

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

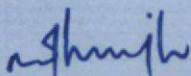
Following the review of the regular tariff review application by Limuru Water & Sewerage Company Limited (LWSC), the proposed Tariff and conditions are attached in **Annex 1**.

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 gazettlement 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

| Consumer Categories | Recommended Water Tariff for LWSC | | | |
|------------------------------------|--|--|--|---|
| | Consumption Block (M ³) | Current Tariff (Kshs/M ³) | Consumption Block (M ³) | Proposed Tariff (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 |
| Browsing 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: $\frac{1}{2}$ 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 Coplymer 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 Nguirubi 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 Kiawaroga 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 |