Water Neutrality Statement

Building Regulations Part G Compliance Report

Prepared by: Giovanni Maurizi

Site: 56A High Street, Steyning, West Sussex, BN44 3RD

Client: Axoneme Ltd

Asaps.co.uk

Version	Revision	Date	Author
1	A	23-11-2023	**Giovanni Maurizi**
2	**Feriel**	**04-05-2024**	**Giovanni Maurizi**

Acknowledgements

- The updated report has considered the occupancy rate of 7 to 10 employees, as advised by the Senior Planning Team Leader at Horsham.

- From a technical standpoint, meticulous attention has been devoted to selecting fittings and appliances conducive to achieving water neutrality. A comprehensive dossier comprising data sheets of the proposed fittings is appended herewith for your perusal.

- It is imperative to emphasize that achieving water neutrality hinges on strict adherence to the proposed fittings and appliances, or their equivalents demonstrating commensurate or superior performance.

- In conclusion, I trust that the provided elucidations serve to alleviate any lingering uncertainties and demonstrate ASAPS's unwavering commitment to compliance and environmental stewardship.

- Thank you for your attention to this matter. Should you require any further information or clarification, please do not hesitate to contact us directly at technical@asaps.co.uk.

Executive Summary:

- The updated report has brought attention to concerns regarding the occupancy rate of the existing Music store. Advice from Horsham recommended using an occupancy rate of 7-10 employees.

- In response, the old occupancy rate was replaced with the recommended rate, resulting in a decrease in the water baseline consumption. This adjustment posed a challenge in achieving water neutrality for the proposed residential and commercial dwelling. To address this, water-efficient taps were installed in both spaces to ensure water neutrality.

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Introduction

The concept of “water neutrality” is an approach stated by Natural England (NE) to preserve water supply within specific Resource Supply Zones. This approach applies to new residential developments in the area and the possible impact they could have on water demand. NE has advised the Local Planning Authorities (LPAs) that developments in the Sussex North WRZ region must not add to this potential adverse effect and keep “water neutrality”. Which can be achieved through a combination of water efficiency, water recycling, and offsetting measures.

More precisely, “water neutrality” is defined as follows: “For every new development, total water use in the region after the development must be equal to or less than the total water uses in the region before the new development.” (Natural England, 2021).

In practical terms, this means first reducing demand for water from the new development as far as practicable, and then offsetting the remaining demand elsewhere within the WRZ. This new strategy aims to make the whole water resource zone water-neutral and is valid through 2038. As well as adopted throughout the different sections of the report. Utilizing a funnel approach for water reduction measures proposed and narrowing down on what is required for the dwelling to achieve water neutrality.

Crawley Borough, Horsham District, and the South Downs National Park Authority already have an adopted Local Plan policy requiring the Building Regulation Optional Standard of 110 litres per person per day (l/p/d). These are, respectively, found in the Crawley Local Plan 2030, Policy ENV9 (December 2015), the Horsham District Planning Framework, Policy 37 (November 2015), and the South Downs Local Plan, SD48 (July 2019). Chichester Local Plan, Policy 40 (July 2015) requires the developer to demonstrate consideration has been given to the achievement of a minimum of 110 l/p/d. These have each been found sound at previous examinations, reflecting that this is an area of serious water stress. There is currently a need to achieve water neutrality, so water efficiency needs to go beyond this existing approach.

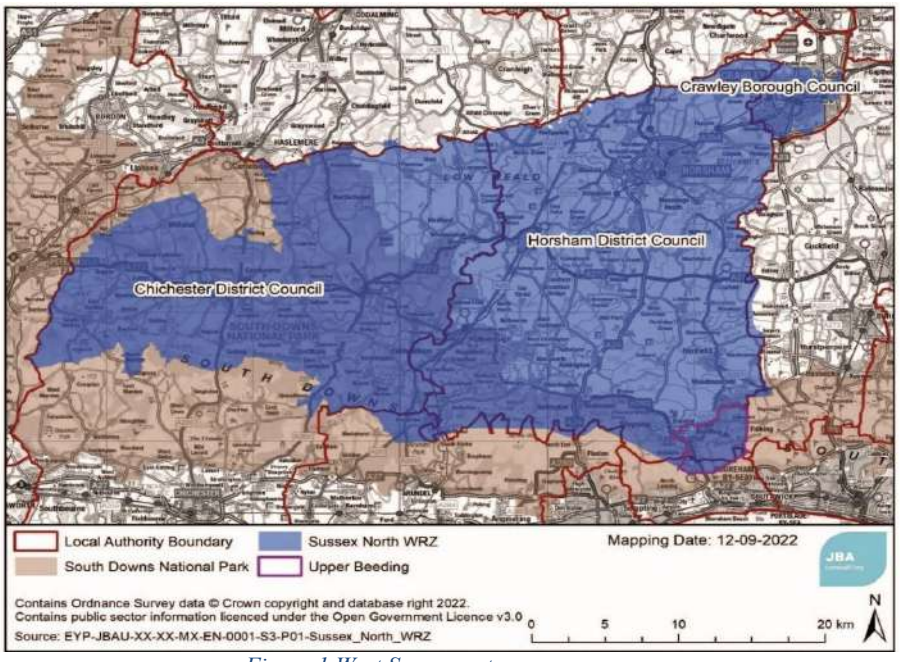

Figure 1 West Sussex water resource zone

Building to a standard beyond the building regulations' optional standard of 110 l/p/d can be achieved through several methods. Water-efficient fittings such as low-flow showers, basin and kitchen taps, WC reduced flush, etc. They are implemented to restrict the volume of water used in a house while showering or washing. Water demand (on the network) can also be reduced by using rainwater harvesting.

Based on information from the local authority, a water neutrality statement is required as the project site is within the Sussex North Water Resource (Supply) Zone. This area is served by groundwater abstraction near Pulborough (South Downs, 2022). The area's hydrology (water quantity and its movement) is essential to maintaining the habitat upon which the designation features/species rely. It consists of low-lying grazing marsh, primarily on alluvial soils, but with an area of peat derived from a relict raised bog. Variations in soils and water supply lead to a wide range of ecological conditions hence a richer flora and fauna.

Proposed Construction

The application site contains a two-storey mid-terraced commercial building in the UK. Located on a mid-plot on the eastern side of High St, approximately 100 metres north of the intersection with Church St and Sheep Pen Ln, within the neighbourhood of Steyning. The application proposal is to convert the existing music store to a mixed-use building, comprising commercial space (55.6 m2) and a two-bedroom apartment (104.4m2) approximately. The site plan of the property and the location of the garage, as well as the proposed plans for the dwelling, are indicated below.



Figure 2 Existing Site Plan

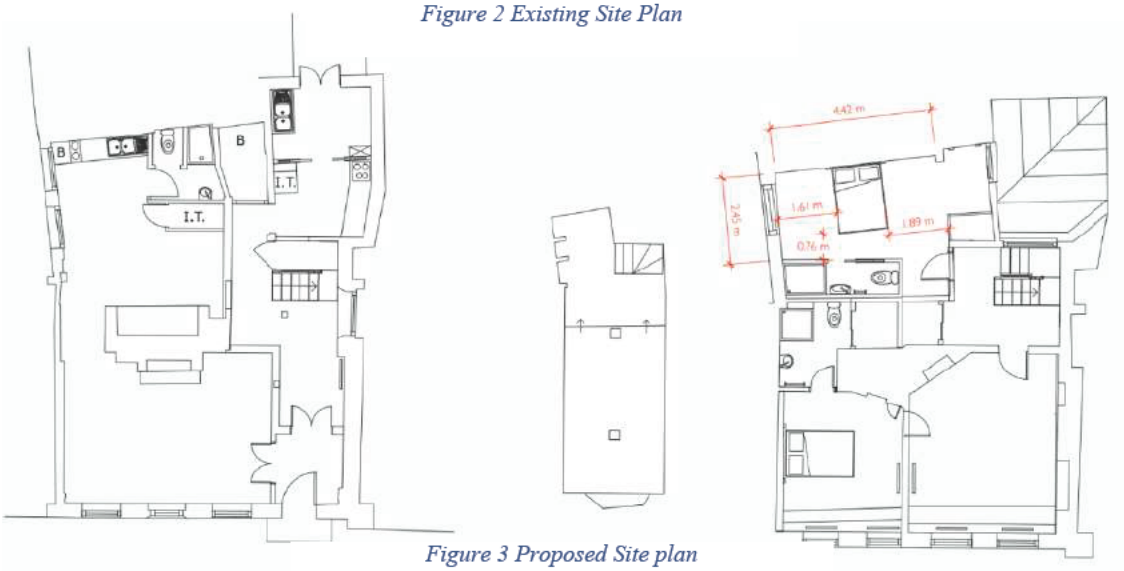

Figure 3 Proposed Site plan

Existing Water Demand

The proposal is to convert the existing dwelling into a commercial space with a 2-bedroom flat. Therefore, this assessment will be divided into two sections. The building previously operated as a music store before becoming vacant. Recent water bills for the period between June 6, 2023, and June 2, 2023, are available; however, they do not accurately reflect the actual water consumption. As the space is commercial, the occupancy of 7 to 10 employees of the existing music store has been used in the BREEAM 2018 Wat 01 calculator. The table 1 below displays the calculations of the occupancies for each floor. This rate has been advised by the Senior Planning Team Leader at Horsham. A copy of the calculator results is provided in Appendix.

154.53 m2 net area of Music store: 7-10 occupants.

Table 1 BREEAM Occupant data

Building type	Description of building type	Default annual days/operation	Default daily hours of operation
Retail - Shop / retail unit(s) / retail warehouse	Shops: shop/retail unit(s)/retail warehouse(s).	362	8,5
	Does the retail development contain sanitary facilities for use by visiting customers?		No
		Default daily occupancy visiting customers	Not applicable
		Default daily occupancy staff	7

The BREEAM 2018 Wat 01 calculator was used to assess the existing water consumption for the music store based on UK New Construction 2018 standards. The calculator's results are displayed in the figure below.

Table 2 Water Consumption of the Music store

	Litres/person/day	m3/person/yr
Water consumption - modelled baseline performance benchmark (excludes fixed uses)	23,31	8,44
Microcomponent water consumption - modelled performance (excludes fixed uses)	20,14	7,29
Modelled water demand met via greywater and rainwater sources	0,00	0,00
If greywater/rainwater systems specified has the minimum % efficiency improvement for component specifications been met	System not specified	
Net modelled water consumption (excludes fixed uses)	20,14	7,29
Percentage improvement	13,56%	
Total Wat 01 BREEAM credits achieved, before checking minimum requirements according to EU taxonomy for sustainable finance.	1 credit	
Total Wat 01 BREEAM credits achieved	1 credit	
Total Wat 01 BREEAM Exemplary credits achieved	Exemplary level not achieved	
Key performance indicator - use of freshwater resource (includes fixed uses)	21,72	7,86

Baseline average water consumption for is then calculated and set to the following:

21.72 x 10 = **217.2 l/d**

Based on extrapolated 2011 census data for Horsham District, the average occupancy rates, governed by Part G of the building regulations enforced by Horsham Council within the planning area, are as follows:

- One-bedroom dwelling: 1.32 occupants
- Two-bedroom dwelling: 1.89 occupants
- Three-bedroom dwelling: 2.47 occupants
- Four-bedroom dwelling: 2.86 occupants

Part G of the Building Regulations focuses on internal water use with an aim of reducing overall usage within dwellings. Water supply to the dwellings should be measured utilising 'The Water Efficiency Calculator Tool for New Dwellings' and show an internal potable water use of <125 litres/person/day, with an option for this to be reduced further to <110 litres/person/day.
In line with Part G of the National Standards, the Proposed Development will achieve a net potable water use of <110 litres/person/day and therefore satisfy Part G of the Building Regulations. However, for this plot to be water-neutral, the total water consumption must not exceed the existing baseline consumption of **217.2 l/d.**

Proposed Maximum Water Consumption: Part G Regulations

Compliance with the Building Regulations Part G is necessary. The Water Calculation assessment is carried out with the fittings summarized in Table 3 below, to determine whether the proposed development complies with Part G regulations.

Table 3 Flow rate of proposed appliances with Part G regs

Appliance	Quantity	Typical flow rate (Part G) l/min
Basin taps	3	5 l/min
Showers	3	12 l/min
WCs	3	6/3 l/min Dual flush
Kitchen taps	2	6.6 l/min
Dishwashers	2	7.5 L per place
Washing machines	2	4.5 L per Kg dry load

Inserting the above appliance information into the water efficiency calculator tool yields the following result:

Table 4 Water Use Calculation as per Part G

Water Use Assessment					
Installation Type	Unit	Capacity/ Flow Rate	Use Factor	Fixed use (l/p/day)	**Total Use (l/p/day)**
WC Single Flush	Volume (l)	0.00	4.42	0.00	0.00
WC Dual Flush	Full Flush (l)	0.00	1.46	0.00	0.00
	Pt Flush (l)	0.00	2.96	0.00	0.00
WC's (Multiple)	Volume (l)	4.00	4.42	0.00	17.68
Taps Exc. Kitchen	Flow Rate	5.00	1.58	1.58	9.48
Bath (shower present)	(l/s)	0.00	0.11	0.00	0.00
Shower (bath present)	(l/s)	0.00	4.37	0.00	0.00
Bath Only	(l)	0.00	0.50	0.00	0.00
Shower Only	(l/s)	12.00	5.60	0.00	67.20
Kitchen Taps	(l/s)	6.60	0.44	10.36	13.26
Washing Machines	(l/kgdry)	7.50	2.10	0.00	15.75
Dishwashers	(l/place)	0.70	3.60	0.00	2.52
Waste Disposal	(l/s)	0.00	3.08	0.00	0.00
Water Softner	(l/s)	0.00	1.00	0.00	0.00
Total Calculated Water Use (l/p/day)					**125.89**
Grey/RainWater Reused (l)					0.00
Normalisation Factor	(Factor)				0.91
Total Consumption CSH (l/p/day)					**114.56**
External Water Use Allowance (l)					5.00
Total Comsumption Part G (l/p/day)					**119.56**
Assesment Result					**PASS**

The proposed water demand is calculated to be 119.56 l/p/d or 119.56 x 1.89 = 225.97 l/d. The new dwelling currently complies with the 125 litres per person per day (l/p/d) standard as stipulated in Part G.

Proposed Efficient Water Consumption

The total water demand of both dwellings must be less than 217.2 l/d to achieve neutrality, hence measures have been proposed to reduce the expected water demand of 225.97 l/d.

More efficient appliances have been proposed as summarized in Table 5 below:

Table 5 Flow rate of proposed efficient appliances with Part G appliances

Appliance	Quantity	Typical flow rate (Part G)	Proposed Efficient appliances
Showers	3	8 l/min	6 l/min (As attached)
WCs	3	6/3 l/min Dual	4.5/3 l/min Dual (As attached)
Kitchen	2	6.6 l/min	4.5 l/min
Basin taps	3	5 l/min	3 l/min

When conducting the Water Efficiency Calculator, the property has been assessed with water efficient fittings compared to the values based on the maximum fitting's consumption. See results in Table 6 below:

Table 6 Water Use Calculation per proposed appliances

Water Use Assessment					
Installation Type	Unit	Capacity/ Flow Rate	Use Factor	Fixed us (l/p/day)	**Total Use (l/p/day)**
WC Single Flush	Volume (l)	0.00	4.42	0.00	0.00
WC Dual Flush	Full Flush (l	0.00	1.46	0.00	0.00
	Pt Flush (l)	0.00	2.96	0.00	0.00
WC's (Multiple)	Volume (l)	3.50	4.42	0.00	15.47
Taps Exc. Kitchen	Flow Rate	3.00	1.58	1.58	6.32
Bath (shower present)	(l/s)	0.00	0.11	0.00	0.00
Shower (bath present)	(l/s)	0.00	4.37	0.00	0.00
Bath Only	(l)	0.00	0.50	0.00	0.00
Shower Only	(l/s)	6.00	5.60	0.00	33.60
Kitchen Taps	(l/s)	4.50	0.44	10.36	12.34
Washing Machines	(l/kgdry)	4.50	2.10	0.00	9.45
Dishwashers	(l/place)	0.60	3.60	0.00	2.16
Waste Disposal	(l/s)	0.00	3.08	0.00	0.00
Water Softner	(l/s)		1.00	0.00	0.00
Total Calculated Water Use (l/p/day)					**79.34**
Grey/RainWater Reused (l)					0.00
Normalisation Factor	(Factor)				0.91
Total Consumption CSH (l/p/day)					**72.20**
External Water Use Allowance (l)					5.00
Total Comsumption Part G (l/p/day)					**77.20**
Assesment Result					**PASS**

With these modifications on the calculator, the water consumption decreased from 119.56 l/p/d to 77.20 l/p/d which is less than 110 l/p/d mentioned level, with a total consumption of 77.20x 1.89=145.90 l/d. Which is a reduction of 35.42 % or 29.22 m^3.

Proposed Water Demand: Part G (Commercial)

The occupancy of the commercial space has been estimated using BREEAM 2018 Wat 01 calculator. The table below displays calculation of the occupancies. A copy of the calculator results is provided at the appendix.

55.6 m^2 net area: 4 occupants.

Table 7 Proposed BREAM Occupant Data

Building type	Description of building type	Default annual days/operation	Default daily hours of operation
Retail - Shop / retail unit(s) / retail warehouse	Shops: shop/retail unit(s)/retail warehouse(s)	362	8.5
	Does the retail development contain sanitary facilities for use by visiting customers?		No
		Default daily occupancy visiting customers	Not applicable
		Default daily occupancy staff	4

Using BREEAM 2018 Wat 01 calculator the projected water consumption was assessed. Based on UK New Construction 2018 standards. The calculator's results are displayed in the figure below:

Table 8 Proposed water Consumption of Retail space

	Litres/person/day	m3/person/yr
Water consumption - modelled baseline performance benchmark (excludes fixed uses)	24,31	8,80
Microcomponent water consumption - modelled performance (excludes fixed uses)	13,87	5,02
Modelled water demand met via greywater and rainwater sources	0,00	0,00
If greywater/rainwater systems specified has the minimum % efficiency improvement for component specifications been met	System not specified	
Net modelled water consumption (excludes fixed uses)	13,87	5,02
Percentage improvement	42,93%	
Total Wat 01 BREEAM credits achieved, before checking minimum requirements according to EU taxonomy for sustainable finance.	3 credits	
Total Wat 01 BREEAM credits achieved	3 credits	
Total Wat 01 BREEAM Exemplary credits achieved	Exemplary level not achieved	
Key performance indicator - use of freshwater resource (includes fixed uses)	15,45	5,59

Based on the above calculations, the total proposed water consumption is determined as follows:

Table 9 Summary of proposed water demand for Residential and Commercial space

Existing building	Water consumption (L/person/day)	Occupants	Total water consumption (Liters)	Notes
Commercial space	15.45	4	61.80	Refer to BREEAM water calculator
Residential space	77.20	1.89	145.90	Refer to Part G water efficiency calculator

Total proposed Water Consumption = 61.80 + 145.90 = 207.70 l/d. making the dwelling water neutral and achieving a saving of 9.5 l/d of water (217.2 l/d – 207.70 l/d = -9.5 l/d).

Summary and Conclusion

Water Neutrality at 56A High Street, Steyning, West Sussex, BN44 3RD has been calculated based on the existing consumption and the proposed retrofit of the building and its water appliances. The results below display the summary of this calculation:

Table 10 Summary of water neutrality calculation

Assessment	Calculated consumption (l/d)
(A) Actual consumption average & water neutrality target (Music store)	217.2.70 l /d
Part G water calculation (Residential)	225.97 l/d
(B) Part G Water Reduction (Residential)	145.90 l/d
(C) BREEAM calculation (Commercial)	661.80 l/d
(D) Total proposed water demand	207.7 l/d
Is D < A	Yes
Water Neutrality	ACHIEVED

References

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Appendix

Proposed Efficient Taps

Same efficient taps have been used for both new dwelling and existing properties.

Fitting type	Flow rate	Name	website link
Basin Tap	3l/min	9000E basin mixer	https://www.fmmattsson.com/basin-mixers/9000e/80607300
WCs	4.5 /3 Dual flush	THE GAP, Dual flush 4,5/3L WC cistern complete with bottom inlet	https://www.uk.roca.com/products/dual-flush-4-53l-wc-cistern-complete-bottom-inlet-34147D..F?sku=A34147D00F
Kitchen taps	4.5 l/min	Kitchen tap - ECO-aerator 4.5 l/min Aster Save to PDF	https://www.ibb.uk/kitchen-tap-eco-aerator-4-5-l-min-aster-12509
Showers	6.0 l/min	Crometta Shower set 100 1jet Green 6 l/min with shower bar 65 cm	https://www.hansgrohe.com/articledetail-crometta-shower-set-100-1jet-green-6-l-min-with-shower-bar-65-cm-26554400

Figure 1 Efficient Appliances Proposed

BREEAM calculator: Baseline consumption 7 employees (page 1 of 2)

BREEAM 2018 Wat 01 Water consumption: Water efficiency calculator for new non domestic retail buildings

Building type	Description of building type	Default annual days/operation	Default daily hours of operation
Retail - Shop / retail unit(s) / retail warehouse	Shops: shop/retail unit(s)/retail warehouse(s).	362	8,5
	Does the retail development contain sanitary facilities for use by visiting customers?		No
		Default daily occupancy visiting customers	Not applicable
		Default daily occupancy staff	12

Main building activity	Description of activity area	Activity area present in building?	Net Floor Area (m2)
Retail - sales areas for display of bulky items	A retail sales/display area trading predominantly in bulky items, e.g. furniture, floor coverings, cycles, prams, large domestic appliances or other bulky goods, or trading on a wholesale self-selection basis.	No	
Retail - sales areas for display of non bulky items and/or	A general sales/display areas in department stores, supermarkets, shops and/or customer service waiting and/or collection areas e.g. in banks, post office, bookmakers etc.	Yes	68,5
Retail - concourse/shopping mall	The central (shared) area within a shopping centre used for access by shoppers (typically a covered area containing one or more of benches, cafes, escalators etc.)	No	
Retail - Staff office area and staffroom	Staff office space and staffroom, often located in 'back of house' areas.	Yes	86
Retail - Staff canteen dining area	Seated areas in a staff canteen that accompany a food preparation areas where food and drink is consumed by staff on the premises.	No	
Retail - Goods-in and storage area	Internal areas for receiving and storing goods.	Yes	19
Retail - Workshop	A workshop / vehicle servicing area within a car showroom or general workshop in other type of retail development.	No	

Water consumption - building microcomponent

WC component - all ac	units	Specification	Usage/person/day	Usage factor	Consumption (L/person/day)
WC - male (no urinals	Effective flush volume (Litres)	6,00	4,00	1,00	12,00
WC - female	Effective flush volume (Litres)				

Urinal component - all	units	Specification	No. of cisterns	Flushing frequency (flushes/hour)	Consumption (L/person/day)

	units	Specification	Usage/person/day	Usage factor	Consumption (L/person/day)

	units		Usage/person/day	Usage factor	Consumption (L/person/day)

	units	Specification	Usage/person/day	Usage factor	Consumption (L/person/day)
Taps components (personal hygiene) - all activity areas					
Wash hand basin taps	Flow rate (litres/min)	6,00	4,00	0,25	4,06
Shower use	Flow rate (litres/min)		0,030	5,60	0,00
Fixed use - vessel filling	Litres/person/day	-	-	-	1,58
Tap components (cleaning) - staff kitchenette					
Kitchen taps - kitchene	Flow rate (litres/min)	9,00	1,00	0,67	4,08
Dishwasher	Litres/cycle		0,0400	1,00	0,00
Tap components (cleaning and food preparation) - staff canteen food preparation area					

	Microcomponent Consumption (L/person/day)
Total	21,72

Minimum requirements according to EU taxonomy for sustainable finance

Do all the installed wash hand basin taps and kitchen taps have a maximum water flow of 6 litres/min?	Yes
Do all the installed showers have a maximum water flow of 8 litres/min?	System not specified
Do all WCs, including suites, bowls and flushing cisterns, have a full flush volume of a maximum of 6 litres and a maximum average flush volume of 3,5 litres?	Yes
Do all urinals use a maximum of 2 litres/bowl/hour and flushing urinals have a maximum full flush volume of 1 litre?	System not specified
Is all the EU taxonomy requirements for sanitary equipment met?	Yes

Non potable water yield - greywater system

Has, or will, the greywater system be specified and installed in compliance with BS8525-1:2010 Greywater Systems - Part 1 Code of Practice	No

Greywater source (building components)	Greywater collected	Proportion of components collected from (%)	Greywater yield (L/person/day)
Bath			0,00
Washing machine			0,00

BREEAM calculator: Baseline consumption 7 employees (page 2 of 2)

BREEAM 2018 Wat 01 Water consumption: Water efficiency calculator for new non domestic retail buildings

Greywater source (other components)	Typical greywater yield (litres)	Frequency of yield (days)	Greywater yield (litres/day)	Greywater yield (L/person/day)

	Greywater yield (L/person/day)
Total	

Non potable water yield - rainwater system

Has, or will, the rainwater system be specified and installed in compliance with BS EN 16941-1:2018 Rainwater Harvesting Systems - Code of practice	No
How has the storage capacity for the proposed system been calculated?	

Rainwater yield if basic approach:

Collection area (m2)	Rainfall	Hydraulic filter efficiency (%)	Yield co-efficient (%)	Annual rainwater yield (Litres)	Rainwater yield

Rainwater yield if detailed:

Daily rainfall collection (litres)	Rainwater yield

Non potable water demand - building components

	Greywater and/or rainwater yield (L/person/day)
Total	

Component	Greywater and/or rainwater utilised for component	Proportion of components using greywater and/or rainwater yield (%)	Maximum permissible demand (L/person/day)
			Demand met by yield (L/person/day)
		Total	

Other permissible components

	Maximum permissible demand (L/day)
	Demand met by yield (L/person/day)
Total	

	Greywater and/or rainwater demand met by yield (L/person/day)
Total	

Water consumption calculation results

	Litres/person/day	m3/person/yr
Water consumption - modelled baseline performance benchmark (excludes fixed uses)	23,31	8,44
Microcomponent water consumption - modelled performance (excludes fixed uses)	20,14	7,29
Modelled water demand met via greywater and rainwater sources	0,00	0,00
If greywater/rainwater systems specified has the minimum % efficiency improvement for component specifications been met	System not specified	
Net modelled water consumption (excludes fixed uses)	20,14	7,29
Percentage improvement	13,56%	
Total Wat 01 BREEAM credits achieved, before checking minimum requirements according to EU taxonomy for sustainable finance.	1 credit	
Total Wat 01 BREEAM credits achieved	1 credit	
Total Wat 01 BREEAM Exemplary credits achieved	Exemplary level not achieved	
Key performance indicator - use of freshwater resource (includes fixed uses)	21,72	7,86

BREEAM calculator: Proposed Commercial space (page 1 of 2)

BREEAM 2018 Wat 01 Water consumption: Water efficiency calculator for new non domestic retail buildings

Building type	Description of building type	Default annual days/operation	Default daily hours of operation
Retail - Shop / retail unit(s) / retail warehouse	Shops: shop/retail unit(s)/retail warehouse(s).	362	8,5
	Does the retail development contain sanitary facilities for use by visiting customers?		No
		Default daily occupancy visiting customers	Not applicable
		Default daily occupancy staff	4

Main building activity	Description of activity area	Activity area present in building?	Net Floor Area (m2)
Retail - sales areas for display of bulky items	A retail sales/display area trading predominantly in bulky items, e.g. furniture, floor coverings, cycles, prams, large domestic appliances or other bulky goods, or trading on a wholesale self-selection basis.	No	
Retail - sales areas for display of non bulky items and/or	A general sales/display areas in department stores, supermarkets, shops and/or customer service waiting and/or collection areas e.g. in banks, post office, bookmakers etc.	Yes	24,43
Retail - concourse/shopping mall	The central (shared) area within a shopping centre used for access by shoppers (typically a covered area containing one or more of benches, cafes, escalators etc.)	No	
Retail - Staff office area and staffroom	Staff office space and staffroom, often located in 'back of house' areas.	Yes	25,75
Retail - Staff canteen dining area	Seated areas in a staff canteen that accompany a food preparation areas where food and drink is consumed by staff on the premises.	No	
Retail - Goods-in and storage area	Internal areas for receiving and storing goods.	Yes	19
Retail - Workshop	A workshop / vehicle servicing area within a car showroom or general workshop in other type of retail development.	No	

Water consumption - building microcomponent

WC component - all ac	units	Specification	Usage/person/day	Usage factor	Consumption (L/person/day)
WC - male (no urinals	Effective flush volume (Litres)	4,5	4,00	1,00	9,00
WC - female	Effective flush volume (Litres)				

Urinal component - all	units	Specification	No. of cisterns	Flushing frequency (flushes/hour)	Consumption (L/person/day)

	units	Specification	Usage/person/day	Usage factor	Consumption (L/person/day)

	units	Specification	Usage/person/day	Usage factor	Consumption (L/person/day)

	units	Specification	Usage/person/day	Usage factor	Consumption (L/person/day)
Taps components (personal hygiene) - all activity areas					
Wash hand basin taps	Flow rate (litres/min)	3,00	3,00	0,25	1,52
Shower use	Flow rate (litres/min)	6,00	0,030	5,60	1,01
Fixed use - vessel fillin	Litres/person/day	-	-	-	1,58
Tap components (cleaning) - staff kitchenette					
Kitchen taps - kitchene	Flow rate (litres/min)	4,50	1,00	0,67	2,04
Dishwasher	Litres/cycle	7,5	0,0400	1,00	0,30
Tap components (cleaning and food preparation) - staff canteen food preparation area					

	Microcomponent Consumption (L/person/day)
Total	15,45

Minimum requirements according to EU taxonomy for sustainable finance

Do all the installed wash hand basin taps and kitchen taps have a maximum water flow of 6 litres/min?	Yes
Do all the installed showers have a maximum water flow of 8 litres/min?	Yes
Do all WCs, including suites, bowls and flushing cisterns, have a full flush volume of a maximum of 6 litres and a maximum average flush volume of 3,5 litres?	Yes
Do all urinals use a maximum of 2 litres/bowl/hour and flushing urinals have a maximum full flush volume of 1 litre?	System not specified
Is all the EU taxonomy requirements for sanitary equipment met?	Yes

Non potable water yield - greywater system

Has, or will, the greywater system be specified and installed in compliance with BS8525-1:2010 Greywater Systems - Part 1 Code of Practice	No

BREEAM calculator: Proposed Commercial space (page 2 of 2)

BREEAM 2018 Wat 01 Water consumption: Water efficiency calculator for new non domestic retail buildings

Greywater source (building components)		Greywater collected	Proportion of components collected from (%)	Greywater yield (L/person/day)
Bath				0,00
Washing machine				0,00
Greywater source (other components)	**Typical greywater yield (litres)**	**Frequency of yield (days)**	**Greywater yield (litres/day)**	**Greywater yield (L/person/day)**

	Greywater yield (L/person/day)
Total	

Non potable water yield - rainwater system

Has, or will, the rainwater system be specified and installed in compliance with BS EN 16941-1:2018 Rainwater Harvesting Systems - Code of practice	No
How has the storage capacity for the proposed system been calculated?	

Rainwater yield if basic approach:

Collection area (m2)	Rainfall	Hydraulic filter efficiency (%)	Yield co-efficient (%)	Annual rainwater yield (Litres)	Rainwater yield

Rainwater yield if detailed:

Daily rainfall collection (litres)	Rainwater yield

Non potable water demand - building components

	Greywater and/or rainwater yield (L/person/day)
Total	

Component	Greywater and/or rainwater utilised for component	Proportion of components using greywater and/or rainwater yield (%)	Maximum permissible demand (L/person/day)

	Demand met by yield (L/person/day)
Total	

Other permissible components

	Maximum permissible demand (L/day)
	Demand met by yield (L/person/day)
Total	

	Greywater and/or rainwater demand met by yield (L/person/day)
Total	

Water consumption calculation results

	Litres/person/day	m3/person/yr
Water consumption - modelled baseline performance benchmark (excludes fixed uses)	24,31	8,80
Microcomponent water consumption - modelled performance (excludes fixed uses)	13,87	5,02
Modelled water demand met via greywater and rainwater sources	0,00	0,00
If greywater/rainwater systems specified has the minimum % efficiency improvement for component specifications been met	System not specified	
Net modelled water consumption (excludes fixed uses)	13,87	5,02
Percentage improvement	42,93%	
Total Wat 01 BREEAM credits achieved, before checking minimum requirements according to EU taxonomy for sustainable finance.	3 credits	
Total Wat 01 BREEAM credits achieved	3 credits	
Total Wat 01 BREEAM Exemplary credits achieved	Exemplary level not achieved	
Key performance indicator - use of freshwater resource (includes fixed uses)	15,45	5,59

Part G Water Efficiency Calculator – Maximum consumption Part G

Water Efficiency Calculator for New Dwellings

Project Details — Max consumption

Adress/Reference	56A High Street, Steyning, West Sussex, BN44 3RD	Case Reference	AJ-1274
Number of Bedrooms	2	Occupancy for Calculation Purposes	1.89

Appliance/Useage Details

Taps (Excluding Kitchen Taps)

Tap Fitting Type	Flow Rate Litres/Min	Quantity (No.)	Total per Fitting type
basin Pillar	5.00	2	10.00
			0.00
			0.00
			0.00
			0.00
			0.00
Total No. of Fittings (No.)		2	
Total Flow (l/s)			10.00
Maximum Flow (l/s)			5.00
Average Flow (l/s)			5.00
Weighted Average Flow (l/s)			3.50
Flow for Calculation (l/s)			5.00

Showers

Shower fitting Type	Flow Rate Litres/Min	Quantity (No.)	Total per Fitting type
ROCA Thermostatic	12.00	2	24.00
			0.00
			0.00
			0.00
			0.00
			0.00
Total No. of Fittings (No.)		2	
Total Flow (l/s)			24.00
Maximum Flow (l/s)			12.00
Average Flow (l/s)			12.00
Weighted Average Flow (l/s)			8.40
Flow for Calculation (l/s)			12.00

Baths

Bath Type	Capacity to Overflow	Quantity (No.)	Total per Fitting type
		0	0.00
			0.00
			0.00
			0.00
Total No. of Fittings (No.)		0	
Total Capacity (l)			0.00
Maximum Capacity (l)			0.00
Average Capacity (l)			0.00
Weighted Average Capacity (l)			0.00
Capacity for Calculation (l)			0.00

WCs

WC Type	Full Flush Volume	Part Flush Volume	Quantity (No)
ROCA Dual Flash	6.00	3.00	2
Total number of fittings			2
Average effective flushing volume			4.00

Dishwashers

Dishwasher Type	L per Place Setting	Quantity (No.)	Total per Fitting type
Standard	0.70	1	0.70
			0.00
Total No. of Fittings (No.)		1	
Total Consumption (l)			0.70
Maximum Consumption (l)			0.70
Average Consumption (l/s)			0.70
Weighted Average Consumption (l)			0.49
Consumption for Calculation (l/s)			0.70

Washing Machines

Washing Machine Type	L per Kg Dry Load	Quantity (No.)	Total per Fitting type
LG	7.50	2	15.00
			0.00
Total No. of Fittings (No.)		2	
Total Consumption (l)			15.00
Maximum Consumption (l)			7.50
Average Consumption (l/s)			7.50
Weighted Average Consumption (l)			5.25
Consumption for Calculation (l/s)			7.50

Kitchen Taps

Tap Fitting Type	Flow Rate Litres/Min	Quantity (No.)	Total per Fitting type
GROHE	6.60	1	6.60
			0.00
			0.00
Total No. of Fittings (No.)		1	
Total Flow (l/s)			6.60
Maximum Flow (l/s)			6.60
Average Flow (l/s)			6.60
Weighted Average Flow (l/s)			4.62
Flow for Calculation (l/s)			6.60

Other Fittings

Waste Disposal Y/N	N
Water softner	
Consumption beyond 4% l/p/d	

Use of grey water and harvested rainwater

Total Grey water from WHB taps (l)	
Total Availble Grey Water Supply (l)	127.01
Possible Demand (l)	63.18
Grey/Rain Installed Capacity (l)	
Figure for Calculation lit/person/da	0.00

Water Use Assessment

Installation Type	Unit	Capacity/ Flow Rate	Use Factor	Fixed us (l/p/day)	Total Use (l/p/day)
WC Single Flush	Volume (l)	0.00	4.42	0.00	0.00
WC Dual Flush	Full Flush (l	0.00	1.46	0.00	0.00
	Pt Flush (l)	0.00	2.96	0.00	0.00
WC's (Multiple)	Volume (l)	4.00	4.42	0.00	17.68
Taps Exc. Kitchen	Flow Rate	5.00	1.58	1.58	9.48
Bath (shower present)	(l/s)	0.00	0.11	0.00	0.00
Shower (bath present)	(l/s)	0.00	4.37	0.00	0.00
Bath Only	(l)	0.00	0.50	0.00	0.00
Shower Only	(l/s)	12.00	5.60	0.00	67.20
Kitchen Taps	(l/s)	6.60	0.44	10.36	13.26
Washing Machines	(l/kgdry)	7.50	2.10	0.00	15.75
Dishwashers	(l/place)	0.70	3.60	0.00	2.52
Waste Disposal	(l/s)	0.00	3.08	0.00	0.00
Water Softner	(l/s)		1.00	0.00	0.00
Total Calculated Water Use (l/p/day)					125.89
Grey/RainWater Reused (l)					0.00
Normalisation Factor	(Factor)				0.91
Total Consumption CSH (l/p/day)					114.56
External Water Use Allowance (l)					5.00
Total Comsumption Part G (l/p/day)					119.56

Assesment Result	PASS

Part G Water Efficiency Calculator – Efficient consumption Part G

Water Efficiency Calculator for New Dwellings

Project Details — Efficient consumption

Adress/Reference	56A High Street, Steyning, West Sussex, BN44 3RD	Case Reference	AJ-1274
Number of Bedrooms	2	Occupancy for Calculation Purposes	1.89

Appliance/Useage Details

Taps (Excluding Kitchen Taps)

Tap Fitting Type	Flow Rate Litres/Min	Quantity (No.)	Total per Fitting type
basin Pillar	3.00	2	6.00
			0.00
			0.00
			0.00
			0.00
			0.00
Total No. of Fittings (No.)		2	
Total Flow (l/s)			6.00
Maximum Flow (l/s)			3.00
Average Flow (l/s)			3.00
Weighted Average Flow (l/s)			2.10
Flow for Calculation (l/s)			**3.00**

Showers

Shower fitting Type	Flow Rate Litres/Min	Quantity (No.)	Total per Fitting type
ROCA Thermostatic	6.00	2	12.00
			0.00
			0.00
			0.00
			0.00
			0.00
Total No. of Fittings (No.)		2	
Total Flow (l/s)			12.00
Maximum Flow (l/s)			6.00
Average Flow (l/s)			6.00
Weighted Average Flow (l/s)			4.20
Flow for Calculation (l/s)			**6.00**

Baths

Bath Type	Capacity to Overflow	Quantity (No.)	Total per Fitting type
		0	0.00
			0.00
			0.00
			0.00
Total No. of Fittings (No.)		0	
Total Capacity (l)			0.00
Maximum Capacity (l)			0.00
Average Capacity (l)			0.00
Weighted Average Capacity (l)			0.00
Capacity for Calculation (l)			**0.00**

WCs

WC Type	Full Flush Volume	Part Flush Volume	Quantity (No)
ROCA Dual Flash	4.50	3.00	2
Total number of fittings			**2**
Average effective flushing volume			**3.50**

Dishwashers

Dishwasher Type	L per Place Setting	Quantity (No.)	Total per Fitting type
Standard	0.60	1	0.60
			0.00
Total No. of Fittings (No.)		1	
Total Consumption (l)			0.60
Maximum Consumption (l)			0.60
Average Consumption (l/s)			0.60
Weighted Average Consumption (l)			0.42
Consumption for Calculation (l/s)			**0.60**

Washing Machines

Washing Machine Type	L per Kg Dry Load	Quantity (No.)	Total per Fitting type
LG	4.50	2	9.00
			0.00
Total No. of Fittings (No.)		2	
Total Consumption (l)			9.00
Maximum Consumption (l)			4.50
Average Consumption (l/s)			4.50
Weighted Average Consumption (l)			3.15
Consumption for Calculation (l/s)			**4.50**

Kitchen Taps

Tap Fitting Type	Flow Rate Litres/Min	Quantity (No.)	Total per Fitting type
GROHE	4.50	1	4.50
			0.00
			0.00
Total No. of Fittings (No.)		1	
Total Flow (l/s)			4.50
Maximum Flow (l/s)			4.50
Average Flow (l/s)			4.50
Weighted Average Flow (l/s)			3.15
Flow for Calculation (l/s)			**4.50**

Other Fittings

Waste Disposal Y/N	N
Water softner	
Consumption beyond 4% l/p/d	

Use of grey water and harvested rainwater

Total Grey water from WHB taps (l)	
Total Availble Grey Water Supply (l)	63.50
Possible Demand (l)	47.10
Grey/Rain Installed Capacity (l)	
Figure for Calculation lit/person/da	0.00

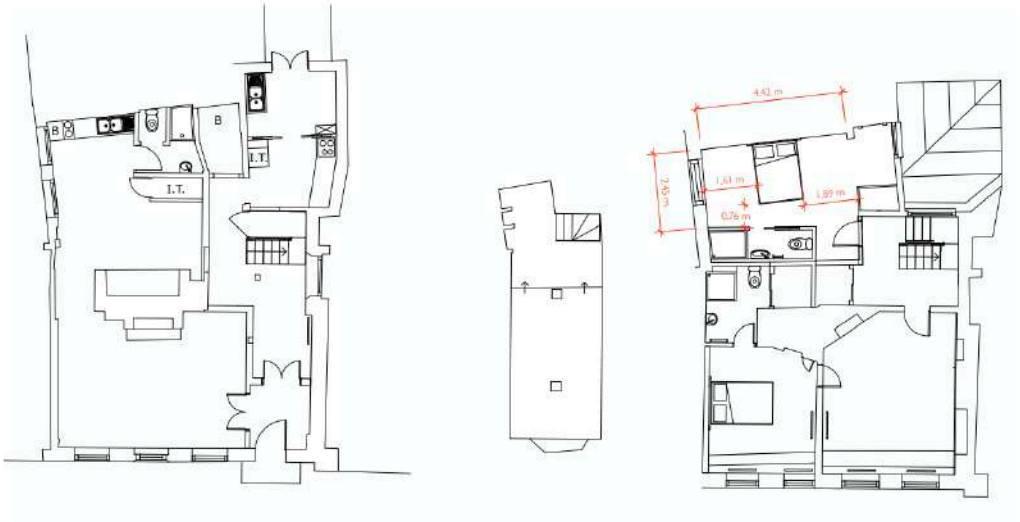
Water Use Assessment

Installation Type	Unit	Capacity/ Flow Rate	Use Factor	Fixed us (l/p/day)	Total Use (l/p/day)
WC Single Flush	Volume (l)	0.00	4.42	0.00	0.00
WC Dual Flush	Full Flush (l	0.00	1.46	0.00	0.00
	Pt Flush (l)	0.00	2.96	0.00	0.00
WC's (Multiple)	Volume (l)	3.50	4.42	0.00	15.47
Taps Exc. Kitchen	Flow Rate	3.00	1.58	1.58	6.32
Bath (shower present)	(l/s)	0.00	0.11	0.00	0.00
Shower (bath present)	(l/s)	0.00	4.37	0.00	0.00
Bath Only	(l)	0.00	0.50	0.00	0.00
Shower Only	(l/s)	6.00	5.60	0.00	33.60
Kitchen Taps	(l/s)	4.50	0.44	10.36	12.34
Washing Machines	(l/kgdry)	4.50	2.10	0.00	9.45
Dishwashers	(l/place)	0.60	3.60	0.00	2.16
Waste Disposal	(l/s)	0.00	3.08	0.00	0.00
Water Softner	(l/s)		1.00	0.00	0.00
Total Calculated Water Use (l/p/day)					**79.34**
Grey/RainWater Reused (l)					0.00
Normalisation Factor	(Factor)				0.91
Total Consumption CSH (l/p/day)					**72.20**
External Water Use Allowance (l)					5.00
Total Comsumption Part G (l/p/day)					**77.20**

Assesment Result	**PASS**

New Dwelling Floor Plans

NOTE: DRAFT PLANS TO DISCUSS FEASIBILITY WITH THE CONSERVATION OFFICER / CASE OFFICER AT HORSHAM DISTRICT COUNCIL



1M 2M 3M 4M 5M
Scale 1:100 @ A3

DRAFT PROPOSED PLANS

56A HIGH STREET, STEYNING, BN44 3RD

ARCHITECTURE BY JAKE MCLEWEE BSC (HONS) ARCHITECTURAL TECHNOLOGY

REFERENCE / DATE
A 393-1_3
26/10/2023

Water Bills

business stream
A SCOTTISH WATER COMPANY

business-stream.co.uk
0330 123 2000
If you have an emergency, please contact your:
Water wholesaler: Southern Water
Waste wholesaler: Southern Water
Visit **business-stream.co.uk/wholesaler**

BSM-NEW | 000452 | Page 1 of 2 | BILLS | 000452

[redacted]
56A HIGH STREET
STEYNING
BN44 3RD

Customer reference / statement no
[redacted]

Statement / tax point date: 30 September 2022

Supply address: 56A HIGH STREET, STEYNING, BN44 3RD

Supply point ID / waste supply point ID: 3019177324W11 / 3019177324S19

Our VAT number: 945 8508 85

Page 1 of 3

Your water services statement

6 June - 29 September 2022 (115 days, average £0.26 per day)

YOUR ACCOUNT SUMMARY

Your previous balance	[redacted]
Payments received	[redacted] [redacted]
Your balance brought forward	[redacted]

YOUR CHARGES THIS PERIOD (see page 2 for details)

Water services charges	[redacted]
VAT	[redacted]
Total charges this period	[redacted]

Your new account balance [redacted]

Thanks for paying by direct debit. You don't need to do anything - we'll collect [redacted] from your account on 14 October 2022.

2022/23 charges

You can find more information on our charges and ways to save water and money on our website.

Visit business-stream.co.uk

How much water are you using?



If you'd like to reduce the volume of water you're using, you'll be able to find advice on our website **business-stream.co.uk**
Please note, your usage may be based on estimated readings.

Estimated statement

This statement is based on an estimated read. If we receive an actual read, we will use it to calculate your next bill. You can submit your own readings, as long as it's safe to access your meter, on **business-stream.co.uk/meter-reading**. If your water is not provided by us, we will receive reads from your other supplier.

The water experts

Unless otherwise agreed, Scottish Water Business Stream Ltd provides services to you in accordance with our standard terms and conditions, a copy of which is available here: www.business-stream.co.uk/EnglandWalesTerms. Copies are also available on request. Through your continued receipt and acceptance of our services, you are deemed to have accepted our standard terms and conditions.

27322L06_BSM-NEW | 000452 | Page 1 of 3 | BILLS
N:NYNNN/400/MODD/SME/0922

Based on this period your annual carbon consumption is **0.00 kgCO2e/yr**, based on National Government statistics.

Your charges in detail

Meter number / meter size: 95AQ091531 SCHLUMBE 15mm

Water charges			Units	Rate	VAT	Charge
Fixed water charge						
Yearly fee £51.61	6 Jun 22 - 28 Sep 22		115 days	0.141397	Z	[redacted]
Volumetric water charge						
Estimated reading	29 Sep 22	222				
Actual reading	6 Jun 22	222				
=Volume used this period			0.00 m³			
Charges	6 Jun 22 - 29 Sep 22		0.00 m³	1.545000	Z	[redacted]
Total water charges						[redacted]

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.

Waste water charges		Units	Rate	VAT	Charge
Fixed waste water charge					
Yearly fee £7.40	6 Jun 22 - 28 Sep 22	115 days	0.020274	Z	[redacted]
Volumetric waste water charge					
Charges based on 95.00 % of water usage figure	6 Jun 22 - 29 Sep 22	0.00 m³	2.225200	Z	[redacted]
Total waste water charges					[redacted]

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.

Drainage charges		Units	Rate	VAT	Charge
Surface water drainage					
Charges based on the annual charge of £ 22.97	6 Jun 22 - 28 Sep 22	115 days		Z	[redacted]
Highway drainage					
Charges based on the annual charge of £ 11.49	6 Jun 22 - 28 Sep 22	115 days		Z	[redacted]
Total drainage charges					[redacted]

As you drain to the public water and sewerage system you're charged for the cost of collecting and treating rain water from your property.

This covers your contribution to the public roads drainage system and keeping the roads free from flooding.

Subtotal	[redacted]
VAT	[redacted]
Total charges this period	[redacted]

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.

business stream
A SCOTTISH WATER COMPANY

business-stream.co.uk

0330 123 2000

For emergencies, please contact your:
Water wholesaler: Southern Water
Waste wholesaler: Southern Water
Visit **business-stream.co.uk/emergencies**

Customer reference / invoice no
[redacted]

[redacted]
56A HIGH STREET
STEYNING
BN44 3RD

1B/005672
38500/00067

Invoice / tax point date: 3 March 2023

Supply address: 56 COWARD HIGH STREET, STEYNING, WEST SUSSEX, BN44 3RD

Supply point ID: water / waste water:
3019177324W11 / 3019177324S19

Our VAT number: 945 8508 85

Your water services invoice

2 December 2022 - 2 March 2023 (91 days, average £0.25 per day)

Your account summary

Your previous balance	£[redacted]
[redacted]	[redacted]
Your balance brought forward	[redacted]

Your charges this period (see page 2 for details)

Water services charges	[redacted]
VAT	[redacted]
Total charges this period	[redacted]
Your new account balance	[redacted]

Thanks for paying by Direct Debit. You don't need to do anything - we'll collect [redacted] from your account on 17 March 2023.

Changes to your 2023/24 charges

Like all water retailers, we review our charges every year. As a result, you'll see some changes to the charges included in your bill from 1 April 2023. Find out more information at **business-stream.co.uk/charges**

S107863-2 / GMSWB01 / WNRT / 001 / 022837 / 189734 / 005672 / 1B / 005672 / 1 of 2

Ways to pay

Direct Debit
Paying by Direct Debit is the quickest and easiest way to pay your bills. Visit **business-stream.co.uk/direct-debit** or call us on **0330 123 2000**.

Online
Visit **business-stream.co.uk/pay online** with your debit or credit card details.

By phone
Call **0330 123 2000** to pay over the phone using your debit or credit card details.

By bank transfer
Sort code: 30-00-02. **Account number:** 03029919. **Account name:** Business Stream Revenue Account. Please include this reference number: 2752194 / 1684267

Payment slip
Complete the enclosed **payment slip** and present it, with your invoice, to your bank branch or to a post office, to pay by cash, card or cheque. You may be charged for this service.

Alternatively, you can send a cheque, and the completed payment slip enclosed, to **Business Stream, PO Box (17381), Edinburgh EH12 1GT.** Cheques should be payable to 'Business Stream' and include your customer reference number on the back. Please don't send cash in the post and allow 10 days for payment to be processed. For more information, visit **business-stream.co.uk/ways-to-pay**

Scottish Water Business Stream Limited trading as Business Stream. Registered in Scotland. Company no. SC294924. Registered office address and principal place of business: 7 Lochside View, Edinburgh, EH12 9DH. Ofwat, the Water Services Regulation, is the regulator of the water sector in England and Wales. For more information visit ofwat.gov.uk. Unless otherwise agreed, Scottish Water Business Stream Ltd provides services to you in accordance with our standard terms and conditions, a copy of which is available at business-stream.co.uk/yorkshire/useful-info. Copies are also available on request. Through your continued receipt and acceptance of our services, you are deemed to have accepted our standard terms and conditions.

Your charges in detail

Meter number / meter size: 95AQ091531 / 15mm

Estimated reading	3 Mar 23	222
Actual reading	2 Dec 22	222
= volume used this period		0m³

Water charges		Units	Rate	VAT	Charge
Fixed water charge					
Yearly fee £51.61	2 Dec 22 - 2 Mar 23	91 days	0.141397	Z	[redacted]
Total water charges					[redacted]

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

Waste water & drainage charges		Units	Rate	VAT	Charge
Fixed waste water charge					
Yearly fee £7.40	2 Dec 22 - 2 Mar 23	91 days	0.020274	Z	[redacted]

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

Surface water drainage					
Charges	2 Dec 22 - 2 Mar 23	91 days		Z	[redacted]
Based on the annual charge of £22.97					

This is a fee for the cost of collecting and treating rain water which goes in to the public water and sewerage system from your premises.

Highway drainage					
Charges	2 Dec 22 - 2 Mar 23	91 days		Z	[redacted]
Based on the annual charge of £11.49					

This is a fee for the upkeep of the public roads drainage system and road flooding prevention.

Total waste water and drainage charges	[redacted]
Subtotal	[redacted]
VAT	[redacted]
Total charges this period	[redacted]

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.

S107863-2 / GMSWB01 / WNRT / 001 / 022838 / 189734 / 005672 / 1B / 005672 / 1 of 2

business stream
A SCOTTISH WATER COMPANY

business-stream.co.uk

0330 123 2000

For emergencies, please contact your:
Water wholesaler: Southern Water
Waste wholesaler: Southern Water
Visit **business-stream.co.uk/emergencies**

[redacted]
56A HIGH STREET
STEYNING
BN44 3RD

1B/005649
38500/00060

Customer reference / invoice no
[redacted]

Invoice / tax point date: 13 March 2023

Supply address: 56 COWARD HIGH STREET, STEYNING, WEST SUSSEX, BN44 3RD

Supply point ID: water / waste water:
3019177324W11 / 3019177324S19

Our VAT number: 945 8508 85

Your water services invoice

2 December 2022 - 12 March 2023 (101 days, average £0.17 per day)
2 December 2022 - 12 March 2023 (101 days)

Your account summary

Your previous balance	[redacted]
Payments received	[redacted]
Your balance brought forward	[redacted]

Your charges this period (see page 2 for details)

Water services charges	[redacted]
VAT	[redacted]
Total charges this period	[redacted]
Your new account balance	[redacted]

Thanks for paying by Direct Debit. You don't need to do anything - we'll collect [redacted] from your account on 27 March 2023.

Changes to your 2023/24 charges

Like all water retailers, we review our charges every year. As a result, you'll see some changes to the charges included in your bill from 1 April 2023. Find out more information at **business-stream.co.uk/charges**

Ways to pay

Direct Debit
Paying by Direct Debit is the quickest and easiest way to pay your bills. Visit **business-stream.co.uk/direct-debit** or call us on **0330 123 2000**.

Online
Visit **business-stream.co.uk/pay online** with your debit or credit card details.

By phone
Call **0330 123 2000** to pay over the phone using your debit or credit card details.

By bank transfer
Sort code: 30-00-02.
Account number: 03029919.
Account name: Business Stream Revenue Account.
Please include this reference number: 2752194 / 1791280

Payment slip
Complete the enclosed **payment slip** and present it, with your invoice, to your bank branch or to a post office, to pay by cash, card or cheque. You may be charged for this service.

Alternatively, you can send a cheque, and the completed payment slip enclosed, to **Business Stream, PO Box (17381), Edinburgh EH12 1GT**. Cheques should be payable to 'Business Stream' and include your customer reference number on the back. Please don't send cash in the post and allow 10 days for payment to be processed. For more information, visit **business-stream.co.uk/ways-to-pay**

Naturally *different.*

Scottish Water Business Stream Limited trading as Business Stream. Registered in Scotland. Company no. SC294924. Registered office address and principal place of business: 7 Lochside View, Edinburgh, EH12 9DH. Ofwat, the Water Services Regulation, is the regulator of the water sector in England and Wales. For more information visit ofwat.gov.uk. Unless otherwise agreed, Scottish Water Business Stream Ltd provides services to you in accordance with our standard terms and conditions, a copy of which is available at business-stream.co.uk/yorkshire/useful-info. Copies are also available on request. Through your continued receipt and acceptance of our services, you are deemed to have accepted our standard terms and conditions.

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Your charges in detail

Water charges		Units	Rate	VAT	Charge
Fixed water charge					
Yearly fee £51.61	2 Dec 22 - 12 Mar 23	101 days	0.141397	Z	[redacted]
Yearly fee £51.61	2 Dec 22 - 2 Mar 23	-91 days	0.141397	Z	[redacted]

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

Volumetric water charge

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: 09824045 / 15mm

Estimated reading	13 Mar 23	4			
Actual reading	28 Feb 23	0			
= volume used this period		4 m³			
Charges	28 Feb 23 - 12 Mar 23	4 m³	1.545	Z	[redacted]

Meter number / meter size: 95AQ091531 / 15mm

Actual reading	28 Feb 23	222			
Actual reading	2 Dec 22	222			
= volume used this period		0 m³			

Meter number / meter size: 95AQ091531 / 15mm

Estimated reading	3 Mar 23	222			
Actual reading	2 Dec 22	222			
= volume used this period		0 m³			

Total water charges [redacted]

Waste water & drainage charges		Units	Rate	VAT	Charge
Fixed waste water charge					
Yearly fee £7.40	2 Dec 22 - 12 Mar 23	101 days	0.020274	Z	[redacted]
Yearly fee £7.40	2 Dec 22 - 2 Mar 23	-91 days	0.020274	Z	[redacted]

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

Volumetric waste water charge

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.

Meter number / meter size: 09824045 / 15mm

Charges	28 Feb 23 - 12 Mar 23	3.8 m³	2.2252	Z	[redacted]
Based on 95.00% of water usage figure					

Surface water drainage

This is a fee for the cost of collecting and treating rain water which goes in to the public water and sewerage system from your premises.

Charges	2 Dec 22 - 27 Feb 23	88 days		Z	[redacted]
Based on the annual charge of £22.97					
Charges	2 Dec 22 - 2 Mar 23	-91 days		Z	[redacted]
Based on the annual charge of £22.97					
Charges	28 Feb 23 - 12 Mar 23	13 days		Z	[redacted]
Based on the annual charge of £22.97					

Highway drainage

This is a fee for the upkeep of the public roads drainage system and road flooding prevention.

Charges	2 Dec 22 - 27 Feb 23	88 days		Z	[redacted]
Based on the annual charge of £11.49					
Charges	2 Dec 22 - 2 Mar 23	-91 days		Z	[redacted]
Based on the annual charge of £11.49					
Charges	28 Feb 23 - 12 Mar 23	13 days		Z	[redacted]
Based on the annual charge of £11.49					

Total waste water and drainage charges [redacted]

Subtotal [redacted]

VAT [redacted]

Total charges this period [redacted]

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.

S107863-2 / GMSWB01 / CCDK / 001 / 022868 / 222762 / 005649 / 1B / 005649 / 1 of 2

business stream
A SCOTTISH WATER COMPANY

business-stream.co.uk

0330 123 2000

For emergencies, please contact your:
Water wholesaler: Southern Water
Waste wholesaler: Southern Water
Visit **business-stream.co.uk/emergencies**

[redacted]
56A HIGH STREET
STEYNING
BN44 3RD

1B/005442
38500/00058

Customer reference / invoice no
[redacted]

Invoice / tax point date: 3 June 2023

Supply address: 56 COWARD HIGH STREET, STEYNING, WEST SUSSEX, BN44 3RD

Supply point ID: water / waste water: 3019177324W11 / 3019177324S19

Our VAT number: 945 8508 85

Your water services invoice

13 March - 2 June 2023 (82 days, average £1.52 per day)

Your account summary

Your previous balance	[redacted]
Payments received	[redacted]
Your balance brought forward	[redacted]

Your charges this period (see page 2 for details)

Water services charges	[redacted]
VAT	[redacted]
Total charges this period	[redacted]
Your new account balance	[redacted]

Thanks for paying by Direct Debit. You don't need to do anything - we'll collect [redacted] from your account on 16 June 2023.

Water efficiency toolkit

We're committed to supporting our customers to reduce their water usage by up to 20%. Download our free water efficiency workplace tools at **business-stream.co.uk/water-efficiency**

Carbon consumption

Based on this period your annual carbon consumption is **108.60kgC02e/yr,** based on National Government statistics.

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Ways to pay

Direct Debit

Paying by Direct Debit is the quickest and easiest way to pay your bills. Visit **business-stream.co.uk/direct-debit** or call us on **0330 123 2000** .

Online

Visit **business-stream.co.uk/pay online** with your debit or credit card details.

By phone

Call **0330 123 2000** to pay over the phone using your debit or credit card details.

By bank transfer

Sort code: 30-00-02.
Account number: 03029919.
Account name: Business Stream Revenue Account.
Please include this reference number: 2752194 / 2516374

Payment slip

Complete the enclosed **payment slip** and present it, with your invoice, to your bank branch or to a post office, to pay by cash, card or cheque. You may be charged for this service.

Alternatively, you can send a cheque, and the completed payment slip enclosed, to **Business Stream, PO Box (17381), Edinburgh EH12 1GT.** Cheques should be payable to 'Business Stream' and include your customer reference number on the back. Please don't send cash in the post and allow 10 days for payment to be processed. For more information, visit **business-stream.co.uk/ways-to-pay**

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Your charges in detail

Meter number / meter size: 09824045 / 15mm

Water charges			Units	Rate	VAT	Charge
Fixed water charge						
Yearly fee £51.61	13 Mar 23 - 31 Mar 23		19 days	0.141397	Z	[redacted]
Yearly fee £85.90	1 Apr 23 - 2 Jun 23		63 days	0.234699	Z	[redacted]
Volumetric water charge						
Estimated reading	3 Jun 23	28				
Estimated reading	13 Mar 23	4				
= volume used this period			24 m³			
Charges	13 Mar 23 - 31 Mar 23		5.561 m³	1.545	Z	[redacted]
Charges	1 Apr 23 - 2 Jun 23		18.439 m³	1.6105	Z	[redacted]
Total water charges						[redacted]

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**

Waste water & drainage charges			Units	Rate	VAT	Charge
Fixed waste water charge						
Yearly fee £7.40	13 Mar 23 - 31 Mar 23		19 days	0.020274	Z	[redacted]
Yearly fee £52.58	1 Apr 23 - 2 Jun 23		63 days	0.143661	Z	[redacted]
Volumetric waste water charge						
Charges	13 Mar 23 - 31 Mar 23		5.283 m³	2.2252	Z	[redacted]
Based on 95% of water usage figure						
Charges	1 Apr 23 - 2 Jun 23		17.517 m³	2.2758	Z	[redacted]
Based on 95% of water usage figure						
Surface water drainage						
Charges	13 Mar 23 - 31 Mar 23		19 days		Z	[redacted]
Based on the annual charge of £22.97						
Charges	1 Apr 23 - 2 Jun 23		63 days		Z	[redacted]
Based on the annual charge of £24.19						
Highway drainage						
Charges	13 Mar 23 - 31 Mar 23		19 days		Z	[redacted]
Based on the annual charge of £11.49						
Charges	1 Apr 23 - 2 Jun 23		63 days		Z	[redacted]
Based on the annual charge of £12.09						
Total waste water and drainage charges						[redacted]

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.

This is a fee for the cost of collecting and treating rain water which goes in to the public water and sewerage system from your premises.

This is a fee for the upkeep of the public roads drainage system and road flooding prevention.

Subtotal	[redacted]
VAT	[redacted]
Total charges this period	[redacted]

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.

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