

# Developer Services

*Sewerage Technical Team:  
Fees for 2018-2019*

April 2018

**It's part of our  
Blueprint for Yorkshire**



YorkshireWater

# Sewerage Technical Team

*Fees for 2018-2019*

## DOCUMENT CONTROL

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# Developer Services

## Sewerage Technical Fees for 2018 - 2019

### Extract of Sewer Records

If you require a copy of our asset records, then you can contact SafeMove ([www.safe-move.co.uk](http://www.safe-move.co.uk)) to request this service. You will be able to receive plans showing our public sewerage network.

A4 Paper Copy	£32.20 + VAT
Electronic Copy	£25.97 + VAT

### Aborted Site Inspections

Unless a site inspection is cancelled more than 24 hours in advance, the following charge will be made

If an inspector turns up within the appointment slot and the site is not ready for inspection or no one is present to meet the inspector, the visit will be aborted and the following charge will be made

Aborted Site Inspection	£155.82 + VAT
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### Building Regulation Enquiry

Technical Assessment (with no site visit)	£32.20 + VAT
Technical Assessment (with one site visit)	£136.08 + VAT

### Formal Build Over Agreement

Additional legal fees will also apply to this charge

Technical Assessment (with one site visit)	£519.40 + VAT
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### Pre Planning Sewerage Enquiry

These fees are to provide developers with feasible drainage solutions. With more complex sites, additional hydraulic modelling is required to determine the impact of foul flows from the development on the existing catchment

Technical Assessment	£158.93 + VAT
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### Highway Agreement (S115) or Sports Pitch Discharges

Technical Assessment	£70.00 per hour + VAT
Formal Agreement (up to two connections)	£530.82 + VAT
Certificate (for one connection only)	£162.05 + VAT
Each Subsequent Connection	£105.95 + VAT

### Sewer Closure or Abandonment of Sewers (S116)

Technical Assessment (basic closure)	£211.91 + VAT
Technical Assessment (complex closure)	£211.91 + VAT plus £70.00 per hour thereafter

## Sewer Connection (S106)

This fee relates to an application to connect to the public sewer under S106 and S108 of the Water Industry Act 1991. The fee is applied per connection application. This fee is payable on submission of an application form.

- For new residential buildings / flats, the standard rate of VAT is not applicable
- For commercial / industrial premises and extensions to existing buildings, the standard rate of VAT is applicable

Infrastructure charges will also be charged on all new domestic connections.

Please note that receiving an approval to connect to the public sewer, is not approval to work in third party land.

### Per Connection Charge (during the hours of 0800 – 1800, weekdays only)

Into Highway Proposed Lateral Connections / Adoption	£522.92
Into Highway Proposed Private Connection	£150.97
Into Private Land	£150.97

### Per Connection Charge (outside of these hours)

Into Highway Proposed Lateral Connections / Adoption	£626.40
Into Highway Proposed Private Connection	£254.51
Into Private Land	£254.51

## Sewer Diversion (S185)

If an existing sewer needs diverting / altering to a different location due to its existing position being affected by the planned works, the charges will apply. All diversions should be contained within the applicants land or a formal diversion may be required.

For off-site diversions that require works on third party land, Yorkshire Water will meet the land agent / compensation costs, however, these will be recharged to the developer at cost.

- For new residential buildings / flats, the standard rate of VAT is not applicable
- For commercial / industrial premises and extensions to existing buildings, the standard rate of VAT is applicable

### Minor Alteration for the Diversion of Lateral Drains and Sewers within Curtilage (S185)

For non-critical pipework, up to 225mm diameter. Generally located within back gardens / side of property only

Technical Assessment, Agreement and Inspection	£369.00
Additional Technical Assessments	£70.00 per hour + VAT

### Agreement of Diversion (Letter) (Minor S185)

For non-critical pipework, 225mm or greater in diameter

Technical Assessment, Agreement and Inspection	5% of cost of works or £600.00 minimum
Bond	100% of cost of works or £5,000.00 minimum

- 100% of the bond will be held until all works are complete
- 90% of the bond will be refunded with the issue of the Provisional Certificate. Twelve months after the Final Inspection, the remaining bond will be released, if no remedial action is required.

## Agreement of Diversion (Formal) (Major S185)

For critical public sewer systems, which will also include rising mains. These will need to be diverted / altered by Yorkshire Water. Please refer to the Criticality Sheet for confirmation from Developer Services.

Feasibility Study from £8,000.00 + VAT

- This initial fee could rise dependant on the scale and complexity of the system

Cost of Works Full amount to be confirmed following application

## Sewer Requisition

If you are required to lay sewers through third party land, but have been unable to obtain the agreement of the land owner, the Section 98 Agreement allows you to utilise Yorkshire Water's Statutory pipe laying powers. Yorkshire Water will meet the land agent / compensation costs, however, these will be recharged to the developer at cost.

## Adoption of Sewers and Disposal Works (S102)

S102 of the Water Industry Act 1991 allows the owners of a private sewerage system to apply for adoption of their system by the Yorkshire Water

Technical Assessment: Residents (per application)	£0
Technical Assessment: Developers / Contractors (per application)	2.5% of cost of works or £500.00 minimum
CCTV (Review of Report)	£103.88 + VAT or £70.00 per hour + VAT
Pumping Station Locks (per pump station)	£519.40 + VAT

## Agreements to Adopt Sewer, Drain or Sewage Disposal Works at Future Date (S104)

Fees and costs associated with sewer adoptions are set out in Sewers for Adoption 6<sup>th</sup> Edition.

You are required to make an application to connect to the public sewer for your proposed sewer and to pay for the Technical Approval and administration associated with this. The value of the payment required is dependent upon whether the proposed connection is direct or indirect.

An upfront fee is to be paid with all S104 applications. This upfront fee is not an additional fee as it will be deducted from the final 2.5% vetting / supervision fee. The upfront fee is non-refundable and is to cover our costs for work carried out should a scheme not progress. The balance will be invoiced when the offer of adoption is issued.

### Supervision Fees

Since 1<sup>st</sup> April 2012, all S104 systems require a bond / surety for inclusion within the Agreement

Supervision Fee	2.5% of cost of works or £500.00 minimum
Bond / Surety	10% of cost of works or £5,000.00 minimum

### Administration Fees

S104 Agreement (to include up to 3 parties in the Agreement)	£312.00
S104 Agreement (additional copies per party)	£104.00 per copy

Copy of S104 Agreement (including copy of original plan)	£104.00 per copy
Copy of S104 Agreement (excluding plan)	£52.00 per copy
Alterations to Agreement Requested	£70.00 per hour + VAT
Additional Checks to be Undertaken	£70.00 per hour + VAT
Pumping Station Locks (per pump station)	£519.40 + VAT
Technical Assessment: Sewerage Treatment Works	Bespoke Charge
Technical Assessment: Detention Basin	Bespoke Charge
Technical Assessment: Structural Checks	£1,500.00 + VAT (to send to external consultants) £70.00 per hour + VAT (administration charge)

### Inspection Fees

Pre Start Inspection (prior to issue of Technical Approval)	£1,550.00 (non-refundable)
Additional Inspections (development site)	£103.88 + VAT (per visit) minimum
Additional Inspections (pumping station, detention basin or sewerage treatment works)	£207.76 + VAT (per visit) minimum

Unwanted site inspections need to be cancelled at least 24 hours in advance of the appointment, otherwise aborted site visit charges will apply.

### Legal Requirements

Additional legal charges are applicable in addition to these fees

Variation of Agreement	£260.00 minimum or £70.00 per hour + VAT
Deed of Novation	£260.00 minimum or £70.00 per hour + VAT
Land Transfer (pumping station, detention basin or sewerage treatment works)	£260.00 minimum or £70.00 per hour + VAT
Deed of Grant of Easement	£260.00 minimum or £70.00 per hour + VAT
Right in Perpetuity to Discharge	£260.00 minimum or £70.00 per hour + VAT

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