

WATER NEUTRALITY STATEMENT FOR THE PROPOSED DEVELOPMENT AT UNIT 4 & 5 REDKILN CLOSE, HORSHAM, WEST SUSSEX, RH13 5QL.

Planning Reference: TBD

H2Ogeo Reference: 20250116P1

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<i>Author</i>	<i>Version</i>	<i>Date</i>
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Contents

Statement of Limitations	1
Executive Summary.....	3
1 Introduction	4
1.1 Scope of Work	4
1.2 Background.....	4
1.3 Sussex North Water Resource Zone (WRZ)	4
2 Site Setting	5
2.1 Existing Site.....	5
2.1.1 Fixtures and Fittings	5
2.2 Proposed Development.....	5
2.2.1 Proposed Fixtures & Fittings	6
3 Baseline Water Consumption	7
3.1 Existing Demand	7
4 Proposed Demand	8
4.1 Occupancy	8
4.2 Proposed Fixtures and Fittings	8
4.3 Consumption Summary.....	8
4.4 Sensitivity Testing.....	8
5 Conclusion.....	9
6 Figures.....	10
Figure 1 Site Location.....	11
Figure 2 Sussex North Water Resource Zone.....	12
Figure 3 Photolog	13
7 Annexes.....	14
Annex A - Planning Drawings	15
Annex B – Water Bills.....	18
Annex C - BREEAM Calculations	31
Annex D – Performance Level 3 Fixtures and Fittings	33
 Table 1 Existing Fixtures and Fittings	5
Table 2 Proposed Number of Fixtures and Fittings	6
Table 3 Summary of Water Bills.....	7
Table 4 Summary of Mains Water Consumption.....	8
Table 5 Water Neutrality Conclusion	9

Executive Summary

H2Ogeo provided this Water Neutrality Statement to accompany a planning application for the demolition of an existing industrial unit and construction of two units to be used for storage at Redkiln Close in Horsham West Sussex.

The Water Neutrality Statement demonstrates that the proposed development, with efficient fixtures and fittings, can achieve water neutrality.

Fixtures and fittings will meet Performance Level 3 of BREEAM NC 2018.

<i>Existing (Litres/Day)</i>	<i>Proposed (Litres/Day)</i>	<i>Water Neutral</i>
769	419.37	YES

With this mitigation in place the proposed development will not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction.

1 Introduction

Natural England cannot, with certainty, conclude that the Sussex North Water Supply Zone, that includes water supply from a groundwater abstraction, is not having an adverse effect on the integrity of:

- Arun Valley Special Area Conservation (SAC);
- Arun Valley Special Protection Area (SPA); and
- Arun Valley Ramsar Site.

Natural England have advised that developments within this zone must not add to this impact.

The Local Planning Authority (LPA) have requested a Water Neutrality Statement is provided to accompany planning applications to demonstrate that the proposed development does not increase the rate of water abstraction for drinking water supplies above existing levels.

1.1 Scope of Work

H2Ogeo was requested to provide a proposal for a Water Neutrality Statement to support a prior approval application submitted to Horsham District Council (HDC) Local Planning Authority (LPA).

The Water Neutrality Statement aims to demonstrate that the proposed development will not *contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction.*

The proposal was accepted and the Water Neutrality Statement is presented in this report.

A Statement of Limitations is presented at the start of this report.

1.2 Background

This Water Neutrality Statement (WNS) has been provided to support an application for a proposed demolition of an existing industrial unit and replacement with two new warehouse storage buildings at Units 4 & 5 Redkiln Close in Horsham, West Sussex.

The planning drawings are presented in Annex A showing the existing layout and proposed development on site. The site location is presented in Figure 1.

1.3 Sussex North Water Resource Zone (WRZ)

Southern Water supplies water to Crawley Borough, Horsham District, the northern part of Chichester District, southern Waverley and the South Downs National Park from its Sussex North Water Resource Zone (WRZ).

Within the WRZ there are a number of water sources, one of which is the groundwater abstraction from the Hardham source, one of a number of groundwater and surface water abstractions around Pulborough¹ presented in Figure 2 along with the proposed site and boundary of the Sussex North WRZ

The Hardham Groundwater abstraction is located approximately 20km south-west of the proposed site.

¹ https://www.horsham.gov.uk/_data/assets/pdf_file/0019/104482/EYP-JBAU-XX-XX-RP-EN-0001-A1-C03-Water_Neutrality_Assessment_Part_A.pdf

2 Site Setting

The site address is Unit 4 & 5 Redkiln Close, Horsham, West Sussex, RH13 5QL and is centred on National Grid Reference: TQ 18569 31413 (Easting: 518569, Northing: 131413) and presented in Figure 1.

2.1 Existing Site

The existing property consists of a large industrial unit with office space, staff kitchen and male and female WCs. Whilst historically being two units the site is now considered one and is currently occupied by Bailey UK Ltd who manufacture and supply architectural facades and flat roofing products.

The main process based operational/manufacturing/workshop area = 762m² and the Cellular or open plan office space, including staff kitchen where present/adjacent and reception areas = 51m². The planning drawings presented in Annex A show the existing and proposed layout of the property.

2.1.1 Fixtures and Fittings

The site was visited by H2Ogeo on Friday 28 February 2025 to flow test the existing fixtures and fittings. The numbers of fixtures and fittings are summarised in the table below and presented in the photolog in Figure 3:

Table 1 Existing Fixtures and Fittings

Fixture	Number	Flow	Unit
WC	4	6	Effective Flush (Litres)
Urinals	2	7.5	Litres/Cistern
Wash-Hand Basin Taps (excluding kitchen/utility room taps)	4	10 and 20	Litres/Minute
Kitchen Tap	1	12	Litres/Minute
Washing Machine	1	52	Litres/Cycle

It is reported by the applicant that the washing machine is used on average once per week equating to 7.43 Litres/day.

2.2 Proposed Development

The proposed development is for the demolition of the existing unit and construction of two units, Unit 4 and 5, to be used for storage as presented in Annex A.

There will be the main storage area, mezzanine office space and WCs.

Unit 4

- The main area = 825m²;
- Mezzanine = 46m²; and
- Offices = 27m².

Unit 5

- The main area = 620m²;
- Mezzanine = 14m²; and
- Offices = 25m².

Unit 4 and 5 combined:

- The main area = 1445m²;

- Mezzanine = 60m²; and
- Offices = 52m².

2.2.1 Proposed Fixtures & Fittings

The number of proposed fixtures and fittings are shown in the table below:

Table 2 Proposed Number of Fixtures and Fittings

Fixture	Unit 4	Unit 5	Performance Level 3 BREEAM
WC	2	2	3.75 Effective Flush Litres
Taps (excluding kitchen/utility room taps)	2	2	5 Litres/Minute

3 Baseline Water Consumption

This section outlines the existing baseline water consumption for the site.

3.1 Existing Demand

The Client has provided water bills for the site and these are presented in Annex B, a summary of the mains water consumption is presented in the table below:

Table 3 Summary of Water Bills

From	To	m3	Days	Litres/Day
20/12/2021	14/03/2022	49	84	583
15/03/2022	20/06/2022	65	97	670
20/06/2022	22/09/2022	97	94	1032
22/09/2022	19/12/2022	65	88	739
19/12/2022	18/03/2023	48	89	539
19/03/2023	19/06/2023	111	92	1207
20/06/2023	19/09/2023	5	91	55*
20/09/2023	19/12/2023	51	90	567
20/12/2023	19/03/2024	82	90	911
20/03/2024	19/06/2024	46.087	91	506
20/06/2024	11/09/2024	78	83	940
12/09/2024	11/12/2024	196	90	2178*

** Outliers*

The maximum consumption shown in the bills is 2178 Litres/Day and the minimum = 55 Litres/Day.

The average mains water consumption over this billed time-period = 827 Litres/day.

By removing the outliers (55 and 2178 Litres/Day) the baseline water consumption = 769 Litres/Day.

4 Proposed Demand

The proposed demand of the development has been modelled using the BREEAM New Construction 2018 Wat01 Calculator for Industrial building type as the most appropriate calculator.

The BREEAM model is presented in Annex C and summarised below:

Modelled Consumption = 19.97 Litres/Person/Day

4.1 Occupancy

The staff occupancy is generated by the BREEAM worksheet and suggests a rounded figure of 21 people.

This is an overestimation of the likely occupancy however has been used to model the future proposed water consumption as this is a conservative assumption.

4.2 Proposed Fixtures and Fittings

Fixtures and fittings meeting Performance Level 3 of the BREEAM New Construction Guidance will be installed and examples of some that are currently available on the market are presented in Annex D.

4.3 Consumption Summary

The results of the BREEAM worksheet are presented in Annex C and summarised below:

Table 4 Summary of Mains Water Consumption

Existing Industrial Unit Consumption (Litres/Day)	Proposed Development Consumption (Litres/Day)
769	419.37 (19.97*21)

Using the proposed fixtures and fittings and achieving performance Level 3 efficiencies under BREEAM guidelines the proposed development would be water neutral.

4.4 Sensitivity Testing

In preparing this Water Neutrality Statement there have been several conservative assumptions made, these are:

- Occupancy numbers are significantly higher than the likely number for a storage site; and
- The existing baseline consumption rate (evidenced through bills in Annex B) has been reduced by removing outliers from the data set.

5 Conclusion

The proposed development, with performance Level 3 fixtures and fittings, would achieve water neutrality.

Table 5 Water Neutrality Conclusion

Existing (Litres/Day)	Proposed (Litres/Day)	Water Neutral
769	419.37	YES

Through installing water-efficient fixtures and fittings on site this Water Neutrality Statement demonstrates that the proposed development will not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction.

6 Figures

Figure 1 Sussex North WRZ

Figure 2 Site Location

Figure 3 Site Photolog

Figure 1 Site Location

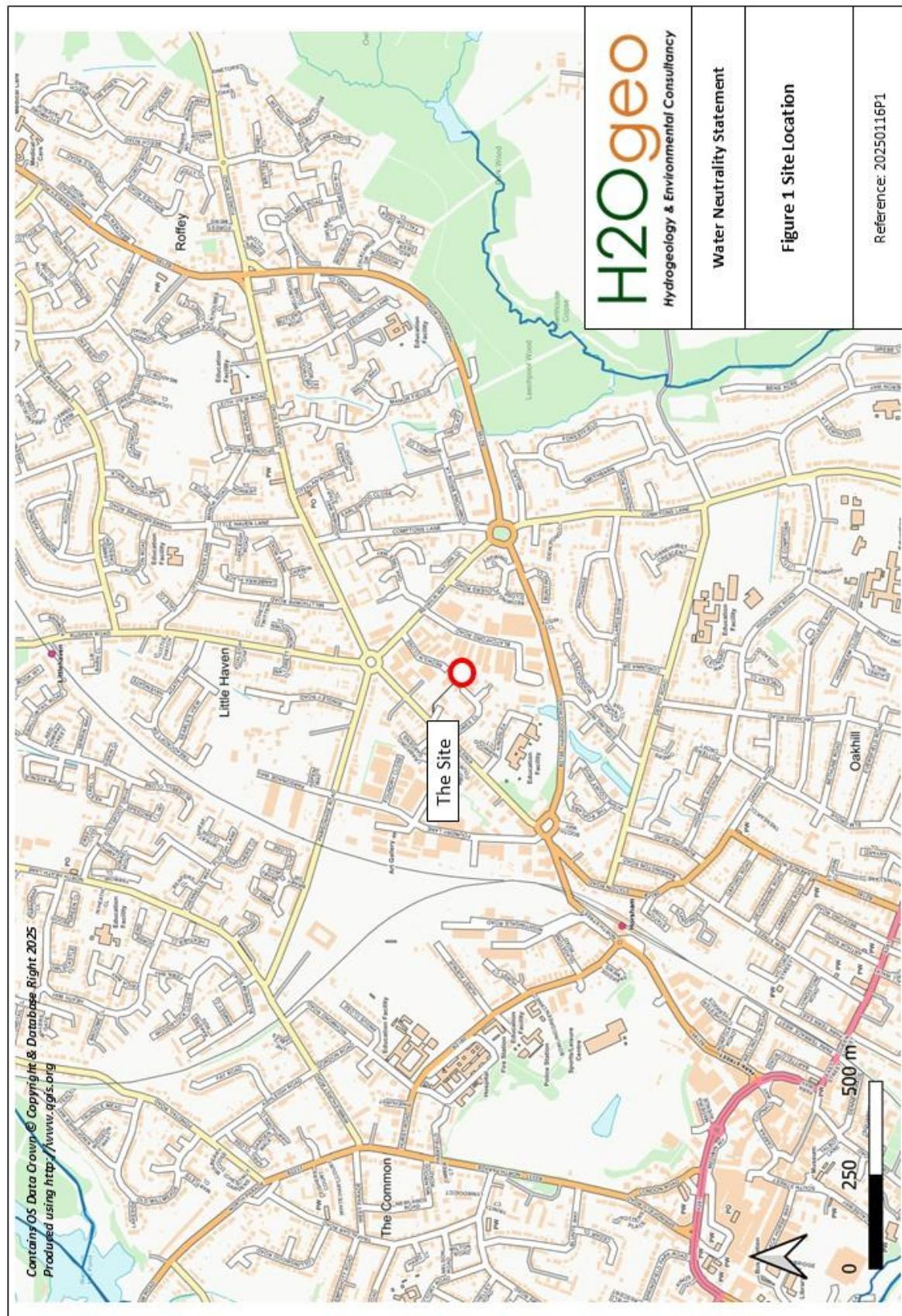


Figure 2 Sussex North Water Resource Zone



Figure 3 Photolog

	Male WC Wash-hand Basin		H2Ogeo Hydrogeology & Environmental Consultancy Water Neutrality Statement		Figure 3 Photo Log	Reference: 20250116P1
	Female WC Wash-hand Basins		Male Single Flush WC		Workshop Floor	
	Single Flush Female WC		Male Single Flush WC		Kitchen Tap	
	Single Flush Female WC		Male WC Wash-hand Basin		Washing Machine	

7 Annexes

Annex A - Planning Drawings

Annex B – Water Bills

Annex C - BREEAM Calculations

Annex D - Performance Level 3 Fixtures and Fittings

Annex A - Planning Drawings

KEY

— APPLICATION BOUNDARY

■ EXISTING BUILDINGS

— EXISTING TARMAC WITHIN APPLICATION BOUNDARY

■ EXISTING TREES AS PER SURVEY DRAWING. Refer Arbocultural Report for details.

EXISTING SITE ENTRANCE

1

3

S/S

1

EXISTING BOUNDARY TYPES

1. Chain Link Fencing

2. Palisade Security Fencing

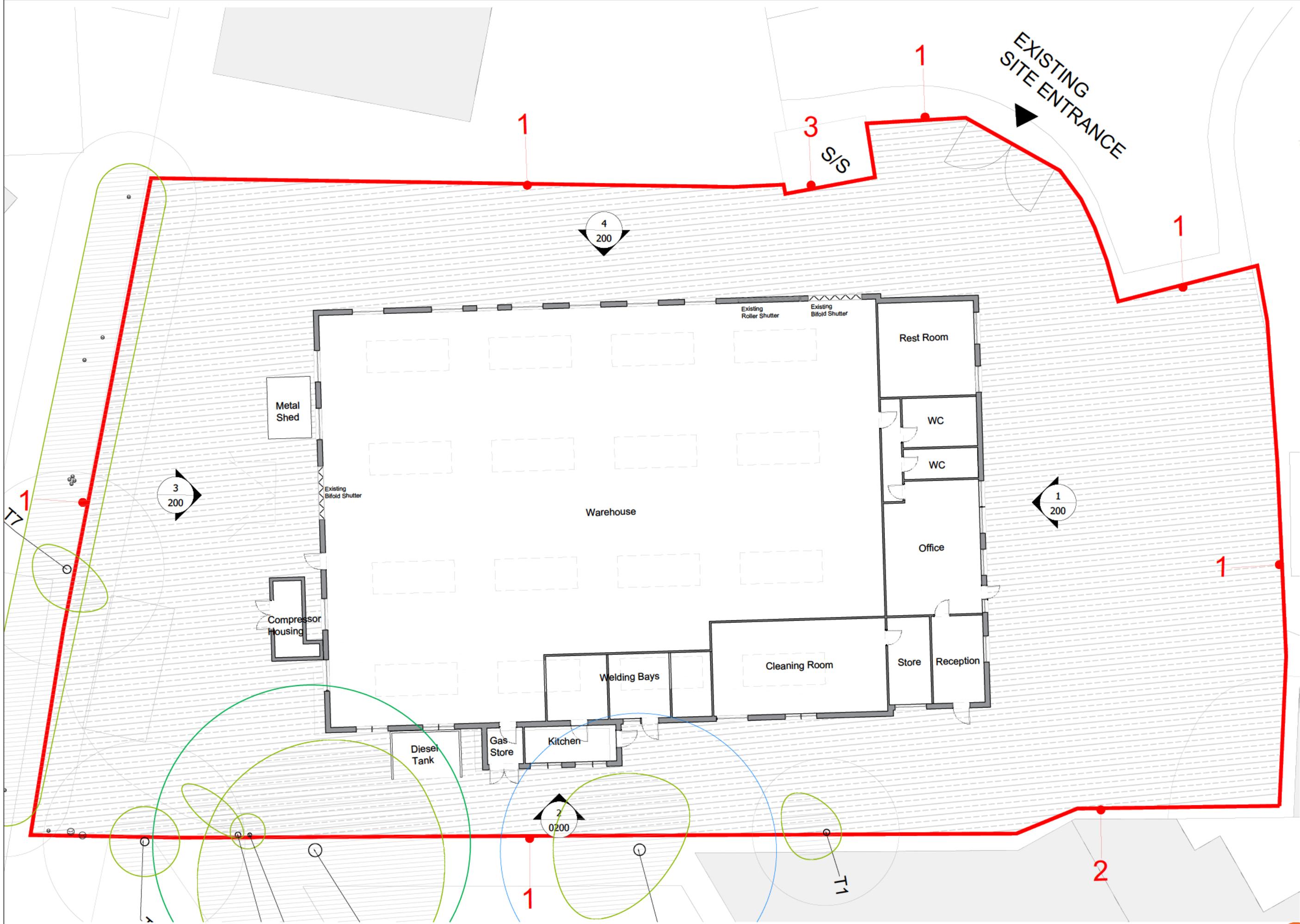
3. Timber Fencing

GIA

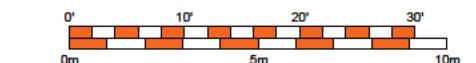
Main building : 897 sqm

Compressor Housing (rear) : 7 sqm

TOTAL GIA = 904 sqm / 9730 sqft



REVISIONS	
P1	23.4.25 For planning
REV.	DATE
2473	REVISION
Client	Wildgoose UK Limited
Address	Redlin Close, Horsham RH13 5QL
Drawing	Existing Ground Floor Plan
Scale	1:200
Drawn	AM
Checked	NM
Date	02/12/2024
Size	2473-MAL-X0-DR-A
Rev	
A3	0100



Annex B – Water Bills

Your charges in detail

Water charges		Units	Rate	VAT	Charge
Fixed water charge					
Yearly fee £51.61	19 Dec 22 - 18 Mar 23	90 days	0.141397	S	£12.73

This is a fee for the upkeep of external pipes and pumps that supply water to your premises.

Volumetric water charge

Meter number / meter size: 3A266615 / 15mm
Estimated reading 19 Mar 23 4551
Estimated reading 19 Dec 22 4503
= volume used this period 48 m ³
Charges 19 Dec 22 - 18 Mar 23 48 m ³ 1.545 S £74.16

This is a charge for the amount of water you've used, as recorded by your water meter. The rate you are charged can vary based on your location and your water consumption. Find out more at business-stream.co.uk/yorkshire/useful-info

Meter number / meter size: 4W003700 / 50mm

Estimated reading 19 Mar 23 100
Estimated reading 19 Dec 22 100
= volume used this period 0 m ³

Total water charges £86.89

Waste water & drainage charges		Units	Rate	VAT	Charge
Fixed waste water charge					
Yearly fee £7.40	19 Dec 22 - 18 Mar 23	90 days	0.020274	Z	£1.82

This is a fee for the upkeep of external pipes and pumps that remove waste water from your premises.

Volumetric waste water charge

Meter number / meter size: 3A266615 / 15mm
Charges 19 Dec 22 - 18 Mar 23 45.6 m ³ 2.2252 Z £101.47
Based on 95.00% of water usage figure

This is the amount of water that we estimate goes down your drain based on a proportion of the water consumption recorded by your water meter. In general, waste water is charged between 90% and 100% of your recorded water use.

Total waste water and drainage charges £103.29

Subtotal	£208.67
VAT at 20%	£17.38
Total charges this period	£226.05

Most of our services are zero-rated (Z) but some are standard rate (S) or outside scope (O). See business-stream.co.uk/vat for more information.

Your charges in detail

Water charges		Units	Rate	VAT	Charge
Fixed water charge					
Yearly fee £51.61	19 Mar 23 - 31 Mar 23	13 days	0.141397	S	£1.84
Yearly fee £85.90	1 Apr 23 - 19 Jun 23	80 days	0.234699	S	£18.78

This is a fee for the upkeep of external pipes and pumps that supply water to your premises.

Volumetric water charge

Meter number / meter size: 3A266615 / 15mm

Actual reading	23 Mar 23	4540
Estimated reading	19 Mar 23	4551
= volume used this period		-11 m ³
Charges	19 Mar 23 - 22 Mar 23	-11 m ³
		1.545 S
		-£17.00

This is a charge for the amount of water you've used, as recorded by your water meter. The rate you are charged can vary based on your location and your water consumption. Find out more at business-stream.co.uk/yorkshire/useful-info

Estimated reading	20 Jun 23	4668
Actual reading	23 Mar 23	4540
= volume used this period		128 m ³
Charges	23 Mar 23 - 31 Mar 23	12.944 m ³
		1.545 S
		£20.00
Charges	1 Apr 23 - 19 Jun 23	5.766 m ³
Charges	1 Apr 23 - 19 Jun 23	109.29 m ³
		1.7272 S
		£9.96
		1.6105 S
		£176.01

Meter number / meter size: 4W003700 / 50mm

Actual reading	23 Mar 23	100
Estimated reading	19 Mar 23	100
= volume used this period		0 m ³

Estimated reading	20 Jun 23	100
Actual reading	23 Mar 23	100
= volume used this period		0 m ³

Total water charges **£209.59**

Waste water & drainage charges		Units	Rate	VAT	Charge
Fixed waste water charge					
Yearly fee £7.40	19 Mar 23 - 31 Mar 23	13 days	0.020274	Z	£0.26
Yearly fee £52.58	1 Apr 23 - 19 Jun 23	80 days	0.143661	Z	£11.49

This is a fee for the upkeep of external pipes and pumps that remove waste water from your premises.

Volumetric waste water charge

Meter number / meter size: 3A266615 / 15mm

Charges	19 Mar 23 - 22 Mar 23	-10.45 m ³	2.2252	Z	-£23.25
Based on 95.00% of water usage figure					
Charges	23 Mar 23 - 31 Mar 23	12.297 m ³	2.2252	Z	£27.36
Based on 95.00% of water usage figure					
Charges	1 Apr 23 - 19 Jun 23	0.013 m ³	2.4043	Z	£0.03
Based on 95.00% of water usage figure					
Charges	1 Apr 23 - 19 Jun 23	109.29 m ³	2.2758	Z	£248.72
Based on 95.00% of water usage figure					
Total waste water and drainage charges					£264.61

This is the amount of water that we estimate goes down your drain based on a proportion of the water consumption recorded by your water meter. In general, waste water is charged between 90% and 100% of your recorded water use.

Subtotal **£490.66**

VAT at 20% **£41.92**

Total charges this period **£532.58**

Most of our services are zero-rated (Z) but some are standard rate (S) or outside scope (O). See business-stream.co.uk/vat for more information.

Your charges in detail

Water charges	Units	Rate	VAT	Charge
Fixed water charge				
Yearly fee £49.15	20 Dec 21 – 14 Mar 22	85 days	0.134658	S £11.45
Volumetric water charge				
Meter number / meter size: 4Woo3700 KENT / 50mm				
Actual reading	15 Mar 22	100		
Estimated reading	20 Dec 21	101		
= Volume used this period		-1.00 m ³		
Charges	20 Dec 21 – 15 Mar 22	-1.00 m ³	1.476100	S -£1.48
Meter number / meter size: 3A266615 KENT / 15mm				
Actual reading	15 Mar 22	4276		
Estimated reading	20 Dec 21	4227		
= Volume used this period		49.00 m ³		
Charges	20 Dec 21 – 15 Mar 22	49.00 m ³	1.476100	S £72.33
Total water charges				£82.30
Waste water charges				
Yearly fee	20 Dec 21 – 14 Mar 22	85 days	0.205479	Z £17.47
Fixed waste water charge				
Yearly fee £7.04	20 Dec 21 – 14 Mar 22	85 days	0.019288	Z £1.64
Volumetric waste water charge				
Meter number / meter size: 3A266615 KENT / 15mm				
Charges	20 Dec 21 – 15 Mar 22	46.55 m ³	2.267200	Z £105.54
based on 95.00 % of water usage figure				
Meter number / meter size: 4Woo3700 KENT / 50mm				
Charges	20 Dec 21 – 15 Mar 22	-0.95 m ³	2.267200	Z -£2.15
based on 95.00 % of water usage figure				
Total waste water charges				£122.50
Subtotal				£204.80
VAT at 20%				£16.46
Total charges this period				£221.26

A yearly fee for the upkeep of external pipes and pumps that supply water to your property.

The charge for the recorded amount of water you've used, measured by your meter.

A yearly fee for the upkeep of external pipes and pumps that remove waste water from your property.

The charge for the amount of waste water removed from your property, based on a proportion of the water measured by your meter.

VAT on our charges

Most of our services are zero rated (Z) but some are standard rate (S) or outside scope (O). See business-stream.co.uk/vat for more information.

Your charges in detail

Water charges	Units	Rate	VAT	Charge
Fixed water charge				
Yearly fee £49.15	15 Mar 22 – 31 Mar 22	17 days	0.134658	S £2.29
Yearly fee £51.61	1 Apr 22 – 19 Jun 22	80 days	0.141397	S £11.31
Volumetric water charge				
Meter number / meter size: 4Woo3700 KENT / 50mm				
Estimated reading	20 Jun 22	100		
Actual reading	15 Mar 22	100		
= Volume used this period		0.00 m ³		
Charges	15 Mar 22 – 31 Mar 22	0.00 m ³	1.476100	S £0.00
Charges	1 Apr 22 – 20 Jun 22	0.00 m ³	1.545000	S £0.00
Meter number / meter size: 3A266615 KENT / 15mm				
Estimated reading	20 Jun 22	4341		
Actual reading	15 Mar 22	4276		
= Volume used this period		65.00 m ³		
Charges	15 Mar 22 – 31 Mar 22	11.00 m ³	1.476100	S £16.24
Charges	1 Apr 22 – 20 Jun 22	54.00 m ³	1.545000	S £83.43
Total water charges				£113.27
Waste water charges				
Yearly fee	15 Mar 22 – 31 Mar 22	17 days	0.205479	Z £3.49
Yearly fee	1 Apr 22 – 19 Jun 22	80 days	0.205479	Z £16.44
Fixed waste water charge				
Yearly fee £7.04	15 Mar 22 – 31 Mar 22	17 days	0.019288	Z £0.33
Yearly fee £7.40	1 Apr 22 – 19 Jun 22	80 days	0.020274	Z £1.62
Volumetric waste water charge				
Meter number / meter size: 3A266615 KENT / 15mm				
Charges	15 Mar 22 – 31 Mar 22	10.45 m ³	2.267200	Z £23.69
based on 95.00 % of water usage figure				
Charges	1 Apr 22 – 20 Jun 22	51.30 m ³	2.225200	Z £114.15
based on 95.00 % of water usage figure				
Meter number / meter size: 4Woo3700 KENT / 50mm				
Charges	15 Mar 22 – 31 Mar 22	0.00 m ³	2.267200	Z £0.00
based on 95.00 % of water usage figure				
Charges	1 Apr 22 – 20 Jun 22	0.00 m ³	2.225200	Z £0.00
based on 95.00 % of water usage figure				
Total waste water charges				£159.72
Subtotal				£272.99
VAT at 20%				£22.66
Total charges this period				£295.65

A yearly fee for the upkeep of external pipes and pumps that supply water to your property.

The charge for the recorded amount of water you've used, measured by your meter.

A yearly fee for the upkeep of external pipes and pumps that remove waste water from your property.

The charge for the amount of waste water removed from your property, based on a proportion of the water measured by your meter.

VAT on our charges

Most of our services are zero rated (Z) but some are standard rate (S) or outside scope (O). See business-stream.co.uk/vat for more information.

Your charges in detail

Water charges	Units	Rate	VAT	Charge
Fixed water charge				
Yearly fee £51.61	20 Jun 22 – 21 Sep 22	94 days	0.141397	S £13.29
Volumetric water charge				
Meter number / meter size: 4Woo3700 KENT / 50mm				
Actual reading	22 Sep 22	100		
Estimated reading	20 Jun 22	100		
= Volume used this period		0.00 m ³		
Charges	20 Jun 22 – 22 Sep 22	0.00 m ³	1.545000	S £0.00
Meter number / meter size: 3A266615 KENT / 15mm				
Actual reading	22 Sep 22	4438		
Estimated reading	20 Jun 22	4341		
= Volume used this period		97.00 m ³		
Charges	20 Jun 22 – 22 Sep 22	97.00 m ³	1.545000	S £149.87
Total water charges				£163.16
Waste water charges	Units	Rate	VAT	Charge
Yearly fee	20 Jun 22 – 21 Sep 22	94 days	0.205479	Z £19.32
Fixed waste water charge				
Yearly fee £7.40	20 Jun 22 – 21 Sep 22	94 days	0.020274	Z £1.91
Volumetric waste water charge				
Meter number / meter size: 3A266615 KENT / 15mm				
Charges	20 Jun 22 – 22 Sep 22	92.15 m ³	2.225200	Z £205.05
based on 95.00 % of water usage figure				
Meter number / meter size: 4Woo3700 KENT / 50mm				
Charges	20 Jun 22 – 22 Sep 22	0.00 m ³	2.225200	Z £0.00
based on 95.00 % of water usage figure				
Total waste water charges				£226.28
Subtotal				£389.44
VAT at 20%				£32.63
Total charges this period				£422.07

VAT on our charges

Most of our services are zero rated (Z) but some are standard rate (S) or outside scope (O). See business-stream.co.uk/vat for more information.

Your charges in detail

Water charges	Units	Rate	VAT	Charge
Fixed water charge				
Yearly fee £51.61	22 Sep 22 – 18 Dec 22	88 days	0.141397	S £12.44
Volumetric water charge				
Meter number / meter size: 4Woo3700 KENT / 50mm				
Estimated reading	19 Dec 22	100		
Actual reading	22 Sep 22	100		
= Volume used this period		0.00 m ³		
Charges	22 Sep 22 – 19 Dec 22	0.00 m ³	1.545000	S £0.00
Meter number / meter size: 3A266615 KENT / 15mm				
Estimated reading	19 Dec 22	4503		
Actual reading	22 Sep 22	4438		
= Volume used this period		65.00 m ³		
Charges	22 Sep 22 – 19 Dec 22	65.00 m ³	1.545000	S £100.43
Total water charges				£112.87
Waste water charges				
Yearly fee	22 Sep 22 – 18 Dec 22	88 days	0.205479	Z £18.08
Fixed waste water charge				
Yearly fee £7.40	22 Sep 22 – 18 Dec 22	88 days	0.020274	Z £1.78
Volumetric waste water charge				
Meter number / meter size: 3A266615 KENT / 15mm				
Charges	22 Sep 22 – 19 Dec 22	61.75 m ³	2.225200	Z £137.41
based on 95.00 % of water usage figure				
Meter number / meter size: 4Woo3700 KENT / 50mm				
Charges	22 Sep 22 – 19 Dec 22	0.00 m ³	2.225200	Z £0.00
based on 95.00 % of water usage figure				
Total waste water charges				£157.27
Subtotal				£270.14
VAT at 20%				£22.58
Total charges this period				£292.72

VAT on our charges

Most of our services are zero rated (Z) but some are standard rate (S) or outside scope (O). See business-stream.co.uk/vat for more information.

Your charges in detail

Water charges	Units	Rate	VAT	Charge
Fixed water charge				
Yearly fee £85.90	20 Jun 23 - 19 Sep 23	92 days	0.234699	S £21.59

This is a fee for the upkeep of external pipes and pumps that supply water to your premises.

Volumetric water charge

Meter number / meter size: 3A266615 / 15mm
Actual reading 11 Sep 23 4637
Estimated reading 20 Jun 23 4668
= volume used this period -31 m ³
Charges 20 Jun 23 - 10 Sep 23 -31 m ³ 1.6105 S -£49.93
Estimated reading 20 Sep 23 4642
Actual reading 11 Sep 23 4637
= volume used this period 5 m ³
Charges 11 Sep 23 - 19 Sep 23 5 m ³ 1.6105 S £8.05

This is a charge for the amount of water you've used, as recorded by your water meter. The rate you are charged can vary based on your location and your water consumption. Find out more at business-stream.co.uk/yorkshire/useful-info

Meter number / meter size: 4W003700 / 50mm

Actual reading 11 Sep 23 100
Estimated reading 20 Jun 23 100
= volume used this period 0 m ³
Estimated reading 20 Sep 23 100
Actual reading 11 Sep 23 100
= volume used this period 0 m ³

Total water charges	-£20.29
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Waste water & drainage charges	Units	Rate	VAT	Charge
Fixed waste water charge				
Yearly fee £52.58	20 Jun 23 - 19 Sep 23	92 days	0.143661	Z £13.22

This is a fee for the upkeep of external pipes and pumps that remove waste water from your premises.

Volumetric waste water charge

Meter number / meter size: 3A266615 / 15mm
Charges 20 Jun 23 - 10 Sep 23 -29.45 m ³ 2.2758 Z -£67.02
Based on 95.00% of water usage figure
Charges 11 Sep 23 - 19 Sep 23 4.75 m ³ 2.2758 Z £10.81
Based on 95.00% of water usage figure

This is the amount of water that we estimate goes down your drain based on a proportion of the water consumption recorded by your water meter. In general, waste water is charged between 90% and 100% of your recorded water use.

Total waste water and drainage charges	-£42.99
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Sundry charges	Units	Rate	VAT	Charge
Credit for Historic Overcharge		Z		-£83.33

This is a charge for any provisions other than the main service(s) we provide to you.

Total sundry charges	-£83.33
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Fixed charges	Units	Rate	VAT	Charge
Trade Effluent Standing Charge 20 Jun 23 - 19 Sep 23	92 days	£0.17	Z	£15.86

This is a fee for the upkeep of external pipes and pumps that remove trade effluent from your premises.

Total fixed charges	£15.86
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Discharge point: SWTE13444
Period billed: 20 June - 19 September 2023

Volume discharged

This is the volume of water and/or trade effluent discharged from your premises and is calculated by subtracting any allowances you may have from either the total volume of water used and/or from your trade effluent output.

Operating charges	Units	Rate	VAT	Charge
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This is a volumetric charge which is calculated according to the nature, composition and volume of the effluent discharged from your premises. For more information about your trade effluent

Your charges in detail

Water charges	Units	Rate	VAT	Charge
Fixed water charge				
Yearly fee £85.90	20 Sep 23 - 19 Dec 23	91 days	0.234699	S £21.36

This is a fee for the upkeep of external pipes and pumps that supply water to your premises.

Volumetric water charge	Units	Rate	VAT	Charge
Meter number / meter size: 3A266615 / 15mm				
Estimated reading 20 Dec 23	4693			
Estimated reading 20 Sep 23	4642			
= volume used this period	51 m ³			
Charges 20 Sep 23 - 19 Dec 23	51 m ³	1.6105	S	£82.14

This is a charge for the amount of water you've used, as recorded by your water meter. The rate you are charged can vary based on your location and your water consumption. Find out more at business-stream.co.uk/yorkshire/useful-info

Meter number / meter size:	Units	Rate	VAT	Charge
4W003700 / 50mm				
Estimated reading 20 Dec 23	100			
Estimated reading 20 Sep 23	100			
= volume used this period	0 m ³			

Total water charges	£103.50
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Waste water & drainage charges	Units	Rate	VAT	Charge
Fixed waste water charge				
Yearly fee £52.58	20 Sep 23 - 19 Dec 23	91 days	0.143661	Z £13.07

This is a fee for the upkeep of external pipes and pumps that remove waste water from your premises.

Volumetric waste water charge	Units	Rate	VAT	Charge
Meter number / meter size: 3A266615 / 15mm				
Charges 20 Sep 23 - 19 Dec 23	48.45 m ³	2.2758	Z	£110.26
Based on 95.00% of water usage figure				

This is the amount of water that we estimate goes down your drain based on a proportion of the water consumption recorded by your water meter. In general, waste water is charged between 90% and 100% of your recorded water use.

Total waste water and drainage charges	£123.33
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Fixed charges	Units	Rate	VAT	Charge
Trade Effluent Standing Charge 20 Sep 23 - 19 Dec 23	91 days	£0.17	Z	£15.68

This is a fee for the upkeep of external pipes and pumps that remove trade effluent from your premises.

Total fixed charges	£15.68
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Discharge point: SWTE13444
Period billed: 20 September - 19 December 2023

Volume discharged

This is the volume of water and/or trade effluent discharged from your premises and is calculated by subtracting any allowances you may have from either the total volume of water used and/or from your trade effluent output.

Operating charges	Units	Rate	VAT	Charge
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This is a volumetric charge which is calculated according to the nature, composition and volume of the effluent discharged from your premises. For more information about your trade effluent charges, visit business-stream.co.uk/yorkshire/useful-info

Subtotal	£242.51
VAT at 20%	£20.70
Total charges this period	£263.21

Most of our services are zero-rated (Z) but some are standard rate (S) or outside scope (O). See business-stream.co.uk/vat for more information.

Your charges in detail

Water charges	Units	Rate	VAT	Charge
Fixed water charge				

Yearly fee £85.90	20 Dec 23 - 19 Mar 24	91 days	0.234699	S	£21.36
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This is a fee for the upkeep of external pipes and pumps that supply water to your premises.

Volumetric water charge

Meter number / meter size: 3A266615 / 15mm

Actual reading 12 Mar 24 4771
Estimated reading 20 Dec 23 4693
= volume used this period 78 m³

Charges	20 Dec 23 - 11 Mar 24	78 m ³	1.6105	S	£125.62
Charges	20 Dec 23 - 11 Mar 24	0 m ³	1.7272	S	£0.00

This is a charge for the amount of water you've used, as recorded by your water meter. The rate you are charged can vary based on your location and your water consumption. Find out more at business-stream.co.uk/yorkshire/useful-info

Estimated reading 20 Mar 24 4775

Actual reading 12 Mar 24 4771

= volume used this period 4 m³

Charges	12 Mar 24 - 19 Mar 24	4 m ³	1.6105	S	£6.44
Charges	12 Mar 24 - 19 Mar 24	0 m ³	1.7272	S	£0.00

Meter number / meter size: 4W003700 / 50mm

Actual reading 12 Mar 24 100
Estimated reading 20 Dec 23 100
= volume used this period 0 m³

Charges	20 Dec 23 - 11 Mar 24	0 m ³	1.6105	S	£0.00
Charges	20 Dec 23 - 11 Mar 24	0 m ³	1.7272	S	£0.00

Estimated reading 20 Mar 24 100

Actual reading 12 Mar 24 100

= volume used this period 0 m³

Charges	12 Mar 24 - 19 Mar 24	0 m ³	1.6105	S	£0.00
Charges	12 Mar 24 - 19 Mar 24	0 m ³	1.7272	S	£0.00

Total water charges £153.42

Waste water & drainage charges	Units	Rate	VAT	Charge
Fixed waste water charge				

Yearly fee £52.58	20 Dec 23 - 19 Mar 24	91 days	0.143661	Z	£13.07
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This is a fee for the upkeep of external pipes and pumps that remove waste water from your premises.

Volumetric waste water charge

Meter number / meter size: 3A266615 / 15mm

Charges 20 Dec 23 - 11 Mar 24 74.1 m³ 2.2758 Z £168.64

Based on 95.00% of water usage figure

Charges 20 Dec 23 - 11 Mar 24 0 m³ 2.4043 Z £0.00

Based on 9500 of water usage figure

Charges 12 Mar 24 - 19 Mar 24 3.8 m³ 2.2758 Z £8.65

Based on 95.00% of water usage figure

Charges 12 Mar 24 - 19 Mar 24 0 m³ 2.4043 Z £0.00

Based on 9500 of water usage figure

Meter number / meter size: 4W003700 / 50mm

Charges 20 Dec 23 - 11 Mar 24 0 m³ 2.2758 Z £0.00

Based on 9500 of water usage figure

Charges 20 Dec 23 - 11 Mar 24 0 m³ 2.4043 Z £0.00

Based on 9500 of water usage figure

Charges 12 Mar 24 - 19 Mar 24 0 m³ 2.2758 Z £0.00

Based on 95.00% of water usage figure

Charges 12 Mar 24 - 19 Mar 24 0 m³ 2.4043 Z £0.00

Based on 9500 of water usage figure

Charges 12 Mar 24 - 19 Mar 24 0 m³ 2.2758 Z £0.00

Based on 95.00% of water usage figure

Charges 12 Mar 24 - 19 Mar 24 0 m³ 2.4043 Z £0.00

Based on 9500 of water usage figure

This is the amount of water that we estimate goes down your drain based on a proportion of the water consumption recorded by your water meter. In general, waste water is charged between 90% and 100% of your recorded water use.

Total waste water and drainage charges £190.36

Your charges in detail

Water charges		Units	Rate	VAT	Charge
Fixed water charge					
Yearly fee £85.90	20 Mar 24 - 31 Mar 24	12 days	0.234699	S	£2.82
Yearly fee £83.20	1 Apr 24 - 19 Jun 24	80 days	0.227945	S	£18.24
Volumetric water charge					
Meter number / meter size: 3A266615 / 15mm					
Estimated reading	20 Jun 24	4828			
Estimated reading	20 Mar 24	4775			
= volume used this period		53 m ³			
Charges	20 Mar 24 - 31 Mar 24	6.913 m ³	1.6105	S	£11.13
Charges	20 Mar 24 - 31 Mar 24	0 m ³	1.7272	S	£0.00
Charges	1 Apr 24 - 19 Jun 24	46.087 m ³	1.9706	S	£90.82

This is a fee for the upkeep of external pipes and pumps that supply water to your premises.

This is a charge for the amount of water you've used, as recorded by your water meter. The rate you are charged can vary based on your location and your water consumption. Find out more at business-stream.co.uk/yorkshire/useful-info

Meter number / meter size:		Units	Rate	VAT	Charge
Meter number / meter size: 4W003700 / 50mm					
Estimated reading	20 Jun 24	100			
Estimated reading	20 Mar 24	100			
= volume used this period		0 m ³			
Charges	20 Mar 24 - 31 Mar 24	0 m ³	1.6105	S	£0.00
Charges	20 Mar 24 - 31 Mar 24	0 m ³	1.7272	S	£0.00
Charges	1 Apr 24 - 19 Jun 24	0 m ³	1.9706	S	£0.00

This is a fee for the upkeep of external pipes and pumps that remove waste water from your premises.

This is the amount of water that we estimate goes down your drain based on a proportion of the water consumption recorded by your water meter. In general, waste water is charged between 90% and 100% of your recorded water use.

Waste water & drainage charges		Units	Rate	VAT	Charge
Fixed waste water charge					
Yearly fee £52.58	20 Mar 24 - 31 Mar 24	12 days	0.143661	Z	£1.72
Yearly fee £54.78	1 Apr 24 - 19 Jun 24	80 days	0.150082	Z	£12.01
Volumetric waste water charge					
Meter number / meter size: 3A266615 / 15mm					
Charges	20 Mar 24 - 31 Mar 24	6.567 m ³	2.2758	Z	£14.95
Based on 95.00% of water usage figure					
Charges	20 Mar 24 - 31 Mar 24	0 m ³	2.4043	Z	£0.00
Based on 9500 of water usage figure					
Charges	1 Apr 24 - 19 Jun 24	43.783 m ³	2.5756	Z	£112.77
Based on 95.00% of water usage figure					
Meter number / meter size: 4W003700 / 50mm					
Charges	20 Mar 24 - 31 Mar 24	0 m ³	2.2758	Z	£0.00
Based on 9500 of water usage figure					
Charges	20 Mar 24 - 31 Mar 24	0 m ³	2.4043	Z	£0.00
Based on 9500 of water usage figure					
Charges	1 Apr 24 - 19 Jun 24	0 m ³	2.5756	Z	£0.00
Based on 9500 of water usage figure					

Total waste water and drainage charges £141.45

Fixed charges		Units	Rate	VAT	Charge
Trade Effluent Standing Charge	20 Mar 24 - 31 Mar 24	12 days	£0.17	Z	£2.07
Trade Effluent Standing Charge	1 Apr 24 - 19 Jun 24	80 days	£0.20	Z	£15.90
Total fixed charges					£17.97

This is a fee for the upkeep of external pipes and pumps that remove trade effluent from your premises.

Discharge point: SWTE13444
Period billed: 20 Mar 2024 - 19 Jun 2024

Your charges in detail

Water charges	Units	Rate	VAT	Charge
Fixed water charge				
Yearly fee £83.20 20 Jun 24 - 11 Sep 24				
84 days	0.227945	S		£19.15
Volumetric water charge				
Meter number / meter size: 3A266615 / 15mm				
Estimated reading 12 Sep 24	4906			
Estimated reading 20 Jun 24	4828			
= volume used this period	78 m ³			
Charges 20 Jun 24 - 11 Sep 24	78 m ³	1.9706	S	£153.71

This is a fee for the upkeep of external pipes and pumps that supply water to your premises.

This is a charge for the amount of water you've used, as recorded by your water meter. The rate you are charged can vary based on your location and your water consumption.

Meter number / meter size: 4W003700 / 50mm
Estimated reading 12 Sep 24 100
Estimated reading 20 Jun 24 100
= volume used this period 0 m ³
Charges 20 Jun 24 - 11 Sep 24 0 m ³ 1.9706 S £0.00

Total water charges £172.86

Waste water & drainage charges	Units	Rate	VAT	Charge
Fixed waste water charge				
Yearly fee £54.78 20 Jun 24 - 11 Sep 24				
84 days	0.150082	Z		£12.61
Volumetric waste water charge				
Meter number / meter size: 3A266615 / 15mm				
Charges 20 Jun 24 - 11 Sep 24	74.1 m ³	2.5756	Z	£190.85
Based on 95.00% of water usage figure				
Meter number / meter size: 4W003700 / 50mm				
Charges 20 Jun 24 - 11 Sep 24	0 m ³	2.5756	Z	£0.00
Based on 95.00% of water usage figure				

This is a fee for the upkeep of external pipes and pumps that remove waste water from your premises.

This is the amount of water that we estimate goes down your drain based on a proportion of the water consumption recorded by your water meter. In general, waste water is charged between 90% and 100% of your recorded water use.

Total waste water and drainage charges £203.46

Fixed charges	Units	Rate	VAT	Charge
Trade Effluent Standing Charge 20 Jun 24 - 11 Sep 24	84 days	£0.20	Z	£16.70
Total fixed charges				£16.70

This is a fee for the upkeep of external pipes and pumps that remove trade effluent from your premises.

Subtotal	£393.02
Total charges this period	£427.59

Your charges in detail

Water charges		Units	Rate	VAT	Charge
Fixed water charge					
Yearly fee £83.20	12 Sep 24 - 11 Dec 24	91 days	0.227945	S	£20.74
Volumetric water charge					
Meter number / meter size: 3A266615 / 15mm					
Estimated reading 12 Dec 24	5102				
Estimated reading 12 Sep 24	4906				
= volume used this period		196 m ³			
Charges	12 Sep 24 - 11 Dec 24	196 m ³	1.9706	S	£386.24

This is a fee for the upkeep of external pipes and pumps that supply water to your premises.

Meter number / meter size: 4W003700 / 50mm					
Estimated reading 12 Dec 24	100				
Estimated reading 12 Sep 24	100				
= volume used this period		0 m ³			
Charges	12 Sep 24 - 11 Dec 24	0 m ³	1.9706	S	£0.00

Total water charges	£406.98
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Waste water & drainage charges		Units	Rate	VAT	Charge
Fixed waste water charge					
Yearly fee £54.78	12 Sep 24 - 11 Dec 24	91 days	0.150082	Z	£13.66
Volumetric waste water charge					
Meter number / meter size: 3A266615 / 15mm					
Charges	12 Sep 24 - 11 Dec 24	186.2 m ³	2.5756	Z	£479.58
Based on 95.00% of water usage figure					
Meter number / meter size: 4W003700 / 50mm					
Charges	12 Sep 24 - 11 Dec 24	0 m ³	2.5756	Z	£0.00
Based on 95.00% of water usage figure					

This is a fee for the upkeep of external pipes and pumps that remove waste water from your premises.

This is the amount of water that we estimate goes down your drain based on a proportion of the water consumption recorded by your water meter. In general, waste water is charged between 90% and 100% of your recorded water use.

Total waste water and drainage charges	£493.24
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Fixed charges		Units	Rate	VAT	Charge
Trade Effluent Standing Charge	12 Sep 24 - 11 Dec 24	91 days	£0.20	Z	£18.09
Total fixed charges					
					£18.09

This is a fee for the upkeep of external pipes and pumps that remove trade effluent from your premises.

Discharge point: SWTE13444
Period billed: 12 Sep 2024 - 11 Dec 2024

Subtotal	£918.31
Total charges this period	£999.71

Annex C - BREEAM Calculations
Proposed

Building type	Description of building type	Default occupancy	Default annual days/operation	Default daily hours of operation
Industrial - typical business hours of operation	General and specialist industrial and warehouse and storage units operating 24 hours a day 7 days a week.	20.7748	253	10

Main building activity areas	Description of activity area	Activity area present in building?	Net Floor Area (m ²)
Industrial - process area	Main process based operational/manufacturing/workshop area	No	
Industrial - Laboratory area	Large or small category 1 laboratory area.	No	
Industrial - Warehouse storage	Permanently or intermittently occupied warehouse storage areas.	Yes	1445
Industrial - Office areas	Cellular or open plan office space, including staff kitchen where present/adjacent and reception areas. Exclude meeting rooms, visitor waiting or circulation areas.	Yes	52
Industrial - Staff canteen dining area	Seated dining areas that accompany a permanently staffed kitchen preparing food for consumption on the premises (excludes small un-staffed kitchen's used by office staff to re-heat food, make tea etc.)	Please select	
Industrial - Fitness suite/gym (with changing facility and showers)	A fitness suite or gym that is part of the office building/development and used by the building's employees only. The gym will have its own changing facility with showers.	Please select	

Water consumption - building microcomponent

WC component - all activity areas	units	Specification	Usage/person/day	Usage factor	Consumption (L/person/day)
WC - male (no urinals installed)	Effective flush volume (Litres)	3.75	4.00	1.00	7.50
WC - female	Effective flush volume (Litres)	3.75	4.00	1.00	7.50
Urinal component - all activity areas	units	Specification	No. of cisterns	Flushing frequency (flushes/hour)	Consumption (L/person/day)
Taps components (personal hygiene) - all activity areas	Units	Specification	Usage/person/day	Usage factor	Consumption (L/person/day)

Taps components (personal hygiene) - all activity areas	Flow rate (litres/min)	5.00	4.00	0.25	3.39
Wash hand basin taps	Flow rate (litres/min)	5.00	4.00	0.25	3.39
Shower use	Flow rate (litres/min)		0.154	5.60	0.00
Fixed use - vessel filling	Litres/person/day	-	-	-	1.58
Tap components (cleaning) - staff kitchenette	Flow rate (litres/min)		1.00	0.67	0.00
Kitchen taps - kitchenette	Flow rate (litres/min)		1.00	0.67	0.00
Dishwasher	Litres/cycle		0.04	1.00	0.00
Tap components (cleaning and food preparation) - staff canteen food preparation area	Flow rate (litres/min)		-	60.00	0.00
Kitchen taps - pre-rinse nozzle	Flow rate (litres/min)		-	60.00	0.00
Dishwasher	Litres/rack		-	0.201	0.00
Waste disposal unit	Flow rate (litres/min)		-	30.00	0.00
Fixed use - food preparation	Litres/person/day	-	-	-	0.00
Fixed use - kitchen cleaning	Litres/person/day	-	-	-	0.00

Microcomponent consumption (L/person/day)	
Total	19.97

Annex D – Performance Level 3 Fixtures and Fittings

Type	Brand/Make/Model	Flow Rate	Unit	Performance Level
Wash-hand Basin Tap	Grohe Eurosmart Cosmopolitan Basin Mixer Tap	3.5	Litres/Minute	4
	Hansgrohe Talis S EcoSmart Basin Mixer Tap	3.5	Litres/Minute	4
	Bristan Prism Eco Basin Mixer Tap	3.8	Litres/Minute	3
	Ideal Standard Tesi Basin Mixer Tap with EcoFlow Regulator	3.7	Litres/Minute	3
	Methven Minimalist Basin Mixer Tap with Satinjet Technology	3.5	Litres/Minute	4
Showers	Mira Eco 4 Spray Showerhead	4	Litres/Minute	4
	Hansgrohe Croma 100 Vario EcoSmart Showerhead	3.5	Litres/Minute	4
	Methven Waipori Satinjet Ultra Low Flow Showerhead	4.5	Litres/Minute	4
	Triton Dene Low Flow Fixed Showerhead	4	Litres/Minute	4
	Aqualisa EcoSpray 105 Showerhead	3.8	Litres/Minute	4
Baths	Armitage Shanks Sandringham 21 Compact Bath	110	Litres Overflow	4
	Twyford Celtic Compact Bath	100	Litres Overflow	4
	Kalderwei Saniform Plus Small Steel Bath	105	Litres Overflow	4
	Caron Compact Acrylic Bath	115	Litres Overflow	4
	Ideal Standard Tempo Space Saving Bath	110	Litres Overflow	4
WC	Roca The Gap Wall-Hung Toilet with 3/4.5L Dual Flush	3.38	Effective Flush Litres	4
	Ideal Standard Concept Air Back-to-Wall Toilet with Dual Flush	3.38	Effective Flush Litres	4
	VitrA S50 Compact Wall-Hung WC with Dual Flush	3.38	Effective Flush Litres	4
	Twyford E100 Square Close-Coupled WC with 3/4.5L Dual Flush	3.38	Effective Flush Litres	4
	Grohe Bau Ceramic Wall-Hung WC with 3/4.5L Dual Flush	3.38	Effective Flush Litres	4
Kitchen Taps	Grohe BauEdge Single-Lever Kitchen Mixer Tap	4.5	Litres/Minute	4
	Hansgrohe Metris Select Kitchen Mixer Tap	4	Litres/Minute	4
	Franke Eiger Eco Kitchen Mixer Tap	4	Litres/Minute	4
	Blanco Fontas II Filter Kitchen Mixer Tap	4.5	Litres/Minute	4
	Bristan Orta Eco Kitchen Mixer Tap	4.8	Litres/Minute	4
Washing Machines	Samsung Series 6 WW80T684DNL/S1 Washing Machine	4.9	Litres/dry kg load	3
	Bosch Serie 8 WAW325H0GB Washing Machine	4.8	Litres/dry kg load	3
	LG F4V909WTSE Washing Machine	4.5	Litres/dry kg load	3
	AEG L7FEE865R 8000 Series Washing Machine	4.8	Litres/dry kg load	3
	Miele WED125 WCS Washing Machine	4.6	Litres/dry kg load	3
Dishwashers	Bosch Serie 6 SMS6ZDW48G Freestanding Dishwasher	0.74	Litres/Place Setting	4
	Miele G5260 SCVi Integrated Dishwasher	0.73	Litres/Place Setting	4
	Siemens iQ500 SN258106TG Freestanding Dishwasher	0.75	Litres/Place Setting	4
	Neff N50 S513K60X1G Integrated Dishwasher	0.75	Litres/Place Setting	4
	AEG FFE62620PM Freestanding Dishwasher	0.76	Litres/Place Setting	4