

# Domestic Meter Location Policy

## New Developments

Version: 2

Date: 31/01/2023



## Document Revision History

Version	Date	Amendment Details
1	01/04/2017	<ul style="list-style-type: none"><li>New Meter Location Policy</li></ul>
2	31/01/2023	<ul style="list-style-type: none"><li>Updated the policy.</li></ul>

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# 1 Policy

This policy defines the domestic meter location options available for New Developments.

All new build properties built since 1990 have water meters installed at the time of construction. This is a legal requirement in line with the Water Industry Act 1991 and cannot be reversed.

YW policy is that domestic meters are located externally, except where this isn't practical or financially viable, as defined within this policy. This will ensure we protect our assets by maximising operability, serviceability and maintainability, providing YW ease of access for meter reading and stop tap operation, without inconveniencing our customers, and increased visibility for leakage detection, whilst enabling our network for smart metering.

## 1.1 Scope

This policy applies to Designers, Developers and Self-Lay Providers.

Failure to comply with this policy may mean connection delays, possible abortive visit charges, customer complaints or remedial costs.

For further information or queries you can contact Developer Services directly by visiting:

<https://www.yorkshirewater.com/developers/contact-developer-services/>

# 2 Domestic Meter Locations for New Developments

Since 1990 every newly built property has required the installation of a water meter. On new build properties, these meters have always been installed at the highway boundary, but in response to customer demand we have reviewed our policy for new build properties.

Since 1st April 2017, YW has provided Developers with more choice regarding the location of the domestic water meter, thus allowing safer and greater access for the homeowner.

The options available to Developers are detailed below.

## 2.1 Meter Chamber located at the Adoptable Highway Boundary

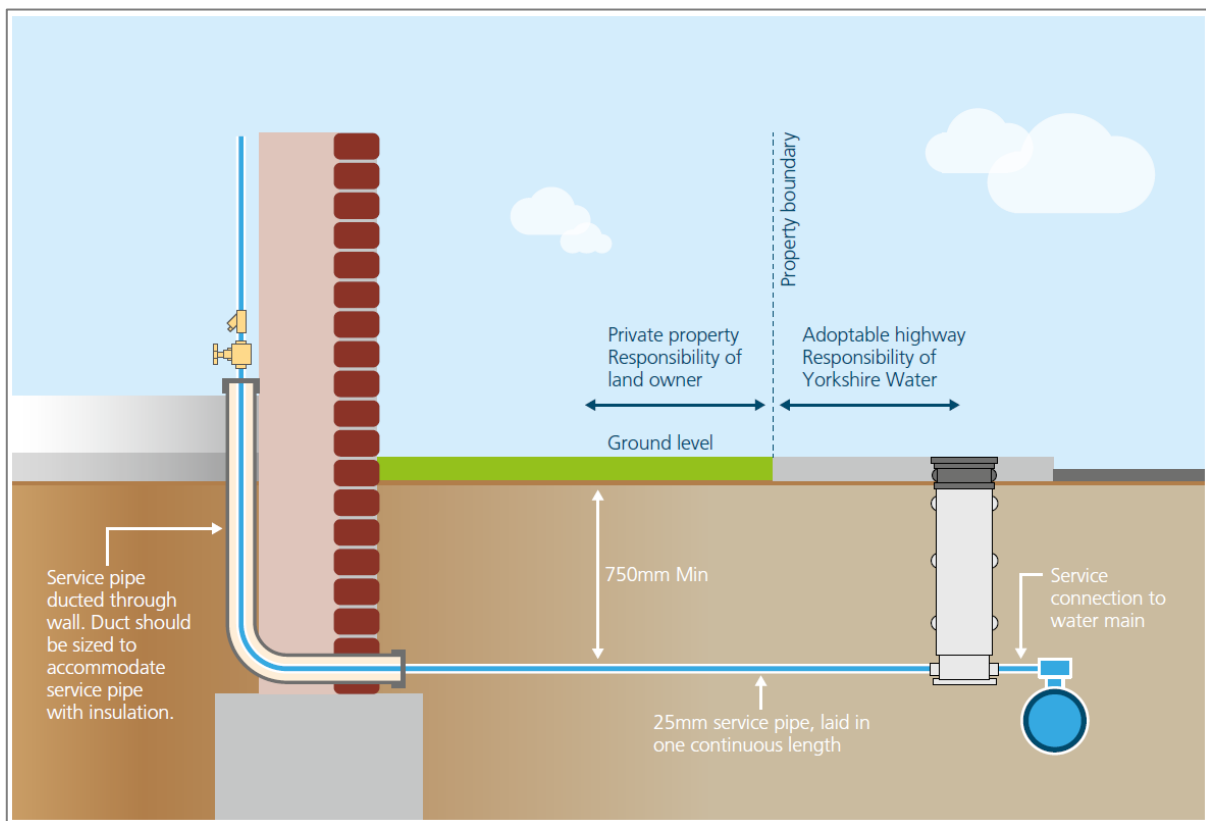
This is YW's preferred option, where the meter chamber is installed in the footpath at the property boundary, or at the boundary of a private development, in the adoptable highway (see **Figure 1**). The maintenance of the water meter and chamber shall be the responsibility of YW.

When a Developer chooses this option, all costs for the installation of the supply including the provision of the boundary meter box will be met by the Developer.

The meter chamber (boundary box) should be installed within soft or reinstated ground in the footpath, in a non-trafficked area, within 0.5 metres of the boundary, and at a minimum of 150 mm from other individual boundary boxes.

Where there is no footpath available, the meter chamber should be installed in order of preference in the hard margin, followed by the road edge.

Service Pipes should be laid under grassed areas where possible and not laid beneath footpaths, drives and parking areas. This should allow meters to be positioned in non-trafficked areas. Where this isn't feasible, for example properties fronted by multiple shared driveways, then the meter should be positioned away from the direct line of wheel loading.



**Figure 1: Meter in a chamber at the property boundary**

## 2.2 Wall-Mounted Meter Box Installation with a Stop Tap at the Adoptable Highway Boundary

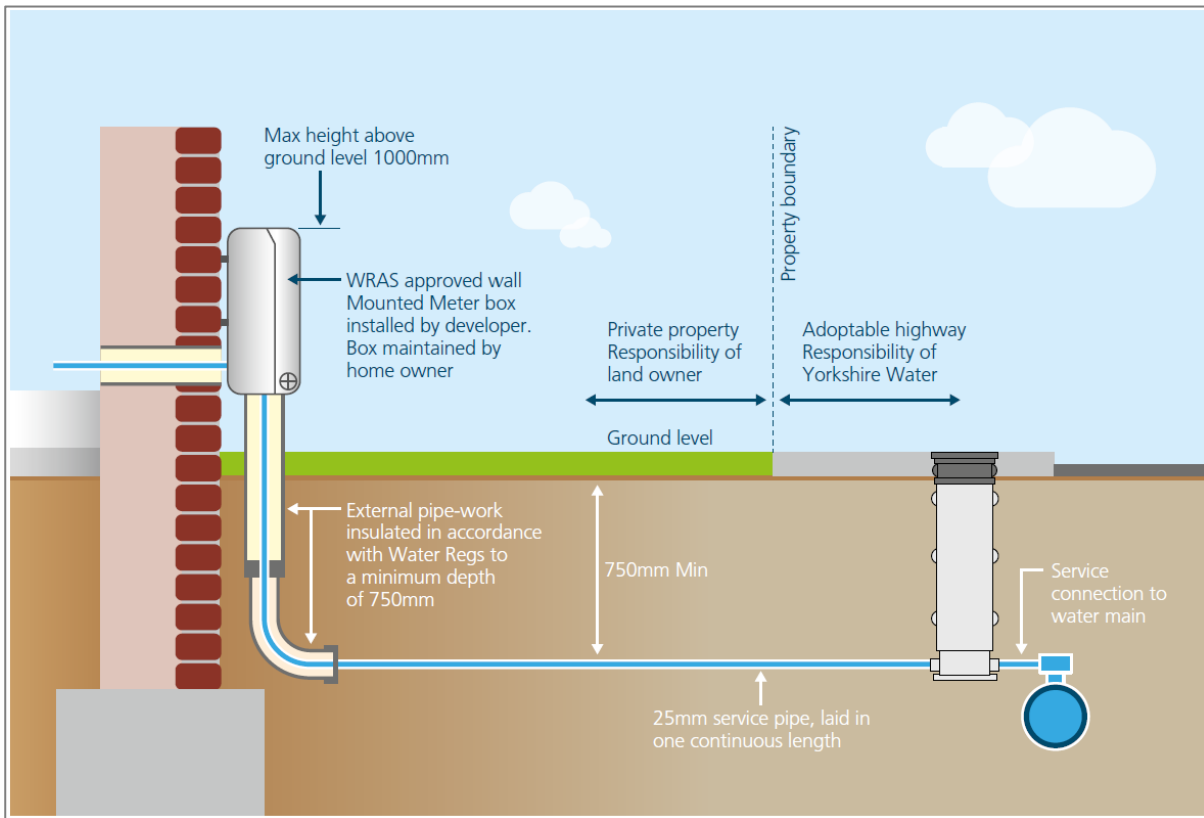
A wall-mounted meter box installed by the Developer with a controlling stop tap installed by YW or Self Lay Provider (SLP) at the highway boundary.

When a Developer chooses this option, costs for the installation of the supply and the provision of the wall-mounted meter box will be met by the Developer. The cost of the boundary stop tap will be met by YW.

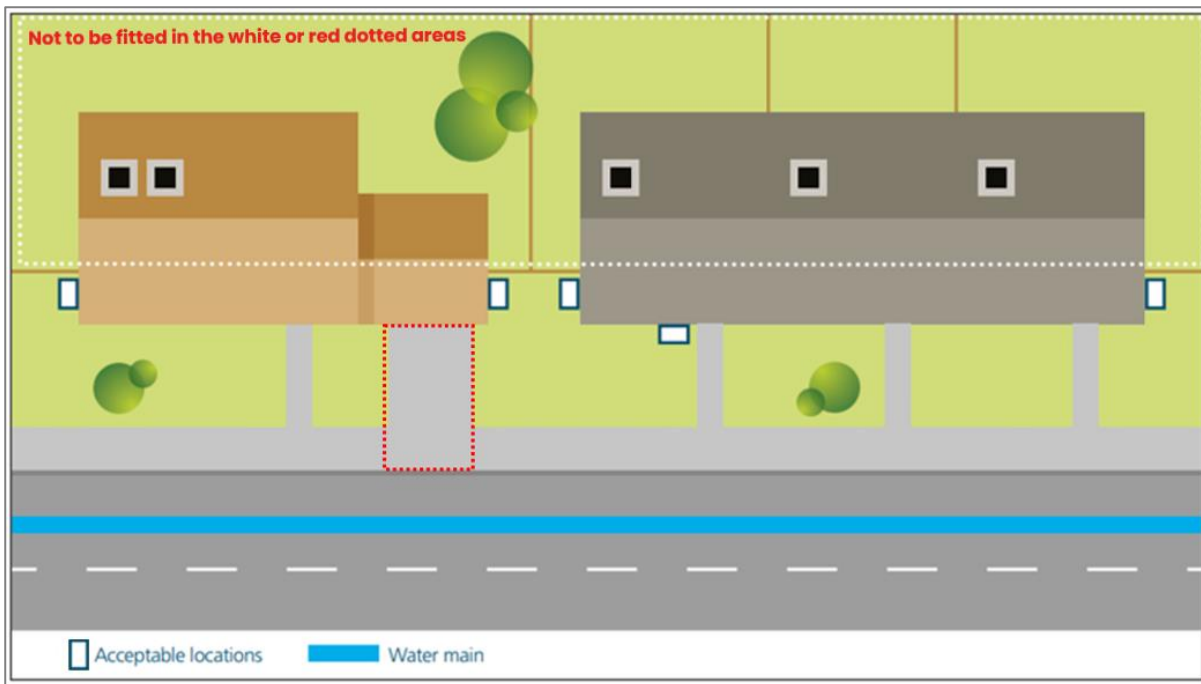
The boundary stop tap should be installed in the footpath, as detailed in **Section 2.1**. The maintenance of the stop tap shall be the responsibility of YW.

The wall-mounted meter box (see **Figure 2**) should be positioned to allow access for reading and future maintenance. It should not be enclosed or built over.

The wall-mounted meter box should only be fitted on the front face of a property or outbuilding (see **Figure 3**), or the side of a property, within 1.5 metre of the front face and at a maximum height of 1.0 metre. The maintenance of the Wall Box shall be the responsibility of the property owner.



**Figure 2: Meter in a wall-mounted meter box and stop tap at the boundary**



**Figure 3: Positioning of a wall-mounted meter box**

**Note:** Wall-mounted meter boxes are only capable of housing 15mm MSM meters; if the meter will be larger than this then an appropriately sized meter chamber will need to be installed at the property boundary. Revert to option 1.

**Note:** YW has assessed the risk of joint leakage and does not accept the use of in-wall meter boxes.

## 2.3 Single and Two Storey Multi-Occupancy Buildings

There should be no problems in providing separate services and standard meter installations for a single or two storey development. External meter installations shall comply with **Figure 1** or **Figure 2** of this document. Internal meter installations shall comply with Figure 49 of the YW Design and Construction Specification (DCS) for Self-Lay Providers (available on YW’s website).

Where the installation method is for four or more metered supplies in a single chamber with a 4–8-way multiple outlet manifold with 15mm MSM manifold meters, the domestic meter location should be positioned as outlined in **Section 2.1**.

## 2.4 Three or More Storey Multi-Occupancy Buildings

The installation of separate service pipes becomes problematic when dwellings consist of three or more storeys as a lack of pressure can prevent mains water from reaching the upper storeys by gravity feed. Therefore, on-site boosting and/or pumps may be required, which will require a single large-diameter service.

In such circumstances a single metered large-diameter supply and rising main within the property will be allowed with the provision for separate metered charging of individual dwellings where we may consider a common supply pipe feeding the building more suitable.

The single metered large-diameter supply will be fitted externally as outlined in **Section 2.1**.

The meters for individual dwellings will be grouped together on each floor in communal areas or utility spaces, on each floor, with easy access provided for YW personnel.

Where feasible, the ground floor meters should be externally accessible to YW personnel.

## 2.5 Related Documents

Please refer to YW **Design and Construction Specification (DCS) for Self-Lay Providers** on the YW website for Standard Meter Arrangement Drawings.