

New Connection Charging Arrangements 2023/2024



YorkshireWater

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Navigating this document

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Welcome to our New Connection Charging Arrangements 2023/2024

About this book

This book is for anyone needing a new water and/or sewerage connection in the Yorkshire Water region. You might be:

- a homeowner looking to develop or extend your home
- a developer needing water and sewerage infrastructure for a development site
- a self-lay provider (SLP) planning connection work for a customer
- a new appointee (NAV) looking to provide water and/or sewerage services to customers in the Yorkshire region.

Throughout this book, we refer to all of the above customers collectively as 'developer customers'.

Whatever your needs, this book sets out the full charging arrangements and charges for Yorkshire Water's new connection services from 1 April 2023 to 31 March 2024. New connections are handled by our dedicated **Developer Services** team. Find out more about Developer Services at yorkshirewater.com/developers

You have options

We want you to know that when it comes to water and sewerage connections, you have a choice of provider. The market is open to competition, and we welcome this. To learn more about the market options for new connection services, see [section 1.3](#) of this book.

Additional publications

Supporting documents

We've put together some documents alongside this book to provide additional support and information about our charges. You can find them at yorkshirewater.com/developers/developer-services-charges/



Tables of Charges
Lists the charges for our new connection services in one, easy-to-reference document.



Statement of Significant Changes
Explains how and why our connection charges for 2023/2024 differ from our 2022/2023 charges.



Board Assurance Statement
Provides confirmation that we've complied with Ofwat's charging rules.

Other charges schemes

You can find information on other Yorkshire Water charges schemes for 2023/2024 in the following documents:



Yorkshire Water Charges Scheme 2023/2024
Sets out information on household bills, how we work them out, and our charges for the year yorkshirewater.com/bill-account/how-we-work-out-your-bill/



Wholesale Charges Scheme 2023/2024
Explains our wholesale water and sewerage charges and policies for retailers yorkshirewater.com/business/wholesale-charges



New Appointments & Variations (NAVs) Bulk Charging Arrangements 2023/2024
Details our approach to setting charges for bulk supply/discharge for NAVs yorkshirewater.com/developers/navs/

Our business

We're proud to play water's role in making Yorkshire a great place to be – now and always.

Developer Services

Your partner in the sustainable growth and development of our region.



Working with you from application to construction.

Where we operate



Contact Developer Services

How to get in touch



Give us a call: 0345 1 20 84 82

(Option 1 for sewerage enquiries; Option 2 for water enquiries)



Email us:

Water connections

wbu.servicecentre@yorkshirewater.co.uk

Water mains

newmains@yorkshirewater.co.uk

Sewerage

technical.sewerage@yorkshirewater.co.uk



Send us an online enquiry:

developerservices.yorkshirewater.com/sign-up-sign-in



Write to us:

Developer Services,
Yorkshire Water Services Ltd,
PO Box 52, Bradford, BD3 7YD

Our Developer Services office is open
Monday to Friday 8am to 5pm.
We are closed on weekends and bank holidays.

Tell us what you think

We're always looking to improve our developer services
and welcome any feedback you may have.

To get in touch with our Developer Services team,
please use the contact information above. For general
information on Yorkshire Water's compliments and
complaints procedures, please visit [yorkshirewater.com/
get-in-touch/compliments-and-complaints/](https://yorkshirewater.com/get-in-touch/compliments-and-complaints/)



1. General information

1.1 What do we charge for?

Our charges cover all of the services we provide to get developer customers connected to our water and sewerage networks.

Our fixed charges fall into three main categories:

- 1. Pre-construction charges** – the costs of activities we need to do before any construction work can begin, including applications and administration.
- 2. Construction charges** – the costs of carrying out any construction work, including digging, reinstatement, pipe laying and connections.
- 3. Infrastructure charges** – the costs of reinforcing our network for new developments across the whole Yorkshire Water region.

In this book, we set out our charges for services related to clean water in [section 2](#) and our sewerage services in [section 3](#). We also have a separate section on our infrastructure charges ([section 4](#)) to help you understand how they're calculated and what credits and environmental incentives are available.

To help you work out a rough estimate of what you might need to pay, we've included the full set of charges for some typical development scenarios in the appendices ([section 5.1](#)).

1.2 How do we develop our charges?

Ofwat's charging principles

We support Ofwat's commitment to competition within the water industry and encourage you to explore other options before applying with us.

We continue to develop our charging arrangements with Ofwat's five guiding principles in mind:

- Fairness and affordability
- Environmental protection
- Stability and predictability
- Transparency and customer focus
- Cost reflective pricing.

For more information, please refer to Ofwat's English New Connection Rules¹.

Annual review of charges

Every year, we review our charges to make sure they're fair, cost reflective and compliant with Ofwat's rules and guidance.

We also regularly consult with our developer customers and stakeholders on our approach to charges.

If you have any comments or questions about our 2023/2024 charging arrangements, we welcome your feedback. See [page 8](#) for details about how to contact us.

¹ [ofwat.gov.uk/publication/charging-rules-for-new-connection-services-english-undertakers-issued-by-the-water-services-regulation-authority-under-sections-51cd-105zf-143b-and-144za-of-the-water-industry-act-1991-effective](https://www.ofwat.gov.uk/publication/charging-rules-for-new-connection-services-english-undertakers-issued-by-the-water-services-regulation-authority-under-sections-51cd-105zf-143b-and-144za-of-the-water-industry-act-1991-effective)

1.3 Who can carry out new connections?

We'd like to remind you that the market for new water and sewerage connections and infrastructure is open to competition. You should choose the provider that best meets your requirements and timescales, and that might not be Yorkshire Water.

If you need a new water or sewerage connection, any of the providers below can help you. Just so you know, we are not involved in any charges payable to another provider for work they carry out for you.



Understanding contestable vs. non-contestable work

While you have options when it comes to new connections, certain activities must be carried out by us or our representatives. This is known as 'non-contestable' work – compared to 'contestable' work, which can be carried out by an accredited third party.

As a water company, we're responsible for providing a continuous supply of water, protecting the integrity of our network, safeguarding the public supply and complying with our legal, statutory and regulatory obligations.

Any work that could impact on these obligations is non-contestable. For this reason, it's important that we carry out this work ourselves.

You'll find a full list of contestable and non-contestable work related to water supplies in our Annual Contestability Summary here: yorkshirewater.com/developers/water/self-lay/

For sewerage services, the majority of work is considered contestable, except for major sewer diversions and requisitions.

Self-lay providers (SLPs)

You can use an accredited self-lay provider (SLP) to design and install new water mains and service connections for your development on your behalf. The SLP must apply to us to carry out all, or some, of the contestable work and when it's completed and confirmed to meet industry standards, we'll adopt the newly installed public assets.

Just bear in mind that you'll need to pay water and sewerage infrastructure charges ([section 4](#)) to us, even if you arrange the work yourself under a self-lay agreement.

You can learn more about the self-lay process here: yorkshirewater.com/developers/water/self-lay/

The SLP must be accredited by Lloyd's Register under the Water Industry Registration Scheme (WIRS). You can find a full list of accredited SLPs here: lr.org/en/utilities/water-industry-registration-scheme-wirs-wirsae/search

Any work carried out by an SLP must be in line with Ofwat's 'Codes for Adoption'. These Codes help standardise specifications, processes and legal agreements across the water and sewerage sector in England. They are reviewed and updated regularly by a panel of experts to improve the adoption process.

For the most up-to-date version of the Codes for Adoption, please visit water.org.uk/technical-guidance/developers-services/codes-for-adoption/

There are certain minimum requirements that we expect SLPs to follow when planning, designing and constructing water mains and connections. These are laid out in our Design and Construction Specification (DCS), which you can find at yorkshirewater.com/developers/water/self-lay/

New appointees (NAVs)

New appointees (NAVs), or 'small companies', are limited companies appointed by Ofwat to provide water and/or sewerage services to customers in an area where there was traditionally a single water company.

If you're developing on land that isn't served by existing mains and/or sewers, you can approach a NAV to handle new connection services.

A NAV would take ownership of your water and sewerage infrastructure instead of Yorkshire Water and would have exactly the same duties and responsibilities to you as we would. For a full list of NAVs, visit ofwat.gov.uk/regulated-companies/ofwat-industry-overview/licences

Developers and drainage contractors

Normally, we don't lay new drains and sewers; it's generally down to developers to use a qualified drainage contractor to design and build the new sewer network.

You must apply to make a connection to our sewerage network (see [section 3.2](#)). Keep in mind that you'll need to pay sewerage infrastructure charges ([section 4](#)) to us, even if you arrange the connection work yourself.

We're happy to take ownership of your new sewers, provided that you apply for sewer adoption (see [section 3.3](#)) up front before construction. This is so we can assure the design of the network.

Yorkshire Water

We can provide new water mains and service connections to supply your property or site. We'll take ownership of any new water mains on public or private land and any service connections where the pipe is laid in the public highway once the work is done and up to specification.

Please bear in mind that we don't lay service pipes on private land – you'll need to arrange this work yourself.

On the sewerage side, we'll provide you with approval for new sewer connections and can agree to take ownership of any sewerage infrastructure as long as it's been pre-approved by us and meets the relevant industry standards.

Find out more about our water and sewerage connection services here: yorkshirewater.com/developers

1.4 Who pays for what?

When planning new connections to your development or property, it's important to understand what you're responsible for paying for. This includes:

- **Site-specific charges** – the costs of Yorkshire Water carrying out works specific to your property or development site. (If the works are contestable and carried out by an accredited third party, these charges won't be included).
- **Infrastructure charges** – these charges are for any newly connected properties that haven't been connected to our water or sewerage networks before. They cover the cost of reinforcing our existing network for additional demand across the Yorkshire region.

We've put together the two diagrams on the following pages to show you who pays for the different assets needed for new connections to our water and sewerage networks.

Figure 1

Key

-  Meter
- ST** Stop Tap
- (C)** Contestable
- (NC)** Non-contestable
-  Connecting main

-  Site-specific work – paid for by **developer customers** through site-specific charges
-  Reinforcement to existing network – paid for by **developer customers** through infrastructure charges (for household developments) or directly (for non-household/mixed-use developments)
-  New and existing strategic assets – funded by **Yorkshire Water** through our 5-year investment plan

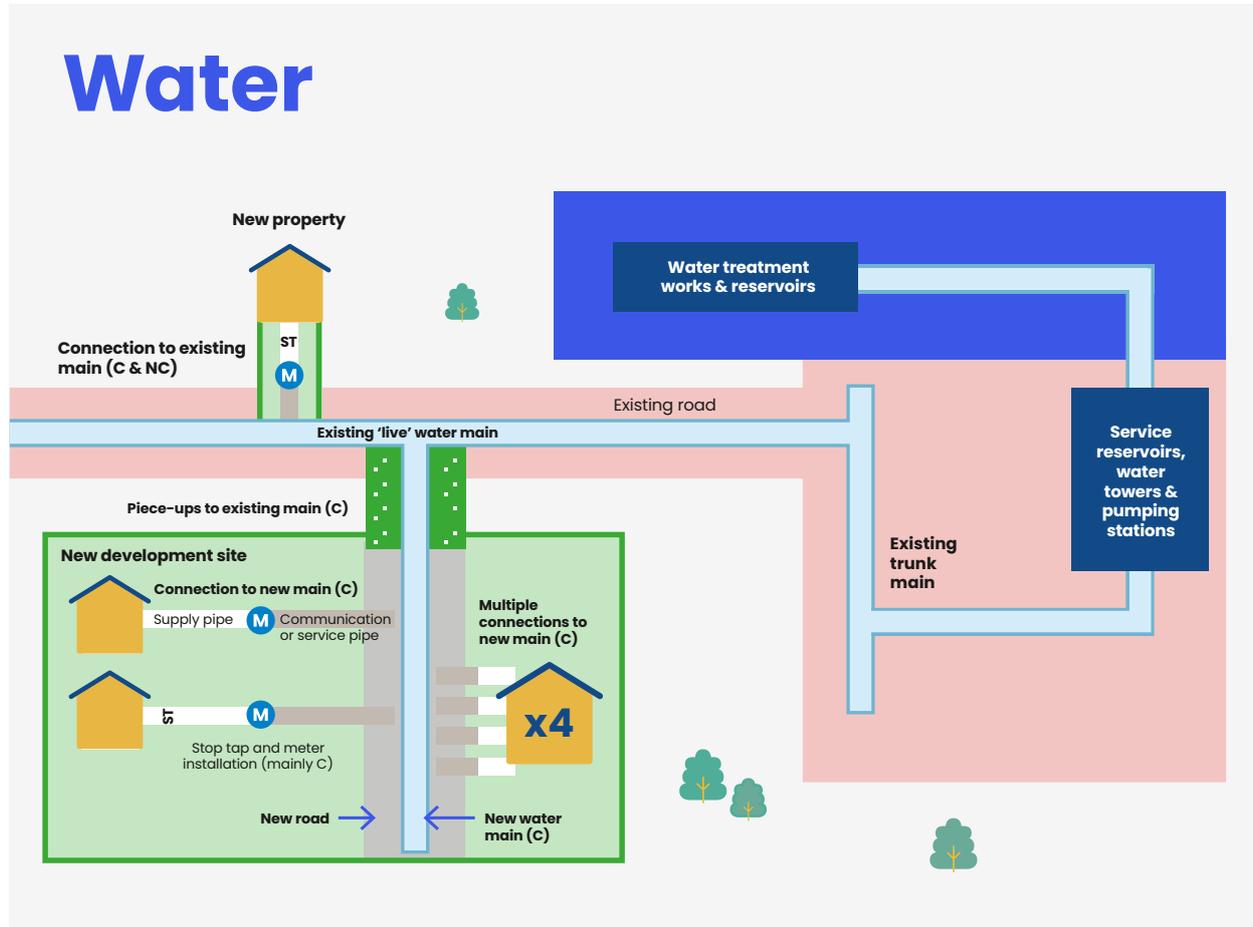
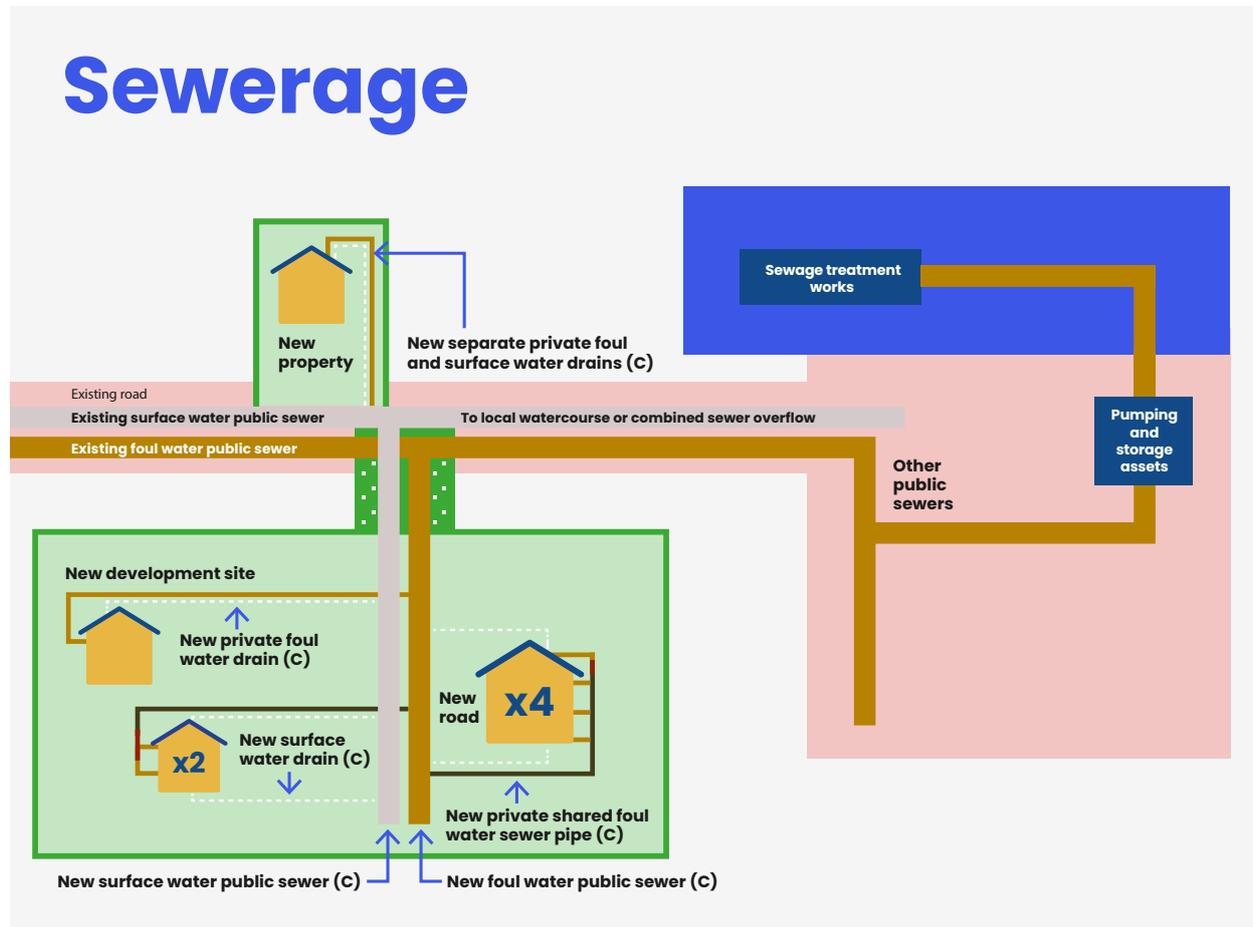


Figure 2

Key

- (C)** Contestable
- (NC)** Non-contestable
-  Connecting sewer/drain
-  Lateral drain

-  Site-specific work – paid for by **developer customers** through site-specific charges
-  Reinforcement to existing network – paid for by **developer customers** through infrastructure charges (for household developments) or directly (for non-household/mixed-use developments)
-  New and existing strategic assets – funded by **Yorkshire Water** through our 5-year investment plan



We've left surface water sewerage out of this diagram to make it easier to read, but you can still request this infrastructure, and discharge would be made to a suitable outfall.

Worked examples

We've included worked examples for some typical development scenarios at the back of this book ([section 5.1](#)). These illustrate how our charges are applied, including a breakdown of all the costs associated with each scenario.

1.5 Payment options

When do you need to pay?

Applications

Most of our applications have an upfront fee, which you'll need to pay when you apply. The quickest and easiest way to apply and pay application fees is through our online portal: developerservices.yorkshirewater.com/sign-up-sign-in

Water services

We'll send you a quote for the cost of any required construction work when we respond to your application. If you'd like to go ahead with the work, you'll need to accept and pay this quote before the work can begin.

Administration activities related to clean water also come with a fee, which we'll either charge upfront or invoice to you shortly after responding to your application.

Sewerage services

Some of our sewerage services are covered by one upfront application fee. For other services, we'll send you an invoice after we've assessed your application and before we draw up the relevant agreement. Please make sure you quote your invoice number when you pay your invoice.

How to pay

You can pay by credit/debit card, cheque or BACS either online or offline:

Paying online

If you're applying through our [online portal](#), you can also pay your application fee online via credit/debit card or BACS. Please make sure you include your reference number when paying via BACS.

Paying offline

If you'd like to pay your application fee by credit or debit card, please select this option on your PDF application form; we'll call you when we have your form to arrange payment over the phone. To pay an invoice by card, please call **0333 130 22 66**. To pay a quote by card, call **0345 120 84 82** (option 2).

To pay by cheque – please clearly write your reference number on the reverse of the cheque, and send it to the following address:

**Customer Payments Centre
PO Box 52, Bradford, BD3 7YD**

Additional guidance on BACS payments

When paying by BACS, please send your payment, quoting your reference number, to:

**NatWest Bank Plc
Sort code 57 49 55
Account number 11111111**

To avoid any delays in booking in your works, if you're only paying for one quote via BACS, please instruct your bank to quote the full reference number as shown on your quote. If you're paying for more than one quote, please send us a remittance advice along with your payment.

Your remittance advice should list: the payment date, the reference number for each quote (full 15-digit reference number), the relevant plot numbers, the separate cost values and the total amount of your payment (or attach your payment slips). Please include your name and contact number, so that we can call you if we have any questions about your remittance advice. You can email or post your remittance advice to us at:

**Customer Payments Centre
PO Box 52, Bradford BD3 7YD**

Email: customer.payments.centre@loop.co.uk (please note this email address is for remittance advice notices only).

We'll consult on additional payment methods over the coming year. If you have any proposals for us to consider, please see [page 8](#) for details about how to contact us.

We reserve the right to request payment in advance of commencement of work.

We reserve the right to recover bank charges and administrative costs resulting from invalid or dishonoured cheques, credit/debit card payments and bank transfers.

Value added tax (VAT)

All charges in this book are exclusive of VAT.

That's because VAT rules are primarily dependent on the nature of the work and the type of property concerned – it's therefore not possible for us to set out the VAT liability for each item.

We will add VAT, if applicable, at the appropriate rate to our charges: 0%, 5% or 20%, subject to changes in VAT legislation and rates of VAT.

Please contact us ([page 8](#)) if you need more information.

1.6 Inflation in 2023/2024

This is an exceptional time

With inflation running at its highest level in 40 years, we recognise this is an extremely challenging time for many.

Like countless businesses across Yorkshire, Developer Services is faced with rising supply costs. We are also required by our regulator, Ofwat, to ensure that we reflect these costs in our Charging Arrangements. As a result of the exceptional economic conditions, there has been a higher rate of inflation passed to our developer customers than in previous years.

How do we measure inflation?

We measure inflation using the ONS' Consumer Prices Index including owner occupiers' housing costs (CPIH)². It is also the increase mechanism written into our contract with Network Plus – the delivery team that carries out construction work on our behalf. CPIH is generally considered one of the most comprehensive measures of inflation.

Each year, we increase the majority of our water and sewerage application and admin fees by the November rate of CPIH. The November 2022 CPIH rate published by the ONS was 9.3%.

However, some of our charges have increased by more than CPIH.

Construction work (like digging, pipe laying and connections) is carried out by our delivery team, Network Plus. These costs have incurred larger percentage increases. This includes the costs of backfilling and reinstatement, which have increased more than CPIH based on the rising costs of construction materials like bitumen across global supply chains.

Handling Strategy

Due to the high rate of inflation this year, most of the development scenarios we have modelled have seen average overall cost increases of more than 10%.

SLPs and NAVs are also likely to be facing similar inflationary pressures through their materials and labour costs across the main laying and new connections market. Therefore, to address any competition concerns, we have not sought to artificially minimise our charge increases in services that are contestable.

We have developed our charges with an appropriate handling strategy, which is required under Ofwat's charging rules. This has been done through detailed consultation with our stakeholders on charge increases for 2023/2024.

² ons.gov.uk/economy/inflationandpriceindices/bulletins/consumerpriceinflation/previousreleases

1.7 Wholesale charging for retailers

If you're a business, you have a choice of retailer

In April 2017, competition was introduced into the business retail market in England for water and sewerage services. This has opened the market and enabled all businesses and other non-household customers in England to choose a water and sewerage licensee (retailer) to provide them with retail services.

How does it work?

The water coming out of the taps and the sewerage services to take it away again are still provided by Yorkshire Water – as the incumbent wholesaler for the Yorkshire region. However, an eligible business customer can choose a retailer to provide services for billing, meter reading, queries, complaints and customer services.

As the wholesaler, we charge the retailer directly (under wholesale arrangements) and the retailer charges their business customer for any retail services they provide under their own arrangements.

Can a retailer arrange new connections for you?

Within the rules of the business retail market, a retailer can also offer to act on behalf of an eligible business (a developer) to arrange new connection services with us. We'll bill the retailer for any new connections they manage on the developer's behalf under our wholesale arrangements.

A retailer must enter into, and maintain, a Wholesale Contract with Yorkshire Water to be able to request new connection services on behalf of their business customer. If a retailer terminates the Wholesale Contract, we won't be able to continue to take instruction from them in respect to new connection services under wholesale arrangements.

Retailers should refer to the Operational Terms in the Wholesale Retail Code for how to request applications for new connection services from Yorkshire Water. You can find the latest version of the Wholesale Retail Code at: mosl.co.uk/market-codes

How do we charge retailers for new connection services?

We charge retailers exactly the same amount for new connection services as we do for any other customer. That means the charges in this book are no different, whether you're a developer, a self-lay provider, a new appointee or a retailer.

The only difference is in the billing method.

We bill retailers for new connection services within our wholesale arrangements at the end of each month along with the charges for other wholesale services we provide to them.

In many cases, payment will need to be made before any connection work begins. Where this is not specified, payment terms will be the same as those in the Wholesale Contract in compliance with the Wholesale Retail Code.

How are our wholesale charges developed?

Our scheme has been produced in accordance with the Wholesale Charging Rules issued by the Water Services Regulation Authority under sections 66E and 117I of the Water Industry Act 1991, ensuring that what we charge retailers remains in line with Ofwat's charging rules.

For more information on wholesale charging, please see our Wholesale Charges Scheme 2023/2024 at: yorkshirewater.com/business/wholesale-charges

2. Water charges



Water charges

This section covers services and associated charges related to new connections to our water network. These services include pre-development assessment, laying or diverting water mains and making a service connection to an existing main.

We also cover additional costs and considerations that may affect the total cost of your work.

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Visit our website

Learn more about our water services at yorkshirewater.com/developers/water

Apply online

Access our online application portal at developerservices.yorkshirewater.com/sign-up-sign-in

How to pay

Find out how to make payments on [page 15](#) of this book.

2.1 Pre-development

Get an overall picture of our water network's availability and any potential restrictions and capacity issues before you start development.

2.1.1 Pre-planning enquiry

If you're thinking of buying land for development, you can send us a pre-planning enquiry to find out about the local water infrastructure and how we can best meet your supply needs.

We'll look at your proposal in detail and provide you with a desktop study on the availability of our existing water network, potential point(s) of connection (if we are provided with a site layout) and any restrictions or capacity issues that could affect your development.

The pre-planning enquiry response is valid for 12 months from the date of issue, after which a reassessment may be needed.

Please note: we are unable to refund application/admin fees for elements of work or activities that we have already carried out.

Pre-planning enquiry fee

Item	Charge	What the charge covers
Pre-planning enquiry ^{NC}	£166	The cost of processing the enquiry, investigating if the existing network can support the additional demand and producing a pre-planning enquiry response

NC = non-contestable

To send us a pre-planning enquiry, please visit yorkshirewater.com/developers/water/pre-planning-enquiry. If you'd simply like to view a map of our water mains, you can find more details on how to access Yorkshire Water's mains records here: yorkshirewater.com/your-water/pipe-and-sewer-records

2.1.2 Self-lay point of connection enquiry

If you're a **self-lay provider (SLP)** or you're looking to use an SLP, you can submit a point of connection (POC) enquiry about the development site.

In response, we'll provide a POC report, which confirms the point(s) where a self-laid main can be connected to our existing mains and can help you determine the scope of the self-lay works, produce a viable design and estimate costs using this charging book.

It's best to submit a POC enquiry at the detailed planning stage of a new development. The report you receive will include a plan showing the proposed POC, the technical requirements of the work, any potential network reinforcements needed and a summary of the contestable and non-contestable works relative to the site.

The POC report is valid for 12 months from the date of issue, after which a reassessment may be needed.

Please note: we are unable to refund application/admin fees for elements of work or activities that we have already carried out.

Self-lay point of connection enquiry fee

Item	Charge	What the charge covers
Self-lay point of connection enquiry ^{NC}	£183	The cost of processing the enquiry, investigating if the existing network can support the additional demand and producing a POC report

To submit a POC enquiry, please visit yorkshirewater.com/developers/water/self-lay/

NC = non-contestable

2.1.3 NAV application

If you're a **new appointee (NAV)** and you're looking to progress a potential NAV site, you can send us an application for site-served status, point of connection (POC) and/or point of discharge (POD), and bulk supply and/or bulk discharge arrangements.

This application offers all of our NAV services, covering the full end-to-end journey. At the beginning of the form is a picklist, which includes all of the relevant service fees (see table below). There is also a general administration fee, which covers processing the application.

If you are looking to use a self-lay provider (SLP) to design and deliver the off-site works, you or your chosen SLP must first submit an application to self-lay water mains: yorkshirewater.com/developers/water/self-lay/. You can then submit a NAV application for a bulk supply agreement using the reference number from your self-lay application.

Please note: we are unable to refund application/admin fees for elements of work or activities that we have already carried out.

NAV application and administration fees

Item	Charge	What the charge covers
NAV application admin fee ^{NC}	£50	The cost of general administration (checking for payments, processing the application and issuing an acknowledgement). This fee is charged per each applicable application submission.
Site-served status ^{NC}	£100	The cost of identifying the site-served status of a site and issuing a letter detailing this information
Point of connection (POC) report ^{NC}	£188	The cost of investigating if the existing water network can support the additional demand and producing a POC report
Point of discharge (POD) report ^{NC}	£182	The cost of investigating if the existing sewerage network can support the additional demand and producing a POD report
POC and POD report ^{NC}	£355	The cost of investigating if the existing water and sewerage networks can support the additional demand and producing a POC and POD report
NAV design fee (where YW is designing and delivering the off-site works) ^{NC}	£445	The cost of carrying out a survey, designing the off-site works and producing a quote (a bulk supply agreement is also included for free)

NC = non-contestable

For more information about our NAV application and bulk charging arrangements, please visit: yorkshirewater.com/developers/navs

2.2 How we quote for construction work

If you need us to carry out construction work (like digging, pipe laying and connections), we'll provide you with a quote for the cost of the work.

Quotes related to service connections are valid for 6 months from the date they are issued. Quotes related to mains installations and diversions are valid for 12 months from the date they are issued.

All quotes issued are fixed for the duration of their validity period, even if we enter a new charging year during that period.

2.2.1 Quotes

The quote we give you for the cost of construction is based on the specific requirements of your site, including the length of pipe, installation costs and any other associated construction charges. This quote is built up from the fixed charges published in this book and bespoke charges that may be applied in special circumstances.

For more information on special circumstances and other factors which could affect the total cost, please see [section 2.6](#).

If you're happy to go ahead with the work, you'll need to pay the quote and book in the work before the expiry date. Please bear in mind that once your quote expires, it will no longer be valid.

If you've already paid your quote but decide you don't want to go ahead with the work, we'll refund your payment in full within 90 days of receiving your notice to cancel.

If you've paid your quote but haven't booked in the work before the quote expires, we'll need to cancel the work and refund your payment in full within 90 days of the expiry date.

All quotes are issued as a fixed price, not an estimate. Therefore, we are not liable to pay any interest on refunds for cancelled or expired quotes.

For details on how to pay your quote, please see [page 15](#).

2.2.2 Re-quotes

If you want to go ahead with the work but you haven't paid the quote and booked in the work within the validity period, don't worry – you won't need to re-apply; you can simply request a re-quote. We may or may not need to re-survey depending on the changes needed.

If you need a re-quote, we'll cancel any previous quote(s) for that particular work. The administration fee for issuing a re-quote (and/or re-survey) is invoiced separately to your re-quote(s).

Re-quote administration fees

Item	Re-survey needed?	Quote paid?	Charge	What the charge covers
Re-quote ^{NC}	No	No	£67	The cost of producing a re-quote
	Yes	No	£161	The cost of re-surveying and producing a re-quote
	Yes	Yes	£161	The cost of re-surveying, producing a re-quote and reallocating monies
	No	Yes	£95	The cost of producing a re-quote and reallocating monies

NC = non-contestable

2.3 Service connections

If you're developing a new property, you'll need a service connection to supply water to your building or development site.

This sub-section covers service connections to our existing public water mains network.

If you are building a new road to adoptable standards or there is no available main near your development, you may need a new water main (see [section 2.4](#) for more information).

2.3.1 Do you need a service connection?

A **service connection** is the pipework that carries water from a public water main to a property. All newly developed properties need a new service connection to access a supply of clean water.

Other scenarios where you might need a new service connection include:

- You need a temporary supply of water for construction activities on a building site (also known as "building water")
- You want to replace your existing shared supply pipe (a pipe that serves multiple homes) with a new, independent supply pipe
- You need a new supply of water to a field or trough for animal welfare purposes
- You're looking to replace pipework on private land and you need a reconnection to the stop tap or meter at your property's boundary.

To connect to the public mains network, you'll need to submit the relevant application. You can find more information about service connection applications, fees and how to apply in [section 2.3.3](#).

2.3.2 Who can carry out service connections?

Service connections to our mains network can be carried out by Yorkshire Water or by an accredited self-lay provider (SLP). Please be aware that it's rare for SLPs to offer single, one-off service connections. If an SLP is willing to do this work for you, they'll need to apply for our approval first: yorkshirewater.com/developers/water/self-lay/

Who's responsible for the pipework?

If it's your first time getting a new service connection, it's important to understand who's responsible for which sections of the pipework.

Yorkshire Water does not lay the private supply pipe within your property boundary, so you'll need to arrange this work yourself.

You can find a detailed breakdown of pipework responsibility here: yorkshirewater.com/your-water/whose-pipe-is-it

2.3.3 Application and administration fees

We have a range of applications depending on what kind of service connection you need (see the table below). We'll assess your completed application and provide you with a quote (see [section 2.2](#)) for the work required and a plan showing the proposed connection.

Applications have an upfront application fee, which covers the cost of processing the application, doing a survey and providing a quote for the connection work; it does not cover the cost of the connection work itself or any associated infrastructure charges.

Please note: we are unable to refund application/admin fees for elements of work or activities that we have already carried out.

Quotes for service connections are valid for 6 months from the date of issue – your quote must be paid, and the work booked in, within this 6-month validity period. The quote is built up from the fixed charges published in [section 2.3.4](#). In special circumstances we may also need to include bespoke charges (see [section 2.6](#)).

Once you've paid your quote, we'll send you a checklist for you to confirm you're ready to book in the work. There is an administration fee for processing your work request checklist, which is charged on a per-property basis and is included in your quote.

Service connection application and administration fees

Item	Description	Charge
Application for household / animal welfare connection(s) ^{NC}	Apply for A) a single connection to a household property or field/trough, or B) connections to multiple household properties/fields/troughs	A: £229 B: £255
Application for non-household / mixed-use connection(s) ^{NC}	Apply for connection(s) to a commercial, industrial or mixed-use (commercial/housing) development	£255
Application to come off a shared supply ^{NC}	Apply to come off an existing, shared service pipe and onto a new, independent service pipe	£229
Application for a boundary reconnection ^{NC}	Apply for the reconnection of a supply pipe back to the stop tap or meter in the public highway	£176
Application for a temporary supply of building water* ^{NC}	Apply for a temporary supply of building water for construction activities or staff welfare purposes	£229
Work request checklist ^{NC}	Administration fee for processing the work request, planning and scheduling the work and setting up new billing account(s)	£20 (per property)

* For more information on building water charges, please see [section 2.3.6](#).

NC = non-contestable

How to apply

To apply for service connections, please visit yorkshirewater.com/developers/water/water-connections

2.3.4 Service connection charges

The following tables set out our fixed charges for service connections. We use these fixed charges to build up the cost of the connection work required.

Costs are based on the size of the connection and whether the digging and reinstatement will be done by ourselves ('**excavation by Yorkshire Water**') or a third party ('**excavation by others**').

If the work is being carried out in contaminated land (see [section 2.6.5](#)), we'll need to use a **barrier pipe** (piping that prevents contamination entering the system), which comes with an additional charge per metre.

Our service connection charges cover laying and connecting the communication pipe from the water main in the public highway to the property boundary and installing an external stop tap and water meter. They do not cover laying the supply pipe on private land – you'll need to arrange this work yourself.

Connections involving pipe diameters larger than those detailed in the tables below will be quoted at a bespoke cost. We charge an 'out of hours' working percentage increase (33.7%) for the increased labour costs incurred from working outside of normal working hours.

Single service connection – excavation by Yorkshire Water

Item	Unit	Pipe diameter	Charge (with meter)			Charge (without meter)		
			road	footpath	unmade ground	road	footpath	unmade ground
Service connection* C/NC	Per connection	25-32mm	£1,136	£1,130	£1,085	£918	£913	£873
		63-90mm	£2,229	£2,215	£2,099	£1,923	£1,910	£1,804
		110-125mm	£2,733	£2,714	£2,566	£2,236	£2,220	£2,095
Additional pipe after first 2m** C	Per metre	25-32mm	£165	£137	£91	£165	£137	£91
		63-90mm	£202	£168	£111	£202	£168	£111
		110-125mm	£233	£193	£128	£233	£193	£128
Additional charge for barrier pipe (all metres) C	Per metre	25mm – 125mm	£29	£29	£29	£29	£29	£29

* Includes first 2m of excavation, pipe laying, backfilling and reinstatement, and installation of external stop tap and meter/chamber.

** Includes excavation, backfilling and reinstatement

C = contestable, C/NC = contestable only if carried out as an under-pressure connection

2-3 service connections in 1 trench – excavation by Yorkshire Water

Item	Unit	Pipe diameter	Charge (with meter)			Charge (without meter)		
			road	footpath	unmade ground	road	footpath	unmade ground
Connections in the same trench must be either 25mm or 32mm and all be metered or unmetered								
Service connections* C/NC	Per trench	25-32mm	£1,136	£1,130	£1,085	£918	£913	£873
Additional pipe after first 2m** ^C	Per metre	25-32mm	£21	£21	£21	£21	£21	£21
Additional charge for barrier pipe (all metres) ^C	Per metre	25-32mm	£29	£29	£29	£29	£29	£29

* Includes first 2m of excavation, pipe laying, backfilling and reinstatement, and installation of external stop tap and meters/chambers.

** Includes additional pipe laying in the same trench as the first supply.

Service connections with branch connection – excavation by Yorkshire Water

Item	Unit	Charge	
		road / footpath	unmade ground
32mm+ service connection; 25mm+ branch connection; any meter type			
Service connection* ^{C/NC}	Per connection	£3,527	£3,527
Additional pipe after first 2m ^C	Per metre	£181	£181
Additional backfill and reinstatement after first 2m ^C	Per metre	£73	£19
Additional charge for barrier pipe (all metres) ^C	Per metre	£29	£29

* Includes first 4m of excavation, pipe laying, backfilling and reinstatement, a branch connection from the first supply, and installation of external stop tap and meters (any meter type).

Manifold connection (63-90mm only) – excavation by Yorkshire Water

Item	Unit	Charge		
		road	footpath	unmade ground
4-way manifold* ^{C/NC}	Per connection	£2,519	£2,506	£2,398
5-way manifold* ^{C/NC}	Per connection	£2,760	£2,744	£2,620
6-way manifold* ^{C/NC}	Per connection	£2,951	£2,934	£2,797
7-way manifold* ^{C/NC}	Per connection	£3,234	£3,215	£3,060
8-way manifold* ^{C/NC}	Per connection	£3,478	£3,456	£3,286
Additional pipe after first 2m ^C	Per metre	£81	£67	£45
Additional backfill and reinstatement after first 2m ^C	Per metre	£73	£60	£40
Additional charge for barrier pipe (all metres) ^C	Per metre	£29	£29	£29

* Includes first 2m of excavation, pipe laying, backfilling and reinstatement, installation of external stop tap, manifold and meters (any size).

C = contestable, C/NC = contestable only if carried out as an under-pressure connection

Single service connection – excavation by others

Item	Unit	Pipe diameter	Charge (with meter)	Charge (without meter)
Service connection* ^{C/NC}	Per connection	25–32mm	£386	£360
		63–90mm	£415	£386
		110–125mm	£444	£412
Service connection (with barrier pipe)* ^C	Per connection	25–32mm	£415	£389
		63–90mm	£444	£415
		110–125mm	£473	£441

* Includes installation of external stop tap and meter/chamber.

Manifold connection (63–90mm only) – excavation by others

Item	Unit	Charge
4-way manifold* ^{C/NC}	Per connection	£2,298
5-way manifold* ^{C/NC}	Per connection	£2,514
6-way manifold* ^{C/NC}	Per connection	£2,643
7-way manifold* ^{C/NC}	Per connection	£2,911
8-way manifold* ^{C/NC}	Per connection	£3,292
Additional charge for barrier pipe ^C	Per connection	£58
Installation of manifold chamber on private supply pipe** ^C	Per manifold	£1,211

* Includes installation of external stop tap, manifold and meters (any size).

** 4–8-way manifold with 15/20mm manifold meters only. We would only install this manifold on a large-diameter communication pipe if the properties are some distance away from the connection point, for example via a private drive.

Boundary reconnection charges

Item	Unit	Charge
Boundary reconnection* ^C	Per connection	£470
Additional charge for barrier pipe ^C	Per metre	£29

* Connection of a private supply pipe back to the stop tap/meter in the public highway.

2.3.5 Meter charges

Our meter location policy:

Since 1990, every newly built or split property has been required to have a water meter fitted.

We require the installation of smart (AMI) meters, which allow us to take readings remotely and improve sustainability through more accurate and effective water usage reporting.

Find out where a new meter can be installed on a new property here: yorkshirewater.com/developers/water/water-meter-locations-for-developers

Meters sized above 100mm, and any units needed to house >100mm meters, will be quoted at a bespoke cost.

If the service connections will be self-laid, SLPs are responsible for purchasing their own meters to the appropriate specification. Alternatively, the SLP can purchase meters directly from us at the fixed costs listed below.

External meter installation charges

Item	Unit	Charge (manifold meter*)			Charge (in-line meter**)		
		excavation by YW	excavation by others	existing chamber	excavation by YW	excavation by others	existing chamber
Installation of meter and chamber on existing service pipe ^c	Per connection	£817	£626	N/A	£817	£625	N/A
Installation of meter in existing chamber ^c	Per connection	N/A	N/A	£312	N/A	N/A	£402

Internal meter charges

Item	Unit	Charge
15mm manifold meter ^c	Per meter	£56
15mm in-line meter ^c	Per meter	£56
20mm manifold meter ^c	Per meter	£75
20mm in-line meter ^c	Per meter	£75
25mm in-line meter ^c	Per meter	£135
30mm in-line meter ^c	Per meter	£140
40mm in-line meter ^c	Per meter	£161
50mm in-line meter ^c	Per meter	£170
80mm in-line meter ^c	Per meter	£384
100mm in-line meter ^c	Per meter	£442

Please note: internal meters must be installed in an accessible location, such as a service room or corridor.

* Manifold meter = a type of water meter that is installed by screwing it into a manifold point on the service pipe.

* In-line meter = a type of water meter that is installed in the line of flow by replacing a section of service pipe.

C = contestable

Internal housing unit charge

Item	Unit	Charge
Housing unit ^c	Per property	£40

Delivery & collection fees

Item	Unit	Charge
Delivery fee ^c	Per delivery	£336
Collection fee ^c	Per collection	£50

2.3.6 Building water charge

We provide a temporary metered supply for your building water needs based on our published non-household tariffs. For more details, please visit yorkshirewater.com/business/wholesale-charges

Please be aware that we are exploring alternatives to this method of charging and may, in future, introduce a fixed rate for building water.

2.3.7 Lead pipe replacement

If your existing service pipe is made of lead, you can apply for us to replace the communication pipe in the public highway for free.

Once we have your completed application, we'll arrange a survey to assess the work requirements.

Please note: you'll need to arrange replacement of the lead supply pipe on your side of the

boundary yourself after we finish our survey and before we come to replace the pipe in the public highway.

If you cancel the lead replacement job within 48 hours of the planned date, or if your supply pipe does not meet our requirements when we arrive, we will have to charge you for the cost of standing down from the work (see [section 2.6.1](#)).

Item	Charge	What the service covers
Lead pipe replacement ^{NC}	£0	A plan showing the required work, replacement of the lead communication pipe in the public highway and installation of a new stop tap at the boundary, provided that you replace the private supply pipe within the property boundary.

Please visit yorkshirewater.com/your-water/drinking-water-standards/lead-in-yorkshire-s-water to apply for a lead pipe replacement.

2.3.8 Permanent disconnection

If you no longer need a water supply, for example if you're demolishing a property, you can apply for us to disconnect your supply from the water network.

There is no application fee and the work to carry out the disconnection is free of charge. Keep in mind that this is a permanent disconnection; if you later need to restore

the water supply, you'll have to apply and pay for a new service connection.

If you cancel the disconnection within 48 hours of the planned date, or if your site does not meet our requirements when we arrive, we will have to charge you for the cost of standing down from the work (see [section 2.6.1](#)).

Item	Charge	What the service covers
Permanent disconnection of the water supply ^{NC}	£0	A plan showing the required work and disconnection of the service pipe from our water main.

To apply for a permanent disconnection of the water supply, please visit yorkshirewater.com/developers/water/permanent-disconnection

NC = non-contestable

2.3.9 Other factors to consider

Fire supplies

If you need a water supply specifically for firefighting purposes, please bear in mind that we can't guarantee the water pressure or flow for any firefighting/sprinkler supplies.

We can only provide water pressure and flow available in the water network at that time. We aim to provide a minimum pressure of 1.5 bar and a minimum flow rate of 22 litres per minute at the boundary, but please keep in mind that we cannot guarantee water pressures and flow rates above the minimum Ofwat-set standard of 0.7 bar and 9 litres per minute.

To make sure a critical fire supply is always available, we recommend supplying any new fire sprinkler installation or direct-fed supply via a storage tank.

Trunk mains

Trunk mains are designed to distribute water from different areas around the Yorkshire region. They're not commonly used to provide water directly to our customers and therefore there's no right of connection to a trunk main as they're not always flowing with water.

If the nearest main to your proposed site is a trunk main and we can't connect to it, we'll calculate the charges for connection to the nearest distribution main whose size is the same or larger than the connecting main.

Mains in lieu of services

Sometimes, it's simpler to lay a new water main in the public highway than to install a service pipe. This is known as a 'main in lieu of service.' We will assess each request for service connections and determine if this would be a suitable option.

Our quote for a main in lieu of service will be based on the price you would normally be charged for a service connection. You won't need to pay any additional cost for this.

2.4 New water mains

While some new developments can connect to our existing water mains, others may need a new main installed to ensure there's enough water at sufficient pressure supplying the site.

2.4.1 Do you need a new water main?

There are lots of situations where you might need a new water main. For example, you might be developing in an area where there's no available main, or you might be building new roads as part of a large development.

The best way to find out if you need a new main is to send us a **pre-planning enquiry** (see [section 2.1.1](#)) before you start planning your development.

2.4.2 Who can install new water mains?

There are several options available to you if you need a new water main:

Self-lay providers (SLPs)

You can employ an accredited SLP to install new mains and service connections. YW will adopt the self-laid mains as public assets.

New appointees (NAVs)

You can approach a NAV instead of YW to install and adopt new mains and service connections for an area that isn't already served by existing mains.

Yorkshire Water (YW)

You can request that YW install new mains and service connections for you.

See [section 1.3](#) of this book for more details about these market options.

If you employ a self-lay provider, the SLP can only carry out contestable work with our approval. SLPs are welcome to apply to do some, or all, of this work. Non-contestable work is the sole responsibility of Yorkshire Water (if we consider this work low-risk, we may allow an accredited SLP to carry it out at our discretion).

For more information on contestable and non-contestable work, you'll find a copy of our **Annual Contestability Summary** here: yorkshirewater.com/developers/water/self-lay/

If you're looking to approach a NAV to install and adopt your mains and service connections, please refer to Ofwat's guidance: ofwat.gov.uk/regulated-companies/ofwat-industry-overview/licences

This section covers new water main installations, who can carry out the work, and our associated charges for main laying and connection work.

Mains installation options

If you're a developer, **you can choose** who delivers the different work activities for your new mains scheme. We've put together a list of all the different options available to you below. Please also see the comparison table on the next page to compare options.

Installation option	Description
Requisition Option A (Lay Only)	On site, Yorkshire Water will lay the water main in the trench excavated by yourself. You are responsible for backfilling and reinstatement of the trench. Off site (on the public highway) Yorkshire Water will excavate the trench, lay the water main and reinstate the trench. Yorkshire Water will carry out all water mains installation and connection work, including chlorinating and testing the new water mains laid.
Requisition Option B (Off Site Lay Only)	Off site only (on the public highway), Yorkshire Water will lay the water main in the trench excavated by yourself. You are responsible for backfilling and reinstatement of the trench and associated traffic management. You will need a streets works license to carry out this work off site. There is no on-site work. Yorkshire Water will carry out all water mains installation and connection work, including chlorinating and testing the new water mains laid.
Requisition Option C (Excavate & Lay)	On site, Yorkshire Water will excavate the trench, lay the water main and backfill the trench. You are responsible for the final reinstatement. Off site (on the public highway,) Yorkshire Water will excavate the trench, lay the water main and reinstate the trench. Yorkshire Water will carry out all water mains installation and connection work, including chlorinating and testing the new water mains laid.
Self-lay Option A (Off Site & Branch)	You employ a self-lay provider to lay, chlorinate and test the water mains on site only. Yorkshire Water will carry out the off-site work and branch connections, including excavation, backfilling and reinstatement, and traffic management. Yorkshire Water will chlorinate and test the off-site water mains.
Self-lay Option B (Branch Only)	You employ a self-lay provider to lay, chlorinate and test the water mains on and off site (all excavation, backfilling and reinstatement, and traffic management to be provided by the SLP). Yorkshire Water will carry out the branch connection.
Self-lay Option C (Chlorination & Branch)	Same as Self-lay Option B, but Yorkshire Water will carry out the chlorination and testing of the water mains laid (we would only use this option if the SLP is not accredited to do this activity).
Self-lay Option D (All Works by SLP)	You employ a self-lay provider to lay, chlorinate and test the water mains on and off site (all excavation, backfilling and reinstatement, and traffic management to be provided by the SLP). The SLP will also carry out the under-pressure water mains connection (UPC).

Mains installation options for NAVs

If you're a **new appointee (NAV)** progressing a NAV site, you can choose from the following options for your mains scheme. Please also see the comparison table on the next page to compare options.

Installation option	Description
NAV Site Option A (All Works by YW)	Off site (on the public highway), Yorkshire Water will excavate the trench, lay the water main and reinstate the trench. Yorkshire Water will carry out all of the water mains installation and connection work, including chlorinating and testing the new water mains laid, and install the NAV metering arrangement.
NAV Site Option B (Branch Only)	Off site (on the public highway), the SLP will excavate the trench, lay the water main and reinstate the trench (all excavation and traffic management to be provided by the SLP). The SLP will also install the NAV metering arrangement. Yorkshire Water will carry out the branch connection.
NAV Site Option C (Branch & Metering)	Off site (on the public highway), the SLP will excavate the trench, lay the water main and reinstate the trench (all excavation and traffic management to be provided by the SLP). Yorkshire Water will install the NAV metering arrangement and carry out the branch connection.
NAV Site Option D (All Works by SLP)	Off site (on the public highway), the SLP will excavate the trench, lay the water main and reinstate the trench (all excavation and traffic management to be provided by the SLP). The SLP will also install the NAV metering arrangement and carry out the branch connection.

NAV metering arrangements are contestable.

Mains installation options - comparison table

YW = work to be done by Yorkshire Water

SLP = work to be done by a self-lay provider (SLP)

Dev = work to be done by the developer

N/A = work not applicable to the job

Main installation option	On-site work				Off-site work (in the public highway)					Branch connection	Install NAV metering
	Dig	Lay main	Backfill & reinstate ground	Chlorinate & test main	Dig	Lay main	Backfill & reinstate ground	Manage traffic	Chlorinate & test main		
Requisition options											
Requisition Option A (Lay Only)	Dev	YW	Dev	YW	YW	YW	YW	YW	YW	YW	N/A
Requisition Option B (Off Site Lay Only)	N/A	N/A	N/A	N/A	Dev	YW	Dev	Dev ¹	YW	YW	N/A
Requisition Option C (Excavate & Lay)	YW	YW	YW/Dev ²	YW	YW	YW	YW	YW	YW	YW	N/A
Self-lay options											
Self-lay Option A (Off Site & Branch)	SLP	SLP	SLP	SLP	YW	YW	YW	YW	YW	YW	N/A
Self-lay Option B (Branch Only)	SLP	SLP	SLP	SLP	SLP	SLP	SLP	SLP	SLP	YW	N/A
Self-lay Option C (Chlorination & Branch)	SLP	SLP	SLP	YW	SLP	SLP	SLP	SLP	YW	YW	N/A
Self-lay Option D (All Works by SLP)	SLP	SLP	SLP	SLP	SLP	SLP	SLP	SLP	SLP	SLP ³	N/A
NAV site options											
NAV Site Option A (All Works by YW)	N/A	N/A	N/A	N/A	YW	YW	YW	YW	YW	YW	YW
NAV Site Option B (Branch Only)	N/A	N/A	N/A	N/A	SLP	SLP	SLP	SLP	SLP	YW	SLP
NAV Site Option C (Branch & Metering)	N/A	N/A	N/A	N/A	SLP	SLP	SLP	SLP	SLP	YW	YW
NAV Site Option D (All Works by SLP)	N/A	N/A	N/A	N/A	SLP	SLP	SLP	SLP	SLP	SLP ³	SLP

1. The Developer must have a street works licence to carry out this work.

2. Yorkshire Water will backfill the trench; the Developer is responsible for the final reinstatement.

3. The branch connection can only be carried out by the SLP as an under-pressure connection (UPC).

2.4.3 Self-laying under Codes for Adoption

Adoption is the process by which we become responsible for infrastructure that has been constructed by an accredited third party.

Since 1 January 2021, the industry approach for water adoption in England has been set out in Ofwat’s **Codes for Adoption**. The Codes provide a clear framework for adoption agreements between ourselves and developer customers.

You can find more information on Codes for Adoption at: ofwat.gov.uk/regulated-companies/markets/connections-market/code-adoption-agreements

Under Codes for Adoption, there are certain minimum requirements that developer customers must follow when planning, designing and constructing self-laid mains. These are laid out in our Design and Construction Specification (DCS), which you can find here: yorkshirewater.com/developers/water/self-lay/

2.4.4 Application and administration fees

Application fees

If you need a new main with service connections, you can apply to us for a self-lay provider to carry out the contestable main laying and connection work. Alternatively, you can make a request (known as a **‘requisition’**) for a new water main and service connections to be installed by us.

When we have your completed application, we’ll provide you with a mains design (if needed) and a quote for the main installation work we need to carry out. Quotes for main installation work are valid for 12 months from the date of issue.

Please note: we are unable to refund application/admin fees for elements of work or activities that we have already carried out.

Item	Charge	What the charge covers
Application to self-lay new mains and service connections ^{NC}	£277	The cost of processing the application, carrying out a survey and producing a quote for admin and construction works
Application to requisition new mains and service connections ^{NC}	£277	The cost of processing the application, carrying out a survey and producing a quote for admin and construction works
Application to make a routine in-line mains connection ^{NC}	£0	This is an application for an SLP to connect the new self-laid main up to our existing mains network; it is free of charge
Application to self-lay service connections to existing mains ^{NC}	£0	This is an application for an SLP to make service connections to our existing mains network; it is free of charge

NC = non-contestable

How to apply

To apply to self-lay new mains and service connections, please visit yorkshirewater.com/developers/water/self-lay/

To apply to requisition new water mains and service connections from Yorkshire Water, please visit yorkshirewater.com/developers/water/mains

Administration fees

Design fees are charged upfront with the application fee. All other admin fees will either be invoiced to you after we receive your application or added to your quote.

Please note: we are unable to refund application/admin fees for elements of work or activities that we have already carried out.

Item	Unit	Charge	What the charge covers
Design fee ^C	1-100 properties	£1,380	The cost of producing a mains scheme design to feed your development (charged upfront)
	101-200 properties	£1,740	
	201+ properties	£2,282	
Design checking fee ^{NC}	1-100 properties	£181	The cost of reviewing an SLP main scheme design and providing a response (charged upfront)
	101-200 properties	£242	
	201+ properties	£303	
	NAV scheme	£235	
Reinforcement design fee ^{* NC}	Per scheme	£1,380	The cost of designing any required reinforcement of our mains network (invoiced).
Re-design fee ^C	Per request	£289	The cost of processing your request and re-designing the mains scheme (invoiced)
Re-design checking fee ^{NC}	Per request	£252	The cost of processing your request and providing a response to the SLP's re-design (invoiced)
Fire Service consultation ^C	Per scheme	£46	The cost of consulting the local fire service about fire hydrants on site (added to your quote)
Self-lay legal agreement ^{NC}	Per scheme	£42	The cost of producing a legal agreement (S51A) for self-lay works (added to your quote)
Easement ^{* NC}	Per scheme	Bespoke	The cost of creating a site-specific easement (added to your quote)
Bulk order request for service connections ^{NC}	Per request	£73	The cost of processing your request and producing service connection quotes (invoiced)
Mains call-off request ^{NC}	Per request	£217	The cost of processing your work request and issuing the work order to our delivery team (invoiced)
Minor variation request ^{NC}	Per request	£50	The cost of processing a request to make minor variation(s) to a self-lay (S51A) legal agreement (invoiced)
Bulk meter request ^{NC}	Per request	£50	The cost of processing a request for water meters to be supplied by Yorkshire Water (invoiced)
Meter reporting fee ^{NC}	Per report	£50	The cost of processing an SLP's meter installation details and reporting the activity to Water UK (invoiced)
Feasibility study (desktop) ^{* C}	Per scheme	£55	The cost of conducting a desktop feasibility study (invoiced)
Feasibility study (simple) ^{* C}	Per scheme	£1,278	The cost of conducting a simple feasibility study on site (e.g. >560mm mains or special fittings required) (invoiced)
Feasibility study (intermediate) ^{* C}	Per scheme	£2,557	The cost of conducting an intermediate feasibility study on site (e.g. sites involving complex structures or special engineering requirements, or sites of environmental/archeological interest) (invoiced)
Feasibility study (complex) ^{* C}	Per scheme	£5,114	The cost of conducting a complex feasibility study on site (e.g. sites involving major structural crossings or requiring boring/tunnelling) (invoiced)

* Charges only applicable under special circumstances (please see [pages 47-48](#) for more information).

C = contestable, NC = non-contestable

How do I book in the work?

Once you've paid your quote, and you're ready to book in the work, simply complete our **mains call-off request form**: yorkshirewater.com/developers/water/mains. Just make sure to do this before your quote expires. There is an admin fee for this call-off request listed in the table on [page 35](#).

If you are requisitioning your new main from Yorkshire Water, and you need multiple phases of main laying, you'll need to complete a call-off request form for each phase you require.

Are service connections included in the mains requisition quote?

When you apply to requisition a new water main, service connections are included on the design, and the standard connection cost is detailed in the letter we send you with your main installation quote. However, we can't provide service connection quotes until you're ready for the main to be installed.

Don't worry – you won't need to submit a new application for service connections. When you're ready, simply complete a **bulk order request form** to get your service connection quotes: yorkshirewater.com/developers/water/mains.

There is an admin fee for this bulk order request listed in the table on [page 35](#). Service connection quotes are built from our fixed charges listed in [section 2.3.4](#).

Please note: we don't currently offer excavation, pipe laying or backfilling and reinstatement for on-site service connections on mains schemes.

What if I need to change something once I've got my quote?

If it's a major change, for example if you need to change the design of the scheme or the scope of the works, you'll need to complete our **re-design/re-approval request form**: yorkshirewater.com/developers/water/mains

The re-design fee (and re-design checking fee for SLPs) is listed in the table of admin fees on [page 35](#).

If you've entered into a self-lay agreement with us and you need to make a small change to the agreement, such as a change to the source of water delivery date or a change to who's liable for payment of the quote, you can submit a **minor variation request form**: yorkshirewater.com/developers/water/self-lay/.

The minor variation request fee is listed in the table of admin fees on [page 35](#).

You'll find more information and guidance here:

For more information on the requisition process, please visit yorkshirewater.com/developers/water/mains/

For more information on the self-lay process, please visit yorkshirewater.com/developers/water/self-lay/

2.4.5 Main installation charges

The following tables set out our fixed charges for main installation activities, including main laying, branch connections and network assembly. We've shown the costs of the works, both including and excluding excavation by us.

If the work is being carried out in contaminated land (see [section 2.6.5](#)), we'll need to use a **barrier pipe** to prevent contamination entering the system, which comes with an additional charge per metre.

Any work involving mains that are over 560mm in diameter will be quoted at a bespoke cost.

We charge an 'out of hours' working percentage increase (33.7%) for the increased labour costs incurred from working outside of normal working hours.

Quotes for main installation work are valid for 12 months from the date of issue.

Main installation charges – excavation by Yorkshire Water

Item	Unit	Ground type	Charge (by main diameter)			
			63-125mm	160-225mm	250-400mm	450-560mm
Branch connection* ^{C/NC}	Per scheme	road	£2,997	£3,975	£9,643	£23,278
		footpath	£2,983	£3,953	£9,575	£23,100
		unmade ground	£2,870	£3,776	£9,031	£21,671
Additional main after first 2m** ^C	Per metre	road	£158	£265	£322	£452
		footpath	£131	£220	£267	£375
		unmade ground	£87	£146	£177	£249
Additional charge for barrier pipe (all metres) ^C	Per metre	any	£25	£34	£54	£81
Network assembly (valves, washouts, hydrants, etc.) ^C	Per fitting	any	£551	£1,436	£3,385	£7,527

* Includes the first 2 metres of excavation, main laying, backfilling & reinstatement, and installation of a sluice valve and a washout.

** Includes excavation, backfilling & reinstatement.

Main installation charges – excavation by others

Item	Unit	Charge (by main diameter)			
		63-125mm	160-225mm	250-400mm	450-560mm
Branch connection* ^{C/NC}	Per scheme	£2,681	£3,444	£8,999	£21,017
Additional main after first 2m ^C	Per metre	£28	£68	£164	£236
Additional charge for barrier pipe (all metres) ^C	Per metre	£25	£34	£54	£81
Network assembly (valves, washouts, hydrants, etc.) ^C	Per fitting	£493	£1,337	£3,406	£7,473

* Includes the first 2 metres of main laying and installation of a sluice valve and a washout.

C = contestable, C/NC = contestable only if carried out as an under-pressure connection

Additional mains phase (piece-through connection) charges

Item	Unit	Excavation by	Charge
Additional mains phase (piece-through connection) ^c	Per connection	YW	£2,882
		others	£2,633
Additional mains phase (if barrier pipe needed) ^c	Per connection	YW	£2,910
		others	£2,660

Chlorination, testing and sampling charges – for self-laid mains

Item	Unit	Charge (by main diameter)			
		63-125mm	160-225mm	250-400mm	450-560mm
Chlorination and testing ^c	Per scheme	£319	£621	£1,517	£2,220
Additional chlorination after first 20m ^c	Per metre	£9	£9	£9	£9

Please note: we would normally only carry out chlorination and testing on a self-lay site if the SLP does not have accreditation for this activity.

C = contestable, C/NC = contestable only if carried out as an under-pressure connection

2.5 Water main diversions / disconnections

New buildings and developments need to be kept to a safe distance from the public water mains. If you're building over or near a water main, we may be able to alter or remove the main.

2.5.1 What if there's a main in the way?

Firstly, it's important to know what water assets may be on or near your property or site before you start developing. We encourage you to engage with us early on in **pre-development** (see [section 2.1](#)) to understand how the existing water network could affect your development programme.

If there's a water main in the way of your proposed development, the easiest way around this is to change your proposal to avoid the existing main. However, if that's not possible, you can apply to us for the main to be diverted or disconnected under Section 185 of the Water Industry Act 1991.

Please note: that we are not required under the Act to divert or disconnect a main where it is unreasonable to do so.

2.5.2 Who can divert / disconnect a main?

When we review your application, we'll determine if the main needs to be diverted around your development or whether it is no longer in use and can be disconnected, decommissioned and abandoned entirely.

If a diversion is needed, we'll need to design the proposed route. We will also need to disconnect the affected main from the branch main and connect at the new point of connection. This is so we can safeguard the existing network and water supply.

As main laying work is contestable, you can employ an accredited self-lay provider (SLP) to lay the main along the diversionary route, subject to our acceptance. You can also request for us to carry out all of this work ourselves. Both of these options are available in the application.

If a disconnection only is required, we will carry out this work ourselves.

2.5.3 Application and administration fees

Once you send us your application for a main diversion/disconnection, we'll carry out a technical assessment and survey to determine the work required.

We'll then provide you with a quote for the works and, if a diversion is needed, a design showing where the main will be diverted. Quotes for main diversions/disconnections are valid for 12 months from the date of issue.

Please note: we are unable to refund application/admin fees for elements of work or activities that we have already carried out.

Main diversion / disconnection application fee

Item	Charge	What the charge covers
Application for a public water main diversion/ disconnection ^{NC}	£277	The cost of processing the application, carrying out a technical assessment, doing a survey and providing a quote for the diversionary/disconnection works

NC = non-contestable

How to apply

To apply for a water main diversion/ disconnection, please visit yorkshirewater.com/developers/water/water-main-diversion

Main diversion / disconnection administration fees

Administration fees will be added to your quote or invoiced to you after we receive your application/request and are payable even if you decide not to go ahead with the work.

Please note: we are unable to refund application/admin fees for elements of work or activities that we have already carried out.

Item	Unit	Charge	What the charge covers
Design fee ^{NC}	Per scheme	£1,380	The cost of designing a water main diversion (invoiced)
Re-design fee ^{NC}	Per request	£289	The cost of processing your request and redesigning the mains scheme (invoiced)
Fire Service consultation ^C	Per scheme	£46	The cost of consulting the local fire service about fire hydrants on site (added to your quote)
Self-lay legal agreement ^{* NC}	Per scheme	£42	The cost of producing a legal agreement (S51A) for self-lay works (added to your quote)
Mains call-off request ^{NC}	Per request	£217	The cost of processing your request and issuing the work order to our delivery team (invoiced)
Easement ^{** NC}	Per scheme	Bespoke	The cost of creating a site-specific easement (added to your quote)
Feasibility study (desktop) ^{** C}	Per scheme	£55	The cost of conducting a desktop feasibility study (invoiced)
Feasibility study (simple) ^{** C}	Per scheme	£1,278	The cost of conducting a simple feasibility study on site (e.g. >560mm mains or special fittings required) (invoiced)
Feasibility study (intermediate) ^{** C}	Per scheme	£2,557	The cost of conducting an intermediate feasibility study on site (e.g. sites involving complex structures or special engineering requirements, or sites of environmental/archeological interest) (invoiced)
Feasibility study (complex) ^{** C}	Per scheme	£5,114	The cost of conducting a complex feasibility study on site (e.g. sites involving major structural crossings or requiring boring/tunnelling) (invoiced)

* Charge only applicable if you have requested the diversion to be laid by a self-lay provider (SLP).

** Charges only applicable under special circumstances (please see [pages 47-48](#) for more information).

C = contestable, NC = non-contestable

2.5.4 Main diversion / disconnection charges

The following tables set out our fixed charges for diversionary/disconnection works, including main laying, branch connections and disconnections, and network assembly. We've shown the costs of the works, both including and excluding excavation by us.

If the work is being carried out in contaminated land (see [section 2.6.5](#)), we'll need to use a **barrier pipe** to prevent contamination entering the system, which comes with an additional charge per metre.

Any work involving mains that are over 560mm in diameter will be quoted at a bespoke cost. We charge an 'out of hours' working percentage increase (33.7%) for the increased labour costs incurred from working outside of normal working hours.

Quotes for main diversions/disconnections are valid for 12 months from the date of issue.

Main diversion charges – excavation by Yorkshire Water

Item	Unit	Ground type	Charge (by main diameter)			
			63-125mm	160-225mm	250-400mm	450-560mm
Branch connection* ^{NC}	Per scheme	road	£2,997	£3,975	£9,643	£23,278
		footpath	£2,983	£3,953	£9,575	£23,100
		unmade ground	£2,870	£3,776	£9,031	£21,671
Additional main after first 2m** ^C	Per metre	road	£158	£265	£322	£452
		footpath	£131	£220	£267	£375
		unmade ground	£87	£146	£177	£249
Additional charge for barrier pipe (all metres) ^C	Per metre	any	£25	£34	£54	£81
Network assembly (valves, washouts, hydrants, etc.) ^C	Per fitting	any	£551	£1,436	£3,385	£7,527

* Includes the first 2 metres of excavation, main laying, backfilling & reinstatement, and installation of a sluice valve and a washout.

** Includes excavation, backfilling & reinstatement.

Main diversion charges – excavation by others

Item	Unit	Charge (by main diameter)			
		63-125mm	160-225mm	250-400mm	450-560mm
Branch connection* ^{NC}	Per scheme	£2,681	£3,444	£8,999	£21,017
Additional main after first 2m ^C	Per metre	£28	£68	£164	£236
Additional charge for barrier pipe (all metres) ^C	Per metre	£25	£34	£54	£81
Network assembly (valves, washouts, hydrants, etc.) ^C	Per fitting	£493	£1,337	£3,406	£7,473

* Includes the first 2 metres of main laying and installation of a sluice valve and a washout.

C = contestable, NC = non-contestable

Main disconnection charges – excavation by Yorkshire Water

Item	Unit	Ground type	Charge (by main diameter)			
			under 150mm	150mm to <300mm	300mm to <450mm	450mm to <600mm
Main disconnection ^{NC}	Per disconnection	road	£2,254	£2,704	£4,402	£7,727
		footpath	£2,246	£2,693	£4,376	£7,674
		unmade ground	£2,181	£2,599	£4,172	£7,255
Additional excavation (1.5m in depth or greater) ^C	Per m ³	road	£281	£281	£281	£281
		footpath	£279	£279	£279	£279
		unmade ground	£260	£260	£260	£260
Additional backfill & reinstatement ^C	Per m ²	road	£182	£182	£182	£182
		footpath	£180	£180	£180	£180
		unmade ground	£168	£168	£168	£168

Main capping charges – excavation by Yorkshire Water

Item	Unit	Ground type	Charge (by main diameter)			
			under 150mm	150mm to <300mm	300mm to <450mm	450mm to <600mm
Cap main ^{NC}	Per disconnection	road	£2,528	£2,995	£5,164	£8,946
		footpath	£2,518	£2,981	£5,132	£8,884
		unmade ground	£2,436	£2,869	£4,879	£8,385
Additional excavation (1.5m in depth or greater) ^C	Per m ³	road	£281	£281	£281	£281
		footpath	£279	£279	£279	£279
		unmade ground	£260	£260	£260	£260
Additional reinstatement ^C	Per m ²	road	£87	£87	£87	£87
		footpath	£86	£86	£86	£86
		unmade ground	£80	£80	£80	£80

Main disconnection charges – excavation by others

Item	Unit	Charge (by main diameter)			
		under 150mm	150mm to <300mm	300mm to <450mm	450mm to <600mm
Main disconnection ^{NC}	Per disconnection	£2,307	£2,814	£4,353	£6,570

Main capping charges – excavation by others

Item	Unit	Charge (by main diameter)			
		under 150mm	150mm to <300mm	300mm to <450mm	450mm to <600mm
Cap main ^{NC}	Per disconnection	£2,307	£2,814	£4,353	£6,570

Additional mains phase (piece-through connection) charges

Item	Unit	Excavation by	Charge
Additional mains phase (piece-through connection) ^C	Per connection	YW	£2,882
		others	£2,633
Additional mains phase (if barrier pipe needed) ^C	Per connection	YW	£2,910
		others	£2,660

C = contestable, NC = non-contestable, < = less than

2.6 Additional costs and considerations

Alongside our fixed charges for mains and service connections, there are other factors you need to consider that may affect the overall cost of your work.

2.6.1 Abortive visits, remobilisations and revisits

Abortive visits and remobilisations:

Please make sure that your site is ready, and that any private work you need to do in advance is done to specification, at least **48 hours** before we arrive to carry out our work. This applies to all jobs where we need to carry out construction works related to your site.

If you cancel a job within 48 hours of the planned start date, or if your site does not meet our requirements when we arrive, we will have to charge you for the cost of standing down from the work (see table below). You'll then have to re-book the work in through the normal process.

Service connection revisits:

If we can't complete a service connection(s) due to a cancellation made within 48 hours of the work, or if there's an issue on your part, we may be able to carry out some of the work as planned to avoid re-submitting permit or road closure requests to the local authority.

If there's a road crossing, we may be able to carry out the work from the main up to the site boundary. We'll then need to revisit the site later when the issue is resolved to complete the connection(s).

If this happens, we'll invoice a revisit fee to you, and you'll need to send in a revisit checklist for us to be able to get the work booked back in for you.

Please note: if we install a manifold and can't connect all your supply pipes to the ports on the manifold at the same time, you'll need to pay this fee for each additional visit.

Abortive visit, revisit and remobilisation fees

Item	Unit	Charge	What the charge covers
Work related to service connections			
Abortive visit ^{NC}	Per visit	£350	The cost of standing down from a service connection job and re-planning the work
Revisit ^{NC}	Per visit	£511	The cost of returning to site to complete a service connection job
Work related to mains			
Remobilisation ^{NC}	Per visit	£650	The cost of standing down from a mains job and re-planning the work

NC = non-contestable

2.6.2 Common billing agreements

A common billing agreement is for properties occupied by multiple different people or businesses. Instead of billing everyone individually, we would install one meter that allows us to bill a single responsible person or company.

We can allow common billing agreements for the following properties:

- sheltered housing or purpose-built student accommodation, organised as self-contained flats
- multi-storey properties with a rising main and internal boosting, or with communal hot water and heating
- flats of three or more floors, where water can't be supplied to the top floors by gravity feed, or where unreasonably complex plumbing arrangements are needed
- conversions where difficulties in routing separate supply pipes can't be easily overcome
- large/complex developments where service agreements exist in the title deeds to each property for payment of water/sewerage charges
- holiday parks where there are caravans or mobile homes.

Some properties with a single metered supply don't need a common billing agreement. For example:

- hotels and hostels
- social care homes
- sheltered housing or purpose-built student accommodation, organised as bedrooms only, with communal cooking/washing facilities.

Our clean water manager will decide if your property qualifies for a common billing agreement.

How a common billing agreement works:

We'll install a meter at the property/site boundary to record the water usage covered by the agreement and any leakage from private pipework.

During construction, you must arrange the internal pipework so that individual meters can be installed later if the common billing agreement ends for any reason.

You must also make sure the occupier agrees to pay the cost of installation of any new water meters and/or new connections needed, plus any ongoing costs.

As the developer, it's down to you to provide a copy of the tenancy sale agreement in writing, confirming that the tenant has agreed to this clause.

The **water infrastructure charge** (see [section 4](#)) for properties covered by a common billing agreement is based on the fixtures and fittings installed within the property and communal areas.

Common billing agreement fee

Item	Charge	What the charge covers
Common billing agreement ^{NC}	£140	The cost of processing the request and issuing the legal agreement

NC = non-contestable

2.6.3 Traffic management charges

We need to use traffic management to carry out roadworks safely and protect the public.

The following table sets out our fixed charges for traffic management. We also charge an 'out of hours' working percentage increase (33.7%) for the increased labour costs incurred from working outside of normal working hours.

Traffic management charges

Item	Unit	Charge
Road / lane closures		
Full road closure* ^c	Up to 5 days	£361
	Per additional day	£25
Lane closure (up to and including 40mph)* ^c	Up to 5 days	£316
	Per additional day	£25
Lane closure (over 40mph)* ^c	Up to 5 days	£482
	Per additional day	£39
Traffic control		
Contraflow* ^c	Up to 5 days	£361
	Per additional day	£25
Narrow lane ^c	Up to 5 days	£271
	Per additional day	£25
Traffic lights and stop-and-go signs		
2-way traffic lights* ^c	Up to 5 days	£305
	Per additional day	£25
3-way traffic lights* ^c	Up to 5 days	£405
	Per additional day	£36
4-way traffic lights* ^c	Up to 5 days	£511
	Per additional day	£47
Change of traffic lights battery ^c	Per change	£62
Bagging off existing traffic lights ^c	Per set	£450
Manual control of traffic lights (peak hours**) ^c	Per day	£214
Manual control of traffic lights / stop-and-go signs (off-peak hours) ^c	Per day	£281
Stop-and-go signs set-up, removal, hire and maintenance ^c	Per day	£529
Miscellaneous		
Temporary pedestrian crossing ^c	Each	£371
Impact protection vehicle ^c	Per day	£1,322
Move / re-set of traffic management equipment ^c	Each	£62

C = contestable

* Includes equipment set-up, removal, hire and maintenance for up to 5 days (each additional day only includes hire and maintenance costs)

** Peak hours: 8am-5pm, Monday to Friday (excluding public holidays)

2.6.4 Council fees

You'll need to cover the cost of any fees we pay to the local highway authority for permission to carry out roadworks. We'll add any applicable council fees to our quote for the cost of the work we need to carry out.

These include:

- **permit fee(s):** for any street within the local authority area covered by the National Permit Scheme
- **road closure fee(s):** where we need to close a road(s) to safely carry out the work
- **parking bay suspension fee(s):** where it's not possible to complete the work without access to a parking bay(s)
- any fees incurred from applicable local schemes, such as the [Sheffield 'Streets Ahead'](#) programme.

2.6.5 Water quality

Contaminated land assessment:

If you're building on land that isn't greenfield or wasn't previously used purely for housing, we'll need you to send us a completed Water UK contaminated land assessment form (CLAF) as part of your application. This is so we can check there are no chemicals in the soil that might affect our pipes and fittings. If you aren't able to provide a completed Water UK CLAF, or contaminants are found as a result of the assessment, we will install a barrier pipe to safeguard the water.

Please be aware that you'll need to arrange and pay for this assessment yourself. You can find a copy of Water UK's contaminated land assessment guidance and the form here: [water.org.uk/guidance/contaminated-land-assessment-guidance/](https://www.water.org.uk/guidance/contaminated-land-assessment-guidance/)

Council fees are set by each local highway authority, not Yorkshire Water. Any council fee we add to your quote will be consistent with the current fee published by the local highway authority at the time of your application.

Please visit your local highway authority's website for more details.

Please also be aware: under Section 58 of the New Roads and Street Works Act 1991, if a road has recently been resurfaced, we won't be able to get permission from the local authority to carry out any new connection work for a period of 20 days from when the road was resurfaced. In some cases, the local authority may allow us to carry out the work within the embargo period - if this is the case, we will pass on to you the cost of any additional reinstatement required by the local authority.

Proof of chlorination:

If you're laying a new water main under a self-lay agreement and/or installing any service pipes that are above 50mm in diameter and 6m or above in length, you are required to arrange chlorination of the relevant pipework (to standards BS 8558 and BS EN 806) and submit a chlorination certificate. You'll also need to ensure that appropriate samples are collected and UKAS-accredited analysis is carried out. You'll need to arrange and pay for the chlorination and analysis yourself.

We cannot adopt the new main, or connect the service pipes you've laid, into our network until your UKAS-approved analytical results and chlorination certificate has been checked and approved.

For samples related to a self-laid main, please send your UKAS-approved analysis and chlorination certificate to SLP_Mailin@yorkshirewater.co.uk.

For samples related to service pipes, our delivery team will ask for your UKAS-approved analysis and certificate when they contact you to plan in the connection work.

Please bear in mind that chlorination certificates have a 2-week validity period.

2.6.6 Complex and/or challenging projects

If your project is complex or challenging, it may not be possible to quote you a fixed charge, and we may need to quote a bespoke charge instead.

We would only charge a bespoke cost for **special circumstances** where we don't have a published fixed charge in place, usually involving a certain degree of engineering difficulty, such as:

- works involving a connection in a dual carriageway
- works near railway infrastructure
- works involving the crossing of a road bridge or other significant structure.

2.6.7 Feasibility studies

Our fixed charges don't cover the infrequent or complex scenarios listed above in section 2.6.6. That means we sometimes need to carry out a feasibility study to understand the specific methodology and costs needed for complex works.

If we need to undertake a feasibility study, we'll let you know this work is required and you can decide whether to carry on with the application. If you decide to continue, a non-refundable deposit will be charged via an invoice at the same time we send our quote for the cost of the works.

Feasibility study fee

Item	Charge	What the charge covers
Feasibility study (desktop) ^c	£55	The cost of conducting a desktop feasibility study
Feasibility study (simple) ^c	£1,278	The cost of conducting a simple feasibility study on site (e.g. >560mm mains or special fittings required)
Feasibility study (intermediate) ^c	£2,557	The cost of conducting an intermediate feasibility study on site (e.g. sites involving complex structures or special engineering requirements, or sites of environmental/archeological interest)
Feasibility study (complex) ^c	£5,114	The cost of conducting a complex feasibility study on site (e.g. sites involving major structural crossings or requiring boring/tunnelling)

C = contestable

2.6.8 Special fittings

Sometimes, we need to use special fittings as part of our work. These aren't included in our fixed charges, so will be charged at a bespoke cost instead. An example of this would be installing a non-return valve on the water supply to a commercial premises to protect the drinking water.

2.6.9 Reinforcements

Occasionally, we need to reinforce our existing network to support the extra demand of a development. If you're developing a non-household property involving commercial water usage, you'll need to pay for the cost of designing and installing the reinforcement works.

Just so you're aware, these works can sometimes be complex and need in-depth investigation and planning. We'll work with you to establish timescales as you might need to allow extra time for this.

If you're developing a household property, we will recover these reinforcement costs through our fixed infrastructure charges (see [section 4](#)).

2.6.10 Trial holes

If there are obstacles such as large trees or other utilities nearby that could impact the proposed works, we may need to dig trial holes to determine the exact route for your new service connection or main.

We charge an 'out of hours' working percentage increase (33.7%) for the increased labour costs incurred from working outside of normal working hours.

We'll excavate one trial hole at the first 20 metres and then one every 50 metres thereafter. We'll add the cost of this to your quote.

Trial hole charges

Item	Unit	Ground type	Charge
Trial hole ^C	Per trial hole	road	£1,615
		footpath	£1,602
		unmade ground	£1,497
Additional excavation (less than 1.5m in depth) ^C	Per m ³	road	£164
		footpath	£163
		unmade ground	£152
Additional excavation (1.5m in depth or greater) ^C	Per m ³	road	£286
		footpath	£283
		unmade ground	£265
Additional reinstatement ^C	Per m ²	road	£182
		footpath	£180
		unmade ground	£168

2.6.11 Easements

We prefer water mains to be laid in the public highway and not on third-party land so that we can easily access and protect the asset if we need to. If this isn't possible, and the main can only be laid on third-party land, we'll need to create an easement.

To do this, we need these assurances:

- that we have the right to access the land at any time – to inspect, maintain and replace the pipe and provide a safe water supply

- that the easement area of the land cannot be developed or altered to obstruct our access and cannot be raised or lowered without our approval
- that the specified width of the easement provides us with enough room to work and prevents damage to nearby properties if there's a burst.

The bespoke charge for creating an easement is calculated on a site-specific basis.

Easement fee

Item	Charge	What the charge covers
Easement ^{NC}	Bespoke	The cost of creating a site-specific easement

C = contestable, NC = non-contestable

3. Sewerage charges



Sewerage charges

This section covers services and associated charges related to new connections to our sewer network. These activities include pre-development assessment, sewer connections, adoptions, diversions and requisitions.

Our sewerage charges refer to specific sections of the Water Industry Act 1991 (WIA), which you can find here: legislation.gov.uk/ukpga/1991/56/contents

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Visit our website

Learn more about our sewerage services at yorkshirewater.com/developers/sewerage

Apply online

Access our online application portal at developerservices.yorkshirewater.com/sign-up-sign-in

How to pay

Find out how to make payments on [page 15](#) of this book.

3.1 Pre-development

We want to make your development as easy as possible to plan. Reach out to us in pre-development to find out about the availability of our sewer network.

3.1.1 Pre-planning sewerage enquiry

Before you start planning your development, you need to send us a pre-planning sewerage enquiry so we can check how your proposal fits with our sewer network.

We'll look through your proposal in detail and provide you with a pre-planning enquiry response that covers:

- the availability of the existing public sewer network
- restrictions on discharge, points of discharge and building near the public sewer network
- any complexities surrounding your site
- what you need to do to complete your design proposal
- advice on the inclusion of **sustainable drainage systems (SuDS)** for your site.

On more complex sites, you might also need a hydraulic model check. We'll advise if you need this when we get your enquiry. There may also be extra costs if we need to provide a more technical assessment, but we'll let you know an estimate and agree it with you before any extra work is carried out.

Please note: we are unable to refund application/admin fees for elements of work or activities that we have already carried out.

How to apply

To apply for a pre-planning sewerage enquiry, please visit yorkshirewater.com/developers/sewerage/pre-planning-sewerage-enquiry

Pre-planning sewerage enquiry fees

Item	Charge	What the charge covers
Assessment ^{NC}	£187	The cost of processing the enquiry, carrying out a technical assessment, and producing a pre-planning enquiry response
Additional assessment (complex sites) ^{NC}	£84 / hr	The cost of carrying out additional assessment of your proposal
Hydraulic model check ^{NC}	Bespoke	The cost of undertaking hydraulic modelling

NC = non-contestable

3.1.2 NAV application

If you're a **new appointee (NAV)** and you're looking to progress a potential NAV site, you can send us an application for site-served status, point of connection (POC) and/or point of discharge (POD), and bulk supply and/or bulk discharge arrangements.

This application offers all of our NAV services, covering the full end-to-end journey. At the beginning of the form is a picklist, which includes all of the relevant service fees (see table below). There is also a general administration fee, which covers processing the application.

If you are looking to use a self-lay provider (SLP) to design and deliver the off-site works, you or your chosen SLP must first submit an application to self-lay water mains: yorkshirewater.com/developers/water/self-lay/. You can then submit a NAV application for a bulk supply agreement using the reference number from your self-lay application.

Please note: we are unable to refund application/admin fees for elements of work or activities that we have already carried out.

NAV application and administration fees

Item	Charge	What the charge covers
NAV application admin fee ^{NC}	£50	The cost of general administration (checking for payments, processing the application and issuing an acknowledgement). This fee is charged per each applicable application submission.
Site-served status ^{NC}	£100	The cost of identifying the site-served status of a site and issuing a letter detailing this information
Point of connection (POC) report ^{NC}	£188	The cost of investigating if the existing water network can support the additional demand and producing a POC report
Point of discharge (POD) report ^{NC}	£182	The cost of investigating if the existing sewerage network can support the additional demand and producing a POD report
POC and POD report ^{NC}	£355	The cost of investigating if the existing water and sewerage networks can support the additional demand and producing a POC and POD report
NAV design fee (where YW is designing and delivering the off-site works) ^{NC}	£445	The cost of carrying out a survey, designing the off-site works and producing a quote (a bulk supply agreement is also included for free)

NC = non-contestable

For more information about our NAV application and bulk charging arrangements, please visit: yorkshirewater.com/developers/navs

3.2 Sewer connections

If you're developing a property or site and need a new connection to the public sewer network, we can help.

3.2.1 Do you need a sewer connection?

There are plenty of reasons you could need a new connection to a public sewer. You might be changing the layout of your home, building a new property where there isn't an existing sewer connection, or developing a site where you need more connections adding.

Whatever the project, if you need a new connection to the public sewer network, you are legally required to let us know by applying to us under **section 106 (S106)** of the Water Industry Act 1991.

You can find the sewer connection application at yorkshirewater.com/developers/sewerage/sewerage-connections

When you apply for a sewer connection under S106, you'll need to pay an application fee upfront. We'll provide you with either an acceptance of your proposal or a letter explaining our objections.

In your application, you can specify if you want us to adopt (take ownership of) the **lateral drain** connecting the property to the public sewer, or if you want this to remain private. There is an added cost for approving a connection with a lateral drain adoption, and the drain must be constructed to our specifications.

Please note: we are unable to refund application/admin fees for elements of work or activities that we have already carried out.

3.2.2 Who will carry out the sewer connection?

In most instances, you are responsible for hiring and paying for a qualified drainage contractor to do the connection work. The connection can only be made after we've given our approval in writing.

Keep in mind that if the sewer is in a public road, you'll need permission from the local highway authority to carry out the work. If the sewer is within a neighbouring property, you must get consent from the landowner before carrying out the work.

At the point of connection to the public sewer network, the residents in the properties will pay any sewerage charges.

Can Yorkshire Water carry out sewer connections?

We would only carry out sewer connections ourselves under **section 107 (S107)** of the Water Industry Act 1991 in certain circumstances determined on a site-specific basis. We'll let you know if this is the case when we get your application.

If we need to carry out the work under S107, the connection charges will be entirely site-specific. We'll then agree the works with our delivery team and arrange a point to hand over work to you.

S106 sewer connection application fees

Item	Connection type	Charge	What the charge covers
Application for a connection to the public sewer network (S106) ^{NC}	Connection only (each)	£203	The cost of processing your application and carrying out a technical assessment and inspections.
	Connection with lateral drain adoption (each)	£535	

S107 sewer connection charge

Item	Charge	What the charge covers
Sewer connection (carried out by Yorkshire Water) ^{NC}	Bespoke	The cost of designing and constructing the sewer connection.

NC = non-contestable

3.3 Sewer adoptions

If you're planning to build a new sewer network, or you own existing private sewers, you can apply for an Agreement to transfer ownership and responsibility of the sewer system to us.

3.3.1 Do you want to offer sewers for adoption?

Offering private sewers for adoption means you'll no longer be responsible for their upkeep, and the sewers can be managed by a company with the legal powers, financial resources and expertise to properly operate and maintain them.

The adoption of new sewers and sewerage assets is contained within **section 104 (S104)** of the Water Industry Act 1991 and covers the adoption of private sewers to be constructed at a future date, subject to an Agreement with the Sewerage Undertaker.

The adoption of existing sewers and sewerage assets (also known as 'retrospective sewer adoption') is detailed in **section 102 (S102)** of the Water Industry Act 1991.

3.3.2 Who can adopt your sewers?

You can offer new or existing private sewers to us for adoption as public assets, subject to our acceptance under S104/S102.

Alternatively, you could offer new or existing private sewers for adoption to a **new appointee (NAV)** that is licensed to provide wholesale sewerage services in your area.

For more information on NAVs, see [section 1.3](#) of this book. You can also find guidance on choosing a NAV on Ofwat's website: ofwat.gov.uk/regulated-companies/markets/nav-market/choosing-a-supplier

You'll find more information and guidance here:

yorkshirewater.com/developers/sewerage/sewer-adoptions

3.3.3 Adoption of new sewers (£104)

If you want to offer new sewers to us for adoption as public assets, we need to make sure that they're designed to the required standards before you start the construction work.

Application and assessment

You'll need to submit an application to us for the proposed sewer system: yorkshirewater.com/developers/sewerage/sewer-adoptions

We'll complete a full technical assessment to confirm conditional and/or technical acceptance of your proposal.

Once we've issued conditional and/or technical acceptance, a legal Agreement can be prepared and you can start construction on site following a pre-start inspection meeting. As a guide, the fees for technical assessment will be 2.5% of the cost of construction of the works (or a minimum of £732). We will invoice you a technical assessment fee of £732 when the initial technical assessment is completed and invoice the remainder of the 2.5% fee when conditional and/or technical acceptance is given.

We can prepare a Model Sewer Adoption Agreement (MSAA) for a fee or you can prepare the MSAA yourself and return it to us for signing, which will come with a checking fee. Either way, you'll need to pay the relevant fee before we will sign the Agreement.

All Agreements must be supported by either a cash bond or surety, equal to 10% of the cost of construction of the works or a minimum of £5000.

Before you start construction, we recommend having a pre-start meeting with us to discuss the details. You can find our pre-start inspection request form at yorkshirewater.com/developers/sewerage/sewer-adoptions

Additional charges to consider

We'll carry out site inspections during construction. If you cancel a pre-arranged site inspection less than 24 hours in advance, you'll be liable for an abort fee.

Depending on the nature of your site, you may need to arrange Land Transfers, Right of Access, Rights to Discharge or Deed of Grant of Easement; we'll let you know what you need when we get your application.

If your site is particularly complex, for example if it includes a pumping station, storage facilities or treatment facilities, we may need to assess your design in more detail. This will come with an extra charge at an hourly rate.

If you haven't completed all required remedial work within the agreed timeframe, we may issue additional charges to complete this work ourselves in accordance with the terms of the Agreement.

Codes for Adoption

Sewerage assets offered for adoption must be designed and constructed in accordance with the Design and Construction Guidance, Local Practices and Technical Standards contained in the **Codes for Adoption**.

Learn more at water.org.uk/sewerage-sector-guidance-approved-documents

Adoption of new sewers (S104) fees

Item	Charge	What the charge covers
Application fees		
Application for sewer adoption (S104) ^{NC}	£732*	
Technical Assessment (developers / contractors) ^{NC}	2.5% of the cost of the works or £732 minimum	
Additional Assessment (complex sites) ^{NC}	£84 / hr	The costs of processing the application and carrying out the technical assessment of the design proposal.
Technical Assessment – Sewerage Treatment plant ^{NC}	Bespoke	
Technical Assessment – Storage treatment ^{NC}	Bespoke	
Technical Assessment – Structural check ^{NC}	£1,714 (to send to external consultants) £84 / hr (administration charge)	
Bond (cash / surety) ^{NC}	10% of the cost of construction of the works or minimum of £5000	
Administration fees		
S104 Agreement prepared by Yorkshire Water (to include up to 3 parties in the Agreement) ^{NC}	£304	
S104 Agreement prepared by Yorkshire Water (additional charge if Agreement includes more than 3 parties) ^{NC}	£104 (per additional party to the Agreement)	The costs of Yorkshire Water drawing up and executing the S104 Agreement.
Model Sewer Adoption Agreement Check (applicable when developer prepares Agreements under Code for Adoption) ^{NC}	£84 / hr	
Copy of signed / executed S104 Agreement (including copy of plan) ^{NC}	£106 per copy	
Copy of signed / executed S104 Agreement (excluding copy of plan) ^{NC}	£71 per copy	
Inspection fees**		
Aborted Site Inspection ^{NC}	£242	The costs of cancelled or additional site inspections, reviewing the camera survey report and footage and providing locks.
Each Additional site visit ^{NC}	£242 (minimum)	
Camera Survey (Review of report) ^{NC}	£134 or £84 / hr	
Pump station locks (per pump station) ^{NC}	£680	
Locks for access (each) ^{NC}	£115	

* This fee will be deducted from the final invoice if you decide to progress with the adoption.

** If you cancel a pre-arranged site inspection less than 24 hours in advance, you'll be liable for an abort fee.

NC = non-contestable

Adoption of new sewers (S104) fees (continued)

Item	Charge	What the charge covers
Legal fees		
Land transfer (pumping station, sewerage treatment works or storage treatment/facility) ^{NC}	£339 minimum or £84 / hr	
Deed of Grant of Easement ^{NC}	£339 minimum or £84 / hr	
Right in Perpetuity to Discharge ^{NC}	£339 minimum or £84 / hr	The costs of processing and administration of legal documents
Consents to Discharge ^{NC}	£339 minimum or £84 / hr	
Assessment for Novation of Agreement ^{NC}	£339 minimum or £84 / hr	
Assessment for Variation of Agreement ^{NC}	£339 minimum or £84 / hr	
Termination of Agreement ^{NC}	£339 minimum or £84 / hr	
Yorkshire Water Legal Services Fees ^{NC}	Bespoke	The costs of Yorkshire Water Legal Services (invoiced separately by YW Legal Services).
Mediation ^{NC}	Bespoke	Where Dispute Resolution has not worked, a neutral mediator will be appointed. Any charge applicable will be decided by the mediator.

NC = non-contestable

3.3.4 Adoption of existing sewers (S102)

As the owner of a private sewer network, you can ask us to adopt your sewer system, subject to meeting the adoption criteria, under S102. As the sewers will become public once we take ownership, all users of the system must agree to the adoption.

New charges relating to the sewer system you put forward for adoption will take effect from the date the system has been confirmed as public. These new, ongoing charges will be dependent on the type and size of the system you've asked us to take ownership of.

Application and assessment

You'll need to submit an application to us for the adoption of the existing sewer system: yorkshirewater.com/developers/sewerage/sewer-adoptions

We'll complete an initial technical assessment to confirm that the system meets the required standards for adoption and invoice you for the cost of assessment, administration and inspection.

If we can accept the system, we'll send you a request for payment (typically 2.5% of the cost of the works), which you'll need to pay before we can create the Notices to Adopt. We'll look to serve a Notice on all users after all the legal requirements, Rights to Discharge and payments have been received.

Additional charges to consider

We'll need to visit your site during the assessment process. If you cancel a pre-arranged site inspection less than 24 hours in advance, you'll be liable for an abort fee.

Depending on the nature of your site, you may need to arrange Land Transfers, Right of Access, Rights to Discharge or Deed of Grant of Easement; we'll let you know what you need when we get your application.

If your site is particularly complex, for example if it includes a pumping station, storage facilities or treatment facilities, we may need to review your proposals in more detail. This will come with an extra charge at an hourly rate.

Adoption of existing sewers (S102) fees

Item	Charge	What the charge covers
Application fees		
Technical Assessment (residents) ^{NC}	£0	The costs of processing the application and carrying out the technical assessment of the design proposal.
Technical Assessment (developers/contractors) ^{NC}	typically 2.5% of the cost of the works or £732 minimum	
Additional Assessment (complex sites) ^{NC}	£84 / hr	
Inspection fees*		
Aborted Site Inspection ^{NC}	£242	The costs of cancelled or additional site inspections, reviewing the camera survey report and footage and providing locks.
Each Additional site visit ^{NC}	£242	
Camera Survey (Review of report) ^{NC}	£134 or £84 / hr	
Pump station locks (per pump station) ^{NC}	£680	
Locks for access (each) ^{NC}	£115	
Legal fees		
Land transfer (pumping station, sewerage treatment works or storage treatment/facility) ^{NC}	£339 minimum or £84 / hr	The costs of processing and administration of legal documents.
Deed of Grant of Easement ^{NC}	£339 minimum or £84 / hr	
Right in Perpetuity to Discharge ^{NC}	£339 minimum or £84 / hr	
Consents to Discharge ^{NC}	£339 minimum or £84 / hr	
Yorkshire Water Legal Services Fees ^{NC}	Bespoke	The costs of Yorkshire Water Legal Services (invoiced separately by YW Legal Services).

* If you cancel a pre-arranged site inspection less than 24 hours in advance, you'll be liable for an abort fee.

NC = non-contestable

3.4 Sewer diversions

If there's a public sewer or lateral drain in the way of your development, you may be able to get it altered or diverted.

3.4.1 Do you need a sewer diversion?

You might need a sewer alteration or diversion if there's a public sewer or lateral drain passing through your land and you're not able to change your development plans to avoid it.

Under **section 185 (S185)** of the Water Industry Act 1991, you can look into altering or diverting the public sewer so you can start your development. S185 covers everything from minor alterations, such as moving or raising a manhole, to major diversions of the public sewer system.

3.4.2 Who can alter or divert a sewer?

For most alterations and diversions, it's down to you to hire a suitably qualified drainage contractor to carry out the work. We would only carry out major sewer diversions involving critical sewer systems.

Alterations and diversions generally fall into the following categories:

Category	Who's responsible for the work?
Minor sewer alteration	Property owner / Developer
Minor sewer diversion	Developer
Major sewer diversion	Developer / Yorkshire Water

Check out the different diversion options and what they mean for you below.

3.4.3 Minor sewer alterations

A minor alteration or diversion applies to non-critical pipework, up to 225mm in diameter, which is generally located in the garden of an individual property.

If you need a minor alteration to an existing public sewer or lateral drain, for example moving a manhole, we'll send you an application form to complete. This tells us who your contractor is and what alteration you're proposing, and comes with an upfront fee. It is, in effect, a legal agreement that we both sign.

You'll need to arrange and pay for a competent contractor to carry out the work for you once you've received approval for the works.

Please note: we are unable to refund application/admin fees for elements of work or activities that we have already carried out.

Minor sewer alteration fees

Item	Charge	What the charge covers
Agreement to make minor alterations to the public sewer ^{NC}	£379	The cost of administration, technical assessment and inspections
Additional assessment (complex sites) ^{NC}	£84 / hr	The cost of carrying out additional assessment of your proposal

NC = non-contestable

3.4.4 Minor sewer diversions

If you need a minor diversion of a public sewer or lateral drain, in many cases we'll let you arrange the construction work yourself.

Application and assessment

Before you arrange the work, you'll need to submit an application to us for a minor sewer diversion: yorkshirewater.com/developers/sewerage/sewer-diversions

We'll complete an initial technical assessment to confirm that the proposed diversion meets the required standards, taking into account any existing or proposed flows.

We'll then invoice you for the application fee (typically 5% of the cost of the works or a minimum of £732), which you'll need to pay before we carry out our first inspection.

Once we've confirmed our technical acceptance, we'll put a formal agreement in place. This will either be in the form of an Exchange of Letters (prepared by Developer Services) or a full S185 Legal Agreement (prepared by Yorkshire Water Legal Services). Either option must be supported by a cash bond or surety, equal to 100% of the cost of construction of the works or a minimum of £5000.

Once your agreement is signed, you can start work and we'll conduct our inspections. You (or your designated contractor) are responsible for making sure all relevant inspections are made during construction. Once our inspector has approved the construction works, we will give you approval to turn the flows. There may be more charges if any works aren't completed.

Additional charges to consider

Depending on the nature of your site, you may need to arrange Rights to Discharge or Deed of Grant of Easement; we'll let you know what you need when we get your application. You'll need to pay any additional legal fees before we will sign the Agreement.

There may be extra costs if your design is complex, or if your application needs a lot of re-assessment – this will be charged at an hourly rate.

Minor sewer diversion (S185) fees

Item	Charge	What the charge covers
Application fees		
Application fee ^{NC}	£732*	
Technical Assessment (developers / contractors) ^{NC}	5% of the cost of the works or £732 minimum	The costs of processing the application and carrying out the technical assessment of the design proposal.
Additional Assessment (complex sites) / Initial Pre-Application Meeting ^{NC}	£84 / hr	
Technical Assessment – Structural check ^{NC}	£1,714 (to send to external consultants) £84 / hr (administration charge)	
Bond (cash/surety) ^{NC}	100% of the cost of construction of the works or minimum of £5000	A refundable bond provided by either third-party surety provider or cash deposit.
Inspection fees**		
Aborted Site Inspection ^{NC}	£242	The costs of cancelled or additional site inspections and reviewing the camera survey report and footage.
Each Additional site visit ^{NC}	£242 (minimum)	
Camera Survey (Review of report) ^{NC}	£134 or £84 / hr	

* This fee will be deducted from the final invoice if you decide to progress with the diversion.

** If you cancel a pre-arranged site inspection less than 24 hours in advance, you'll be liable for an abort fee.

NC = non-contestable

Minor sewer diversion (S185) fees (continued)

Item	Charge	What the charge covers
Legal fees		
Deed of Grant of Easement ^{NC}	£339 minimum or £84 / hr	The costs of processing and administration of legal documents.
Right in Perpetuity to Discharge ^{NC}	£339 minimum or £84 / hr	
Consents to Discharge ^{NC}	£339 minimum or £84 / hr	
Yorkshire Water Legal Services Fees ^{NC}	Bespoke	The costs of Yorkshire Water Legal Services (invoiced separately by YW Legal Services).

NC = non-contestable

3.4.5 Major sewer diversions

Major diversions involve any alterations to critical public sewer systems, including large-diameter and non-gravity piped systems.

There are two types of major sewer diversions:

- **‘Developer led’** – where we will allow you to arrange the construction work yourself
- **‘Yorkshire Water led’** – where the work is critically important to our network and needs to be carried out by our delivery team at the cost of the applicant.

Application and assessment (developer led)

To apply for a developer led major sewer diversion, please visit: yorkshirewater.com/developers/sewerage/sewer-diversions

Once we have your application, we’ll complete an initial technical assessment to confirm that the proposed diversion meets the required standards, taking into account any existing or proposed flows.

We’ll then invoice you for the application fee (typically 5% of the cost of the works or a minimum of £732), which you’ll need to pay before we carry out our first inspection.

Once we’ve confirmed our technical acceptance, we’ll put a formal agreement in place. This will either be in the form of an Exchange of Letters (prepared by Developer Services) or a full S185 Legal Agreement (prepared by Yorkshire Water Legal Services). Either option must be supported by a cash bond or surety, equal to 100% of the cost of construction of the works or a minimum of £5000.

Once your agreement is signed, you can start work and we’ll conduct our inspections. You (or your designated contractor) are responsible for making sure all relevant inspections are made during construction. Once our inspector has approved the construction works, we will give you approval to turn the flows. There may be more charges if any works aren’t completed.

Additional charges to consider

Depending on the nature of your site, you may need to arrange Rights to Discharge or Deed of Grant of Easement; we’ll let you know what you need when we get your application. You’ll need to pay any additional legal fees before we will sign the Agreement.

There may be extra costs if your design is complex, or if your application needs a lot of re-assessment – this will be charged at an hourly rate.

Major sewer diversion (S185) fees – developer led

Item	Charge	What the charge covers
Application fees		
Application fee ^{NC}	£732*	
Technical Assessment (developers / contractors) ^{NC}	5% of the cost of the works or £732 minimum	The costs of processing the application and carrying out the technical assessment of the design proposal.
Additional Assessment (complex sites) / Initial Pre-Application Meeting ^{NC}	£84 / hr	
Technical Assessment – Structural check ^{NC}	£1,714 (to send to external consultants) £84 / hr (administration charge)	
Bond (cash / surety) ^{NC}	100% of the cost of the works or minimum of £5000	A refundable bond provided by either third-party surety provider or cash deposit.
Inspection fees**		
Aborted Site Inspection ^{NC}	£242	The costs of cancelled or additional site inspections and reviewing the camera survey report and footage.
Each Additional site visit ^{NC}	£242 (minimum)	
Camera Survey (Review of report) ^{NC}	£134 or £84 / hr	
Legal fees		
Deed of Grant of Easement ^{NC}	£339 minimum or £84 / hr	The costs of processing and administration of legal documents.
Right in Perpetuity to Discharge ^{NC}	£339 minimum or £84 / hr	
Consents to Discharge ^{NC}	£339 minimum or £84 / hr	
Yorkshire Water Legal Services Fees ^{NC}	Bespoke	The costs of Yorkshire Water Legal Services (invoiced separately by YW Legal Services).

* This fee will be deducted from the final invoice if you decide to progress with the diversion.

** If you cancel a pre-arranged site inspection less than 24 hours in advance, you'll be liable for an abort fee.

NC = non-contestable

Application and assessment (Yorkshire Water led)

To apply for a Yorkshire Water led major sewer diversion, please visit: yorkshirewater.com/developers/sewerage/capital-schemes

On a Yorkshire Water led scheme, we'll carry out a feasibility study to check if we can do the work, and invoice you for the cost of the assessment; the amount will be entirely site-specific.

If the sewer you need diverting is on third-party land, we'll cover the land agent or compensation costs initially, then invoice them back to you.

Once we've agreed how we can carry out the work, we'll offer terms and an estimate. If you accept, we'll create a S185 Diversion Agreement and invoice you for the costs of drafting and executing the agreement.

We'll send you a final invoice, including any additional costs or refunds we've calculated after completing the work, within six months of the completion date.

Major sewer diversion (S185) fees – Yorkshire Water led

Item	Charge	What the charge covers
Application fee ^{NC}	£500	The cost of processing the application and carrying out a technical assessment and initial discussions
Additional Assessment (complex sites) / Initial Pre-Application Meeting ^{NC}	£84 / hr	The cost of assessing the feasibility of the work required to provide the new sewer
Initial feasibility study ^{NC}	From £9,146*	The cost incurred from drawing up and executing the S185 Agreement
Legal fees for Agreement ^{NC}	Bespoke	The estimated cost of delivering the scheme
Estimate of Works ^{NC}	Bespoke	

* This charge could rise depending on the complexity and scale of the system.

NC = non-contestable

3.5 Sewer requisition

If your development site has no way of draining to a public sewer, you can requisition (formally request) a new public sewer to be installed by us.

A requisition is generally used by developers who haven't been able to negotiate access through neighbouring third-party land to the nearest public sewer.

If that's the case for your site, **section 98 (S98)** of the Water Industry Act 1991 allows you to requisition a new public sewer to progress your development.

Application and assessment

Before we can do any work on site, you'll need to complete an application for a sewer requisition: yorkshirewater.com/developers/sewerage/capital-schemes

As part of your application, we need you to submit your proposal details, together with payment for the feasibility study we'll conduct to understand the work requirements. These charges will be site dependent.

When we've agreed the design, we'll set our terms and send you a cost estimate for the work. If you accept the terms and the cost estimate, we'll draw up a S98 Agreement and pay the legal fees associated with its execution, which we'll invoice to you.

Once all the financial conditions and connection requirements have been met, your new system should be constructed and operational within six months (unless we've agreed otherwise).

We'll send you a final invoice, including any additional costs or refunds we've calculated after completing the work, within six months of the completion date.

Sewer requisition (S98) fees

Item	Charge	What the charge covers
Application fee ^{NC}	£500	
Additional Assessment (complex sites) / Initial Pre-Application Meeting ^{NC}	£84 / hr	The cost of processing the application and carrying out a technical assessment and initial discussions
Initial feasibility study ^{NC}	From £9,146*	The cost of assessing the feasibility of the work required to provide the new sewer
Legal fees ^{NC}	Bespoke	The cost incurred from drawing up and executing the S98 Agreement
Estimate of Works ^{NC}	Bespoke	The estimated cost of delivering the scheme

* This charge could rise depending on the complexity and scale of the system.

NC = non-contestable

3.6 Highway drainage

In some circumstances, a local highway authority or developer can apply for our approval for a highway connection to the public sewer network.

Highway drainage doesn't automatically have the right of connection, as the public sewer system is primarily for domestic sewage. However, if the right conditions are met, you can apply for a highway connection to the public sewer network as part of an Agreement under **section 115 (S115)** of the Water Industry Act 1991.

For us to consider a proposed highway connection to the public sewer network, or to add extra gullies to an existing highway, we need you to provide evidence that:

- sustainable drainage features are not a viable option
- there are no watercourses or highway drains available nearby
- there's capacity within the public sewer network.

Application and assessment

You'll need to send us an application for a highway connection, which comes with an upfront application fee.

Once we've got your application, and it meets our criteria, we'll confirm if the highway drainage can be connected to the public sewer network.

There'll also be a charge for your Certificate of Acceptance or Formal Agreement. These are priced per connection and you need to pay before you carry out the connection.

You are responsible for arranging the connection work with a suitably qualified contractor.

Please note: we are unable to refund application/admin fees for elements of work or activities that we have already carried out.

Highway drainage (S115) fees

Item	Charge	What the charge covers
Application fee ^{NC}	£187	The cost of processing your application and carrying out a technical assessment and inspections
Additional assessment (complex sites) ^{NC}	£84 / hr	The cost of carrying out additional assessment of your proposal
Formal Agreement ^{NC}	£543	The cost of drawing up and executing the legal agreement
Certificate of Acceptance per connection ^{NC}	£227	The cost of certifying the connection
Additional connections (if required) ^{NC}	£203 per connection	The cost of certifying additional connections

NC = non-contestable

3.7 Building over or near a public sewer

As a homeowner or developer, you may be able to build over the public sewer network if you meet the criteria outlined in [Part H4 of Building Regulations](#).

Whether you're planning to build, extend or underpin a property, you need to check if there are any public sewers or disposal mains nearby that could be affected by your work.

If there's a public sewer within 3 metres of your proposed build, you'll need our consent before the work starts. This is so we can protect the sewer and building from possible damage and make sure access to the public sewer isn't affected.

For an upfront consultation fee, we can provide a desktop study that will help you understand if your building plans will be affected by the public sewer system before you apply for Building Regulations approval. We can also provide a site inspection for an additional cost if you need it.

Sometimes, building over a sewer isn't possible. In this case, we'll guide you through the process of applying for an alteration or diversion to the public sewer network (See [section 3.4](#) for more details).

On occasion, it may be acceptable to build over the public sewer network, even when the Part H4 criteria hasn't been met. This is generally for non-household premises and requires a **formal build over agreement**. We'd recommend getting in touch with us if you want to discuss this further.

Please note: we are unable to refund application/admin fees for elements of work or activities that we have already carried out.

Building over a public sewer fees

Item	Charge	What the charge covers
Desktop consultation ^{NC}	£43	The cost of processing your application, doing a desktop study and providing a response to your proposal
Consultation and site inspection ^{NC}	£150	The cost of processing your application, doing a desktop study and site inspection, and providing a response to your proposal
Formal build-over agreement ^{NC}	£532	The cost of drawing up and executing the legal agreement and carrying out technical assessment
Additional assessment (complex sites) ^{NC}	£84 / hr	The cost of carrying out additional assessment of your proposal

NC = non-contestable

You'll find more information and guidance here:

yorkshirewater.com/developers/sewerage/building-over-a-public-sewer

3.8 Sewer closure or abandonment

If you need to abandon or remove a sewer to make way for your development, you can ask us to close part of the public sewer network.

Application and assessment

Sewer closures are contained within **section 116 (S116)** of the Water Industry Act 1991.

Before closing a sewer, we need to be sure that it's no longer needed. You'll need to send us an application for a sewer closure, along with a camera survey of the public sewer and any private drainage connections, and a supporting written report. This application comes with an upfront application fee.

If we approve your application, you'll be responsible for arranging the sewer closure work with a suitably qualified drainage contractor. Our inspector will monitor the work to make sure it's carried out to the required standard.

Our preferred method for abandoning a sewer is for it to be grubbed up (excavated), together with any redundant chambers. If this isn't practical, we recommend sealing and filling the closed public sewer with grout. You'll be responsible for the cost of this work.

We'll issue you with a completion certificate once the work is done.

Please note: we are unable to refund application/admin fees for elements of work or activities that we have already carried out.

Sewer closure (S116) fees

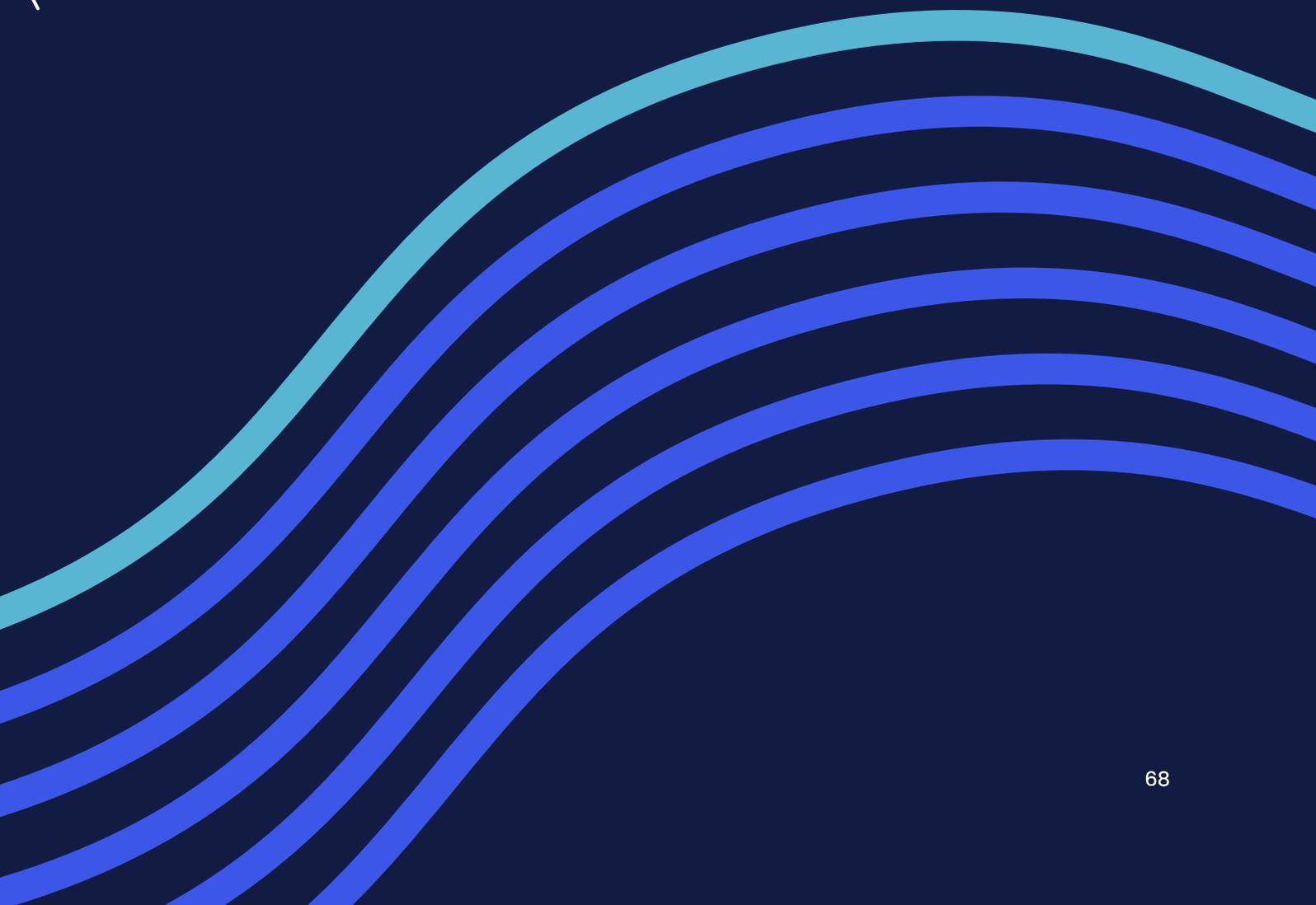
Item	Charge	What the charge covers
Application for sewer closure ^{NC}	£265	The cost of processing the application and providing a technical assessment
Additional assessment (complex sites) ^{NC}	£84 / hr	The cost of carrying out additional assessment of your proposal

NC = non-contestable

You'll find more information and guidance here:

yorkshirewater.com/developers/sewerage/sewer-closure/

4. Infrastructure charges



4.1 What are infrastructure charges?

Infrastructure charges are payments we collect to recover the costs of reinforcing our existing networks to support sustainable growth across the whole region.

Infrastructure charges are different from site-specific charges (the costs of carrying out work specific to your site).

We collect infrastructure charges for all new connections made to our water and sewer networks (including sites where the new connection is made by a developer customer) and for any redevelopments that result in a greater water or sewerage demand than in the previous five years.

Use less, pay less – tap into the value of sustainability

At Yorkshire Water, we're committed to environmental protection as a guiding principle, and we encourage developer customers to think about the benefits of water efficiency and sustainable drainage. That's why we offer a range of **incentives and discounts** designed to reduce the load on our networks and reduce the charges you pay.

Who pays infrastructure charges?

You'll need to pay infrastructure charges if you are:

- a developer applying for a new connection to a water supply
- a self-lay provider applying to make a new connection to a water supply on behalf of a developer
- a developer applying for our approval to make a new connection to a public sewer
- a new appointee (NAV) applying to make a new water and/or sewerage connection on behalf of a developer;

unless a person not listed above is liable by agreement with Yorkshire Water.

¹ [ofwat.gov.uk/publication/charging-rules-for-new-connection-services-english-undertakers-issued-by-the-water-services-regulation-authority-under-sections-51cd-105zf-143b-and-144za-of-the-water-industry-act-1991-effective](https://www.ofwat.gov.uk/publication/charging-rules-for-new-connection-services-english-undertakers-issued-by-the-water-services-regulation-authority-under-sections-51cd-105zf-143b-and-144za-of-the-water-industry-act-1991-effective)

When do you need to pay?

We'll add infrastructure charges to the quote for your new service connection(s) but you don't have to pay them until the time the connection is made.

We'll collect your sewerage infrastructure charges at the same time as the water infrastructure charge.

What if the connection is made long after you got your quote?

You might get a quote for infrastructure charges in 2023/2024, but not make the service connection until 2024/2025. You can choose to pay the infrastructure charges upfront when you pay your quote or defer payment until the time of connection.

In certain circumstances, we can offer alternative payment arrangements if you need them.

What's the basis of our infrastructure charges?

The five-year rolling period:

Our infrastructure charges are set so that the total charging amount will, over a five-year period ending on 31 March 2028, broadly recover the expected costs of reinforcing our water and sewer networks for new developments across the entire Yorkshire Water region.

This doesn't include the costs of network reinforcements or upgrades needed to fix pre-existing issues unrelated to new developments.

Ofwat's charging rules:

We develop our infrastructure charges in line with Ofwat's [charging principles](#) and with Rules 50-58 of its English New Connection Rules¹, as issued under section 143B of the Water Industry Act 1991. Infrastructure charges are described in section 146(2) of the Water Industry Act 1991.

4.2 How are our infrastructure charges calculated?

We calculate infrastructure charges for each newly connected property based on the expected water usage and proposed method of surface water drainage.

You can see a breakdown of what this covers and how it's worked out for individual household and non-household properties below.

What do we charge for household properties?

Water infrastructure:

The water infrastructure charge is set at a standard amount of **£96** per household property connected, based on an expected water usage of **125 litres per person per day (lpppd)** – the maximum potential consumption of wholesale water for a household property as set out in the Building Regulations 2010.

Sewerage infrastructure:

The sewerage infrastructure charge is split into two charges:

- **Foul water** – set at a standard amount of **£60** per household property connected
- **Surface water** – set at a standard amount of **£150** per household property connected.

These standard amounts are the same across the Yorkshire Water region, including areas served by NAVs who we've agreed bulk supply/discharge arrangements with.

What do we charge for non-household properties?

For non-household properties, we use a calculation called the "**Relevant Multiplier**" to work out the appropriate water and foul water infrastructure charges.

Each water fitting in the property is assigned a number of "**loading units**" which is based on the amount of water it uses. The total number of loading units is then added up for all the fittings in the property. You can see a breakdown of loading units per fitting on the next page.

The Relevant Multiplier is then applied. This is the standard amount (i.e. £96 for water or £60 for foul water) multiplied by the number of loading units in the property divided by 24 (the typical number of loading units per household property).

For example, a non-household property with 200 loading units would be charged:

For water infrastructure:

$$£96 \times 200 \div 24 = \mathbf{£800}$$

For foul water infrastructure:

$$£60 \times 200 \div 24 = \mathbf{£500}$$

For surface water infrastructure:

$$£150 \times 1 = \mathbf{£150}$$

$$\mathbf{In\ total:} = \mathbf{£1,450}$$

The surface water infrastructure charge for non-household properties is the same as for household properties i.e. £150 per property connected to the public surface water sewer system.

Infrastructure charge	Per household property	Per non-household property
Water	£96	£96 x no. of loading units / 24
Foul water	£60	£60 x no. of loading units / 24
Surface water	£150	£150

Please note:

- The infrastructure charge bill for a whole development site is calculated by adding up all of the individual premises' infrastructure charges for that site.
- In the case of a premises subject to a common billing agreement, the premises' infrastructure charge bill is the sum of the individual charges for each property.

Loading units per water fitting

The table below shows the number of loading units per water fitting. This table would be used to determine the number of loading units in a **non-household property** so that water and foul water infrastructure charges can be calculated in proportion to the amount of water the property will use.

Water fitting ¹	Loading units
WC flushing cistern	2
Wash basin in a house	1.5
Wash basin elsewhere	3
Bath ² (nominal tap size: 20mm)	10
Bath ² (nominal tap size: larger than 20mm)	22
Shower	3
Sink (nominal tap size: 15mm)	3
Sink (nominal tap size: larger than 15mm)	5
Spray tap	0.5
Bidet	1.5
Household appliance ³ (minimum of 6 loading units per house)	3
Communal or commercial appliance ⁴	10
Any other water fitting or outlet (including a tap and a urinal but excluding a water softener)	3

1. "Fitting" includes any plumbing, outlet, dedicated space or other provision for that fitting.

2. "Bath" includes a whirlpool bath or a jacuzzi.

3. "Household appliance" means an appliance (including a dishwasher, a washing machine and waste disposal unit) in a house.

4. "Communal or commercial appliance" means an appliance (including a dishwasher, a washing machine and a waste disposal unit) elsewhere than in a house (including in communal facilities).

4.3 How can you reduce your infrastructure charges?

Infrastructure credits

If you are building on a brownfield site where we have previously billed for water and/or sewerage services within the last five years, you will be entitled to infrastructure credits.

An infrastructure credit is a waiver equal to an infrastructure charge (water or sewerage as applicable).

The number of credits you could receive depends on the previous use of the site. For instance, a household property that has been permanently disconnected on site in the last five years is equivalent to one credit. If a non-household property has been permanently disconnected or downsized on site in the last five years, we would check the size of the external meter at the old non-household premises to determine an equivalent number of credits.

Previous use	Meter size	Infrastructure credits
Household property	N/A	1
	15mm	1
	20mm	2
	25mm	3
	30mm	3
Non-household property	40mm	6
	50mm	16
	80mm	25
	100mm	64
	150mm	160
	200mm	252

If you're proposing to downsize an existing meter on site as part of a redevelopment, we would deduct the difference and calculate an equivalent number of credits. For example, if you're downsizing an 80mm meter to a 30mm meter, you would be entitled to 16 credits based on the difference of 50mm.

Please note: if the number of infrastructure credits you are entitled to exceeds the number of infrastructure charges applicable to the site, the total infrastructure charges will be zero.

How can you apply for infrastructure credits?

When you apply for a new water connection or water main, you'll be prompted to indicate whether there have been any billed water or sewerage connections on site within the last five years. We will assess the information you provide in your application against our records to determine the applicable number of infrastructure credits you are entitled to.

Water efficiency incentive

You will be entitled to a **20% discount** on your water and foul water infrastructure charges if you can provide evidence that your property/ies will use **110 litres per person per day (lpppd) or less**.

How can you apply for the water efficiency incentive?

Firstly, please use the water calculator to provide evidence that your property/ies will consume 110 lpppd or less: thewatercalculator.org.uk/calculator.asp. We can only apply the water efficiency incentive with this evidence.

When filling out an application for a new water connection or water main, you'll be prompted to provide a copy of your water calculator evidence with your completed application.

Sustainable drainage incentive

We will waive the surface water infrastructure charge entirely if the final destination of the surface water for your property/ies is a **soakaway or watercourse** rather than an existing public surface water sewer.

There's no discount to the surface water infrastructure charge; we'll either apply it in full or not at all.

How can you apply for the sustainable drainage incentive?

When you apply for a new water connection or water main, you'll be prompted to indicate the proposed destination of the surface water. We will check the information you provide to determine if the surface water infrastructure charge is applicable or not.

Worked examples

To see how much you can reduce your infrastructure charges for a particular development scenario, check out our worked examples ([section 5.1](#)).

5. Appendices

This section provides a suite of worked examples to help you understand how our charges are applied in typical development scenarios. It also includes a glossary of terms and definitions.

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5.1 Worked examples

We've put together six worked examples to show you how our new connection charges are built up.

These examples illustrate the six scenarios Ofwat have asked us to produce¹, from a single-household connection to a large development needing new mains and communication pipes. They include both water and sewerage connection activities.

Just so you know, these aren't real projects; they're examples to help illustrate our charges.

We've included drawings and a table for each scenario to break down all of the water and sewerage charges associated with that scenario, including what we would charge for services provided to SLPs and NAVs. We've worked on the assumption that all contestable services will be provided by an accredited third party.

For the purposes of these examples:

- There are no additional costs resulting from special circumstances
- The charges listed in the SLP column work on the assumption that the SLP will carry out all contestable work.

In each scenario, infrastructure charges would be applicable. A 20% discount could be applied to the water and foul water infrastructure charges if the estimated water usage per property is **110 litres per person per day (lpppd) or less**. In our tables, we've listed the infrastructure charges based on the standard rate. Below each table, there are footnotes detailing the discounted infrastructure charges that would be available through our **water efficiency incentive** if each property used 110 lpppd or less.

Each table also includes a footnote detailing our **sustainable drainage incentive** – this is the waiver we will apply to our surface water infrastructure charge if the development will discharge surface water to a watercourse or soakaway instead of a public surface water sewer.

See [section 4](#) for more information on infrastructure charges and incentives.

¹ ofwat.gov.uk/publication/common-terms-and-worked-examples-english-new-connection-rules-effective-from-april-2022

5.1.1 Single connection to a house from an existing main

This example shows new water and sewerage connections to a single household property.

Water

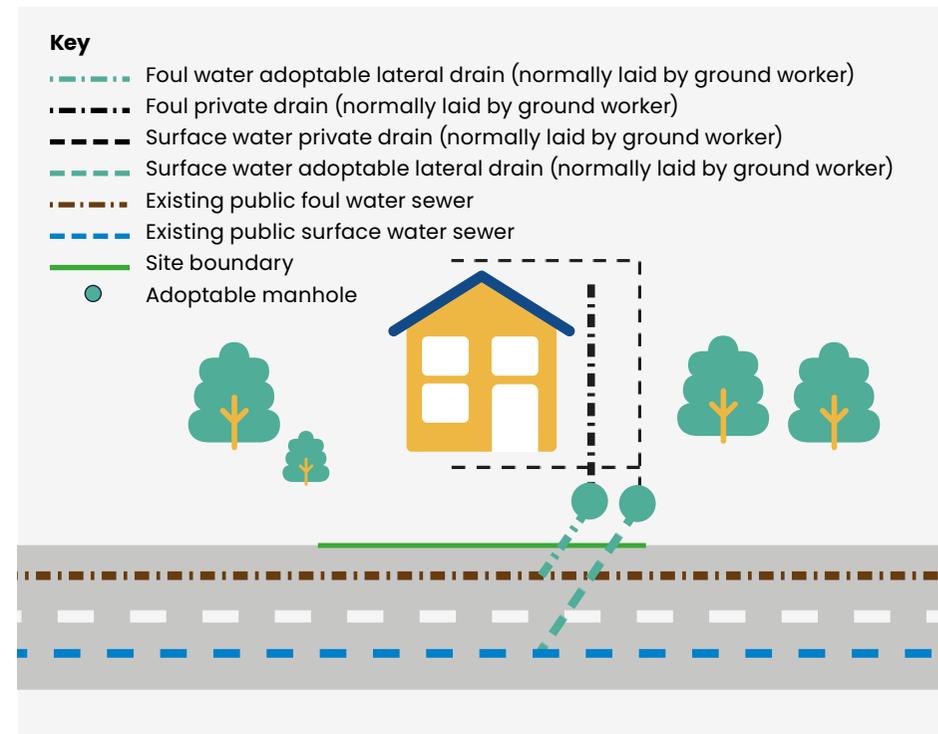
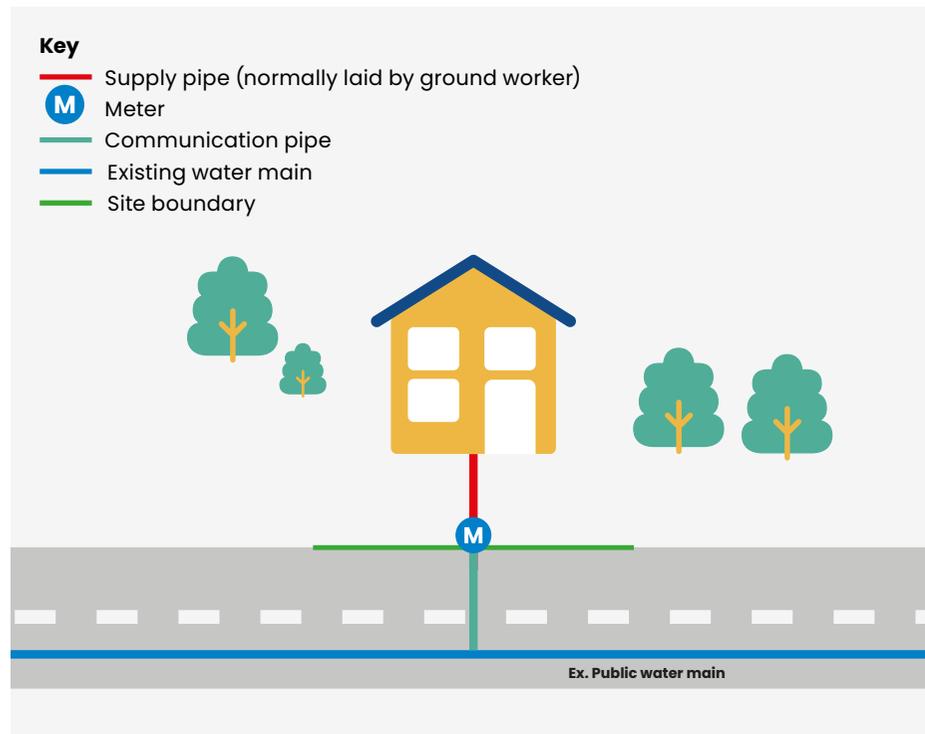
In this scenario, we would:

1. excavate and install/connect a 25–32mm MDPE communication pipe from the public water main to the property boundary via a far side connection in the road, with 2-way traffic lights
2. install a stop tap, manifold meter and chamber at the boundary between the two pipes
3. backfill and reinstate the trench in the road.

Sewerage

The drawing below shows two new connections to the public foul water sewer and the public surface water sewer. In this scenario, the customer has applied for us to adopt (take ownership of) the lateral drains (the drains connecting the property to the public sewers) after the connections have been made.

The customer would need to arrange all on-site connection work themselves once we've approved their application for the sewer connections.



Scenario 1: Single connection to a house from an existing main										Alternative delivery method
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)
Pre-construction charges										
Y	Application fee	Per application	1	229	229	N/A	N/A	N	0	0
Y	Administration fee (checklist)	Per plot	1	20	20	N/A	N/A	N	N/A	N/A
N	Design fee	N/A	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A
Construction charges										
Y	25mm service connection¹	Per connection	1	1,136	1,136	29	58	Y	N/A	N/A
Y	Pipework, incl. digging, backfilling & reinstatement (road)	Per metre	2	165	330	29	58	Y	N/A	N/A
Y	Traffic management	Per TM usage	1	305	305	N/A	N/A	Y	N/A	N/A
Y	Council streetworks permit fee	Per job	1	75	75	N/A	N/A	Y	N/A	N/A
N	Meter	Per connection	1	Included in 25mm connection charge			Y	N/A	N/A	
Other charges										
Y	S106 sewerage application fee (foul water)	Per connection	1	535	535	N/A	N/A	N	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	535	535	N/A	N/A	N	N/A	N/A
Infrastructure charges										
Y	Water infrastructure charge	Per household property	1	96	96²	N/A	N/A	N	96	96²
Y	Foul water infrastructure charge	Per household property	1	60	60³	N/A	N/A	N	60	60³
Y	Surface water infrastructure charge	Per household property	1	150	150⁴	N/A	N/A	N	150	150⁴
Income offset										
N	Income offset – water	N/A	N/A	0	0	N/A	N/A	N	0	0
N	Income offset – sewerage	N/A	N/A	0	0	N/A	N/A	N	0	0
Totals					3,471	116	306			

1. Includes first 2m of excavation, pipe laying, backfilling and reinstatement, as well as installation of external stop tap and meter/chamber.

2. **£76.80** if the estimated water usage is 110 lpppd or less.

3. **£48** if the estimated water usage is 110 lpppd or less.

4. **£0** if the property will discharge surface water to a watercourse/soakaway instead of a public surface water sewer.

5.1.2 Single connection to a block of flats from an existing main

This example shows new water and sewerage connections to a block of 10 flats.

Water

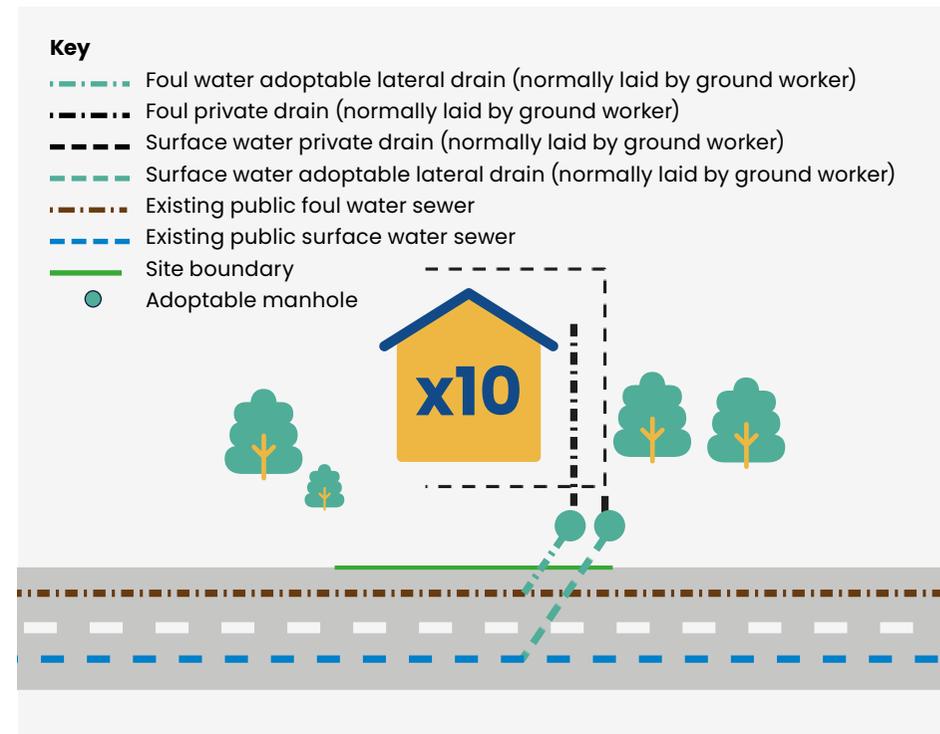
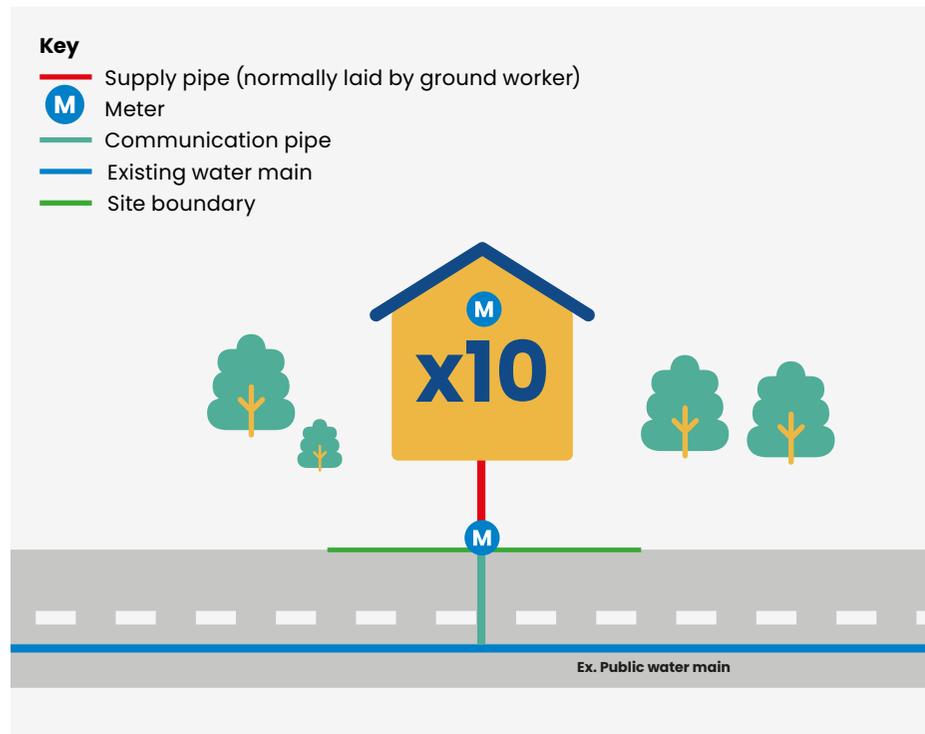
In this scenario, we would:

1. excavate and install/connect a 63mm MDPE communication pipe from the public water main to the boundary via a far side connection in the road and unmade ground, with 2-way traffic lights
2. install a stop tap, external meter and chamber at the boundary between the two pipes (we would not charge for the external meter; it's installed only to check leakage)
3. backfill and reinstate the trench in the road
4. install individual internal 15mm manifold meters in an accessible location at a later date, once you have installed the internal housing units supplied by us.

Sewerage

The drawing below shows two new connections to the public foul water sewer and the public surface water sewer. In this scenario, the customer has applied for us to adopt (take ownership of) the lateral drains (the drains connecting the block to the public sewers) after the connections have been made.

The customer would need to arrange all on-site connection work themselves once we've approved their application for sewer connections.



Scenario 2: Single connection to a block of flats from an existing main											Alternative delivery method	
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate ¹ (£)	NAV total charge ¹ (£)
Pre-construction charges												
Y	Application fee	Per application	1	255	255	N/A	N/A	N	0	0	N/A	N/A
Y	Administration fee (checklist)	Per plot	10	20	200	N/A	N/A	N	N/A	N/A	N/A	N/A
N	Design fee	N/A	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A
Construction charges												
Y	63mm service connection ²	Per connection	1	1,923	1,923	29	58	Y	N/A	N/A	N/A	N/A
Y	Pipework, incl. digging, backfilling & reinstatement (road)	Per metre	2	202	404	29	58	Y	N/A	N/A	N/A	N/A
Y	Pipework, incl. digging, backfilling & reinstatement (unmade)	Per metre	4	111	444	29	116	Y	N/A	N/A	N/A	N/A
Y	Internal housing units	Per flat	10	40	400	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Internal 15mm manifold meters	Per flat	10	56	560	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Delivery of meters & housing units	Per delivery	1	336	336	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Traffic management	Per TM usage	1	305	305	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Council streetworks permit fee	Per job	1	75	75	N/A	N/A	Y	N/A	N/A	N/A	N/A
Other charges												
Y	S106 sewerage application fee (foul water)	Per connection	1	535	535	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	535	535	N/A	N/A	N	N/A	N/A	N/A	N/A
Infrastructure charges												
Y	Water infrastructure charge	Per flat	10	96	960 ³	N/A	N/A	N	96	960 ³	96	960 ³
Y	Foul water infrastructure charge	Per flat	10	60	600 ⁴	N/A	N/A	N	60	600 ⁴	60	600 ⁴
Y	Surface water infrastructure charge	Per flat	10	150	1,500 ⁵	N/A	N/A	N	150	1,500 ⁵	160	1,500 ⁵
Income offset												
N	Income offset – water	N/A	N/A	0	0	N/A	N/A	N	0	0	0	0
N	Income offset – sewerage	N/A	N/A	0	0	N/A	N/A	N	0	0	0	0
Totals					9,032	232			3,060	3,060		

1. NAV costs for service connection applications will either be Yorkshire Water costs or the SLP costs depending on which route they choose to take.

2. Includes first 2m of excavation, pipe laying, backfilling and reinstatement, as well as installation of external stop tap and meter/chamber.

3. **£768** if the estimated water usage for each property is 110 lpppd or less.

4. **£480** if the estimated water usage for each property is 110 lpppd or less.

5. **£0** if the block will discharge surface water to a watercourse/soakaway instead of a public surface water sewer.

5.1.3 Medium housing development needing new mains and communication pipes (excavation by others)

This example shows a development of 50 new houses requiring new water and sewerage infrastructure/connections.

Water

In this scenario, we would:

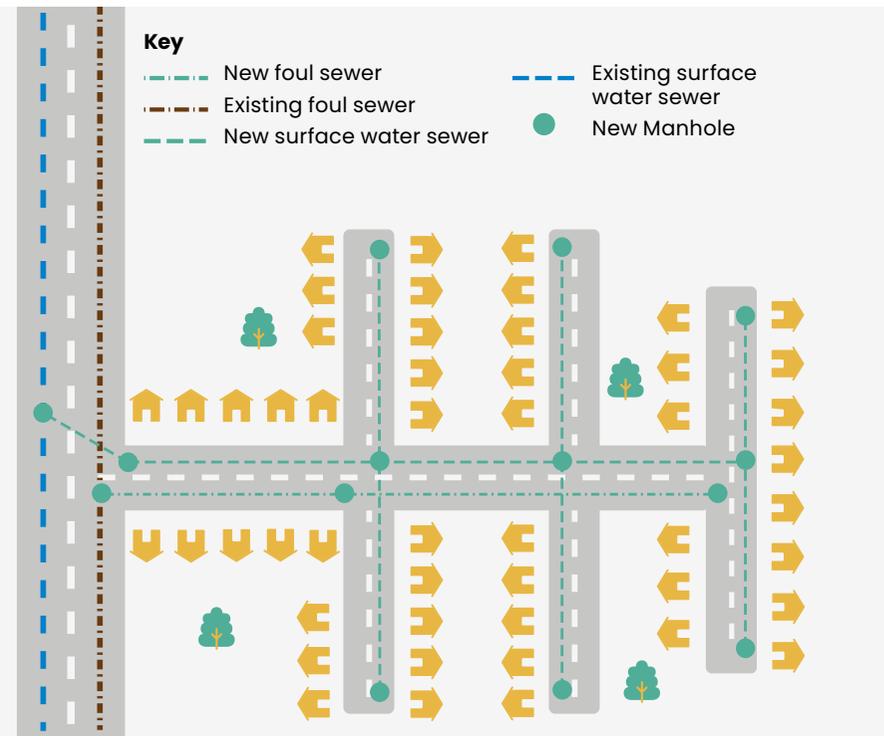
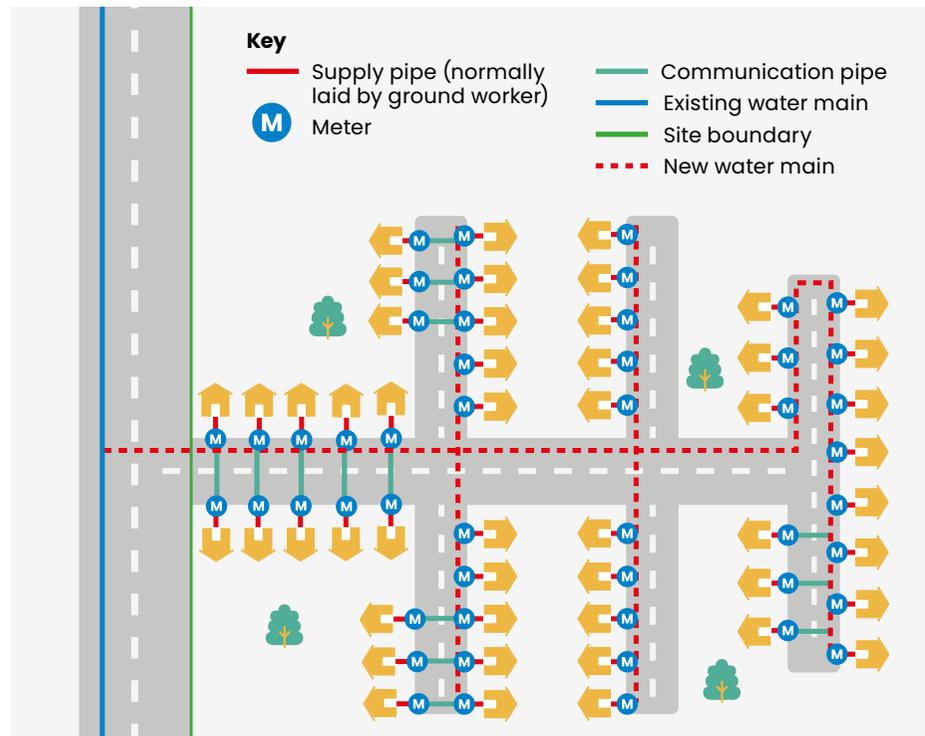
1. only carry out excavation and reinstatement work off site (the developer has chosen to use a contractor to excavate on site)
2. lay new water mains (up to 125mm in diameter) on site and off site, and connect them to an existing 180mm PE main
3. connect the service pipes up to the new mains (once they're live)
4. install an external meter at each property's proposed boundary.

Sewerage

The drawing below shows the developer's proposed sewer network.

In this scenario, the developer has applied for us to adopt the new sewer network as public assets once construction is complete (See [section 3.3](#) for more details on the S104 sewer adoption process).

The developer would need to arrange all on-site construction and connection work themselves once we've entered into an adoption agreement with them.



Scenario 3: Medium housing development needing new mains and communication pipes (excavation and reinstatement by others)												Alternative delivery method	
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate ¹ (£)	NAV total charge ¹ (£)	
Pre-construction charges – connection													
N	Application fee	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Y	Administration fee (bulk order request)	Per request	3	73	219	N/A	N/A	N	N/A	N/A	N/A	N/A	
Y	Administration fee (checklist)	Per plot	50	20	1,000	N/A	N/A	N	N/A	N/A	N/A	N/A	
N	Design fee	N/A	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Pre-construction charges – mains													
Y	Application fee	Per application	1	277	277	N/A	N/A	N	277	277	50	50	
Y	Administration fee (mains call-off request)	Per request	3	217	651	N/A	N/A	N	217	217	217	217	
Y	Design fee / Design checking fee (for self-lay)	Per application	1	1,380	1,380	N/A	N/A	Y	181	181	445	445	
Y	Fire service consultation fee	Per application	1	46	46	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Self-lay agreement (\$51A) fee	Per application	1	N/A	N/A	N/A	N/A	N	42	42	N/A	N/A	
Construction charges – connection													
Y	25mm service connection	Per connection	50	386	19,300	29	1,450	Y	N/A	N/A	N/A	N/A	
N	Pipework	Per metre	Not included for on-site service connections					Y	N/A	N/A	N/A	N/A	
N	Meter installation	Per metre	50	Included in 25mm connection charge					Y	N/A	N/A	N/A	N/A
Construction charges – mains													
Y	125mm branch connection²	Per connection	1	2,997	2,997	25	50	Y	N/A	N/A	N/A	N/A	
Y	Off-site main laying (125mm), incl. digging, backfilling & reinstatement	Per metre	8	158	1,264	25	200	Y	N/A	N/A	N/A	N/A	
Y	On-site main laying (90-125mm)	Per metre	290	28	8,120	25	7,250	Y	N/A	N/A	N/A	N/A	
Y	Additional phase (piece-through)	Per phase	2	2,633	5,266	27	54	Y	N/A	N/A	N/A	N/A	
Y	Washouts	Per washout	3	493	1,479	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Valves	Per valve	4	493	1,972	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Trial hole (unmade ground)	Per trial hole	1	1,497	1,497	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Reinstatement of trial holes (unmade)	Per m²	1	168	168	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Council road closure fee	Per job	1	1,025	1,025	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Council parking bay suspension fee	Per parking bay	8	25	200	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Council streetworks permit fee	Per job	1	211	211	N/A	N/A	Y	N/A	N/A	N/A	N/A	

1. NAV costs will either be Yorkshire Water costs or the SLP costs depending on which route they choose to take.

2. Includes first 2 metres of off-site excavation, main laying, backfilling and reinstatement, plus installation of a sluice valve and a washout.

Scenario 3: Medium housing development needing new mains and communication pipes (excavation and reinstatement by others) continued											Alternative delivery method	
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate (£)	NAV total charge (£)
Other charges³												
Y	Pre-planning sewerage enquiry	Per enquiry	1	187	187	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 application (min. £732)	Per application	1	732	732	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 standard assessment and inspection fee	Per scheme	1	9,204	9,204	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 Agreement prepared by YW	Per Agreement	1	304	304	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (foul water)	Per connection	1	203	203	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	203	203	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Site-served status (NAV only)	Per request	1	N/A	N/A	N/A	N/A	N	N/A	N/A	100	100
Infrastructure charges												
Y	Water infrastructure charge	Per property	50	96	4,800 ⁴	N/A	N/A	N	96	4,800 ⁴	96	4,800 ⁴
Y	Foul water infrastructure charge	Per property	50	60	3,000 ⁵	N/A	N/A	N	60	3,000 ⁵	60	3,000 ⁵
Y	Surface water infrastructure charge	Per property	50	150	7,500 ⁶	N/A	N/A	N	150	7,500 ⁶	150	7,500 ⁶
Income offset												
N	Income offset – water	N/A	N/A	0	0	N/A	N/A	N	0	0	0	0
N	Income offset – sewerage	N/A	N/A	0	0	N/A	N/A	N	0	0	0	0
Totals					73,205		9,004			16,017		16,112

3. A refundable bond (cash/surety) is also applicable, which is equal to 10% (or a minimum of £5000) of the total cost of the adoptable sewer construction works.

4. **£3,840** if the estimated water usage for each property is 110 lpppd or less.

5. **£2,400** if the estimated water usage for each property is 110 lpppd or less.

6. **£0** if the development as a whole will discharge surface water to a watercourse instead of a public surface water sewer.

5.1.4 Medium housing development needing new mains and communication pipes (excavation by Yorkshire Water)

This example shows a development of 50 new houses requiring new water and sewerage infrastructure/connections.

Water

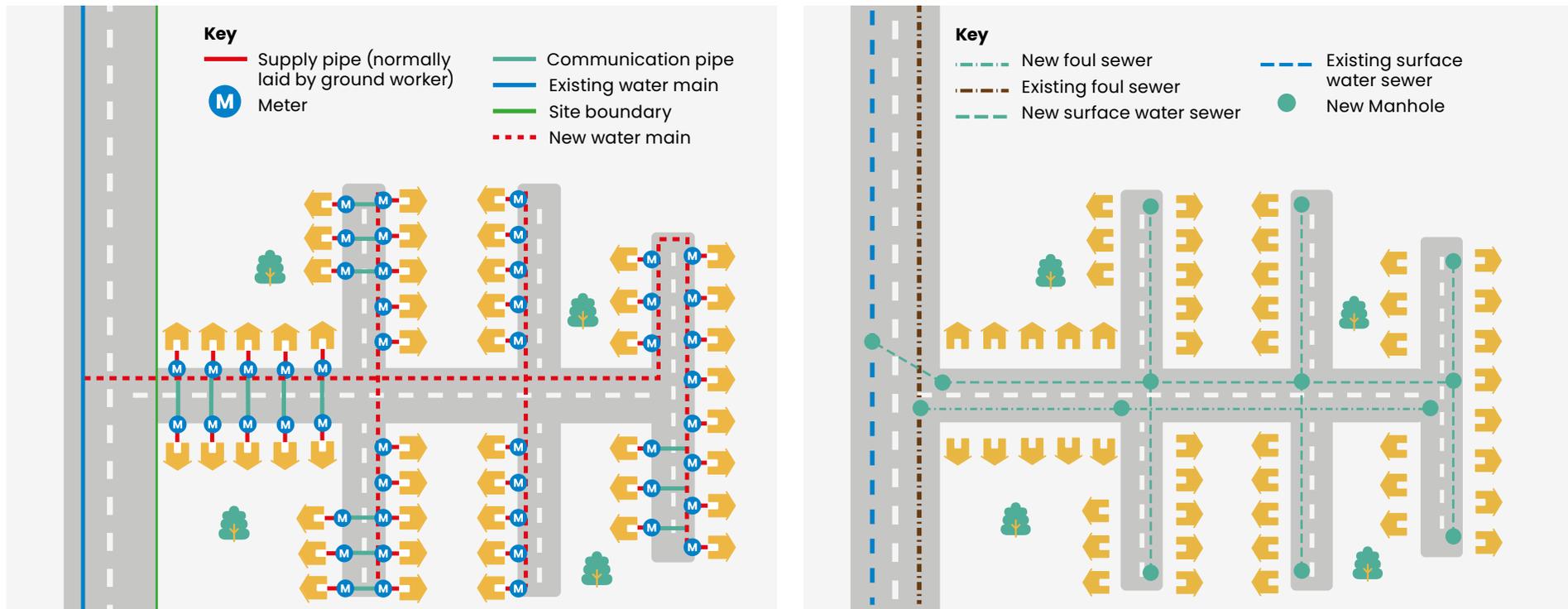
In this scenario, we would:

1. excavate and lay new water mains (up to 125mm in diameter) on and off site and connect them to an existing 180mm PE main
2. connect the service pipes up to the new mains (once they're live)
3. install an external meter at each property's proposed boundary
4. backfill and reinstate the mains trenches.

Sewerage

The drawing below shows the developer's proposed sewer network. In this scenario, the developer has applied for us to adopt the new sewer network as public assets once construction is complete (See [section 3.3](#) for more details on the S104 sewer adoption process).

The developer would need to arrange all on-site construction and connection work themselves once we've entered into an adoption agreement with them.



Scenario 4: Medium housing development needing new mains and communication pipes (excavation and reinstatement by Yorkshire Water)												Alternative delivery method	
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate ¹ (£)	NAV total charge ¹ (£)	
Pre-construction charges – connection													
N	Application fee	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Y	Administration fee (bulk order request)	Per request	3	73	219	N/A	N/A	N	N/A	N/A	N/A	N/A	
Y	Administration fee (checklist)	Per plot	50	20	1,000	N/A	N/A	N	N/A	N/A	N/A	N/A	
N	Design fee	N/A	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Pre-construction charges – mains													
Y	Application fee	Per application	1	277	277	N/A	N/A	N	277	277	50	50	
Y	Administration fee (mains call-off request)	Per request	3	217	651	N/A	N/A	N	217	217	217	217	
Y	Design fee / Design checking fee (for self-lay)	Per application	1	1,380	1,380	N/A	N/A	Y	181	181	445	445	
Y	Fire service consultation fee	Per application	1	46	46	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Self-lay agreement (S51A) fee	Per application	1	N/A	N/A	N/A	N/A	N	42	42	N/A	N/A	
Construction charges – connection													
Y	25mm service connection	Per connection	50	386	19,300	29	1,450	Y	N/A	N/A	N/A	N/A	
N	Pipework	Per metre	Not included for on-site service connections					Y	N/A	N/A	N/A	N/A	
N	Meter installation	Per metre	50	Included in 25mm connection charge					Y	N/A	N/A	N/A	N/A
Construction charges – mains													
Y	Branch connection²	Per connection	1	2,997	2,997	25	50	Y	N/A	N/A	N/A	N/A	
Y	Off-site main laying (125mm), incl. digging, backfilling & reinstatement (road)	Per metre	8	158	1,264	25	200	Y	N/A	N/A	N/A	N/A	
Y	On-site main laying (125mm), incl. digging, backfilling & reinstatement (footpath)	Per metre	50	131	6,550	25	1,250	Y	N/A	N/A	N/A	N/A	
Y	On-site main laying (90-125mm), incl. digging, backfilling & reinstatement (unmade)	Per metre	240	87	20,880	25	6,000	Y	N/A	N/A	N/A	N/A	
Y	Additional phase (piece-through)	Per phase	2	2,882	5,764	28	56	Y	N/A	N/A	N/A	N/A	
Y	Washouts	Per washout	3	551	1,653	N/A	N/A	Y	N/A	N/A	N/A	N/A	

1. NAV costs will either be Yorkshire Water costs or the SLP costs depending on which route they choose to take.

2. Includes first 2 metres of off-site excavation, main laying, backfilling and reinstatement, plus installation of a sluice valve and a washout.

Scenario 4: Medium housing development needing new mains and communication pipes (excavation and reinstatement by Yorkshire Water) continued											Alternative delivery method	
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate (£)	NAV total charge (£)
Construction charges – mains (continued)												
Y	Valves	Per valve	4	551	2,204	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Trial hole (unmade ground)	Per trial hole	1	1,497	1,497	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Reinstatement of trial holes (unmade)	Per m ²	1	168	168	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Council road closure fee	Per job	1	1,025	1,025	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Council parking bay suspension fee	Per parking bay	8	25	200	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Council streetworks permit fee	Per job	1	211	211	N/A	N/A	Y	N/A	N/A	N/A	N/A
Other charges³												
Y	Pre-planning sewerage enquiry	Per enquiry	1	187	187	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 application (min. £732)	Per application	1	732	732	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 standard assessment and inspection fee	Per scheme	1	9,204	9,204	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 Agreement prepared by YW	Per Agreement	1	304	304	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (foul water)	Per connection	1	203	203	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	203	203	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Site-served status (NAV only)	Per request	1	N/A	N/A	N/A	N/A	N	N/A	N/A	100	100
Infrastructure charges												
Y	Water infrastructure charge	Per property	50	96	4,800 ⁴	N/A	N/A	N	96	4,800 ⁴	96	4,800 ⁴
Y	Foul water infrastructure charge	Per property	50	60	3,000 ⁵	N/A	N/A	N	60	3,000 ⁵	60	3,000 ⁵
Y	Surface water infrastructure charge	Per property	50	150	7,500 ⁶	N/A	N/A	N	150	7,500 ⁶	150	7,500 ⁶
Income offset												
N	Income offset – water	N/A	N/A	0	0	N/A	N/A	N	0	0	0	0
N	Income offset – sewerage	N/A	N/A	0	0	N/A	N/A	N	0	0	0	0
Totals					93,419	9,006			16,017	16,112		

3. A refundable bond (cash/surety) is also applicable, which is equal to 10% (or a minimum of £5000) of the total cost of the adoptable sewer construction works.

4. **£3,840** if the estimated water usage for each property is 110 lpppd or less.

5. **£2,400** if the estimated water usage for each property is 110 lpppd or less.

6. **£0** if the development as a whole will discharge surface water to a watercourse instead of a public surface water sewer.

5.1.5 Large housing development needing new mains and communication pipes (excavation by others)

This example shows a development of 200 new houses requiring new water and sewerage infrastructure/connections.

Water

In this scenario, we would:

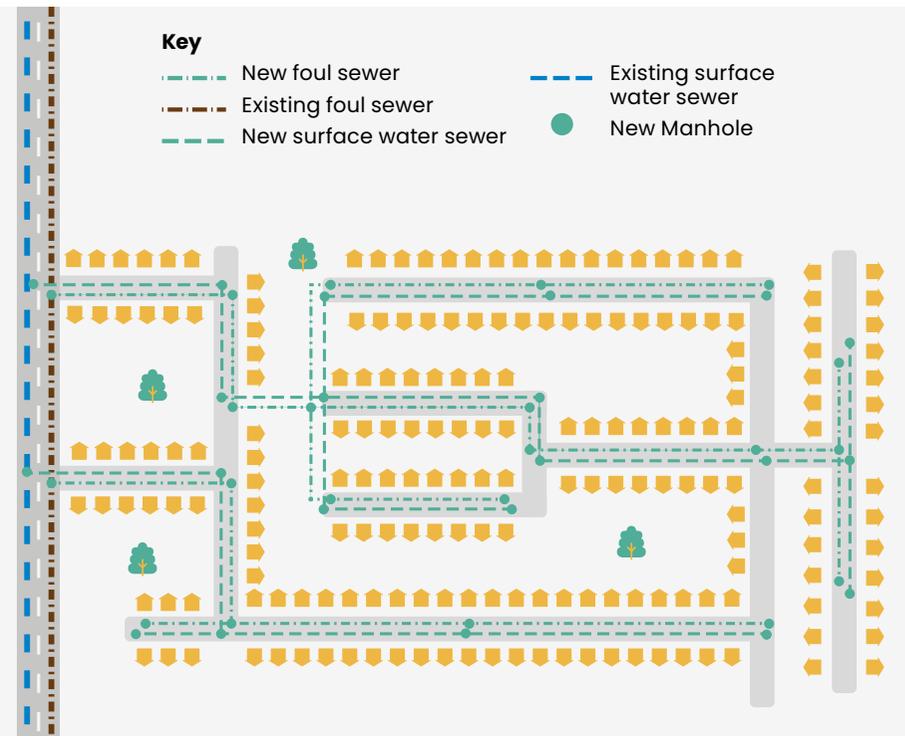
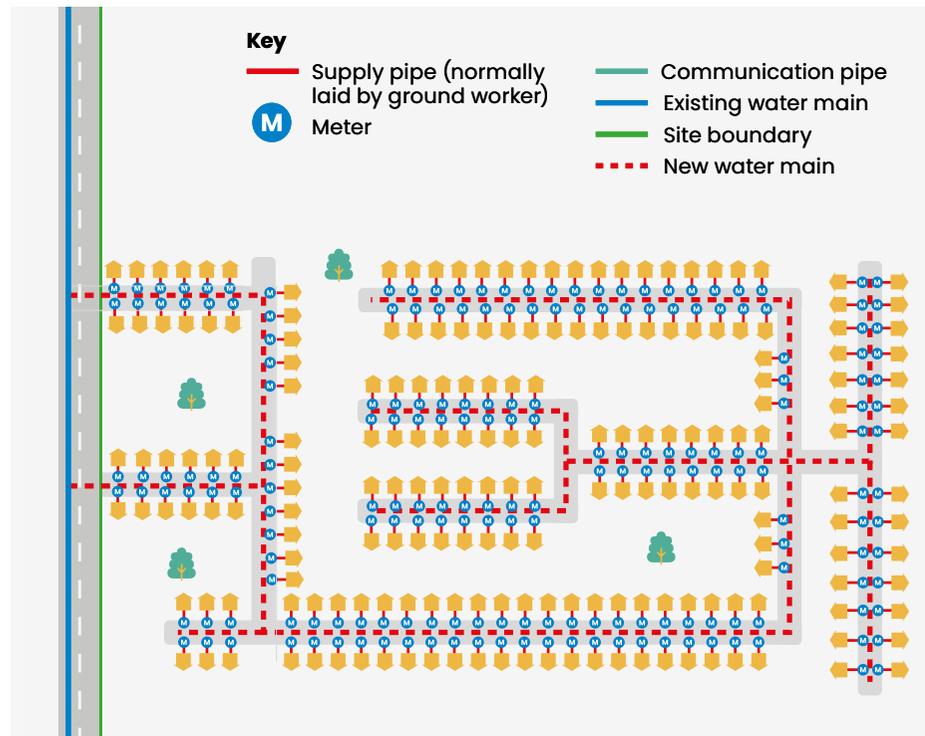
1. only carry out excavation and reinstatement work off site (the developer has chosen to use a contractor to excavate on site)
2. lay new water mains (up to 180mm in diameter) on site and off site, and connect them to an existing 180mm PE main
3. connect the service pipes up to the new mains (once they're live)
4. install an external meter at each property's proposed boundary.

Sewerage

The drawing below shows the developer's proposed sewer network.

In this scenario, the developer has applied for us to adopt the new sewer network as public assets once construction is complete (See [section 3.3](#) for more details on the S104 sewer adoption process).

The developer would need to arrange all on-site construction and connection work themselves once we've entered into an adoption agreement with them.



Scenario 5: Large housing development needing new mains and communication pipes (excavation and reinstatement by others)											Alternative delivery method		
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate ¹ (£)	NAV total charge ¹ (£)	
Pre-construction charges – connection													
N	Application fee	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Y	Administration fee (bulk order request)	Per request	6	73	438	N/A	N/A	N	N/A	N/A	N/A	N/A	
Y	Administration fee (checklist)	Per plot	200	20	4,000	N/A	N/A	N	N/A	N/A	N/A	N/A	
N	Design fee	N/A	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Pre-construction charges – mains													
Y	Application fee	Per application	1	277	277	N/A	N/A	N	277	277	50	50	
Y	Administration fee (mains call-off request)	Per request	6	217	1,302	N/A	N/A	N	217	217	217	217	
Y	Design fee / Design checking fee (for self-lay)	Per application	1	1,740	1,740	N/A	N/A	Y	242	242	445	445	
Y	Fire service consultation fee	Per application	1	46	46	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Self-lay agreement (S51A) fee	Per application	1	N/A	N/A	N/A	N/A	N	42	42	N/A	N/A	
Construction charges – connection													
Y	25mm service connection	Per connection	200	386	77,200	29	5,800	Y	N/A	N/A	N/A	N/A	
N	Pipework	Per metre	Not included for on-site service connections					Y	N/A	N/A	N/A	N/A	
N	Meter installation	Per metre	200	Included in 25mm connection charge					Y	N/A	N/A	N/A	N/A
Construction charges – mains													
Y	180mm branch connection²	Per connection	1	3,975	3,975	34	68	Y	N/A	N/A	N/A	N/A	
Y	Off-site main laying (180mm), incl. digging, backfilling & reinstatement (road)	Per metre	18	265	4,770	34	612	Y	N/A	N/A	N/A	N/A	
Y	On-site main laying (180mm)	Per metre	100	68	6,800	34	3,400	Y	N/A	N/A	N/A	N/A	
Y	On-site main laying (90–125mm)	Per metre	880	28	24,640	25	22,000	Y	N/A	N/A	N/A	N/A	
Y	Additional phase (piece-through)	Per phase	5	2,633	13,165	27	135	Y	N/A	N/A	N/A	N/A	
Y	Washouts	Per washout	9	493	4,437	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Valves	Per valve	7	493	3,451	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Trial holes (unmade ground)	Per trial hole	2	1,497	2,994	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Reinstatement of trial holes (unmade)	Per m²	2	168	336	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Council road closure fee	Per job	1	1,025	1,025	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Council parking bay suspension fee	Per parking bay	8	25	200	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Council streetworks permit fee	Per job	1	211	211	N/A	N/A	Y	N/A	N/A	N/A	N/A	

1. NAV costs will either be Yorkshire Water costs or the SLP costs depending on which route they choose to take.

2. Includes first 2 metres of off-site excavation, main laying, backfilling and reinstatement, plus installation of a sluice valve and a washout.

Scenario 5: Large housing development needing new mains and communication pipes (excavation and reinstatement by others) continued											Alternative delivery method	
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate (£)	NAV total charge (£)
Other charges³												
Y	Pre-planning sewerage enquiry	Per enquiry	1	187	187	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 application (min. £732)	Per application	1	732	732	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 standard assessment and inspection fee	Per scheme	1	38,528	38,528	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 Agreement prepared by YW	Per Agreement	1	304	304	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (foul water)	Per connection	1	203	203	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	203	203	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Site-served status (NAV only)	Per request	1	N/A	N/A	N/A	N/A	N	N/A	N/A	100	100
Infrastructure charges												
Y	Water infrastructure charge	Per property	200	96	19,200 ⁴	N/A	N/A	N	96	19,200 ⁴	96	19,200 ⁴
Y	Foul water infrastructure charge	Per property	200	60	12,000 ⁵	N/A	N/A	N	60	12,000 ⁵	60	12,000 ⁵
Y	Surface water infrastructure charge	Per property	200	150	30,000 ⁶	N/A	N/A	N	150	30,000 ⁶	150	30,000 ⁶
Income offset												
N	Income offset – water	N/A	0	0	0	N/A	N/A	N	0	0	0	0
N	Income offset – sewerage	N/A	0	0	0	N/A	N/A	N	0	0	0	0
Totals					252,364	32,015			61,978	62,012		

3. A refundable bond (cash / surety) is also applicable, which is equal to 10% (or a minimum of £5000) of the total cost of the adoptable sewer construction works.

4. **£15,360** if the estimated water usage for each property is 110 lpppd or less.

5. **£9,600** if the estimated water usage for each property is 110 lpppd or less.

6. **£0** if the development as a whole will discharge surface water to a watercourse instead of a public surface water sewer.

5.1.6 Large housing development needing new mains and communication pipes (excavation by Yorkshire Water)

This example shows a development of 200 new houses requiring new water and sewerage infrastructure/connections.

Water

In this scenario, we would:

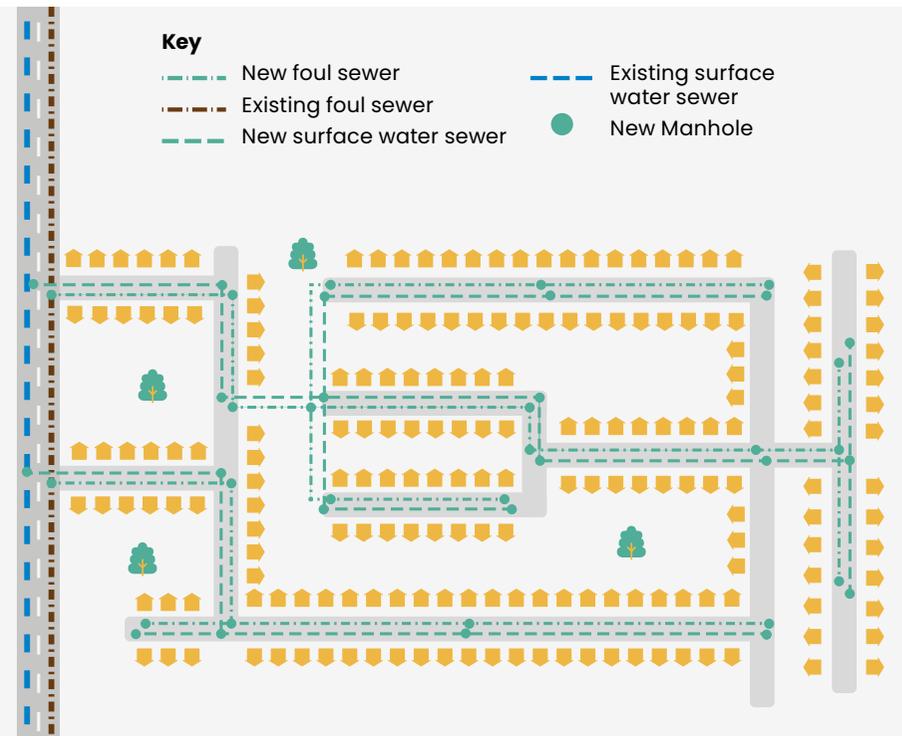
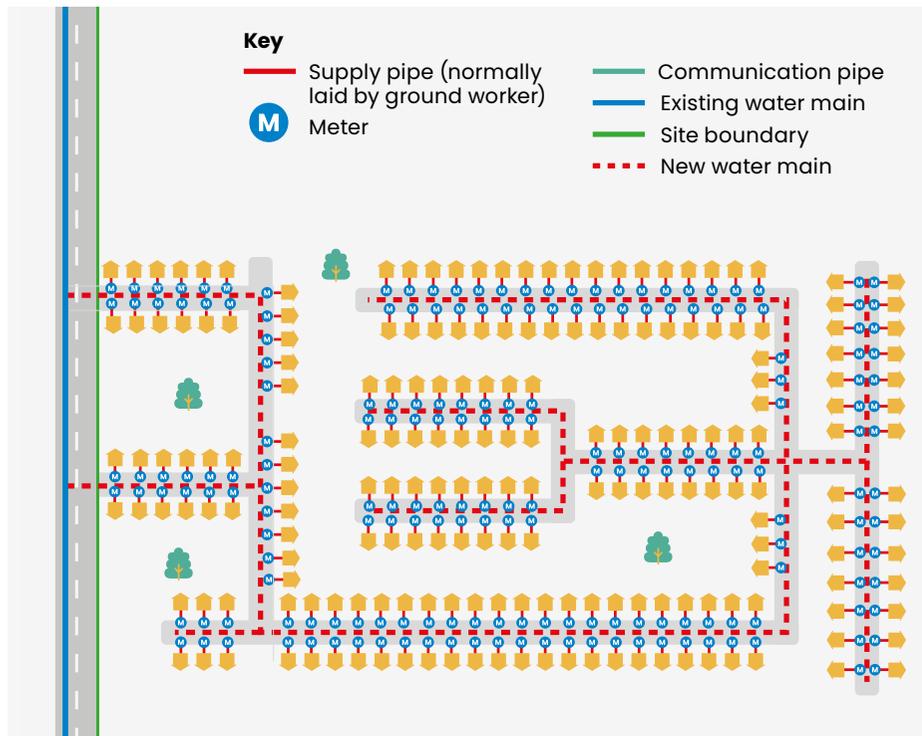
1. excavate and lay new water mains (up to 180mm in diameter) on and off site and connect them to an existing 180mm PE main
2. connect the service pipes up to the new mains (once they're live)
3. install an external meter at each property's proposed boundary
4. backfill and reinstate the mains trenches.

Sewerage

The drawing below shows the developer's proposed sewer network.

In this scenario, the developer has applied for us to adopt the new sewer network as public assets once construction is complete (See [section 3.3](#) for more details on the S104 sewer adoption process).

The developer would need to arrange all on-site construction and connection work themselves once we've entered into an adoption agreement with them.



Scenario 6: Large housing development needing new mains and communication pipes (excavation and reinstatement by Yorkshire Water)											Alternative delivery method	
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate ¹ (£)	NAV total charge ¹ (£)
Pre-construction charges – connection												
N	Application fee	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Y	Administration fee (bulk order request)	Per request	6	73	438	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Administration fee (checklist)	Per plot	200	20	4,000	N/A	N/A	N	N/A	N/A	N/A	N/A
N	Design fee	N/A	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A
Pre-construction charges – mains												
Y	Application fee	Per application	1	277	277	N/A	N/A	N	277	277	50	50
Y	Administration fee (mains call-off request)	Per request	6	217	1,302	N/A	N/A	N	217	217	217	217
Y	Design fee / Design checking fee (for self-lay)	Per application	1	1,740	1,740	N/A	N/A	Y	242	242	445	445
Y	Fire service consultation fee	Per application	1	46	46	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Self-lay agreement (S51A) fee	Per application	1	N/A	N/A	N/A	N/A	N	42	42	N/A	N/A
Construction charges – connection												
Y	25mm service connection	Per connection	200	386	77,200	29	5,800	Y	N/A	N/A	N/A	N/A
N	Pipework	Per metre	Not included for on-site service connections					Y	N/A	N/A	N/A	N/A
N	Meter installation	Per metre	200	Included in 25mm connection charge					Y	N/A	N/A	N/A
Construction charges – mains												
Y	180mm branch connection²	Per connection	1	3,975	3,975	34	68	Y	N/A	N/A	N/A	N/A
Y	Off-site main laying (180mm), incl. digging, backfilling & reinstatement (road)	Per metre	18	265	4,770	34	612	Y	N/A	N/A	N/A	N/A
Y	On-site main laying (180mm), incl. digging, backfilling & reinstatement (footpath)	Per metre	100	220	22,000	34	3,400	Y	N/A	N/A	N/A	N/A
Y	On-site main laying (90–125mm), incl. digging, backfilling & reinstatement (unmade)	Per metre	880	87	76,560	25	22,000	Y	N/A	N/A	N/A	N/A
Y	Additional phase (piece-through)	Per phase	5	2,882	14,410	28	140	Y	N/A	N/A	N/A	N/A
Y	Washouts	Per washout	9	551	4,959	N/A	N/A	Y	N/A	N/A	N/A	N/A

1. NAV costs will either be Yorkshire Water costs or the SLP costs depending on which route they choose to take.

2. Includes first 2 metres of off-site excavation, main laying, backfilling and reinstatement, plus installation of a sluice valve and a washout.

Scenario 6: Large housing development needing new mains and communication pipes (excavation and reinstatement by Yorkshire Water) continued											Alternative delivery method	
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate (£)	NAV total charge (£)
Construction charges – mains (continued)												
Y	Valves	Per valve	7	551	3,857	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Trial hole (unmade ground)	Per trial hole	2	1,497	2,994	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Reinstatement of trial holes (unmade)	Per m ²	2	168	336	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Council road closure fee	Per job	1	1,025	1,025	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Council parking bay suspension fee	Per parking bay	8	25	200	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Council streetworks permit fee	Per job	1	211	211	N/A	N/A	Y	N/A	N/A	N/A	N/A
Other charges³												
Y	Pre-planning sewerage enquiry	Per enquiry	1	187	187	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 application (min. £732)	Per application	1	732	732	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 standard assessment and inspection fee	Per scheme	1	38,528	38,528	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 Agreement prepared by YW	Per Agreement	1	304	304	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (foul water)	Per connection	1	203	203	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	203	203	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Site-served status (NAV only)	Per request	1	N/A	N/A	N/A	N/A	N	N/A	N/A	100	100
Infrastructure charges												
Y	Water infrastructure charge	Per property	200	96	19,200 ⁴	N/A	N/A	N	96	19,200 ⁴	96	19,200 ⁴
Y	Foul water infrastructure charge	Per property	200	60	12,000 ⁵	N/A	N/A	N	60	12,000 ⁵	60	12,000 ⁵
Y	Surface water infrastructure charge	Per property	200	150	30,000 ⁶	N/A	N/A	N	150	30,000 ⁶	150	30,000 ⁶
Income offset												
N	Income offset – water	N/A	N/A	0	0	N/A	N/A	N	0	0	0	0
N	Income offset – sewerage	N/A	N/A	0	0	N/A	N/A	N	0	0	0	0
Totals					321,657	32,020			61,978	62,012		

3. A refundable bond (cash / surety) is also applicable, which is equal to 10% (or a minimum of £5000) of the total cost of the adoptable sewer construction works.

4. **£15,360** if the estimated water usage for each property is 110 lpppd or less.

5. **£9,600** if the estimated water usage for each property is 110 lpppd or less.

6. **£0** if the development as a whole will discharge surface water to a watercourse instead of a public surface water sewer.

5.2 Glossary

Term	Definition
Accredited Third Party	a recognised organisation that is competently qualified to carry out contestable work and services.
The Act	the Water Industry Act 1991.
Administration Fee	a fee we charge for administrative activities such as work requests, technical assessments and agreements. This does not include site-based activities covered in construction costs such as additional site visits.
Adoption	the process by which we take ownership of water or sewerage infrastructure that has been constructed by an accredited third party.
Adoption Agreement	an agreement made between us and a developer customer for us to adopt a new water main (under section 51A of the Act) or a new or existing sewer (under sections 104 and 102 of the Act).
Annual Contestability Summary¹	the document we publish on our website setting out what we define as contestable work and non-contestable work in relation to the provision of water services.
Application Fee	an upfront fee we charge at the point of application, which covers the processing, acknowledgment and assessment of the application, preparation of a quote, an agreement or an acceptance for the proposed works and any required surveys or site visits.
Backfilling and Reinstatement	the process of restoring the ground to its original condition after excavation.
Barrier Pipe	a type of plastic water pipe with an aluminium barrier layer that stops contamination entering the pipe.
Bespoke Charges	charges which are not pre-determined in amount or covered by our published fixed charges. In the case of water services, we will only apply bespoke charges to infrequent or special circumstances where there is no existing fixed charge in place.
Bond or Surety	a cash bond or financial guarantee underwritten by an appropriate warranty provider, bank or insurance company, which is accepted by Yorkshire Water.
Branch Connection	the connection of a new water main to the existing mains network so that a development can be supplied with water.
Building Water	water used for the construction of a building, such as for cement mixing or testing water fittings.
Charging Arrangements	the charging arrangements and charges set out in this book, and the methodologies for calculating them, in accordance with the English New Connection Rules. "New Connection Charging Arrangements" should be construed accordingly.
Charging Year	a calendar year running from 1 April to 31 March, during which the current Charging Arrangements apply.
Communication Pipe	the part of a service pipe that connects a water main to the boundary of a property and may also include a meter, chamber and external stop tap or valve.

¹ You can find a copy of our Annual Contestability Summary at yorkshirewater.com/developers/water/self-lay/

Term	Definition
Construction	refers to the physical work (and associated costs) carried out off-site and/or on-site for water or sewerage services.
Contaminated Land	land where substances are causing, or could cause, harm to people, property or the environment, and where the installation of barrier pipe would be needed.
Contestable Work	the work or services that can be provided either by us or an accredited third party and which is, in relation to water services, defined in our Annual Contestability Summary.
Curtilage	the land immediately surrounding a house or dwelling.
Design Checking Fee	a fee we charge for checking a design submitted by a self-lay provider
Design Fee	a fee we charge for designing a scheme for a new water main or diversion.
Developer Customer	any person or business that is responsible for a development, or any person making an application for new connection services, whether they are a developer, an SLP, a NAV or a homeowner.
Developer Services	the dedicated Yorkshire Water team and associated water and sewerage services it provides to developer customers.
Development	a new, existing, or proposed property/site, which requires connection(s) to, and/or modification of, existing water or sewerage infrastructure.
Diversion	the alteration or removal of a public water main or sewer in accordance with section 185 of the Act.
Domestic Use	water used primarily for household purposes, such as drinking, washing, cooking, central heating and sanitation.
English New Connection Rules²	the Charging Rules for New Connection Services (English Undertakers) issued by Ofwat under sections 51CD, 105ZF, 143B and 144ZA of the Act.
Excavation	digging up ground to lay, connect or access pipework.
Excavation by Others	refers to work where we do not carry out excavation or backfilling and reinstatement, for example if the trench will be excavated by you or a third party to our standards.
Excavation by Yorkshire Water	refers to work where we will carry out excavation, backfilling and reinstatement.
Existing Main/Sewer	a water main or sewer that is already part of the existing network before development begins.
Far Side Connection	a connection between a property and an existing main that is either on the opposite side of the street to the property or in the centre line, at a maximum communication pipe length of 18 metres, and for which a straight linear meterage rate is not applied.
Fire Supplies	water supplies provided solely for firefighting or fire safety provision.
Fixed Charges	our charges which are fixed in amount for the charging year, or calculated using a predetermined methodology set out in our Charging Arrangements.
Footpath	a hard-surfaced area intended for use by pedestrians or cyclists.

² [ofwat.gov.uk/publication/charging-rules-for-new-connection-services-english-undertakers-issued-by-the-water-services-regulation-authority-under-sections-51cd-105zf-143b-and-144za-of-the-water-industry-act-1991-effective](https://www.ofwat.gov.uk/publication/charging-rules-for-new-connection-services-english-undertakers-issued-by-the-water-services-regulation-authority-under-sections-51cd-105zf-143b-and-144za-of-the-water-industry-act-1991-effective)

Term	Definition
Household Premises	any property that is used, or will be used, primarily as a domestic dwelling, such as a house or flat. "Household property/ies" should be construed accordingly.
Infrastructure Charges	the charges we apply to each new property connected to our water or sewer network in order to recover the costs of reinforcements needed to meet the additional demand resulting from new connections across the region.
Infrastructure Credit	a credit (or discount) on infrastructure charges we will apply if there has previously been a billable account on your site/address within the last 5 years.
In-line Meter	a type of water meter that is installed in the line of flow by replacing a section of service pipe.
Lateral Drain	(a) the part of a drain which runs from the curtilage of a building (or buildings or yards within the same curtilage) to the sewer with which the drain communicates or will communicate; or (b) (if different and the context so requires) the part of a drain identified in a declaration of vesting made under section 102 of the Act above or in an agreement made under section 104 of the Act.
Manifold Connection	a section of pipe with multiple ports that connects a communication pipe to several supply pipes and which can be fitted with separate meters.
Manifold Meter	a type of water meter that is installed by screwing it into a manifold point on the service pipe.
Near Side Connection	a connection between a property and an existing main on the same side of the street as the property.
Network Assembly	components, such as sluice valves, washouts and associated chambers, which are needed to operate and maintain the water network.
Network Reinforcement	work needed to provide or modify specified types of infrastructure (mains and tanks, pumping stations, service reservoirs, or sewers) to ensure an adequate water supply and/or sewerage capacity to a development site where existing infrastructure (mains, service pipes, public sewers and/or lateral drains) is in place.
New Appointee (NAV)	a company appointed by Ofwat through the new appointments and variations process to provide water and/or sewerage services to customers in an area previously served by one water company.
New Connection Services	the collective term for new water mains, sewers, service connections, lateral drains, sewer connections and diversions.
Non-contestable Work	the work or services that can only be carried out by us (or our representatives) and which is, in relation to water services, defined in our Annual Contestability Summary.
Non-domestic Use	water used primarily for non-household purposes, such as water for industrial or business use (including manufacturing processes, washing, cleaning and cooling) or agricultural use.

Term	Definition
Non-household Premises	any property that is used, or will be used, primarily for industrial, business, recreational or community purposes, not as a dwelling. "Non-household property/ies" should be construed accordingly.
Ofwat	the Water Services Regulation Authority.
Off-site	refers to construction works for the provision, modification or connection of water or sewerage infrastructure, carried out, or proposed to be carried out, outside the site boundary up to the point of connection.
On-site	refers to construction works for the provision, modification or connection of water or sewerage infrastructure, carried out, or proposed to be carried out, within the site boundary.
Phase	a discrete part of a development, which a developer customer chooses to separately progress.
Piece Through	in relation to a water main disconnection, the process of removing a branch of main from the host main and inserting a new, straight piece of pipe in its place.
Piece Up	the process of connecting lengths of main together.
Point of Connection	the nearest practical location where the existing water main or sewer is the same size or larger than the new connecting main.
Point of Discharge	the nearest practical location where the existing public sewer can discharge foul water or surface water to an authorising body's asset under agreement.
Pre-construction	refers to the activities (and associated costs) carried out before off-site or on-site work begins, for example applications, administration, design and pre-start meetings.
Pre-planning Enquiry	an enquiry submitted by a developer customer to understand the infrastructure requirements or considerations for a proposed development.
Pre-planning Enquiry Response	the report we produce in response to a pre-planning enquiry that confirms the availability of the existing water or sewerage network and any potential restrictions that may impact your development.
Public Highway	a way over which there exists a public right of passage, such as a road, footpath, bridge or tunnel.
Public Sewer	a sewer that is owned, operated and maintained by the relevant sewerage undertaker.
Quote	a fixed-price offer made by us for the cost of on-site and/or off-site construction work for the provision of new water connection services. Our quotes are built up from the fixed charges published in section 2 of these Charging Arrangements and from bespoke charges applied in infrequent of special circumstances.
Re-design Checking Fee	a fee we charge for checking a re-designed scheme for a new water main submitted by a self-lay provider (SLP).
Re-design Fee	a fee we charge for re-designing a scheme for a new water main or diversion on receipt of a re-design request.

Term	Definition
Relevant Multiplier	the calculation we make to determine the infrastructure charges payable per household/non-household premises, based on the estimated water usage of the premises.
Requisition	a formal request for new water mains or sewers to be installed by us.
Road	a hard-surfaced area intended for vehicles.
Self-lay	the installation of water pipes and associated infrastructure by an accredited self-lay provider in accordance with section 51A of the Act.
Self-lay Provider (SLP)	a third-party provider that is accredited under the Water Industry Registration Scheme (WIRS) to carry out self-lay work.
Service Connection	the connection of a service pipe to a water main as provided for under sections 45 and 46 of the Act.
Service Pipe	a pipe which connects a property to a water main for the supply of water.
Sewer	any pipes and drains (excluding drains within the meaning given by section 219 (1) of the Act) used for the drainage of buildings and yards appurtenant to buildings, including tunnels or conduits which serve such a pipe and any accessories for the pipe.
Sewerage Sector Guidance³	documents relating to the adoption of sewerage assets, published in accordance with Ofwat's Codes for Adoption.
Sewer Connection	a connection between your sewer or drain and the public sewer, made in accordance with sections 106 and 107 of the Act.
Site-specific	refers to work (and associated costs) related to a specific site. It does not include work or costs associated with network reinforcement.
Smart Meter	a water meter that that uses wireless communication to automatically transfer water consumption data in near real time to a water undertaker for customer billing.
Supply Pipe	the part of the service pipe within your property boundary that connects to the external stop tap in the public highway, and which remains your responsibility.
Sustainable Drainage Incentive	a waiver we will apply to our surface water infrastructure charge if you can show evidence that your development will discharge surface water to a watercourse or soakaway instead of a public surface water sewer.
Sustainable Drainage Systems (SuDS)	a treatment train of assets which manage surface water and take account of water quantity, water quality, biodiversity and amenity.
Third-party Land	any land that is not a public highway or your private property, for example your neighbour's garden.
Traffic Management Charges	charges we raise to cover the cost of working in the highway safely and in compliance with the Traffic Management Act 2004.
Trial Hole	a hole that may need to be excavated to identify nearby assets and infrastructure before any works can begin.
Undertaker	the company appointed to carry out water and/or sewerage duties under the Act.

³ [water.org.uk/sewerage-sector-guidance-approved-documents](https://www.water.org.uk/sewerage-sector-guidance-approved-documents)

Term	Definition
Unmade Ground	ground which does not have an artificial surface and may feature grass and topsoil.
Water Company	a company holding an appointment as a water or sewerage undertaker under the Act.
Water Efficiency Incentive	a 20% discount we will apply to our water and foul water infrastructure charges if you can show evidence that your property's estimated water usage will be 110 litres per person per day (lpppd) or less.
Water Industry Registration Scheme (WIRS)	the scheme operated by Lloyd's Register EMEA on behalf of Water UK and its members, which certifies the competence of self-lay providers.
Water Main	a pipe that is owned by (or to be vested in) the relevant water undertaker, and used (or to be used) for the purpose of making a general supply of water available, as opposed to a supply to particular customers. This definition includes tunnels or conduits which serve as a pipe and any accessories for the pipe.
Wholesale Connection Charges	has the meaning given by the Wholesale Charging Rules issued on 16 March 2018 by Ofwat under sections 66E and 117I of the Act.
We / Us / Our / Yorkshire Water	Yorkshire Water Limited (registered number 02366682) or our representatives.
You / Your	the person requesting the new connection service(s).

yorkshirewater.com

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