



Tim Haines
Earlswood Homes South East Ltd
Redhill
Surrey
RH1 5NB

Your ref:
14307

Our ref:
SWS-S98-001147

Date 08/04/2026

Developer Services
Contact Tel:
0330 303 0119

Dear Sir,

Surface Water Sewer Requisition - Section 98 Water Industry Act 1991
Development: Little Winton, Burgess Hill, Keymer Road, West Sussex, RH15 0AH

Formal Offer:

With reference to the above proposed works, I am now able to confirm that the payment for Southern Water Services to undertake the S98 Surface Sewer Requisition is **£181,485.40** Inc VAT. The detailed offer includes the following:

- The estimated quote is for the Detailed Design, Design verification, Construction, Risks and Project management Costs, which come to **£181,485.40** Inc VAT.

The Brief Scope of Works outlined below.

The scope of works option 1, has been costed and is deemed to be most feasible, proposes connecting to the existing sewer MH TQ311860450 located within a soft-landscaped area north of the development site. This includes approximately 110m long adoptable rising main to a new break chamber located approximately 10m away from the existing sewer MH TQ31186450. 100m of this installed by HDD and a further 10m by open cut.

This offer will remain open for acceptance for a period of three months from the date of this letter, if the offer is not accepted within this period Southern Water reserve the right to recalculate the sum required. Due to the tight timescales available to complete these works, we would appreciate your swift response to the offer.

If you wish to proceed with the requisition, please complete and return the attached Acceptance form (Form 1A) and Info for S98 Agreement form (Form 2).

Our Solicitors will address the S98 Agreement and associate fees with your Solicitors directly.



We would also refer you to Southern Water's guidance on the S98 processes which is available at [Sewer Requisitions \(southernwater.co.uk\)](https://www.southernwater.co.uk)

Assumptions:

1. You will provide the **Contractor** with safe access for plant, equipment and personnel via your site, and space for a Construction Compound on your site
2. Acceptance of this offer letter and subsequent payment, shall be an indication that the client is committed to the works, and can subsequently be acted upon as an instruction for the **Contractor** to commence mobilization of the works.
3. Under express instruction by the Client's PM, The **Contractor** can commence mobilization and subsequent works, whilst the signing of the Sectional Agreement between all the parties involved has commenced with both teams' Legal representatives; a process that will also commence once it has been confirmed that the payment has been received by SW.
4. After payments have been made, and there are abortive costs emanating from the Site not being ready for the commencement of works, then the Client shall be held liable for those abortive costs.
5. If for any reason, or otherwise agreed with Stakeholders, there is a delay to the works that leads to a halt in commencement of works, a delay to undertake planned works, and Clients actions that result to a change in scope, then the Client shall be held liable for the costs resulting from the change.
6. The cost provided is an estimate, total outturn cost could reduce or increase but can only be determined after the completion of the works. A reconciliation exercise takes place after the work is completed.
7. If any of the above Assumptions are incorrect, please advise us accordingly. The estimate for Southern Water Project Costs may vary if the assumptions are amended.

Please be advised that the requisition arrangements remain subject to contract and this letter is not intended to constitute a legally binding contract or a substitute. The contract in respect of the sewer diversion will be formed by way of a Section 98 Agreement between you and Southern Water.

This letter is indicative and issued for the purpose of quotation only. Southern Water shall not be liable for any costs or liability incurred because of actions taken in reliance of its contents.

Please do not hesitate to contact me for further information.

Yours sincerely,

Jolly Akioya
Project Manager
For and on behalf of Southern Water Services Limited

FORM 1A

Surface Water Sewer Requisition S98 Water Industry Act 1991

Our Reference

DSA00028721
SWS-S185S-000177

Date

08 April 2026

Surface Water Sewer Requisition - Section 98 Water Industry Act 1991
Development: Little Winton, Burgess Hill, Keymer Road, West Sussex, RH15 0AH

Total Project Cost Est	£135,615.70
SW professional fees 7.5%	10,171.17
Sub Total Project Cost Est	£145,786.87
Risk 7.5%	10,934.01
Total	£156,720.88
Subtract Dep if already Paid for Design.	5,483.04
New Total	£151,237.84
VAT @ 20%	30,247.56
Grand Total	£181,485.40
Final offer Price	£181,485.40

WBS Code (For Information): C-870626-SEIN-104

GL Code: [] **Profit Centre:** []

Signed.....

Designation.....

Date.....

FORM 2

Please complete **(Block capitals)**

A	Landowners Name.	
B	Landowners Address. (Registered office)	
C	Requisitioner Name (If Different from A).	
D	Requisitioner Address (If Different from B).	
E	Landowners Solicitors Name.	
F	Landowners Solicitors Address.	
G	Surety Name	
H	Surety Address	

Please supply the following

I	Copy of the Title Deeds
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