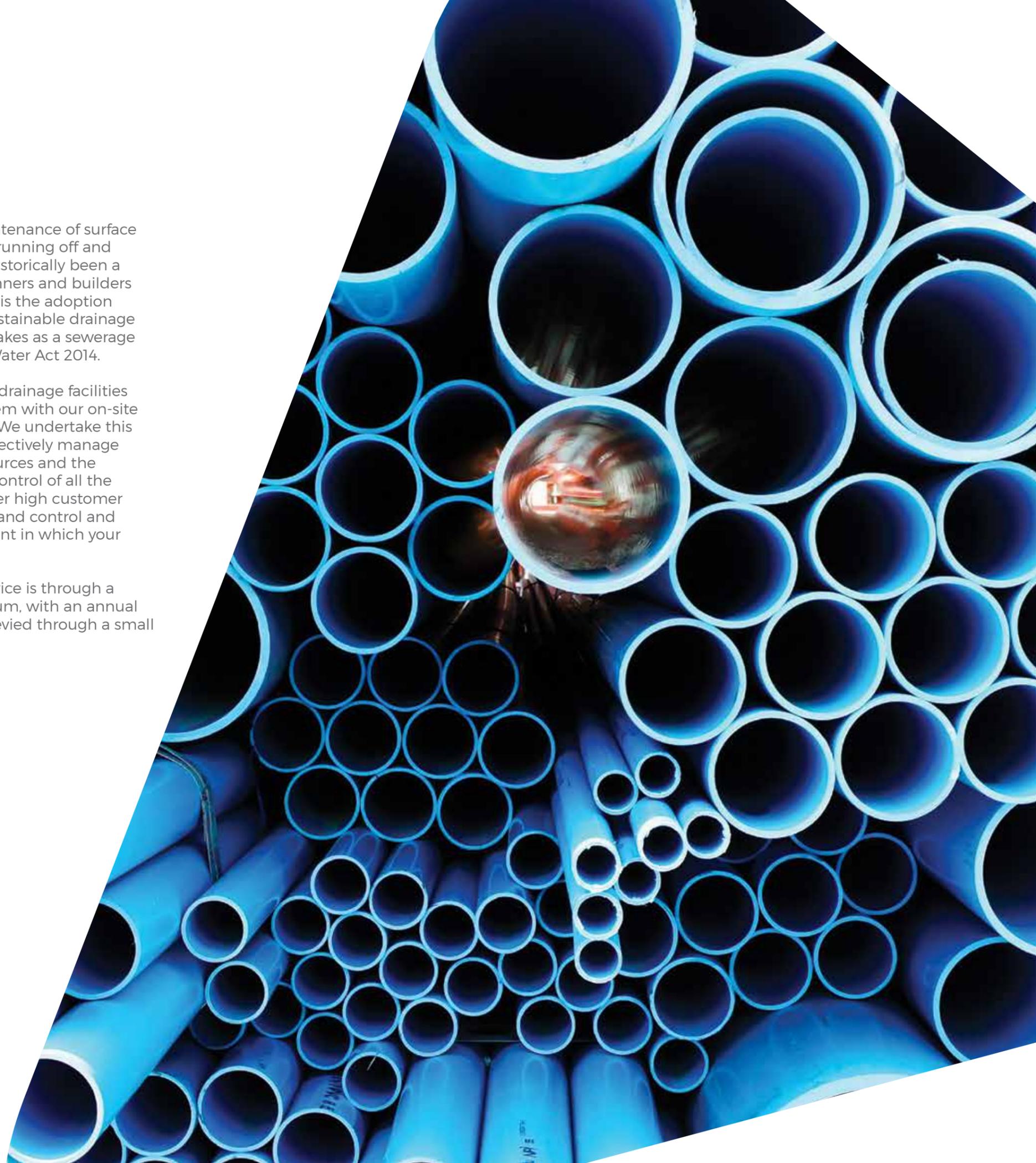
Our approach reduces initial capital requirement for the development and provides lower cash flow for the project. The modular treatment systems are designed to be low energy, low maintenance and to utilise natural locally sustainable resources to provide maximum biodiversity and environmental benefits, whilst achieving optimal water quality output. Icosa Water works with the Environmental Agency to define and deliver the wastewater discharge standard required, from the modular treatment, to ensure high environmental and habitat benefits and long term sustainable solution to community water management. We are happy to discuss the feasibility of on-site wastewater treatment and discuss the options to avoid high off-site capacity and rising sewer costs.

SuDS and Drainage

The operation and maintenance of surface water and storm water running off and on developments has historically been a huge issue for both planners and builders alike. The Icosa solution is the adoption and management of sustainable drainage systems and retention lakes as a sewerage undertaker under the Water Act 2014.

We adopt all SuDS and drainage facilities on-site and manage them with our on-site integrated water team. We undertake this as we believe that to effectively manage the water cycle, its resources and the environment; we have control of all the elements and can deliver high customer service, flood resilience and control and enhance the environment in which your customers live.

Our SuDS adoption service is through a low initial commuted sum, with an annual payment on residents levied through a small property charge.





If you would like to find out more about us,
or discuss a site, please get in touch.

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