

Statement of Significant Changes

**New Connection Charging
Arrangements 2024/2025**



YorkshireWater

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1. Introduction

We're refining our service offering and charges

Our new connection charges have been built through a combination of 'top down' modelling (the costs of running Developer Services) and 'bottom up' modelling (the time and resource costs of delivering each of our services).

As a water company, we are required by our regulator, Ofwat, to ensure we recover the costs incurred when providing our Developer Services. As a result, our charges are designed to be cost neutral i.e. they are not designed to make a profit or a loss.

For this financial year (2024/25), we've introduced some new charges to close some of the gaps in our Charging Arrangements and improve our cost reflectivity. These include charges for the installation of internal meters in flats and administration fees for issuing copies of invoices and certificates, among others.

In addition to new charges, we've refined and simplified some of our existing charges based on feedback from customers. These revisions include a per-plot admin fee for self-lay sites and reduced fees for the renewal of expired pre-development enquiries, among others.

Due to falling inflation, we're pleased to report that we are not seeing average total cost increases of more than 10% this year across the six typical development scenarios (published by Ofwat) that we've modelled. This means that no stakeholder intervention or handling strategy has been required. We have kept stakeholders informed of our charging proposals through regular consultation exercises during the year.

While average total cost increases have not exceeded 10%, our infrastructure charges will increase by £34 (11.1%) in 2024/25 to fund wider network reinforcement expenditure needed to meet rising demand from growth and new connections across our region. This increase is based on forecasts of investment requirements over the next five years.

As ever, we have been guided by Ofwat's English New Connection Rules¹ (which haven't changed since April 2022), ensuring we reflect:

- fairness and affordability
- environmental protection
- stability and predictability
- transparency and customer-focused service
- costs of the relevant service.

We continue to build our charges on these foundational principles through a continuous cycle of engagement and improvement.

We're pleased to report there are no average total cost increases greater than 10% across the six typical development scenarios we've modelled.

¹ ofwat.gov.uk/publication/charges-scheme-rules-issued-by-the-water-services-regulation-authority-under-sections-1436a-and-143b-of-the-water-industry-act-1991-effective-from-april-2022/

2. A brief summary of what's changing

Inflation has come down significantly since 2023/24 meaning there are no average increases of more than 10% across the six typical development scenarios we've modelled for 2024/25.

We've introduced some new charges to close some gaps in our Charging Arrangements and improve our overall cost-reflectivity.

We've simplified some of our charges to provide more clarity and certainty about costs upfront.

We've forecast an 11.1% increase in network reinforcement expenditure (compared with 2023/2024) and have built this increase into our infrastructure charges in order to collect the income needed to reinforce our networks.

We're offering some new services and have developed new charges to reflect the costs of these activities.

Our 2024/2025 charges have been modelled based on six typical development scenarios provided by Ofwat:

Development scenarios	Bill costs (£), including infrastructure charges								
	Water			Sewerage			Total		
	2023/ 2024	2024/ 2025	% change	2023/ 2024	2024/ 2025	% change	2023/ 2024	2024/ 2025	% change
1. Single connection to a house from an existing main	2,191	2,318	5.8%	1,280	1,334	4.2%	3,471	3,652	5.2%
2. Single connection to a block of flats from an existing main	5,862	6,591	12.4%	3,170	3,314	4.5%	9,032	9,905	9.7%
3. Medium development (exc. and reinstatement by others)	51,872	57,825	11.5%	21,333	22,290	4.5%	73,205	80,115	9.4%
4. Medium development (exc. and reinstatement by YW)	72,086	78,442	8.8%	21,333	22,290	4.5%	93,419	100,732	7.8%
5. Large development (exc. and reinstatement by others)	170,207	190,874	12.1%	82,157	85,845	4.5%	252,364	276,719	9.7%
6. Large development (exc. and reinstatement by YW)	239,500	261,603	9.2%	82,157	85,845	4.5%	321,657	347,448	8.0%
Average change (%)			9.9%			4.5%			8.3%

exc. = excavation
YW = Yorkshire Water

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

3. What are the details?

Let us set out the key changes we're introducing to our New Connection Charging Arrangements in 2024/2025.

3.1 New clean-water charges

Internal metering of apartments

We're introducing two new charges to recover the costs of installing internal meters in flats. These are: a £200 fee charged for each mobilisation of our team to site, and a £10 installation fee for each meter we install.

Checklist fee for revisits

We're introducing an administration fee of £22 for processing the checklist for a revisit job (checklist C) – these are jobs where we need to return to site to complete a connection due to the private pipework not being ready for us to connect to. This new fee is in line with the checklist fee for the initial work request, which is included in your quote.

Recharge invoices

We will continue to invoice for any corrective works we are required to carry out on identified defects. From 1 April 2024, any invoice we issue for rechargeable works will include an administration fee of £79 to cover the cost of gathering the work requirements, issuing notices, raising a work order and producing the invoice.

Copy invoices

From 1 April 2024, you can request a copy of any invoice received for an upfront fee of £6 per copy. This fee covers the cost of producing and redistributing the copy invoice.

Self-lay late notification fee

Meter details for newly installed water meters on a self-lay site must be sent to us within 1 day of installation for commercial properties or within 5 days of installation if it's a household property. We will charge a late notification fee of £25 per plot where this timeline is not adhered to. Please also be aware that if the timeline is not adhered to and we need to visit the site to obtain the information ourselves, we will invoice this cost to you.

Site visit requests for service connections

If needed, you may request a site visit to speak to a member of our team about your planned water connection work. From 1 April 2024, there will be an upfront fee of £116 for this request.

Pre-chlorinated pipe for on-site manifolds

From 1 April 2024, we're offering to provide pre-chlorinated pipe (63-90mm) at a fixed charge of £5 per metre for manifold connections on new mains schemes where the proposed road is between the new main and the manifold chamber. This does not include any excavation, installation or backfill and reinstatement.

3.2 Changes to existing clean-water charges

Reduced fee for renewal of expired pre-planning, self-lay POC and NAV enquiries

We're introducing a reduced fee for the renewal of expired pre-planning, self-lay point of connection (POC) and NAV enquiries where there is no change to the information provided. Please note that any changes to the site or the details originally provided will require a new enquiry submission and payment of the full initial fee.

Item	Initial fee	Reduced fee
Pre-planning enquiry fee	£173	£138
Self-lay POC enquiry fee	£191	£153
NAV admin fee	£52	£40

Simplified re-quote fees

We're simplifying our re-quote request form so that there are two fees rather than four. The fee you pay will depend on whether a re-survey is needed. From 1 April 2024, this fee will be payable upfront on submission of the request form, rather than invoiced after. If you only require a name change, a request fee is still payable but our response time will now be shorter.

- Re-quote (no re-survey required): £120
- Requote (re-survey required): £246

Minor design amendments

From 1 April 2024, we will allow up to three minor amendments to be made to a mains scheme design at no additional charge provided that the changes don't require re-costing or re-approval of the scheme. Any substantive changes will continue to require a re-design / re-approval request and payment of a fee.

Charging the minor variation fee upfront

From 1 April 2024, requests to make minor variations to a self-lay (S51A) agreement will be payable upfront on submission of the request form, rather than invoiced after. A minor variation is defined as a change to the source of water delivery date or a change to who's liable for payment of the quote.

Self-lay admin fee per plot

We are replacing the £50 self-lay admin fees currently charged for bulk meter requests and meter details reporting with a one-time £22 per-plot admin fee. This will provide greater clarity and predictability for budgeting purposes and reduce the number of invoices issued.

3.3 Changes to clean-water charging policies

Rechargeable costs due to late cancellations or aborted jobs

We will issue an invoice for any additional costs incurred before or during the works due to a late customer cancellation; these include traffic management costs and council fees incurred from re-booking street works.

New time limit on works

We are introducing a new policy, published in our Charging Arrangements, that all works must be completed within 6 months of the quote expiry date. If this time limit is exceeded, the work request will be placed on hold and a re-quote or refund will be offered.

Indicative mains scheme costing

If you're developing a large site that will require multiple phases of main laying work, we will, from 1 April 2024, provide you with an indicative cost estimate for the entire scheme of works upfront with your initial quote for the first phase; this estimate will be based on current prices.

It's important to note that you will need to formally request each subsequent phase of mains installation work as and when required, and the quote we issue in response to your request will be based on the charges published in the financial year in which the work is requested.

3.4 New sewerage charges

Copy of S185 minor alteration agreement

From 1 April 2024, we will offer to provide copies of a minor alteration agreement for a fee of £24 per copy. This fee covers the cost of producing and issuing a copy of the agreement.

Copy of S106 sewer connection approval certificate

From 1 April 2024, we will offer to provide copies of an S106 sewer connection approval certificate for a fee of £24 per copy. This fee covers the cost of producing and issuing a copy of the certificate.

3.5 Changes to existing sewerage charges

Reduced fee for renewal of NAV POD enquiries

We're introducing a reduced fee for the renewal of expired NAV point of discharge (POD) enquiries where there are no changes to the information provided. Please note that any changes to the site or the details originally provided will require a new enquiry submission and payment of the full initial fee.

Item	Initial fee	Reduced fee
NAV admin fee	£52	£40

S98 sewer requisition application fee

Last charging year (2023/24), we introduced an S98 sewer requisition application fee of £500 and advised that this would be brought in line with our S104 sewer adoption application fee the following year. This means that from 1 April 2024, the S98 fee will increase to £763 to ensure we are cost-reflective.

Bond amount

Due to the rising costs of construction, where a bond is required, we will now require a minimum cash deposit or surety of £10,000 (rather than £5,000 as currently stands in 2023/24). The percentage taken will remain at 10% for S104 sewer adoptions and 100% for S185 sewer diversions.

Clarification of sewer build-over agreement legal fees

Where a sewer build-over agreement is required, any applicable legal fees are invoiced separately by Yorkshire Water Legal Services. This continues to be the case, but we have now detailed this within our published Charging Arrangements.

3.6 Infrastructure charges

Our infrastructure charges will increase in 2024/25 to fund wider network reinforcement expenditure needed in future to meet the increased demand arising from growth and new connections across our region.

We will increase the value of these charges by £34, which equates to a change of 11.1% compared to 2023/24. The increase for each of the three infrastructure charge components will be £24 for water, £5 for foul water and £5 for surface water.

These charges are levied for each new household property connected (and sized accordingly for commercial properties connected). We need to make investments to reinforce our water and sewerage networks to manage new growth so we can continue to deliver high quality and reliable services to our current and future customers. We set these charges based on forecasts of investment requirements for the next five years.

Infrastructure charges 2024/2025

**Standard water
infrastructure charge – £120**

**Standard foul water
infrastructure charge – £65**

**Standard surface water
infrastructure charge – £155**

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 2024/2025. 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.

4.2 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.

4.3 Our environmental incentives

We have not changed the structure of our environmental incentives:

Water efficiency incentive – a 20% discount on our water and foul water infrastructure charges is available for developments that can evidence an expected water usage of 110 litres per person per day or less.

Sustainable drainage incentive – our surface water infrastructure charge will be waived if the final destination for your property/ies' surface water is a watercourse or soakaway instead of the public surface water sewer.

For more information, please see section 4 of our [New Connection Charging Arrangements 2024/2025](#).

5. What do our 2024/2025 charges look like?

We've put together six worked examples to show you what our 2024/2025 charges look like in six typical development scenarios.

These examples illustrate the six scenarios provided by Ofwat in their English New Connection Rules effective from April 2022 (please note the rules have not been updated since then).¹ The scenarios range from a single household connection to a large development needing new mains and communication pipes. They include both water and sewerage connection activities.

Just so you know, these aren't real projects; they're examples to help illustrate our charges for 2024/2025.

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 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 20% discount could be applied to the water and foul water infrastructure charges if the estimated water usage per property is **110 litres per person per day (lpppd) or less**. In our tables, we've listed the standard rate. Below each table, there are footnotes detailing the discounted infrastructure charges that would be available through our **water efficiency incentive** if each property used 110 lpppd or less.

Each table also includes a footnote detailing 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.

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/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 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	237	237	N/A	N/A	N	0	0
Y	Administration fee (checklist)	Per plot	1	22	22	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	22	22
Construction charges										
Y	25mm service connection¹	Per connection	1	1,204	1,204	30	60	Y	N/A	N/A
Y	Pipework, incl. digging, backfilling & reinstatement (road)	Per metre	2	169	338	30	60	Y	N/A	N/A
Y	Traffic management	Per TM usage	1	322	322	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
N	Meter	Per connection	1	Included in 25mm connection charge				Y	N/A	N/A
Other charges										
Y	S106 sewerage application fee (foul water)	Per connection	1	557	557	N/A	N/A	N	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	557	557	N/A	N/A	N	N/A	N/A
Infrastructure charges										
Y	Water infrastructure charge	Per household property	1	120	120²	N/A	N/A	N	120	120²
Y	Foul water infrastructure charge	Per household property	1	65	65³	N/A	N/A	N	65	65³
Y	Surface water infrastructure charge	Per household property	1	155	155⁴	N/A	N/A	N	155	155⁴
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					3,652		120			362

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

2. **£96** if the estimated water usage is 110 lpppd or less.

3. **£52** if the estimated water usage is 110 lpppd or less.

4. **£0** if the property will discharge surface water to a watercourse/soakaway instead of a public surface water sewer.

5.2 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 (£)	Contest-able? (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	264	264	N/A	N/A	N	0	0	N/A	N/A
Y	Administration fee (checklist)	Per plot	10	22	220	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	22	220	N/A	N/A
Construction charges												
Y	63mm service connection ²	Per connection	1	1,966	1,966	30	60	Y	N/A	N/A	N/A	N/A
Y	Pipework, incl. digging, backfilling & reinstatement (road)	Per metre	2	208	416	30	60	Y	N/A	N/A	N/A	N/A
Y	Pipework, incl. digging, backfilling & reinstatement (unmade)	Per metre	4	114	456	30	120	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 15mm meters	Per flat	10	61	610	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Mobilisation of internal meters	Per visit	1	200	200	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Installation of internal meters	Per meter	10	10	100	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Delivery of housing units	Per delivery	1	362	362	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Traffic management	Per TM usage	1	322	322	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	557	557	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	557	557	N/A	N/A	N	N/A	N/A	N/A	N/A
Infrastructure charges												
Y	Water infrastructure charge	Per flat	10	120	1,200 ³	N/A	N/A	N	120	1,200 ³	120	1,200 ³
Y	Foul water infrastructure charge	Per flat	10	65	650 ⁴	N/A	N/A	N	65	650 ⁴	65	650 ⁴
Y	Surface water infrastructure charge	Per flat	10	155	1,550 ⁵	N/A	N/A	N	155	1,550 ⁵	155	1,550 ⁵
Income offset												
N	Income offset - water	N/A	N/A	N/A	N/A	N/A	N/A	N	0	0	0	0
N	Income offset - sewerage	N/A	N/A	N/A	N/A	N/A	N/A	N	0	0	0	0
Totals					9,905	240			3,620	3,400		

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 meter/chamber.

3. £960 if the estimated water usage for each property is 110 lpppd or less.

4. £520 if the estimated water usage for each property is 110 lpppd or less.

5. £0 if the block will discharge surface water to a watercourse/soakaway instead of a public surface water sewer.

5.3 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	76	228	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Administration fee (checklist)	Per plot	50	22	1,100	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	22	1,100	N/A	N/A
Pre-construction charges - mains												
Y	Application fee	Per application	1	287²	287²	N/A	N/A	N	287²	287²	52	52
Y	Administration fee (mains call-off request)	Per request	3	226	678	N/A	N/A	N	226	226	226	226
Y	Design fee	Per application	1	1,438	1,438	N/A	N/A	Y	N/A	N/A	462²	462²
Y	Design checking fee	Per application	1	N/A	N/A	N/A	N/A	N	190	190	N/A	N/A
Y	Fire service consultation fee	Per application	1	48	48	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Self-lay agreement (S51A) fee	Per application	1	N/A	N/A	N/A	N/A	N	44	44	N/A	N/A
Construction charges - connection												
Y	25mm service connection	Per connection	50	446	22,300	30	1,500	Y	N/A	N/A	N/A	N/A
N	Pipework	Per metre	Not included for on-site service connections					Y	N/A	N/A	N/A	N/A
N	Meter installation	Per connection	50	Included in 25mm connection charge				Y	N/A	N/A	N/A	N/A
Construction charges - mains												
Y	125mm branch connection³	Per connection	1	3,243	3,243	26	52	Y	N/A	N/A	N/A	N/A
Y	Off-site main laying (125mm), incl. digging, backfilling & reinstatement	Per metre	8	162	1,296	26	208	Y	N/A	N/A	N/A	N/A
Y	On-site main laying (≤125mm)	Per metre	290	29	8,410	26	7,540	Y	N/A	N/A	N/A	N/A
Y	Additional phase (piece-through)	Per phase	2	2,865	5,730	30	60	Y	N/A	N/A	N/A	N/A
Y	Washouts	Per washout	3	504	1,512	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Valves	Per valve	4	504	2,016	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Trial hole (unmade ground)	Per trial hole	1	1,549	1,549	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Reinstatement of trial holes (unmade)	Per m²	1	174	174	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Council road closure fee	Per job	1	1,405	1,405	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
Y	Council streetworks permit fee	Per job	1	211	211	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.

5.3 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	195	195	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 application (min. £763)	Per application	1	763	763	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S104 standard assessment and inspection fee	Per scheme	1	9,591	9,591	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S104 Agreement prepared by YW	Per Agreement	1	317	317	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (foul water)	Per connection	1	212	212	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	212	212	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	104	104
Infrastructure charges												
Y	Water infrastructure charge	Per property	50	120	6,000 ⁵	N/A	N/A	N	120	6,000 ⁵	120	6,000 ⁵
Y	Foul water infrastructure charge	Per property	50	65	3,250 ⁶	N/A	N/A	N	65	3,250 ⁶	65	3,250 ⁶
Y	Surface water infrastructure charge	Per property	50	155	7,750 ⁷	N/A	N/A	N	155	7,750 ⁷	155	7,750 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					80,115		9,360			18,847		17,844

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. **£4,800** if the estimated water usage for each property is 110 lpppd or less.

6. **£2,600** if the estimated water usage for each property is 110 lpppd or less.

7. **£0** if the development as a whole will discharge surface water to a watercourse instead of a public surface water sewer.

5.4 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	76	228	N/A	N/A	N	N/A	N/A	N/A	N/A	
Y	Administration fee (checklist)	Per plot	50	22	1,100	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	22	1,100	N/A	N/A	
Pre-construction charges - mains													
Y	Application fee	Per application	1	287²	287²	N/A	N/A	N	287²	287²	52	52	
Y	Administration fee (mains call-off request)	Per request	3	226	678	N/A	N/A	N	226	226	226	226	
Y	Design fee	Per application	1	1,438	1,438	N/A	N/A	Y	N/A	N/A	462²	462²	
Y	Design checking fee	Per application	1	N/A	N/A	N/A	N/A	N	190	190	N/A	N/A	
Y	Fire service consultation fee	Per application	1	48	48	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Self-lay agreement (S51A) fee	Per application	1	N/A	N/A	N/A	N/A	N	44	44	N/A	N/A	
Construction charges - connection													
Y	25mm service connection	Per connection	50	446	22,300	30	1,500	Y	N/A	N/A	N/A	N/A	
N	Pipework	Per metre	Not included for on-site service connections					Y	N/A	N/A	N/A	N/A	
N	Meter installation	Per connection	50	Included in 25mm connection charge					Y	N/A	N/A	N/A	N/A
Construction charges - mains													
Y	125mm branch connection³	Per connection	1	3,243	3,243	26	52	Y	N/A	N/A	N/A	N/A	
Y	Off-site main laying (125mm), incl. digging, backfilling & reinstatement (road)	Per metre	8	162	1,296	26	208	Y	N/A	N/A	N/A	N/A	
Y	On-site main laying (125mm), incl. digging, backfilling & reinstatement (footpath)	Per metre	50	134	6,700	26	1,300	Y	N/A	N/A	N/A	N/A	
Y	On-site main laying (≤125mm), incl. digging, backfilling & reinstatement (unmade ground)	Per metre	240	89	21,360	26	6,240	Y	N/A	N/A	N/A	N/A	
Y	Additional phase (piece-through)	Per phase	2	3,142	6,284	30	60	Y	N/A	N/A	N/A	N/A	
Y	Washouts	Per washout	3	563	1,689	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 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	563	2,252	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Trial hole (unmade ground)	Per trial hole	1	1,549	1,549	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Reinstatement of trial holes (unmade)	Per m²	1	174	174	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Council road closure fee	Per job	1	1,405	1,405	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
Y	Council streetworks permit fee	Per job	1	211	211	N/A	N/A	Y	N/A	N/A	N/A	N/A
Other charges⁴												
Y	Pre-planning sewerage enquiry	Per enquiry	1	195	195	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 application (min. £763)	Per application	1	763	763	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S104 standard assessment and inspection fee	Per scheme	1	9,591	9,591	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S104 Agreement prepared by YW	Per Agreement	1	317	317	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (foul water)	Per connection	1	212	212	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	212	212	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	104	104
Infrastructure charges												
Y	Water infrastructure charge	Per property	50	120	6,000⁵	N/A	N/A	N	120	6,000⁵	120	6,000⁵
Y	Foul water infrastructure charge	Per property	50	65	3,250⁶	N/A	N/A	N	65	3,250⁶	65	3,250⁶
Y	Surface water infrastructure charge	Per property	50	155	7,750⁷	N/A	N/A	N	155	7,750⁷	155	7,750⁷
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					100,732	9,360			18,847	17,844		

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. **£4,800** if the estimated water usage for each property is 110 lpppd or less.

6. **£2,600** if the estimated water usage for each property is 110 lpppd or less.

7. **£0** if the development as a whole will discharge surface water to a watercourse instead of a public surface water sewer.

5.5 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 (£)	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	76	456	N/A	N/A	N	N/A	N/A	N/A	N/A	
Y	Administration fee (checklist)	Per plot	200	22	4,400	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	22	4,400	N/A	N/A	
Pre-construction charges - mains													
Y	Application fee	Per application	1	287²	287²	N/A	N/A	N	287²	287²	52	52	
Y	Administration fee (mains call-off request)	Per request	6	226	1,356	N/A	N/A	N	226	226	226	226	
Y	Design fee	Per application	1	1,813	1,813	N/A	N/A	Y	N/A	N/A	462²	462²	
Y	Design checking fee	Per application	1	N/A	N/A	N/A	N/A	N	253	253	N/A	N/A	
Y	Fire service consultation fee	Per application	1	48	48	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Self-lay agreement (S51A) fee	Per application	1	N/A	N/A	N/A	N/A	N	44	44	N/A	N/A	
Construction charges - connection													
Y	25mm service connection	Per connection	200	446	89,200	30	6,000	Y	N/A	N/A	N/A	N/A	
N	Pipework	Per metre	Not included for on-site service connections					Y	N/A	N/A	N/A	N/A	
N	Meter installation	Per connection	200	Included in 25mm connection charge					Y	N/A	N/A	N/A	N/A
Construction charges - mains													
Y	180mm branch connection³	Per connection	1	4,247	4,247	35	70	Y	N/A	N/A	N/A	N/A	
Y	Off-site main laying (180mm), incl. digging, backfilling & reinstatement (road)	Per metre	18	272	4,896	35	630	Y	N/A	N/A	N/A	N/A	
Y	On-site main laying (180mm)	Per metre	100	70	7,000	35	3,500	Y	N/A	N/A	N/A	N/A	
Y	On-site main laying (90-125mm)	Per metre	880	29	25,520	26	22,880	Y	N/A	N/A	N/A	N/A	
Y	Additional phase (piece-through)	Per phase	5	2,865	14,325	30	150	Y	N/A	N/A	N/A	N/A	
Y	Washouts	Per washout	9	504	4,536	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Valves	Per valve	7	504	3,528	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Trial holes (unmade ground)	Per trial hole	2	1,549	3,098	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Reinstatement of trial holes (unmade)	Per m²	2	174	348	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Council road closure fee	Per job	1	1,405	1,405	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	
Y	Council streetworks permit fee	Per job	1	211	211	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.

5.5 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 (£)	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	195	195	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 application (min. £763)	Per application	1	763	763	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S104 standard assessment and inspection fee	Per scheme	1	40,146	40,146	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S104 Agreement prepared by YW	Per Agreement	1	317	317	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (foul water)	Per connection	1	212	212	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	212	212	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	104	104
Infrastructure charges												
Y	Water infrastructure charge	Per property	200	120	24,000 ⁵	N/A	N/A	N	120	24,000 ⁵	120	24,000 ⁵
Y	Foul water infrastructure charge	Per property	200	65	13,000 ⁶	N/A	N/A	N	65	13,000 ⁶	65	13,000 ⁶
Y	Surface water infrastructure charge	Per property	200	155	31,000 ⁷	N/A	N/A	N	155	31,000 ⁷	155	31,000 ⁷
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					276,719	33,230			73,210	68,844		

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. **£19,200** if the estimated water usage for each property is 110 lpppd or less.

6. **£10,400** if the estimated water usage for each property is 110 lpppd or less.

7. **£0** if the development as a whole will discharge surface water to a watercourse instead of a public surface water sewer.

5.6 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	76	456	N/A	N/A	N	N/A	N/A	N/A	N/A	
Y	Administration fee (checklist)	Per plot	200	22	4,400	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	22	4,400	N/A	N/A	
Pre-construction charges - mains													
Y	Application fee	Per application	1	287²	287²	N/A	N/A	N	287²	287²	52	52	
Y	Administration fee (mains call-off request)	Per request	6	226	1,356	N/A	N/A	N	226	226	226	226	
Y	Design fee	Per application	1	1,813	1,813	N/A	N/A	Y	N/A	N/A	462²	462²	
Y	Design checking fee	Per application	1	N/A	N/A	N/A	N/A	N	253	253	N/A	N/A	
Y	Fire service consultation fee	Per application	1	48	48	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Self-lay agreement (S51A) fee	Per application	1	N/A	N/A	N/A	N/A	N	44	44	N/A	N/A	
Construction charges - connection													
Y	25mm service connection	Per connection	200	446	89,200	30	6,000	Y	N/A	N/A	N/A	N/A	
N	Pipework	Per metre	Not included for on-site service connections					Y	N/A	N/A	N/A	N/A	
N	Meter installation	Per connection	200	Included in 25mm connection charge					Y	N/A	N/A	N/A	N/A
Construction charges - mains													
Y	180mm branch connection³	Per connection	1	4,247	4,247	35	70	Y	N/A	N/A	N/A	N/A	
Y	Off-site main laying (180mm), incl. digging, backfilling & reinstatement (road)	Per metre	18	272	4,896	35	630	Y	N/A	N/A	N/A	N/A	
Y	On-site main laying (180mm), incl. digging, backfilling & reinstatement (footpath)	Per metre	100	226	22,600	35	3,500	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	89	78,320	26	22,880	Y	N/A	N/A	N/A	N/A	
Y	Additional phase (piece-through)	Per phase	5	3,142	15,710	30	150	Y	N/A	N/A	N/A	N/A	
Y	Washouts	Per washout	9	563	5,067	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 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	563	3,941	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Trial holes (unmade ground)	Per trial hole	2	1,549	3,098	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Reinstatement of trial holes (unmade)	Per m ²	2	174	348	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Council road closure fee	Per job	1	1,405	1,405	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
Y	Council streetworks permit fee	Per job	1	211	211	N/A	N/A	Y	N/A	N/A	N/A	N/A
Other charges⁴												
Y	Pre-planning sewerage enquiry	Per enquiry	1	195	195	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 application (min. £763)	Per application	1	763	763	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S104 standard assessment and inspection fee	Per scheme	1	40,146	40,146	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S104 Agreement prepared by YW	Per Agreement	1	317	317	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (foul water)	Per connection	1	212	212	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	212	212	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	104	104
Infrastructure charges												
Y	Water infrastructure charge	Per property	200	120	24,000 ⁵	N/A	N/A	N	120	24,000 ⁵	120	24,000 ⁵
Y	Foul water infrastructure charge	Per property	200	65	13,000 ⁶	N/A	N/A	N	65	13,000 ⁶	65	13,000 ⁶
Y	Surface water infrastructure charge	Per property	200	155	31,000 ⁷	N/A	N/A	N	155	31,000 ⁷	155	31,000 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					347,448	33,230			73,210	68,844		

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. **£19,200** if the estimated water usage for each property is 110 lpppd or less.

6. **£10,400** if the estimated water usage for each property is 110 lpppd or less.

7. **£0** if the development as a whole will discharge surface water to a watercourse instead of a public surface water sewer.

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

wbu.servicecentre@yorkshirewater.co.uk

Water mains

newmains@yorkshirewater.co.uk

Sewerage

technical.sewerage@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'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/



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