

New Connection Charging Arrangements 2022/2023



YorkshireWater

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Navigating this document

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Welcome to our New Connection Charging Arrangements 2022/2023

About this book

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

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

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

Whatever your needs, this book sets out the full charging arrangements and charges for Yorkshire Water's new connection services from 1 April 2022 to 31 March 2023. New connections are handled by our dedicated **Developer Services** team. Find out more about Developer Services at yorkshirewater.com/developers

You have options

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

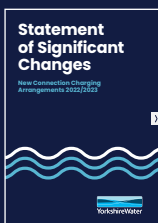
Additional publications

Supporting documents

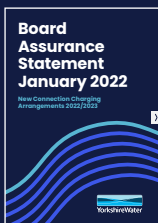
We've put together some documents alongside this book to provide additional support and information about our charges. You can find them at yorkshirewater.com/developers/developer-services-charges/



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



Statement of Significant Changes
Explains how and why our connection charges for 2022/2023 differ from our 2021/2022 charges.



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

Other charges schemes

You can find information on other Yorkshire Water charges schemes for 2022/2023 in the following documents:



Yorkshire Water Charges Scheme 2022/2023
Sets out information on household bills, how we work them out, and our charges for the year yorkshirewater.com/bill-account/how-we-work-out-your-bill/



Wholesale Charges Scheme 2022/2023
Explains our wholesale water and sewerage charges and policies for retailers yorkshirewater.com/business/wholesale-charges



New Appointments & Variations (NAVs) Bulk Charging Arrangements 2022/2023
Details our approach to setting charges for bulk supply/discharge for NAVs yorkshirewater.com/developers/navs/

Our business

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

Developer Services

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



Working with you from application to construction.

Where we operate



Contact Developer Services

How to get in touch



Give us a call: 0345 1 20 84 82

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



Email us:

Water wbu.servicecentre@yorkshirewater.co.uk

Sewerage technical.sewerage@yorkshirewater.co.uk

General DS_Communications@yorkshirewater.co.uk



Send us an online enquiry:

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



Write to us:

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

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

Tell us what you think

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

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



1. General information

1.1 What do we charge for?

The Water Industry Act 1991 allows us to recover costs from developer customers for providing relevant infrastructure and connections to our water and sewerage networks for new developments.

Our fixed charges¹ fall into three main categories:

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

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

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

1.2 How do we develop our charges?

Ofwat's charging principles

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

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

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

For more information, please refer to Ofwat's English New Connection Rules².

Annual review of charges

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

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

If you have any comments or questions about our 2022/2023 charging arrangements, we welcome your feedback. See [page 8](#) for details about how to contact us.

¹ Previously, we've referred to these as 'standard charges'. While there's no change in meaning, we've changed our terminology to match Ofwat's published Common Terms: [ofwat.gov.uk/publication/common-terms-and-worked-examples-english-new-connection-rules-effective-from-april-2022](https://www.ofwat.gov.uk/publication/common-terms-and-worked-examples-english-new-connection-rules-effective-from-april-2022)

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

1.3 Who can carry out new connections?

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

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



Understanding contestable vs. non-contestable work

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

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

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

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

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

Self-lay providers (SLPs)

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

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

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

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

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

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

New appointees (NAVs)

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

If you’re developing on land that isn’t served by existing mains and sewers, you can approach a NAV to handle new connection services. A NAV would take ownership of your water and sewerage infrastructure instead of Yorkshire Water and would have exactly the same duties and responsibilities to you as we would. For a full list of NAVs, visit ofwat.gov.uk/regulated-companies/ofwat-industry-overview/licences

Developers and drainage contractors

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

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

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

Yorkshire Water

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

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

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

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

1.4 Who pays for what?



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




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

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

Figure 1

Key

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

-  Site-specific work – paid for by **developer customers** through site-specific charges
-  Reinforcement to existing network – paid for by **developer customers** through infrastructure charges
-  New and existing strategic assets – funded by **Yorkshire Water** through our 5-year investment plan

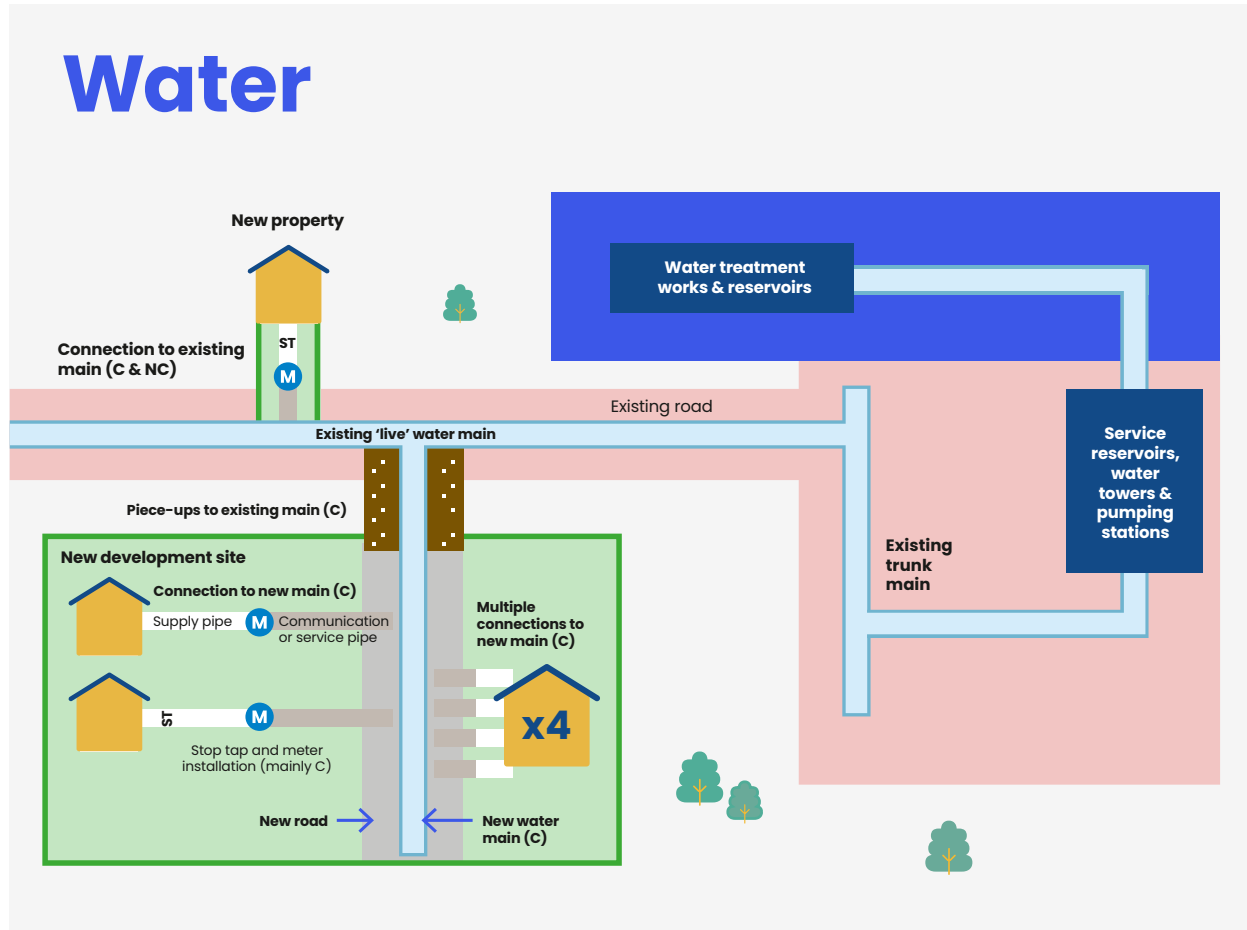





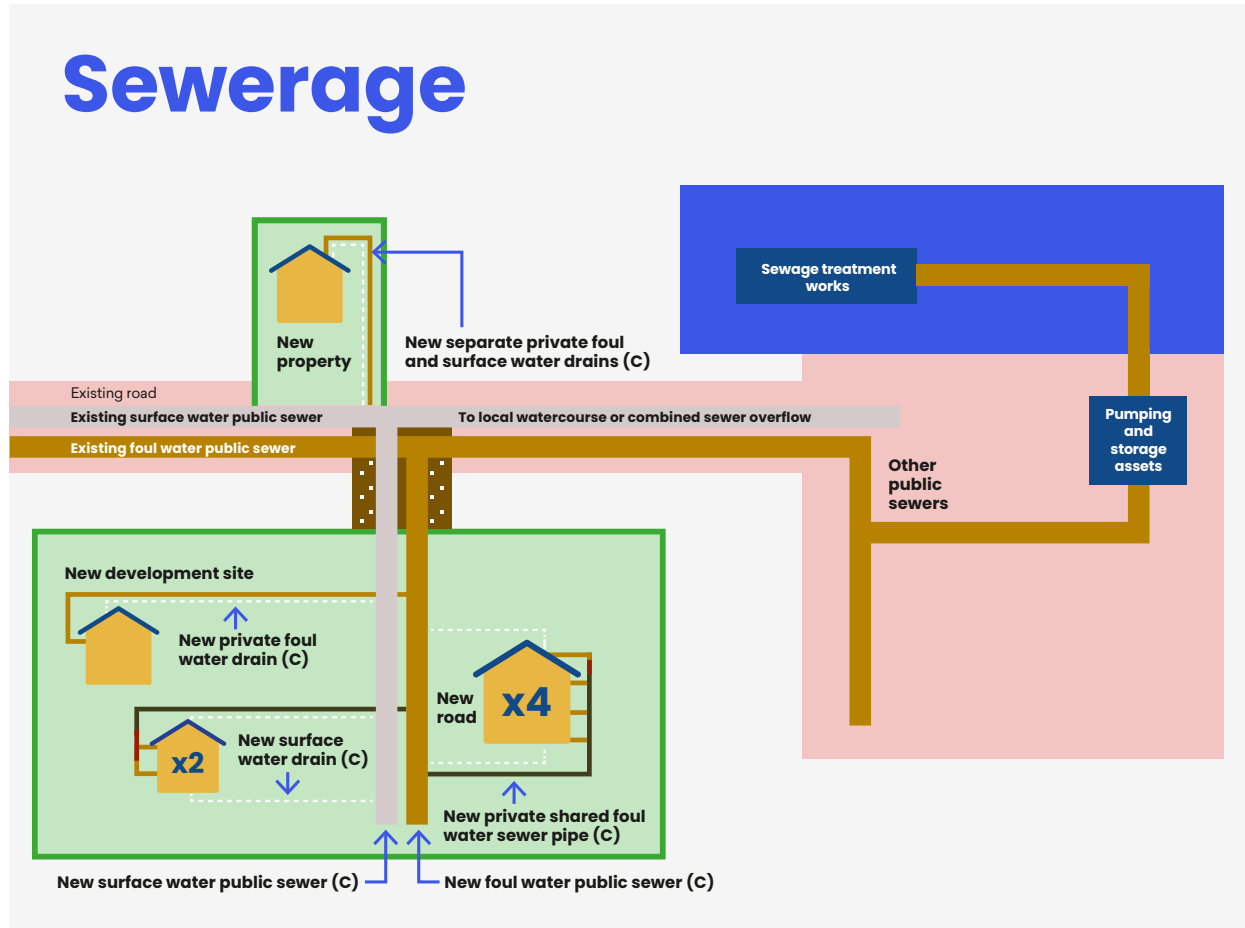


Figure 2

Key

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

-  Site-specific work – paid for by **developer customers** through site-specific charges
-  Reinforcement to existing network – paid for by **developer customers** through infrastructure charges
-  New and existing strategic assets – funded by **Yorkshire Water** through our 5-year investment plan



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

Worked examples

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

1.5 Payment options

When do you need to pay?

Applications

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

Water connection services

We'll send you a quote³ for the cost of any required construction work when we respond to your application. If you'd like to go ahead with the work, you'll need to accept and pay this quote before the work can begin.

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

Sewerage connection services

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

How to pay

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

Paying online

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

Paying offline

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

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

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

BACS payments

To pay by BACS, please make sure you provide your BACS payment details within your PDF application form.

You can also pay quotes by BACS. Please send your payment, quoting your company name, to:

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

To avoid any delays in booking in your works,

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

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

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

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

We'll consult on additional payment methods over the coming year. If you have any proposals for us to consider, let us know by emailing DS_Communications@yorkshirewater.co.uk

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

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

³ Previously, we've referred to this as an 'estimate'. There's no change to our payment process, but we've changed our terminology to 'quote' to be clearer and more transparent.

Value added tax (VAT)

All charges in this book are exclusive of VAT.

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

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

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

1.6 Transitional arrangements for large developments

What if your development started under the old charging rules pre-2018?

Some large developments have long build programmes that may have begun before the current charging rules took effect from April 2018, but are still under construction today. If this is the case for your development, we'll apply the following principles:

Site-specific charges

1. Quotes for some site-specific work provided under the old rules and accepted before April 2018 will continue to apply until April 2023 unless the developer customer and Yorkshire Water agree to vary the quotation for the work.
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 developer customer and Yorkshire Water agree to vary those charges.
3. Charges relating to the old charging rules will be adjusted by inflation if the quote or legal agreement includes an appropriate provision for adjusting the charges.

Infrastructure charges

After April 2018, connections made to assets other than those listed above will be charged in accordance with the current infrastructure charge as defined in Ofwat's English New Connection Rules. For connections made to assets that continue to come under the old charging rules, the infrastructure charge arrangements in place before 2018 will apply (along with any income offsetting relevant to the development in place before 2018).

1.7 Wholesale charging for retailers

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

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

How does it work?

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

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

Can a retailer arrange new connections for you?

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

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

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

How do we charge retailers for new connection services?

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

The only difference is in the billing method.

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

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

How are our wholesale charges developed?

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

For more information on wholesale charging, please see our Wholesale Charges Scheme 2022/2023 at: yorkshirewater.com/business/wholesale-charges

2. Water charges



Water charges

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

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

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Visit our website

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

Apply online

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

How to pay

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

2.1 Pre-development

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

2.1.1 Pre-planning enquiry

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

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

Pre-planning enquiry fee

Item	Charge	What the charge covers
Pre-planning enquiry ^{NC}	£152	The cost of processing the application, investigating if the existing network can support the additional demand and producing a pre-planning enquiry response

NC = non-contestable

To send us a pre-planning enquiry, please visit yorkshirewater.com/developers/water/pre-planning-enquiry

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

2.1.2 Self-lay point(s) of connection enquiry

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

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

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

Self-lay point of connection enquiry fee

Item	Charge	What the charge covers
Self-lay point of connection enquiry ^{NC}	£168	The cost of processing the application, investigating if the existing network can support the additional demand and producing a POC report

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

NC = non-contestable

2.1.3 NAV application

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

This application also covers requests for a bulk supply and/or bulk discharge agreement if your site is moving ahead as a new appointment or variation and you need a formal contract stating price and non-price terms.

NAV application fees

Item	Charge	What the charge covers
NAV application ^{NC}	POC only: £168	The cost of processing the application, investigating if the existing network can support the additional demand, identifying the site-served status and producing a POC and/or POD report
	POD only: £167	
	POC & POD: £325	

NC = non-contestable

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

2.2 How we quote for construction work

If you need us to carry out construction work at your site, we'll provide you with a quote for the cost of the work.

All of our quotes are valid, and will remain unchanged, for 12 months from the date they are issued, even if we enter a new charging year during the validity period.

2.2.1 Quotes

The quote¹ we give you for the cost of construction is based on the specific requirements of your site, including the length of pipe, installation costs and any other associated construction charges. This quote is built up from the fixed charges published in this book and bespoke charges that may be applied in special circumstances.

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

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

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

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

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

2.2.2 Re-quotes

If you want to go ahead with the work but you haven't paid the quote and/or booked in the work within the 12-month validity period, don't worry – you won't need to re-apply; you can simply request a re-quote². We may or may not need to re-survey depending on the changes needed.

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

Re-quote administration fees

Item	Re-survey needed?	Quote paid?	Charge	What the charge covers
Re-quote ^{NC}	No	No	£62	The cost of producing a re-quote
	Yes	No	£148	The cost of re-surveying and producing a re-quote
	Yes	Yes	£148	The cost of re-surveying, producing a re-quote and reallocating monies
	No	Yes	£87	The cost of producing a re-quote and reallocating monies

NC = non-contestable

How to pay

For details on how to make a payment, please see [page 15](#).

¹ Previously, we've referred to this as an 'estimate'. There's no change to our payment process, but we've changed our terminology to 'quote' to be clearer and more transparent.

² As with 'quote', we've changed the terminology we use from 're-estimate' to 're-quote'.

2.3 Service connections

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

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

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

2.3.1 Do you need a new service connection?

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

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

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

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

2.3.2 Who can carry out service connections?

Service connections to our mains network can be carried out by:

- a) an accredited **self-lay provider*** (as long as the connection work is deemed 'contestable' and subject to our acceptance)
- b) Yorkshire Water or our representatives.

* See [section 1.3](#) of this book for more details about self-lay providers. Please be aware that we are not involved in any charges payable to the SLP for the work they carry out on your behalf.

Who's responsible for the pipework?

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

Yorkshire Water does not lay the supply pipe within your property boundary. You'll need to arrange this work privately at your own cost.

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

2.3.3 Application and administration fees

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

Applications for connection work that we need to carry out ourselves have an upfront application fee, which covers the cost of processing the application, doing a survey and providing a quote for the connection work; it does not cover the cost of the connection work itself.

Our fixed charges for service connections are covered in [section 2.3.4](#).

Once you've paid your quote, we'll send you a checklist to confirm you're ready to book in the work. This comes with an administration fee which is included in your quote.

If you're applying for a self-lay provider to carry out service connections to a public water main, there is no application fee. We'll assess your completed application and respond with either an acceptance or rejection of your proposal.

Service connection application and administration fees

Item	Description	Charge
Application for household connection(s) ^{NC}	Apply for A) a single connection to a household property or field/trough, or B) connections to multiple household properties	A: £155
		B: £168
Application for non-household/mixed-use connection(s) ^{NC}	Apply for connection(s) to commercial, industrial or mixed-use (commercial/housing) premises	£168
Application to come off a shared supply ^{NC}	Apply to come off an existing, shared service pipe and onto a new, independent service pipe	£155
Application for a boundary reconnection ^{NC}	Apply for the reconnection of a supply pipe back to the stop tap or meter in the public highway	£107
Application for a temporary supply of building water ^{NC}	Apply for a temporary supply of building water for construction activities or staff welfare purposes	£155
Application to self-lay service connections to existing mains ^{NC}	Apply for our approval for a self-lay provider (SLP) to make service connections to our mains network	£0
Service connection checklist (per request) ^{NC}	Administration fee for processing the service connection work order request	£20

NC = non-contestable

How to apply

To apply for us to connect your property/ies to our mains, please visit yorkshirewater.com/developers/water/water-connections

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

2.3.4 Service connection charges

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

You can request for us to do the digging and reinstatement ourselves (**'excavation by Yorkshire Water'**) or arrange for a third party to carry it out (**'excavation by others'**). We've laid out the charges for both options in our tables.

If the work is being carried out in contaminated land (see [section 2.6.3](#)), we'll need to use a **barrier pipe** (piping that prevents contamination entering the system), which comes with an additional charge per metre.

Our service connection charges cover laying and connecting the communication pipe from the water main to the property boundary and installing an external stop tap and water meter. They do not cover laying the supply pipe within the property boundary – you'll need to arrange this privately at your own cost.

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

Single service connection – excavation by Yorkshire Water

Item	Unit	Pipe diameter	Charge (with MSM meter)		Charge (with PSM meter)		Charge (no meter)	
			unmade ground	road / footpath	unmade ground	road / footpath	unmade ground	road / footpath
Service connection* C/NC	Per connection	25mm	£1,168	£1,264	£1,523	£1,619	£938	£1,034
		32mm – 150mm	£2,462	£2,558	£2,462	£2,558	£1,842	£1,938
Additional pipe laying after first 2m ^c	Per metre	25mm	£79	£79	£77	£77	£77	£77
		32mm – 150mm	£79	£79	£79	£79	£79	£79
Additional backfill and reinstatement after first 2m ^c	Per metre	25mm – 150mm	£16	£64	£16	£64	£16	£64
Additional charge for barrier pipe (all metres) ^c	Per metre	25mm – 150mm	£52	£52	£52	£52	£52	£52

* Includes first 2m of excavation and reinstatement, installation and connection of MDPE communication pipe, external stop tap and meter/chamber.

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

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

Item	Unit	Pipe diameter	Charge (with MSM meter)		Charge (with PSM meter)		Charge (no meter)	
			unmade ground	road / footpath	unmade ground	road / footpath	unmade ground	road / footpath
Connections must have the same pipe diameter and meter type								
Service connection* ^{C/NC}	Per connection	25mm	£1,168	£1,264	£1,523	£1,619	£938	£1,034
		32mm	£2,462	£2,558	£2,462	£2,558	£1,842	£1,938
Additional pipe laying after first 2m ^C	Per metre	25mm – 32mm	£18	£18	£18	£18	£18	£18
Additional charge for barrier pipe (all metres) ^C	Per metre	25mm – 32mm	£52	£52	£52	£52	£52	£52

* Includes first 2m of excavation and reinstatement, installation and connection of each additional MDPE communication pipe (of the same size diameter), external stop tap and meter/chamber (of the same type/size).

Service connections with branch connection – excavation by Yorkshire Water

Item	Unit	Charge	
		unmade ground	road / footpath
32mm – 150mm service connection; >25mm branch connection; any meter type			
Service connection* ^{C/NC}	Per connection	£3,807	£3,903
Additional pipe laying after first 2m ^C	Per metre	£145	£145
Additional backfill and reinstatement after first 2m ^C	Per metre	£16	£64
Additional charge for barrier pipe (all metres) ^C	Per metre	£52	£52

* Includes first 2m of excavation and reinstatement, installation and connection of MDPE communication pipes, a branch connection on the first supply, external stop tap and meters (any meter type).

Manifold connection – excavation by Yorkshire Water

Item	Unit	Charge
63mm or 90mm pipe diameter; any ground type; any size MSM meter		
4-way manifold* ^{C/NC}	Per connection	£2,129
5-way manifold* ^{C/NC}	Per connection	£2,164
6-way manifold* ^{C/NC}	Per connection	£2,164
7-way manifold* ^{C/NC}	Per connection	£2,312
8-way manifold* ^{C/NC}	Per connection	£3,121
Additional pipe laying after first 2m ^C	Per metre	£72
Additional backfill and reinstatement after first 2m ^C	Per metre	£64
Additional charge for barrier pipe (all metres) ^C	Per metre	£52

* Includes first 2m of excavation and reinstatement, installation and connection of MDPE communication pipe, external stop tap, manifold and MSM meters.

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

Single service connection – excavation by others

Item	Unit	Pipe diameter	Charge (with MSM meter)	Charge (with PSM meter)	Charge (no meter)
Service connection* C/NC	Per connection	25mm	£327	£494	£331
		32mm – 150mm	£1,298	£1,298	£1,086
Service connection (barrier pipe)** C/NC	Per connection	25mm	£379	£546	£383
		32mm – 150mm	£1,350	£1,350	£1,138

* Includes installation and connection of MDPE communication pipe, external stop tap and meter/chamber.

** Includes installation and connection of barrier communication pipe, external stop tap and meter/chamber.

Manifold connection – excavation by others

Item	Unit	Charge
63mm or 90mm; any size MSM meter		
4-way manifold* C/NC	Per connection	£1,423
5-way manifold* C/NC	Per connection	£1,454
6-way manifold* C/NC	Per connection	£1,510
7-way manifold* C/NC	Per connection	£1,639
8-way manifold* C/NC	Per connection	£1,711
Additional charge for barrier pipe ^C	Per connection	£104
Installation of manifold on private supply pipe** ^C	Per manifold	£855

* Includes installation and connection of MDPE communication pipe, external stop tap, manifold and MSM meters.

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

Boundary reconnection charges

Item	Unit	Charge
Boundary reconnection* ^C	Per connection	£748
Boundary reconnection (with barrier pipe)* ^C	Per connection	£810

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

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

Meter charges

Our meter location policy:

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

We support the installation of automated meter readers (AMRs), which allow us to take readings remotely, giving you more choice over where to install the meter.

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

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

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

External meter installation charges

Item	Unit	Charge (MSM meter)			Charge (PSM meter)		
		excavation by YW	excavation by others	existing chamber	excavation by YW	excavation by others	existing chamber
Installation of meter and chamber on existing service pipe ^c	Per connection	£657	£520	N/A	£678	£621	N/A
Installation of meter in existing chamber ^c	Per connection	N/A	N/A	£361	N/A	N/A	£441

Internal meter charges

Item	Unit	Charge
15mm MSM ^c	Per meter	£38
15mm PSM ^c	Per meter	£38
20mm MSM ^c	Per meter	£57
20mm PSM ^c	Per meter	£60
25mm PSM ^c	Per meter	£83
30mm PSM ^c	Per meter	£88
40mm PSM ^c	Per meter	£119
50mm PSM ^c	Per meter	£182
80mm PSM ^c	Per meter	£206
100mm PSM ^c	Per meter	£224

Internal housing unit charge

Item	Unit	Charge
Housing unit ^c	Per property	£40

Delivery charge

Item	Unit	Charge
Meter/housing unit delivery ^c	Per delivery	£295

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

C = contestable

2.3.5 Building water charge

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

However, if we're unable to provide a metered supply, we may charge for building water at a fixed rate per property, as shown in the table below.

Item	Unit	Charge
Temporary supply of building water ^C	Per property	£45.50

2.3.6 Lead pipe replacement

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

Once we have your completed application, we'll arrange for a surveyor to visit your address to check the lead piping.

Please note: that you'll need to arrange replacement of the lead supply pipe on your side of the boundary privately and at your own cost after we finish our survey and before we come to replace the communication pipe in the public highway.

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

Please contact us ([page 8](#)) to request a lead pipe replacement application form.

2.3.7 Permanent disconnection

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

There is no application fee and the work to carry out the disconnection is free of charge. Keep in mind that this is a permanent disconnection; if you later need to restore the water supply, you'll have to apply and pay for a new service connection.

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

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

C = contestable, NC = non-contestable

2.3.8 Other factors to consider

Fire supplies

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

We can only provide water pressure and flow available in the water network at that time. To make sure a critical fire supply is always available, we recommend supplying any new fire sprinkler installation or direct-fed supply via a storage tank.

Trunk mains

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

If the nearest main to your proposed site is a trunk main and we can't connect to it, we'll calculate the charges for connection to the nearest practical point.

Mains in lieu of services

Sometimes, it's simpler to lay a new water main in the public highway than to install a supply pipe, for example if your property is far from the nearest available public main. This is known as a 'main in lieu of service.'

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

2.4 New water mains

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

2.4.1 Do you need a new water main?

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

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

2.4.2 Who can lay new water mains and connections?

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

Self-lay providers (SLPs)

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

New appointees (NAVs)

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

Yorkshire Water (YW)

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

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

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

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

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

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

Mains scheme installation options for developers

If you're a developer, **you can choose** who delivers the different work activities for your new mains scheme. We've put together a list of all the different options available to you below:

Installation option	Description
Lay Only Option 1	On site, Yorkshire Water will lay the water main in the trench excavated by yourself. You will be responsible for backfilling and reinstatement of the trench. Off site (on the public highway) Yorkshire Water will excavate the trench, lay the water main and reinstate the trench. Yorkshire Water will carry out all water mains installation and connection work, including chlorinating and testing the new water mains laid.
Lay Only Option 1a	Off site only (on the public highway), Yorkshire Water will lay the water main in the trench excavated by yourself. You will be responsible for backfilling and reinstatement of the trench and associated traffic management. You will need a streets works license to carry out this work off site. There is no on-site work. Yorkshire Water will carry out all water mains installation and connection work, including chlorinating and testing the new water mains laid.
Excavate and Lay Option 2	On site, Yorkshire Water will excavate the trench, lay the water main and backfill the trench. You will be responsible for the final reinstatement. Off site (on the public highway,) Yorkshire Water will excavate the trench, lay the water main and reinstate the trench. Yorkshire Water will carry out all water mains installation and connection work, including chlorinating and testing the new water mains laid.
Self-lay Option 3	You will employ a self-lay provider to lay, chlorinate and test the water mains on site only. Yorkshire Water will carry out the off-site work and branch connections, including excavation and traffic management. Yorkshire Water will chlorinate and test the off-site water mains.
Self-lay Option 4	You will employ a self-lay provider to lay, chlorinate and test the water mains on and off site (all excavation and traffic management to be provided by the SLP). Yorkshire Water will carry out the branch connection.
Self-lay Option 4a	Same as option 4, but Yorkshire Water will carry out the chlorination and testing of the water mains laid (we would only use this option if the SLP is not accredited to do this activity).
Self-lay Option 5	You will employ a self-lay provider to lay, chlorinate and test the water mains on and off site (all excavation and traffic management to be provided by the SLP). The SLP will also carry out the under-pressure water mains connection (UPC).

Mains scheme installation options for NAVs

If you're a **new appointee (NAV)** progressing a NAV site, you can choose from the following options for your main laying scheme:

Installation option	Description
NAV Site Option 1	Off site (on the public highway), Yorkshire Water will excavate the trench, lay the water main and reinstate the trench. Yorkshire Water will carry out all of the water mains installation and connection work, including chlorinating and testing the new water mains laid, and install the NAV metering arrangement.
NAV Site Option 2	Off site (on the public highway), the SLP will excavate the trench, lay the water main and reinstate the trench (all excavation and traffic management to be provided by the SLP). The SLP will also install the NAV metering arrangement. Yorkshire Water will carry out the branch connection.
NAV Site Option 3	Off site (on the public highway), the SLP will excavate the trench, lay the water main and reinstate the trench (all excavation and traffic management to be provided by the SLP). Yorkshire Water will install the NAV metering arrangement and carry out the branch connection.
NAV Site Option 4	Off site (on the public highway), the SLP will excavate the trench, lay the water main and reinstate the trench (all excavation and traffic management to be provided by the SLP). The SLP will also install the NAV metering arrangement and carry out the branch connection.

NAV metering arrangements are contestable.

2.4.3 Self-laying under Codes for Adoption

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

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

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

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

2.4.4 Application and administration fees

Application fees

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

When we have your completed application, we'll provide you with a mains design (if needed) and a quote for the main laying and branch connection work we need to carry out.

Item	Charge	What the charge covers
Application to self-lay new mains and service connections ^{NC}	£300	The cost of processing the application, carrying out a survey, approving a mains scheme design (if applicable) and producing a quote for the main laying work
Application to requisition new mains and service connections ^{NC}	£300	The cost of processing the application, carrying out a survey and producing a quote for the main laying work

NC = non-contestable

How to apply

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

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

How do I book in the main laying work?

Once you've paid your quote, and you're ready for the new main to be installed, simply complete our **new mains call-off request form**: yorkshirewater.com/developers/water/mains. Just make sure to do this before your quote expires. There is an admin fee for this call-off request listed in the table below.

If you later decide that you want the main to be laid in more phases than you originally asked for, you'll need to complete a new call-off request form as normal.

Are service connections included?

When you apply for a new water main, service connections are included in the scheme. However, we can't provide quotes for them until you're ready for the main to be installed.

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

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

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

What if my site layout or plot numbers change?

If your site layout or plot numbers change, please complete our **re-design/re-approval request form**: yorkshirewater.com/developers/water/mains

The re-design fee (and re-design checking fee for SLPs) is listed below.

Administration fees

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

Item	Unit	Charge	What the charge covers
Design fee ^C	1-100 properties	£1,263	The cost of producing a mains scheme design to feed your development (invoiced)
	101-200 properties	£1,592	
	201+ properties	£2,088	
Reinforcement design ^{NC}	Per scheme	£1,263	The cost of designing any required reinforcement of our mains network (invoiced)
Re-design fee ^C	Per request	£265	The cost of processing your request and redesigning the mains scheme (invoiced)
Re-design checking fee ^{NC}	Per request	£231	The cost of processing your request and providing a response to the SLP's re-design (invoiced)
Fire Service consultation ^C	Per scheme	£43	The cost of consulting the local fire service about fire hydrants on site (added to your quote)
S41/S51A Agreement ^{NC}	Per scheme	£39	The cost of producing a legal agreement for the work (added to your quote)
Easement* ^{NC}	Per scheme	Bespoke	The cost of creating a site-specific easement (added to your quote)
Bulk order request for service connections ^{NC}	Per request	£67	The cost of processing your request and producing service connection quote(s) (invoiced)
New mains call-off request ^{NC}	Per request	£199	The cost of processing your request and issuing the work order to our service partner (invoiced)
Feasibility study (simple)* ^C	Per scheme	£1,202	The cost of conducting a feasibility study to understand the specific methodology and costs needed for complex works (invoiced)
Feasibility study (intermediate)* ^C	Per scheme	£2,406	
Feasibility study (complex)* ^C	Per scheme	£4,813	

* Charges only applicable under special circumstances (please see [pages 44-46](#) for more information).

C = contestable, NC = non-contestable

2.4.5 Main laying charges

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

If the work is being carried out in contaminated land (see [section 2.6.3](#)), we'll need to use a **barrier pipe** to prevent contamination entering the system, which comes with an additional charge per metre.

Any work involving mains that are 600mm in diameter or larger will be quoted at a bespoke cost.

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

Main laying and branch connection charges – requisition site

Item	Unit	Ground type	Excavation by	Charge (by main diameter)			
				under 150mm	150mm to <300mm	300mm to <450mm	450mm to <600mm
Branch connection* ^{C/NC}	Per scheme	any	YW	£3,016	£4,343	£8,786	£20,343
			others	£2,768	£4,055	£8,458	£21,138
			others (on-site) + YW (off-site)	£3,592	£4,920	£9,363	£20,920
Additional main laying after first metre ^C	Per metre	any	YW	£63	£109	£182	£336
			others	£24	£58	£221	£319
			others (on-site) + YW (off-site)	£73	£120	£192	£347
Additional charge for barrier pipe (all metres) ^C	Per metre	any	YW / others	£21	£29	£45	£69
Backfill and reinstatement ^C	Per metre	unmade ground	YW	£10	£10	£10	£10
		road/footpath	YW	£39	£39	£39	£39

* Includes the first metre of main laying, a sluice valve and a washout.

Main laying and branch connection charges – self-lay site

Item	Unit	Ground type	Excavation by	Charge (by main diameter)			
				under 150mm	150mm to <300mm	300mm to <450mm	450mm to <600mm
Branch connection* ^{C/NC}	Per scheme	any	YW	£2,252	£3,287	£6,569	£15,645
			others	£2,231	£3,241	£6,426	£14,736
Additional main laying after first 2 metres ^C	Per metre	any	YW / others	£79	£136	£198	£312
Additional charge for barrier pipe (all metres) ^C	Per metre	any	YW / others	£21	£29	£45	£69
Backfill and reinstatement ^C	Per metre	unmade	YW	£21	£21	£21	£21
		road/footpath	YW	£64	£64	£64	£64

* Includes the first 2m of main laying, a sluice valve and a washout.

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

Disinfection, testing and sampling charges – self-lay site

Item	Unit	Ground type	Charge (by main diameter)			
			under 150mm	150mm to <300mm	300mm to <450mm	450mm to <600mm
Chlorination, testing and piece-up ^c	Per scheme	any	£569	£951	£2,086	£2,977
Additional main after first 20m ^c	Per metre	any	£8	£8	£8	£8

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

Network assembly on new mains – requisition or self-lay site

Item	Unit	Excavation by	Charge (by main diameter)			
			under 150mm	150mm to <300mm	300mm to <450mm	450mm to <600mm
Washouts ^c	Per unit	YW	£512	£1,187	£2,459	£4,748
		others	£462	£945	£2,232	£4,742
Fire hydrants ^c	Per unit	YW	£512	£1,187	£2,459	£4,748
		others	£462	£945	£2,232	£4,742
Sluice valves ^c	Per unit	YW	£450	£1,148	£3,193	£7,181
		others	£400	£906	2,966	£7,175
Air valves ^c	Per unit	YW	£450	£1,148	£3,193	£7,181
		others	£400	£906	2,966	£7,175
Non-return valves ^c	Per unit	YW	£458	£1,263	£2,921	£6,139
		others	£408	£1,020	£2,694	£6,134
Pressure-reducing valves ^c	Per unit	YW	£458	£1,263	£2,921	£6,139
		others	£408	£1,020	£2,694	£6,134
Mains branch fittings ^c	Per unit	YW	£545	£1,606	£4,094	£11,174
		others	£495	£1,364	£3,866	£11,168

C = contestable, < = less than

2.5 Water main diversions

New buildings and developments need to be kept to a safe distance from the public water mains. If you're building over or near a water main, you may be able to request its alteration or removal; this is known as a 'diversion'.

2.5.1 Do you need to divert a water main?

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

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

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

2.5.2 Who can carry out a main diversion?

Main laying work is contestable, which means you can employ an accredited **self-lay provider (SLP)** to lay the main along the diverted route, subject to our acceptance.

However, branch connections and disconnections are non-contestable; we need to carry out this part of the work ourselves to safeguard existing assets and ensure the water supply to our customers is not affected.

You can also request for us to carry out all of the required diversion works ourselves.

2.5.3 Application and administration fees

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

We'll then provide you with a quote for the diversionary works and a design showing where the main will be diverted.

Main diversion application fee

Item	Charge	What the charge covers
Application for a public water main diversion/ disconnection ^{NC}	£300	The cost of processing the application, carrying out a technical assessment, doing a survey and providing a quote for the diversionary/disconnection works

NC = non-contestable

How to apply

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

Main diversion administration fees

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

Item	Unit	Charge	What the charge covers
Design fee ^{NC}	Per scheme	£1,263	The cost of designing the water main diversion/disconnection (invoiced)
Re-design fee ^{NC}	Per request	£265	The cost of processing your request and redesigning the mains scheme (invoiced)
Fire Service consultation ^C	Per scheme	£43	The cost of consulting the local fire service about fire hydrants on site (added to your quote)
S185 Agreement ^{NC}	Per scheme	£39	The cost of producing a legal agreement for the work (added to your quote)
Easement* ^{NC}	Per scheme	Bespoke	The cost of creating a site-specific easement (added to your quote)
Feasibility study (simple)* ^C	Per scheme	£1,202	The cost of conducting a feasibility study to understand the specific methodology and costs needed for complex works (invoiced)
Feasibility study (intermediate)* ^C		£2,406	
Feasibility study (complex)* ^C		£4,813	

* Charges only applicable under special circumstances (please see [pages 44-46](#) for more information).

C = contestable, NC = non-contestable

2.5.4 Main diversion charges

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

If the work is being carried out in contaminated land (see [section 2.6.3](#)), we'll need to use a **barrier pipe** to prevent contamination entering the system, which comes with an additional charge per metre.

Please note: if you're considering using an SLP to lay the mains, please refer to the self-lay charges on [page 35](#).

Any work involving mains that are 600mm in diameter or larger will be quoted at a bespoke cost. We charge an 'out of hours' working percentage increase (33.7%) for the increased labour costs incurred from working outside of normal working hours.

Main diversion and branch connection charges

Item	Unit	Ground type	Excavation by	Charge (by main diameter)			
				under 150mm	150mm to <300mm	300mm to <450mm	450mm to <600mm
Main diversion and branch connection* ^{NC}	Per scheme	any	YW	£2,879	£4,207	£8,650	£20,207
			others	£2,468	£3,678	£7,566	£18,041
Additional main laying after first metre ^C	Per metre	any	YW	£47	£83	£182	£336
			others	£24	£57	£677	£1,327
Additional charge for barrier pipe (all metres) ^C	Per metre	any	YW / others	£21	£29	£45	£69
Backfill and reinstatement ^C	Per metre	unmade	YW	£10	£10	£10	£10
		road / footpath	YW	£39	£39	£39	£39

* Includes first metre of main laying, a sluice valve and a washout.

Network assembly on diverted mains

Item	Unit	Excavation by	Charge (by main diameter)			
			under 150mm	150mm to <300mm	300mm to <450mm	450mm to <600mm
Washouts ^C	Per unit	YW	£512	£1,187	£2,459	£4,748
		others	£430	£918	£2,232	£4,454
Fire hydrants ^C	Per unit	YW	£512	£1,187	£2,459	£4,748
		others	£430	£918	£2,232	£4,454
Sluice valves ^C	Per unit	YW	£450	£1,148	£3,193	£7,181
		others	£368	£879	£2,966	£6,887
Air valves ^C	Per unit	YW	£450	£1,148	£3,193	£7,181
		others	£368	£879	£2,966	£6,887
Non-return valves ^C	Per unit	YW	£458	£1,263	£2,921	£6,139
		others	£376	£993	£2,694	£5,846
Pressure-reducing valves ^C	Per unit	YW	£458	£1,263	£2,921	£6,139
		others	£376	£993	£2,694	£5,846
Mains branch fittings ^C	Per unit	YW	£545	£1,606	£4,094	£11,174
		others	£463	£1,337	£3,866	£10,880

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

Main disconnection charges – excavation by Yorkshire Water

Item	Unit	Ground type	Charge (by main diameter)			
			under 150mm	150mm to <300mm	300mm to <450mm	450mm to <600mm
Piece-through main disconnection ^{NC}	Per disconnection	road	£1,373	£1,849	£3,644	£7,160
		footpath	£1,364	£1,837	£3,617	£7,105
		verge	£1,296	£1,737	£3,401	£6,661
		private	£1,288	£1,726	£3,376	£6,609
		agricultural	£1,286	£1,722	£3,369	£6,594
Additional excavation (1.5m in depth or greater) ^C	Per m ³	road	£249	£249	£249	£249
		footpath	£247	£247	£247	£247
		verge	£231	£231	£231	£231
		private	£229	£229	£229	£229
		agricultural	£229	£229	£229	£229
Additional reinstatement ^C	Per m ²	road	£161	£161	£161	£161
		footpath	£160	£160	£160	£160
		verge	£149	£149	£149	£149
		private	£148	£148	£148	£148
		agricultural	£148	£148	£148	£148

Main capping charges – excavation by Yorkshire Water

Item	Unit	Ground type	Charge (by main diameter)			
			under 150mm	150mm to <300mm	300mm to <450mm	450mm to <600mm
Cap main ^{NC}	Per disconnection	road	£1,400	£1,937	£3,564	£5,908
		footpath	£1,391	£1,923	£3,537	£5,863
		verge	£1,319	£1,817	£3,325	£5,498
		private	£1,311	£1,804	£3,300	£5,455
		agricultural	£1,308	£1,800	£3,293	£5,443
Additional excavation (1.5m in depth or greater) ^C	Per m ³	road	£249	£249	£249	£249
		footpath	£247	£247	£247	£247
		verge	£231	£231	£231	£231
		private	£229	£229	£229	£229
		agricultural	£229	£229	£229	£229
Additional reinstatement ^C	Per m ²	road	£77	£77	£77	£77
		footpath	£76	£76	£76	£76
		verge	£71	£71	£71	£71
		private	£70	£70	£70	£70
		agricultural	£70	£70	£70	£70

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

Main disconnection charges – excavation by others

Item	Unit	Ground type	Charge (by main diameter)			
			under 150mm	150mm to <300mm	300mm to <450mm	450mm to <600mm
Piece-through main disconnection ^{NC}	Per disconnection	road	£544	£737	£1,633	£3,627
		footpath	£542	£733	£1,622	£3,600
		verge	£528	£706	£1,537	£3,386
		private	£526	£703	£1,527	£3,360
		agricultural	£526	£702	£1,524	£3,353

Main capping charges – excavation by others

Item	Unit	Ground type	Charge (by main diameter)			
			under 150mm	150mm to <300mm	300mm to <450mm	450mm to <600mm
Cap main ^{NC}	Per disconnection	road	£1,420	£1,835	£3,762	£7,124
		footpath	£1,411	£1,823	£3,734	£7,068
		verge	£1,338	£1,723	£3,509	£6,625
		private	£1,329	£1,711	£3,482	£6,572
		agricultural	£1,327	£1,707	£3,475	£6,558

NC = non-contestable, < = less than

Not all main disconnections are chargeable

For example, if you request for a group of houses to be **permanently disconnected (2.3.7)** from the water supply, and it's easier for us to disconnect the water main than to disconnect each service connection, you won't be charged.

2.6 Additional costs and considerations

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

2.6.1 Abortive visits and revisits

Abortive visits:

Please make sure that any pipework you need to install meets the requirements we give you before we arrive to carry out our work, otherwise we may need to abort the work and invoice you for the cost of the aborted visit (see table below).

Revisits:

If we can't complete the connection(s) due to an issue on your part, we may be able to carry out some of the work to avoid re-submitting permit or road closure requests to the local authority.

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

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

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

Abortive visit and revisit fees

Item	Unit	Charge	What the charge covers
Abortive visit ^{NC}	Per visit	£379	The cost of re-planning the work to be done and returning to site
Revisit ^{3 NC}	Per visit	£487	The cost of re-planning and returning to site to complete the connection work started

NC = non-contestable

2.6.2 Common billing agreements

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

We can allow common billing agreements for the following properties:

- sheltered housing or purpose-built student accommodation, organised as self-contained flats
- multi-storey properties with a rising main and internal boosting, or with communal hot water and heating
- flats of three or more floors, where water can't be supplied to the top floors by gravity feed, or where unreasonably complex plumbing arrangements are needed
- conversions where difficulties in routing separate supply pipes can't be easily overcome

- large/complex developments where service agreements exist in the title deeds to each property for payment of water/sewerage charges
- holiday parks where there are caravans or mobile homes.

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

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

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

³ Previously, we referred to this as a 're-connection'. We've changed our terminology to 'revisit' to be clearer and more precise.

How a common billing agreement works:

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

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

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

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

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

Common billing agreement fee

Item	Charge	What the charge covers
Common billing agreement ^{NC}	£129	The cost of processing the request and issuing the legal agreement

NC = non-contestable

2.6.3 Water quality

Contaminated land risk assessment:

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

Please be aware that you'll need to arrange and pay for this risk assessment yourself. You can find a copy of Water UK's contaminated land assessment guidance here: yorkshirewater.com/media/sk1bk1ps/acrobat-document.pdf

Proof of chlorination:

If you're laying new mains and/or service connections under a self-lay agreement, any service pipes and mains that you lay that are 50mm in diameter or above must be disinfected, and a chlorination certificate provided, before they can be connected to our network.

While we don't normally need to see water samples ourselves, we do need to see a UKAS-approved chlorination certificate (to standards BS 8558 and BS EN 806). You'll need to arrange and pay for this certification yourself.

For samples related to self-laid mains, please send your UKAS-approved certificate to SLPMailin@yorkshirewater.co.uk before you install the mains.

For samples related to self-laid service pipes, our service partner will ask for your UKAS-approved certificate when they contact you to plan in the connection work.

2.6.4 Traffic management fees

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

All of the required traffic management costs are now included in our fixed charges (apart from the 33.7% uplift for working outside of normal working hours). We would add this additional cost to your quote.

Council fees

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

These include:

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

Council fees are set by each local highway authority, not Yorkshire Water.

Any council fee we add to your quote will be consistent with the current fee published by the local highway authority at the time of your application.

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

Please be aware: under Section 58 of the New Roads and Street Works Act 1991, if a road has recently been resurfaced, we won't be able to carry out any new connection work for a period of 20 days from when the road was resurfaced.

2.6.5 Complex and/or challenging projects

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

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

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

2.6.6 Feasibility study

Our fixed charges don't cover the infrequent or complex scenarios listed in [section 2.6.5](#). That means we sometimes need to carry out a feasibility study to understand the specific methodology and costs needed for complex works.

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

Feasibility study fee

Item	Charge	What the charge covers
Feasibility study (simple) ^c	£1,202	
Feasibility study (intermediate) ^c	£2,406	The cost of conducting a feasibility study to understand the specific methodology and costs needed for complex or challenging works
Feasibility study (complex) ^c	£4,813	

C = contestable

2.6.7 Special fittings

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

2.6.8 Reinforcements

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

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

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

2.6.9 Trial holes

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

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

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

Trial hole charges

Item	Unit	Ground type	Charge
Trial hole ^c	Per trial hole	road	£2,012
		footpath	£1,998
		verge	£1,888
		private	£1,871
		agricultural	£1,874
Additional excavation (less than 1.5m in depth) ^c	Per m ³	road	£146
		footpath	£144
		verge	£135
		private	£133
		agricultural	£134
Additional excavation (1.5m in depth or greater) ^c	Per m ³	road	£253
		footpath	£251
		verge	£235
		private	£232
		agricultural	£233
Additional reinstatement ^c	Per m ²	road	£161
		footpath	£160
		verge	£149
		private	£148
		agricultural	£148

2.6.10 Easements

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

To do this, we need these assurances:

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

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

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

Easement fee

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

C = contestable, NC = non-contestable

3. Sewerage charges



Sewerage charges

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

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

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Visit our website

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

Apply online

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

How to pay

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

3.1 Pre-development

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

3.1.1 Pre-planning sewerage enquiry

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

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

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

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

How to apply

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

Pre-planning sewerage enquiry fees

Item	Charge	What the charge covers
Assessment ^{NC}	£172	The cost of processing the application, carrying out a technical assessment, and producing a pre-planning enquiry response
Additional assessment (complex sites) ^{NC}	£77 / hr	The cost of carrying out additional assessment of your proposal
Hydraulic model check ^{NC}	Bespoke	The cost of undertaking hydraulic modelling

NC = non-contestable

3.1.2 NAV application

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

This application also covers requests for a bulk supply and/or bulk discharge agreement if your site is moving ahead as a new appointment or variation and you need a formal contract stating price and non-price terms.

NAV application fees

Item	Charge	What the charge covers
NAV application ^{NC}	POC only: £168	The cost of processing the application, investigating if the existing network can support the additional demand, identifying the site-served status and producing a POC and/or POD report.
	POD only: £167	
	POC & POD: £325	

NC = non-contestable

You'll find more information and guidance here:

yorkshirewater.com/developers/navs



3.2 Sewer connections

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

3.2.1 Do you need a sewer connection?

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

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

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

How to apply

To apply for a sewer connection, please visit yorkshirewater.com/developers/sewerage/sewerage-connections

3.2.2 Who will carry out the sewer connection?

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

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

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

Can Yorkshire Water carry out sewer connections?

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

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

S106 application fees

Item	Connection type	Charge	What the charge covers
Application for a connection to the public sewer network (S106) ^{NC}	Connection only (each)	£186	The cost of processing your application and carrying out a technical assessment and inspections.
	Connection with lateral drain adoption (each)	£490	

S107 sewer connection charge

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

NC = non-contestable

3.3 Sewer adoptions

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

3.3.1 Do you want to offer sewers for adoption?

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

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

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

3.3.2 Who can adopt your sewers?

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

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

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

You'll find more information and guidance here:

yorkshirewater.com/developers/sewerage/sewer-adoptions

3.3.3 Adoption of new sewers (£104)

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

Application and assessment

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

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

Once we've issued conditional and/or technical acceptance, a legal Agreement can be prepared and you can start construction on site following a pre-start inspection meeting. When we issue the technical acceptance, we'll invoice you the technical assessment fee (typically 2.5% of the cost of the works) before we carry out our first inspection of the construction work.

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

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

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

Additional charges to consider

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

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

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

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

Codes for Adoption

Sewerage assets offered for adoption must be designed and constructed in accordance with the Design and Construction Guidance, Local Practices and Technical Standards contained in the **Codes for Adoption (2020)**.

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

Adoption of new sewers (S104) fees

Item	Charge	What the charge covers
Application fees		
Application for sewer adoption (S104) ^{NC}	£500*	
Technical Assessment (developers / contractors) ^{NC}	2.5% of the cost of the works or £500 minimum	
Additional Assessment (complex sites) ^{NC}	£77 / hr	The costs of processing the application and carrying out the technical assessment of the design proposal.
Technical Assessment – Sewerage Treatment plant ^{NC}	Bespoke	
Technical Assessment – Storage treatment ^{NC}	Bespoke	
Technical Assessment – Structural check ^{NC}	£1,569 (to send to external consultants) £77 / hr (administration charge)	
Bond (cash / surety) ^{NC}	10% of the cost of the works or minimum of £5000	
Administration fees		
S104 Agreement (to include up to 3 parties in the Agreement) ^{NC}	£279	
S104 Agreement – additional copy per party to the agreement including plans ^{NC}	£96	
Copy of S104 Agreement (including copy of plan) ^{NC}	£97 per copy	The costs of drawing up and executing the S104 Agreement.
Copy of S104 Agreement (excluding plan) ^{NC}	£65 per copy	
Model Sewer Adoption Agreement Check (applicable when developer prepares Agreements under Code for Adoption) ^{NC}	£77 / hr	
Inspection fees**		
Aborted Site Inspection ^{NC}	£222	The costs of cancelled or additional site inspections, reviewing the camera survey report and footage and providing locks.
Each Additional site visit ^{NC}	£222 (minimum)	
Camera Survey (Review of report) ^{NC}	£123 or £77 / hr	
Pump station locks (per pump station) ^{NC}	£623	
Locks for access (each) ^{NC}	£106	

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

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

NC = non-contestable

Adoption of new sewers (S104) fees (continued)

Item	Charge	What the charge covers
Legal fees (additional legal fees are also applicable)		
Land transfer (pumping station, sewerage treatment works or storage treatment/facility) ^{NC}	£311 minimum or £77 / hr	The costs of processing and administration of legal documents
Deed of Grant of Easement ^{NC}	£311 minimum or £77 / hr	
Right in Perpetuity to Discharge ^{NC}	£311 minimum or £77 / hr	
Consents to Discharge ^{NC}	£311 minimum or £77 / hr	
Assessment for Novation of Agreement ^{NC}	£311 minimum or £77 / hr	
Assessment for Variation of Agreement ^{NC}	£311 minimum or £77 / hr	
Termination of Agreement ^{NC}	£311 minimum or £77 / hr	
Legal Fees ^{NC}	Bespoke	The costs of Yorkshire Water Legal Services (invoiced separately).
Mediation ^{NC}	Bespoke	Where Dispute Resolution has not worked, a neutral mediator will be appointed. Any charge applicable will be decided by the mediator.

NC = non-contestable

3.3.4 Adoption of existing sewers (S102)

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

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

Application and assessment

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

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

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

Additional charges to consider

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

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

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

Adoption of existing sewers (S102) fees

Item	Charge	What the charge covers
Application fees		
Technical Assessment (residents) ^{NC}	£0	The costs of processing the application and carrying out the technical assessment of the design proposal.
Technical Assessment (developers/contractors) ^{NC}	typically 2.5% of the cost of the works or £500 minimum	
Additional Assessment (complex sites) ^{NC}	£77 / hr	
Inspection fees*		
Aborted Site Inspection ^{NC}	£222	The costs of cancelled or additional site inspections, reviewing the camera survey report and footage and providing locks.
Each Additional site visit ^{NC}	£222	
Camera Survey (Review of report) ^{NC}	£123 or £77 / hr	
Pump station locks (per pump station) ^{NC}	£623	
Locks for access (each) ^{NC}	£106	
Legal fees (additional legal fees are also applicable)		
Land transfer (pumping station, sewerage treatment works or storage treatment/facility) ^{NC}	£311 minimum or £77 / hr	The costs of processing and administration of legal documents.
Deed of Grant of Easement ^{NC}	£311 minimum or £77 / hr	
Right in Perpetuity to Discharge ^{NC}	£311 minimum or £77 / hr	
Consents to Discharge ^{NC}	£311 minimum or £77 / hr	

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

NC = non-contestable

3.4 Sewer diversions

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

3.4.1 Do you need a sewer diversion?

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

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

3.4.2 Who can alter or divert a sewer?

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

Alterations and diversions generally fall into the following categories:

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

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

3.4.3 Minor sewer alterations

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

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

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

Minor sewer alteration fees

Item	Charge	What the charge covers
Agreement to make minor alterations to the public sewer ^{NC}	£347	The cost of administration, technical assessment and inspections
Additional assessment (complex sites) ^{NC}	£77 / hr	The cost of carrying out additional assessment of your proposal

NC = non-contestable

3.4.4 Minor sewer diversions

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

Application and assessment

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

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

We'll then invoice you for the application fee (typically 5% of the cost of the works or a minimum of £675), which you'll need to pay before we carry out our first inspection.

Once we've confirmed our technical acceptance, we'll put a formal agreement in place. The Agreement must be supported by either a cash bond or surety, equal to 100% of the cost of the works or a minimum of £5000.

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

Additional charges to consider

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

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

Minor sewer diversion (\$185) fees

Item	Charge	What the charge covers
Application fees		
Application fee ^{NC}	£675*	
Technical Assessment (developers / contractors) ^{NC}	5% of the cost of the works or £675 minimum	The costs of processing the application and carrying out the technical assessment of the design proposal.
Additional Assessment (complex sites) ^{NC}	£77 / hr	
Technical Assessment – Structural check ^{NC}	£1,569 (to send to external consultants) £77 / hr (administration charge)	
Bond (cash/surety) ^{NC}	100% of the cost of the works or minimum of £5000	A refundable bond provided by either third-party surety provider or cash deposit.
Inspection fees**		
Aborted Site Inspection ^{NC}	£222	The costs of cancelled or additional site inspections and reviewing the camera survey report and footage.
Each Additional site visit ^{NC}	£222 (minimum)	
Camera Survey (Review of report) ^{NC}	£123 or £77 / hr	
Legal fees (additional legal fees are also applicable)		
Deed of Grant of Easement ^{NC}	£311 minimum or £77 / hr	The costs of processing and administration of legal documents.
Right in Perpetuity to Discharge ^{NC}	£311 minimum or £77 / hr	
Consents to Discharge ^{NC}	£311 minimum or £77 / hr	

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

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

NC = non-contestable

3.4.5 Major sewer diversions

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

There are two types of major sewer diversions:

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

Application and assessment (developer led)

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

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

We’ll then invoice you for the application fee (typically 5% of the cost of the works or a minimum of £675), which you’ll need to pay before we carry out our first inspection.

Once we’ve confirmed our technical acceptance, we’ll put a formal agreement in place. The Agreement must be supported by either a cash bond or surety, equal to 100% of the cost of the works or a minimum of £5000.

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

Additional charges to consider

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

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

Major sewer diversion (\$185) fees – developer led

Item	Charge	What the charge covers
Application fees		
Application fee ^{NC}	£675*	
Technical Assessment (developers / contractors) ^{NC}	5% of the cost of the works or £675 minimum	The costs of processing the application and carrying out the technical assessment of the design proposal.
Additional Assessment (complex sites) ^{NC}	£77 / hr	
Technical Assessment – Structural check ^{NC}	£1,569 (to send to external consultants) £77 / hr (administration charge)	
Bond (cash / surety) ^{NC}	100% of the cost of the works or minimum of £5000	A refundable bond provided by either third-party surety provider or cash deposit.
Inspection fees**		
Aborted Site Inspection ^{NC}	£222	The costs of cancelled or additional site inspections and reviewing the camera survey report and footage.
Each Additional site visit ^{NC}	£222 (minimum)	
Camera Survey (Review of report) ^{NC}	£123 or £77 / hr	
Legal fees (additional legal fees are also applicable)		
Deed of Grant of Easement ^{NC}	£311 minimum or £77 / hr	The costs of processing and administration of legal documents.
Right in Perpetuity to Discharge ^{NC}	£311 minimum or £77 / hr	
Consents to Discharge ^{NC}	£311 minimum or £77 / hr	

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

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

NC = non-contestable

Application and assessment (Yorkshire Water led)

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

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

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

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

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

Major sewer diversion (S185) fees – Yorkshire Water led

Item	Charge	What the charge covers
Initial feasibility study ^{NC}	From £8,368*	The cost of assessing the feasibility of the work required to provide the new sewer
Legal fees for Agreement ^{NC}	Bespoke	The cost incurred from drawing up and executing the S185 Agreement
Estimate of Works ^{NC}	Bespoke	The estimated cost of delivering the scheme

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

NC = non-contestable

3.5 Sewer requisition

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

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

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

Application and assessment

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

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

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

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

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

Sewer requisition (S98) fees

Item	Charge	What the charge covers
Initial feasibility study ^{NC}	From £8,368*	The cost of assessing the feasibility of the work required to provide the new sewer
Legal fees ^{NC}	Bespoke	The cost incurred from drawing up and executing the S98 Agreement
Estimate of Works ^{NC}	Bespoke	The estimated cost of delivering the scheme

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

NC = non-contestable

3.6 Highway drainage

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

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

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

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

Application and assessment

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

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

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

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

Highway drainage (S115) fees

Item	Charge	What the charge covers
Application fee ^{NC}	£172	The cost of processing your application and carrying out a technical assessment and inspections
Additional assessment (complex sites) ^{NC}	£77 / hr	The cost of carrying out additional assessment of your proposal
Formal Agreement ^{NC}	£497	The cost of drawing up and executing the legal agreement
Certificate of Acceptance per connection ^{NC}	£208	The cost of certifying the connection
Additional connections (if required) ^{NC}	£186 per connection	The cost of certifying additional connections

NC = non-contestable

3.7 Building over or near a public sewer

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

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

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

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

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

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

Building over a public sewer fees

Item	Charge	What the charge covers
Desktop consultation ^{NC}	£40	The cost of processing your application, doing a desktop study and providing a response to your proposal
Consultation and site inspection ^{NC}	£138	The cost of processing your application, doing a desktop study and site inspection, and providing a response to your proposal
Formal build-over agreement ^{NC}	£487	The cost of drawing up and executing the legal agreement and carrying out technical assessment
Additional assessment (complex sites) ^{NC}	£77 / hr	The cost of carrying out additional assessment of your proposal

NC = non-contestable

You'll find more information and guidance here:

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

3.8 Sewer closure or abandonment

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

Application and assessment

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

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

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

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

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

Sewer closure (S116) fees

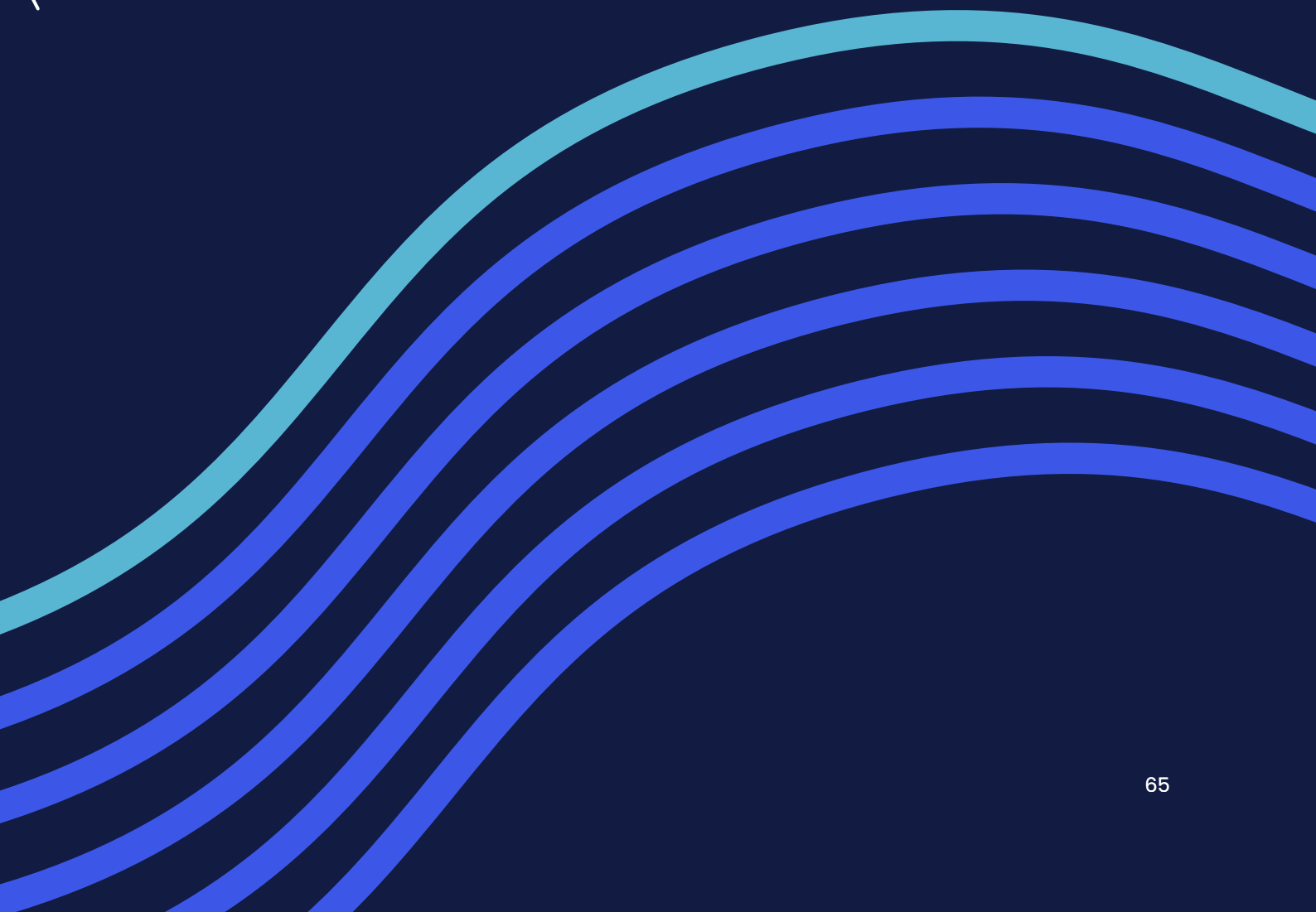
Item	Charge	What the charge covers
Application for sewer closure ^{NC}	£243	The cost of processing the application and providing a technical assessment
Additional assessment (complex sites) ^{NC}	£77 / hr	The cost of carrying out additional assessment of your proposal

NC = non-contestable

You'll find more information and guidance here:

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

4. Infrastructure charges



4.1 What are infrastructure charges?

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

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

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

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

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

When do you need to pay?

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

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

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

You might get a quote including infrastructure charges in 2022/2023, but not make the service connection until 2023/2024, for example. You can choose to pay the infrastructure charges upfront when you pay your quote or defer payment until the time of connection.

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

Who pays infrastructure charges?

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

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

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

4.2 How are our infrastructure charges calculated?

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

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

What do we charge?

Water infrastructure:

The water infrastructure charge is set at a standard amount of **£80** per household property connected, based on an expected water usage of **125 litres per person per day (lpppd)** – the maximum potential consumption of wholesale water for a household property as set out in the Building Regulations 2010.

Sewerage infrastructure:

The sewerage infrastructure charge is split into two charges:

- **Foul water** – set at a standard amount of **£60** per household property connected
- **Surface water** – set at a standard amount of **£160** per property connected.

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

What's the basis of our infrastructure charges?

The five-year rolling period:

Our infrastructure charges are set so that the total charging amount will, over a five-year period ending on 31 March 2027, broadly recover the expected costs of reinforcing our water and sewer networks for new developments across the entire Yorkshire Water region.

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

Ofwat's charging rules:

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

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

The infrastructure charging formula

The individual infrastructure charges for each new property connected are worked out using the following formula. In this formula, (a/b) is referred to as the **“Relevant Multiplier”**.

$$\text{Standard amount (SA)} \quad \times \quad \frac{\mathbf{a}}{\mathbf{b}} \quad = \quad \text{the relevant infrastructure charge}$$

Where:

	Water infrastructure charge		Sewerage infrastructure charge		
	Per household property:	Per non-household property:	Foul water	Surface water	
	Per household property:	Per non-household property:	Per household property:	Per non-household property:	Per household/non-household property:
SA =	£80	£80	£60	£60	£160
a =	Estimated water consumption ⁱ (lpppd)*	Number of loading units ⁱⁱ	Estimated water consumption ⁱ (lpppd)*	Number of loading units ⁱⁱ	1 or 0 ⁱⁱⁱ
b =	125 lpppd	24	125 lpppd	24	1

* “lpppd” = litres per person per day. We recommend using the **water calculator** to work out your property’s estimated water consumption: thewatercalculator.org.uk/calculator.asp

Guidance notes:

- i. Water and foul water infrastructure charges for **household** premises are calculated by multiplying the respective standard amount by the estimated water consumption of the property divided by 125. The Relevant Multiplier for households is capped at 1 (i.e. the standard amount is the maximum charge).
 - the Relevant Multiplier (a/b) is set to 1.
 - If the surface water will be discharged to a watercourse or soakaway, the Relevant Multiplier (a/b) is set to 0.
- ii. Water and foul water infrastructure charges for **non-household** premises are calculated by multiplying the respective standard amount by the number of **loading units**** in the property divided by 24 (the typical number of loading units per household property). The Relevant Multiplier for non-household premises can be more or less than 1 (i.e. the relevant charge can be more or less than the standard amount).
- iii. The surface water infrastructure charge is the same for household and non-household premises. If the surface water will be discharged to a public surface water sewer,
 - iv. For any premises with a sewerage-only connection and no water fittings, the Relevant Multiplier will be set to 1.
 - v. In the case of a premises subject to a common billing agreement, the standard amount is multiplied by the Relevant Multiplier for each individual house and the premises’ water infrastructure charge is the sum of these individual household calculations.
 - vi. The infrastructure charge bill for a whole development site is calculated by adding up all of the individual premises’ infrastructure charges for that site.

** For non-household premises, each water fitting in the property is assigned a “loading unit”, which is based on the amount of water it uses. The total number of loading units is then added up for all of the water fittings in the property. You can see a breakdown of loading units per water fitting on the next page.

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

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

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

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

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

How to work out your infrastructure charges

We've put together these examples to show you how to apply the infrastructure charging formula to a new household property and a new non-household property.

Household property:

A new household property with an estimated water consumption of 105 lpppd and surface water drainage to a public surface water sewer, would be charged:

For water infrastructure:	$£80 \times 105 \div 125 =$	£67.20
For foul water infrastructure:	$£60 \times 105 \div 125 =$	£50.40
For surface water infrastructure:	$£160 \times 1 =$	£160
In total:		= £277.60

Non-household property:

A new non-household property with 200 loading units and surface water drainage to a watercourse or soakaway, would be charged:

For water infrastructure:	$£80 \times 200 \div 24 =$	£666.67
For foul water infrastructure:	$£60 \times 200 \div 24 =$	£500
For surface water infrastructure:	$£160 \times 0 =$	£0
In total:		= £1,166.67

4.3 How can you reduce your infrastructure charges?

Infrastructure credits

If your property or site has used the public water and/or sewerage network within the last five years, we can apply an infrastructure credit.

For example, if there's a development of 10 new household properties on a brownfield site where there were previously 2 household properties using water and/or sewerage services in the last five years, we would only charge for 8 new connections.

If the brownfield site had a non-household property on it before development, you would need to provide us with the number of fixtures and fittings in the old non-household premises so we can calculate the equivalent number of houses and provide an equivalent credit.

Water efficiency incentive

If you can show evidence that your new household properties will use less than **125 litres per person per day (lpppd)**, we'll reduce your water and foul water infrastructure charges based on the percentage below 125 lpppd.

For non-household premises, we'll apply an equivalent discount based on the ratio of loading units in the property to 24 (the typical number of loading units per household property).

When you're completing an application, please use the water calculator to provide your evidence: thewatercalculator.org.uk/calculator.asp

You'll also need to show evidence that the premises are built with water-efficient fittings and fixed appliances that ensure water usage does not exceed 125 lpppd.

Sustainable drainage incentive

You won't need to pay the surface water infrastructure charge if the final destination of the surface water for your proposed development is a watercourse or soakaway, rather than an existing public surface water sewer.

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

Worked examples

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

5. Appendices

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

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5.1 Worked examples

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

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

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

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

In each scenario, infrastructure charges would be applicable. A discount could be applied to the water and foul water infrastructure charges if the estimated water usage is below **125 litres per person per day (lpppd)**. In our tables, we've listed the standard rate based on 125 lpppd. Below each table, there's a discounted rate based on 110 lpppd that illustrates the savings available through our **water efficiency incentive**.

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

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

For the purposes of these examples:

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

¹ [ofwat.gov.uk/publication/common-terms-and-worked-examples-english-new-connection-rules-effective-from-april-2022](https://www.ofwat.gov.uk/publication/common-terms-and-worked-examples-english-new-connection-rules-effective-from-april-2022)

5.1.1 Single connection to a house from an existing main

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

Water

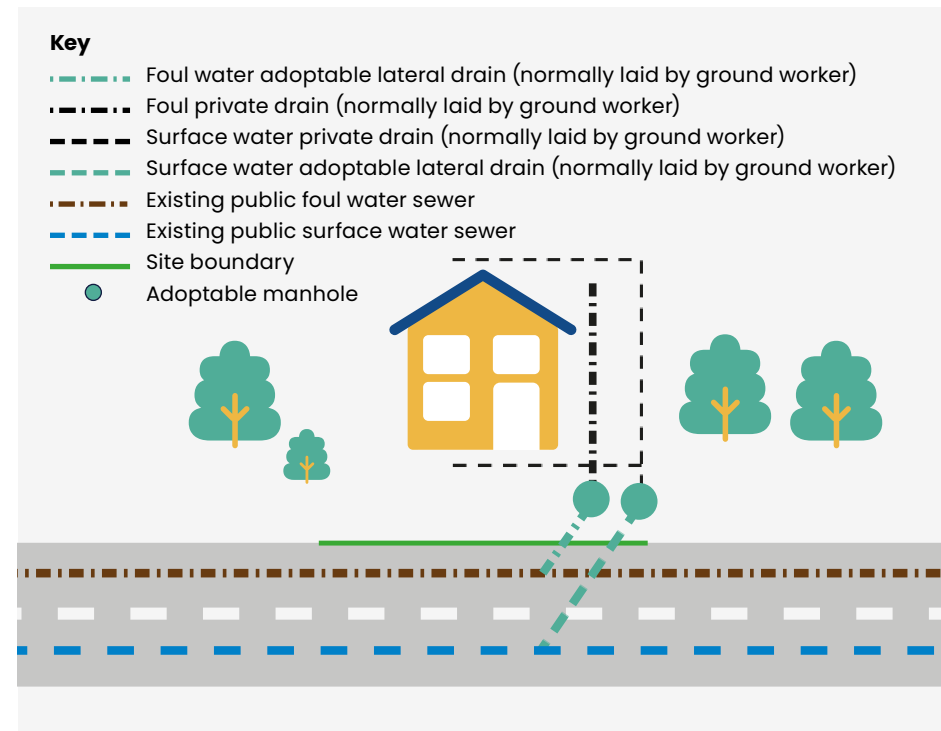
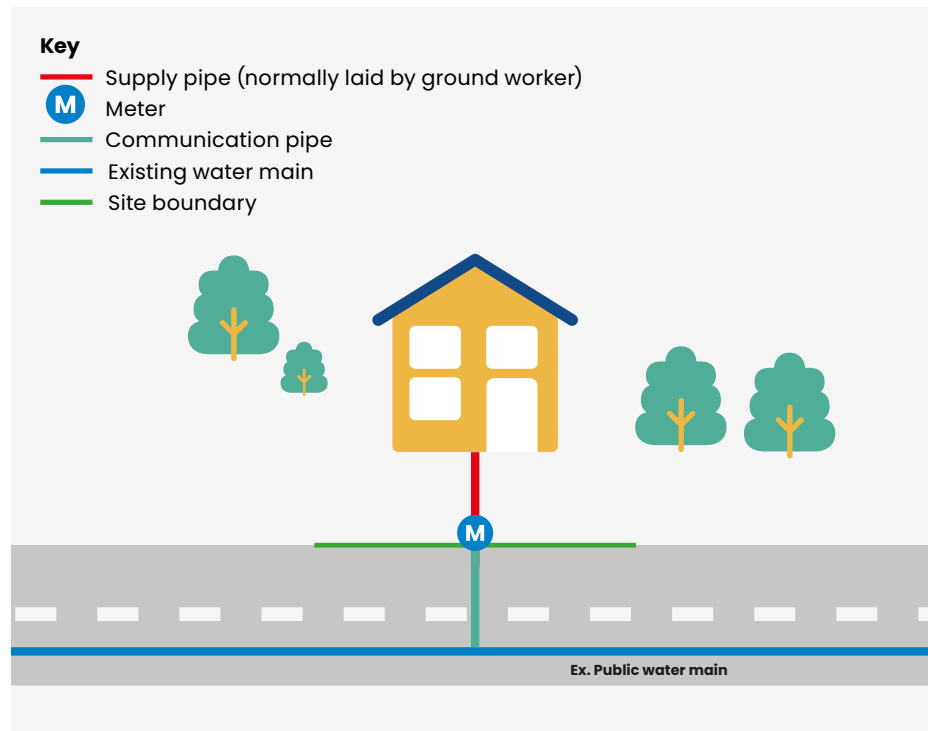
In this scenario, we would:

1. excavate and install/connect a 25mm MDPE communication pipe from the public water main to the property boundary via a far side connection in the road (including any required traffic management)
2. install a stop tap, 15mm MSM meter and chamber at the boundary between the two pipes
3. backfill and reinstate the trench in the road.

Sewerage

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

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



Scenario 1: Single connection to a house from an existing main										Alternative delivery method
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)
Pre-construction charges										
Y	Application fee	Per application	1	155	155	N/A	N/A	N	0	0
Y	Administration fee (checklist)	Per application	1	20	20	N/A	N/A	N	N/A	N/A
N	Design fee	N/A	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A
Construction charges										
Y	Service connection¹	Per connection	1	1,264	1,264	52	104	Y	N/A	N/A
Y	Pipework (road)	Per metre	2	79	158	52	104	Y	N/A	N/A
Y	Backfill & reinstatement (road)	Per metre	2	64	128	N/A	N/A	Y	N/A	N/A
N	Traffic management ²	Per job	1	N/A	N/A	N/A	N/A	Y	N/A	N/A
Y	Permit fee³	Per job	1	75	75	N/A	N/A	Y	N/A	N/A
N	Meter ⁴	Per connection	1	N/A	N/A	N/A	N/A	Y	N/A	N/A
Other charges										
Y	S106 sewerage application fee (foul water)	Per connection	1	490	490	N/A	N/A	N	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	490	490	N/A	N/A	N	N/A	N/A
Infrastructure charges										
Y	Water infrastructure charge	Per household property	1	80	80⁵	N/A	N/A	N	80	80⁵
Y	Foul water infrastructure charge	Per household property	1	60	60⁶	N/A	N/A	N	60	60⁶
Y	Surface water infrastructure charge	Per household property	1	160	160⁷	N/A	N/A	N	160	160⁷
Income offset										
N	Income offset – water	N/A	N/A	0	0	N/A	N/A	N	0	0
N	Income offset – sewerage	N/A	N/A	0	0	N/A	N/A	N	0	0
Totals					3,080	208	300			

1. Includes first 2m of excavation and reinstatement, first 2m of pipe laying and connection of 25mm MDPE communication pipe, external stop tap and meter/chamber.

2. Traffic management fee included in the service connection charge.

3. A council fee which we pass onto you for roadworks to be safely carried out. Permit fees vary across different councils and are dependent on the amount of work being carried out.

4. Meter installation included in the service connection charge.

5. **£70.40** if the estimated water usage is 110 lpppd (for example) rather than the standard 125 lpppd.

6. **£52.80** if the estimated water usage is 110 lpppd (for example) rather than the standard 125 lpppd.

7. **£0** if you discharge to a watercourse/soakaway instead of a public surface water sewer.

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

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

Water

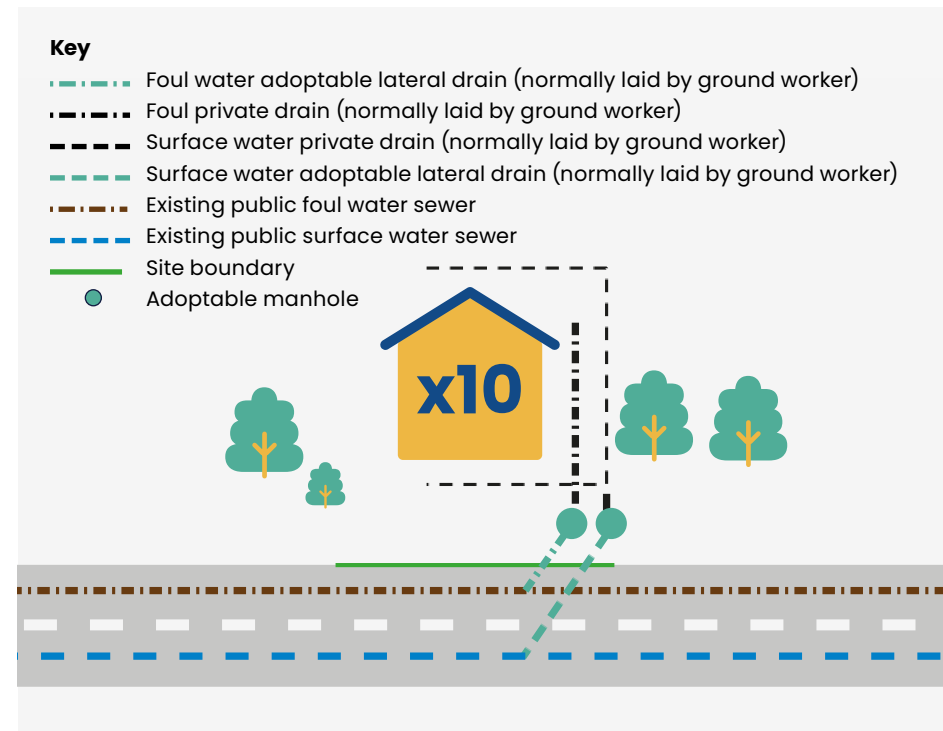
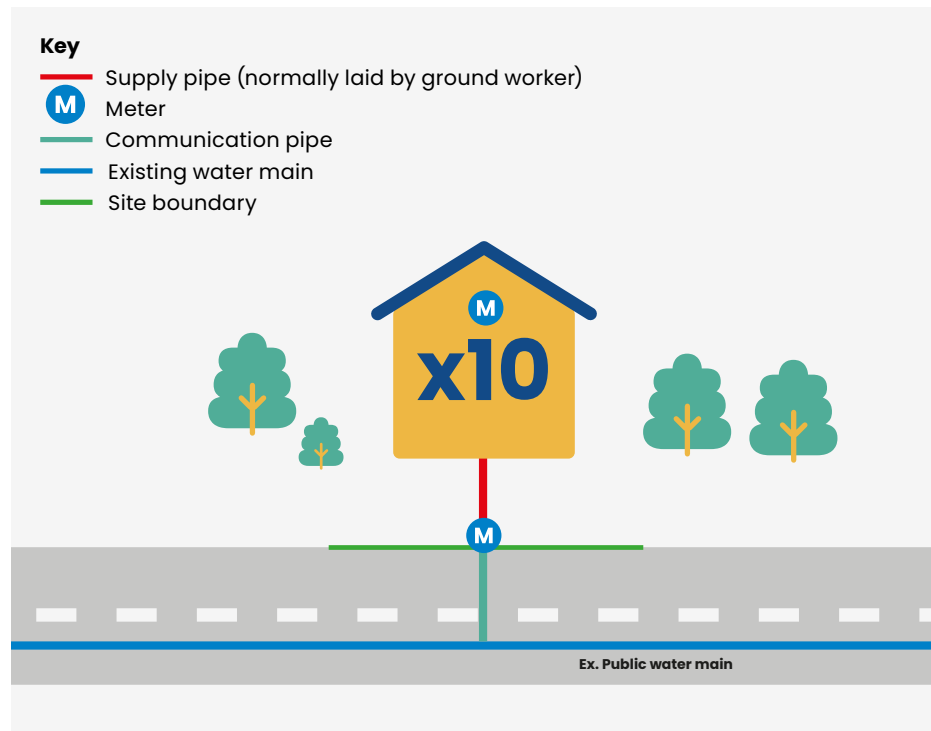
In this scenario, we would:

1. excavate and install/connect a 63mm MDPE communication pipe from the public water main to the boundary via a far side connection in the road and unmade ground (including any traffic management)
2. install a stop tap, external meter and chamber at the boundary between the two pipes (we would not charge for the external meter; it's installed only to check leakage)
3. install individual internal 15mm MSM meters in an accessible location.

Sewerage

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

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



Scenario 2: Single connection to a block of flats from an existing main											Alternative delivery method	
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate ¹ (£)	NAV total charge ¹ (£)
Pre-construction charges												
Y	Application fee	Per application	1	168	168	N/A	N/A	N	0	0	0	0
Y	Administration fee (checklist)	Per application	1	20	20	N/A	N/A	N	N/A	N/A	N/A	N/A
N	Design fee	N/A	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A
Construction charges												
Y	Service connection ²	Per connection	1	1,938	1,938	52	104	Y	N/A	N/A	N/A	N/A
Y	Pipework (road & unmade ground)	Per metre	6	79	474	52	312	Y	N/A	N/A	N/A	N/A
Y	Backfill & reinstatement (road)	Per metre	2	64	128	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Backfill & reinstatement (unmade ground)	Per metre	4	16	64	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Internal housing units	Per flat	10	40	400	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Internal meters	Per flat	10	38	380	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Delivery of meters & housing units	Per delivery	1	295	295	N/A	N/A	Y	N/A	N/A	N/A	N/A
N	Traffic management ³	Per job	1	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Permit fee ⁴	Per job	1	75	75	N/A	N/A	Y	N/A	N/A	N/A	N/A
Other charges												
Y	S106 sewerage application fee (foul water)	Per connection	1	490	490	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	490	490	N/A	N/A	N	N/A	N/A	N/A	N/A
Infrastructure charges												
Y	Water infrastructure charge	Per flat	10	80	800 ⁵	N/A	N/A	N	80	800 ⁵	80	800 ⁵
Y	Foul water infrastructure charge	Per flat	10	60	600 ⁶	N/A	N/A	N	60	600 ⁶	60	600 ⁶
Y	Surface water infrastructure charge	Per flat	10	160	1,600 ⁷	N/A	N/A	N	160	1,600 ⁷	160	1,600 ⁷
Income offset												
N	Income offset – water	N/A	N/A	0	0	N/A	N/A	N	0	0	0	0
N	Income offset – sewerage	N/A	N/A	0	0	N/A	N/A	N	0	0	0	0
Totals					7,922	416			3,000	3,000		

1. These NAV columns assume that the NAV will pursue the self-lay route. If a NAV opts for YW to carry out the connection, they will be charged the amounts listed in the 'Rate' and 'Total charge' columns.

2. Includes first 2m of excavation and reinstatement, first 2m of pipe laying and connection of 63mm MDPE communication pipe, and external stop tap (external meter free of charge).

3. Traffic management fee included in the service connection charge.

4. A council fee which we pass onto you for roadworks to be safely carried out. Permit fees vary across different councils and are dependent on the amount of work being carried out.

5. **£704** if the estimated water usage for each property is 110 lpppd (for example) rather than the standard 125 lpppd.

6. **£528** if the estimated water usage for each property is 110 lpppd (for example) rather than the standard 125 lpppd.

7. **£0** if the block discharges to a watercourse/soakaway instead of a public surface water sewer.

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

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

Water

In this scenario, we would:

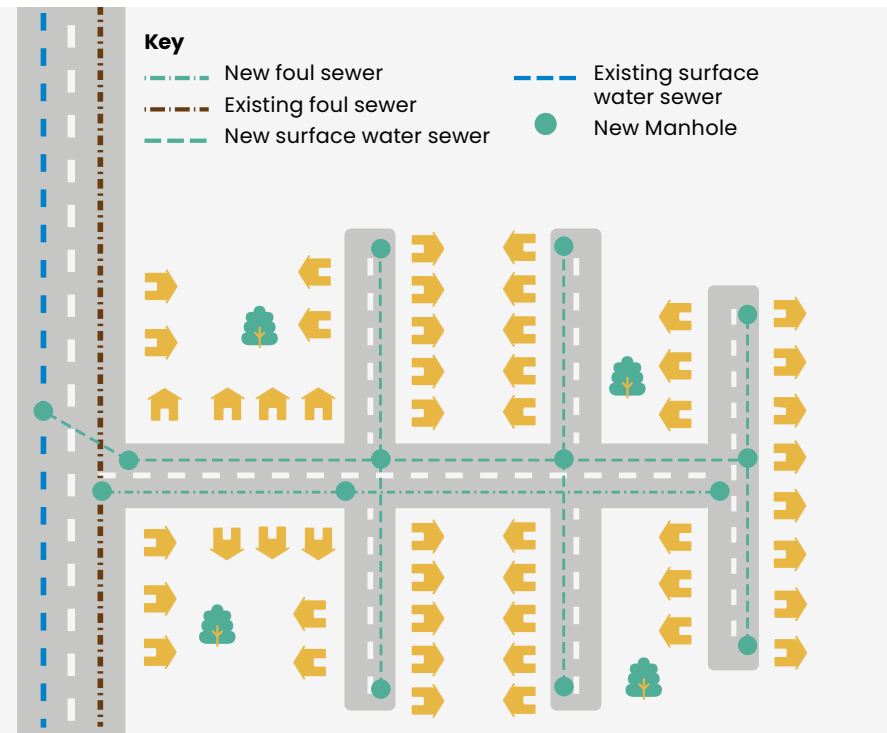
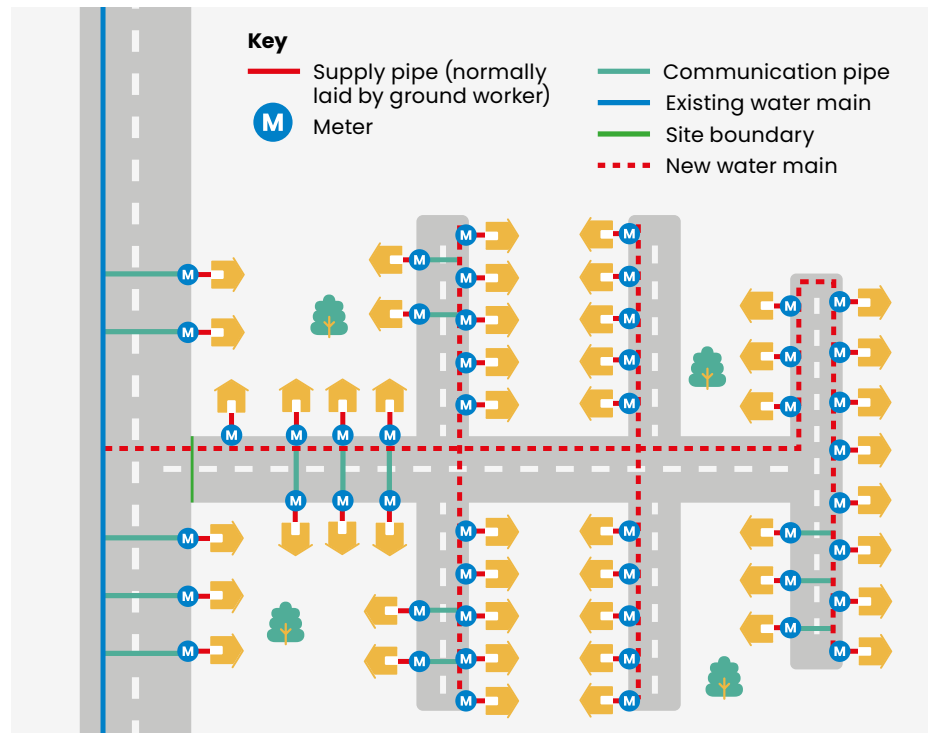
1. only carry out excavation and reinstatement work off site (the developer has chosen to use a contractor to excavate on site)
2. lay new water mains (up to 125mm in diameter) on site and off site, and connect them to an existing 180mm PE main
3. connect the service pipes up to the new mains (once they're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

Sewerage

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

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

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



Scenario 3: Medium housing development needing new mains and communication pipes (excavation and reinstatement by others)												Alternative delivery method	
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate ¹ (£)	NAV total charge ¹ (£)	
Pre-construction charges – connection													
N	Application fee	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Y	Administration fee (bulk order request)	Per request	3	67	201	N/A	N/A	N	N/A	N/A	N/A	N/A	
N	Design fee	N/A	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Pre-construction charges – mains													
Y	Application fee	Per application	1	300	300	N/A	N/A	N	300	300	300	300	
Y	Administration fee (mains call-off request)	Per request	3	199	597	N/A	N/A	N	199	199	199	199	
Y	Design fee	Per application	1	1,263	1,263	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Fire service consultation fee	Per application	1	43	43	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	S41/S51A Agreement fee	Per application	1	39	39	N/A	N/A	N	39	39	39	39	
Construction charges – connection													
Y	Service connection²	Per connection	50	327	16,350	53	2,650	Y	N/A	N/A	N/A	N/A	
N	Pipework ³	Per metre	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A	
N	Meter installation ⁴	Per metre	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Construction charges – mains													
Y	Branch connection⁵	Per connection	1	3,592	3,592	21	21	Y	N/A	N/A	N/A	N/A	
Y	Off-site main laying (125mm)	Per metre	9	73	657	21	189	Y	N/A	N/A	N/A	N/A	
Y	Off-site backfill & reinstatement	Per metre	10	39	390	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	On-site main laying (<125mm)	Per metre	290	24	6,960	21	6,090	Y	N/A	N/A	N/A	N/A	
Y	Additional phases	Per phase	2	2,768	5,536	21	42	Y	N/A	N/A	N/A	N/A	
Y	Washouts	Per washout	3	462	1,386	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Valves	Per valve	4	400	1,600	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Trial holes (unmade ground)	Per trial hole	1	1,888	1,888	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Reinstatement of trial holes (unmade)	Per m²	1	149	149	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Road closure fee⁶	Per job	1	1,025	1,025	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Parking bay suspensions fee⁶	Per parking bay	8	25	200	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Permit fee⁶	Per job	1	211	211	N/A	N/A	Y	N/A	N/A	N/A	N/A	

1. These NAV columns assume that the NAV will pursue the self-lay route. If a NAV opts for the requisition route, they will be charged the amounts listed in the 'Rate' and 'Total charge' columns.

2. Includes connection of 25mm MDPE communication pipe to main and installation of 15mm MSM meter.

3. Pipe laying, excavation and reinstatement not included. We don't currently offer this service for on-site service connections.

4. Meter installation costs are included in the service connection charge.

5. Includes connection of 125mm off-site main and first metre of off-site main laying, plus installation of a sluice valve and a washout.

6. Council fees which we pass onto you for roadworks to be safely carried out. Council fees vary across different councils and are dependent on the amount of work being carried out.

Scenario 3: Medium housing development needing new mains and communication pipes (excavation and reinstatement by others) continued											Alternative delivery method	
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate (£)	NAV total charge (£)
Other charges⁷												
Y	Pre-planning sewerage enquiry	Per enquiry	1	172	172	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 application (min. £500)	Per application	1	500	500	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 standard assessment and inspection fee	Per scheme	1	8,421	8,421	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 Agreement prepared by YW	Per Agreement	1	279	279	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (foul water)	Per connection	1	186	186	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	186	186	N/A	N/A	N	N/A	N/A	N/A	N/A
Infrastructure charges												
Y	Water infrastructure charge	Per property	50	80	4,000 ⁸	N/A	N/A	N	80	4,000 ⁸	80	4,000 ⁸
Y	Foul water infrastructure charge	Per property	50	60	3,000 ⁹	N/A	N/A	N	60	3,000 ⁹	60	3,000 ⁹
Y	Surface water infrastructure charge	Per property	50	160	8,000 ¹⁰	N/A	N/A	N	160	8,000 ¹⁰	160	8,000 ¹⁰
Income offset												
N	Income offset – water	N/A	N/A	0	0	N/A	N/A	N	0	0	0	0
N	Income offset – sewerage	N/A	N/A	0	0	N/A	N/A	N	0	0	0	0
Totals					67,131		8,992			15,538		15,538

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

8. **£3,520** if the estimated water usage for each property is 110 lpppd (for example) rather than the standard 125 lpppd.

9. **£2,640** if the estimated water usage for each property is 110 lpppd (for example) rather than the standard 125 lpppd.

10. **£0** if the development as a whole discharges to a watercourse instead of a public surface water sewer.

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

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

Water

In this scenario, we would:

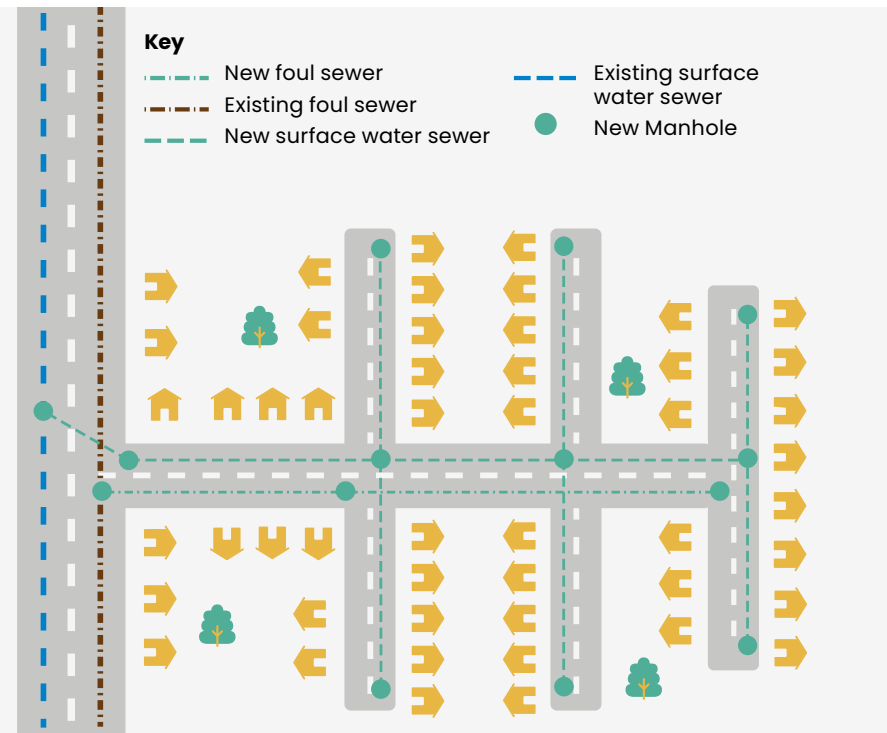
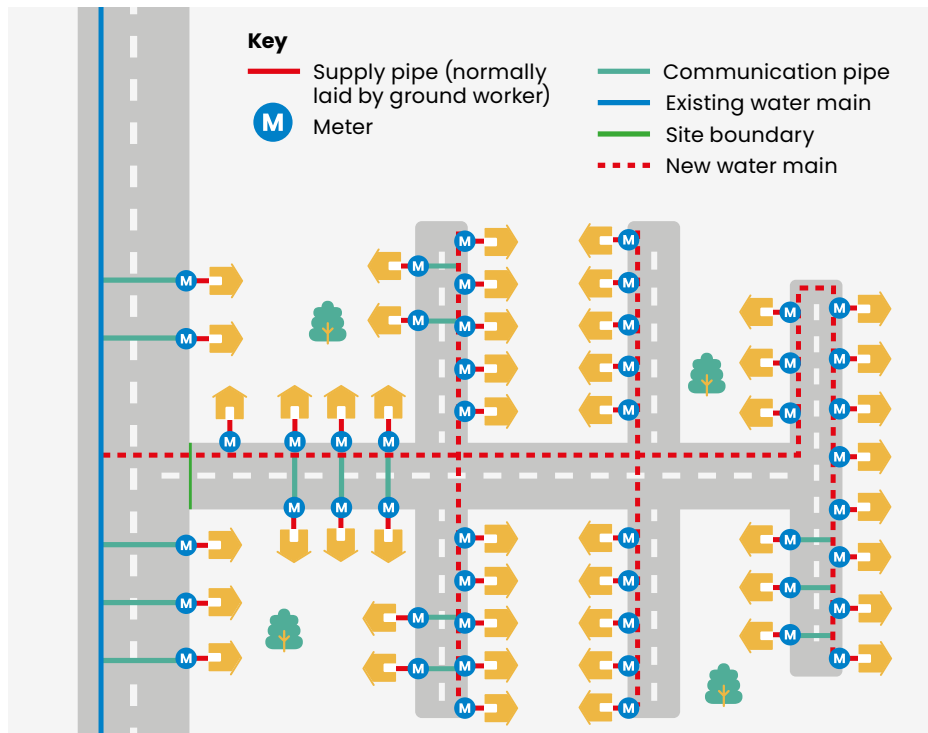
1. excavate and lay new water mains (up to 125mm in diameter) on and off site and connect them to an existing 180mm PE main
2. connect the service pipes up to the new mains (once they're live)
3. install an external meter at each property's proposed boundary
4. backfill and reinstate the mains trenches.

Sewerage

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

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

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



Scenario 4: Medium housing development needing new mains and communication pipes (excavation and reinstatement by Yorkshire Water)												Alternative delivery method	
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate ¹ (£)	NAV total charge ¹ (£)	
Pre-construction charges – connection													
N	Application fee	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Y	Administration fee (bulk order request)	Per request	3	67	201	N/A	N/A	N	N/A	N/A	N/A	N/A	
N	Design fee	N/A	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Pre-construction charges – mains													
Y	Application fee	Per application	1	300	300	N/A	N/A	N	300	300	300	300	
Y	Administration fee (mains call-off request)	Per request	3	199	597	N/A	N/A	N	199	199	199	199	
Y	Design fee	Per application	1	1,263	1,263	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Fire service consultation fee	Per application	1	43	43	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	S41/S51A Agreement fee	Per application	1	39	39	N/A	N/A	N	39	39	39	39	
Construction charges – connection													
Y	Service connection²	Per connection	50	327	16,350	53	2,650	Y	N/A	N/A	N/A	N/A	
N	Pipework ³	Per metre	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A	
N	Meter installation ⁴	Per metre	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Construction charges – mains													
Y	Branch connection⁵	Per connection	1	3,016	3,016	21	21	Y	N/A	N/A	N/A	N/A	
Y	Off-site main laying (125mm – road)	Per metre	9	63	567	21	189	Y	N/A	N/A	N/A	N/A	
Y	Off-site backfill & reinstatement (road)	Per metre	10	39	390	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	On-site main laying (125mm – footpath)	Per metre	50	63	3,150	21	1,050	Y	N/A	N/A	N/A	N/A	
Y	On-site backfill & reinstatement (footpath)	Per metre	50	39	1,950	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	On-site main laying (<125mm – unmade)	Per metre	240	63	15,120	21	5,040	Y	N/A	N/A	N/A	N/A	
Y	On-site backfill & reinstatement (unmade ground)	Per metre	240	10	2,400	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Additional phases	Per phase	2	3,016	6,032	21	42	Y	N/A	N/A	N/A	N/A	
Y	Washouts	Per washout	3	512	1,536	N/A	N/A	Y	N/A	N/A	N/A	N/A	

1. These NAV columns assume that the NAV will pursue the self-lay route. If a NAV opts for the requisition route, they will be charged the amounts listed in the 'Rate' and 'Total charge' columns.

2. Includes connection of 25mm MDPE communication pipe to main and installation of 15mm MSM meter.

3. Pipe laying, excavation and reinstatement not included. We don't currently offer this service for on-site service connections.

4. Meter installation costs are included in the service connection charge.

5. Includes connection of 125mm off-site main and first metre of off-site main laying, plus installation of a sluice valve and a washout.

Scenario 4: Medium housing development needing new mains and communication pipes (excavation and reinstatement by Yorkshire Water) continued												Alternative delivery method	
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate (£)	NAV total charge (£)	
Construction charges – mains (continued)													
Y	Valves	Per valve	4	450	1,800	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Trial holes (unmade ground)	Per trial hole	1	1,888	1,888	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Reinstatement of trial holes (unmade)	Per m ²	1	149	149	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Road closure fee ⁶	Per job	1	1,025	1,025	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Parking bay suspensions fee ⁶	Per parking bay	8	25	200	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Permit fee ⁶	Per job	1	211	211	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Other charges⁷													
Y	Pre-planning sewerage enquiry	Per enquiry	1	172	172	N/A	N/A	N	N/A	N/A	N/A	N/A	
Y	S104 application (min. £500)	Per application	1	500	500	N/A	N/A	N	N/A	N/A	N/A	N/A	
Y	S104 standard assessment and inspection fee	Per scheme	1	8,421	8,421	N/A	N/A	N	N/A	N/A	N/A	N/A	
Y	S104 Agreement prepared by YW	Per Agreement	1	279	279	N/A	N/A	N	N/A	N/A	N/A	N/A	
Y	S106 sewerage application fee (foul water)	Per connection	1	186	186	N/A	N/A	N	N/A	N/A	N/A	N/A	
Y	S106 sewerage application fee (surface water)	Per connection	1	186	186	N/A	N/A	N	N/A	N/A	N/A	N/A	
Infrastructure charges													
Y	Water infrastructure charge	Per property	50	80	4,000 ⁸	N/A	N/A	N	80	4,000 ⁸	80	4,000 ⁸	
Y	Foul water infrastructure charge	Per property	50	60	3,000 ⁹	N/A	N/A	N	60	3,000 ⁹	60	3,000 ⁹	
Y	Surface water infrastructure charge	Per property	50	160	8,000 ¹⁰	N/A	N/A	N	160	8,000 ¹⁰	160	8,000 ¹⁰	
Income offset													
N	Income offset – water	N/A	N/A	0	0	N/A	N/A	N	0	0	0	0	
N	Income offset – sewerage	N/A	N/A	0	0	N/A	N/A	N	0	0	0	0	
Totals					82,971	8,992			15,538	15,538			

6. Council fees which we pass onto you for roadworks to be safely carried out. Council fees vary across different councils and are dependent on the amount of work being carried out.

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

8. **£3,520** if the estimated water usage for each property is 110 lpppd (for example) rather than the standard 125 lpppd.

9. **£2,640** if the estimated water usage for each property is 110 lpppd (for example) rather than the standard 125 lpppd.

10. **£0** if the development as a whole discharges to a watercourse instead of a public surface water sewer.

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

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

Water

In this scenario, we would:

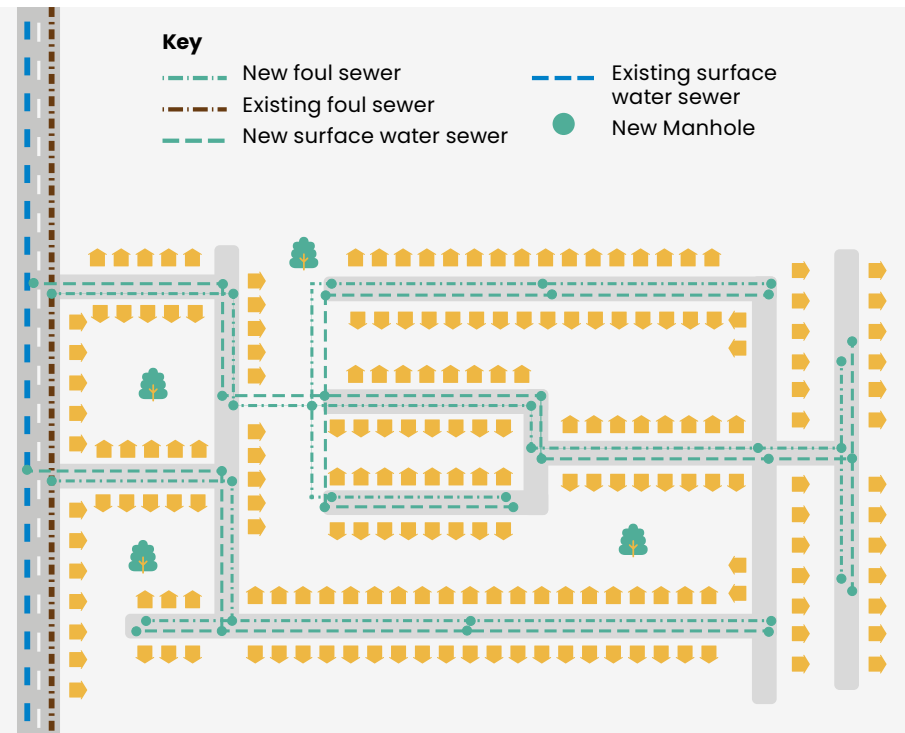
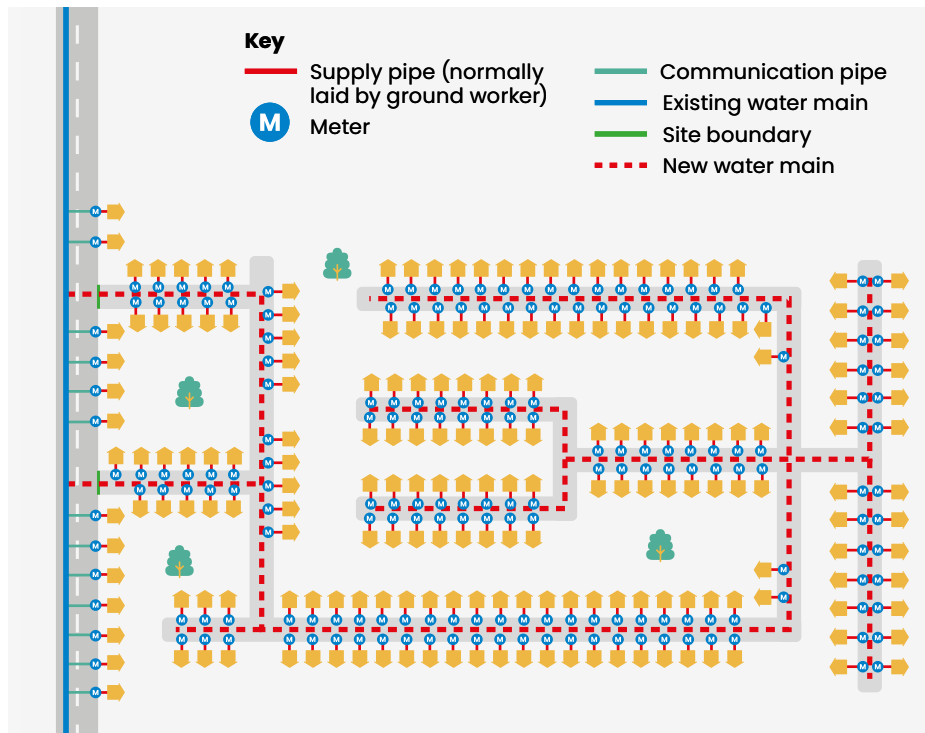
1. only carry out excavation and reinstatement work off site (the developer has chosen to use a contractor to excavate on site)
2. lay new water mains (up to 180mm in diameter) on site and off site, and connect them to an existing 180mm PE main
3. connect the service pipes up to the new mains (once they're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

Sewerage

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

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

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



Scenario 5: Large housing development needing new mains and communication pipes (excavation and reinstatement by others)						Alternative delivery method						
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate ¹ (£)	NAV total charge ¹ (£)
Pre-construction charges – connection												
N	Application fee	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Y	Administration fee (bulk order request)	Per request	6	67	402	N/A	N/A	N	N/A	N/A	N/A	N/A
N	Design fee	N/A	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A
Pre-construction charges – mains												
Y	Application fee	Per application	1	300	300	N/A	N/A	N	300	300	300	300
Y	Administration fee (mains call-off request)	Per request	6	199	1,194	N/A	N/A	N	199	199	199	199
Y	Design fee	Per application	1	1,592	1,592	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Fire service consultation fee	Per application	1	43	43	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S41/S51A Agreement fee	Per application	1	39	39	N/A	N/A	N	39	39	39	39
Construction charges – connection												
Y	Service connection²	Per connection	200	327	65,400	53	10,600	Y	N/A	N/A	N/A	N/A
N	Pipework ³	Per metre	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A
N	Meter installation ⁴	Per metre	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A
Construction charges – mains												
Y	Branch connection⁵	Per connection	1	4,920	4,920	29	29	Y	N/A	N/A	N/A	N/A
Y	Off-site main laying (180mm)	Per metre	19	120	2,280	29	551	Y	N/A	N/A	N/A	N/A
Y	Off-site backfill & reinstatement	Per metre	20	39	780	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	On-site main laying (180mm)	Per metre	10	58	580	29	290	Y	N/A	N/A	N/A	N/A
Y	On-site main laying (<125mm)⁶	Per metre	880	24	21,120	21	18,480	Y	N/A	N/A	N/A	N/A
Y	Additional phases	Per phase	5	2,768	13,840	21	105	Y	N/A	N/A	N/A	N/A
Y	Washouts	Per washout	9	462	4,158	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Valves	Per valve	7	400	2,800	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Trial holes (unmade ground)	Per trial hole	2	1,888	3,776	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Reinstatement of trial holes (unmade)	Per m²	2	149	298	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Road closure fee⁷	Per job	1	1,025	1,025	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Parking bay suspensions fee⁷	Per parking bay	8	25	200	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Permit fee⁷	Per job	1	211	211	N/A	N/A	Y	N/A	N/A	N/A	N/A

1. These NAV columns assume that the NAV will pursue the self-lay route. If a NAV opts for the requisition route, they will be charged the amounts listed in the 'Rate' and 'Total charge' columns.

2. Includes connection of 25mm MDPE communication pipe to main and installation of 15mm MSM meter.

3. Pipe laying, excavation and reinstatement not included. We don't currently offer this service for on-site service connections.

4. Meter installation costs are included in the service connection charge.

5. Includes connection of 180mm off-site main and first metre of off-site main laying, plus installation of a sluice valve and a washout.

6. Includes 400m of 90mm main and 480m of 125mm main.

7. Council fees which we pass onto you for roadworks to be safely carried out. Council fees vary across different councils and are dependent on the amount of work being carried out.

Scenario 5: Large housing development needing new mains and communication pipes (excavation and reinstatement by others) continued										Alternative delivery method		
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate (£)	NAV total charge (£)
Other charges⁸												
Y	Pre-planning sewerage enquiry	Per enquiry	1	172	172	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 application (min. £500)	Per application	1	500	500	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 standard assessment and inspection fee	Per scheme	1	35,250	35,250	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 Agreement prepared by YW	Per Agreement	1	279	279	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (foul water)	Per connection	1	186	186	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	186	186	N/A	N/A	N	N/A	N/A	N/A	N/A
Infrastructure charges												
Y	Water infrastructure charge	Per property	200	80	16,000 ⁹	N/A	N/A	N	80	16,000 ⁹	80	16,000 ⁹
Y	Foul water infrastructure charge	Per property	200	60	12,000 ¹⁰	N/A	N/A	N	60	12,000 ¹⁰	60	12,000 ¹⁰
Y	Surface water infrastructure charge	Per property	200	160	32,000 ¹¹	N/A	N/A	N	160	32,000 ¹¹	160	32,000 ¹¹
Income offset												
N	Income offset – water	N/A	0	0	0	N/A	N/A	N	0	0	0	0
N	Income offset – sewerage	N/A	0	0	0	N/A	N/A	N	0	0	0	0
Totals					221,531	30,055			60,538		60,538	

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

9. **£14,080** if the estimated water usage for each property is 110 lpppd (for example) rather than the standard 125 lpppd.

10. **£10,560** if the estimated water usage for each property is 110 lpppd (for example) rather than the standard 125 lpppd.

11. **£0** if the development as a whole discharges to a watercourse instead of a public surface water sewer.

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

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

Water

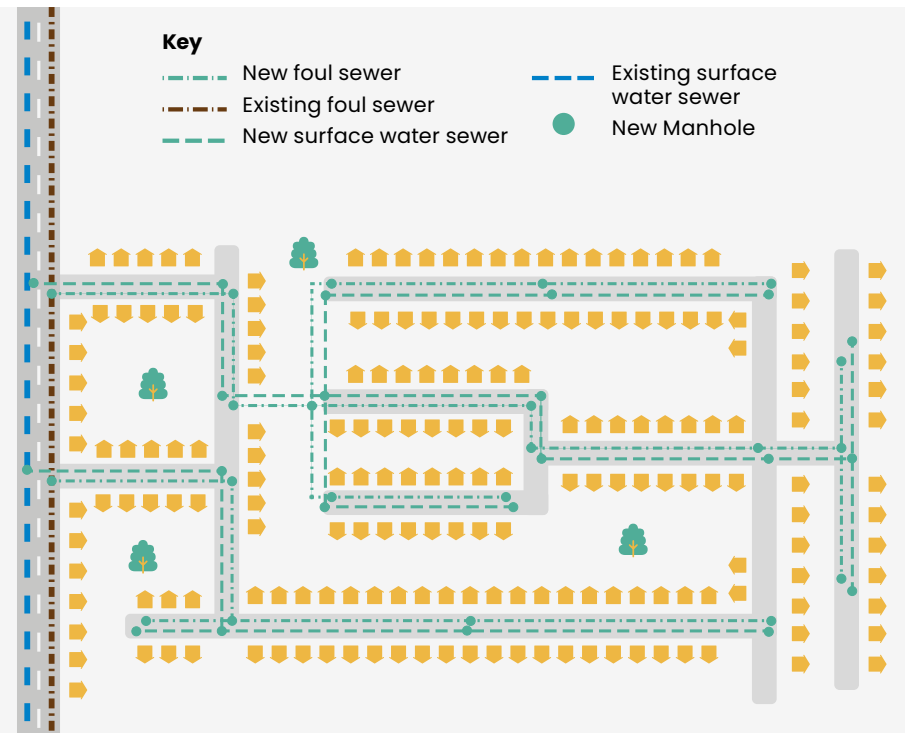
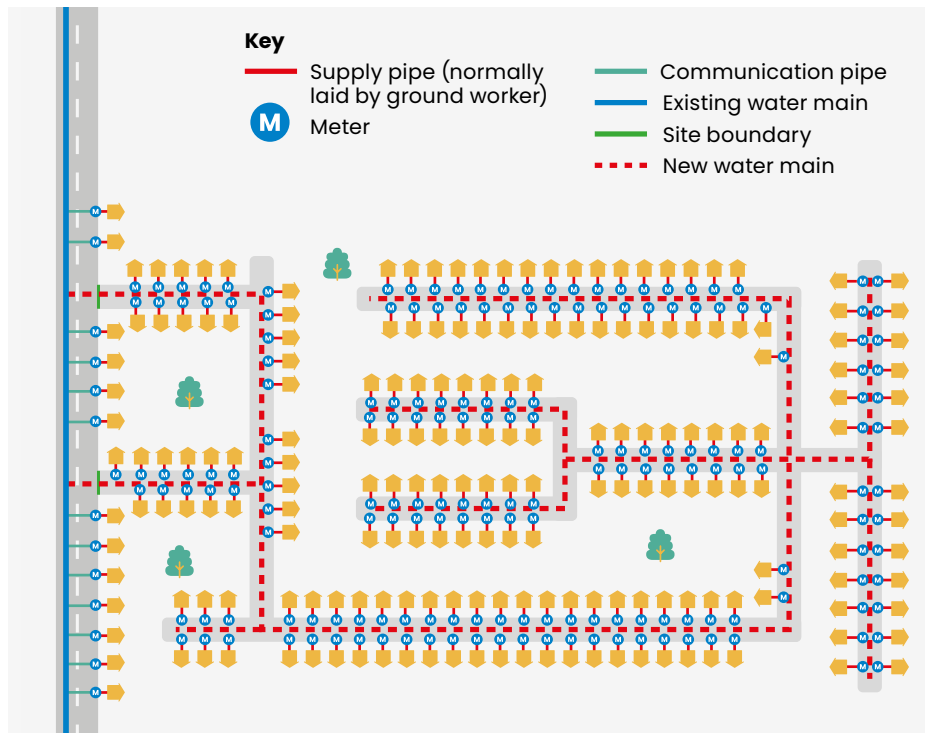
In this scenario, we would:

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

Sewerage

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

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



Scenario 6: Large housing development needing new mains and communication pipes (excavation and reinstatement by Yorkshire Water)												Alternative delivery method	
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate ¹ (£)	NAV total charge ¹ (£)	
Pre-construction charges – connection													
N	Application fee	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Y	Administration fee (bulk order request)	Per request	6	67	402	N/A	N/A	N	N/A	N/A	N/A	N/A	
N	Design fee	N/A	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Pre-construction charges – mains													
Y	Application fee	Per application	1	300	300	N/A	N/A	N	300	300	300	300	
Y	Administration fee (mains call-off request)	Per request	6	199	1,194	N/A	N/A	N	199	199	199	199	
Y	Design fee	Per application	1	1,592	1,592	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Fire service consultation fee	Per application	1	43	43	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	S41/S51A Agreement fee	Per application	1	39	39	N/A	N/A	N	39	39	39	39	
Construction charges – connection													
Y	Service connection²	Per connection	200	327	65,400	53	10,600	Y	N/A	N/A	N/A	N/A	
N	Pipework ³	Per metre	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A	
N	Meter installation ⁴	Per metre	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Construction charges – mains													
Y	Branch connection⁵	Per connection	1	4,343	4,343	29	29	Y	N/A	N/A	N/A	N/A	
Y	Off-site main laying (180mm – road)	Per metre	19	109	2,071	29	551	Y	N/A	N/A	N/A	N/A	
Y	Off-site backfill & reinstatement (road)	Per metre	20	39	780	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	On-site main laying (180mm – footpath)	Per metre	100	109	10,900	29	2,900	Y	N/A	N/A	N/A	N/A	
Y	On-site backfill & reinstatement (footpath)	Per metre	100	39	3,900	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	On-site main laying (<125mm – unmade)	Per metre	880	63	55,440	21	18,480	Y	N/A	N/A	N/A	N/A	
Y	On-site backfill & reinstatement (unmade ground)	Per metre	880	10	8,800	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Additional phases	Per phase	5	3,016	15,080	21	105	Y	N/A	N/A	N/A	N/A	
Y	Washouts	Per washout	9	512	4,608	N/A	N/A	Y	N/A	N/A	N/A	N/A	

1. These NAV columns assume that the NAV will pursue the self-lay route. If a NAV opts for the requisition route, they will be charged the amounts listed in the 'Rate' and 'Total charge' columns.

2. Includes connection of 25mm MDPE communication pipe to main and installation of 15mm MSM meter.

3. Pipe laying, excavation and reinstatement not included. We don't currently offer this service for on-site service connections.

4. Meter installation costs are included in the service connection charge.

5. Includes connection of 180mm main and first metre of off-site main laying, plus installation of a sluice valve and a washout.

Scenario 6: Large housing development needing new mains and communication pipes (excavation and reinstatement by Yorkshire Water) continued											Alternative delivery method	
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate (£)	NAV total charge (£)
Construction charges – mains (continued)												
Y	Valves	Per valve	7	450	3,150	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Trial holes (unmade ground)	Per trial hole	2	1,888	3,776	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Reinstatement of trial holes (unmade)	Per m ²	2	149	298	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Road closure fee ⁶	Per job	1	1,025	1,025	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Parking bay suspensions fee ⁶	Per parking bay	8	25	200	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Permit fee ⁶	Per job	1	211	211	N/A	N/A	Y	N/A	N/A	N/A	N/A
Other charges⁷												
Y	Pre-planning sewerage enquiry	Per enquiry	1	172	172	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 application (min. £500)	Per application	1	500	500	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 standard assessment and inspection fee	Per scheme	1	35,250	35,250	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 Agreement prepared by YW	Per Agreement	1	279	279	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (foul water)	Per connection	1	186	186	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	186	186	N/A	N/A	N	N/A	N/A	N/A	N/A
Infrastructure charges												
Y	Water infrastructure charge	Per property	200	80	16,000 ⁸	N/A	N/A	N	80	16,000 ⁸	80	16,000 ⁸
Y	Foul water infrastructure charge	Per property	200	60	12,000 ⁹	N/A	N/A	N	60	12,000 ⁹	60	12,000 ⁹
Y	Surface water infrastructure charge	Per property	200	160	32,000 ¹⁰	N/A	N/A	N	160	32,000 ¹⁰	160	32,000 ¹⁰
Income offset												
N	Income offset – water	N/A	N/A	0	0	N/A	N/A	N	0	0	0	0
N	Income offset – sewerage	N/A	N/A	0	0	N/A	N/A	N	0	0	0	0
Totals					280,125	32,665	60,538	60,538				

6. Council fees which we pass onto you for roadworks to be safely carried out. Council fees vary across different councils and are dependent on the amount of work being carried out.

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

8. **£14,080** if the estimated water usage for each property is 110 lpppd (for example) rather than the standard 125 lpppd.

9. **£10,560** if the estimated water usage for each property is 110 lpppd (for example) rather than the standard 125 lpppd.

10. **£0** if the development as a whole discharges to a watercourse instead of a public surface water sewer.

5.2 Glossary

You might have noticed some differences in the terminology we've used in these Charging Arrangements compared to last year.

We've made some changes based on:

- new requirements from Ofwat for standardised terminology published in its English New Connection Rules¹ and its Common Terms²
- feedback from our developer customers and stakeholders about unclear or incorrect terminology.

We've highlighted any changes we've made in the footnotes of this glossary.

Term	Definition
Accredited Third Party	a recognised organisation that is competently qualified to carry out contestable work and services.
The Act	the Water Industry Act 1991.
Administration Fee	a fee we charge for administrative activities such as work requests, technical assessments and agreements. This does not include site-based activities covered in construction costs such as additional site visits.
Adoption	the process by which we take ownership of water or sewerage infrastructure that has been constructed by an accredited third party.
Adoption Agreement	an agreement made between us and a developer customer for us to adopt a new water main (under section 51A of the Act) or a new or existing sewer (under sections 104 and 102 of the Act).
Agricultural (land)	in relation to ground type, any land which is devoted to farming.
Annual Contestability Summary³	the document we publish on our website setting out what we define as contestable work and non-contestable work in relation to the provision of water services.
Application Fee	an upfront fee we charge at the point of application, which covers the processing, acknowledgment and assessment of the application, preparation of a quote, an agreement or an acceptance for the proposed works and any required surveys or site visits.
Backfilling and Reinstatement	the process of restoring the ground to its original condition after excavation.
Barrier Pipe	a type of plastic water pipe with an aluminium barrier layer that stops contamination entering the pipe.
Bespoke Charges	charges which are not pre-determined in amount or covered by our published fixed charges. In the case of water services, we will only apply bespoke charges to infrequent or special circumstances where there is no existing fixed charge in place.

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

² [ofwat.gov.uk/publication/common-terms-and-worked-examples-english-new-connection-rules-effective-from-april-2022](https://www.ofwat.gov.uk/publication/common-terms-and-worked-examples-english-new-connection-rules-effective-from-april-2022)

³ You can find a copy of our Annual Contestability Summary at yorkshirewater.com/developers/water/self-lay/new-main-and-service-connections-for-self-lay

Term	Definition
Bond or Surety	a cash bond or financial guarantee underwritten by an appropriate warranty provider, bank or insurance company, which is accepted by Yorkshire Water.
Branch Connection⁴	the connection of a new water main to the existing mains network so that a development can be supplied with water.
Building Water	water used for the construction of a building, such as for cement mixing or testing water fittings.
Charging Arrangements	the charging arrangements and charges set out in this book, and the methodologies for calculating them, in accordance with the English New Connection Rules. "New Connection Charging Arrangements" should be construed accordingly.
Charging Year	a calendar year running from 1 April to 31 March, during which the current Charging Arrangements apply.
Communication Pipe	the part of a service pipe that connects a water main to the boundary of a property and may also include a meter, chamber and external stop tap or valve.
Construction	refers to the physical work (and associated costs) carried out off-site and/or on-site for water or sewerage services.
Contaminated Land	land where substances are causing, or could cause, harm to people, property or the environment, and where the installation of barrier pipe would be needed.
Contestable Work	the work or services that can be provided either by us or an accredited third party and which is, in relation to water services, defined in our Annual Contestability Summary.
Curtilage	the land immediately surrounding a house or dwelling.
Design Fee	a fee we charge for designing a scheme for a new water main or diversion.
Developer Customer	any person or business that is responsible for a development, or any person making an application for new connection services, whether they are a developer, an SLP, a NAV or a homeowner.
Developer Services	the dedicated Yorkshire Water team and associated water and sewerage services it provides to developer customers.
Development	a new, existing, or proposed property/site, which requires connection(s) to, and/or modification of, existing water or sewerage infrastructure.
Diversion	the alteration or removal of a public water main or sewer in accordance with section 185 of the Act.
Domestic Use	water used primarily for household purposes, such as drinking, washing, cooking, central heating and sanitation.
English New Connection Rules⁵	the Charging Rules for New Connection Services (English Undertakers) issued by Ofwat under sections 51CD, 105ZF, 143B and 144ZA of the Act.
Excavation	digging up ground to lay, connect or access pipework.
Excavation by Others⁶	refers to work where we do not carry out excavation or backfilling and reinstatement, for example if the trench will be excavated by you or a third party to our standards.

⁴ Previously referred to as a 'mains connection'.

⁵ [ofwat.gov.uk/publication/charging-rules-for-new-connection-services-english-undertakers-issued-by-the-water-services-regulation-authority-under-sections-51cd-105zf-143b-and-144za-of-the-water-industry-act-1991-effective](https://www.ofwat.gov.uk/publication/charging-rules-for-new-connection-services-english-undertakers-issued-by-the-water-services-regulation-authority-under-sections-51cd-105zf-143b-and-144za-of-the-water-industry-act-1991-effective)

⁶ Previously referred to as 'lay only' in relation to new water mains, and 'ferrule only' in relation to service connections.

Term	Definition
Excavation by Yorkshire Water⁷	refers to work where we will carry out excavation, backfilling and reinstatement.
Existing Main/Sewer	a water main or sewer that is already part of the existing network before development begins.
Far Side Connection⁸	a connection between a property and an existing main that is either on the opposite side of the street to the property or in the centre line, at a maximum communication pipe length of 18 metres, and for which a straight linear meterage rate is not applied.
Fire Supplies	water supplies provided solely for firefighting or fire safety provision.
Fixed Charges⁹	our charges which are fixed in amount for the charging year, or calculated using a predetermined methodology set out in our Charging Arrangements.
Footpath¹⁰	a hard-surfaced area intended for use by pedestrians or cyclists.
Household Premises¹¹	any property that is used, or will be used, primarily as a domestic dwelling, such as a house or flat. "Household property/ies" should be construed accordingly.
Infrastructure Charges	the charges we apply to each new property connected to our water or sewer network in order to recover the costs of reinforcements needed to meet the additional demand resulting from new connections across the region.
Infrastructure Credit	a credit (or discount) on infrastructure charges we will apply if there has previously been a billable account on your site/address within the last 5 years.
Lateral Drain	(a) the part of a drain which runs from the curtilage of a building (or buildings or yards within the same curtilage) to the sewer with which the drain communicates or will communicate; or (b) (if different and the context so requires) the part of a drain identified in a declaration of vesting made under section 102 of the Act above or in an agreement made under section 104 of the Act.
Manifold Connection	a section of pipe with multiple ports that connects a communication pipe to several supply pipes and which can be fitted with separate meters.
Near Side Connection¹²	a connection between a property and an existing main on the same side of the street as the property.
Network Assembly¹³	components, such as sluice valves, washouts and associated chambers, which are needed to operate and maintain the water network.
Network Reinforcement	work needed to provide or modify specified types of infrastructure (mains and tanks, pumping stations, service reservoirs, or sewers) to ensure an adequate water supply and/or sewerage capacity to a development site where existing infrastructure (mains, service pipes, public sewers and/or lateral drains) is in place.
New Appointee (NAV)	a company appointed by Ofwat through the new appointments and variations process to provide water and/or sewerage services to customers in an area previously served by one water company.

⁷. Previously referred to as 'excavate and lay' in relation to new water mains.

⁸. Previously referred to as a 'long connection'.

⁹. Previously referred to as 'standard charges'.

¹⁰. Previously referred to, in relation to ground type, as 'made ground/surface'.

¹¹. Previously referred to as a 'domestic property'.

¹². Previously referred to as a 'short connection'.

¹³. Previously referred to as 'fittings'.

Term	Definition
New Connection Services	the collective term for new water mains, sewers, service connections, lateral drains, sewer connections and diversions.
Non-contestable Work	the work or services that can only be carried out by us (or our representatives) and which is, in relation to water services, defined in our Annual Contestability Summary.
Non-domestic Use	water used primarily for non-household purposes, such as water for industrial or business use (including manufacturing processes, washing, cleaning and cooling) or agricultural use.
Non-household Premises¹⁴	any property that is used, or will be used, primarily for industrial, business, recreational or community purposes, not as a dwelling. "Non-household property/ies" should be construed accordingly.
Ofwat	the Water Services Regulation Authority.
Off-site	refers to construction works for the provision, modification or connection of water or sewerage infrastructure, carried out, or proposed to be carried out, outside the site boundary up to the point of connection.
On-site	refers to construction works for the provision, modification or connection of water or sewerage infrastructure, carried out, or proposed to be carried out, within the site boundary.
Phase	a discrete part of a development, which a developer customer chooses to separately progress.
Piece Through	in relation to a water main disconnection, the process of removing a branch of main from the host main and inserting a new, straight piece of pipe in its place.
Piece Up	the process of connecting lengths of main together.
Point of Connection	the nearest practical location where the existing water main or sewer is the same size or larger than the new connecting main.
Point of Discharge	the nearest practical location where the existing public sewer can discharge foul water or surface water to an authorising body's asset under agreement.
Pre-construction	refers to the activities (and associated costs) carried out before off-site or on-site work begins, for example applications, administration, design and pre-start meetings.
Pre-planning Enquiry	an enquiry submitted by a developer customer to understand the infrastructure requirements or considerations for a proposed development.
Pre-planning Enquiry Response¹⁵	the report we produce in response to a pre-planning enquiry that confirms the availability of the existing water or sewerage network and any potential restrictions that may impact your development.
Private (land)	in relation to ground type, any land within the boundary of a household or non-household property that is not devoted to agriculture.
Public Highway	a way over which there exists a public right of passage, such as a road, footpath, bridge or tunnel.
Public Sewer	a sewer that is owned, operated and maintained by the relevant sewerage undertaker.

¹⁴. Previously referred to as a 'non-domestic property' or 'commercial property'

¹⁵. Previously referred to as a 'Pre-planning report'.

Term	Definition
Quote¹⁶	a fixed-price offer made by us for the cost of on-site and/or off-site construction work for the provision of new water connection services. Our quotes are built up from the fixed charges published in section 2 of these Charging Arrangements and from bespoke charges applied in infrequent of special circumstances.
Re-design Checking Fee¹⁷	a fee we charge for checking a re-designed scheme for a new water main submitted by a self-lay provider (SLP).
Re-design Fee¹⁸	a fee we charge for re-designing a scheme for a new water main or diversion on receipt of a re-design request.
Relevant Multiplier	the calculation we make to determine the infrastructure charges payable per household/non-household premises, based on the estimated water usage of the premises.
Requisition	a formal request for new water mains or sewers to be installed by us.
Road¹⁹	a hard-surfaced area intended for vehicles.
Self-lay	the installation of water pipes and associated infrastructure by an accredited self-lay provider in accordance with section 51A of the Act.
Self-lay Provider (SLP)	a third-party provider that is accredited under the Water Industry Registration Scheme (WIRS) to carry out self-lay work.
Service Connection	the connection of a service pipe to a water main as provided for under sections 45 and 46 of the Act.
Service Pipe	a pipe which connects a property to a water main for the supply of water.
Sewer	any pipes and drains (excluding drains within the meaning given by section 219 (1) of the Act) used for the drainage of buildings and yards appurtenant to buildings, including tunnels or conduits which serve such a pipe and any accessories for the pipe.
Sewerage Sector Guidance²⁰	documents relating to the adoption of sewerage assets, published in accordance with Ofwat's Codes for Adoption.
Sewer Connection	a connection between your sewer or drain and the public sewer, made in accordance with sections 106 and 107 of the Act.
Site-specific	refers to work (and associated costs) related to a specific site. It does not include work or costs associated with network reinforcement.
Supply Pipe	the part of the service pipe within your property boundary that connects to the external stop tap in the public highway, and which remains your responsibility.
Sustainable Drainage Incentive	a waiver we will apply to our surface water infrastructure charge if you can show evidence that your development will discharge surface water to a watercourse or soakaway instead of a public surface water sewer.
Sustainable Drainage Systems (SuDS)	a treatment train of assets which manage surface water and take account of water quantity, water quality, biodiversity and amenity.
Third-party Land	any land that is not a public highway or your private property, for example your neighbour's garden.

¹⁶ Previously referred to as an 'estimate'.

¹⁷ Previously referred to as a 'Re-approval fee'.

¹⁸ Previously referred to as a 're-draw fee'.

¹⁹ Previously referred to, in relation to ground type, as 'made ground/surface'.

²⁰ [water.org.uk/sewerage-sector-guidance-approved-documents](https://www.water.org.uk/sewerage-sector-guidance-approved-documents)

Term	Definition
Traffic Management Fees	fees we charge to cover the cost of working in the highway safely and in compliance with the Traffic Management Act 2004.
Trial Hole	a hole that may need to be excavated to identify nearby assets and infrastructure before any works can begin.
Undertaker	the company appointed to carry out water and/or sewerage duties under the Act.
Unmade Ground	ground which does not have an artificial surface and may feature grass and topsoil.
Verge	a type of unmade ground – the strip of land between a road or footpath and the fence, hedge or wall adjacent to it.
Water Company	a company holding an appointment as a water or sewerage undertaker under the Act.
Water Efficiency Incentive	a percentage discount we will apply to our water and foul water infrastructure charges if you can show evidence that your property's estimated water usage will be less than 125 litres per person per day (lpppd). The discount will be whatever the percentage of the estimated water usage is below 125 lpppd.
Water Industry Registration Scheme (WIRS)	the scheme operated by Lloyd's Register EMEA on behalf of Water UK and its members, which certifies the competence of self-lay providers.
Water Main	a pipe that is owned by (or to be vested in) the relevant water undertaker, and used (or to be used) for the purpose of making a general supply of water available, as opposed to a supply to particular customers. This definition includes tunnels or conduits which serve as a pipe and any accessories for the pipe.
Wholesale Connection Charges	has the meaning given by the Wholesale Charging Rules issued on 16 March 2018 by Ofwat under sections 66E and 117I of the Act.
We / Us / Our / Yorkshire Water	Yorkshire Water Limited (registered number 02366682) or our representatives.
You / Your	the person requesting the new connection service(s).

yorkshirewater.com

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