



Water Services Regulatory Board

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WASREB/TARIFF/003 VOL.XXXII(102)

DATE: 17TH NOVEMBER 2025

The Governor
Kiambu County Government
P.O. Box 2344-00900,
KIAMBU - (Attn. CECM in Charge of Water)

Managing Director,
Limuru Water & Sewerage Company Limited
P.O BOX 1286-00217
LIMURU

RE: REGULAR TARIFF APPLICATION BY LIMURU WATER & SEWERAGE COMPANY LIMITED

Following the review of the regular tariff review application by Limuru Water & Sewerage Company Limited (LWSC), the proposed Tariff and conditions are attached in **Annex 1**.

The proposal reflects a comprehensive consideration of the costs associated with providing water services.

WASREB evaluated these costs to ensure they were justified. We request that LWSC, in consultation with the Kiambu County Executive Committee Member (CECM) for Water, carefully review the details of the proposed tariff and provide written comments to WASREB **within 7 days** of this letter.

In the absence of significant concerns about the proposed tariff, WASREB will proceed to carry out public consultation as per Sections 87 and 139 of the Water Act 2016. LWSC shall provide a suitable venue for the physical meeting that is accessible to the public and provide these details in its response. WASREB will advise on an appropriate date for the meeting.

The utility is reminded of its obligation to settle its regulatory levy arrears. The gazettelement of the approved tariff will only occur upon LWSC clearing the regulatory arrears or signing a payment plan with WASREB.

Richard Cheruiyot
Ag. CHIEF EXECUTIVE OFFICER

cc.

Chief Executive Officer
Athi Water Works Development Agency
P.O Box 45283-00100
NAIROBI.

ANNEX 1
DETAILS OF PUBLIC CONSULTATION FOR LIMURU WATER & SEWERAGE COMPANY LTD
(FOR THE PERIOD 2025/2026 – 2028/2029)

1.0 Cost and Revenue Structure with the Proposed Tariff

Expenditure Item	2023/2024	2024/25	2025/26	2026/27	2027/2028	2028/2029
Operations	181,128,432	196,386,351	226,648,039	237,499,201	251,024,406	271,898,614
Maintenance	13,155,564	15,703,261	16,017,326	16,337,673	16,664,426	16,997,715
Regulatory Levy	7,095,527	7,851,614	11,464,345	12,347,386	13,137,020	13,951,164
Total O&M Costs	201,379,523	219,941,226	254,129,711	266,184,260	280,825,852	302,847,493
Investment Costs	-	-	17,331,367	26,102,642	30,781,806	28,268,687
Debt Repayment	-	-	5,311,902	5,311,902	5,311,902	5,311,902
Total Costs	201,379,523	219,941,226	276,772,979	297,598,803	316,919,559	336,428,081
Total Billing (KShs)	181,623,178	196,290,361	291,408,746	313,724,992	333,718,050	354,337,430
Collection Efficiency (%)	95%	95%	95%	95%	95%	95%
Projected Revenue	172,542,019	186,475,842	276,838,309	298,038,742	317,032,147	336,620,558
O&M Cost Coverage	86%	85%	109%	112%	113%	111%
Total Cost Coverage	86%	85%	100%	100%	100%	100%

2.0 Proposed Change in Water Tariff Structure for the Period

Recommended Water Tariff for LWSC				
Consumer Categories	Consumption Block	Current Tariff	Consumption Block	Proposed Tariff
	(M ³)	(Kshs/M ³)	(M ³)	(Kshs/M ³)
Domestic/Residential	1-6	90	1-6	135
	7-20	118	7-20	160
	21-50	125	21-50	170
	51-100	135	51-100	180
	101-300	145	101-300	190
	>300	170	>300	215
Mult dwelling Units	Flat rate	120	Flat rate	160
Commercial/Government Institutions	1-50	118	1-50	160
	51-100	135	51-100	170
	101-300	145	101-300	180
	>300	170	>300	190
Schools, University and Colleges	1-600	95	1-600	140
	601-1200	118	601-1200	170
	>1200M ³	155	>1200M ³	210
Water Kiosks	Per M ³	35	Per M ³	70
Bulk Sales	Per M ³	65	Per M ³	105
Bowsing Point	Per M ³	120	Per M ³	140
Water Project	Per M ³	65	Per M ³	105

Customers with non-functional meters shall be billed based on the average of the last three months' bills

3.0 Sewerage Tariff Structure for the period 2025/2026 to 2028/2029

a) Consumers with a Water Connection

Recommended Sewer Tariff for LWSC				
Consumer Categories	Consumption Block	Consumption Block in M3 (75% of water consumed)	Consumption Block	Proposed Tariff
	(M ³)	(Kshs/M ³)	(M ³)	(Kshs/M ³)
Domestic/Residential	1-6	90	1-6	110
	7-20	118	7-20	130
	21-50	125	21-50	140
	51-100	135	51-100	150
	101-300	145	101-300	160
	>300	170	>300	170
Multidwelling Units	Flat rate	120	Flat rate	130
Commercial/Government Institutions	1-50	118	1-50	130
	51-100	135	51-100	140
	101-300	145	101-300	150
	>300	170	>300	160
Schools, University and Colleges	1-600	95	1-600	150
	601-1200	118	601-1200	160
	>1200M ³	155	>1200M ³	170

b) Consumers without a Water Connection

Sewerage consumers without a water connection shall be charged as follows:

- Single dwelling Domestic unit: Ksh. 300 Per Month
- All other categories: as per the metered source at the rates specified (in 3.0) above.

4.0 Indexation

The utility's tariffs for water and sewerage shall be eligible for annual indexation as per the regulations of the Water Services Regulatory Board (WASREB). The inflation adjustment shall come into effect after a full year of implementation, on the 15th day of July every year, and shall remain in force until the 14th day of July the following year.

5.0 Miscellaneous Charges

Item/ Service	Charge (Ksh.)
Water Deposit	
Category of consumer	
Domestic	2,500
Retail shops less than 10m ³	3,000
Retail shops with more than 10m ³	3,500
Bar and restaurants with less than 15 m ³	4,000
Bar and restaurants more than 15 m ³	6,000
Hotel class "A" and "B" with less than 150 m ³	12,000
Hotel class "A" and "B" with more than 150 m ³	15,000
Hotel class "C" and "D", with less than 150 m ³	18,000
Hotel class "C" and "D" more than 150 m ³	20,000
Hospitals and Health centres with more than 150 m ³	20,000
Hospitals and Health centres with less than 150 m ³	12,000
Schools and other institutions have more than 200 m ³	20,000
Schools and other institutions with less than 200 m ³	10,000
Minor construction sites of more than 200 m ³	15,000
Major construction sites with more than 300 m ³	50,000
Light industries with less than 200 m ³	30,000
Medium industries between 200 m ³ and 300 m ³	50,000
Heavy industries of more than 300 m ³	100,000
Water Kiosks	5,000

Item/ Service	Charge (Ksh.)
Customers with only sewer connection are to be charged a deposit equivalent to a water connection	
Other Charges	
Service	
New water connection fee – Connection size: ½ inch to 1 inch	2,500
New water connection fee – Connection size: 1.5 inches to 3 inches	7,500
New water connection fee – Connection size above 3inches	15,000
Water Reconnection fee – at meter point	1,000
Water Reconnection fee – at mains	5,000 and double deposit
Tanker – 8000 & 16,000 litres	2,500 & 5,000, respectively, per tanker within the WSP area for all consumers
Sale of water per M ³ at Browsing Point (own tanker)	160
Replacement of stolen or damaged meters	100% of the market cost of the meter
Meter testing on request	500
Special meter reading at the customer's request	500
Sewer Connection- Residential/ Domestic	5,000
Sewer Connection- Commercial, Government, Schools, Universities, and Colleges	7,500
Sewer Connection- Industrial	15,000
Private sewer unblocking	2,500
Leak detection services	1,000
Sewer Reconnection fee	15,000
Printing of the customer's statement on their own request	200
For cutting off the supply at the request of the consumer	200
For turning on the supply otherwise than in respect of a first	200
Exhauster Services (Company Exhauster)	5,000 for other customers and 4,000 for informal settlements
Private Exhausters (Dumping into the company's sewer system)	15,000 per Truck per month
Penalties	
Illegal water connection -Commercial, Industry, Construction (Fraud)	100,000 plus estimated consumption during the period of
Illegal water connection (Fraud) – Domestic	30,000 plus estimated consumption during the period of the
Overcharging (fraud) at the water kiosk	15,000
Illegal sewer connection- Commercial, Industry, Construction	100,000
Illegal sewer connection- Domestic, Government, Schools,	30,000
Self-reconnection after cut-off for non-payment	5,000, and billing to be backdated from the date of the cut-
Surcharge for tampering with meters (this includes meter removal,	5,000
Surcharge for direct suction of water from the supply line using a	10,000

These shall be charged as per the approved miscellaneous charges approved by WASREB.

6.0 Service Delivery Conditions attached to the Tariff.

The conditions attached to this approval, which shall form part of the license conditions of Limuru Water & Sewerage Company Ltd, are:

Service Delivery Conditions						
Target	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Water Coverage (%)	80%	81%	82%	83%	85%	88%
Water Quality Standards	93%	97%	100%			
Personnel Expenditure as % of O&M	37%	33%	39%	34%	34%	34%
Maintenance Expenditure as % of O&M	7%	7%	7%	8%	8%	8%
Investment Expenditure as a % of Total Expenditure	3%	3%	6%	9%	10%	8%
Non-Revenue Water	33%	36%	33%	31%	29%	28%
Hours of Supply (Hrs.)	17	17	18	19	20	22
Staff per 1000 connections	7	7	7	7	7	7
Metering ratio (%)	100%	100%	100%	100%	100%	100%
Collection Efficiency (%)	101%	95%	95%	95%	95%	95%

Other Conditions

- Annual budgets:** The utility shall adhere to the budgetary levels set in the tariff.

- ii. **Surpluses:** the surpluses realised during the tariff period shall be used to implement priority service delivery capital projects approved by WASREB
- iii. **Reporting:** The utility shall submit quarterly performance reports to WASREB in the prescribed format.
- iv. **Creation of distinct water and sewer cost centres:** LWSC will ensure that separate water and sewer cost centres are created and that different records of operations of the two centres are maintained.
- v. **Investments:** The utility shall undertake the investments as follows: -

PROPOSED INVESTMENTS FROM INTERNALLY GENERATED FUNDS FOR LIMURU WATER & SEWERAGE COMPANY LTD

No.	Investment	Project Area	Specifications	Qty	Unit Rate	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29
1	Water Meters								
1.1	Procurement of Consumer water meters	Entire Company	Velocity Typ, 15mm diameter, Class R250 made of Copolymer material with inbuilt sieves/ strainer, PN16 Rating, Accuracy class 2 designation with a minimum of 1 year warranty.	1200 pcs per year	4,000	4,800,000	4,800,000	4,800,000	4,800,000
1.2	Bulk Water Meters	Entire Company	Compliance to ISO 4064, OIML R49 and MID (European Directive 2004/22/EC), Velocity Type, For Horizontal and Vertical installation, Replaceable MID-compliant metrological unit, Highest precision and reliability even in case of low flow rates, Hermetically sealed glass/copper register	6 pcs per year	100,000	600,000	600,000	600,000	600,000
3	Solarization of Boreholes								
3.1	Solarization of Ngurubi Borehole	Ndeiya	As detailed in BoQ	-	-	7,616,367	-	-	-
3.2	Solarization of Borehole No. 5 (Manguo)	Limuru Central/Bibirioni	As detailed in BoQ	-	-	-	9,743,742	-	-
3.3	Solarization of Kiwaroga Borehole	Limuru East	As detailed in BoQ	-	-	-	-	1,590,714	-
3.4	Solarization of Mahinga Borehole	Ngecha /Tigoni	As detailed in BoQ	-	-	-	-	-	1,798,844
4	Water System Extension								
4.1	Water Pipeline Extension to Rironi / Tilisi	Tilisi, Rironi, Kiroe and Gatimu	As detailed in the BoQ	-	-	-	-	18,826,092	-
5	Water System Rehabilitations								
5.1	Water System Rehabilitation in Limuru Town	Limuru Central/Limuru East / Bibirioni/ Ngecha Tigoni	Replacement of old dilapidated GI/PVC Pipes with HDPE pipes	Provisional	Provisional	-	300,000	300,000	300,000

No.	Investment	Project Area	Specifications	Qty	Unit Rate	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29
5.2	Water System Rehabilitation in Uplands	Lari Kirenga	Replacement of old dilapidated GI/PVC Pipes with HDPE pipes	Provisional	Provisional	150,000	100,000	100,000	100,000
5.3	Water System Rehabilitation in Thigio	Ndeiya	Replacement of old dilapidated GI/PVC Pipes with HDPE pipes	Provisional	Provisional	-	200,000	200,000	200,000
5.4	Water System Rehabilitation in Bathi	Kijabe	Replacement of old dilapidated GI/PVC Pipes with HDPE pipes	Provisional	Provisional	-	200,000	200,000	200,000
6	Sewer Improvement								
6.1	Sewer Extensions at Kwa Mbira	Kwa Mbira	As detailed in the BoQ	800m	-	-	-	-	2,473,815
7	Capital Works								
7.1	Ndiuni Water Supply Project	Ndiuni	As detailed in the BoQ	-	19,824,928		6,093,900	-	13,731,028
8	Replacement of Pumps and Motors								
8.1	Replacement of Pumps and Motors	Entire Company	Routine replacement of pumps and motors for various sources. Power ratings differ for various sources	-	4,000,000	1,000,000	1,000,000	1,000,000	1,000,000
GRAND TOTAL					17,331,367	26,102,642	30,781,806	28,268,687	17,331,367