

New Connections Services Charging Arrangements

2021/2022

Bill Impact Assessment



YorkshireWater

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1. Introduction



Introduction

Summary of what's in this document

- Information on how we have updated our charges for new connection services for 2021/2022.
- An update to customers on how bills will be impacted in 2021/2022 for typical new development scenarios.

The purpose of this document is to let you know how our new charges for 2021/2022 have changed since last year.

Our charges cover the costs of activities we deliver on behalf of our customers for contestable and non-contestable new connections related work.

We set our charges each year in compliance with charging rules published by Ofwat and based on four guiding principles that our charges are:

- Fair and affordable
- Aligned to offer environmental protection
- Stable and predictable
- Transparent and customer focused

This bill impact assessment shows how our new charges will effect typical bills. This publication also complies with a requirement from Ofwat to include a statement which sets out the changes to our bills using our new 2021/2022 charges.

We published a bill impact assessment report based on an indicative view of our charges for 2021/2022 in December 2020¹. This gave our customers and stakeholders an opportunity to provide their feedback.

We have set out this document in the same way as December 2020¹. This will allow you to understand how our final charges will alter typical bills for new connection services in 2021/2022.

Although we have made changes to individual charges for 2021/2022, we have retained the same overall structure for our charging arrangements.

We present a comparison of bills using our final 2021/2022 charges bills (compared to our 2020/2021 charges) for typical development scenarios. We summarise the impact on our bills as a value and percentage change. This presentation is designed to be transparent and provide certainty that our 2021/2022 charges will deliver stable and predictable bills.

For the range of typical bill scenarios that we have assessed, there are no bill increases greater than 10%.

In this publication we also provide more background information around our charges.

2. What changes have we made?



What changes have we made?

Summary of what we have changed

- **The headings below provide an explanation of the main categories of charges for new connection services and how they have changed for 2021/2022.**
- **We have introduced new charges for work we already carry out, including charges for water hydraulic modelling and water feasibility studies.**

Updates to our charges for 2021/2022

Our charges are assured every year and an important part of this exercise is that we understand and refresh our charges based on the latest financial, technical and economic information we have available to us.

A Board Assurance Statement is published on our website that explains the assurance we have carried out on our 2021/2022 new connection charges.

Changes to application fees

To ensure we deliver an excellent new connections service and a better experience for all our customers, we have begun a three year programme of strategic improvement.

Having listened to our customers, our programme will include investment in technology and automation to allow an increased number of options for customers to apply for new connections, and to improve their overall experience.

We are also investing in our people to make sure we have the right number of team members on hand to progress customer enquiries and applications. This will make sure we are easy to deal with, address customers issues first time, help our customers achieve their goals, and support a growing Yorkshire economy. To deliver our improvement programme, we have reviewed and increased our application fees to reflect the costs of our improved levels of service.

Changes to construction charges

Our onsite and offsite construction costs have increased by the change in the Retail Price Index (RPI) from November 2019 to November 2020. We have applied a 0.9% RPI increase to our onsite and offsite charges to reflect our increased costs.

Changes to infrastructure charges

Our infrastructure charges have been determined in accordance with the principle that they will broadly recover the cost of reinforcing our water and sewer networks to serve new developments across the region over the five year period to 31 March 2023. This is also known as development driven network reinforcement expenditure.

Infrastructure charges are levied in addition to the costs of physical onsite and offsite water and sewerage connection work and apply to all new connections regardless of the method by which the new connection is procured or made. Our infrastructure charges have been built using our latest forecast of network reinforcement expenditure for 2020/2021 and 2021/2022, and our PR19 plan forecasts up to 2024/2025.

We have increased our total standard infrastructure charges to £280 per property connected from £260 (2020/2021). This reflects increased investment in network reinforcement and an expectation of a greater uptake of the environmental incentives we offer to customers who build low water use housing or do not connect their new premises to our sewer network for surface water drainage.

Our 2021/2022 standard infrastructure charges consist of three charges which are applied on a per property connected basis:

- water - £75
- foul wastewater - £55
- surface water drainage - £150.

New charges for 2021/2022

The review of our 2020/2021 charging arrangements found there were some services that we are not currently charging for, or our charges do not reflect the services we provide.

This has led us to introduce five new charges, which are described in more detail below.

Water Feasibility Study Charge

One of the charges we identified in our review was a new Feasibility Study Charge. Our service partners are sometimes required to carry out a feasibility study to understand the specific methodology and costs that will apply for the works needed for complex mains laying and new connections projects. Our standard charges do not cover such scenarios.

These might include works in a dual carriageway, with a railway undertaker or where a connection requires the crossing of a road bridge or another significant structure.

The new charge will be made as a non-refundable deposit and will be charged via an invoice at the same time we send an estimate for the cost of the works.

Water Feasibility Charge

Simple £1,074
Intermediate £2,149
Complex £4,298

Hydraulic Modelling

Our review also identified a new charge for new development sites where we need to carry out hydraulic modelling. Hydraulic modelling determines the precise connection point, specific reinforcement requirements or new pipework which might be needed to deliver a new water supply at the correct flow and pressure.

This new charge applies to new development sites that will deliver an increased strain on our existing water network. The charge represents the time for our hydraulic modelling team and Network Engineers to model and test appropriate solutions to design the right network capability and make sure we can supply new developments whilst still delivering our promised levels of service to all our customers.

We plan to apply this new charge via three tiers, where the first two tiers of charge are related to the forecast annual demand for water for the new development, and the third tier applies where the new development is in an area with specific challenges to delivering increased water demand.

Hydraulic Modelling

Charge 1 £319
Charge 2 £734
Charge 3 Bespoke

Service Connection Costs

The review of our charges established there are some blocks of existing charges where we can provide additional granularity and transparency in our charges for customers.

In our 2020/2021 charges publication², we do not include the standard charges for a 125mm ferrule only connection across different meter specifications.

We will be adding new charges to existing blocks of charges to give greater granularity and improved cost reflectivity for customers.

Service Connection Costs
Charges depending on specifications

Model Sewer Adoption Agreement (MSAA) Checking Fee

Since the publication of our 2020/2021 charges, updated legislation has been published to standardise Section 104 Adoption Agreements.

The new legislation enables customers to produce their own sewer adoption agreements, rather than being reliant on the water and sewerage company. This potentially reduces the costs of entering into an adoption agreement.

We can still produce a full S104 agreement for our customers, but the new arrangements allow the option for customers to produce their own agreement and we will deliver a Model Sewer Adoption Agreement (MSAA) checking service through application and payment of our new administration fee.

Model Sewer Adoption (MSAA)
Final Charge
£70.00

Codes for Adoption Mediation Charges

The Sewer Codes for Adoption also update the formal procedure for dispute resolution.

The legislation sets out how a neutral mediator will be used to resolve a sewer adoption agreement dispute, where the dispute resolution has not worked between the parties directly.

Any charges that are incurred through mediation will be decided by the neutral mediator and charged as a bespoke charge to the relevant party.

Codes for Adoption Mediation Charge
Final Charge
Bespoke

Bulk supply prices for NAVs

Bulk supply prices are the tariffs we set for the volumetric cost of wholesale water we provide to our NAV customers. Bulk supply prices are not in the scope of New Connection Charging Arrangements and have not been included within our bill impact assessments or included in our new connection services charges publication.

²Yorkshire Water website publication 'New Connection Services Charging Arrangements 2020-2021' page 34

3. What are we keeping the same?

Who are we keeping the same?

Summary of what we are retaining in our charges

- **Structure of our charges.**
- **Income offsets and asset payments.**

The structure of our 2021/2022 new connection charges has not changed compared to 2020/2021. The total charges for new connections work will continue to combine the relevant administrative costs, onsite and offsite construction costs and network reinforcement related infrastructure charges, to deliver new water or wastewater connections to our network.

Our infrastructure charges continue to meet current Ofwat charging rules. We will continue to monitor our actual developer driven network reinforcement expenditures and infrastructure charge revenues to 2023 and every consecutive 5-year period beyond. This will ensure our infrastructure charges remain reflective of the expenditures we incur to support development across the region and remain fair and predictable for current and future customers.

Our infrastructure charges will continue to be made without any adjustment for an income offset or income credit. We removed the historical income offsetting and asset payments regime from our new connection charges in the 2018/2019 charging year.

We continue to provide an environmental incentive to developers. Our infrastructure charge discounts will apply where a developer can demonstrate they are building properties that will deliver low water consumption when they are occupied. The surface water infrastructure charge is not payable where new properties are not connected to our sewer network for surface water drainage.

4. How do the new 2021/2022 charges impact bills?

How do the new 2021/2022 charges impact bills?

Summary of what's in this section

- This section shows the impact of our charges for 2021/2022 on typical new development scenarios compared to our 2020/2021 charges.
- The charging scenarios are based on typical scenarios selected by Ofwat.

In this section we have presented some typical new connection services bill scenarios. They are the same typical development scenarios Ofwat have asked companies to check bill changes against and present with our final charges for 2021/2022.³

For the assessment we have assumed the development scenarios do not attract any environmental incentives against the relevant infrastructure charges, and our infrastructure charges have been applied in full.

³ Ofwat IN 20-07 November 2020 'Expectations, assurance and information requirements for water company charges for 2021-22'



Table 1. Single Short Connection

		Total overall costs					
		2020-21	2021-22				
Cost per plot		£2,269	£2,348				
Total cost - water and waste connection		£2,269	£2,348				
Total cost increase %		3.48%					
Water Connection Costs		2020-21	2021-22				
Total Cost for Water Connection		£1,749	£1,787				
% Increase from previous year		2.17%					
Service connection application	Valid for 12 months	£129	£150				
Total initial application costs		£129	£150				
Plot Connections	No. of plots	Ground conditions	Cost per meter 2020-21	Cost per meter 2021-22	Length Meters	Costs	
Service pipe - each plot	1	Minor road	£1,172	£1,207	2	£1,172	£1,182
	1	Minor road	£141	£145	2	£282	£284
Permit Fee ⁴	Yes					£96	£96
Total plot connection costs						£1,550	£1,562
Infrastructure						Costs	
		No. of properties	2020-21	2021-22			
Infrastructure charges - water		1	£70	£75	£70	£75	
Total infrastructure charges					£70	£75	

⁴ The permit fee we have used in our example is currently charged by Barnsley Council for a Highway Authority Permit we may require to complete our work in the road. [barnsley.gov.uk/services/roads-travel-and-parking/roadworks-and-road-maintenance/yorkshire-common-permit-scheme/](https://www.barnsley.gov.uk/services/roads-travel-and-parking/roadworks-and-road-maintenance/yorkshire-common-permit-scheme/)

Table 1. (continued) Single Short Connection Sewer Connection

							Total overall costs	
							2020-21	2021-22
Cost per plot							£2,269	£2,348
Total cost - water and waste connection							£2,269	£2,348
Total cost increase %							3.48%	
Waste Connection Costs							2020-21	2021-22
Total Cost for Waste Connection							£520	£561
% Increase from previous year							7.88%	
Plot Connections	Wastewater charges for a one plot development	Unit	No.	2020-21	2021-22	Costs		
S106 Connection - surface water	Connection element for approval only	No.	1	£165	£178	£165	£178	
S106 Connection - foul water	Connection element for approval only	No.	1	£165	£178	£165	£178	
Waste required total costs							£330	£356
Infrastructure							Costs	
		No. of properties		2020-21	2021-22			
Infrastructure charge - surface water drainage		1		£140	£150	£140	£150	
Infrastructure charge - foul		1		£50	£55	£50	£55	
Total infrastructure charges							£190	£205

Table 2. Single Long Connection

		Total overall costs					
		2020-21	2021-22				
Cost per plot		£3,085	£3,218				
Total cost - water and waste connection		£3,085	£3,218				
Total cost increase %			4.31%				
Water Connection Costs		2020-21	2021-22				
Total Cost for Water Connection		£2,033	£2,075				
% Increase from previous year			2.07%				
Service connection application	Valid for 12 months	£129	£150				
Total initial application costs		£129	£150				
Plot Connections	No. of plots	Ground conditions	Cost per meter 2020-21	Cost per meter 2021-22	Length Meters	Costs	
Service pipe - each plot	1	Minor road	£1,172	£1,182	2	£1,172	£1,182
	1	Minor road	£141	£142	2	£282	£284
	1	Unmade ground	£71	£72	4	£284	£288
Permit Fee ⁴	Yes					£96	£96
Total plot connection costs						£1,834	£1,850

⁴The permit fee we have used in our example is currently charged by Barnsley Council for a Highway Authority Permit we may require to complete our work in the road. [barnsley.gov.uk/services/roads-travel-and-parking/roadworks-and-road-maintenance/yorkshire-common-permit-scheme/](https://www.barnsley.gov.uk/services/roads-travel-and-parking/roadworks-and-road-maintenance/yorkshire-common-permit-scheme/)

Table 2. (continued) Single Long Connection Adoptable Sewer Connection

						Total overall costs		
						2020-21	2021-22	
Cost per plot						£3,085	£3,218	
Total cost - water and waste connection						£3,085	£3,218	
Total cost increase %						4.31%		
Infrastructure							Costs	
		No. of properties			2020-21	2021-22		
Infrastructure charges - water		1			£70	£75	£70	£75
Total infrastructure charges							£70	£75
Waste Connection Costs							2020-21	2021-22
Total Cost for Waste Water							£1,052	£1,143
% Increase from previous year							8.65%	
Plot Connections	Wastewater charges for a one plot development	Unit	No.	2020-21	2021-22	Costs		
S106 Connection - surface water	Connection element for approval only	No.	1	£431	£469	£431	£469	
S106 Connection - foul water	Connection element for approval only	No.	1	£431	£469	£431	£469	
Waste required total costs						£862	£938	
Infrastructure							Costs	
		No. of properties			2020-21	2021-22		
Infrastructure charge - surface water drainage		1			£140	£150	£140	£150
Infrastructure charge - foul		1			£50	£55	£50	£55
Total infrastructure charges							£190	£205

Table 3. New Block of Flats – Short Sided Connection

		Total overall costs						
		2020-21	2021-22					
Cost per plot		£573	£595					
Total cost (water and waste) for 10 plots in one block of flats		£5,726	£5,945					
Total cost increase %			3.83%					
Water Connection Costs		2020-21	2021-22					
Total cost for water for 10 plots in one block of flats		£3,496	£3,539					
% Increase from previous year			1.24%					
Service connection application	Valid for 12 months	£146	£162					
Total initial application costs		£146	£162					
Plot Connections	One new connection to existing main	No. of plots	Ground conditions	Cost per metre 2020-21	Cost per metre 2021-22	Length Meters	Costs	
Service pipe - each plot	Short connection 63mm PE pipe (including 1st 2m)	1	Minor road	£1,562	£1,576	2	£1,562	£1,576
	Short connection 63mm PE pipe additional excavation and reinstatement	1	Minor road	£217	£218	2	£434	£436
Permit Fee ⁴	Yes						£96	£96
10 x 15mm msm meters internal	Yes						£360	£370
10 x 15mm housing units internal	Yes						£148	£149
Total plot connection costs							£2,600	£2,627

⁴The permit fee we have used in our example is currently charged by Barnsley Council for a Highway Authority Permit we may require to complete our work in the road. [barnsley.gov.uk/services/roads-travel-and-parking/roadworks-and-road-maintenance/yorkshire-common-permit-scheme/](https://www.barnsley.gov.uk/services/roads-travel-and-parking/roadworks-and-road-maintenance/yorkshire-common-permit-scheme/)

Table 3. (continued) New Block of Flats – Short Sided Connection

						Total overall costs		
						2020-21	2021-22	
Cost per plot						£573	£595	
Total cost (water and waste) for 10 plots in one block of flats						£5,726	£5,945	
Total cost increase %						3.83%		
Infrastructure							Costs	
		No. of properties			2020-21	2021-22		
Infrastructure charges - water		10			£70	£75	£700	£750
Total infrastructure charges							£700	£750
Waste Connection Costs							2020-21	2021-22
Total Cost for Waste Water							£2,230	£2,406
% Increase from previous year							7.89%	
Plot Connections	Wastewater charges for a one plot development	Unit	No.	2020-21	2021-22	Costs		
S106 Connection - surface water	Connection element for approval only	No.	1	£165	£178	£165	£178	
S106 Connection - foul water	Connection element for approval only	No.	1	£165	£178	£165	£178	
Waste required total costs						£330	£356	
Infrastructure							Costs	
		No. of properties			2020-21	2021-22		
Infrastructure charge - surface water drainage		10			£140	£150	£1,400	£1,500
Infrastructure charge - foul		10			£50	£55	£500	£550
Total infrastructure charges							£1,900	£2,050

Table 4. New Block of Flats – Long Sided Connection

		Total overall costs						
		2020-21	2021-22					
Cost per plot		£680	£712					
Total cost (water and waste) for 10 plots in one block of flats		£6,800	£7,123					
Total cost increase %			4.76%					
Water Connection Costs		2020-21	2021-22					
Total cost for water for 10 plots in one block of flats		£4,038	£4,135					
% Increase from previous year			2.41%					
Service connection application	Valid for 12 months	£146	£162					
Total initial application costs		£146	£162					
Plot Connections	One new connection to existing main	No. of plots	Ground conditions	Cost per meter 2020-21	Cost per meter 2021-22	Length Meters	Costs	
Service pipe - each plot	Short connection 63mm PE pipe (including 1st 2m)	1	Minor road	£1,562	£1,576	2	£1,562	£1,576
	Long connection 63mm PE pipe additional excavation and reinstatement	1	Minor road	£217	£218	2	£434	£436
	Long connection 63mm PE pipe additional excavation and reinstatement	1	Unmade ground	£148	£149	4	£592	£596
Permit Fee ⁴	Yes						£96	£96
10 x 15mm msm meters internal	Yes						£360	£370
10 x 15mm housing units internal	Yes						£148	£149
Total plot connection costs							£3,192	£3,223

⁴The permit fee we have used in our example is currently charged by Barnsley Council for a Highway Authority Permit we may require to complete our work in the road. [barnsley.gov.uk/services/roads-travel-and-parking/roadworks-and-road-maintenance/yorkshire-common-permit-scheme/](https://www.barnsley.gov.uk/services/roads-travel-and-parking/roadworks-and-road-maintenance/yorkshire-common-permit-scheme/)

Table 4. (continued) New Block of Flats – Long Sided Connection

						Total overall costs		
						2020-21	2021-22	
Cost per plot						£680	£712	
Total cost (water and waste) for 10 plots in one block of flats						£6,800	£7,123	
Total cost increase %						4.76%		
Infrastructure							Costs	
		No. of properties			2020-21	2021-22		
Infrastructure charges - water		10			£70	£75	£700	£750
Total infrastructure charges							£700	£750
Waste Connection Costs							2020-21	2021-22
Total Cost for Waste Water							£2,762	£2,988
% Increase from previous year							8.18%	
Plot Connections	Wastewater charges for a one plot development	Unit	No.	2020-21	2021-22	Costs		
S106 Connection - surface water	Connection approval and adoption of demarcation chamber and up to 10m of lateral drain	No.	1	£431	£469	£431	£469	
S106 Connection - foul water	Connection approval and adoption of demarcation chamber and up to 10m of lateral drain	No.	1	£431	£469	£431	£469	
Waste required total costs						£862	£938	
Infrastructure							Costs	
		No. of properties			2020-21	2021-22		
Infrastructure charge - surface water drainage		10			£140	£150	£1,400	£1,500
Infrastructure charge - foul		10			£50	£55	£500	£550
Total infrastructure charges							£1,900	£2,050

Table 5. Small Housing Development

		Total overall costs						
		2020-21	2021-22					
Cost per plot		£2,540	£2,616					
Total cost - water and waste connections		£25,398	£26,164					
Total cost increase %			3.02%					
Water Connection Costs		2020-21	2021-22					
Total Cost for Water Connections		£21,060	£21,604					
% Increase from previous year			2.58%					
Pre-planning enquiry	Valid for 12 months	£122	£136					
New main application	Valid for 12 months	£146	£162					
Total initial application costs		£268	£298					
Plot Connections	10 new connections off new mains	No. of plots	Ground conditions	Cost per metre 2020-21	Cost per metre 2021-22	Length Meters	Costs	
Service pipe - each plot	Short connection 25-32mm PE pipe (including 1st 2m)	10	unmade	£893	£901	2	£8,930	£9,010
	Short connection 25-32mm PE pipe additional excavation and reinstatement	10	unmade	£71	£72	1	£710	£720
Total plot connection costs							£9,640	£9,730

Table 5. (continued) Small Housing Development

					Total overall costs	
					2020-21	2021-22
Cost per plot					£2,540	£2,616
Total cost - water and waste connections					£25,398	£26,164
Total cost increase %					3.02%	
New Main	50m of new mains				Costs	
Ground conditions	unmade surface	unmade surface	unmade surface	made surface		
New mains total length	10m	20m	20m	1 x mains connection		
Diameter	90mm	90mm	90mm	under 160mm		
Cost of new mains 2020-21	£2,610	£1,340	£1,340	£2,426	£7,716	
Cost of new mains 2021-22	£2,630	£1,360	£1,360	£2,447	£7,797	
Permit Fee ⁴					£96	£96
Total new main costs					£7,812	£7,893
Other associated costs		2020-21	2021-22	No.	Costs	
Design of Mains Scheme 1-100 properties		£1,009	£1,128	1	£1,009	£1,128
Mains Chlorination, Testing and Connection		£1,208	£1,328	1	£1,208	£1,328
Water Sampling and Analysis		£148	£165	1	£148	£165
Fire Liaison		£34	£39	1	£34	£39
Legal Agreement		£30	£35	1	£30	£35
New mains call off form (each occurrence)		£159	£178	1	£159	£178
Bulk Order Request (each occurrence)		£52	£60	1	£52	£60
Total of other associated costs					£2,640	£2,933
Infrastructure						
	No. of properties	2020-21	2021-22	Costs		
Infrastructure charges - water	10	£70	£75	£700	£750	
Total infrastructure charges				£700	£750	

⁴ The permit fee we have used in our example is currently charged by Barnsley Council for a Highway Authority Permit we may require to complete our work in the road. [barnsley.gov.uk/services/roads-travel-and-parking/roadworks-and-road-maintenance/yorkshire-common-permit-scheme/](https://www.barnsley.gov.uk/services/roads-travel-and-parking/roadworks-and-road-maintenance/yorkshire-common-permit-scheme/)

Table 5. (continued) Small Housing Development Sewer Connection

							Total overall costs	
							2020-21	2021-22
Cost per plot							£2,540	£2,616
Total cost - water and waste connections							£25,398	£26,164
Total cost increase %							3.02%	
Waste Connection Costs							2020-21	2021-22
Total Cost for Waste Connections							£4,338	£4,560
% Increase from previous year							5.12%	
Wastewater	Wastewater charges for a 10 plot development	Unit	No.	2020-21	2021-22	Costs		
Pre-Planning Enquiry	Valid for 12 months	No.	1	£157	£165	£157	£165	
S104 Application (Min £500)	Initial non-refundable cost	No.	1	£500	£500	£500	£500	
S104 Standard Assessments and Inspection fees	Costs based on developer's tender price at 2.5% of the cost of the works averaged per property (minus initial £500 already paid)	No.	10	£169	£171	£1,195	£1,210	
S104 Agreement Prepared by Yorkshire Water	Applicable when we prepare the S104 Agreement	No.	1	£256	£279	£256	£279	
S106 Connection - surface water	Connection element for approval only	No.	1	£165	£178	£165	£178	
S106 Connection - foul water	Connection element for approval only	No.	1	£165	£178	£165	£178	
Total waste costs							£2,438	£2,510
Infrastructure							Costs	
		No. of properties		2020-21	2021-22			
Infrastructure charge - surface water drainage		10		£140	£150	£1,400	£1,500	
Infrastructure charge - foul		10		£50	£55	£500	£550	
Total infrastructure charges							£1,900	£2,050

Table 6. Medium Housing Development

		Total overall costs						
		2020-21	2021-22					
Cost per plot		£2,005	£2,050					
Total cost - water and waste connections		£100,238	£102,485					
Total cost increase %		2.24%						
Water Connection Costs		2020-21	2021-22					
Total Cost for Water Connection		£81,520	£82,834					
% Increase from previous year		1.67%						
Pre-planning enquiry	Valid for 12 months	£122	£136					
New main application	Valid for 12 months	£146	£162					
Total initial application costs		£268	£298					
Plot Connections	50 new connections off new mains	No. of plots	Ground conditions	Cost per metre 2020-21	Cost per metre 2021-22	Length Meters	Costs	
Service pipe - each plot	Short connection 25-32mm PE pipe (including 1st 2m)	50	unmade	£893	£901	2	£44,650	£45,050
	Short connection 25-32mm PE pipe additional excavation and reinstatement	50	unmade	£71	£72	1	£3,550	£3,600
Total plot connection costs							£48,200	£48,650

Table 6. (continued) Medium Housing Development

						Total overall costs	
						2020-21	2021-22
Cost per plot						£2,005	£2,050
Total cost - water and waste connections						£100,238	£102,485
Total cost increase %						2.24%	
New Main		300m of new mains				Costs	
Ground conditions	made surface	unmade surface	unmade surface	unmade surface	made surface		
New mains total length	10m	90m	100m	100m	1 x mains connection		
Diameter	180mm	180mm	125mm	90mm	160mm and over		
Cost of new mains 2020-21	£3,520	£7,470	£6,700	£6,700	£2,426	£26,816	
Cost of new mains 2021-22	£3,550	£7,560	£6,800	£6,800	£2,447		£27,157
Permit Fee ⁴						£96	£96
Total new main costs						£26,912	£27,253
Other associated costs		2020-21	2021-22	No.	Costs		
Design of Mains Scheme 1-100 properties		£1,009	£1,128	1	£1,009	£1,128	
Mains Chlorination, Testing and Connection		£1,208	£1,328	1	£1,208	£1,328	
Water Sampling and Analysis		£148	£165	1	£148	£165	
Fire Liaison		£34	£39	1	£34	£39	
Legal Agreement		£30	£30	1	£30	£35	
New mains call off form (each occurrence)		£159	£178	1	£159	£178	
Bulk Order Request (each occurrence)		£52	£60	1	£52	£60	
Total of other associated costs						£2,640	£2,933
Infrastructure							
		No. of properties	2020-21	2021-22	Costs		
Infrastructure charges - water		50	£70	£75	£3,500	£3,750	
Total infrastructure charges						£3,500	£3,750

⁴ The permit fee we have used in our example is currently charged by Barnsley Council for a Highway Authority Permit we may require to complete our work in the road. [barnsley.gov.uk/services/roads-travel-and-parking/roadworks-and-road-maintenance/yorkshire-common-permit-scheme/](https://www.barnsley.gov.uk/services/roads-travel-and-parking/roadworks-and-road-maintenance/yorkshire-common-permit-scheme/)

Table 6. (continued) Medium Housing Development Sewer Connection

							Total overall costs	
							2020-21	2021-22
Cost per plot							£2,005	£2,050
Total cost - water and waste connections							£100,238	£102,485
Total cost increase %							2.24%	
Waste Connection Costs							2020-21	2021-22
Total Cost for Waste Connections							£18,718	£19,601
% Increase from previous year							4.72%	
Wastewater	Wastewater charges for a 50 plot development	Unit	No.	2020-21	2021-22	Costs		
Pre-Planning Enquiry	Valid for 12 months	No.	1	£157	£165	£157	£165	
S104 Application (Min £500)	Initial non-refundable cost	No.	1	£500	£500	£500	£500	
S104 Standard Assessments and Inspection fees ⁵	Costs based on developer's tender price at 2.5% of the cost of the works averaged per property (minus initial £500 already paid)	No.	50	£169	£171	£7,975	£8,051	
S104 Agreement Prepared by Yorkshire Water	Applicable when we prepare the S104 Agreement	No.	1	£256	£279	£256	£279	
S106 Connection - surface water	Connection element for approval only	No.	1	£165	£178	£165	£178	
S106 Connection - foul water	Connection element for approval only	No.	1	£165	£178	£165	£178	
Total waste costs							£9,218	£9,351
Infrastructure							Costs	
		No. of properties		2020-21	2021-22			
Infrastructure charge - surface water drainage		50		£140	£150	£7,000	£7,500	
Infrastructure charge - foul		50		£50	£55	£2,500	£2,750	
Total infrastructure charges							£9,500	£10,250

⁵ Sewer adoption fees are variable based on the overall cost of construction costs of the adoptable drainage network. From our bottom up cost analysis we calculated the average cost of the adoptable network based on actual vested sites and the number of properties built. Our charge of £169 is the average cost per property for the drainage network based on our analysis.

Table 7. Large Housing Development

		Total overall costs						
		2020-21	2021-22					
Cost per plot		£1,798	£1,836					
Total cost - water and waste connections		£359,526	£367,178					
Total cost increase %		2.13%						
Water Connection Costs		2020-21	2021-22					
Total Cost for Water Connections		£286,983	£291,178					
% Increase from previous year		1.46%						
Pre-planning enquiry	Valid for 12 months	£122	£136					
New main application	Valid for 12 months	£146	£162					
Total initial application costs		£268	£298					
Plot Connections	200 new connections off new mains	No. of plots	Ground conditions	Cost per metre 2020-21	Cost per metre 2021-22	Length Meters	Costs	
Service pipe - each plot	Short connection 25-32mm PE pipe (including 1st 2m)	200	unmade	£893	£901	2	£178,600	£180,200
	Short connection 25-32mm PE pipe additional excavation and reinstatement	200	unmade	£71	£72	1	£14,200	£14,400
Total plot connection costs				£192,800	£194,600			

Table 7. (continued) Large Housing Development

						Total overall costs	
						2020-21	2021-22
Cost per plot						£1,798	£1,836
Total cost - water and waste connections						£359,526	£367,178
Total cost increase %						2.13%	
New Main	1000m of new mains					Costs	
Ground conditions	made surface	unmade surface	unmade surface	unmade surface	made surface		
New mains total length	10m	290m	400m	300m	1 x mains connection		
Diameter	180mm	180mm	90mm	125mm	160mm and over		
Cost of new mains 2020-21	£3,520	£24,070	£26,800	£20,100	£2,426	£76,916	
Cost of new mains 2021-22	£3,550	£24,360	£27,200	£20,400	£2,447	£77,957	
Permit Fee ⁴						£96	£96
Total new main costs						£77,012	£78,053
Other associated costs		2020-21	2021-22	No.	Costs		
Design of Mains Scheme 101-200 properties		£1,272	£1,422	1	£1,272	£1,422	
Mains Chlorination, Testing and Connection		£1,208	£1,328	1	£1,208	£1,328	
Water Sampling and Analysis		£148	£165	1	£148	£165	
Fire Liaison		£34	£39	1	£34	£39	
Legal Agreement		£30	£35	1	£30	£35	
New mains call off form (each occurrence)		£159	£178	1	£159	£178	
Bulk Order Request (each occurrence)		£52	£60	1	£52	£60	
Total of other associated costs					£2,903	£3,227	
Infrastructure							
	No. of properties	2020-21	2021-22	Costs			
Infrastructure charges - water	200	£70	£75	£14,000	£15,000		
Total infrastructure charges				£14,000	£15,000		

⁴ The permit fee we have used in our example is currently charged by Barnsley Council for a Highway Authority Permit we may require to complete our work in the road. [barnsley.gov.uk/services/roads-travel-and-parking/roadworks-and-road-maintenance/yorkshire-common-permit-scheme/](https://www.barnsley.gov.uk/services/roads-travel-and-parking/roadworks-and-road-maintenance/yorkshire-common-permit-scheme/)

Table 7. (continued) Large Housing Development Sewer Connection

						Total overall costs	
						2020-21	2021-22
Cost per plot						£1,798	£1,836
Total cost - water and waste connections						£359,526	£367,178
Total cost increase %						2.13%	
Waste Connection Costs						2020-21	2021-22
Total Cost for Waste Connections						£72,543	£76,000
% Increase from previous year						4.77%	
Wastewater	Wastewater charges for a 200 plot development	Unit	No.	2020-21	2021-22	Costs	
Pre-Planning Enquiry	Valid for 12 months	No.	1	£157	£165	£157	£165
S104 Application (Min £500)	Initial non-refundable cost	No.	1	£500	£500	£500	£500
S104 Standard Assessments and Inspection fees ⁵	Costs based on developer's tender price at 2.5% of the cost of the works averaged per property (minus initial £500 already paid)	No.	200	£169	£171	£33,300	£33,700
S104 Agreement Prepared by Yorkshire Water	Applicable when we prepare the S104 Agreement	No.	1	£256	£279	£256	£279
S106 Connection - surface water	Connection element for approval only	No.	1	£165	£178	£165	£178
S106 Connection - foul water	Connection element for approval only	No.	1	£165	£178	£165	£178
Waste required total costs						£34,543	£35,000
Infrastructure						Costs	
		No. of properties		2020-21	2021-22		
Infrastructure charge - surface water drainage		200		£140	£150	£28,000	£30,000
Infrastructure charge - foul		200		£50	£55	£10,000	£11,000
Total infrastructure charges						£38,000	£41,000

⁵ Sewer adoption fees are variable based on the overall cost of construction costs of the adoptable drainage network. From our bottom up cost analysis we calculated the average cost of the adoptable network based on actual vested sites and the number of properties built. Our charge of £169 is the average cost per property for the drainage network based on our analysis.

Table 8. Self Lay – Small Development

		Total overall costs				
		2020-21	2021-22			
	Cost per plot	£390	£405			
	Total cost	£3,900	£4,053			
	Total cost increase %		3.92%			
Water Connection Costs		2020-21	2021-22			
Pre-planning enquiry	Valid for 12 months	£122	£136			
POC enquiry	Valid for 12 months	£135	£150			
New main application	Valid for 12 months	£146	£162			
Total initial application costs		£403	£448			
New Main	50m of new mains (YWS to carry out mains connection only)	Costs				
Ground conditions	made surface					
New mains total length	1 x Mains Connection					
Diameter	160mm and over					
Cost of new mains 2020-21	£2,426	£2,426				
Cost of new mains 2021-22	£2,447		£2,447			
Permit Fee ⁴		£96	£96			
Total new main costs		£2,522	£2,543			
Other associated costs		2020-21	2021-22	No.	Costs	
Fire Liaison		£34	£39	1	£34	£39
Legal Agreement		£30	£35	1	£30	£35
New mains call off form (each occurrence)		£159	£178	1	£159	£178
Bulk Order Request (each occurrence)		£52	£60	1	£52	£60
Total of other associated costs					£275	£312
Infrastructure						
	No. of properties	2020-21	2021-22	Costs		
Infrastructure charges - water	10	£70	£75	£700	£750	
Total infrastructure charges				£700	£750	

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Table 9. Self Lay – Medium Development

		Total overall costs				
		2020-21	2021-22			
	Cost per plot	£134	£141			
	Total cost	£6,700	£7,053			
	Total cost increase %		5.27%			
Water Connection Costs		2020-21	2021-22			
Pre-planning enquiry	Valid for 12 months	£122	£136			
POC enquiry	Valid for 12 months	£135	£150			
New main application	Valid for 12 months	£146	£162			
Total initial application costs		£403	£448			
New Main	300m of new mains (YWS to carry out mains connection only)	Costs				
Ground conditions	made surface					
New mains total length	1 x Mains Connection					
Diameter	160mm and over					
Cost of new mains 2020-21	£2,426	£2,426				
Cost of new mains 2021-22	£2,447		£2,447			
Permit Fee ⁴		£96	£96			
Total new main costs		£2,522	£2,543			
Other associated costs		2020-21	2021-22	No.	Costs	
Fire Liaison		£34	£39	1	£34	£39
Legal Agreement		£30	£35	1	£30	£35
New mains call off form (each occurrence)		£159	£178	1	£159	£178
Bulk Order Request (each occurrence)		£52	£60	1	£52	£60
Total of other associated costs					£275	£312
Infrastructure						
	No. of properties	2020-21	2021-22	Costs		
Infrastructure charges - water	50	£70	£75	£3,500	£3,750	
Total infrastructure charges				£3,500	£3,750	

⁴The permit fee we have used in our example is currently charged by Barnsley Council for a Highway Authority Permit we may require to complete our work in the road. [barnsley.gov.uk/services/roads-travel-and-parking/roadworks-and-road-maintenance/yorkshire-common-permit-scheme/](https://www.barnsley.gov.uk/services/roads-travel-and-parking/roadworks-and-road-maintenance/yorkshire-common-permit-scheme/)

Table 10. Self Lay – Large Development

		Total overall costs				
		2020-21	2021-22			
	Cost per plot	£86	£92			
	Total cost	£17,200	£18,303			
	Total cost increase %		6.41%			
Water Connection Costs		2020-21	2021-22			
Pre-planning enquiry	Valid for 12 months	£122	£136			
POC enquiry	Valid for 12 months	£135	£150			
New main application	Valid for 12 months	£146	£162			
Total initial application costs		£403	£448			
New Main	1000m of new mains (YWS to carry out mains connection only)	Costs				
Ground conditions	made surface					
New mains total length	1 x Mains Connection					
Diameter	160mm and over					
Cost of new mains 2020-21	£2,426	£2,426				
Cost of new mains 2021-22	£2,447		£2,447			
Permit Fee ⁴		£96	£96			
Total new main costs		£2,522	£2,543			
Other associated costs		2020-21	2021-22	No.	Costs	
Fire Liaison		£34	£39	1	£34	£39
Legal Agreement		£30	£35	1	£30	£35
New mains call off form (each occurrence)		£159	£178	1	£159	£178
Bulk Order Request (each occurrence)		£52	£60	1	£52	£60
Total of other associated costs					£275	£312
Infrastructure						
	No. of properties	2020-21	2021-22	Costs		
Infrastructure charges - water	200	£70	£75	£14,000	£15,000	
Total infrastructure charges				£14,000	£15,000	

⁴The permit fee we have used in our example is currently charged by Barnsley Council for a Highway Authority Permit we may require to complete our work in the road. [barnsley.gov.uk/services/roads-travel-and-parking/roadworks-and-road-maintenance/yorkshire-common-permit-scheme/](https://www.barnsley.gov.uk/services/roads-travel-and-parking/roadworks-and-road-maintenance/yorkshire-common-permit-scheme/)

Summary

In summary, this impact assessment shows the level of change in bills for typical developments for 2021/2022. For transparency, we have provided details of the key changes to charges for new connections, requisitions, and infrastructure charges.

This year we have increased our construction charges by the RPI increase at November 2020 of 0.9%. Our application fees have also been increased for additional costs to build our Developer Services Team which will deliver improved levels of customer service.

We will continue to keep our new connection charges under review. We will consult with our customers and stakeholders before we make any changes to our charging arrangements which are material to the level of bills our current and future customers may face.

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