

Statement of Significant Changes

**New Connection Charging
Arrangements 2026/2027**



YorkshireWater

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1. Introduction

The purpose of this statement is to provide customers and stakeholders with information about changes to our New Connection Charging Arrangements for the charging year starting on 1 April 2026.

As an incumbent water company, we are required by Ofwat to ensure our new connection charges are cost reflective. To meet this requirement, our new connection charges have increased since 2025/2026. The charge increases for water and wastewater services consist of:

- Application and admin fees: **average of +10%**¹
- Construction charges: **+3.3%**
- Infrastructure charges: **+0.6%**

The individual factors which have driven these increases are:

- inflation including increased overhead costs used to build total cost of service delivery
- company investment to meet the full cost of delivering Developer Services activities
- system investments to deliver improved customer experience in AMP8 (2025-2030)
- updated delivery partner construction costs based on projected March 2026 inflation (CPIH).

For further details on these changes, please refer to **page 7** of this statement.

We're pleased to report that the combined cost increase for each of the published charging scenarios is less than 5%. We have communicated our charge updates through briefings and consultative forums, including in-person meetings in autumn 2025. Please refer to **page 6** of this statement for a detailed breakdown of the percentage increases applied across each of the charge scenarios from 1 April 2026.

The charges for 2026/2027 have been built through a combination of 'top down' modelling (the total costs of running Developer Services) and 'bottom up' modelling (the time and resource costs of delivering individual services).

Our charges have been built to meet Ofwat's English New Connection Rules and have been assured by external auditors to ensure they are cost reflective.

The average increase in 2026/2027 applied to the set of charges for each of the [Ofwat scenarios](#), from single to large developments, is 2.6%.

¹ Version 1 of this document (published 30 January 2026) stated that application and admin fees had increased by "+10%". We have corrected this to "average of +10%" to reflect that there is a range of percentage increases across our application and admin fees, which average at 10%.

2. A brief summary of what's changing

Our application and admin fees will **increase by an average of 10%**¹ to more directly recover the investments we're making in our **systems, processes and technology**.

We've adjusted our **infrastructure charges** to better reflect forecast network reinforcement costs over the next five-year period, with a **higher rate for water and a lower rate for wastewater**.

We're introducing a **new application fee for self-lay service connections** to existing mains – closing a gap in our charging arrangements and improving our cost reflectivity.

We're **doubling our environmental incentive reward**, offering developers who build water-efficient homes a payment of £200 per eligible household property (a net payment of £180 per eligible property).

Our construction charges will **increase by 3.3% to reflect projected inflation** for March 2026 (CPIH).

¹ Version 1 of this document (published 30 January 2026) stated that application and admin fees will "increase by 10%". We have corrected this to "increase by an average of 10%" to reflect that there is a range of percentage increases across our application and admin fees, which average at 10%.

We've modelled our 2026/2027 charges based on the seven typical development scenarios set by Ofwat:

1. Single connection to a house from an existing main

1A. Single connection to four premises from an existing main, using a four-port manifold

2. Single connection to a block of flats from an existing main

3. Medium housing development requiring new mains and communication pipes (excavation and reinstatement by others)

4. Medium housing development requiring new mains and communication pipes (excavation and reinstatement by Yorkshire Water)

5. Large housing development requiring new mains and communication pipes (excavation and reinstatement by others)

6. Large housing development requiring new mains and communication pipes (excavation and reinstatement by Yorkshire Water)

To be fully transparent on how our charges are changing in 2026/2027, we've provided two tables for comparison.

Table 1 shows the percentage differences for each scenario based on the 2025/2026 environmental reward of £100 per each eligible property.

Table 2 shows the percentage differences for each scenario based on the 2026/2027 environmental reward of £200 per each eligible property.

Each scenario assumes the environmental reward has been earned for all properties.

For a more detailed breakdown of the costs per scenario, please see our worked examples in [section 5](#).

Table 1 – Modelled costs (£) with 2026/27 environmental reward at £100 per eligible property

Development scenarios	Water			Wastewater			Total		
	2025/ 2026	2026/ 2027	% change	2025/ 2026	2026/ 2027	% change	2025/ 2026	2026/ 2027	% change
Scenario 1	3,635	3,945	8.5%	1,217	1,140	-6.3%	4,852	5,085	4.8%
Scenario 1A	7,068	7,844	11.0%	2,379	1,940	-18.5%	9,447	9,784	3.6%
Scenario 2	11,432	13,594	18.9%	6,446	4,740	-26.5%	17,878	18,334	2.5%
Scenario 3	100,340	112,260	11.9%	42,861	34,654	-19.1%	143,201	146,914	2.6%
Scenario 4	166,188	180,837	8.8%	42,861	34,654	-19.1%	209,049	215,491	3.1%
Scenario 5	340,360	385,264	13.2%	161,849	127,705	-21.1%	502,209	512,969	2.1%
Scenario 6	570,790	625,204	9.5%	161,849	127,705	-21.1%	732,639	752,909	2.8%
Average change (%)			10.8%			-20.7%			2.6%

Table 2 – Modelled costs (£) with 2026/27 environmental reward at £200 per eligible property

Development scenarios	Water			Wastewater			Total		
	2025/ 2026	2026/ 2027	% change	2025/ 2026	2026/ 2027	% change	2025/ 2026	2026/ 2027	% change
Scenario 1	3,635	3,845	5.8%	1,217	1,140	-6.3%	4,852	4,985	2.7%
Scenario 1A	7,068	7,544	6.7%	2,379	1,940	-18.5%	9,447	9,484	0.4%
Scenario 2	11,432	12,594	10.2%	6,446	4,740	-26.5%	17,878	17,334	-3.0%
Scenario 3	100,340	107,260	6.9%	42,861	34,654	-19.1%	143,201	141,914	-0.9%
Scenario 4	166,188	175,837	5.8%	42,861	34,654	-19.1%	209,049	210,491	0.7%
Scenario 5	340,360	365,264	7.3%	161,849	127,705	-21.1%	502,209	492,969	-1.8%
Scenario 6	570,790	605,204	6.0%	161,849	127,705	-21.1%	732,639	732,909	0.0%
Average change (%)			6.5%			-20.7%			0.6%

3. What are the details?

Let us set out the key changes to our New Connection Charging Arrangements in 2026/2027.

Application and admin fees

Our application and admin fees have increased by an average of 10% across the seven typical development scenarios. This comprises:

- the [November 2025 rate of consumer price inflation](#) (3.5%)
- investment in systems and technology to deliver improved customer service
- charge price updates to recover the costs of delivering forecast activities in 2026/2027.

We have also introduced a new application fee of **£237** for self-lay providers (SLPs) applying to make service connections to existing mains – this closes an existing gap in our charging arrangements, covering the cost of processing the application, reviewing the proposed connection work and providing a response.

Construction charges

Our charges for construction work (digging, pipe laying, main laying, reinstatement, etc.) are based on a schedule of rates agreed with our delivery partner. Built into our delivery partner contract is an increase mechanism whereby the schedule of rates increases annually by the consumer price index including housing costs (CPIH) published in March. The average overall increase applied to individual construction charges, including a forecast of March 2026 CPIH, is 3.3%.

Our construction charges continue to include internal overheads to recover construction-related costs incurred by Yorkshire Water. This includes site inspector time, commercial teams, management activity and support from network operations and field operations.

Infrastructure charges

We have adjusted our infrastructure charges to better reflect the makeup of our projected reinforcement costs over the next rolling five-year period ending in March 2031.

In 2025/2026, the clean water infrastructure charge was £612 and the wastewater infrastructure charge was £581. These have been reset to **£800** for clean water and **£400** for wastewater, reflecting a more accurate balance of projected reinforcement expenditure between water and wastewater.

The sustainable drainage discounts to the lower wastewater infrastructure charge are:

- Tier 1: a **£200** discount from the wastewater infrastructure charge if the property is not discharging to a public surface water system.
- Tier 2: a **£130** discount from the wastewater infrastructure charge if the property discharges surface water to a public surface water system via a [sustainable drainage \(SuDS\) treatment train](#)
- Tier 3: no discount will be offered if the property's surface water discharges directly to a public system.

Environmental incentive

As part of our continued commitment to doing what's right for the environment, we're doubling our environmental incentive reward from £100 to **£200** per eligible household property, while keeping the environmental component charge fixed at £20 per household property. This means developers who build water-efficient homes can receive a net payment of £180 for each household property (house or flat) that meets the water fittings/fixtures qualifying criteria. The process for claiming the environmental incentive is the same as last year and you can find a step-by-step walkthrough at yorkshirewater.com/developers/environmental-incentives-and-credits/

4. What's staying the same?

4.1 The structure of our charges

We haven't changed the overall structure of our charging arrangements for 2026/2027. The total cost for end-to-end delivery of our new connection services will continue to combine the following charges:

- 1. Pre-construction charges** — the costs for activities we need to do before any construction or connection work can begin, including applications and administration.
- 2. Construction charges** — the costs of carrying out any construction work, including digging, pipe laying, connections and reinstatement.
- 3. Infrastructure charges** — the costs of reinforcing our network for new developments across the whole Yorkshire Water region.
- 4. Environmental component** — a sum of money we charge per household property connecting to our network for the first time, for the purpose of funding environmental incentive payments.

4.2 The basis of our infrastructure charges

We continue to set our infrastructure charges in line with Ofwat's English New Connection Rules so that the total amount collected will broadly recover the projected costs of reinforcing our networks for new connections over the next five years.

We'll continuously track and monitor the revenue we collect from infrastructure charges against our actual developer-driven network reinforcement expenditures so that our infrastructure charges remain fair, predictable and cost-reflective.

Since 2018/2019, we've calculated our infrastructure charges without any adjustment for income offsets or asset payments and will continue to do so.

5. What do our 2026/2027 charges look like?

We've published worked examples to show you what our 2026/2027 charges look like in seven typical development scenarios.

These examples illustrate the seven scenarios provided by Ofwat in their Common Terms and Worked Examples — English New Connection Rules effective from April 2025.¹ The scenarios range from a single household connection to a large development needing new mains and communication pipes. They include both water and wastewater connection activities.

We've included a table for each scenario following Ofwat's standard format for worked examples. Each table breaks down all of the water and wastewater 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. Discounts on the wastewater infrastructure charge are available for premises that meet certain sustainable drainage criteria. In our tables, we've listed the standard wastewater infrastructure charge, with a footnote below detailing the reduced rates if the criteria are met.

An environmental component charge of £20 is levied for each household water connection to our network. As a water efficiency incentive, we offer a payment of £200 per household premises where it can be demonstrated that the water usage of each fixture/fitting will meet certain water consumption criteria. This offsets the £20 charge and each eligible premises can earn a net payment of £180. In our tables, we've assumed that the above environmental incentive payment has been earned for each premises.

For more information on our environmental incentive, please see section 5 of our [New Connection Charging Arrangements 2026/2027](#)

For the purposes of these examples:

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

¹. ofwat.gov.uk/wp-content/uploads/2024/10/Common-Terms-and-Worked-Examples-%E2%80%93-English-New-Connection-Rules-%E2%80%93-effective-April-2025.pdf

5.1 Single connection to a house from an existing main

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 (including survey fee)	Per application	1	539	539	N/A	N/A	N	237	237
Y	Work request admin fee	Per plot	1	33	33	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
Y	Self-lay admin fee	Per plot	1	N/A	N/A	N/A	N/A	N	61	61
Construction charges										
Y	25mm service connection ¹	Per connection	1	1,763	1,763	14	28	Y	N/A	N/A
Y	Pipework, incl. digging, backfilling & reinstatement (road)	Per metre	2	144	288	14	28	Y	N/A	N/A
Y	Traffic management	Per TM usage	1	417	417	N/A	N/A	Y	N/A	N/A
Y	Council streetworks permit fee	Per job	1	75	75	N/A	N/A	Y	N/A	N/A
Y	Meter installation	Per connection	1	36	36	N/A	N/A	Y	N/A	N/A
Y	Meters	Per connection	1	74	74	N/A	N/A	Y	N/A	N/A
Other charges										
Y	S106 sewerage application fee (foul water)	Per connection	1	370	370	N/A	N/A	N	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	370	370	N/A	N/A	N	N/A	N/A
Infrastructure charges										
Y	Water infrastructure charge	Per connection	1	800	800	N/A	N/A	N	800	800
Y	Wastewater infrastructure charge	Per connection	1	400	400 ²	N/A	N/A	N	400	400 ²
Environmental incentives										
Y	Environmental component – water	Per connection	1	20	20	N/A	N/A	N	20	20
Y	Environmental incentive – water ³	Per connection	1	-200	-200	N/A	N/A	N	-200	-200
Totals					4,985		56			1,318

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

2. £200 if the premises do not discharge to a public surface water system, or £270 if the premises discharge to a public surface water system via a sustainable drainage (SuDS) treatment train.

3. A £200 payment available if the water fittings on the premises meet the water consumption qualifying criteria set out in section 5 of the New Connection Charging Arrangements 2026/2027.

5.2 Single connection to four premises from an existing main, using a four-port manifold

Scenario 1A: Single connection to four premises from an existing main, using a four port manifold										Alternative delivery method		
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contestable? (Y/N)	Self lay rate (£)	Self lay total charge (£)	NAV rate ¹ (£)	NAV total charge ¹ (£)
Pre-construction charges												
Y	Application fee (including survey fee)	Per application	1	539	539	N/A	N/A	N	237	237	N/A	N/A
Y	Work request admin fee	Per plot	1	33	33	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
Y	Self-lay admin fee	Per plot	1	N/A	N/A	N/A	N/A	N	61	61	N/A	N/A
Construction charges												
Y	63mm service connection ²	Per connection	1	2,585	2,585	14	28	Y	N/A	N/A	N/A	N/A
Y	Pipework, incl. digging, backfilling & reinstatement (road)	Per metre	2	220	440	14	28	Y	N/A	N/A	N/A	N/A
Y	Additional digging, backfilling & reinstatement (unmade)	Per metre	4	183	732	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Traffic management	Per TM usage	1	417	417	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Council streetworks permit fee	Per job	1	75	75	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Manifold	Per unit	1	467	467	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Meter installation	Per connection	1	108	108	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Meters	Per connection	1	288	288	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	370	370	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	370	370	N/A	N/A	N	N/A	N/A	N/A	N/A
Infrastructure charges												
Y	Water infrastructure charge	Per connection	3	800	2,400	N/A	N/A	N	800	2,400	800	2,400
Y	Wastewater infrastructure charge	Per connection	3	400	1,200 ³	N/A	N/A	N	400	1,200 ³	400	1,200 ³
Environmental incentives												
Y	Environmental component – water	Per connection	3	20	60	N/A	N/A	N	20	60	20	60
Y	Environmental incentive – water ⁴	Per connection	3	-200	-600	N/A	N/A	N	-200	-600	-200	-600
Totals					9,484	56				3,358		3,060

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

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

3. **£600** if the premises do not discharge to a public surface water system, or **£810** if the properties discharge to a public surface water system via a sustainable drainage (SuDS) treatment train.

4. A **£200** payment available per premises that meet the water consumption qualifying criteria set out in section 5 of the New Connection Charging Arrangements 2026/2027.

5.3 Single connection to a block of 10 flats from an existing main

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 (£)	Contestable? (Y/N)	Self lay rate (£)	Self lay total charge (£)	NAV rate¹ (£)	NAV total charge¹ (£)
Pre-construction charges												
Y	Application fee (including survey fee)	Per application	1	539	539	N/A	N/A	N	237	237	N/A	N/A
Y	Work request admin fee	Per plot	10	33	330	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
Y	Self-lay admin fee	Per plot	10	N/A	N/A	N/A	N/A	N	61	610	N/A	N/A
Construction charges												
Y	63mm service connection²	Per connection	1	1,585	1,585	14	28	Y	N/A	N/A	N/A	N/A
Y	Pipework, incl. digging, backfilling & reinstatement (road)	Per metre	2	177	354	14	28	Y	N/A	N/A	N/A	N/A
Y	Pipework, incl. digging, backfilling & reinstatement (unmade)	Per metre	4	147	588	14	56	Y	N/A	N/A	N/A	N/A
Y	Internal housing units	Per flat	10	52	520	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Internal 15mm manifold meters	Per flat	10	74	740	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Mobilisation of internal meters	Per visit	1	520	520	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Installation of internal meters	Per meter	10	28	280	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Delivery of housing units	Per delivery	1	446	446	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Traffic management	Per TM usage	1	417	417	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Council streetworks permit fee	Per job	1	75	75	N/A	N/A	Y	N/A	N/A	N/A	N/A
Other charges												
Y	S106 sewerage application fee (foul water)	Per connection	1	370	370	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	370	370	N/A	N/A	N	N/A	N/A	N/A	N/A
Infrastructure charges												
Y	Water infrastructure charge	Per connection	10	800	8,000	N/A	N/A	N	800	8,000	800	8,000
Y	Wastewater infrastructure charge	Per connection	10	400	4,000³	N/A	N/A	N	400	4,000³	400	4,000³
Environmental incentives												
Y	Environmental component – water	Per connection	10	20	200	N/A	N/A	N	20	200	20	200
Y	Environmental incentive – water⁴	Per connection	10	-200	-2,000	N/A	N/A	N	-200	-2,000	-200	-2,000
Totals					17,334	112				11,047		10,530

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

2. Includes first 2m of excavation, pipe laying, backfilling and reinstatement. An external stop tap and meter/chamber will also be installed at no additional cost.

3. **£2,000** if the premises do not discharge to a public surface water system, or **£2,700** if the premises discharge to a public surface water system via a sustainable drainage (SuDS) treatment train.

4. A **£200** payment available per premises that meet the water consumption qualifying criteria set out in section 5 of the New Connection Charging Arrangements 2026/2027.

5.4 Medium housing development (50 houses) needing new mains and communication pipes (excavation and reinstatement by others)

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	209	627	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Work request admin fee	Per plot	50	33	1,650	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
Y	Self-lay admin fee	Per plot	50	N/A	N/A	N/A	N/A	N	61	3,050	N/A	N/A
Pre-construction charges – mains												
Y	Application fee	Per application	1	621²	621²	N/A	N/A	N	621²	621²	163	163
Y	Administration fee (mains call-off request)	Per request	3	622	1,866	N/A	N/A	N	622	622	622	622
Y	Follow-on mains phase quote fee	Per phase	2	251	502	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Design fee	Per application	1	3,955	3,955	N/A	N/A	Y	N/A	N/A	716²	716²
Y	Design checking fee	Per application	1	N/A	N/A	N/A	N/A	N	523	523	N/A	N/A
Y	Fire service consultation fee	Per application	1	132	132	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Model water adoption agreement fee	Per application	1	N/A	N/A	N/A	N/A	N	121	121	N/A	N/A
Construction charges – connection												
Y	25mm service connection (no excavation)	Per connection	50	556	27,800	14	700	Y	N/A	N/A	N/A	N/A
Y	Pipework (no excavation)	Per metre	150	9	1,350	14	2,100	Y	N/A	N/A	N/A	N/A
Y	Meter installation	Per connection	50	36	1,800	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Meters	Per connection	50	74	3,700	N/A	N/A	Y	N/A	N/A	N/A	N/A
Construction charges – mains												
Y	125mm branch connection³	Per connection	1	3,871	3,871	43	86	Y	N/A	N/A	N/A	N/A
Y	Off-site main laying (125mm), incl. digging, backfilling & reinstatement	Per metre	8	225	1,800	43	344	Y	N/A	N/A	N/A	N/A
Y	On-site main laying (≤125mm)	Per metre	290	26	7,540	43	12,470	Y	N/A	N/A	N/A	N/A
Y	Additional phase (piece-through)	Per phase	2	2,788	5,576	43	86	Y	N/A	N/A	N/A	N/A
Y	Washouts	Per washout	3	1,481	4,443	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Valves	Per valve	4	1,481	5,924	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Trial hole (unmade ground)	Per trial hole	1	1,245	1,245	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Traffic management	Per TM usage	1	422	422	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Council road closure fee	Per job	1	1,236	1,236	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Council parking bay suspension fee	Per parking bay	8	25	200	N/A	N/A	Y	N/A	N/A	N/A	N/A

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

2. Includes the survey fee.

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

5.4 Medium housing development (50 houses) needing new mains and communication pipes (excavation and reinstatement by others) continued

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 (£)	NAV total charge (£)
	Other charges⁴											
Y	Pre-planning sewerage enquiry	Per enquiry	1	557	557	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 application (min. £2,110)	Per application	1	2,110	2,110	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S104 standard assessment and inspection fee	Per scheme	1	10,375	10,375	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S104 Agreement prepared by YW	Per Agreement	1	872	872	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (foul water)	Per connection	1	370	370	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	370	370	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Site-served status (NAV only)	Per request	1	N/A	N/A	N/A	N/A	N	N/A	N/A	286	286
	Infrastructure charges											
Y	Water infrastructure charge	Per connection	50	800	40,000	N/A	N/A	N	800	40,000	800	40,000
Y	Wastewater infrastructure charge	Per connection	50	400	20,000 ⁵	N/A	N/A	N	400	20,000 ⁵	400	20,000 ⁵
	Environmental incentives											
Y	Environmental component – water	Per connection	50	20	1,000	N/A	N/A	N	20	1,000	20	1,000
Y	Environmental incentive – water ⁶	Per connection	50	-200	-10,000	N/A	N/A	N	-200	-10,000	-200	-10,000
	Totals				141,914		15,786			55,937		54,437

4. A refundable bond (cash/surety) is also applicable, which is equal to 10% (or a minimum of £10,000) of the total cost of the adoptable sewer construction works.

5. **£10,000** if the premises do not discharge to a public surface water system, or **£13,500** if the premises discharge to a public surface water system via a sustainable drainage (SuDS) treatment train.

6. A **£200** payment available per premises that meet the water consumption qualifying criteria set out in section 5 of the New Connection Charging Arrangements 2026/2027.

5.5 Medium housing development (50 houses) needing new mains and communication pipes (excavation and reinstatement by Yorkshire Water)

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	209	627	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Work request admin fee	Per plot	50	33	1,650	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
Y	Self-lay admin fee	Per plot	50	N/A	N/A	N/A	N/A	N	61	3,050	N/A	N/A
Pre-construction charges – mains												
Y	Application fee	Per application	1	621²	621²	N/A	N/A	N	621²	621²	163	163
Y	Administration fee (mains call-off request)	Per request	3	622	1,866	N/A	N/A	N	622	622	622	622
Y	Follow-on mains phase quote fee	Per phase	2	251	502	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Design fee	Per application	1	3,955	3,955	N/A	N/A	Y	N/A	N/A	716²	716²
Y	Design checking fee	Per application	1	N/A	N/A	N/A	N/A	N	523	523	N/A	N/A
Y	Fire service consultation fee	Per application	1	132	132	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Model water adoption agreement fee	Per application	1	N/A	N/A	N/A	N/A	N	121	121	N/A	N/A
Construction charges – connection												
Y	25mm service connection (no excavation)	Per connection	50	556	27,800	14	700	Y	N/A	N/A	N/A	N/A
Y	Pipework	Per metre	150	120	18,000	14	2,100	Y	N/A	N/A	N/A	N/A
Y	Meter installation	Per connection	50	36	1,800	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Meters	Per connection	50	74	3,700	N/A	N/A	Y	N/A	N/A	N/A	N/A
Construction charges – mains												
Y	125mm branch connection³	Per connection	1	3,871	3,871	43	86	Y	N/A	N/A	N/A	N/A
Y	Off-site main laying (125mm), incl. digging, backfilling & reinstatement (road)	Per metre	8	226	1,808	43	344	Y	N/A	N/A	N/A	N/A
Y	On-site main laying (125mm), incl. digging, backfilling & reinstatement (footpath)	Per metre	50	201	10,050	43	2,150	Y	N/A	N/A	N/A	N/A
Y	On-site main laying (≤125mm), incl. digging, backfilling & reinstatement (unmade ground)	Per metre	240	187	44,880	43	10,320	Y	N/A	N/A	N/A	N/A
Y	Additional phase (piece-through)	Per phase	2	3,740	7,480	43	86	Y	N/A	N/A	N/A	N/A
Y	Washouts	Per washout	3	1,856	5,568	N/A	N/A	Y	N/A	N/A	N/A	N/A

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

2. Includes the survey fee.3. Includes first 2 metres of off-site excavation, main laying, backfilling and reinstatement, plus installation of a sluice valve and a washout.

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

5.5 Medium housing development (50 houses) needing new mains and communication pipes (excavation and reinstatement by Yorkshire Water) continued

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 (£)	NAV total charge (£)
Construction charges - mains (continued)												
Y	Valves	Per valve	4	1,856	7,424	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Trial hole (unmade ground)	Per trial hole	1	1,245	1,245	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Traffic management	Per TM usage	1	422	422	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Council road closure fee	Per job	1	1,236	1,236	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Council parking bay suspension fee	Per parking bay	8	25	200	N/A	N/A	Y	N/A	N/A	N/A	N/A
Other charges⁴												
Y	Pre-planning sewerage enquiry	Per enquiry	1	557	557	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 application (min. £2,110)	Per application	1	2,110	2,110	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S104 standard assessment and inspection fee	Per scheme	1	10,375	10,375	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S104 Agreement prepared by YW	Per Agreement	1	872	872	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (foul water)	Per connection	1	370	370	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	370	370	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Site-served status (NAV only)	Per request	1	N/A	N/A	N/A	N/A	N	N/A	N/A	286	286
Infrastructure charges												
Y	Water infrastructure charge	Per connection	50	800	40,000	N/A	N/A	N	800	40,000	800	40,000
Y	Wastewater infrastructure charge	Per connection	50	400	20,000 ⁵	N/A	N/A	N	400	20,000 ⁵	400	20,000 ⁵
Environmental incentives												
Y	Environmental component – water	Per connection	50	20	1,000	N/A	N/A	N	20	1,000	20	1,000
Y	Environmental incentive – water ⁶	Per connection	50	-200	-10,000	N/A	N/A	N	-200	-10,000	-200	-10,000
Totals					210,491		15,786			55,937		54,437

4. A refundable bond (cash/surety) is also applicable, which is equal to 10% (or a minimum of £10,000) of the total cost of the adoptable sewer construction works.

5. **£10,000** if the premises do not discharge to a public surface water system, or **£13,500** if the premises discharge to a public surface water system via a sustainable drainage (SuDS) treatment train.

6. A **£200** payment available per premises that meet the water consumption qualifying criteria set out in section 5 of the New Connection Charging Arrangements 2026/2027.

5.6 Large housing development (200 houses) needing new mains and communication pipes (excavation and reinstatement by others)

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 (£)	Contestable? (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	209	1,254	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Work request admin fee	Per plot	200	33	6,600	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
Y	Self-lay admin fee	Per plot	200	N/A	N/A	N/A	N/A	N	61	12,200	N/A	N/A
Pre-construction charges – mains												
Y	Application fee	Per application	1	621 ²	621 ²	N/A	N/A	N	621 ²	621 ²	163	163
Y	Administration fee (mains call-off request)	Per request	6	622	3,732	N/A	N/A	N	622	622	622	622
Y	Follow-on mains phase quote fee	Per phase	5	251	1,255	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Design fee	Per application	1	4,986	4,986	N/A	N/A	Y	N/A	N/A	716 ²	716 ²
Y	Design checking fee	Per application	1	N/A	N/A	N/A	N/A	N	696	696	N/A	N/A
Y	Fire service consultation fee	Per application	1	132	132	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Model water adoption fee	Per application	1	N/A	N/A	N/A	N/A	N	121	121	N/A	N/A
Construction charges – connection												
Y	25mm service connection	Per connection	200	556	111,200	14	2,800	Y	N/A	N/A	N/A	N/A
Y	Pipework (no excavation)	Per metre	600	9	5,400	14	8,400	Y	N/A	N/A	N/A	N/A
Y	Meter installation	Per connection	200	36	7,200	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Meters	Per connection	200	74	14,800	N/A	N/A	Y	N/A	N/A	N/A	N/A
Construction charges – mains												
Y	180mm branch connection ³	Per connection	1	4,544	4,544	81	162	Y	N/A	N/A	N/A	N/A
Y	Off-site main laying (180mm), incl. digging, backfilling & reinstatement (road)	Per metre	18	332	5,976	81	1,458	Y	N/A	N/A	N/A	N/A
Y	On-site main laying (180mm)	Per metre	100	87	8,700	81	8,100	Y	N/A	N/A	N/A	N/A
Y	On-site main laying (90-125mm)	Per metre	880	26	22,880	43	37,840	Y	N/A	N/A	N/A	N/A
Y	Additional phase (piece-through)	Per phase	5	2,788	13,940	43	215	Y	N/A	N/A	N/A	N/A
Y	Washouts	Per washout	9	1,481	13,329	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Valves	Per valve	7	1,481	10,367	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Trial holes (unmade ground)	Per trial hole	2	1,245	2,490	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Traffic management	Per TM usage	1	422	422	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Council road closure fee	Per job	1	1,236	1,236	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Council parking bay suspension fee	Per parking bay	8	25	200	N/A	N/A	Y	N/A	N/A	N/A	N/A

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

2. Includes the survey fee.

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

5.6 Large housing development (200 houses) needing new mains and communication pipes (excavation and reinstatement by others) continued

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 (£)	Contestable? (Y/N)	Self lay rate (£)	Self lay total charge (£)	NAV rate (£)	NAV total charge (£)
	Other charges⁴											
Y	Pre-planning sewerage enquiry	Per enquiry	1	557	557	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 application (min. £2,110)	Per application	1	2,110	2,110	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S104 standard assessment and inspection fee	Per scheme	1	43,426	43,426	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S104 Agreement prepared by YW	Per Agreement	1	872	872	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (foul water)	Per connection	1	370	370	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	370	370	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Site-served status (NAV only)	Per request	1	N/A	N/A	N/A	N/A	N	N/A	N/A	286	286
	Infrastructure charges											
Y	Water infrastructure charge	Per connection	200	800	160,000	N/A	N/A	N	800	160,000	800	160,000
Y	Wastewater infrastructure charge	Per connection	200	400	80,000 ⁵	N/A	N/A	N	400	80,000 ⁵	400	80,000 ⁵
	Environmental incentives											
Y	Environmental component – water	Per connection	200	20	4,000	N/A	N/A	N	20	4,000	20	4,000
Y	Environmental incentive – water ⁶	Per connection	200	-200	-40,000	N/A	N/A	N	-200	-40,000	-200	-40,000
	Totals				492,969		58,975			218,260		212,387

4. A refundable bond (cash/surety) is also applicable, which is equal to 10% (or a minimum of £10,000) of the total cost of the adoptable sewer construction works.

5. **£40,000** if the premises do not discharge to a public surface water system, or **£54,000** if the premises discharge to a public surface water system via a sustainable drainage (SuDS) treatment train.

6. A **£200** payment available per premises that meet the water consumption qualifying criteria set out in section 5 of the New Connection Charging Arrangements 2026/2027.

5.7 Large housing development (200 houses) needing new mains and communication pipes (excavation and reinstatement by Yorkshire Water)

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	209	1,254	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Work request admin fee	Per plot	200	33	6,600	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
Y	Self-lay admin fee	Per plot	200	N/A	N/A	N/A	N/A	N	61	12,200	N/A	N/A
Pre-construction charges – mains												
Y	Application fee	Per application	1	621²	621²	N/A	N/A	N	621²	621²	163	163
Y	Administration fee (mains call-off request)	Per request	6	622	3,732	N/A	N/A	N	622	622	622	622
Y	Follow-on mains phase quote fee	Per phase	5	251	1,255	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Design fee	Per application	1	4,986	4,986	N/A	N/A	Y	N/A	N/A	716²	716²
Y	Design checking fee	Per application	1	N/A	N/A	N/A	N/A	N	696	696	N/A	N/A
Y	Fire service consultation fee	Per application	1	132	132	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Model water adoption fee	Per application	1	N/A	N/A	N/A	N/A	N	121	121	N/A	N/A
Construction charges – connection												
Y	25mm service connection (no excavation)	Per connection	200	556	111,200	14	2,800	Y	N/A	N/A	N/A	N/A
Y	Pipework	Per metre	600	120	72,000	14	8,400	Y	N/A	N/A	N/A	N/A
Y	Meter installation	Per connection	200	36	7,200	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Meters	Per connection	200	74	14,800	N/A	N/A	Y	N/A	N/A	N/A	N/A
Construction charges – mains												
Y	180mm branch connection³	Per connection	1	4,544	4,544	81	162	Y	N/A	N/A	N/A	N/A
Y	Off-site main laying (180mm), incl. digging, backfilling & reinstatement (road)	Per metre	18	332	5,976	81	1,458	Y	N/A	N/A	N/A	N/A
Y	On-site main laying (180mm), incl. digging, backfilling & reinstatement (footpath)	Per metre	100	296	29,600	81	8,100	Y	N/A	N/A	N/A	N/A
Y	On-site main laying (90–125mm), incl. digging, backfilling & reinstatement (unmade ground)	Per metre	880	187	164,560	43	37,840	Y	N/A	N/A	N/A	N/A
Y	Additional phase (piece-through)	Per phase	5	3,740	18,700	43	215	Y	N/A	N/A	N/A	N/A
Y	Washouts	Per washout	9	1,856	16,704	N/A	N/A	Y	N/A	N/A	N/A	N/A

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

2. Includes the survey fee.

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

5.7 Large housing development (200 houses) needing new mains and communication pipes (excavation and reinstatement by Yorkshire Water) continued

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 (£)	NAV total charge (£)
Construction charges - mains (continued)												
Y	Valves	Per valve	7	1,856	12,992	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Trial hole (unmade ground)	Per trial hole	2	1,245	2,490	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Traffic management	Per TM usage	1	422	422	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Council road closure fee	Per job	1	1,236	1,236	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Council parking bay suspension fee	Per parking bay	8	25	200	N/A	N/A	Y	N/A	N/A	N/A	N/A
Other charges⁴												
Y	Pre-planning sewerage enquiry	Per enquiry	1	557	557	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 application (min. £2,110)	Per application	1	2,110	2,110	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S104 standard assessment and inspection fee	Per scheme	1	43,426	43,426	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S104 Agreement prepared by YW	Per Agreement	1	872	872	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (foul water)	Per connection	1	370	370	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	370	370	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Site-served status (NAV only)	Per request	1	N/A	N/A	N/A	N/A	N	N/A	N/A	286	286
Infrastructure charges												
Y	Water infrastructure charge	Per connection	200	800	160,000	N/A	N/A	N	800	160,000	800	160,000
Y	Wastewater infrastructure charge	Per connection	200	400	80,000 ⁵	N/A	N/A	N	400	80,000 ⁵	400	80,000 ⁵
Environmental incentives												
Y	Environmental component – water	Per connection	200	20	4,000	N/A	N/A	N	20	4,000	20	4,000
Y	Environmental incentive – water ⁶	Per connection	200	-200	-40,000	N/A	N/A	N	-200	-40,000	-200	-40,000
Totals					732,909	58,975				218,260	205,787	

4. A refundable bond (cash/surety) is also applicable, which is equal to 10% (or a minimum of £10,000) of the total cost of the adoptable sewer construction works.

5. **£40,000** if the premises do not discharge to a public surface water system, or **£54,000** if the premises discharge to a public surface water system via a sustainable drainage (SuDs) treatment train.

6. A **£200** payment available per premises that meet the water consumption qualifying criteria set out in section 5 of the New Connection Charging Arrangements 2026/2027.

Contact Developer Services

How to get in touch



Give us a call: 0345 1 20 84 82

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



Email us:

Water connections
Water mains
Wastewater

wbu.servicecentre@yorkshirewater.co.uk
newmains@yorkshirewater.co.uk
technical.sewerage@yorkshirewater.co.uk



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'd love to hear about your experience with Developer Services. Would you mind taking 5 minutes to [share your feedback](#) with us?

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/



yorkshirewater.com

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