



April 2019



YorkshireWater

Version	Date of Issue	Modifications
1	01/02/2019	
2	03/04/2019	<p>Change 1</p> <p>Change to Building Water charge for Domestic Houses. Charge changed from £41.00 to £42.90. This is to align the Building Water charge for Domestic Houses with our Wholesale Charges Scheme 2019-2020 publication. This affects pages 38 and 91 of this publication.</p> <p>Change 2</p> <p>Change to Mains Disconnection 160mm & over charges. The Excavate and Disconnect (unmade) charge has changed from £8185.00 to £2211.00. The Excavate and Disconnect (made) charge has changed from £2211.00 to £8185.00. The charges for these services were presented the wrong way round. This affects pages 22, 26, 81 and 85 of this publication.</p> <p>Change 3</p> <p>Change to Connection Charges (Section 106). The Connection with lateral adoption (each) has changed from £155.00 to £539.00 and the Connection only (each) has changed from £539.00 to £155.00. The charges for these services were presented the wrong way round. This affects page 50 of this publication.</p>

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1. Our Charging Arrangements

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1.1 Finding Your Way Around this Document

We are committed in making our publications easy to read and navigate through.

01. Our Charging Arrangements Page 04

We provide some useful information on new infrastructure, responsibility for payment, and we outline your options for New Connections Services.

02. New Connections Services Charges - Water Page 13

An overview of our chargeable Water Services, plus some additional information which will assist you in making your application. We also detail the charges for each of these services.

03. New Connections Services Charges - Sewerage Page 40

An overview of our chargeable Sewerage services, plus some additional information which will assist you in making your application. We also detail the charges for each of these services.

04. General Charging Arrangements Page 54

General information including how to pay, Wholesale Charging and our Transitional Arrangements.

05. Appendices Page 60

Really useful information, such as worked examples. Each example includes a description of the services being charged for and a table to explain the costs. In this section you will also find a glossary of useful terms which may help when reading this document.

1.2 Introduction

This document sets out the Developer Charging Arrangements made by Yorkshire Water under the provisions within the Water Industry Act 1991 as amended, for the period 1st April 2019 to the 31st March 2020.

The charges set out in this document are applied where the appropriate application is made, or duty arises between the dates specified above.

In anticipation of legislative changes, around Codes for Adoption, due to come into effect during the period that this document covers, there may be occasions where we will re-issue our Charging Scheme with the appropriate changes made. We therefore advise our customers to always check our website for the most up to date version of the scheme.

Defra provided updated guidance to Ofwat about their expectations for these charges, this enabled Ofwat to set new charging rules for New Connections Services, which we, and all other water and wastewater companies, must follow when setting charges for connections.

The Water Industry Act (1991) allows water companies to recover costs from its developer customers for providing relevant infrastructure for new developments and connections to the water company's water and sewerage network. The charges and charges methodologies set out include any relevant miscellaneous and ancillary costs such as assessment, inspection, design, legal, supervision charges, and traffic management. To provide you with a complete set of information, we have included any 'other charges' relating to new development functions, not covered under Ofwat's rules.

These charges for New Connections Services are designed to improve the transparency and provide greater clarity around our charges and the supporting information. The charges are designed to encourage competition within the sector.

We support Ofwat's commitment to competition within the Water Industry, and actively encourage our customers to explore all their options for the provision of New Connection Services, prior to applying.

There are different ways to engage with us for New Connections Services. Developers can approach New Appointments Variations (NAVs) rather than the incumbent water company for the adoption of infrastructure.

They can also approach a Self-Lay Provider (SLP) for the delivery of the contestable work in the supply of water.

The charging rules provide us with an opportunity to continue to develop a charging framework built on Ofwat's four guiding principles:

- Fair and affordable
- Environmental protection
- Stable and predictable
- Transparent and customer focused

Our framework continues to provide our customers with greater predictability for water and sewerage services. Our charging arrangements have been informed by the Charges for Connection Services Sector Guidance issued by Water UK.

www.water.org.uk/publication/new-connections-charging-consultation

1.3 Consultation on Charging Arrangements 2019-2020

We undertook a consultation on the changes to the charges for new connections services and our proposals to comply with the rules. The Water Industry Act (1991) allows water companies to recover costs from its developer customers for providing relevant infrastructure for new developments and connections to the water company's water and sewerage network.

We see the rules as providing us with an opportunity to continue to develop a charging framework that benefits all our customers, whilst continuing to comply with Ofwat's Charging rules which came into effect from April 2018.

Your views matter to us, we aim to be transparent and get it right first time, we welcome any comments you may have with our proposals and encourage you to get in touch. Our contact details are on page 8, should you wish to contact us.

Details on our consultation activities and end results, including how we have acted on the information you have provided, has been published on our website in our Charges section, and can be accessed using the following link, www.yorkshirewater.com/developers/developer-charges



1.4 How to Contact Us

If you would like to discuss any element of this document or need to get in touch with us for any other reason, please use the below details.

Our Developer Services office is open Monday to Friday 08:00 am to 17:00 pm. We are closed on weekends and Bank Holidays.

Phone number: **0345 120 84 82**
Option 1 for Sewerage Enquiries, Option 2 for Water Enquiries



Email: Charges – developer.services.charges@yorkshirewater.co.uk
Water – wbu.servicecentre@yorkshirewater.co.uk
Sewerage – technical.sewerage@yorkshirewater.co.uk



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

1.5 Tell us what you think

We welcome any comments you may have, and we try to answer queries and resolve concerns quickly and in full. If you are not satisfied with our Charging Arrangements we would like to know, so that we can continue to improve our services.

Please contact us as soon as possible using the contact information above to discuss further. Our complaints procedure can be found on our website, please use the following link, www.yorkshirewater.com/developers/contact-us

1.6 Other Charges Publications

Yorkshire Water Services Limited Charges
Sets out information about your bill, how we work it out, and our charges for the year.
www.yorkshirewater.com/our-charges

Board Assurance Statement 2019-2020
www.yorkshirewater.com/our-charges

Wholesale Charges 2019-2020
Sets out our wholesale water and sewerage charges and policies for Retailers.
www.yorkshirewater.com/business

Water Quality in my area
Found on our website, it is a quick, reliable, up-to-date service showing you where we're working in your area and what it means for you. It will tell you all about the quality of your water, any incidents that have occurred in your area and all the latest investment.
www.yorkshirewater.com/waterquality

1.7 New Infrastructure and Responsibility for Payment

The following diagrams were produced by Ofwat in conjunction with stakeholders to assist in the understanding of terminology used for water and sewerage networks respectively. Water UK published these diagrams in their New Connections Charging – A Water UK Consultation document, which is available on their website.

www.water.org.uk/news-water-uk/latest-news/new-connections-charging-water-uk-consultation

The diagrams aim to assist in assessing who is responsible for the provision of the various assets required to service new connections, and how the associated costs are to be recovered.

Both diagrams assume that the new development is connected to the water company's network and is served by its resources and treatment infrastructure. In Figure 2, Ofwat and Water UK have omitted surface water sewerage for clarity, but developers may continue to requisition such infrastructure. In these cases, discharge would be to a suitable outfall.

The figures below give an indication of who pays for what in relation to New Connection services for both Water and Waste Water.

Section of Diagram	Infrastructure	Who is responsible for payment
Dark Green and Brown Shaded Area	Site specific work to connect to an appropriate point on the existing network	Applicants through site specific charges
Light Green Shaded Area	Network reinforcement including upgrades and increased capacity within the existing network	Applicants through the New Infrastructure charge
Pink Shaded Area	New resources and treatment assets	We are responsible through our five-year investment plan

We have also included worked examples of our Charges in the appendix of this document. In our examples, we include diagrams to illustrate how our charges are applied, including a table showing the breakdown of the costs for that example.

We have included a glossary of definitions and abbreviations of terms used throughout our charges scheme. This can be found in our appendix.

Figure 1

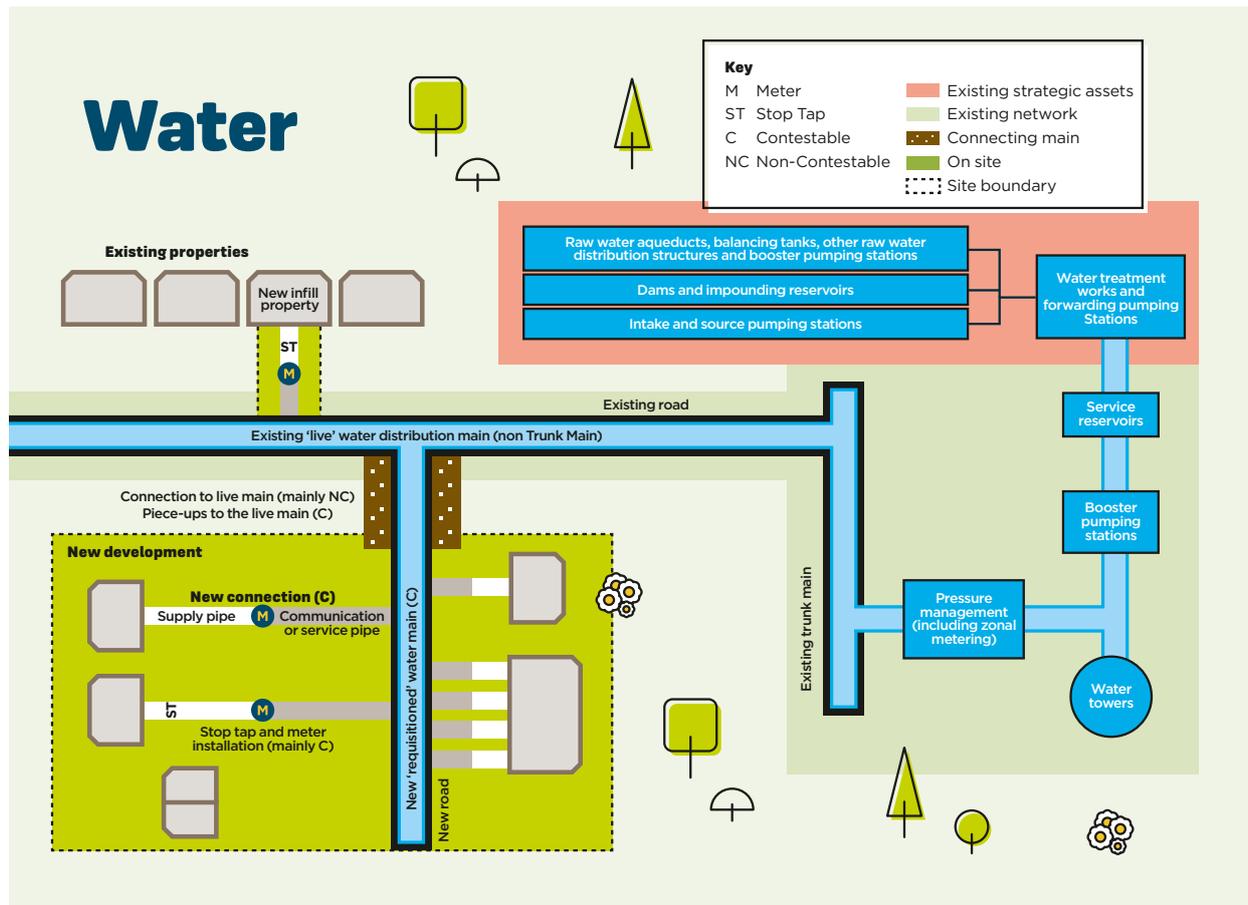
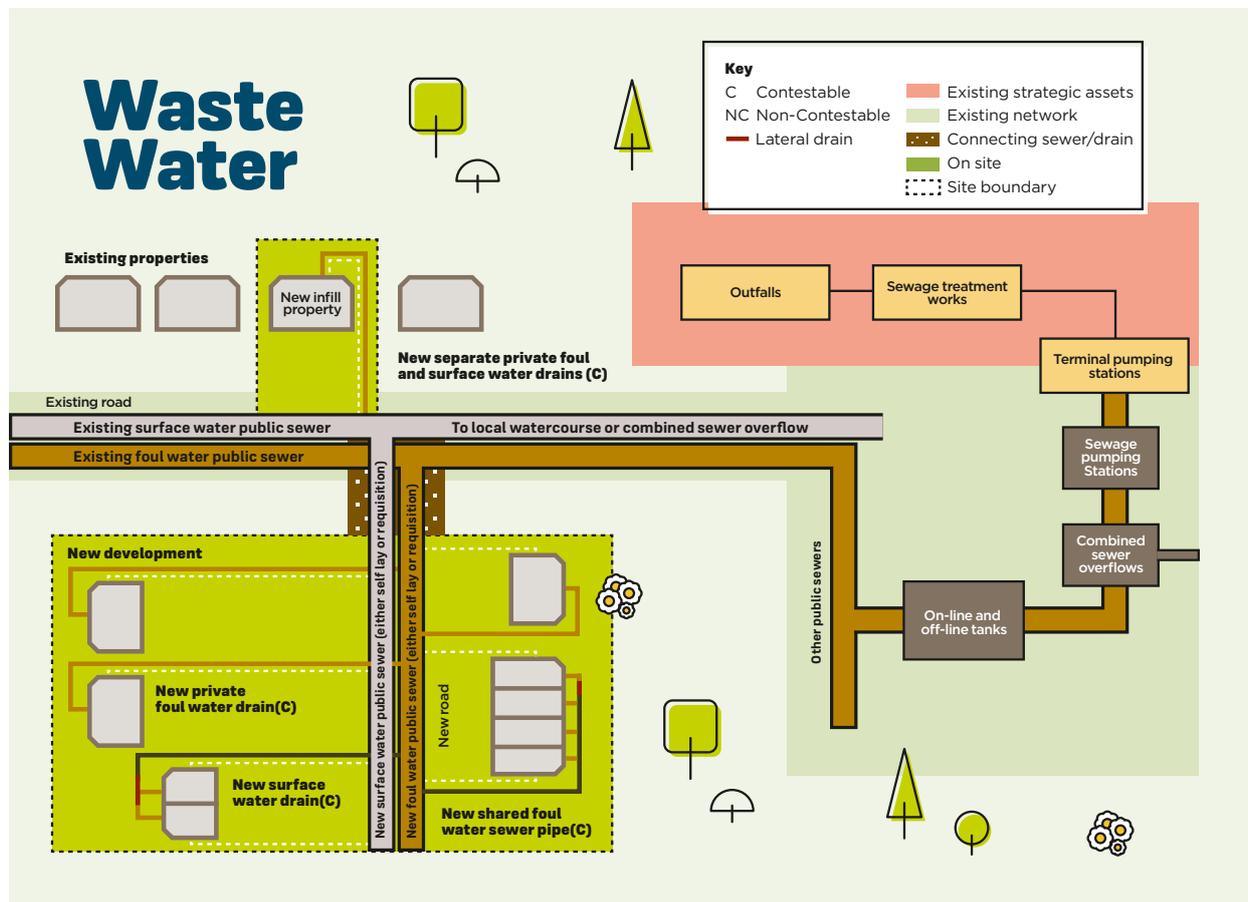


Figure 2



1.8 Options for Carrying out the work

Customers can choose who provides most of the work required for the installation of New Connections Services for their development, and who owns and operates the assets forming the new network, once it has been constructed. The choices available to the customer differ between the installation of Water and Sewerage infrastructure.

There are some elements of work that must be carried out by Yorkshire Water or our representatives, this work is known as Non-Contestable. As the Undertaker we are responsible for maintaining and ensuring a continuous supply of wholesome water to our existing customers, protecting the integrity of our water distribution network, safeguarding the public water supply and complying with our legal, statutory and regulatory obligations. Any work that would directly impact on these obligations falls under our definition of Non-Contestable Work and we will undertake these activities.

A full list of the activities we deem as being Non-Contestable can be found on the Yorkshire Water website as Supporting Documentation in our Self-Lay section.

www.yorkshirewater.com/media/1175/yorkshire-water-guidance-and-advice-on-contestable-and-non-contestable-work-v7_1.pdf

You can also find more information regarding Contestable and Non-Contestable work in the Code of Practice for the Self-Laying of Water Mains and Services – England and Wales Edition 3.1 – May 2017. Further details are available on the Water UK website;

www.water.org.uk/publication/self-lay-code-of-practice

What service do I need?	Who generally applies?	Who can deliver ?
New Water Supply connections and mains	Customer/Developer SLP	SLP NAV YW
New Sewers and laterals	Customer/Developer	Drainage Contractor
Adoption and operation of new water connection infrastructure	Developer SLP	YW NAV
Adoption and operation of new sewerage connection infrastructure	Developer	YW NAV

We encourage all our customers to actively explore their options for the delivery of new connections services. Further information is available below and on the appropriate associated websites.

Self Lay Provider (SLP)

As the customer, you have the option to employ an accredited Self-Lay Provider (SLP) to complete all work required to install new Water Connections on your new development site. To undertake the work, your chosen SLP must be accredited under the Water Industry Registration Scheme (WIRS).

For the full list of accredited SLP's in the UK please use the following link;

www.lr.org/en/utilities/water-industry-registration-scheme-wirs-wirsae/search

Subject to an adoption agreement, we will adopt independently installed mains and services, preferably in the highway, once they are commissioned and confirmed to reach industry standards. If adopted by us, the supply to each property is managed by Yorkshire Water.

Alternatively, the developer can choose to transfer ownership of the newly installed assets to a New Appointee and Variation (NAV) company. Further information on NAVs can be found below.

Subject to the application process, SLP's are welcome to carry out all elements of work to provide New Connections which fall under the definition of contestable work. Non-Contestable work must be carried out by Yorkshire Water.

Any work carried out by a SLP should be done so in line with the Code of Practice for the Self-Laying of Water Mains and Services – England and Wales Edition 3.1 – May 2017. Available on the Water UK website.

www.water.org.uk/publication/self-lay-code-of-practice

New Appointment and Variation (NAV)

New Appointments and Variations (NAV's), or 'inset' companies are limited companies which provide a water and/or sewerage service to customers in an area which was previously provided by the incumbent provider. A new appointee has the same duties and responsibilities as the previous statutory water company.

A NAV would typically be engaged by a developer, it is the choice of the developer whether to have their required New Connections Services supplied by their chosen NAV or by the regional water company.

A list of the NAV appointees can be found on Ofwat's website;
www.ofwat.gov.uk/regulated-companies/ofwat-industry-overview/licences

Developers and Drainage Contractors/Consulting Engineers

In most situations, the wastewater infrastructure needed for a new development is constructed by the developer or a suitable drainage contractor employed by the developer. We very rarely carry out these works. Once complete, the developer can transfer ownership of the new network to either a NAV or to Yorkshire Water. We are obliged to take ownership or "adopt" these types of assets providing they are designed and constructed to meet water industry standards. For most works, these standards can be found in the Water UK/WRC publication, Sewers for Adoption.

Yorkshire Water

Yorkshire Water as the incumbent water and sewerage undertaker in this region is obligated to provide services to premises within our area of appointment. Under licence by Ofwat, we are responsible for maintaining and operating the public water and sewerage systems in our region.

We can provide new connection services or agree to take ownership of new water and wastewater connection infrastructure, provided by others, in accordance with the Water Industry Act 1991. This is the same as all other Water and Wastewater companies. If requested by a developer, water companies are legally required to provide water mains, sewers and lateral drains through the requisition process.

2. New Connections Services Charges - Water

- 2.1 Introduction
- 2.2 Pre-Development Water Enquiry
- 2.3 Self-Lay Point of Connection
- 2.4 New Mains Installation
 - 2.4.1 • Self-Lay Mains
 - 2.4.2 • Mains Requisition
- 2.5 Diversions
- 2.6 Service Connections
- 2.7 Disconnection
- 2.8 Validity of Estimates
- 2.9 Abort Fee
- 2.10 Re-Connection
- 2.11 Building Water
- 2.12 Common Billing Agreement

2.1 Charges for Developer Services New Connections Services - Water

This section gives you an explanation of the charges involved for a new water connection, whether it's laying of new water mains, or a service connection direct to a property. This section covers the charges involved with other Water Services we provide, such as water main diversions, and other chargeable services, such as our application fees.

We have tried to make it as easy as possible for you to calculate how much it will cost for the work you require. If you would like us to provide you with the estimated costs for anything detailed in this document, please complete an application form available on our website www.yorkshirewater.com/developers. Applications can be submitted via post, email, or through our new additional option of applying on-line. Please visit www.yorkshirewater.com/developers/apply-online.

For details on how to make payment please see pages 56 and 57 of this document.

In addition to the published charges in this document, you have a further option where we will provide an estimate of the actual charge of the connection based on the work required. You must indicate on your application form whether you are choosing the Fixed Charge or the Actual Cost calculation before the connection work commences. If no choice is made we will apply the Fixed Charge calculation.

There are some cost elements which arise in rare circumstances and where it is impossible to give a methodology. These elements may include; where the connection is undertaken in a dual carriageway, involves railway undertakers or crossing a road bridge/structure, or engineering difficulty.

Validity of estimates

All of our estimates are valid for 12 months from the date they are issued.

If the estimate runs out of date for a mains scheme, you will need to re-apply with a new application form.

If the estimate runs out for service connections, we can re-estimate this without having to re-apply. The re-estimate charge will depend on whether a re-survey is needed.

Please be advised that any estimate that you have received previously will be cancelled once the revised estimate has been issued. If you have paid the estimate, but not booked in your new connections within 12 months of the date of the first estimate, your payment will be refunded, or a re-survey fee will apply to receive a new estimate.

The fees associated with re-estimates can be found in section 2.8.

Meter Location Policy

There are various options available for the location of domestic water meters for newly constructed domestic properties.

Since 1990, every newly built property requires the installation of a water meter. From 1st April 2010, we have implemented a policy meaning that all newly installed water meters can be read remotely. This eliminates the need to gain entry to the property to obtain a reading and offers more choice to where the meter can be installed.

As a result we have reviewed the policy for new build properties, aiming to provide customers with more choice in regards to water meter location, thus allowing safer and greater access to the home owner.

For more information please visit our website;
www.yorkshirewater.com/developers/water/meter-location

Contamination

If the area of land you are developing was previously housing or a brownfield site, you will need to complete our contamination form, found on our website;
www.yorkshirewater.com/Media/1123/Contaminated-Land-Assessment-Form.pdf

This will allow us to assess the risk of contamination of the drinking water supply from chemicals within the soil. Yorkshire Water now lays all its water mains and service pipes in plastic. Many organic compounds (i.e. Phenols, Fuels and other hydrocarbons) can permeate through the walls of plastic pipes into the water supply or dissolve and weaken the pipe causing water leaks. Please see our contamination form for more details.

Water Quality

If you are laying service pipes above 50mm outside diameter the pipe(s) will require disinfection, although water quality samples will not normally be required, we will need to see proof that this has been carried out.

If you are laying service pipes or mains of 63mm or above outside diameter, you are required to submit a UKAS approved certificate for the sample analysis prior to connection in accordance with BS 8558 and BS EN 806. Certificates should be sent to PWINFO@yorkshirewater.co.uk

Under no circumstances should any main or service pipe be connected to Yorkshire Water's network until the UKAS certificate has been checked and approved by Yorkshire Water.

Please be aware that chlorination certificates expire after 2 weeks. You will need to take this into consideration when booking the connection date in with our Service Partner.

The installation of mains and service pipes shall be carried out in accordance with Water UK's 'Principles of Water Supply Hygiene and Technical Guidance Note's, and Yorkshire Water's, 'Water Quality Requirements for New Mains and Services.'

Yorkshire Water retain the right to check all samples prior to authorising a main or service being brought into commission.

www.water.org.uk/publications/reports/principles-water-supply-hygiene

www.yorkshirewater.com/developers/water/self-lay

Trunk Mains

Trunk mains are purposely used to distribute water from different areas around the Yorkshire area and are not used to provide water directly to our customers. Please be aware there is no right of connection to a trunk main, this may impact your estimate as we will have to calculate the charges for connection to a different main.

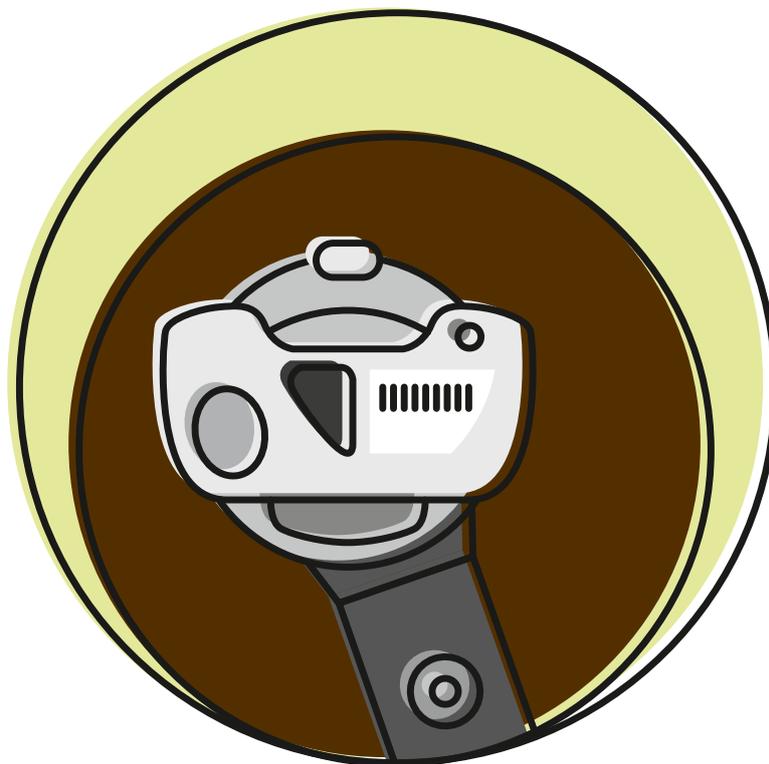
Streets Ahead Highways Improvement and Maintenance Programme

This programme is a 25 year partnership between Sheffield City Council and contractor Amey to repair the city's roads. The first five years of the Streets Ahead Programme will see "a core investment period" during which Amey will carry out maintenance works in a series of 108 zones across the whole of Sheffield.

During the improvement and maintenance programme any work that is not classed as exempt developers will incur additional costs for reinstatement of the carriageway.

At the time of survey, reinstatement will be quoted as per our standard charges. When you are ready for your connection, if the Streets Ahead Programme has already been completed or has moved on to the highway where your connection is to be made, we will issue a revised estimate for any additional costs.

It is imperative that the work is planned and completed as soon as possible.



2.2 Pre-Development Water Enquiry

Before you buy a site or apply for planning approval, all customers can choose to submit a pre-development water enquiry to us and we will supply our views on the availability of the water network and any restrictions that may impact your proposed development.

Applications can be submitted via post, email, or through our new additional option of applying on-line. Please visit www.yorkshirewater.com/developers/apply-online

An application fee is payable on submission of the application form. The application fee covers the cost of carrying out the technical assessment. Our technical assessment will include written observations on the current availability of the existing public water network, including details of reinforcement work required. We will provide you with the information to understand the complexities surrounding the site and the requirements to complete the design proposal.

The applicant will be responsible for the payment of the application fee, unless advised otherwise.

Application Fee	Associated Charge
Development Enquiry Form	£120.00 + VAT

2.3 Self-Lay Point of Connection

Before you develop a site or apply for planning approval, you can submit a Self-Lay Point of Connection application to us and we will supply information on the availability of the water network and any restrictions that may impact your proposed development. If you have a site layout plan, we will be able to agree a point of connection.

Applications can be submitted via post, email, or through our new additional option of applying on-line. Please visit www.yorkshirewater.com/developers/apply-online

An application fee is payable on submission of the application form. The application fee covers the cost of carrying out the technical assessment. Our technical assessment will include written observations on the current availability of the existing public water network, including details of reinforcement work required. We will provide you with the information to understand the complexities surrounding the site and the requirements to complete the design proposal.

The applicant will be responsible for the payment of the application fee, unless advised otherwise.

Application Fee	Associated Charge
Self-Lay Point of Connection	£133.00 + VAT

2.4 New Mains Installations

Statutory Mains Requisition

A new water main may be needed in a variety of different situations ranging from building one new property where there is no available water main to building a large development with new roads which will require new water mains installing to supply water to all properties.

The laying of a new water main can either be done by us or by an accredited Self Lay Provider (SLP). For further information please see Self-Lay details below.

In response to an application for a new water main, we will issue you with a mains design and an estimate based on fixed charges. The site-specific charges for all work carried out by Yorkshire Water up to and including the point of connection to our existing network will be payable by you. These charges cover the costs we incur for providing the water mains required, up to and including the diameter of the existing network.

If you choose this route for the installation of your new water main, the work will be carried out by our Service Partner.

Self-Lay Mains

As the customer, you have the option to employ an accredited Self-Lay Provider (SLP) to complete all contestable mainlaying and service connections work. To undertake the work, your chosen SLP must be accredited under the Water Industry Registration Scheme (WIRS). Full details can be found on the Lloyd's Register website; www.lr.org

For the full list of accredited SLP's in the UK please use the following link;
www.lr.org/en/utilities-building-assurance-schemes/uk-schemes/water-industry-registration-scheme/wirs-search.aspx

Subject to an adoption agreement, we will adopt independently installed mains and services, preferably, in the highway once they are commissioned and confirmed to reach industry standards. If adopted by us, the supply to each property will be managed by Yorkshire Water.

Alternatively, the Developer can choose to transfer ownership of the newly installed assets to a New Appointee (NAV).

SLP's are welcome to apply and carry out all elements of work to provide New Connections which fall under the definition of contestable work. Non-Contestable work must be carried out by Yorkshire Water.

A full list of the activities classified as Non-Contestable can be found on our website; in the Supporting Documentation in our Self-Lay section.

www.yorkshirewater.com/media/1175/yorkshire-water-guidance-and-advice-on-contestable-and-non-contestable-work-v7_1.pdf

You can also find more information regarding Non-Contestable work in the Code of Practice for the Self-Laying of Water Mains and Services – England and Wales Edition 3.1 – May 2017 for further details.

www.water.org.uk/publication/self-lay-code-of-practice

Under Yorkshire Water's Metering Policy, all SLP's are responsible for purchasing their own water meters to the appropriate specification, to be used in conjunction with the installation of any new service connection.

Full details of our meter policy can be found on our website;
www.yorkshirewater.com/developers/water/meter-location

Special fittings

Sometimes we may need to include special fittings to facilitate the installation of the supply you require, these are not standard stock items and the cost will be added to your estimate in addition to the standard charges.

Reinforcement

Sometimes there may be a need to reinforce our existing network for us to be able to provide water to you. If reinforcement is required for domestic water usage, the cost for this will not be a site-specific charge but will be recovered from infrastructure charges. The infrastructure charge is a regional charge that is evenly distributed across all domestic new developments to fund network reinforcement. If reinforcement is required for commercial water usage, the reinforcement cost will be passed onto yourself.

Trial holes

In some circumstances, to enable us to determine the exact route for your new main, trial holes are required. If there is a significant amount of off-site work needed, we will require a trial hole to be dug after the first 20 metres and then every 50 metres thereafter. For more information on the charges involved to carry out this work, please refer to section 2.4.2.

Diversion

In some circumstances, if you are building over or near our network you may need a water main diverting. Any new building must be located a safe distance from our water mains, either by diverting it or siting your proposal away from it.

If it is not possible to change your proposals to avoid our existing water mains, you can apply for the water main to be diverted. The application form for this service is available on our website, it is also available to apply online using our application portal. Please visit **www.yorkshirewater.com/developers/apply-online**

Diversion options available are subject to the main location.

2.4.1 New Mains Installation - Self Lay

If you choose a SLP to lay your water mains and install your service connections, you have two options to choose from. Options 1, 1a and 2 refer to Mains Requisition, Options 3 and 4 refer to Self-Lay. If you would like to go down the requisition route and for Yorkshire Water to carry out your work, please see section 2.4.2.

Option 3 - Developer to employ Self-Lay Provider to Lay Main on site only, off site work and main connection carried out by YW. Testing and chlorination to be carried out by SLP.

The developer appoints a Self-Lay Provider to lay the water mains and services on site. Yorkshire Water will lay the water mains outside the site (on the public highway). All on site testing, chlorination and connections are to be carried out by Self Lay Provider.

Option 4 - Developer to employ Self-Lay Provider to Lay Main on and off site. Mains connection by YW. Testing and chlorination to be carried out by SLP.

The developer appoints a Self-Lay Provider to lay the water mains on and off-site (in the public highway) and services on-site. All on site testing, chlorination and connections are to be carried out by the appointed Self Lay Provider.

Scale of Charges

The following tables detail our charges for the construction of Self Lay Mains.

The costs are all in relation to off-site work. The costs for our Self Lay charges have been calculated based on the cost of construction. These costs are from our service partners who undertake the work on our behalf.

The Self Lay Provider (SLP) completes off-site and on-site main laying. SLP completes on-site service connections.

These charges are in addition to any charges payable directly to the SLP for the works they carry out on your behalf. Yorkshire Water will be responsible for undertaking non-contestable work, at the developer's expense.

If we need to complete any work on-site for a SLP, the costs are the same as the on-site requisition charges in section 2.4.2. The costs for water mains are split into two categories based on the size of the main being laid, under 160mm diameter, and 160mm diameter and above.

Our prices are per metre and include all the standard fixtures and fittings required for the delivery of the new main. If out of hours working is required a percentage increase of 40% will be applied where applicable.

Application Fee	Associated Charge
Self-Lay Water Main & Service Connection	£133.00 + VAT

Offsite costs

Main Laying Under 160mm	Per Metre
Lay Only	£44.00
Excavate & Lay (Unmade)	£72.00
Excavate & Lay (Made)	£256.00
Out of Hours Working	40%
Uplift for Barrier Pipe	£13.00

Mains Connections under 160mm	Each
Connect Only	£584.00
Excavate & Connect (Unmade)	£904.00
Excavate & Connect (Made)	£2373.00
Out of Hours Working	40%

Mains Disconnection Under 160mm	Each
Disconnect Only	£324.00
Excavate & Disconnect (Unmade)	£1375.00
Excavate & Disconnect (Made)	£1701.00
Out of Hours Working	40%

Main Laying 160mm & Over	Price per Metre
Lay Only (excluding connection)	£56.00
Excavate & Lay (Unmade) excluding connection	£90.00
Excavate & Lay (Made) excluding connection	£345.00
Out of Hours Working	40%
Uplift for Barrier Pipe	£13.00

Mains Connections 160mm & Over	Price per Metre
Connect Only	£701.00
Excavate & Connect (Unmade)	£904.00
Excavate & Connect (Made)	£2373.00
Out of Hours Working	40%

Mains Disconnection 160mm & Over	Each
Disconnect Only	£350.00
Excavate & Disconnect (Unmade)	£2211.00
Excavate & Disconnect (Made)	£8185.00
Out of Hours Working	40%

Other	Each
Additional Mains testing and connection	£1182.00

2.4.2 Statutory Mains Requisition – Installation by Yorkshire Water

When we issue cost options, there are three different options you can choose when the main is laid by Yorkshire Water. The option you choose will determine how much of the work Yorkshire Water will do. Options 1, 1a and 2 refer to Mains Requisition, Options 3 and 4 refer to Self-Lay. If you would like to engage a SLP to carry out your work, please see section 2.4.1.

If Traffic Management or any other associated costs are required for your site these will be included in the estimated costs we provide you.

There are some cost elements which arise in rare circumstances and where it is impossible to give a methodology. These elements may include; where the connection is undertaken in a dual carriageway, involves railway undertakers, crossing a road bridge/structure.

Option 1 – Yorkshire Water to Lay Water Mains Only.

Within the site, Yorkshire Water will lay the water main in the trench excavated by the developer. The developer will be responsible for backfilling and reinstatement of the trench. Outside the site (on the public highway) Yorkshire Water will excavate the trench, lay the water main and reinstate the trench ground.

Option 1A – Yorkshire Water to Lay Water Mains Only.

Outside the site only, Yorkshire Water will lay the water main in the trench excavated by the developer. The developer will be responsible for backfilling and reinstatement of the trench.

Option 2 – Yorkshire Water to Excavate and Lay Water Mains.

Within the site, Yorkshire Water will excavate the trench, lay the water main and backfill the trench. The developer will be responsible for final reinstatement. Outside the site (on the public highway) Yorkshire Water will excavate the trench, lay the water main and reinstate the trench.

Scale of Charges

The costs for our Requisition charges have been calculated based on the cost of construction. These costs are from our service partners who undertake the work on our behalf.

Our costs for water mains are split into two categories based on the size of the main being laid, under 160mm diameter, and 160mm diameter and above.

Our prices are per metre and include all the standard fixtures and fittings required for the delivery of the new main. If out of hours working is required a percentage increase of 40% will be applied where applicable.

Application Fee	Associated Charge
Housing Development	£133.00 + VAT

Design and Administration Fees

Task	Associated Charge	Contestable Work	Comment
Design of Mains Scheme			
Design of Mains Scheme 1-100 properties	£1262.00	Yes	
Design of Mains Scheme 101-200 properties	£1591.00	Yes	
Design of Mains Scheme 200+ properties	£2085.00	Yes	
Design of Diversions	£1262.00	No	
<hr/>			
Redesign (first 50 properties)	£233.00	Yes	In addition to changes in estimate
Redesign (Subsequent 50 properties)	£34.00	Yes	In addition to changes in estimate
<hr/>			
Mains Testing, Disinfection and Commissioning, back to back, (between phases)	£845.00	Yes	
Second separate mains testing and connecting at same time as additional Mainlaying operation	£648.00	Yes	
Water Sampling and Analysis	£145.00	Yes	
<hr/>			
Fire Service Liaison	£39.00	Yes	
Legal Agreement Fees	£41.00	No	
Easement Fee	Site Specific	Yes	
Plan Charge	£80.00	No	

Trial Holes

	Each
Trial Hole	£1031.00

Onsite Costs

Out of hours working percentage increase is applied when increased labour costs are incurred working out of hours.

New Mains Under 160mm	Price per Metre
Lay Only	£40.00
Excavate & Lay (Unmade excluding connection)	£66.00
Excavate & Lay (Made excluding connection)	£131.00
Out of Hours Working	40%
Uplift for Barrier Pipe	£13.00

New Mains Connections Under 160mm	Price per Metre
Connect Only	£531.00
Excavate & Connect (Unmade)	£821.00
Excavate & Connect (Made)	£1693.00
Out of Hours Working	40%

Mains Disconnection Under 160mm	Each
Disconnect Only	£294.00
Excavate & Disconnect (Unmade)	£1250.00
Excavate & Disconnect (Made)	£1546.00
Out of Hours Working	40%

Main Laying 160mm & Over	Price per Metre
Lay Only	£51.00
Excavate & Lay (Unmade)	£82.00
Excavate & Lay (Made)	£153.00
Out of Hours Working	40%
Uplift for Barrier Pipe	£24.00

Mains Connections 160mm & Over	Price per Metre
Connect Only	£637.00
Excavate & Connect (Unmade)	£819.00
Excavate & Connect (Made)	£1693.00
Out of Hours Working	40%

Mains Disconnection 160mm & Over	Each
Disconnect Only	£318.00
Excavate & Disconnect (Unmade)	£1625.00
Excavate & Disconnect (Made)	£2010.00
Out of Hours Working	40%

Offsite Costs

Main Laying Under 160mm	Price per Metre
Lay Only	£44.00
Excavate & Lay (Unmade)	£72.00
Excavate & Lay (Made)	£256.00
Out of Hours Working	40%
Uplift for Barrier Pipe	£13.00

Mains Connections under 160mm	Each
Connect Only	£584.00
Excavate & Connect (Unmade)	£904.00
Excavate & Connect (Made)	£2373.00
Out of Hours Working	40%

Mains Disconnection Under 160mm	Each
Disconnect Only	£324.00
Excavate & Disconnect (Unmade)	£1375.00
Excavate & Disconnect (Made)	£1701.00
Out of Hours Working	40%

Main Laying 160mm & Over	Price per Metre
Lay Only (excluding connection)	£56.00
Excavate & Lay (Unmade) excluding connection	£90.00
Excavate & Lay (Made) excluding connection	£345.00
Out of Hours Working	40%
Uplift for Barrier Pipe	£13.00

Mains Connections 160mm & Over	Price per Metre
Connect Only	£701.00
Excavate & Connect (Unmade)	£904.00
Excavate & Connect (Made)	£2373.00
Out of Hours Working	40%

Mains Disconnection 160mm & Over	Each
Disconnect Only	£350.00
Excavate & Disconnect (Unmade)	£2211.00
Excavate & Disconnect (Made)	£8185.00
Out of Hours Working	40%

Easements

Yorkshire Water, in the first instance, requires water mains to be in the highway and not on third party land.

Where a main is to be laid in third party land, Yorkshire Water require right of access to be able to inspect, maintain and replace this pipe at any time to provide safe water supplies to the development site. We would ensure this access and protection of the water main with an easement.

Yorkshire Water require that the land where the easement is remains undeveloped or unaltered to ensure our access is maintained. For example, ornamental ponds, tree planting and buildings are not permitted within the easement.

The easement also prevents the land being raised or lowered above the pipe, without approval from us. The easement has a specified width which both provides Yorkshire Water with sufficient room to work but also in the event of a burst would not cause damage to any nearby property.

Due to the nature of each individual easement, these are calculated on a site-specific basis, the charge for this is passed onto yourself.

Traffic Management

In some cases, to carry out the required work safely, both for us and the public, it may be that traffic management is required. Traffic management is site specific and will vary across every site dependent on the conditions and local Highways Authority. When our site inspector visits the site to carry out the survey they will also assess what traffic management may be required. If traffic management is required on your site, there will be additional costs associated with this requirement.

Permits and Road Closure

Road works directly or indirectly affect everyone, The National Permit Scheme is intended to deliver public benefits by minimising the inconvenience and disruption caused by road works to all road users.

Members of the National Permit Scheme in our area

Barnsley Metropolitan Borough Council	Leeds City Council
Bradford Metropolitan Borough Council	North Lincolnshire County Council
Calderdale Council	North Yorkshire County Council
Derbyshire County Council	Rotherham Metropolitan Borough Council
Doncaster Metropolitan Borough Council	Sheffield City Council
Kirklees Council	Wakefield Council
Lancashire County Council	

The Permit scheme affects certain streets within the Local Authorities area. If road works are carried out on a permit street, a fee is payable to the Local Authority. If changes are made during the works a variation fee may also be payable.

You will be liable for costs in the following circumstances:

1. The initial permit fee for carrying out the works
2. Any variations to works requested by you

Road closure charges are set by each highway authority and not Yorkshire Water, please check the Local Authority website for details. We will add this to your estimate and we will pay the authority directly.

Please be aware that if the road/footpath has been recently resurfaced, the highways authority may place an embargo on the road. This means that no contractor can excavate on that road/footpath (except for emergency works) for a certain number of years ascertained by the highways authority. This can result in your connection being delayed.

2.5 Diversions

We will normally undertake the diversion of water mains at your expense to ensure the diversion work is undertaken to the appropriate standard, to ensure a long asset life and to safe guard public health.

Scale of Charges

Due to site specific conditions all diversions costs will be provided upon application.

The application fee is payable on submission of your application form.

Application Fee	Associated Charge
Housing Development	£133.00 + VAT

Easements

Yorkshire Water, in the first instance, requires water mains to be in the highway and not on third party land.

Where a main is to be laid in third party land, Yorkshire Water require right of access to be able to inspect, maintain and replace the pipe at any time to provide safe water supplies to the development site. We would ensure this access with an easement.

Yorkshire Water require that the land where the easement is remains undeveloped or un-altered to ensure our access is maintained. For example, ornamental ponds, tree planting and buildings are not permitted within the easement area.

The easement also prevents the land being raised or lowered above the pipe. The easement has a specified width which both provides Yorkshire Water with sufficient room to work but also in the event of a burst would not cause damage to any nearby property.

Due to the nature of each individual easement, these are calculated on a site-specific basis, the charge for this is passed onto yourself.

Traffic Management

In some cases, to carry out the required work safely, both for us and the public, it may be that traffic management is required. Traffic management is site specific and will vary across every site dependent on the conditions and local Highways Authority. When our site inspector visits the site to carry out the survey they will also assess what traffic management may be required. If traffic management is required on your site, there will be additional costs associated with this requirement.

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Lancashire County Council	

The Permit scheme affects certain streets within the Local Authorities area. If road works are carried out on a permit street, a fee is payable to the Local Authority. If changes are made during the works a variation fee may also be payable.

You will be liable for costs in the following circumstances:

1. The initial permit fee for carrying out the works
2. Any variations to works requested by you

Road closure charges are set by each highway authority and not Yorkshire Water, please check the Local Authority website for details. We will add this to your estimate and we will pay the authority directly.

Please be aware that if the road/footpath has been recently resurfaced, the highways authority may place an embargo on the road. This means that no contractor can excavate on that road/footpath (except for emergency works) for a certain number of years ascertained by the highways authority. This can result in your connection being delayed.

2.6 Service Connections

Services

If you require a new water connection from our existing network, you can apply for a new service connection.

Applications can be submitted via post, email, or through our new additional option of applying on-line. Please visit www.yorkshirewater.com/developers/apply-online

Upon receipt of the completed application form we will undertake a site survey to identify the work required. We will then use this feedback to produce an estimate of the site-specific costs that will include a breakdown of how the costs have been calculated.

Service Connections are pipes laid from a main to the boundary of the property or the street where an external stop tap is normally located. This section of the pipe is referred to as the communication pipe. The costs associated with this service includes the laying of the communication pipe from the main, to the property boundary, providing and installing the meter.

A standard domestic supply is sized at 25mm, larger supplies will be sized on completion of the fixtures and fittings table and/or flow rates, completed as part of the application form.

The estimate is calculated dependent on the length of pipe required to make the connection and any associated costs. These are displayed in the tables below.

If you are developing a site and have chosen for the new water main to be laid by an SLP, they will also install the services to each property themselves.

If Traffic Management or any other associated costs are required for your site these will be included in the estimated costs we provide you.

In addition to the published charges in this document, you have a further option where we will estimate the actual charge of the connection based on the work required. You must indicate on your application form whether you are choosing the Fixed Charge or the Actual Cost calculation before the connection work commences, otherwise we will apply the fixed charge calculation.

There are some cost elements which arise in rare circumstances and where it is impossible to give a methodology. These elements may include; where the connection is undertaken in a dual carriageway, involves railway undertakers, crossing a road bridge/structure, or engineering difficulty.

Main in Lieu of services

In certain circumstances, it may be more appropriate to lay a water main in the Public Highway, than to install a supply pipe. This will be due to the distance from your property to the nearest available Yorkshire Water main, in these situations this is known as a main in lieu of services. The estimate will be based on the price you would have been charged for a long supply pipe. You will not incur any additional costs because of this decision, the additional costs will be borne by Yorkshire Water.

Firefighting Supplies

If you require a water supply specifically for firefighting purposes, Yorkshire Water does not guarantee the pressure or flow of water for any firefighting/sprinkler supplies. We can only make available the pressure and flow of water available in the network at that time. To ensure the security of the supply, any new fire sprinkler installation should be supplied via a storage tank.

Special fittings

Sometimes we may need to include special fittings to facilitate the installation of the supply you require, these are not standard stock items and the cost will be added to your estimate in addition to the standard charges.

Reinforcement

Sometimes there may be a need to reinforce our existing network for us to be able to provide water to you. If reinforcement is required for domestic properties, the cost for this will not be a site-specific charge but will be recovered from infrastructure charges. The infrastructure charge is a regional charge that is evenly distributed across all domestic new development and used to fund network reinforcement for new development. If reinforcement is required for commercial properties, the charges will be passed onto yourself.

Service Connections Charges

The following charges are costs relating to standard charge service connections.

An 'out of hours' working percentage increase (40%) is applied when increased labour costs are incurred working out of hours.

Application Fee	Associated Charge
New Connection – Replace Joint Supply	£133.00 + VAT
New Connection – up to 6 New connections	£133.00 + VAT
New Connection – Commercial or Mixed Use	£133.00 + VAT

Charges relating to Communication Pipes	By Yorkshire Water with unmade surface - £ excl VAT	By Yorkshire Water with made surface - £ excl VAT
Installation of Communication Pipes, Meter/AMR and Chamber		
Connection of one communication pipe up to 25mm and 2 metres of pipe	£786.00	£787.00
Reinstatement in a verge	£874.00	N/A
Reinstatement in a footpath	N/A	£987.00
Reinstatement in a minor road	N/A	£1147.00
Reinstatement in a major road	N/A	£1327.00
Connection of each additional communication pipe, meter/MR & chamber	£175.00	£175.00
Within the same trench up to 25mm and 2 metres in length		
Additional charge per metre over 2 metres of pipe	£29.00	£48.00
Charge for abortive visit that had been agreed	£329.00	£329.00

Meter Size	Ferrule Only Pipe Size					
	25mm	32mm	63mm	90mm	110mm	160mm
15mm	£367.00	£903.00	N/A	N/A	N/A	N/A
20mm MSM	£367.00	£981.00	N/A	N/A	N/A	N/A
20mm PSM	£367.00	£963.00	£1258.00	N/A	N/A	N/A
25mm	N/A	£1023.00	£1299.00	N/A	N/A	N/A
30mm	N/A	N/A	£1306.00	N/A	N/A	N/A
40mm	N/A	N/A	£1390.00	£1390.00	£1447.00	N/A
50mm	N/A	N/A	£1350.00	£1530.00	£1587.00	N/A
80mm	N/A	N/A	N/A	N/A	£1705.00	£1756.00
100mm	N/A	N/A	N/A	N/A	£1836.00	£1887.00

Meter Size	Ferrule Only Barrier Pipe Size					
	25mm	32mm	63mm	90mm	110mm	160mm
15mm	£397.00	£922.00	N/A	N/A	N/A	N/A
20mm MSM	£397.00	£982.00	N/A	N/A	N/A	N/A
20mm PSM	£397.00	£981.00	£1258.00	N/A	N/A	N/A
25mm	N/A	£1023.00	£1299.00	N/A	N/A	N/A
30mm	N/A	N/A	£1306.00	N/A	N/A	N/A
40mm	N/A	N/A	£1390.00	£1390.00	£1447.00	N/A
50mm	N/A	N/A	£1530.00	£1530.00	£1587.00	N/A
80mm	N/A	N/A	N/A	N/A	£1705.00	£1756.00
100mm	N/A	N/A	N/A	N/A	£1836.00	£1887.00

Note

VAT - the charges are subject to the addition of any VAT chargeable except where indicated otherwise: Zero Rated (ZR) Outside Scope (OS)

Service Connections outside Standard 25mm Charges.

The table below shows the maximum cost for each diameter pipe with its corresponding meter including the first two metres of excavation.

For any pipes greater than 160mm diameter, we will issue a site-specific cost.

Type of Reinstatement	Pipe Size - Including first 2 metres						
	Less than 63mm			More than 63mm			
	25mm	32mm	63mm	90mm	110mm	125mm	160mm
Meter Size							
15mm							
Verge	£1146.00	£1967.00	N/A	N/A	N/A	N/A	N/A
Footpath	£1258.00	£2079.00	N/A	N/A	N/A	N/A	N/A
Minor Road	£1418.00	£2239.00	N/A	N/A	N/A	N/A	N/A
Major Road	£1598.00	£2523.00	N/A	N/A	N/A	N/A	N/A
20mm							
Verge	£1146.00	£1967.00	N/A	N/A	N/A	N/A	N/A
Footpath	£1258.00	£2183.00	N/A	N/A	N/A	N/A	N/A
Minor Road	£1418.00	£2343.00	N/A	N/A	N/A	N/A	N/A
Major Road	£1598.00	£2523.00	N/A	N/A	N/A	N/A	N/A
25mm							
Verge	N/A	£2114.00	N/A	N/A	N/A	N/A	N/A
Footpath	N/A	£2226.00	N/A	N/A	N/A	N/A	N/A
Minor Road	N/A	£2386.00	N/A	N/A	N/A	N/A	N/A
Major Road	N/A	£2566.00	N/A	N/A	N/A	N/A	N/A

Type of Reinstatement	Pipe Size - Including first 2 metres						
	Less than 63mm			More than 63mm			
	25mm	32mm	63mm	90mm	110mm	125mm	160mm
30mm							
Verge	N/A	N/A	£2411.00	£2475.00	£2475.00	N/A	N/A
Footpath	N/A	N/A	£2523.00	£2587.00	£2587.00	N/A	N/A
Minor Road	N/A	N/A	£2683.00	£2747.00	£2747.00	N/A	N/A
Major Road	N/A	N/A	£2863.00	£2927.00	£2927.00	N/A	N/A
40mm							
Verge	N/A	N/A	£2522.00	£2524.00	£2586.00	N/A	N/A
Footpath	N/A	N/A	£2634.00	£2636.00	£2698.00	N/A	N/A
Minor Road	N/A	N/A	£2794.00	£2796.00	£2858.00	N/A	N/A
Major Road	N/A	N/A	£2974.00	£2976.00	£3038.00	N/A	N/A
50mm							
Verge	N/A	N/A	£2667.00	£2669.00	£2731.00	N/A	N/A
Footpath	N/A	N/A	£2779.00	£2781.00	£2843.00	N/A	N/A
Minor Road	N/A	N/A	£2939.00	£2941.00	£3003.00	N/A	N/A
Major Road	N/A	N/A	£3119.00	£3121.00	£3183.00	N/A	N/A
80mm							
Verge	N/A	N/A	N/A	N/A	£2916.00	£2917.00	£2978.00
Footpath	N/A	N/A	N/A	N/A	£3028.00	£3029.00	£3090.00
Minor Road	N/A	N/A	N/A	N/A	£3188.00	£3189.00	£3250.00
Major Road	N/A	N/A	N/A	N/A	£3368.00	£3369.00	£3430.00
100mm							
Verge	N/A	N/A	N/A	N/A	£3068.00	£3069.00	£3130.00
Footpath	N/A	N/A	N/A	N/A	£3180.00	£3181.00	£3242.00
Minor Road	N/A	N/A	N/A	N/A	£3340.00	£3341.00	£3402.00
Major Road	N/A	N/A	N/A	N/A	£3520.00	£3521.00	£3582.00

Additional excavation and reinstatement per metre

Excavation and Reinstatement per metre (in addition to the 2m included)					
Pipe Size					
25mm		90mm		160mm	
Verge	£70.00	Verge	£145.00	Verge	£277.00
Footpath	£98.00	Footpath	£173.00	Footpath	£305.00
Minor Road	£138.00	Minor Road	£213.00	Minor Road	£345.00
Major Road	£183.00	Major Road	£258.00	Major Road	£390.00

Excavation and Reinstatement per metre (in addition to the 2m included)					
32mm		110mm			
Verge	£70.00	Verge	£220.00		
Footpath	£98.00	Footpath	£248.00		
Minor Road	£138.00	Minor Road	£288.00		
Major Road	£183.00	Major Road	£333.00		
63mm		125mm			
Verge	£145.00	Verge	£220.00		
Footpath	£173.00	Footpath	£248.00		
Minor Road	£213.00	Minor Road	£288.00		
Major Road	£258.00	Major Road	£333.00		

Meter costs

Reinstatement per metre (in addition to the 2m included)		Meter Delivery Cost	
15mm MSM	£36.00	Delivery of less than 30 housing units	£99.00
	£50.00	Delivery of more than 30 housing units	£198.00
20mm PSM	£58.00	If we need to install a meter, larger than 15mm internally for any reason, a charge is applicable on a site specific basis.	
25mm PSM	£99.00		
30mm PSM	£108.00		
40mm PSM	£129.00		
50mm	£238.00		
80mm	£339.00		
100mm	£404.00		

Meter Installation on existing supplies

For meters larger than 50mm we will issue a site-specific charge.

With Excavation	Install Meter Only					
	15mm	20mm	25mm	30mm	40mm	50mm
	£381.00	£489.00	£595.00	£601.00	£690.00	£924.00
Inc 1m major reinstatement	£516.00	£624.00	£730.00	£737.00	£825.00	£1059.00
Inc 1m minor reinstatement	£471.00	£579.00	£664.00	£692.00	£780.00	£1014.00
Inc 1m footpath reinstatement	£431.00	£539.00	£645.00	£652.00	£740.00	£975.00
Inc 1m unmade reinstatement	£403.00	£511.00	£618.00	£624.00	£712.00	£947.00
No Excavation	£336.00	£380.00	£422.00	£428.00	£603.00	£708.00

Traffic Management

In some cases, to carry out the required work safely, both for us and the public, it may be that traffic management is required. Traffic management is site specific and will vary across every site dependent on the conditions and local Highways Authority. When our site inspector visits the site to carry out the survey they will also assess what traffic management may be required. If traffic management is required on your site, there will be additional costs.

Permits and Road Closure

Road works directly or indirectly affect everyone, The National Permit Scheme is intended to deliver public benefits by minimising the inconvenience and disruption caused by road works to all road users.

Members of the National Permit Scheme in our area

Barnsley Metropolitan Borough Council	Leeds City Council
Bradford Metropolitan Borough Council	North Lincolnshire County Council
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The Permit scheme affects certain streets within the Local Authorities area. If road works are carried out on a permit street, a fee is payable to the Local Authority. If changes are made during the works a variation fee may also be payable.

You will be liable for costs in the following circumstances:

1. The initial permit fee for carrying out the works
2. Any variations to works requested by you

Road closure charges are set by each Highway Authority and not Yorkshire Water, please check the Local Authority website for details. We will add this to your estimate for you to pay and we will pay the authority on your behalf.

Please be aware that if the road/footpath has been recently resurfaced, the highways authority may place an embargo on the road. This means that no contractor can excavate on that road/footpath (except for emergency works) for a certain number of years ascertained by the highways authority. This can result in your connection being delayed.

2.7 Permanent Disconnection

If you require a permanent disconnection from our existing network for any reason, you can apply by completing an application submitted via post, email, or through our new additional option of applying on-line. Please visit www.yorkshirewater.com/developers/apply-online

Upon receipt of the completed application form we will undertake a site survey to identify the work required. We will then use this feedback to produce an estimate of the site-specific costs that will include a breakdown of how the costs are calculated.

Application Fee	Associated Charge
Permanent Disconnection	£133.00 + VAT

Made allows for 1 m of excavation/reinstatement in a major road and 1 m in the footpath.

	Under 63mm	Greater than 63mm
Made	£688.00	£1069.00
Unmade	£509.00	£889.00

2.8 Validity of estimates

All of our estimates are valid for 12 months from the date they are issued.

If the estimate runs out of date for a mains scheme, you will need to re-apply with a new application form.

If the estimate runs out for service connections, we can re-estimate this without having to re-apply. The re-estimate charge will depend on whether a re-survey is needed.

Please be advised that any estimate that you have received previously will be cancelled once the revised estimate has been issued. If you have paid the estimate, but not booked in your connections within 12 months of the date of the first estimate, your payment will be refunded, or a re-survey fee will apply to receive a new estimate.

Re-Estimate	Associated Charge	Comments
New Estimate (No Survey)	£64.00	In addition to changes in estimate
New Estimate (Survey Required)	£109.00	In addition to changes in estimate

2.9 Abort fee

Please ensure your service pipes comply with our requirements before we arrive on site, if we are unable to make your connection/s, you will be charged for the cost of an aborted visit. If you have not received a plan showing your connection point please contact us and we will send you a copy.

	Associated Charge
Abortive visit	£329.00

2.10 Re-Connection

To avoid aborting a job (either not having pipes laid at the agreed connection position as agreed on the checklist, or failed chlorination) and having to reschedule, MUS will attempt to carry out the work required from the main up to the site boundary. In these situations, MUS will have to reattend later to connect the customers pipe/s to the chamber which was installed on the initial visit.

This fee is payable before MUS reattend and a new checklist needs to be sent in by the developer once paid. The fee is chargeable for each additional visit if we install a manifold and don't connect all the ports on the manifold at the same time.

	Associated Charge
Re-Connection Fee	£257.00

2.11 Building Water

We will normally charge for building water based on the number of houses or premises to be built on a site (standard size connections) unless we determine the supply should be metered.

Property Type	Associated Charge
Domestic House	£42.90 per unit built
Commercial Buildings	Standard Measured charge
Any buildings that we agree should be metered	Standard Measured charge

2.12 Common Billing Agreement

A common billing agreement enables multi-occupancy properties to be billed by a single meter, which is used for charging a single responsible person/company. It is applicable in the following circumstances:

Domestic Properties:

- Sheltered housing or purpose-built student accommodation, organised as self-contained flats with or without warden assistance
- Multi-story properties with a rising main and internal boosting or with communal hot water and communal heating
- Flats of three or more stories where water cannot be supplied to the top flats by gravity feed or where unreasonably complex plumbing arrangements would be needed
- Conversions where difficulties in routing separate supply pipes cannot be reasonably overcome.

Commercial Properties:

- Multi-story properties with a rising main and internal boosting or with communal hot water and communal heating
- Conversions where difficulties in routing separate supply pipes cannot be reasonably 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.

In the following circumstances, a single metered supply will be used for charging for the water usage, but no common billing agreement will be required:

- Hotels or hostels
- Halls of residence
- Residential homes for elderly/sick/children
- Sheltered housing where accommodation is organised as bedrooms only and cooking/washing is on a communal basis.

The Clean Water Technical Team will ultimately be responsible for deciding whether to issue a common billing agreement.

Yorkshire Water will install a meter at the boundary of the site to record the water usage of all the properties/communal areas covered by the agreement and any leakage on the customers' private pipework.

The developer will be required to fit individual meters (in external chambers where feasible) at each individual property at the time of construction. This is to ensure that should the common billing agreement terminate for any reason; the properties can be metered at no additional expense. The meters and chambers will be provided by Yorkshire Water and charged to the developer.

For sheltered housing ONLY, the developer must configure the plumbing to allow for retrospective fitting of individual meters in each unit, if the relevant common billing agreement terminates for any reason. In the letting/sale agreement with the occupier, the occupier shall agree to be responsible for the costs of the installation and connection to an individual water supply and the costs of such supply thereafter. The developer must provide a copy of the tenancy sale agreement in writing to confirm the clause has been entered.

The infrastructure for properties covered by a common billing agreement will be calculated on the fixtures and fittings to be installed within all the properties and communal areas.

	Associated Charge
Common Billing Agreement	£103.00

3. **New Connections Services Charges - Sewerage**

- 3.1 Introduction**
- 3.2 Pre-Planning Sewerage Enquiry**
- 3.3 Adoption of Sewers, Lateral Drains and Disposal Works**
 - 3.3.1 • Retrospective Sewer Adoption (Section 102)**
 - 3.3.2 • Pre-Construction Sewer Adoption (Section 104)**
- 3.4 Diversion (Section 185)**
 - 3.4.1 • Sewer Alteration**
 - 3.4.2 • Minor Diversion – Exchange of Letters**
 - 3.4.3 • Critical Diversion – Formal Agreement**
- 3.5 Requisition (Section 98)**
- 3.6 Connections (Section 106)**
- 3.7 Highway Drainage Connection Agreement (Section 115)**
- 3.8 Build Over or near to a public sewer network**
- 3.9 Sewer Closure or Abandonment of Sewers (Section 116)**

3.1 Introduction

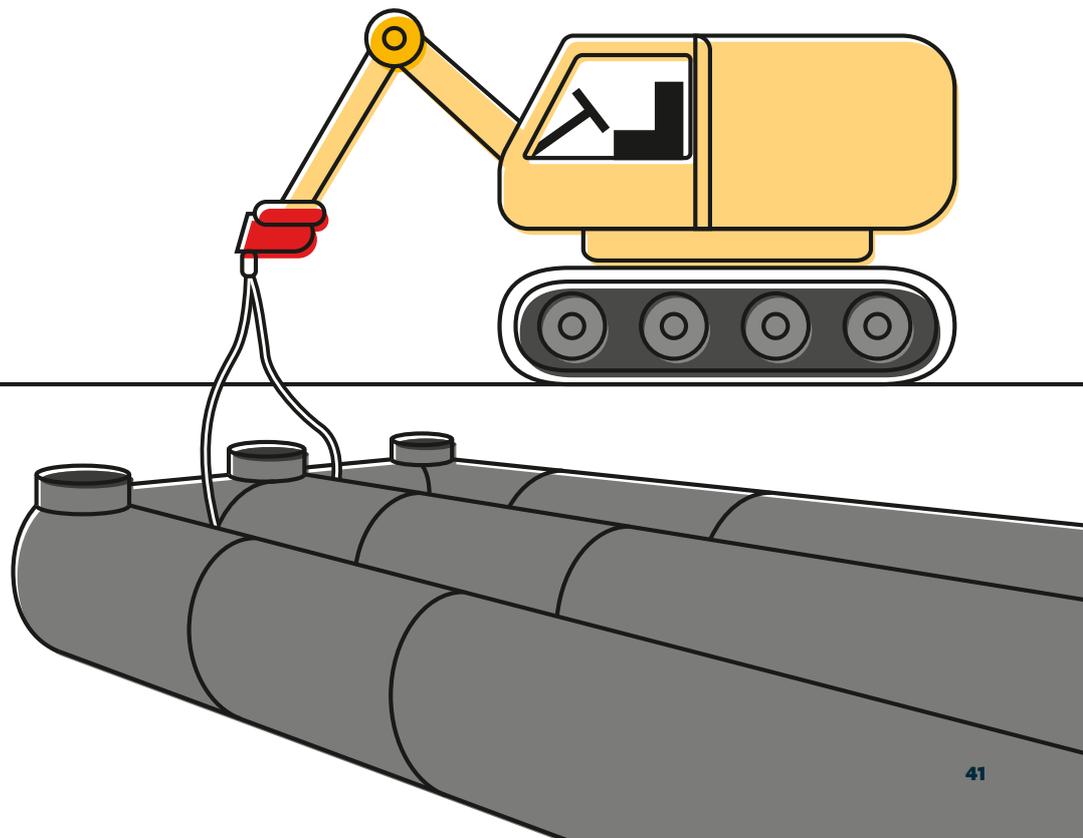
This section gives you a brief explanation of the charges involved for Sewerage connection services, whether it's a straightforward connection to the public sewer, diversion or sewer adoption.

All elements of our Sewerage Charges refer to specific sections of the Water Industry Act 1991 (WIA). For further information and a copy of this document please visit www.legislation.gov.uk

We have tried to make it as easy as possible for you to calculate how much it will cost for the work you require. You may apply online or download an application form for the services detailed in this section, at www.yorkshirewater.com/developers. Applications can be submitted via post, email, or by applying online.

Please visit www.yorkshirewater.com/developers/apply-online

For details on how to make payment please see pages 56 and 57 of this document.



3.2 Pre-Planning Sewerage Enquiry

Before you develop a site or apply for planning approval, all customers can choose to submit a pre-planning sewerage enquiry to us and we will supply information on the availability of the public sewer network and any restrictions that may impact your proposed development.

Applications can be submitted via post, email, or by applying online. Please visit www.yorkshirewater.com/developers/apply-online

An application fee is payable on submission of the application form. The application fee covers the cost of carrying out the technical assessment. Our response is a technical assessment that will detail written observations concerning information on the current availability of the existing public sewer network with any restrictions on discharge, points of discharge and building near to the public sewer network. We will provide the customer with the information to ensure that they understand the complexities surrounding the site before purchasing, and the requirements to complete their design.

On some more complex sites where it is determined that a hydraulic model check is required please contact us to confirm the fees. This will be determined on an application by application basis. In these situations, the additional time to review the information in greater detail will be charged at an hourly rate.

The applicant will be responsible for the payment of the service, unless advised otherwise.

Task	Associated Charge
Assessment	£164.00 + VAT
Additional assessment charge (complex sites)	£72.00 / hr + VAT
Hydraulic Model Check	Please contact us for a price to undertake this work

3.3 Adoption of Sewers, Lateral Drains and Disposal Works

3.3.1 Retrospective Sewer Adoption (S102)

Any owner of a private sewer network may ask Yorkshire Water to consider their system for adoption as part of S102 of the WIA 1991. All users and owners of the system will need to agree to us taking ownership. Once adopted, they will become public sewers and will be operated and maintained by Yorkshire Water.

An application for the adoption of an existing private sewer network is subject to technical assessment, administrative and inspection charges.

The technical assessment will determine if the adoption of the existing system in principle is acceptable, the charge for assessment is applicable whether your application is successful or not. The fees for adoption will be 2.5% of the cost of the works either costed by the developer or costed (at the developer's request) by Yorkshire Water. The associated fees should be paid before the S102 Notices are posted on site.

It may be that a discussion is required regarding Land Transfers, Right of Access, Rights to Discharge or Deed of Grant of Easements. These requirements will be determined on an application by application basis. The developer is responsible for ensuring that if any of the above are required, they are dealt with prior to the granting of Technical Acceptance. They must be formalised before the system is vested by Yorkshire Water.

If the site is complex and the design is required to be reviewed in greater detail, the additional time will be charged at an hourly rate. Additional charges will be applicable where the proposed system includes a pumping station, storage facilities, treatment facilities and consents to discharge.

Further information on our Retrospective Adoption Process is available on our website www.yorkshirewater.com/developers/sewerage/sewer-adoptions

The below charges are applicable once it has been established the network can be adopted.

Task	Associated Charge
Consultation incl. inspection	£140.00
Consultation desk top only	£33.00
Technical Assessment (Residents)	£0
Technical Assessment developers/contractors	2.5% of the cost of the works or £515.00 minimum (no VAT)
Additional assessment charge (complex sites)	£72.00 / hr + VAT
Each Additional site visit	£206.00 + VAT
CCTV (Review of report)	£107.00 + VAT or £72.00 / hr + VAT
Pump station locks (per pump station)	£535.00 + VAT
Locks for access (each)	£92.00 + VAT
LEGAL Requirements (Additional legal fees are also applicable)	
Land transfer (pumping station, sewerage treatment works or storage treatment/facility)	£268.00 minimum or £72.00 / hr + VAT
Deed of Grant of Easement	£268.00 minimum or £72.00 / hr + VAT
Right in Perpetuity to Discharge	£268.00 minimum or £72.00 / hr + VAT
Consents to Discharge	£268.00 minimum or £72.00 / hr + VAT

3.2.2 Pre-Construction Sewer Adoption (Section 104)

Anyone looking to design a new sewerage system, including pumping stations and other ancillaries, may ask Yorkshire Water to consider their proposed system for adoption as part of S104 of the WIA 1991. This covers the adoption of private sewers to be constructed at a future date subject to an Agreement with the Sewerage Undertaker. Once adopted, they become public sewers and will be operated and maintained by Yorkshire Water.

Sewerage offered for adoption, should be designed and constructed in accordance with Sewers for Adoption (6th Edition) or Sewers for Adoption (7th Edition) and in line with Yorkshire Water's Engineering Specification.

An application for the adoption of a proposed sewer network is subject to technical assessment, administrative and inspection charges. A full assessment will be carried out to confirm technical acceptance of the proposal. Upon acceptance an agreement must be entered to ensure that the progression of the adoption can be achieved. A request for payment of the S104 fees will be sent after technical acceptance is issued. The fees are to be paid prior to the first inspection. The fees will be 2.5% of the cost of the works either costed by the developer or costed (at the developer's request) by Yorkshire Water. Additional charges will be levied against the application if excessive re-assessments are required.

Fees are applicable when Yorkshire Water prepare, draft and engross the S104 Agreements for each party needed, the fees will be requested when technical Acceptance is given and should be paid before or at the point the Agreement is signed.

All Agreements must be supported by either a surety bond or a cash bond, which should be 10% of the cost of the works or a minimum of £5000.00. Additional charges may be incurred in accordance with the signed Agreement if all works are not completed. For more information and guidance, please visit our website, www.yorkshirewater.com/developers/sewerage/sewer-adoptions

An abort fee will be applicable to all unwanted site inspections if not cancelled at least 24 hours in advance of the appointment.

S104 Fees	
Task	Associated Charge
Application fee	£515.00
Technical Assessment developers / contractors	2.5% of the cost of the works or £515.00 minimum (no VAT)
Additional assessment charge (complex sites)	£72.00 / hr + VAT
Technical Assessment – Sewerage Treatment plant	Bespoke charge
Technical Assessment – Storage treatment	Bespoke charge
Technical Assessment – Structural check	£1500.00 + VAT (to send to external consultants) £72.00 / hr + VAT (administration charge)
Bond (Cash/surety)	10% of the cost of the works or £5000.00 minimum (no VAT)

S104 Fees	
Task	Associated Charge
Administration fees	
S104 Agreement (to include up to 3 parties in the Agreement)	£321.00
S104 Agreement - additional copy per party to the agreement	£107.00
Copy of S104 Agreement (including copy of additional plan)	£107.00 per copy
Copy of S104 Agreement (excluding plan)	£53.00 per copy
Inspections	
Pre-start inspection (prior to issue of Technical Approval)	£1500.00
Aborted Site Inspection	£160.00 + VAT
Unwanted site inspections need to be cancelled at least 24 hours in advance of the appointment, otherwise aborted site visit charges will apply.	
Each Additional site visit - special asset	£206.00 + VAT (minimum)
CCTV (Review of report)	£107.00 + VAT or £72.00 / hr + VAT
Pump station locks (per pump station)	£535.00 + VAT
Locks for access (each)	£92.00 + VAT
LEGAL Requirements (Additional legal fees are also applicable)	
Land transfer (pumping station, sewerage treatment works or storage treatment/facility)	£268.00 minimum or £72.00 / hr + VAT
Deed of Grant of Easement	£268.00 minimum or £72.00 / hr + VAT
Right in Perpetuity to Discharge	£268.00 minimum or £72.00 / hr + VAT
Consents to Discharge	£268.00 minimum or £72.00/ hr + VAT
Assessment for Novation of Agreement	£268.00 minimum or £72.00 / hr + VAT + additional legal fees
Assessment for Variation of Agreement	£268.00 minimum or £72.00 / hr + VAT
Termination of Agreement	£268.00 minimum or £72.00 / hr + VAT

3.4 Diversion Charges (Section 185)

Any customer who has a public sewer passing through their land can request that it is diverted or altered to enable development. The customer can ask Yorkshire Water to consider their proposals as part of S185 of the WIA 1991. A diversion of a public sewer or a lateral drain can range from simply moving a manhole to diverting a large diameter public sewer, dependent on the site. To reflect the differing complexities, we have three different levels of diversion.

For further information on Sewer Diversions please visit our website www.yorkshirewater.com/developers/sewerage/sewer-diversions

3.4.1 Sewer Alteration to the Public Sewer Network

A sewer alteration is applicable for non-critical pipework, up to 225mm in diameter generally located within the back/front/side garden of an individual property.

An application for the diversion/alteration of an existing public sewer network is subject to an application fee which covers the cost of technical assessment, administration and inspection. The application fee must be paid before the assessment can be carried out. Please be aware that the applicant will be responsible for engaging a competent party to complete the works, and pay relevant construction costs.

If the design of the proposal is a complex system, additional charges may be applied and charged at an hourly rate. Additional charges will be levied against the application if excessive re-assessments are required.

An abort fee will be applicable to all unwanted site inspections if not cancelled at least 24 hours in advance of the appointment.

Task	Associated Charge
Assessment, Agreement and Inspection	£380.00
Additional assessment charge (complex sites)	£72.00 / hr + VAT

3.4.2 Minor Diversion to the Public Sewer Network (Section 185) (Exchange of Letter)

An Exchange of letters is used for non-critical pipework, 225mm or greater in diameter.

Any customer wishing to divert a public sewer 225mm in diameter or greater may ask Yorkshire Water to consider their proposed system as part of S185 of the WIA 1991. The design of the system must align itself with the relevant Sewers for Adoption requirements.

An application for the diversion of an existing public sewer network is subject to technical assessment, administrative and inspection charges. Upon technical acceptance of the proposal, an Agreement must be entered and signed by all parties. A request for payment of the S185 supervision fees will be sent after technical acceptance is issued. The fees are to be paid prior to the first inspection. The fees will be a minimum of £600.00 or 5% of the cost of the works either costed by the developer or costed (at the developer's request) by Yorkshire Water. Additional charges will be levied against the application if excessive re-assessments are required.

Once the agreement is signed work may start and inspections will be carried out. The Developer or the designated Contractor is responsible for ensuring that all relevant inspections are requested to confirm that the system is inspected during construction.

All Agreements must be supported by either a surety bond or a cash bond, which should be 100% of the cost of the works or a minimum of £5000.00.

Additional charges may be incurred in accordance with the signed Agreement if all works are not completed. For more information and guidance, please visit our website, www.yorkshirewater.com/developers/sewerage/sewer-diversions

An abort fee will be applicable to all unwanted site inspections if not cancelled at least 24 hours in advance of the appointment.

Additional charges are applicable where the system includes rights in Perpetuity to discharge, Consents to discharge, or Deed of Grant of Easements.

All additional fees and charges will be subject to payment by the persons chargeable prior to the Completion Certificate being issued.

The applicant will be responsible for the payment of the service, unless otherwise advised. Please be aware that the applicant will be responsible for engaging a competent party to complete the works, and pay relevant construction costs.

S185 Fees	
Task	Associated Charge
Administration Task	
Application fee	£619.00 + VAT
Additional assessment charge (complex sites)	£72.00 / hr + VAT
Technical Assessment – Structural check	£1500.00 + VAT (to send to external consultants) £72.00 / hr + VAT (administration charge)
Bond (cash / surety)	100% of the cost of the works or £5000.00 minimum (no VAT)
Inspections	
Aborted Site Inspection	£160.00 + VAT
Unwanted site inspections need to be cancelled at least 24 hours in advance of the appointment, otherwise aborted site visit charges will apply.	
Each Additional site visit	£206.00 + VAT (minimum)
CCTV (Review of report)	£107.00 + VAT or £72.00 / hr + VAT
Locks for access (each)	£92.00 + VAT
Legal Requirements (Additional legal fees are also applicable)	
Deed of Grant of Easement	£268.00 minimum or £72.00 / hr + VAT
Right in Perpetuity to Discharge	£268.00 minimum or £72.00 / hr + VAT
Consents to Discharge	£268.00 minimum or £72.00 / hr + VAT

3.4.3 Critical Diversion – Formal Agreement (Major Diversion) (Section 185)

A major diversion is used by customers who request alterations to critical public sewer systems, which also includes rising mains and non-gravity piped systems. These works will be carried out by Yorkshire Water at the cost of the applicant.

If the sewer requiring diversion is on third party land, Yorkshire Water will meet the land agent/compensation costs, however, these will be recharged to the developer at cost.

Your application must be supplied along with the advanced payment to cover the feasibility costs. The feasibility costs will increase in proportion to the anticipated scope of the works. Applications can be submitted via post, email, or on-line. Please visit

www.yorkshirewater.com/developers/apply-online

From the feasibility study we will be able to confirm via an offer of terms including robust cost estimate for Yorkshire Water to complete the works. Once the offer of terms has been accepted you will need to enter into a S185 Agreement, you will be responsible for our legal team's costs in preparing, engrossing and signing the agreement.

Any costs associated with the works and the cash bond (if not supported by a surety bond) will need to be paid by the applicant, prior to the Agreement being signed by Yorkshire Water.

Within six months of the completion date a final invoice will be sent through advising if a refund or additional money will be required.

For more information and guidance, please visit our website,

www.yorkshirewater.com/developers/sewerage/sewer-diversions

Task	Associated Charge
Initial Feasibility study	From £8000.00***
Estimate of Works	Bespoke charge
Legal fees for Agreement	Bespoke charge

***The fees could rise dependent upon the scale and the complexity of the system

VAT Requirements

For new residential buildings/flats, VAT is zero rated.

For commercial/industrial premises and extensions to existing buildings, VAT is standard rated.

3.5 Requisition Charges (Section 98)

A Requisition is generally used by developers who have been unable to negotiate a new sewer system through third party land. Section 98 of WIA (S98) allows Yorkshire Water to construct the sewer needed to progress developments and lay the required sewerage to serve the site.

Before commencing any works onsite, proposal details must be supplied to us with payment to cover the cost of the feasibility study. The feasibility costs will increase in proportion to the anticipated scope of the works. Further details on the information we require and our Sewer Requisition process can be found on our website, www.yorkshirewater.com/developers/sewerage/sewer-requisition

Once the feasibility study is complete we provide you an offer of terms, including a robust cost estimate for Yorkshire Water to complete the works. Upon accepting the terms, you will need to enter into a S98 Agreement with us. The legal fees associated with the signing of the S98 Agreement will need to be paid by the applicant, after it is signed by Yorkshire Water we will invoice for the costs.

Once all financial conditions and connection requirements have been met the new systems should be available within six months (unless otherwise agreed or advised). Within six months of the completion date a final invoice will be sent through advising if a refund or additional money will be required.

The applicant will be responsible for the payment of the service, unless otherwise advised.

Task	Associated Charge
Initial Feasibility study	From £8000.00***
Estimate of Works	Bespoke charge
Legal fees for Agreement	Bespoke charge

***The fees could rise dependent upon the scale and the complexity of the system

3.6 Connection Charges (Section 106)

If the development of your site requires a new connection to the public sewer network to dispose of your foul or surface water, you are legally required to notify us on connection to the public sewer under S106 of the WIA 1991. Our connection application is a receipt of Notice under S106 and S108 of the WIA 1991 and fees are payable on submission of the application form.

The application fee is chargeable on a per connection basis. Applications can be submitted via post, email, or on-line. Please visit www.yorkshirewater.com/developers/apply-online

We will technically assess your application and either approve or reject your proposal for connection to the existing public sewer network. It is your responsibility to engage a competent party drainage contractor to complete your connection work. The connection can only be carried out after we have issued Technical Approval in writing, under WIA 1991 guidance we have 21 days to respond.

Please note that the approval of the connection to the public sewer network does not cover any approval for working within third party land.

Yorkshire Water reserve the right to undertake the work ourselves, under S107 WIA 1991. This will be determined on an application by application basis. If Yorkshire Water are to carry out the work, the costs will be calculated on site specific conditions. In many situations after discussions with Developer Services a suitable discharge point may be agreed to facilitate a developer led connection.

At the point of connection to the public sewer network the residents from the properties now communicating to the public sewer system will be liable for relevant sewerage charges.

Task	Associated Charge
Connection only (each)	£155.00
Connection with lateral adoption (each)	£539.00
Connections work undertaken by Yorkshire Water under Section 107 WIA 1991	Bespoke Estimate

VAT Requirements

For new residential buildings/flats, VAT is zero rated.

For commercial/industrial premises and extensions to existing buildings, VAT is Standard rated.

3.7 Highway Drainage Connection Agreement (Section 115)

The public sewer network is primarily for domestic sewage purposes and the new highway drainage does not have the automatic right of connection. However, a Highway Authority/Developer may apply for a highway connection to the public sewer network as part of an Agreement under S115 of WIA 1991.

For a new proposed highway connection to be allowed to communicate to a public sewer network, it must be demonstrated, through satisfactory evidence that;

1. SuDS are not a viable option
2. There are no watercourses or highway drains available
3. There is satisfactory capacity available within the public sewer network

Applications are subject to a charge, which covers the cost of technical assessment, administrative and inspection activities. The fees have been calculated to include one inspection, any other inspections will be charged for at the additional inspection rate, whether they are abortive or not. Upon receipt of an application, if the above criteria have been satisfied, we will then be able to fully progress the application and confirm if the highway drainage may communicate with the public sewer network.

For more complex sites where it is determined that the details will need to be looked at in greater detail the additional time will be charged at an hourly rate.

There is an associated charge for either the Certificate of Acceptance or the Formal Agreement, these costs are priced per connection. The fees for these will be required when proceeding with the connection confirmation.

All additional charges will be subject to payment by the persons chargeable prior to the completion certificate being issued.

Task	Associated Charge
Assessment charge	£163.00 + VAT
Additional assessment charge (complex sites)	£72.00 / hr + VAT
Formal Agreement per connection	£547.00 + VAT
Certificate Acceptance per connection	£167.00 + VAT

3.8 Build Over or near to a public sewer network

Under Building Regulations Part H4 you may be permitted to build over the public sewer network subject to meeting the criteria in the regulation.

If you are proposing to construct, extend or underpin a building within your property boundary you must check whether any public sewers or disposal mains are close by. If there is a sewer within three metres of your proposed works, then you will need our consent prior to your works being carried out. This is to protect the sewer and the building from possible damage to each other and to ensure that access to the sewer is not adversely affected. For an upfront fee, we can advise you on the acceptability of your development.

An upfront enquiry fee (including or excluding an inspection) is applicable when the applicant needs the assurance of the best action to take, before formally applying for Building Regulations approval. The standard enquiry is a desk top study only, it does not include any inspections. However, we do offer a service for a desk top study and site inspection.

There may be situations where building over a sewer is not possible. If this is the case, you will be guided through the process to follow in relation to making an alteration/diversion to the public sewer network.

On occasions it may be acceptable to build over the public sewer network where the Part H4 criteria has not been met. Generally, this will be for commercial premises and will require entering into a formal build over agreement. You are advised to contact us to discuss this further.

Formal Build Over Agreement

Where building over a public sewer is acceptable to Yorkshire Water, but is outside the guidance of Part H4 of Building Regulations a formal agreement will be required. Generally it is not acceptable to build over a public sewer outside the guidance of Part H4 and it is recommended you contact us to discuss this.

For further information on this service please see our website, www.yorkshirewater.com/developers/sewerage/building-over-a-public-sewer

Task	Associated Charge
Consultation incl. inspection	£140.00 + VAT
Consultation desk top only	£33.00 + VAT
Formal Build over agreement	£535.00 + VAT
Additional assessment charge (complex sites)	£72.00 / hr + VAT

3.9 Sewer Closure or Abandonment of Sewers (Section 116)

If you need to abandon a sewer to make site remediation works easier or remove a restriction from future development, we may close part of the public sewer network.

Before closing a sewer, we need to be certain that it's no longer in use or required. This usually requires a closed-circuit television [CCTV] survey of the public sewer and any private drainage connections, together with written evidence.

To proceed with a Closure or an Abandonment an application will be needed. There is an application fee required, this fee is to cover the cost of the administrative work required to assess your application. These fees are payable whether your application is successful or not. The technical assessment will determine if the method of the sewer closure or abandonment is acceptable and/or whether any other actions are required relating to the proposals. The fees have been calculated to include two inspections, any other inspections will be charged for at the additional inspection rate, whether they are abortive or not.

Once a public sewer has been closed, we usually issue a certificate. Once issued, the sewer must be abandoned as soon as practicable. This will be monitored by our inspector.

Our preferred method for abandoning a sewer is for it to be grubbed up (excavated) together with any redundant chambers. Where this isn't practical, the closed public sewer should be sealed and filled with grout.

For further information on Sewer Closure please visit our website www.yorkshirewater.com/developers/sewerage/sewer-closure

Task	Associated Charge
Application	£218.00
Additional assessment charge (complex sites)	£70.00 / hr

4.

General Charging Arrangements

- 4.1 Infrastructure Charges and Environmental Incentives
- 4.2 Methods of Payment
 - 4.2.1 • When Payment is Required
 - 4.2.2 • How to Pay
 - 4.2.3 • Persons Chargeable
 - 4.2.4 • Value Added Tax (VAT)
- 4.3 Wholesale Charging
- 4.4 Transitional Arrangements

4.1 Infrastructure Charges and Environmental Incentives

Infrastructure charges are required when a new connection is provided to a premise which has never been served before. Infrastructure charges are set to recover the cost of reinforcement of the existing water and sewer networks required to serve new developments. The costs are a socialised cost over the whole of the Yorkshire Water area for increasing capacity for new developments.

Information on our infrastructure charges is available in a separate document, dedicated solely to explaining how our infrastructure charges have been calculated.

This document can be found on our website using the following link; www.yorkshirewater.com/our-charges/

The total cost of infrastructure is £250 per property.

A breakdown of the cost is below. We offer environmental incentives for reducing the load on our network. Which can be broken down into Water and Sewerage Environmental Incentives:

Water

The water infrastructure charge is £75 per property connected, based on water usage of 125 litres per person per day (pppd).

If you can provide evidence to support that dwellings built will use less than 125 litres pppd, you will receive a reduction based on the percentage below the 125 achieved for both Water and Foul Water infrastructure charge.

Evidence of this can be demonstrated using the Water Calculator, and evidence that properties are built with water efficient fittings and fixed appliances that would not exceed the potential consumption of 125 litres or less per person per day.

Please provide a completed Water Calculator form when you submit your application. The calculator can be accessed using the following link www.thewatercalculator.org.uk/calculator.asp

Sewerage

The Sewerage Infrastructure charge is split into foul £50 and surface water £125 per property.

If your surface water does not communicate with an existing public sewer, you don't pay the surface water charge.

Where a site does not require surface water to discharge to an existing public sewer, the surface water infrastructure charge will not be applied. This will save £125 per property.

For example, you could discharge your surface water directly to a watercourse or a soakaway, where there is no communication with an existing public sewer.

Sewerage infrastructure charges are levied at the same time as your water supply application.

Infrastructure Credits

Infrastructure charges are required when a new connection is provided to a premise which has never been served before. However, where a site has been served previously within the last five years an offset is offered based on the previous water usage.

For example, a development of 10 dwellings constructed on a brownfield site that previously was occupied by two dwellings would result in an infrastructure charge based on eight dwellings only.

If the brownfield site had previously been occupied by commercial premises, the water usage of those premises would be based on the number of fixture and fittings to deliver water, and a loading calculation applied to reflect the reduction in infrastructure charges for the development of 10 new dwellings.

4.2 Methods of Payment

4.2.1 When Payment is Required

Some of our services detailed in the earlier sections require an upfront application fee. This can be paid over the phone, we will call you to take payment upon receipt of your application, or you can post a cheque with your application form. Alternatively, you can pay your application fee online if applying using our new online application portal; www.yorkshirewater.com/developers/apply-online

Some of our services will result in an estimate or cost options being issued to yourself. If you would like to go ahead with the works, the estimate must be paid before works can commence on site. No works will be undertaken by Yorkshire Water or our service partner unless prepayment of the appropriate amount has been made.

Full details on each process can be found in the appropriate section of our website; www.yorkshirewater.com/developers

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 card/debit card payments and bank transfers.

4.2.2 How to Pay

Payment can be made by card, cheque or BACS. If applying through the portal, the application fee can be paid using our online application portal.

- If you would like to pay by credit or debit card please call **0345 120 84 82**.
- To pay by cheque – please ensure the estimate number is clearly written on the reverse of the cheque. Please send your cheque to the address below.
- Water estimates **ONLY** can also be paid by BACS, you will need to provide the following information to avoid any delays in booking in your works.

Please send your payment quoting your company name to:-

NatWest Bank Plc
Sort code 57 49 55
Account number 11111111

If you are only paying one Yorkshire Water estimate, please instruct your Bank to quote the full 15 digit reference number as shown on your estimate. If paying more than one estimate please send us a remittance advice, listing the full estimate numbers and values to be credited or attach our payments slips.

Please post, fax or e-mail your remittance advice to the following address:

Customer Payments Centre
PO Box 52
Bradford
BD3 7YD

Fax: **(01274) 303041**

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

4.2.3 Persons Chargeable

All estimates will be issued in the name of the applicant. All charges will be payable by the applicant. Please ensure the correct details are used on your application form. If you require the estimate to be altered and issued in a different name, there is a cost associated with this.

4.2.4 Value Added Tax (VAT)

All charges published in this scheme **exclude VAT** unless otherwise stated. VAT will be added to the published charge at the appropriate rate, under the relevant legislation as required, unless otherwise stated.

4.3 Wholesale Charging to Non-Household Retailers

The government sees innovation in the water industry as essential to coping with the growing challenges of an increasing population and climate change. Introduced in April 2017, Water Competition makes up a key government strategy for encouraging such innovation. Water Competition has opened the market and has enabled all businesses and other non-household customers in England to choose a retailer that provides both water and sewerage services. The water coming out of your taps, and the Sewerage Services to take it away again will still be supplied by Yorkshire Water, as Wholesaler for the Yorkshire region. However, you may choose a retailer who will provide services for your billing, queries, complaints and customer services.

As the wholesaler, Yorkshire Water will bill the retailer for wholesale services, the retailer will then bill their customer. The Retailer may act on behalf of their customers and apply for new connection services. Whether you're a domestic customer, or a retailer, our charges are the same.

The Wholesale Connection Charges applicable to retailers have been incorporated and are detailed within our Charging Arrangements. 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. They ensure that any customer that requests new connection services through a retailer, will benefit from our charges, made in accordance with Ofwat's charging rules.

The rules apply to the charges that may be imposed by:

- a) a water undertaker under a section 66D agreement where a water supply licensee with a retail authorisation is a party to that agreement; and
- b) a sewerage undertaker under a section 117E agreement where a sewerage licensee with a retail authorisation is party to that agreement.

A Retailer (Water supply and Sewerage licensee) must have entered into, and maintain, a Wholesale Contract for Wholesale Services with Yorkshire Water, to be able to act on behalf of the developer or customer regarding new connection services.

Retailers should refer to the relevant provisions of the Operational Terms within the Wholesale Retail Code regarding applications for new connection services to Yorkshire Water as the wholesaler.

The Payment terms for Wholesale Connection Charges are explained in this document, in the 'Methods of payment' section. Please note, in many cases a payment to Yorkshire Water will be required before any works will commence. Where these are not specified, payment terms will be made in accordance with the Wholesale Retail Code.

4.4 Transitional Arrangements

The below arrangements have been taken from the Water UK Charges for Connections Services – Sector Guidance to Members.

Transitional arrangements are provided for in:

The WA2014 commencement order no.9 13 (provides that agreements relating to Site Specific work made based on the old rules, are to continue to apply in some circumstances until 1st April 2023).

- a) Condition C of company licences (requires that where connections are made to assets which were requisitioned under the old rules, the old infrastructure charge will continue to apply to those connections).
- b) Individual companies' Charging Arrangements (will outline the approach companies will take to transition arrangements).

Water UK has therefore worked with stakeholders to agree a set of principles by which water companies will base their charges during the transition period. The transition principles that still apply are set out below.

Water UK transition principles – Site Specific work

1. Quotations for some Site-Specific work provided under the old rules 14 and accepted before April 2018 are to continue to apply until April 2023 unless the customer and the company agree to vary the quotation.
2. Where a legal agreement is already in place in relation to charges for Site Specific work carried out as part of an adoption, then the charges defined within that agreement remain valid for the life of the agreement unless the customer and the company agree to vary those charges.
3. Charges relating to the old charging rules, will be adjusted by inflation if the quotation or legal agreement includes an appropriate provision for adjusting the charges.

Water UK Transition Principles – Infrastructure Charges

After April 2018, connections made to assets other than those above will be charged in accordance with the new Infrastructure Charge as defined in the Charges Scheme Rules.

5. Appendices

- 5.1 Worked Examples
- 5.2 Table of Water Charges
- 5.3 Table of Sewerage Charges
- 5.4 Definitions and Abbreviations

5.1 Worked Examples

Over the following pages are several examples of work that you could be carrying out, and the charges associated with them.

We have tried to provide examples of multiple different situations and circumstances, however, they are only indicative, to help you calculate the charges for your site.

Each drawing is accompanied by a table detailing the charges breakdown for that example.

For our water supply examples, the charges shown do not include the application fee as these will have been made at the point of application.

Our examples make the assumption that the properties will be connected to the public sewer network. Therefore the Sewerage Infrastructure charge is payable. If you are not connecting to the public sewer network, please see the Infrastructure and Environmental Incentives information available in section 4.1.

If you would like to discuss any of the information further or have a query you would like help with based on these examples, please feel free to contact us. Our contact details can be found in section 1.3.

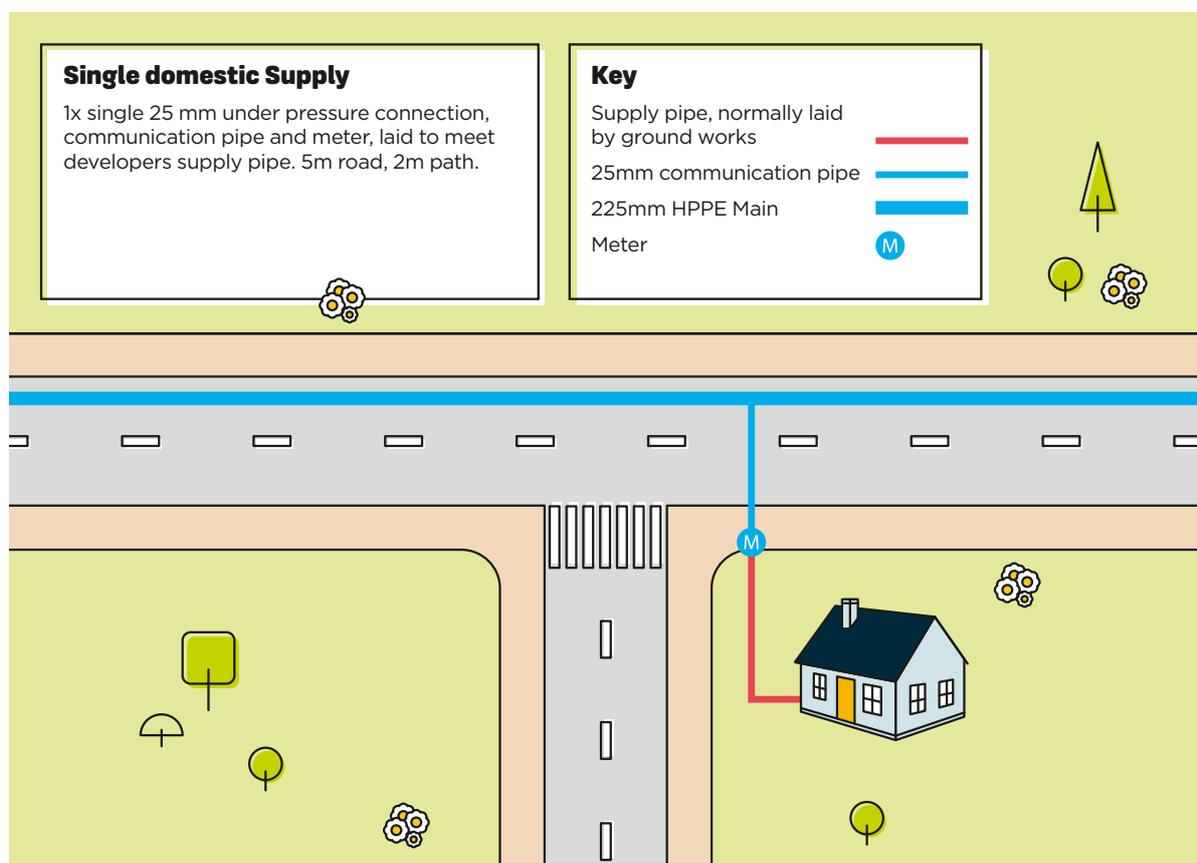
Single Domestic Supply

Connection of one new domestic property to an existing main. The customer has engaged their contractor to lay their supply pipe to the property boundary, shown in red. Our Service Partner will connect a 25mm communication pipe from the customer's boundary, to the main, shown in blue.

A stop tap, and meter will be installed at the boundary of the customer's property, between the two pipes.

The charges in the table will cover the charges for our Service Partner to dig in the footpath and road, to reach the main at the far side. The charges also cover the cost of reinstatement.

As this is a new domestic property, infrastructure charges are applicable.



New Single 25mm service connection in 5m minor road and 2m footpath.

Work Item	Contestable Y/N	Quantity	Cost per unit	Total Cost
Connection of one communication pipe and up to 2m of trench	Y***	1	£1146.00	£1146.00
Lay 25mm communication pipe in minor road	Y	5m	£138.00	£690.00
Lay 25mm communication pipe in footpath	Y	2m	£98.00	£196.00
Infrastructure Water	N	1	£75.00	£75.00
Infrastructure Sewerage	N	1	£175.00	£175.00
				£2282.00

Note

- 1 Waste water infrastructure payment only applicable if communicating to the existing public sewer network
- 2 Additional traffic management charges may apply
- 3 ***Subject to approval

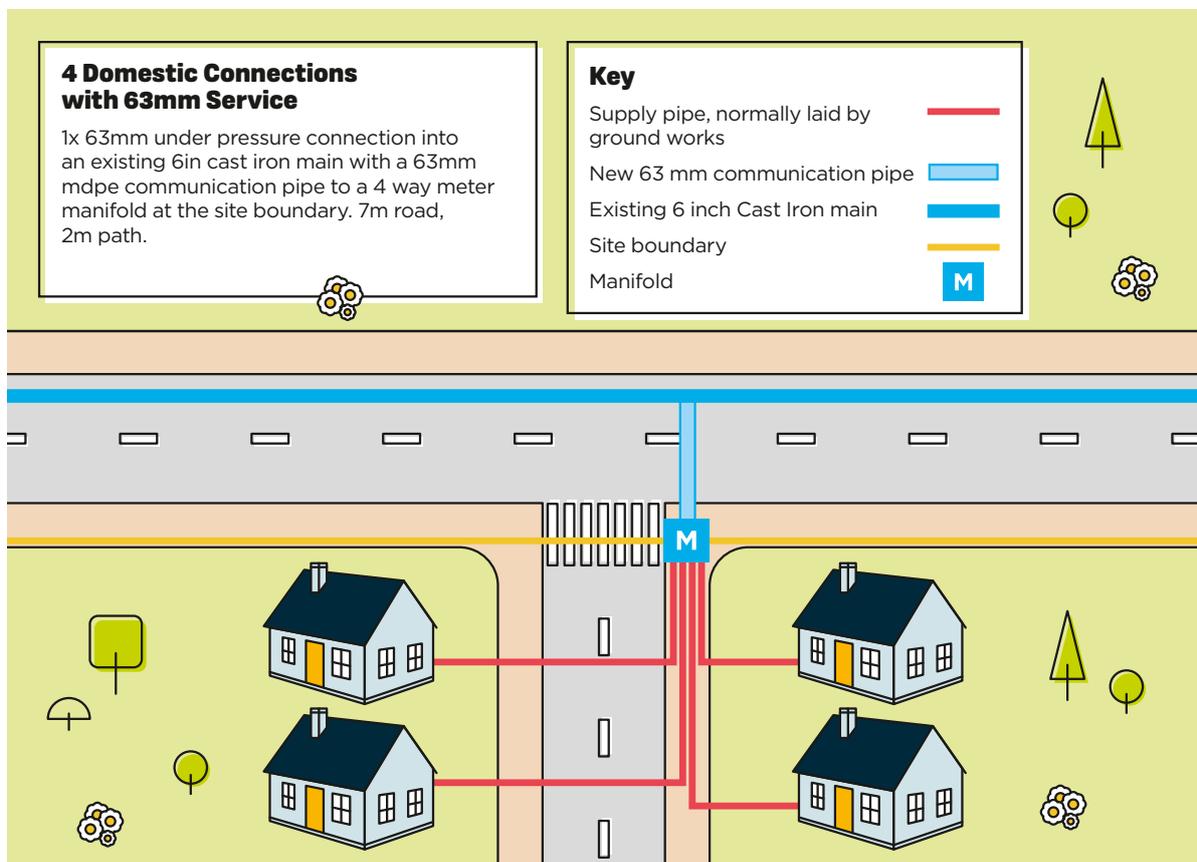
Four Domestic Connections with 63mm Service

Connection of four new domestic properties to an existing main, through a 63mm Service pipe and four-way manifold. The customer has engaged their contractor to lay their supply pipes, shown in red to the site boundary, shown in yellow, to the pre-agreed point of where the manifold will be located. Our Service Partner will then connect a 63mm service pipe from the customer's boundary, to the main, shown in blue.

A stop tap, and meter for each property will be installed within the manifold box at the boundary of the customer's property, between the two pipes.

The charges in the table will cover the charges for our Service Partner to dig in the footpath and road, to reach the main at the far side. The charges also cover the cost of reinstatement.

As these are new domestic properties, infrastructure charges are applicable.



New single 63mm service connection in a 7m minor road and 2m footpath to a 4-port manifold.

Work Item	Contestable Y/N	Quantity	Cost per unit	Total Cost
Connection of one 63mm supply pipe and up to 2m of trench	Y***	1	£2683.00	£2683.00
Lay 63mm communication pipe in minor road	Y	7m	£213.00	£1491.00
Lay 63mm communication pipe in footpath	Y	2m	£173.00	£346.00
Infrastructure Water	N	4	£75.00	£300.00
Infrastructure Sewerage	N	4	£175.00	£700.00
				£5520.00

Note

- 1 Waste water infrastructure payment only applicable if communicating to the existing public sewer network
- 2 Additional traffic management charges may apply
- 3 ***Subject to approval

Four Domestic Connections from a 90mm Main

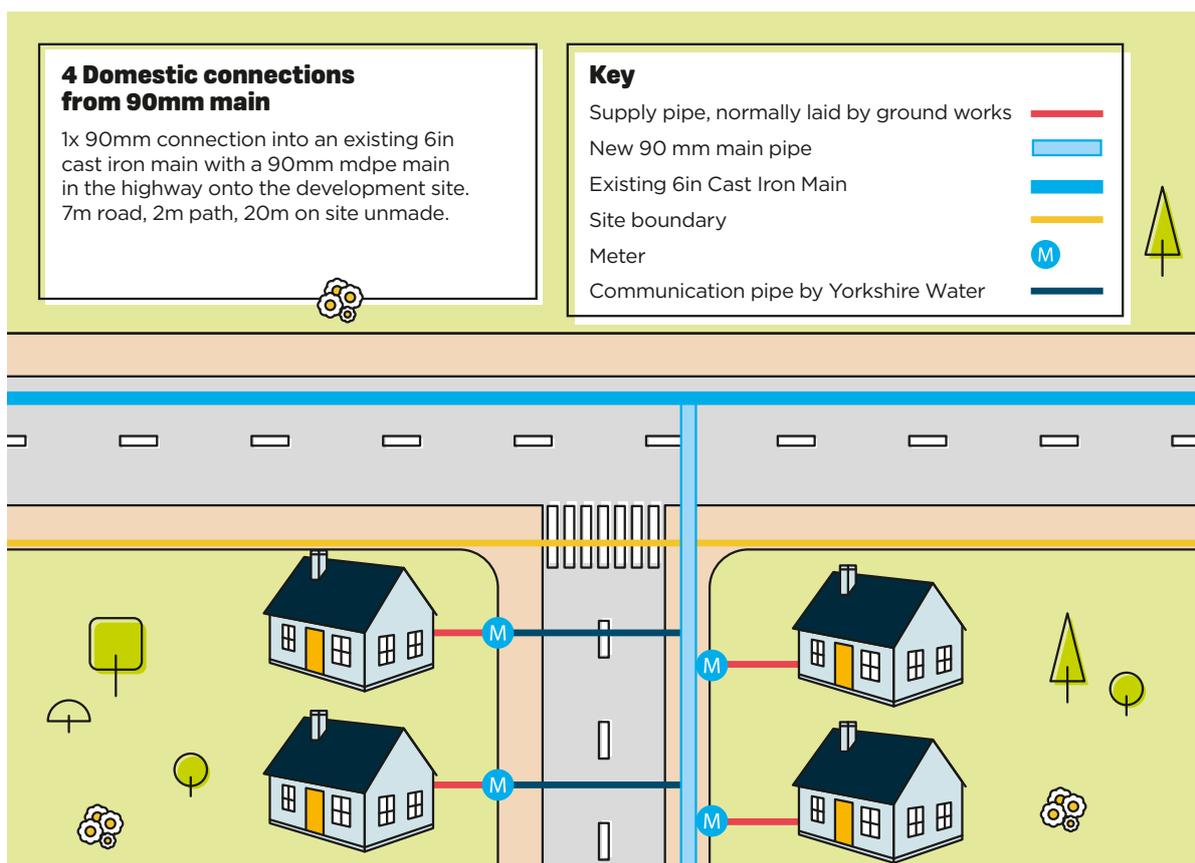
Connection of four new domestic properties to a new 90mm main, each property has been connected to the new main individually. The customer has engaged their contractor to lay their supply pipes, shown in red. Yorkshire Water will install meter chambers and meters at the property boundary, (boundaries), on the pipe the customer has installed and lay communication pipes to the newly laid main, to the pre-agreed connection points. Where road crossings are required, the customer will install individual 2 inch ducting coloured in blue.

The customer has two options for the installation of the new main within the site boundary. Either, our Service Partner can excavate and lay the new main, or the customer can choose to do the excavation works themselves and our Service Partner will lay the main only.

Outside of the site boundary, our Service Partner will connect the new main with the existing.

The charges in the table will cover the charges for our Service Partner to dig in the footpath and road, to reach the main at the far side. The charges also cover the cost of reinstatement. The table also shows the price difference in the two main laying options.

As these are new domestic properties, infrastructure charges are applicable.



New Single 90mm mains connection in a 7m minor road and 2m footpath to 20m onsite unmade ground.

Work Item	Contestable Y/N	Quantity	Cost per unit	Total Cost
Connection to the 90mm main	Y***	1	£2373.00	£2373.00
Lay 90mm main in the road and path, made surface	Y	7m	£256.00	£1792.00
Onsite Work				
Option 1				
Excavate and lay 90mm main on new development, unmade	Y	20m	£66.00	£1320.00
Option 2				
Lay only, excavation by developer	Y	20m	£40.00	£800.00
25mm Ferrule only service connections	Y	4	£367.00	£1468.00
Infrastructure Water	Y	4	£75.00	£300.00
Infrastructure Sewerage	Y	4	£175.00	£700.00
Total Cost - Option 1				£7953.00
Total Cost - Option 2				£7433.00

Note

- 1 Waste water infrastructure payment only applicable if communicating to the existing public sewer network
- 2 Additional traffic management charges may apply
- 3 ***Subject to approval

Domestic Connections from a 160mm Main

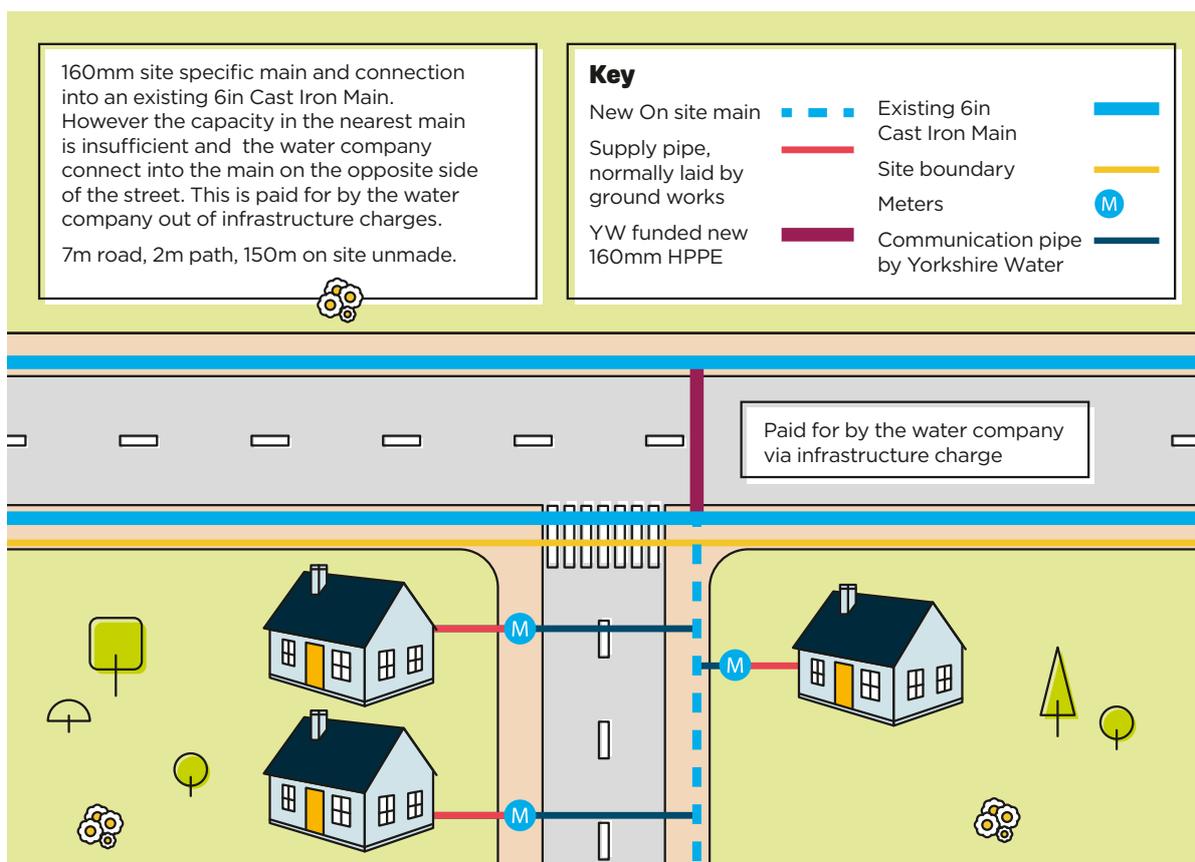
New development domestic connections from a new 160mm main, each property has been connected to the new main individually. The customer has engaged their contractor to lay their supply pipes, shown in red. Yorkshire Water will install meter chambers and meters at the property boundaries and make service connections to the new main. The customer has carried out the supply pipe work within the site boundary, shown in yellow.

The customer has two options for the installation of the new main within the site boundary. Either, our Service Partner can excavate and lay the new main, or the customer can choose to do the excavation works themselves and our Service Partner will lay the main only.

Outside of the site boundary, our Service Partner will connect the new main with the existing network. However, the nearest main of an equivalent size has insufficient capacity to supply the site. In this instance, the work required to lay up to the nearest main capable of feeding the development will be funded by Yorkshire Water through the infrastructure charge. The developer would only pay for the mains connection.

The charges in the table will cover the charges for our Service Partner to dig in the footpath and road, to reach the main at the far side. The charges also cover the cost of reinstatement. The table also shows the price difference in the two main laying options.

As these are new domestic properties, infrastructure charges are applicable.



Work Item	Contestable Y/N	Quantity	Cost per unit	Total Cost
Connection to the 160mm main in surfaced road	N	1	£2373.00	£2373.00
Lay 160mm HPPE main in the road to the site boundary	N	7m	£- Paid for via infrastructure charges.	
Onsite Work				
Option 1 Excavate and lay 160mm HPPE main in unmade ground	Y	100m	£66.00	£6600.00
Option 2 Lay only 160mm HPPE main, excavation by developer	Y	100m	£40.00	£4000.00
25mm Ferrule only service connections	Y	3	£367.00	£1101.00
Infrastructure Water	N	3	£75.00	£225.00
Infrastructure Sewerage	N	3	£175.00	£525.00
			Total Cost - Option 1	£10824.00
			Total Cost - Option 2	£8224.00

Note

- 1 Waste water infrastructure payment only applicable if communicating to the existing public sewer network
- 2 Additional traffic management charges may apply
- 3 ***Subject to approval

Service Connection On Site

The customer has engaged their contractor to lay their supply pipes, shown in red. Yorkshire Water will install meter chambers and meters at the property boundaries and make service connections to the new main. The customer has also carried out the excavation around the new main to allow Yorkshire Water to make ferrule only connections. The developer is responsible for all excavation, setting the chambers to the correct level, backfill and reinstatement.

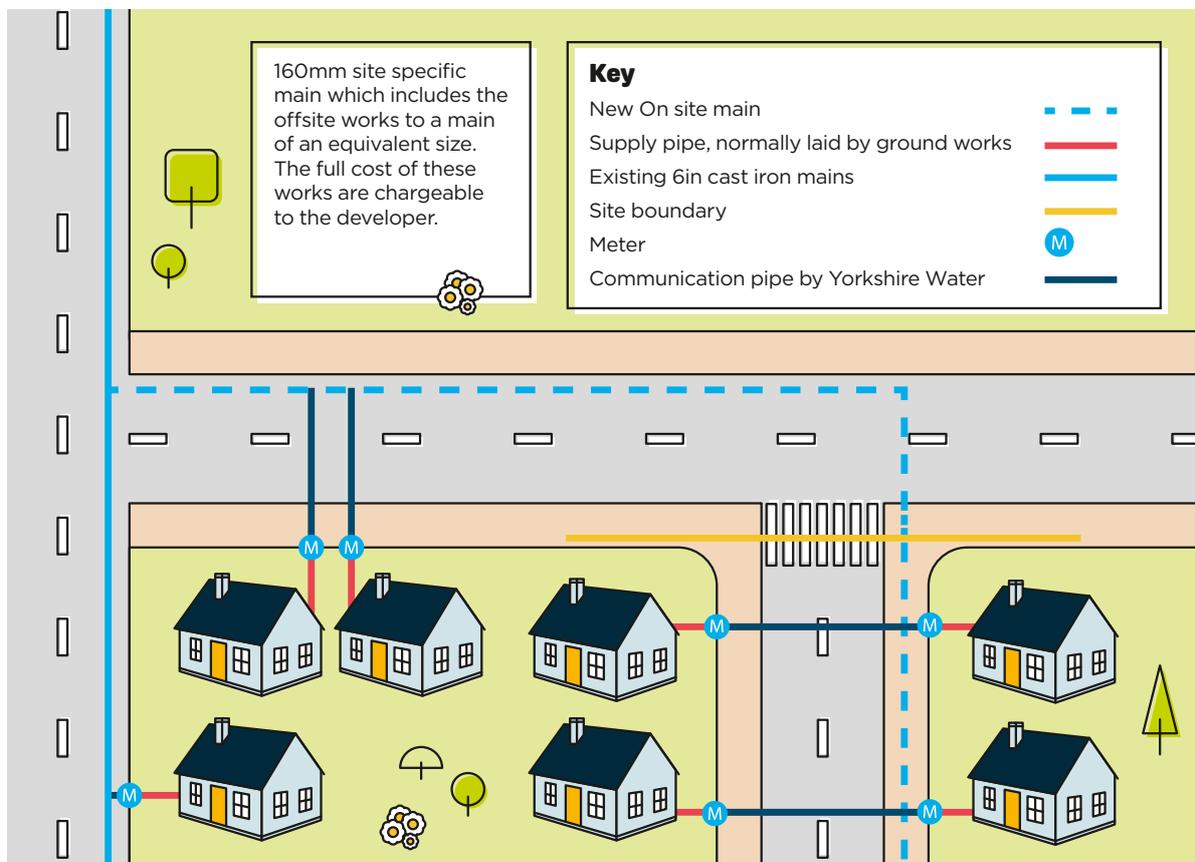
Service Connections Off Site

The customer has engaged their contractor to lay their supply pipes, shown in red to the highway boundary, shown in yellow. Our Service Partner will then connect individual service pipes from the customer's boundary, to the main, shown in blue.

A stop tap, and meter for each property will be installed within the single manifold box at the boundary of the customer's property, between the two pipes.

The charges in the table will cover the charges for our Service Partner to dig in the footpath and road, to reach the main at the far side. The charges also cover the cost of reinstatement. The table also shows the price difference in the two main laying options.

As these are new domestic properties, infrastructure charges are applicable.



Work Item	Contestable Y/N	Quantity	Cost per unit	Total Cost
Connection to the 6 inch Cast Iron main in surfaced road	N	1	£2373.00	£2373.00
Lay 160mm HPPE main in the road to the site boundary	Y	100m	£256.00	£25600.00
Onsite Work				
Option 1 Excavate and lay 160mm HPPE main in unmade ground	Y	150m	£66.00	£9900.00
Option 2 Lay only 160mm HPPE main, excavation by developer	Y	150m	£40.00	£4000.00
Service Connections 9m Road				
Connection of one communication pipe and up to 2m of trench	Y	1	£1146.00	£1146.00
Connection of one additional service connection in the same excavation including the first 2m of trench	Y	1	£175.00	£175.00
Lay 25mm communication pipe in minor road	Y	5m	£138.00	£690.00
Lay 25mm communication pipe in footpath	Y	2m	£98.00	£196.00
Lay additional 25mm communication pipe in same trench, no excavation	Y	7m	£48.00	£336.00
Service Connections 2m Road				
Connection of one communication pipe and up to 2m of trench in minor road	Y	1	£1146.00	£1146.00
25mm Ferrule only service connections	Y	4	£367.00	£1468.00
Infrastructure Water	N	7	£75.00	£525.00
Infrastructure Sewerage	N	7	£175.00	£1225.00
Total Cost - Option 1				£44780.00
Total Cost - Option 2				£38880.00

Note

- 1 Waste water infrastructure payment only applicable if communicating to the existing public sewer network
- 2 Additional traffic management charges may apply
- 3 ***Subject to approval

Sewerage Worked Examples

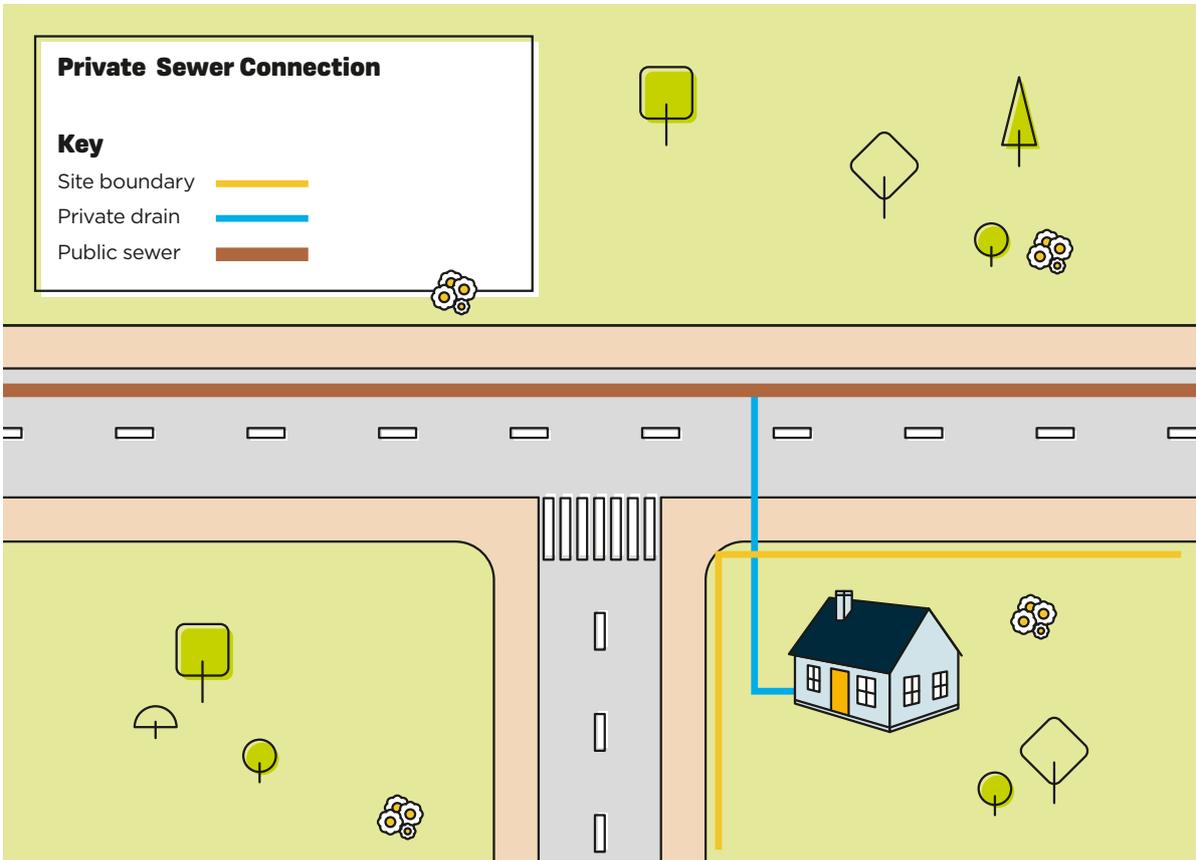
Private Sewer Connection

In this example, the customer is responsible for engaging an approved contractor with the appropriate qualifications for digging in the road.

We will carry out an assessment of your application within the office. Once approval has been received, your contractor can begin works on site.

Once the connection is made, you can arrange for one of our site inspectors to come out and inspect the connection before it is reinstated.

In this example all of the new pipe work will remain private and the responsibility of the customer to maintain.



Work Type	Quantity	Unit Cost	Total Cost
Private Sewer Connection Application and approval	1	£155.00	£155.00
			£155.00

Note
 1*Please note this is application, technical assessment and inspection only. The applicant will be responsible for all construction charges

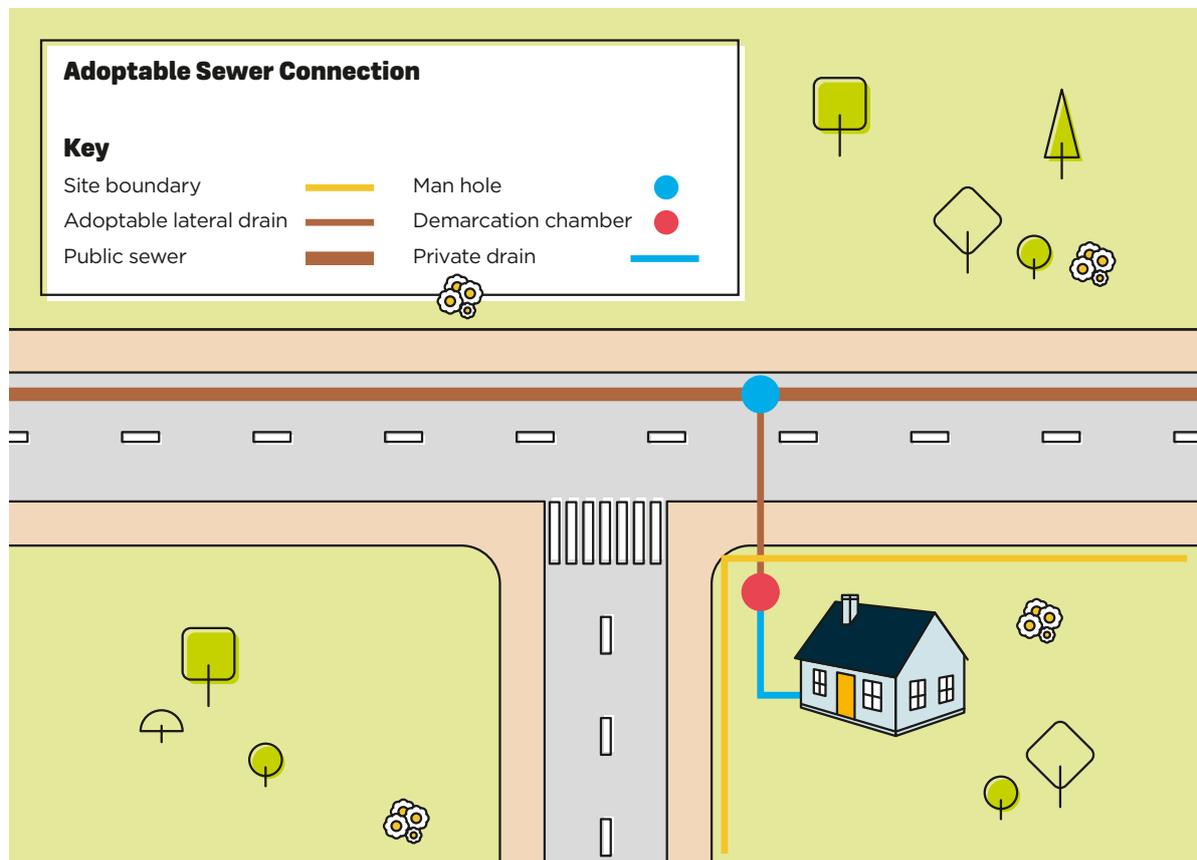
Adoptable Sewer Connection

In this example, the customer is responsible for engaging an approved contractor with the appropriate qualifications for digging in the road.

We will carry out an assessment of your application within the office. Once approval has been received, your contractor can begin works on site.

Once the connection is made, you can arrange for one of our site inspectors to come out and inspect the connection before it is reinstated.

In this example the pipe work outside of the customer's boundary, shown in yellow, will be adopted by Yorkshire Water. We will then be responsible for its maintenance.



Work Type	Quantity	Unit Cost	Total Cost
Adoptable Sewer Connection Application and approval	1	£539.00	£539.00
Single Connection with adoptable lateral drain and demarcation chamber			
			£539.00

Note

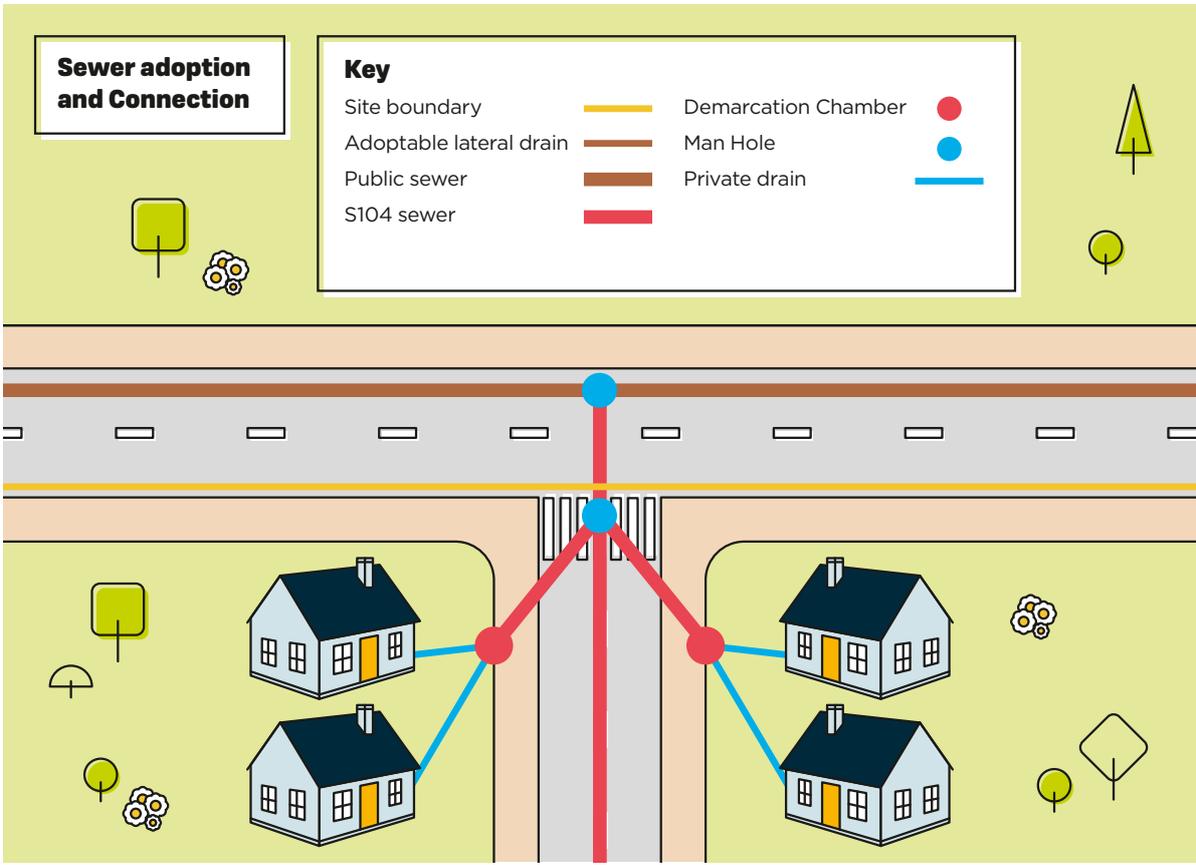
1 *Please note this is application, technical assessment and inspection only. The applicant will be responsible for all construction charges

Sewer Adoptable and Sewer Connection

In this example the customer is responsible for engaging a contractor/consulting engineer and entering into an adoption agreement with us to adopt the drainage network.

We will carry out an assessment of your application and offer terms for adoption and approve the sewer connection.

The developer is responsible for construction of the drainage network and we will undertake inspection of the adoptable sewers and connection.



Work Type	Quantity	Unit Cost	Total Cost
Sewer Connection			
Adoptable Sewer Connection Application and approval	1	£539.00	£539.00
Single Connection with adoptable lateral drain and demarcation chamber			

*Please note this is application, technical assessment and inspection only. The applicant will be responsible for all construction charges

Sewer Adoption

Sewer Adoption under Section 104 WIA 1991 Application		2.5% of cost of works, or a minimum £500	
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Note
 1 Please note this is application, technical assessment and inspection only.
 2 The applicant will be responsible for all construction charges.

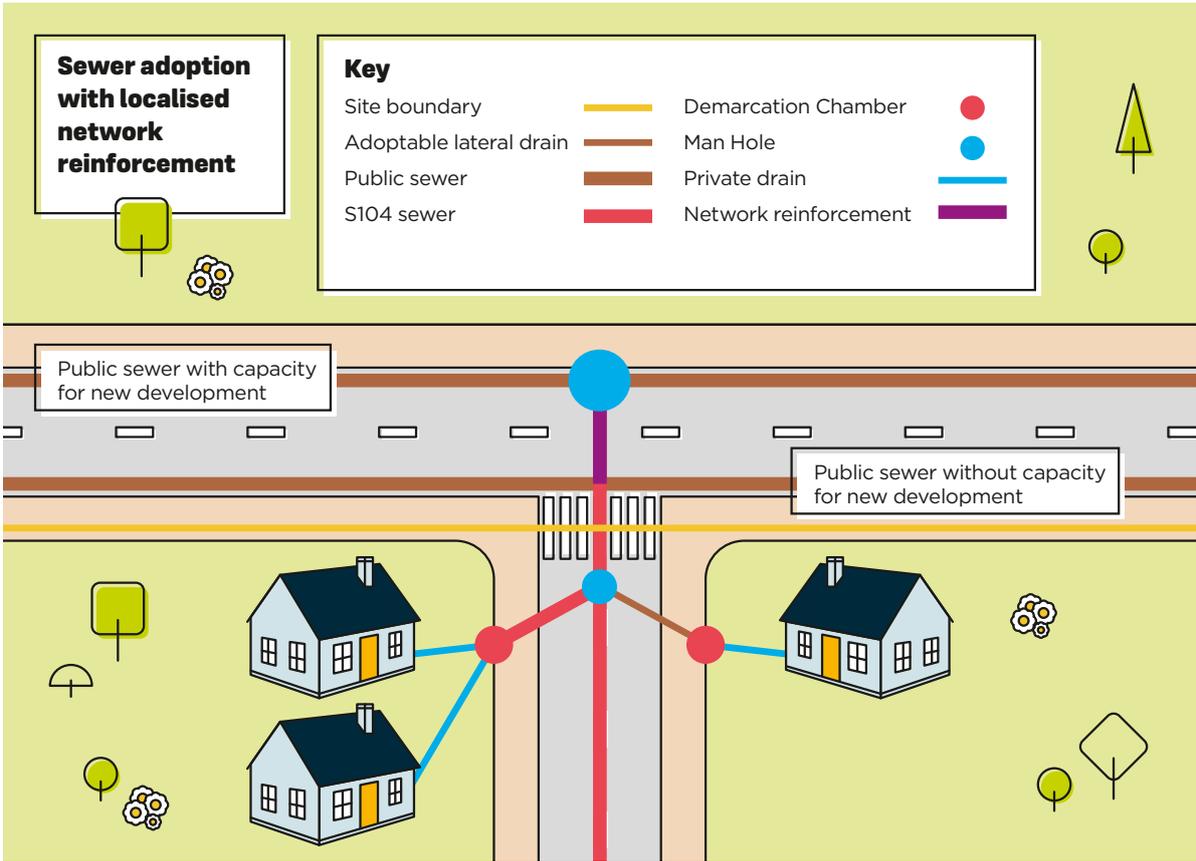
Sewer Adoptable with localised network reinforcement

In this example the customer is responsible for engaging a contractor/consulting engineer and entering into an adoption agreement with us to adopt the drainage network.

We will carry out an assessment of your application and offer terms for adoption and approve the sewer connection.

The developer is responsible for construction of the drainage network and we will undertake inspection of the adoptable sewers and connection.

The nearest practicable point of connection to the public sewer network does not have available capacity. Therefore, it will be our responsibility for the extra drainage to communicate to a different point on the public sewer network.

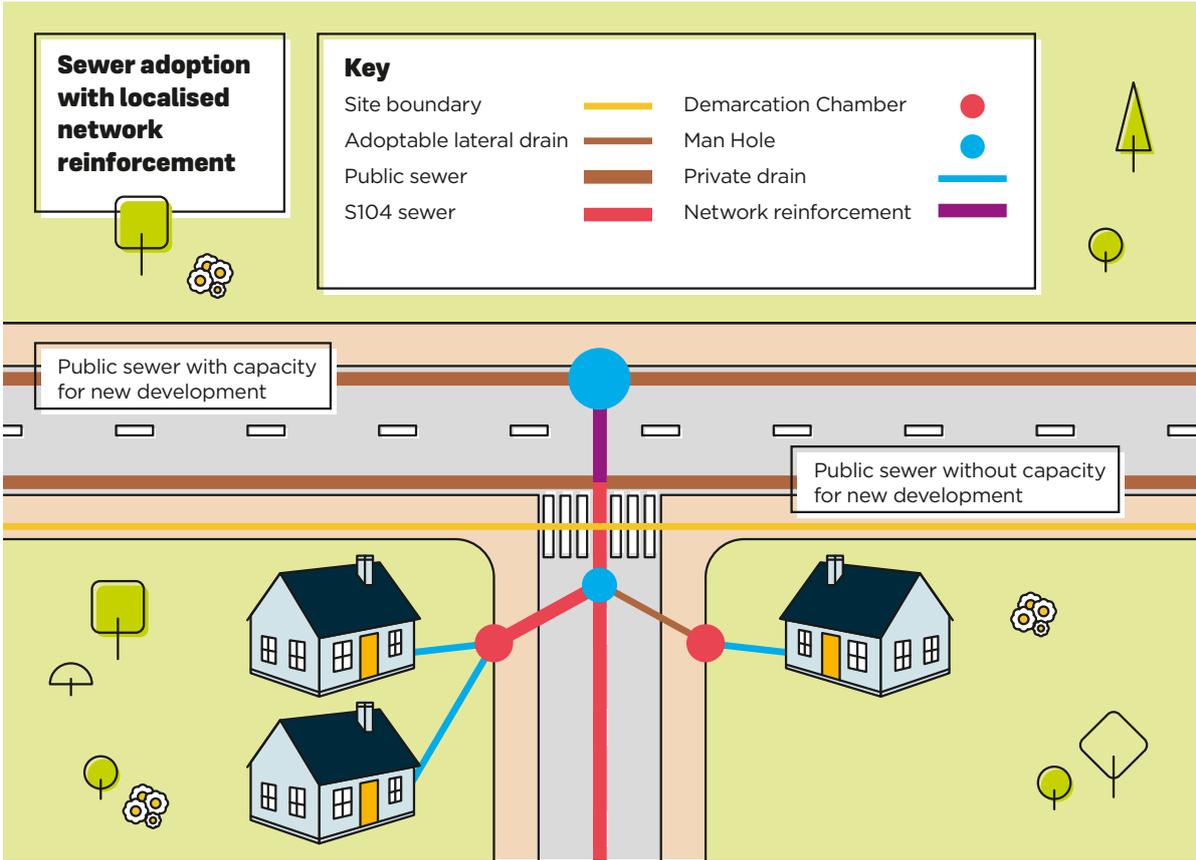


Note
1 This site a generic design and the requirements may alter due to site specific conditions

Work Type	Quantity	Unit Cost	Total Cost
Sewer Connection			
Adoptable Sewer Connection Application and approval Single Connection with adoptable lateral drain and demarcation chamber	1	£539.00	£539.00
*Please note this is application, technical assessment and inspection only. The applicant will be responsible for all construction charges			
Sewer Adoption			
Sewer Adoption under Section 104 WIA 1991 Application		2.5% of cost of works, or a minimum £500	
*Please note this is application, technical assessment and inspection only. The applicant will be responsible for all construction charges.			
Reinforcement			
No site specific charge applicable			£0.00

Sewer Requisition on Third Party land

In this example the customer is responsible for the drainage of the site. We provide a new public sewer between the site and the public sewer network, shown in purple.



Sewer requisition

Feasibility Study	
Production of a robust cost estimate, to enable developer to understand the cost	From £8000, dependent on complexity
Delivery of Sewer Requisition	
Entering into a legal agreement and delivery of public sewer	Actual cost of delivery

5.2 Tables of water charges

Application fees

Application Fee	Associated Charge
Enquiry Forms	
Development Enquiry Form	£120.00 + VAT
Self-Lay Point of Connection	£133.00 + VAT
Mains Application Forms	
Self-Lay Water Main & Service Connection	£133.00 + VAT
Housing Development (Mains Requisition)	£133.00 + VAT
Public Water Main Diversion	
Public Water Main Diversion	£133.00 + VAT
New Service Connections	
New Connection – Replace Joint Supply	£133.00 + VAT
New Connection – up to 6 New connections	£133.00 + VAT
New Connection – Commercial or Mixed Use	£133.00 + VAT
Permanent Disconnection	
Permanent Disconnection	£133.00 + VAT

Mains Requisition Charges Design and Administration Fees

Main Laying Under 160mm	Per Metre
Lay Only	£44.00
Excavate & Lay (Unmade)	£72.00
Excavate & Lay (Made)	£256.00
Out of Hours Working	40%
Uplift for Barrier Pipe	£13.00

Mains Connections under 160mm	Each
Connect Only	£584.00
Excavate & Connect (Unmade)	£904.00
Excavate & Connect (Made)	£2373.00
Out of Hours Working	40%

Mains Disconnection Under 160mm	Each
Disconnect Only	£324.00
Excavate & Disconnect (Unmade)	£1375.00
Excavate & Disconnect (Made)	£1701.00
Out of Hours Working	40%

Main Laying 160mm & Over	Price per Metre
Lay Only (excluding connection)	£56.00
Excavate & Lay (Unmade) excluding connection	£90.00
Excavate & Lay (Made) excluding connection	£345.00
Out of Hours Working	40%
Uplift for Barrier Pipe	£13.00

Mains Connections 160mm & Over	Price per Metre
Connect Only	£701.00
Excavate & Connect (Unmade)	£904.00
Excavate & Connect (Made)	£2373.00
Out of Hours Working	40%

Mains Disconnection 160mm & Over	Each
Disconnect Only	£350.00
Excavate & Disconnect (Unmade)	£2211.00
Excavate & Disconnect (Made)	£8185.00
Out of Hours Working	40%

Other	Each
Additional Mains testing and connection	£1182.00

Mains Requisition Charges Design and Administration Fees

Task	Associated Charge	Contestable Work	Comment
Design of Mains Scheme			
Design of Mains Scheme 1-100 properties	£1262.00	Yes	
Design of Mains Scheme 101-200 properties	£1591.00	Yes	
Design of Mains Scheme 200+ properties	£2085.00	Yes	
Design of Diversions	£1262.00	No	
Redesign (first 50 properties)	£233.00	Yes	In addition to changes in estimate
Redesign (Subsequent 50 properties)	£34.00	Yes	In addition to changes in estimate
Mains Testing, Disinfection and Commissioning, back to back, (between phases)	£845.00	Yes	
Second separate mains testing and connecting at same time as additional Mainlaying operation	£648.00	Yes	
Water Sampling and Analysis	£145.00	Yes	

Task	Associated Charge	Contestable Work	Comment
Fire Service Liaison	£39.00	Yes	
Legal Agreement Fees	£41.00	No	
Easement Fee	Site Specific	Yes	
Plan Charge	£80.00	No	

Trial Holes

	Each
Trial Hole	£1031.00

Onsite Costs

An out of Hours Working percentage increase is applied when increased labour costs are incurred working out of hours.

New Mains Under 160mm	Price per Metre
Lay Only	£40.00
Excavate & Lay (Unmade excluding connection)	£66.00
Excavate & Lay (Made excluding connection)	£131.00
Out of Hours Working	40%
Uplift for Barrier Pipe	£13.00

New Mains Connections Under 160mm	Price per Metre
Connect Only	£531.00
Excavate & Connect (unmade)	£821.00
Excavate & Connect (made)	£1693.00
Out of Hours Working	40%

Mains Disconnection Under 160mm	Each
Disconnect Only	£294.00
Excavate & Disconnect (Unmade)	£1250.00
Excavate & Disconnect (Made)	£1546.00
Out of Hours Working	40%

Main Laying 160mm & Over	Price per Metre
Lay Only	£51.00
Excavate & Lay (Unmade)	£82.00
Excavate & Lay (Made)	£153.00
Out of Hours Working	40%
Uplift for Barrier Pipe	£24.00

Mains Connections 160mm & Over	Price per Metre
Connect Only	£637.00
Excavate & Connect (Unmade)	£819.00
Excavate & Connect (Made)	£1693.00
Out of Hours Working	40%

Mains Disconnection 160mm & Over	Each
Disconnect Only	£318.00
Excavate & Disconnect (Unmade)	£1625.00
Excavate & Disconnect (Made)	£2010.00
Out of Hours Working	40%

Offsite Costs

Main Laying Under 160mm	Per Metre
Lay Only	£44.00
Excavate & Lay (Unmade)	£72.00
Excavate & Lay (Made)	£256.00
Out of Hours Working	40%
Uplift for Barrier Pipe	£13.00

Mains Connections under 160mm	Each
Connect Only	£584.00
Excavate & Connect (Unmade)	£904.00
Excavate & Connect (Made)	£2373.00
Out of Hours Working	40%

Mains Disconnection Under 160mm	Each
Disconnect Only	£324.00
Excavate & Disconnect (Unmade)	£1375.00
Excavate & Disconnect (Made)	£1701.00
Out of Hours Working	40%

Main Laying 160mm & Over	Price per Metre
Lay Only (excluding connection)	£56.00
Excavate & Lay (Unmade) excluding connection	£90.00
Excavate & Lay (Made) excluding connection	£345.00
Out of Hours Working	40%
Uplift for Barrier Pipe	£13.00

Mains Connections 160mm & Over	Price per Metre
Connect Only	£701.00
Excavate & Connect (Unmade)	£904.00
Excavate & Connect (Made)	£2373.00
Out of Hours Working	40%

Mains Disconnection 160mm & Over	Each
Disconnect Only	£350.00
Excavate & Disconnect (Unmade)	£2211.00
Excavate & Disconnect (Made)	£8185.00
Out of Hours Working	40%

Service Connections Charges

Charges relating to Communication Pipes	By Yorkshire Water with unmade surface - £ excl VAT	By Yorkshire Water with made surface - £ excl VAT
Installation of Communication Pipes, Meter/AMR and Chamber		
Connection of one communication pipe up to 25mm and 2 metres of pipe	£786.00	£787.00
Reinstatement in a verge	£874.00	N/A
Reinstatement in a footpath	N/A	£987.00
Reinstatement in a minor road	N/A	£1147.00
Reinstatement in a major road	N/A	£1327.00
Connection of each additional communication pipe, meter/MR & chamber	£175.00	£175.00
Within the same trench up to 25mm and 2 metres in length		
Additional charge per metre over 2 metres of pipe	£29.00	£48.00
Charge for abortive visit that had been agreed	£329.00	£329.00

Meter Size	Ferrule Only					
	Pipe Size					
	25mm	32mm	63mm	90mm	110mm	160mm
15mm	£367.00	£903.00	N/A	N/A	N/A	N/A
20mm MSM	£367.00	£981.00	N/A	N/A	N/A	N/A
20mm PSM	£367.00	£963.00	£1258.00	N/A	N/A	N/A
25mm	N/A	£1023.00	£1299.00	N/A	N/A	N/A
30mm	N/A	N/A	£1306.00	N/A	N/A	N/A
40mm	N/A	N/A	£1390.00	£1390.00	£1447.00	N/A
50mm	N/A	N/A	£1350.00	£1530.00	£1587.00	N/A
80mm	N/A	N/A	N/A	N/A	£1705.00	£1756.00
100mm	N/A	N/A	N/A	N/A	£1836.00	£1887.00

Meter Size	Ferrule Only					
	Barrier Pipe Size					
	25mm	32mm	63mm	90mm	110mm	160mm
15mm	£397.00	£922.00	N/A	N/A	N/A	N/A
20mm MSM	£397.00	£982.00	N/A	N/A	N/A	N/A
20mm PSM	£397.00	£981.00	£1258.00	N/A	N/A	N/A
25mm	N/A	£1023.00	£1299.00	N/A	N/A	N/A
30mm	N/A	N/A	£1306.00	N/A	N/A	N/A
40mm	N/A	N/A	£1390.00	£1390.00	£1447.00	N/A
50mm	N/A	N/A	£1530.00	£1530.00	£1587.00	N/A
80mm	N/A	N/A	N/A	N/A	£1705.00	£1756.00
100mm	N/A	N/A	N/A	N/A	£1836.00	£1887.00

Note

VAT - the charges are subject to the addition of any VAT chargeable except where indicated otherwise:
Zero Rated (ZR) Outside Scope (OS)

Service Connections outside Standard 25mm Charges

The below table shows the maximum cost for each diameter pipe with its corresponding meter including the first two metres of excavation.

For any pipes greater than 160mm diameter, we will issue a site-specific cost.

Type of Reinstatement	Pipe Size - Including first 2 metres						
	Less than 63mm			More than 63mm			
	25mm	32mm	63mm	90mm	110mm	125mm	160mm
Meter Size							
15mm							
Verge	£1146.00	£1967.00	N/A	N/A	N/A	N/A	N/A
Footpath	£1258.00	£2079.00	N/A	N/A	N/A	N/A	N/A
Minor Road	£1418.00	£2239.00	N/A	N/A	N/A	N/A	N/A
Major Road	£1598.00	£2523.00	N/A	N/A	N/A	N/A	N/A
20mm							
Verge	£1146.00	£1967.00	N/A	N/A	N/A	N/A	N/A
Footpath	£1258.00	£2183.00	N/A	N/A	N/A	N/A	N/A
Minor Road	£1418.00	£2343.00	N/A	N/A	N/A	N/A	N/A
Major Road	£1598.00	£2523.00	N/A	N/A	N/A	N/A	N/A
25mm							
Verge	N/A	£2114.00	N/A	N/A	N/A	N/A	N/A
Footpath	N/A	£2226.00	N/A	N/A	N/A	N/A	N/A
Minor Road	N/A	£2386.00	N/A	N/A	N/A	N/A	N/A
Major Road	N/A	£2566.00	N/A	N/A	N/A	N/A	N/A
30mm							
Verge	N/A	N/A	£2411.00	£2475.00	£2475.00	N/A	N/A
Footpath	N/A	N/A	£2523.00	£2587.00	£2587.00	N/A	N/A
Minor Road	N/A	N/A	£2683.00	£2747.00	£2747.00	N/A	N/A
Major Road	N/A	N/A	£2863.00	£2927.00	£2927.00	N/A	N/A
40mm							
Verge	N/A	N/A	£2522.00	£2524.00	£2586.00	N/A	N/A
Footpath	N/A	N/A	£2634.00	£2636.00	£2698.00	N/A	N/A
Minor Road	N/A	N/A	£2794.00	£2796.00	£2858.00	N/A	N/A
Major Road	N/A	N/A	£2974.00	£2976.00	£3038.00	N/A	N/A

Type of Reinstatement	Pipe Size - Including first 2 metres						
	Less than 63mm			More than 63mm			
	25mm	32mm	63mm	90mm	110mm	125mm	160mm
Meter Size							
50mm							
Verge	N/A	N/A	£2667.00	£2669.00	£2731.00	N/A	N/A
Footpath	N/A	N/A	£2779.00	£2781.00	£2843.00	N/A	N/A
Minor Road	N/A	N/A	£2939.00	£2941.00	£3003.00	N/A	N/A
Major Road	N/A	N/A	£3119.00	£3121.00	£3183.00	N/A	N/A
80mm							
Verge	N/A	N/A	N/A	N/A	£2916.00	£2917.00	£2978.00
Footpath	N/A	N/A	N/A	N/A	£3028.00	£3029.00	£3090.00
Minor Road	N/A	N/A	N/A	N/A	£3188.00	£3189.00	£3250.00
Major Road	N/A	N/A	N/A	N/A	£3368.00	£3369.00	£3430.00
100mm							
Verge	N/A	N/A	N/A	N/A	£3068.00	£3069.00	£3130.00
Footpath	N/A	N/A	N/A	N/A	£3180.00	£3181.00	£3242.00
Minor Road	N/A	N/A	N/A	N/A	£3340.00	£3341.00	£3402.00
Major Road	N/A	N/A	N/A	N/A	£3520.00	£3521.00	£3582.00

Additional excavation and reinstatement per metre

Excavation and Reinstatement per metre (in addition to the 2m included)					
Pipe Size					
25mm		90mm		160mm	
Verge	£70.00	Verge	£145.00	Verge	£277.00
Footpath	£98.00	Footpath	£173.00	Footpath	£305.00
Minor Road	£138.00	Minor Road	£213.00	Minor Road	£345.00
Major Road	£183.00	Major Road	£258.00	Major Road	£390.00
32mm		110mm			
Verge	£70.00	Verge	£220.00		
Footpath	£98.00	Footpath	£248.00		
Minor Road	£138.00	Minor Road	£288.00		
Major Road	£183.00	Major Road	£333.00		

63mm		125mm			
Verge	£145.00	Verge	£220.00		
Footpath	£173.00	Footpath	£248.00		
Minor Road	£213.00	Minor Road	£288.00		
Major Road	£258.00	Major Road	£333.00		

Meter costs

Reinstatement per metre (in addition to the 2m included)		Meter Delivery Cost	
15mm MSM	£36.00	Delivery of less than 30 housing units	£99.00
	£50.00	Delivery of more than 30 housing units	£198.00
20mm PSM	£58.00		
25mm PSM	£99.00		
30mm PSM	£108.00		
40mm PSM	£129.00		
50mm	£238.00		
80mm	£339.00		
100mm	£404.00		

Meter Installation on existing supplies

For meters larger than 50mm we will issue a site-specific charge.

With Excavation	Install Meter Only					
	15mm	20mm	25mm	30mm	40mm	50mm
	£381.00	£489.00	£595.00	£601.00	£690.00	£924.00
Including 1m major reinstatement	£516.00	£624.00	£730.00	£737.00	£825.00	£1059.00
Including 1m minor reinstatement	£471.00	£579.00	£664.00	£692.00	£780.00	£1014.00
Including 1m footpath reinstatement	£431.00	£539.00	£645.00	£652.00	£740.00	£975.00
Including 1m unmade reinstatement	£403.00	£511.00	£618.00	£624.00	£712.00	£947.00
No Excavation	£336.00	£380.00	£422.00	£428.00	£603.00	£708.00

Permanent Disconnection

Made allows for 1m of excavation/reinstatement in a major road and 1m in the footpath.

	Under 63mm	Greater than 63mm
Made	£688.00	£1069.00
Unmade	£509.00	£889.00

Re-Estimates

All of our estimates are valid for 12 months.

Re-Estimate	Associated Charge	Comments
New Estimate (No Survey)	£64.00	In addition to changes in estimate
New Estimate (Survey Required)	£109.00	In addition to changes in estimate

Abort Fee

	Associated Charge
Abortive Visit	£329.00

Re-connection Fee

	Associated Charge
Re-Connection Fee	£257.00

Building Water

We will normally charge for building water based on the number of houses or premises to be built on a site (standard size connections) unless we determine the supply should be metered.

Property Type	Associated Charge
Domestic House	£42.90 per unit built
Commercial Buildings	Standard Measured charge
Any buildings that we agree should be metered	Standard Measured charge

Common Billing Agreement

	Associated Charge
Common Billing Agreement	£103.00

5.3 Tables of Sewerage charges

Pre-Planning Sewerage Enquiry

Task	Associated Charge
Assessment	£164.00 + VAT
Additional assessment charge (complex sites)	£72.00 / hr + VAT
Hydraulic Model Check	Please contact us for a price to undertake this work

Adoption of Sewers, Lateral Drains and Disposal Works;

Retrospective Sewer Adoption (Section 102)

Task	Associated Charge
Consultation incl. inspection	£140.00
Consultation desk top only	£33.00
Technical Assessment (Residents)	£0.00
Technical Assessment developers/contractors	2.5% of the cost of the works or £515.00 minimum (no VAT)
Additional assessment charge (complex sites)	£72.00 / hr + VAT
Each Additional site visit	£206.00 + VAT
CCTV (Review of report)	£107.00 + VAT or £72.00 / hr + VAT
Pump station locks (per pump station)	£535.00 + VAT
Locks for access (each)	£92.00 + VAT
LEGAL Requirements (Additional legal fees are also applicable)	
Land transfer (pumping station, sewerage treatment works or storage treatment/facility)	£268.00 minimum or £72.00 / hr + VAT
Deed of Grant of Easement	£268.00 minimum or £72.00 / hr + VAT
Right in Perpetuity to Discharge	£268.00 minimum or £72.00 / hr + VAT
Consents to Discharge	£268.00 minimum or £72.00 / hr + VAT

Pre-Construction Sewer Adoption (Section 104)

S104 Fees	
Task	Associated Charge
Application fee	£515.00
Technical Assessment developers / contractors	2.5% of the cost of the works or £515.00 minimum (no VAT)
Additional assessment charge (complex sites)	£72.00 / hr + VAT
Technical Assessment – Sewerage Treatment plant	Bespoke charge
Technical Assessment – Storage treatment	Bespoke charge
Technical Assessment – Structural check	£1500.00 + VAT (to send to external consultants) £72.00 / hr + VAT (administration charge)
Bond (Cash / surety)	10% of the cost of the works or £5000.00 minimum (no VAT)
Administration fees	
S104 Agreement (to include up to 3 parties in the Agreement)	£321.00
S104 Agreement – additional copy per party to the agreement	£107.00
Copy of S104 Agreement (including copy of additional plan)	£107.00 per copy
Copy of S104 Agreement (excluding plan)	£53.00 per copy
Inspections	
Pre-start inspection (prior to issue of Technical Approval)	£1500.00
Aborted Site Inspection	£160.00 + VAT
Unwanted site inspections need to be cancelled at least 24 hours in advance of the appointment, otherwise aborted site visit charges will apply.	
Each Additional site visit	£206.00 + VAT (minimum)
CCTV (Review of report)	£107.00 + VAT or £72.00 / hr + VAT
Pump station locks (per pump station)	£535.00 + VAT
Locks for access (each)	£92.00 + VAT

S104 Fees

Task	Associated Charge
Legal Requirements (Additional legal fees are also applicable)	
Land transfer (pumping station, sewerage treatment works or storage treatment/facility)	£268.00 minimum or £72.00 / hr + VAT
Deed of Grant of Easement	£268.00 minimum or £72.00 / hr + VAT
Right in Perpetuity to Discharge	£268.00 minimum or £72.00 / hr + VAT
Consents to Discharge	£268.00 minimum or £72.00 / hr + VAT
Assessment for Novation of Agreement	£268.00 minimum or £72.00 / hr + VAT
Assessment for Variation of Agreement	£268.00 minimum or £72.00 / hr + VAT
Termination of Agreement	£268.00 minimum or £72.00 / hr + VAT

Diversion (Section 185)

Sewer Alteration to the Public Sewer Network

Task	Associated Charge
Assessment, Agreement and Inspection	£380.00
Additional assessment charge (complex sites)	£72.00 / hr + VAT

Minor Diversion to the Public Sewer Network – Exchange of Letters

S185 Fees

Task	Associated Charge
Administration Task	
Application fee	£619.00 + VAT

S185 Fees	
Task	Associated Charge
Additional assessment charge (complex sites)	£72.00 / hr + VAT
Technical Assessment - Structural check	£1500.00 + VAT (to send to external consultants) £72.00 / hr + VAT (administration charge)
Bond (Cash / surety)	100% of the cost of the works or £5000.00 minimum (no VAT)
Inspections	
Aborted Site Inspection	£160.00 + VAT
Unwanted site inspections need to be cancelled at least 24 hours in advance of the appointment, otherwise aborted site visit charges will apply.	
Each Additional site visit - gravity system only	£206.00 + VAT (minimum)
CCTV (Review of report)	£107.00 + VAT or £72.00 / hr + VAT
Locks for access (each)	£92.00 + VAT
LEGAL Requirements (Additional legal fees are also applicable)	
Deed of Grant of Easement	£268.00 minimum or £72.00 / hr + VAT
Right in Perpetuity to Discharge	£268.00 minimum or £72.00 / hr + VAT
Consents to Discharge	£268.00 minimum or £72.00 / hr + VAT

Critical Diversion – Formal Agreement

Task	Associated Charge
Initial Feasibility study	From £8000.00***
Estimate of Works	Bespoke charge
Legal fees for Agreement	Bespoke charge

***The fees could rise dependent upon the scale and the complexity of the system

Requisition Section 98

Task	Associated Charge
Initial Feasibility study	From £8000.00***
Estimate of Works	Bespoke charge
Legal fees for Agreement	Bespoke charge

***The fees could rise dependent upon the scale and the complexity of the system

Connections Section 106

Task	Associated Charge
Connection only (each)	£155.00
Connection with lateral adoption (each)	£539.00
Connections work undertaken by Yorkshire Water under Section 107 WIA 1991	Bespoke Estimate

Highway Drainage Connection Section 115

Task	Associated Charge
Assessment charge	£163.00 + VAT
Additional assessment charge (complex sites)	£72.00 / hr + VAT
Formal Agreement	£547.00 + VAT
Certificate Acceptance per connection	£167.00 + VAT

Build Over or near to a public sewer network

Task	Associated Charge
Consultation incl. inspection	£140.00 + VAT
Consultation desk top only	£33.00 + VAT
Formal Build over agreement	£535.00 + VAT
Additional assessment charge (complex sites)	£72.00 / hr + VAT

Sewer Closure or Abandonment of Sewers Section 116

Task	Associated Charge
Application	£218.00
Additional assessment charge (complex sites)	£70.00 / hr

5.4 Definitions and Abbreviations

Term	Explanation
The Act	Means the Water Industry Act 1991.
Adoption Agreement	Means an agreement made under section 104 of the Act.
Asset Payment	<p>i. in relation to a section 51A agreement with a water undertaker, the amount described in section 51CD (3) of the Water Industry Act 1991; and</p> <p>ii. in relation to a section 104 agreement with a sewerage undertaker, the amount described in section 105ZF (3) of the Water Industry Act 1991.</p>
Bond	Financial guarantee underwritten by a bank or insurance company approved by us.
Charging Arrangements	Means a document setting out the charges, income offsets and asset payments, and/or the methodologies for calculating those, applied by the water or sewerage undertaker in accordance with these rules.
Charging Year	Means a calendar year running from 1 April in a given year to 31 March in the following year.
Communication on Pipe	Means any part of a Service Pipe which a water undertaker could be, or have been required to lay under section 46 of the Act.
Contestable Work	Are those elements of infrastructure which may be provided by a water company with costs recovered from the developer or which the developer, SLP or contractor may provide for subsequent adoption by the company.
Curtilage	The land immediately surrounding any house or dwelling.
Developer	Means any person or business which is responsible for a Development.
Development	Means premises on which there are buildings, or on which there will be buildings when proposals made by any person for the erection of any buildings are carried out, and which require connection with, 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 only.

Term	Explanation
Fixed Charges	Means charges set for a given charging year which are fixed in amount or which are calculated by reference to a predetermined methodology set out in the undertaker's Charging Arrangements, the application of which allows calculation at the outset of the total amount owing in that charging year in respect of the charges in question. Such charges are to be fixed for a charging year, as defined above. For the avoidance of doubt, and subject to the above, undertakers may impose Fixed Charges by reference to a unit measurement (for example, per mega-litre). Furthermore, undertakers may offer more than one Fixed Charge in charging for a service provided in accordance with the present rules (for example, by differentiating between different geographic areas).
Income Offset	<p>A sum of money offset against the charges that would otherwise be applied for the provision of a Sewer or Water Main in recognition of revenue likely to be received by the relevant undertaker in future years for the provision of:</p> <ul style="list-style-type: none"> i. supplies of water to premises connected to the new Water Main; or ii. sewerage services to premises connected to the new Sewer. <p>and "Income Offsetting" shall be construed accordingly.</p>
Infrastructure Charge	Means a charge made under section 146(2) of the Act in respect of each first-time connection to the water or wastewater network.
Lateral Drain	<p>Means (a) that 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 is to communicate; or</p> <p>(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 Water Industry Act 1991 above or in an agreement made under section 104 of this Act.</p>
Network Reinforcement	<p>Refers to work other than Site Specific Work, as defined below to provide or modify such other:</p> <ul style="list-style-type: none"> i. Water Mains and such tanks, service reservoirs and pumping stations, or ii. Sewers and such pumping stations as is necessary in consequence of the Site Specific installation or connection of Water Mains, Service Pipes, Public Sewers and Lateral Drains pursuant to a duty imposed on the undertaker by the Act whether by requisition (under sections 41(1), 98(1) or 98(1A)), under an agreement for adoption (under sections 51A or 104), pursuant to section 45(1) (Duty to make connections with main) or in accordance with another duty imposed by the Act, or in consequence of the exercise of rights under section 106(1) (Right to communicate with public sewers). It also includes the additional capacity in any earlier water main or sewer that falls to be used in consequence of the provision or connection of a new main or sewer.

Term	Explanation
New Appointee	Means a company holding an appointment as a relevant undertaker where the conditions of that appointment limit the charges that can be fixed under a charges scheme by reference to the charges fixed by one or more other relevant undertakers.
New Connection Services	Is the collective term for New Water Mains, New Sewers, Service Connections, Lateral Drains, Waste Connections and Diversions.
Non-Contestable Work	Are those elements of work which may be carried out only by the water company. This normally comprises work on its existing network or where the risks to existing customers, water quality, structural integrity of the network or environment are considered high.
On-Site	Works carried out or proposed to be carried out within the site boundary.
Off-Site	Works carried out or proposed to be carried out outside the site boundary.
Public Sewer	Means a sewer for the time being vested in a sewerage undertaker, whether under the Water Act 1989, the Water Industry Act 1991 or otherwise.
Requisition	The collective term for New Water Mains and New Sewers.
Self-Lay	The laying of water pipes and associated infrastructure in accordance with section 51a of the Act.
Self-Lay Provider (SLP)	An accredited company that carries out Self-Lay work. Accredited under the Water Industry Registration Scheme (WIRS).
Service Pipe	Means so much of a pipe which is, or is to be, connected with a water main for supplying water from that main to any premises as – (a) is or is to be subject to water pressure from that main; or (b) would be so subject but for the closing of some valve and includes part of any service pipe.
Service Connection	Means the construction of the pipe between your supply pipe and the public water main which is provided under section 45 and 46 of the Act.
Sewer	Includes all sewers and drains (not being drains within the meaning given by section 219 (1) of the Act which are used for the drainage of buildings and yards appurtenant to buildings. This definition includes tunnels or conduits which serve as such a pipe and any accessories for such a pipe.
Sewer Connection	Means a connection between your sewer or drain and the public sewer, which is made in accordance with our right under section 107 of the Act.

Term	Explanation
Site Specific	Work on, or the provision of, water or sewerage structures or facilities located on a development as well as work to provide and connect a requested water main, sewer, communication pipe or lateral drain on, to or in the immediate vicinity of, the development. Charges for site specific work relate to the provision of connection structures or facilities located on a development up to the nearest practical point on the existing network where the connecting pipework is of a nominal bore internal diameter no larger than that of our existing network. They do not refer to costs or work required as part of network reinforcement.
Small Company	Means a New Appointee or Cholderton and District Water Company Limited.
SuDS	Sustainable Drainage Systems - an alternative method of managing surface water, ensuring the greatest degree of flood risk protection for the long term both within and downstream of the development.
Surety	Insurance to cover the failure to complete the drainage for a development scheme. This can either be secured by a bond or cash deposit.
Third Party Land	Means any land which is not a public highway and is not in the ownership of the customer.
Undertaker	The company appointed to carry out water and sewerage duties under the Act.
Water Main	Means any pipe, not being a pipe for the time being vested in a person other than the undertaker, which is used or to be used by a water undertaker or licensed water supplier for the purpose of making a general supply of water available to customers or potential customers of the undertaker or water supply licensee, as distinct from for the purpose of providing 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 the Water Services Regulation Authority under sections 66E and 117I of the Act.
Water Industry Registration Scheme (WIRS)	Accreditation scheme developed to allow contractors to meet requirements to work on the water network. As a national approval scheme, any company accredited under WIRS can work on all companies' networks.
We / Us / Our / Yorkshire Water	Yorkshire Water Limited (registered number 2366682) or our representative(s).

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