

Internal water meter arrangements for large flats and apartments

It is Anglian Water's policy to have separate individual meters for all dwellings.



Our preferred option is to have the meters fitted externally, however there are cases due to lack of space externally where Anglian Water will allow internal meter installations to flats and apartments. Where internal meters are to be installed it is important that the guidance in this fact sheet is adhered to.

Responsibilities internally

- ➔ All pipework and manifold fittings must comply with Water Supply (Water Quality) Regulations 2000 and Water Supply (Water Fittings) Regulations 1999.
- ➔ Internal manifold must be installed by the Developer as per the example diagram below.
- ➔ Anglian Water will supply and install the meters.
- ➔ The manifold system must be Regulation 4 compliant and installed a maximum of one metre from finished floor level. They should also be fitted with yellow trickle flow plugs.
- ➔ The installation shall include an isolation valve for each unit downstream of the meter.
- ➔ The installation shall include a non return valve and drain off point downstream of the meter.
- ➔ Each unit shall have its own meter.
- ➔ Internal meters can only be used where each unit is self contained and capable of single occupancy, ie no shared kitchens or bathrooms.
- ➔ Internal manifold(s) must be installed before the water connection is completed and will be required for a successful underground water regulations inspection.
- ➔ Meter manifolds shall be located in an area of common access, ie a meter cupboard, enclosure or plant room.
- ➔ Each manifold port shall be tagged prior to meters being installed, detailing which unit it supplies.

- ➔ The Developer shall ensure each occupier knows the location of their meter.
- ➔ Access to meters must be available 24 hours a day, 365 days a year.
- ➔ If the meter cupboard is to be locked, then only the same system in common use of gas and electricity meters will be permitted.
- ➔ Suitable lighting shall be provided for reading of the meters.
- ➔ The meters will remain the property of Anglian Water Services Limited, but the manifold and internal pipework shall be the responsibility of the owner(s) of the property.

Responsibilities at the property boundary

The Developer shall install the pipe from the internal manifold to the property boundary to comply with the Water Supply (Water Fittings) Regulations 1999. Anglian Water will install a controlling valve at the property boundary on each connection. Anglian Water may in some cases install a non-revenue meter for leak detection purposes.

Example of an internal manifold installation

