

Statement of Significant Changes

**New Connection Charging
Arrangements 2023/2024**



YorkshireWater

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1. Introduction

This is an exceptional time

With inflation running at its highest level in 40 years, we recognise this is an extremely challenging time for many.

Like countless businesses across Yorkshire, Developer Services is faced with rising supply costs. We also have an obligation to our regulator, Ofwat, to ensure we reflect those costs in our Charging Arrangements. As a result, there has been a higher rate of inflation passed to our developer customers than in previous years.

Despite the exceptional economic conditions, we continue to build our charges in accordance with Ofwat's English New Connection Rules¹ and their key charging principles, ensuring that our charges reflect:

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

How do we measure inflation?

We measure inflation using the ONS' Consumer Prices Index including owner occupiers' housing costs (CPIH)². It is also the increase mechanism written into our contract with Network Plus – the delivery team that carries out construction work on our behalf. CPIH is generally considered one of the most comprehensive measures of inflation.

Each year we increase the majority of our water and sewerage application and admin fees by the November rate of CPIH. The November 2022 CPIH rate published by the ONS was 9.3%.

However, some of our charges have increased by more than CPIH.

Construction work (like digging, pipe laying and connections) is carried out by our delivery team, Network Plus. These costs have incurred larger percentage increases. This includes the costs of backfilling and reinstatement, which have increased more than CPIH based on the rising costs of construction materials like bitumen across global supply chains.

As a result of high inflation, there has been an average 12.4% increase in costs across the [six typical development scenarios](#) we've modelled.

Handling strategy

Due to the high rate of inflation this year, most of the development scenarios we have modelled have seen average overall cost increases of more than 10%.

SLPs and NAVs are also likely to be facing similar inflationary pressures through their materials and labour costs across the main laying and new connections market. Therefore, to address any competition concerns, we have not sought to artificially minimise our charge increases in services that are contestable.

We have delivered our charges with an appropriate handling strategy, which is required under the Ofwat charging rules. This has been done through detailed consultation with our stakeholders on our charge increases for 2023/2024.

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

² [ons.gov.uk/economy/inflationandpriceindices/bulletins/consumerpriceinflation/previousreleases](https://www.ons.gov.uk/economy/inflationandpriceindices/bulletins/consumerpriceinflation/previousreleases)

2. A brief summary of what's changing

Inflation is at a 40-year high - there has been an average increase of **12.4%** across typical development scenarios as a result of rising supply costs.

We've revised our charging arrangements to improve **the cost-reflectivity of our services**.

We've simplified our **water efficiency incentive** into a clearer, more attractive offering.

We've forecast a 3% increase in new connection activity (compared with 2022/2023) and have built this increase into our infrastructure charges in order to collect the income to reinforce our networks.

We've revised our **quote validity policy** to ensure we recover the correct costs for construction works.

Our 2023/2024 charges have been modelled based on the typical development scenarios Ofwat have asked us to produce:

Development scenarios	Bill costs (£), including infrastructure charges								
	Water			Sewerage			Total		
	2022/ 2023	2023/ 2024	% change	2022/ 2023	2023/ 2024	% change	2022/ 2023	2023/ 2024	% change
1. Single connection to a house from an existing main	1,880	2,191	16.5%	1,200	1,280	6.7%	3,080	3,471	12.7%
2. Single connection to a block of flats from an existing main	4,742	5,862	23.6%	3,180	3,170	-0.3%	7,922	9,032	14.0%
3. Medium development (exc. and reinstatement by others)	46,387	51,872	11.8%	20,744	21,333	2.8%	67,131	73,205	9.0%
4. Medium development (exc. and reinstatement by YW)	62,227	72,086	15.8%	20,744	21,333	2.8%	82,971	93,419	12.6%
5. Large development (exc. and reinstatement by others)	146,178	170,207	16.4%	80,573	82,157	2.0%	226,751	252,364	11.3%
6. Large development (exc. and reinstatement by YW)	199,552	239,500	20.0%	80,573	82,157	2.0%	280,125	321,657	14.8%
Average change (%)			17.4%			2.7%			12.4%

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 2022/2023.

3.1 Application and admin fees

In this exceptional year of inflation, we're seeing an average 9.3% increase to our application and administration fees based on the CPIH percentage for November 2022.

We've also made some key changes to ensure we are transparent and cost-reflective in our charging:

- We are **unable to refund application/admin fees** for elements of work or activities that we have already carried out.

Clean-water application and admin fees

- **Mains design fees** will now be charged upfront alongside the mains application fee, rather than invoiced separately after application, to provide more transparency and certainty about the costs involved before an application is submitted.
- **Checklist fees** (the fees we charge for service connection work requests) will be charged per plot, rather than per application, so that we accurately recover the administrative costs of processing the work order, planning and scheduling the work, and setting up billing accounts for each plot.

Sewerage application and admin fees

- Non-refundable deposits for **sewer adoption (S104/S102) applications** will be aligned with our sewer diversion workstreams and associated costs, which have historically increased at the CPIH rate of inflation each year. This will mean an increase from £500 to £732 for sewer adoption deposits, which will ensure we are more cost-reflective.
- We're introducing a new upfront application fee of £500 for **sewer requisitions (S98)** and **Yorkshire Water led major sewer diversions (S185)** to recover the administrative costs of processing and assessing these applications and carrying out initial discussions with applicants.

Self-lay application and admin fees

We're introducing some new fees to reflect the following administrative costs:

- **Minor variation request fee (£50)** – to recover the cost of processing a request to make minor variations to a self-lay (S51A) legal agreement.
- **Bulk meter request fee (£50)** – to recover the cost of processing a request for water meters to be supplied by Yorkshire Water.
- **Collection fee (£50)** – to recover the cost of ordering, storing and supplying water meters, housing units and other materials for order and collection.
- **Meter reporting fee (£50)** – to recover the cost of processing the SLP's meter installation details and reporting this activity to Water UK.
- **Self-lay design checking fee (£181 – £303 depending on the number of properties)** – to recover the cost of reviewing an SLP mains scheme design.

NAV application and admin fees

We're creating a single NAV application form that will cover the entire end-to-end NAV customer journey and the following administrative costs:

- **NAV application admin fee (£50)** – to recover the cost of general administrative activities, such as checking for payments processing the application and sending acknowledgements.
- **Site-served status fee (£100)** – to recover the cost of identifying the site-served status and issuing a letter detailing this information.
- **NAV design fee (£445)** – to recover the cost of carrying out a survey, designing the off-site works and producing a quote to feed a NAV site.

For further information, please refer to our **New Connection Charging Arrangements 2023/2024**: yorkshirewater.com/developers/developer-services-charges

3.2 Construction charges

With inflation running at its highest level in 40 years, we're seeing an average increase of 13.5% to our construction charges (the cost of doing construction works like digging, pipe laying, installations and connections). This is based on high CPIH inflation and the rising cost of construction materials across global supply chains.

We're also making some changes to our construction charges to improve the transparency and cost-reflectivity of our charging:

Mains remobilisation fee

We are introducing a remobilisation fee of **£650 per visit** to recover the costs of aborted mains work. Mains work may be aborted if your site is not ready, or if the work you need to do in advance has not been done to specification, when we arrive to carry out our work. We will also charge a remobilisation fee if you cancel mains work within 48 hours of the agreed date.

Currently, we charge an abortive visit fee (published on page 43 of our [New Connection Charging Arrangements 2023/2024](#)) for aborted service connections, which we will continue to apply to this type of work. Aborted mains jobs, however, are more costly as they involve an entire team and a larger setup. The new mains remobilisation fee therefore reflects the higher cost of standing down from this type of work.

Traffic management charges

In 2022/2023, we recovered typical traffic management costs (like 2-way traffic lights and road signs) in our fixed charges for standard construction activities (such as service connections and mains installations). From 1 April 2023, all traffic management will be charged and itemised separately. These charges are fixed and published on page 45 of our [New Connection Charging Arrangements 2023/2024](#).

Pipe diameter price brackets

We have revised our pipe diameter brackets to make them more granular and cost-reflective.

Service pipe diameter brackets

2022/2023	2023/2024
• 25mm	• 25-32mm
• 32-150mm	• 63-90mm
	• 110-125mm

Main diameter brackets

2022/2023	2023/2024
• <150mm	• 63-125mm
• 150-<300mm	• 160-225mm
• 300-<450mm	• 250-400mm
• 450-<600mm	• 450-560mm

Furthermore, service connection costs will now be driven by the size of the connection (i.e. the service pipe diameter), not the size of the meter.

Network assembly charges

We have simplified how we charge for network assembly (mains fittings like washouts, fire hydrants and valves). From 1 April 2023, all network assembly fittings will be charged at the same rates based on the size of the main being fitted and whether excavation is included or not.

Network assembly charges

Item	Work type	Charge (by main diameter)			
		63-125mm	160-225mm	250-400mm	450-560mm
Network assembly (per fitting)	Lay only	£493	£1,337	£3,406	£7,473
	Excavate & lay	£551	£1,436	£3,385	£7,527

Additional mains phase charges

We have introduced two fixed rates for additional mains phases (piece-through connections) based on whether excavation is included or not.

Additional mains phase charges

Item	Unit	Excavation by	Charge
Additional mains phase (piece-through connection)	Per connection	others	£2,633
		YW	£2,882

Surface types

We continue to charge for digging, backfilling and reinstating the ground based on the surface type. In 2022/2023, these charges were based on two surface types: made (i.e. artificial) and unmade ground. From 1 April 2023, we will be charging based on three surface types: road, footpath and unmade ground. This effectively splits our previous 'made surface' charge into two new brackets to reflect the different costs of working on a road vs. working on a footpath.

Smart meters

To meet our environmental targets, we have introduced a requirement for all new connections to be fitted with smart (AMI) metering technology from February 2023.

By removing the need for manual data collection, smart meters make readings more efficient and improve sustainability through more accurate and effective water usage reporting. The introduction of smart metering will mean a small increase in our meter charges to reflect the higher supply costs of the AMI units.

We've also reviewed our [Design and Construction Specification \(DCS\)](#) to enable smart metering. This includes 1) a revised meter location policy, which is shaped by smart metering needs, and 2) a requirement for SLPs to use composite covers on boundary boxes and meter chambers for increased signal strength.

3.3 Infrastructure charges

Our infrastructure charges for 2023/2024 reflect our latest forecast of network reinforcement expenditure for the next five-year period ending on 31 March 2028.

For more information on our infrastructure charges, please see **section 4** of our **New Connection Charging Arrangements 2023/2024**: yorkshirewater.com/developers/developer-services-charges

Infrastructure charges 2023/2024

Standard water infrastructure charge – £96

Standard foul water infrastructure charge – £60

Standard surface water infrastructure charge – £150

3.4 Infrastructure credits

We've revised our infrastructure credits policy to make it clearer, fairer and easier to apply for.

From 1 April 2023, developer customers proposing to build on brownfield land will be able to claim infrastructure credits if they can show there has been a permanent disconnection of an existing billed meter on site in the last five years, or if they are proposing to reduce the size of the existing billed meter supplying the property/site.

3.5 Water efficiency incentive

At Yorkshire Water, we're committed to environmental protection as a guiding principle. We have therefore reviewed our water efficiency incentive to ensure we meet that commitment.

As part of our review, we've recognised that we need to improve visibility of the discount available through this incentive; you can find further information about it in section 4 of our [New Connection Charging Arrangements 2023/2024](#).

We've also recognised that the way we calculate and apply the water efficiency incentive could be simpler. After a period of consultation, we have revised our water efficiency incentive to the following:

Water efficiency incentive 2023/2024

Claim a 20% discount on your water and foul water infrastructure charges if you can provide [water calculator evidence](#) that your property/ies will consume 110 litres per person per day or less.

You'll need to submit this evidence along with your completed application.

3.6 Quote validity period

To make sure we recover the correct costs for the work that we carry out, we have revised our quote validity period to the following:

Quote validity period

2022/2023	2023/2024
Quotes related to service connections	
Valid for 12 months from the date of issue	Valid for 6 months from the date of issue
Quotes related to mains	
Valid for 12 months from the date of issue	Valid for 12 months from the date of issue

You must pay your quote and book in the work before the validity period expires. If you need to extend this period into the next financial year, we will issue a re-quote based on the new year's charges and charge you an admin fee for producing the re-quote. For more information please see page 22 of our [New Connection Charging Arrangements 2023/2024](#).

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 2023/2024. 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 Sustainable drainage incentive

While we've revised our water efficiency incentive to ensure it is clearer and fairer, our sustainable drainage incentive will remain the same. In other words, you won't need to pay the surface water infrastructure charge 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 2023/2024](#).

5. What do our 2023/2024 charges look like?

We've put together six worked examples to show you what our 2023/2024 charges look like in typical development scenarios.

These examples illustrate the six scenarios Ofwat have asked us to produce³, 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 2023/2024.

We've included a table for each scenario following Ofwat's standard format for worked examples². 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.

³ 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	Per application	1	229	229	N/A	N/A	N	0	0
Y	Administration fee (checklist)	Per plot	1	20	20	N/A	N/A	N	N/A	N/A
N	Design fee	N/A	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A
Construction charges										
Y	25mm service connection¹	Per connection	1	1,136	1,136	29	58	Y	N/A	N/A
Y	Pipework, incl. digging, backfilling & reinstatement (road)	Per metre	2	165	330	29	58	Y	N/A	N/A
Y	Traffic management	Per TM usage	1	305	305	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	535	535	N/A	N/A	N	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	535	535	N/A	N/A	N	N/A	N/A
Infrastructure charges										
Y	Water infrastructure charge	Per household property	1	96	96²	N/A	N/A	N	96	96²
Y	Foul water infrastructure charge	Per household property	1	60	60³	N/A	N/A	N	60	60³
Y	Surface water infrastructure charge	Per household property	1	150	150⁴	N/A	N/A	N	150	150⁴
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					3,471		116			306

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

2. **£76.80** if the estimated water usage is 110 lpppd or less.

3. **£48** 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	Per application	1	255	255	N/A	N/A	N	0	0	N/A	N/A
Y	Administration fee (checklist)	Per plot	10	20	200	N/A	N/A	N	N/A	N/A	N/A	N/A
N	Design fee	N/A	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A
Construction charges												
Y	63mm service connection ²	Per connection	1	1,923	1,923	29	58	Y	N/A	N/A	N/A	N/A
Y	Pipework, incl. digging, backfilling & reinstatement (road)	Per metre	2	202	404	29	58	Y	N/A	N/A	N/A	N/A
Y	Pipework, incl. digging, backfilling & reinstatement (unmade)	Per metre	4	111	444	29	116	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	56	560	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Delivery of meters & housing units	Per delivery	1	336	336	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Traffic management	Per TM usage	1	305	305	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	535	535	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	535	535	N/A	N/A	N	N/A	N/A	N/A	N/A
Infrastructure charges												
Y	Water infrastructure charge	Per flat	10	96	960 ³	N/A	N/A	N	96	960 ³	96	960 ³
Y	Foul water infrastructure charge	Per flat	10	60	600 ⁴	N/A	N/A	N	60	600 ⁴	60	600 ⁴
Y	Surface water infrastructure charge	Per flat	10	150	1,500 ⁵	N/A	N/A	N	150	1,500 ⁵	150	1,500 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					9,032	232			3,060	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 meter/chamber.

3. £768 if the estimated water usage for each property is 110 lpppd or less.

4. £480 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	73	219	N/A	N/A	N	N/A	N/A	N/A	N/A	
Y	Administration fee (checklist)	Per plot	50	20	1,000	N/A	N/A	N	N/A	N/A	N/A	N/A	
N	Design fee	N/A	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Pre-construction charges - mains													
Y	Application fee	Per application	1	277	277	N/A	N/A	N	277	277	50	50	
Y	Administration fee (mains call-off request)	Per request	3	217	651	N/A	N/A	N	217	217	217	217	
Y	Design fee / Design checking fee (for self-lay)	Per application	1	1,380	1,380	N/A	N/A	Y	181	181	445	445	
Y	Fire service consultation fee	Per application	1	46	46	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	42	42	N/A	N/A	
Construction charges - connection													
Y	25mm service connection	Per connection	50	386	19,300	29	1,450	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 connection²	Per connection	1	2,997	2,997	25	50	Y	N/A	N/A	N/A	N/A	
Y	Off-site main laying (125mm), incl. digging, backfilling & reinstatement	Per metre	8	158	1,264	25	200	Y	N/A	N/A	N/A	N/A	
Y	On-site main laying (≤125mm)	Per metre	290	28	8,120	25	7,250	Y	N/A	N/A	N/A	N/A	
Y	Additional phase (piece-through)	Per phase	2	2,633	5,266	27	54	Y	N/A	N/A	N/A	N/A	
Y	Washouts	Per washout	3	493	1,479	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Valves	Per valve	4	493	1,972	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Trial hole (unmade ground)	Per trial hole	1	1,497	1,497	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Reinstatement of trial holes (unmade)	Per m²	1	168	168	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Council road closure fee	Per job	1	1,025	1,025	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 first 2 metres of off-site excavation, main laying, backfilling & 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 charges³												
Y	Pre-planning sewerage enquiry	Per enquiry	1	187	187	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 application (min. £732)	Per application	1	732	732	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 standard assessment and inspection fee	Per scheme	1	9,204	9,204	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 Agreement prepared by YW	Per Agreement	1	304	304	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (foul water)	Per connection	1	203	203	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	203	203	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	100	100
Infrastructure charges												
Y	Water infrastructure charge	Per property	50	96	4,800 ⁴	N/A	N/A	N	96	4,800 ⁴	96	4,800 ⁴
Y	Foul water infrastructure charge	Per property	50	60	3,000 ⁵	N/A	N/A	N	60	3,000 ⁵	60	3,000 ⁵
Y	Surface water infrastructure charge	Per property	50	150	7,500 ⁶	N/A	N/A	N	150	7,500 ⁶	150	7,500 ⁶
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					73,205		9,004			16,017		16,112

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

4. **£3,840** if the estimated water usage for each property is 110 lpppd or less.

5. **£2,400** if the estimated water usage for each property is 110 lpppd or less.

6. **£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	73	219	N/A	N/A	N	N/A	N/A	N/A	N/A	
Y	Administration fee (checklist)	Per plot	50	20	1,000	N/A	N/A	N	N/A	N/A	N/A	N/A	
N	Design fee	N/A	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Pre-construction charges - mains													
Y	Application fee	Per application	1	277	277	N/A	N/A	N	277	277	50	50	
Y	Administration fee (mains call-off request)	Per request	3	217	651	N/A	N/A	N	217	217	217	217	
Y	Design fee / Design checking fee (for self-lay)	Per application	1	1,380	1,380	N/A	N/A	Y	181	181	445	445	
Y	Fire service consultation fee	Per application	1	46	46	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	42	42	N/A	N/A	
Construction charges - connection													
Y	25mm service connection	Per connection	50	386	19,300	29	1,450	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	
Construction charges - mains													
Y	125mm branch connection²	Per connection	1	2,997	2,997	25	50	Y	N/A	N/A	N/A	N/A	
Y	Off-site main laying (125mm), incl. digging, backfilling & reinstatement (road)	Per metre	8	158	1,264	25	200	Y	N/A	N/A	N/A	N/A	
Y	On-site main laying (125mm), incl. digging, backfilling & reinstatement (footpath)	Per metre	50	131	6,550	25	1,250	Y	N/A	N/A	N/A	N/A	
Y	On-site main laying (≤125mm), incl. digging, backfilling & reinstatement (unmade ground)	Per metre	240	87	20,880	25	6,000	Y	N/A	N/A	N/A	N/A	
Y	Additional phase (piece-through)	Per phase	2	2,882	5,764	28	56	Y	N/A	N/A	N/A	N/A	
Y	Washouts	Per washout	3	551	1,653	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 first 2 metres of off-site excavation, main laying, backfilling & 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	551	2,204	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Trial hole (unmade ground)	Per trial hole	1	1,497	1,497	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Reinstatement of trial holes (unmade)	Per m²	1	168	168	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Council road closure fee	Per job	1	1,025	1,025	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 charges³												
Y	Pre-planning sewerage enquiry	Per enquiry	1	187	187	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 application (min. £732)	Per application	1	732	732	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 standard assessment and inspection fee	Per scheme	1	9,204	9,204	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 Agreement prepared by YW	Per Agreement	1	304	304	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (foul water)	Per connection	1	203	203	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	203	203	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	100	100
Infrastructure charges												
Y	Water infrastructure charge	Per property	50	96	4,800⁴	N/A	N/A	N	96	4,800⁴	96	4,800⁴
Y	Foul water infrastructure charge	Per property	50	60	3,000⁵	N/A	N/A	N	60	3,000⁵	60	3,000⁵
Y	Surface water infrastructure charge	Per property	50	150	7,500⁶	N/A	N/A	N	150	7,500⁶	150	7,500⁶
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					93,419	9,006				16,017	16,112	

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

4. **£3,840** if the estimated water usage for each property is 110 lpppd or less.

5. **£2,400** if the estimated water usage for each property is 110 lpppd or less.

6. **£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	73	438	N/A	N/A	N	N/A	N/A	N/A	N/A	
Y	Administration fee (checklist)	Per plot	200	20	4,000	N/A	N/A	N	N/A	N/A	N/A	N/A	
N	Design fee	N/A	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Pre-construction charges - mains													
Y	Application fee	Per application	1	277	277	N/A	N/A	N	277	277	50	50	
Y	Administration fee (mains call-off request)	Per request	6	217	1,302	N/A	N/A	N	217	217	217	217	
Y	Design fee / Design checking fee (for self-lay)	Per application	1	1,740	1,740	N/A	N/A	Y	242	242	445	445	
Y	Fire service consultation fee	Per application	1	46	46	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	42	42	N/A	N/A	
Construction charges - connection													
Y	25mm service connection	Per connection	200	386	77,200	29	5,800	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 connection²	Per connection	1	3,975	3,975	34	68	Y	N/A	N/A	N/A	N/A	
Y	Off-site main laying (180mm), incl. digging, backfilling & reinstatement (road)	Per metre	18	265	4,770	34	612	Y	N/A	N/A	N/A	N/A	
Y	On-site main laying (180mm)	Per metre	100	68	6,800	34	3,400	Y	N/A	N/A	N/A	N/A	
Y	On-site main laying (90-125mm)	Per metre	880	28	24,640	25	22,000	Y	N/A	N/A	N/A	N/A	
Y	Additional phase (piece-through)	Per phase	5	2,633	13,165	27	135	Y	N/A	N/A	N/A	N/A	
Y	Washouts	Per washout	9	493	4,437	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Valves	Per valve	7	493	3,451	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Trial holes (unmade ground)	Per trial hole	2	1,497	2,994	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Reinstatement of trial holes (unmade)	Per m²	2	168	336	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Council road closure fee	Per job	1	1,025	1,025	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 first 2 metres of off-site excavation, main laying, backfilling & 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 charges³												
Y	Pre-planning sewerage enquiry	Per enquiry	1	187	187	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 application (min. £732)	Per application	1	732	732	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 standard assessment and inspection fee	Per scheme	1	38,528	38,528	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 Agreement prepared by YW	Per Agreement	1	304	304	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (foul water)	Per connection	1	203	203	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	203	203	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	100	100
Infrastructure charges												
Y	Water infrastructure charge	Per property	200	96	19,200 ⁴	N/A	N/A	N	96	19,200 ⁴	96	19,200 ⁴
Y	Foul water infrastructure charge	Per property	200	60	12,000 ⁵	N/A	N/A	N	60	12,000 ⁵	60	12,000 ⁵
Y	Surface water infrastructure charge	Per property	200	150	30,000 ⁶	N/A	N/A	N	150	30,000 ⁶	150	30,000 ⁶
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					252,364	32,015			61,978	62,012		

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

4. **£15,360** if the estimated water usage for each property is 110 lpppd or less.

5. **£9,600** if the estimated water usage for each property is 110 lpppd or less.

6. **£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	73	438	N/A	N/A	N	N/A	N/A	N/A	N/A	
Y	Administration fee (checklist)	Per plot	200	20	4,000	N/A	N/A	N	N/A	N/A	N/A	N/A	
N	Design fee	N/A	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Pre-construction charges - mains													
Y	Application fee	Per application	1	277	277	N/A	N/A	N	277	277	50	50	
Y	Administration fee (mains call-off request)	Per request	6	217	1,302	N/A	N/A	N	217	217	217	217	
Y	Design fee / Design checking fee (for self-lay)	Per application	1	1,740	1,740	N/A	N/A	Y	242	242	445	445	
Y	Fire service consultation fee	Per application	1	46	46	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	42	42	N/A	N/A	
Construction charges - connection													
Y	25mm service connection	Per connection	200	386	77,200	29	5,800	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 connection²	Per connection	1	3,975	3,975	34	68	Y	N/A	N/A	N/A	N/A	
Y	Off-site main laying (180mm), incl. digging, backfilling & reinstatement (road)	Per metre	18	265	4,770	34	612	Y	N/A	N/A	N/A	N/A	
Y	On-site main laying (180mm), incl. digging, backfilling & reinstatement (footpath)	Per metre	100	220	22,000	34	3,400	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	87	76,560	25	22,000	Y	N/A	N/A	N/A	N/A	
Y	Additional phase (piece-through)	Per phase	5	2,882	14,410	28	140	Y	N/A	N/A	N/A	N/A	
Y	Washouts	Per washout	9	551	4,959	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 first 2 metres of off-site excavation, main laying, backfilling & 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	551	3,857	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Trial holes (unmade ground)	Per trial hole	2	1,497	2,994	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Reinstatement of trial holes (unmade)	Per m²	2	168	336	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Council road closure fee	Per job	1	1,025	1,025	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 charges³												
Y	Pre-planning sewerage enquiry	Per enquiry	1	187	187	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 application (min. £732)	Per application	1	732	732	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 standard assessment and inspection fee	Per scheme	1	38,528	38,528	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 Agreement prepared by YW	Per Agreement	1	304	304	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (foul water)	Per connection	1	203	203	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	203	203	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	100	100
Infrastructure charges												
Y	Water infrastructure charge	Per property	200	96	19,200⁴	N/A	N/A	N	96	19,200⁴	96	19,200⁴
Y	Foul water infrastructure charge	Per property	200	60	12,000⁵	N/A	N/A	N	60	12,000⁵	60	12,000⁵
Y	Surface water infrastructure charge	Per property	200	150	30,000⁶	N/A	N/A	N	150	30,000⁶	150	30,000⁶
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					321,657	32,020				61,978	62,012	

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

4. **£15,360** if the estimated water usage for each property is 110 lpppd or less.

5. **£9,600** if the estimated water usage for each property is 110 lpppd or less.

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

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



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Registered in England and Wales No.02366682



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