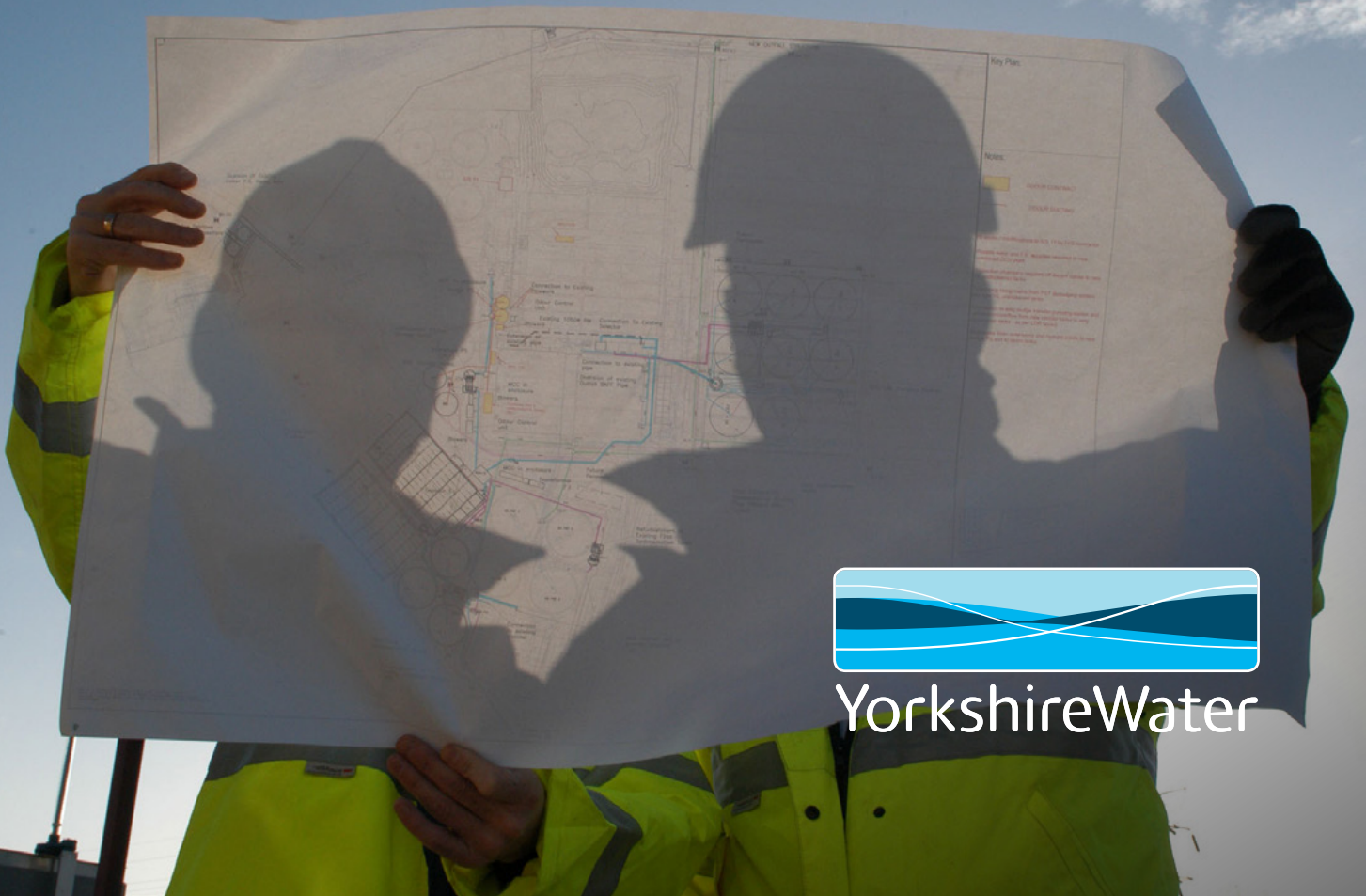


2021/2022 New Connection Services Charging Arrangements

**Indicative charges -
bill impact assessment**

December 2020



YorkshireWater

Contents

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1. Feedback



**We welcome your feedback
on the information presented
in this publication on our
proposed charges for
new connection services
for 2021/2022.**

You can contact us in the following ways:

Email: developer.services.charges@yorkshirewater.co.uk

Or post your feedback to us at:

Developer Services,
Yorkshire Water,
Western House,
Western Way,
Buttershaw,
Bradford,
BD6 2SZ

We will review the feedback we receive ahead
of determining our final charging arrangements.

Please provide comments by 6 January 2021.

2. Introduction



Introduction

Summary of what's in this section

- To provide customers with information on how we propose to update our charges for new connection services for 2021/2022.
- A request to customers to provide us with feedback before we finalise and publish our charging arrangements by 31 January 2021.

Yorkshire Water has a duty to allow new connections to be made to the existing water and sewerage networks in our region. To do this we have a dedicated Developer Services team who provide customers with quotations for the services we supply based on our published charges, and help customers start the journey to deliver their new connections.

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

We set our charges each year in compliance with rules published by our economic regulator, Ofwat. The latest set of charging rules from Ofwat was published in March 2020.¹ The rules set out how we determine and apply the charges for the 12 months from 1 April 2021.

We ensure we build our charges based on four guiding principles in the Ofwat charging rules. The principles require that our charges should be:

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

The purpose of this publication is to inform customers and other stakeholders how our charges for new connection services for 2021/2022 are expected to differ from our 2020/2021 charging arrangements. We also want to provide customers and stakeholders with an opportunity to provide us with views before we finalise the charges in January 2021. We have set out our proposed changes in a format that will allow you to understand how they will impact typical bills for new connection services in 2021/2022.

We are making some changes to individual charges for 2021/2022, but we haven't changed their structure. Our current 2020/2021 charges have been reviewed. The proposed changes are designed to improve the cost reflectivity and transparency of the charges we apply and quotations we issue to customers.

In this publication, we present a comparison of quotes based on our indicative 2021/2022 charges against our current charges for typical development scenarios. We summarise the potential impact on the bills as a value and percentage change. This provides an indication of the level of bill stability from one year to the next. This presentation is designed to be transparent and provide certainty that our 2021/2022 charges are expected to deliver stable and predictable bills for our customers.

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

We welcome your feedback on the information in this publication by 6 January 2021.

¹ Ofwat 'Charging Rules for New Connection Services (English Undertakers) from April 2020'.

3. Who are our customers?



Who are our customers?

Summary of what's in this section

- We have provided a summary of the customers we deliver our services to.

Our charging arrangements publication and the services offered by our Developer Services team are designed to support all customers wishing to plan, build and develop new and existing properties. Our charging arrangements apply to a range of different customers and they include:

Homeowners

Homeowners or individuals engaged in new connection activity who ask Yorkshire Water to arrange the new water and sewer connections when they build a new property or extend an existing property.

Developers

A Developer may be a person or business who is responsible for a development of one or more properties, which require connection to our network.

A Developer can construct the water infrastructure for their developments using services from the incumbent water company, a Self-Lay Provider (SLP) or through engagement with a New Appointee and Variation organisation (NAV).

A Developer will usually construct the wastewater infrastructure for new developments and they may employ a suitable drainage contractor to complete this work. The Developer generally enters into an adoption agreement with us for YWS to adopt the sewer infrastructure provided it has been built to meet water industry standards.

Self-Lay Providers (SLP's)

Self-Lay Providers (SLP's) may be appointed by developers to install self-lay mains and/or service connections. An SLP can undertake contestable-work. Some of the new connection work will continue to be provided by Yorkshire Water. This is non-contestable work.

To complete this work an SLP must be accredited under the Water Industry Registration Scheme (WIRS) and the accredited parties are published on the Lloyds register.²

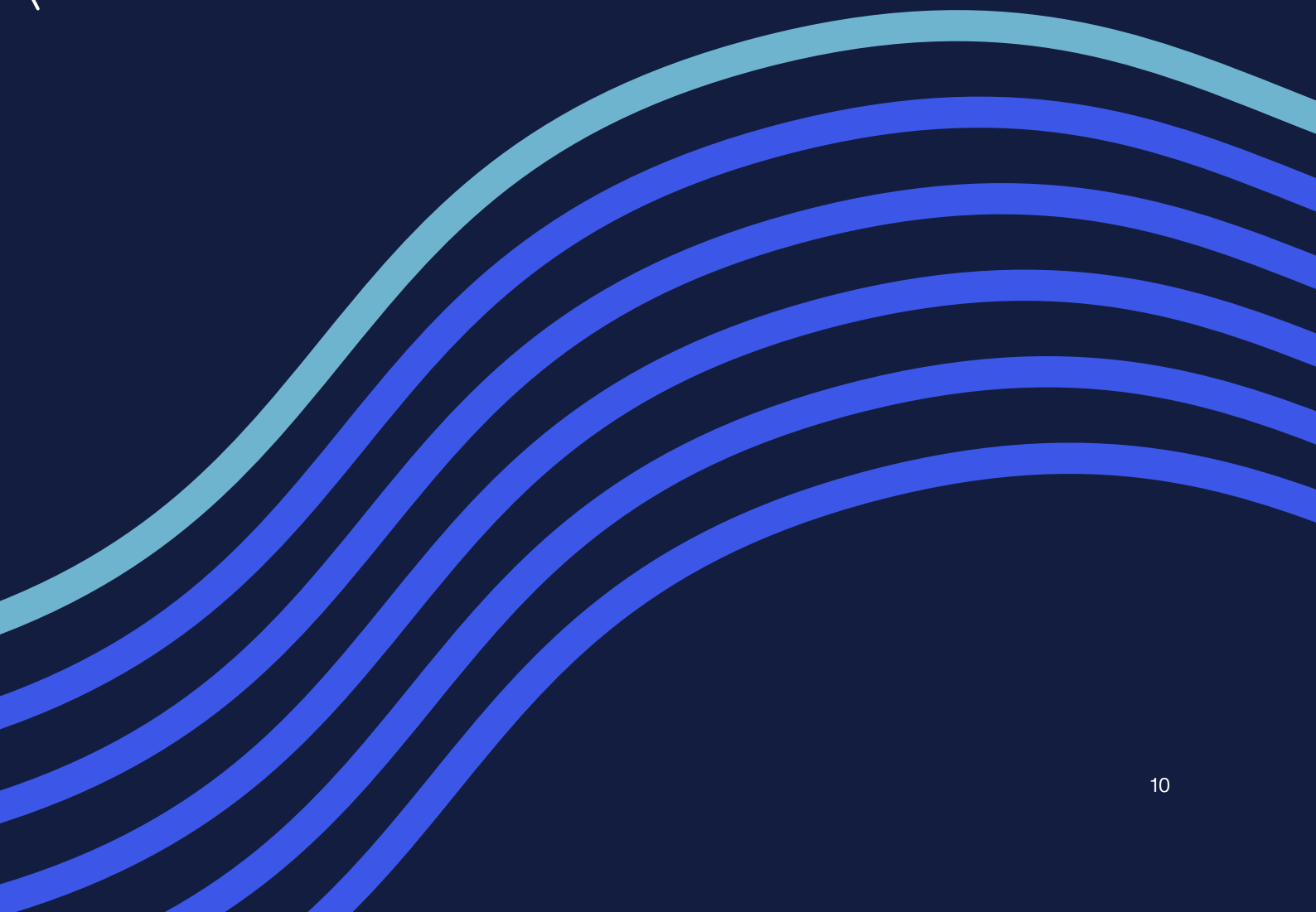
New Appointments and Variations (NAV's)

New Appointments and Variations (NAVs) or 'inset' companies, are companies licenced by Ofwat who provide water and/or sewerage services to customers in the incumbent water companies area. A NAV has the same duties and responsibilities as the incumbent water and sewerage company.

A NAV is typically engaged by a developer, and it is the developer's choice whether to have their new connections services supplied by their chosen NAV or by Yorkshire Water. Some elements of the new connection work will continue to be provided by Yorkshire Water. This is non-contestable work.

² Water Industry Registration Scheme (WIRS). ir.org/en-gb/utilities/wirs-wirsae/

4. What are the changes we are making?



What are the changes we are making?

Summary of what's in this section

- The headings below provide an explanation of the main categories of charges for new connection services and how they will change in 2021/2022.
- This year our charges will be updated based on different outcomes that we explain here.
- In addition, we propose to include new charges in our charging arrangements this year for work we already carry out, including water hydraulic modelling and water feasibility studies.

Types of charges

Our charging arrangements for 2021/2022 include all the charges we make to our customers, whether they are homeowners, individuals, developers, SLPs or NAVs.

The charging arrangements we publish allow us to deliver services to our customers for:

- connections made to water mains and public sewers
- the provision of service connections, lateral drains, and waste connections,
- adoption agreements and self-lay agreements,
- pipe diversions, and
- network reinforcement.

Updates to our charges for 2021/2022

Our new connection charging arrangements are assured every year ahead of publication. 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.

Improved knowledge is built into our charging arrangements every year as updates to existing charges, or in the design of new charges, to reflect all the different types of work we carry out for our customers.

Changes to application charges

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 enable our extensive 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 construction charges are increased based on the change in the Retail Price Index (RPI) from November to November. We have applied this increase in the past. For the bill comparisons presented in this publication we have applied an indicative RPI increase of 3%. The actual change in RPI will be applied to the final charges when the November 2020 RPI information is published.

Changes to infrastructure charges

Our infrastructure charges, which are applied to all new connections, are updated based on the forecast number of new property connections in the Yorkshire Water region, and the network reinforcement expenditure we have made, and plan to make over a rolling five year period.

The value of the reinforcement expenditure we expect to spend related to new development growth is published in our PR19 five year plan.

We have calculated our indicative infrastructure charges for 2021/2022 taking into account our latest forecast of network reinforcement expenditure for 2020/2021 and 2021/2022 and our PR19 plan forecasts up to 2024/2025.

New Charge Lines

The review of our 2020/2021 charging arrangements established there are some services that we are not currently charging fully for, or where our charges do not fully 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
Proposed Charge
Bespoke

Hydraulic Modelling

Our review also identified a new charge for new development sites where we need to carry out hydraulic modelling. Our 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 and still deliver our promised levels of service to all customers.

We plan to apply this new charge across three tiers, where the first two tiers 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 related to delivering increased water demand.

Hydraulic Modelling
Proposed Charge
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 to our customers.

In our 2020/2021 charges publication³, 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

Proposed Charge

**to be published
in our final
charges**

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 may reduce 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)

Proposed Charge

£70.00

(+£70 per hour where applicable)

³ Yorkshire Water website publication 'New Connection Services Charging Arrangements 2020-2021' page 34

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**

Proposed Charge

Bespoke

What else will change?

Summary of what's in this section

- **We explain the changes to our charges we are presenting in our bill impact scenarios that will be finalised later in December 2020.**
- **We are not expecting significant changes to individual charges and our bills are not expected to change significantly. However, we have provided more information on the factors that will impact the final charges we publish by 30 January 2021.**

In this publication we said that the charges we have used in our impact assessments are 'indicative'. This means the charges we have used in our 2021/2022 impact assessment have been built based on the latest and most accurate information available to us.

The changes that will be applied in our final 2021/2022 charges will be delivered after the confirmation of the November 2020 Retail Price Index which is explained here, and following any updates identified from assurance and the final Board approval of our new charges.

November 2020 – Retail Price Index

The Retail Price Index (RPI) is a price index calculated and published by the UK's Office of National Statistics. The RPI tracks changes in the cost of a fixed basket of goods over time, and it is produced by combining costs for a representative number of items.

The increase in our charges is built on the year on year movement in RPI measured at November each year. To confirm the increase in our charges we need to apply the change in the RPI up to November 2020.

The November 2020 RPI is published in December 2020. The published RPI will allow us to update our charges and publish final charging arrangements in January 2021.

5. What are we keeping the same?

What are we keeping the same?

Summary of what's in this section

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

The structure of our charges has not changed from 2020/2021. The total cost of the developer services work we perform will continue to combine the relevant administrative costs, construction costs and infrastructure charges to deliver a new water or wastewater connection to our network.

The infrastructure charges we apply will meet the latest Ofwat charging rules. To set our infrastructure charges, we will continue to monitor our actual developer driven network reinforcement expenditures and infrastructure charge incomes on a rolling five year basis out to 2023.

This will ensure our infrastructure charges remain aligned with the expenditures we incur from development across the region, remain fair and predictable, help maintain our balance of charges, and remain cost reflective. Our infrastructure charges will continue to be made without an income offset or asset payment.

We will continue to provide a water efficiency incentive to developers. Incentives against our standard infrastructure charges will be applied where a developer can demonstrate they are building properties that will deliver an improved daily per capita consumption outcome once they are occupied.

This incentive will continue to be in the form of a reduction to our 2021/2022 water and foul wastewater infrastructure charges on a per connection basis. Where a property is not connected to our sewer network for surface water, the surface water infrastructure charge doesn't need to be paid.

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



How do the new charges impact?

Summary of what's in this section

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

In this section we have presented some typical developer services bill scenarios.

They are the same typical development scenarios Ofwat have asked companies to check bill changes against and we will present with our final charges for 2021/2022.⁴

The charging scenarios have been presented as a set of ten tables. Each table shows the summary of a typical cost for water and waste connections, using our current costs, compared to our new 2021/2022 indicative charges.

The tables split the increase in cost as a value in £ and as a percentage for water and waste connections separately.

At the top of each table we have also shown the increase for a combined connection to help you understand the total impact of our indicative price increases for 2021/2022.

None of our connection charge scenarios have increased more than 10%.

Our final charges will be published again in the same format once they have been updated with the November 2020 RPI and approved by our Board of Directors. We will publish our final charges by 31 January 2021.

⁴ 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	£2,372
Total cost - water and waste connection							£2,269	£2,372
Total cost increase %							4.54%	
Water Connection Costs							2020-21	2021-22
Total Cost for Water Connection							£1,749	£1,809
% Increase from previous year							3.43%	
Service connection application	Valid for 12 months						£129	£141
Total initial application costs							£129	£141
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	£1,207	
	1	Minor road	£141	£145	2	£282	£290	
Permit Fee ⁵	Yes						£96	£96
Total plot connection costs							£1,550	£1,593
Infrastructure							Costs	
		No. of properties	2020-21	2021-22				
Infrastructure charges - water	1		£70	£75	£70	£75		
Total infrastructure charges							£70	£75

⁵ 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. cont. Single Short Connection Sewer Connection

							Total overall costs	
							2020-21	2021-22
Cost per plot							£2,269	£2,372
Total cost - water and waste connection							£2,269	£2,372
Total cost increase %							4.54%	
Waste Connection Costs								
Total Cost for Waste Connection							£520	£563
% Increase from previous year							8.27%	
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	£179	£165	£179	
S106 Connection - foul water	Connection element for approval only	No.	1	£165	£179	£165	£179	
Waste required total costs							£330	£358
Infrastructure								
		No. of properties	2020-21		2021-22		Costs	
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	£3,244				
Total cost - water and waste connection		£3,085	£3,244				
Total cost increase %			5.15%				
Water Connection Costs		2020-21	2021-22				
Total Cost for Water Connection		£2,033	£2,101				
% Increase from previous year			3.34%				
Service connection application	Valid for 12 months	£129	£141				
Total initial application costs		£129	£141				
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	£1,207
	1	Minor road	£141	£145	2	£282	£290
	1	Unmade ground	£71	£73	4	£284	£292
Permit Fee ⁵	Yes					£96	£96
Total plot connection costs						£1,834	£1,885

⁵ 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 2. cont. Single Long Connection Adoptable Sewer Connection

						Total overall costs			
						2020-21	2021-22		
Cost per plot						£3,085	£3,244		
Total cost - water and waste connection						£3,085	£3,244		
Total cost increase %						5.15%			
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									
Total Cost for Waste						£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		£568	£599					
Total cost (water and waste) for 10 plots in one block of flats		£5,676	£5,991					
Total cost increase %			5.56%					
Water Connection Costs		2020-21	2021-22					
Total cost for water for 10 plots in one block of flats		£3,446	£3,583					
% Increase from previous year			2.44%					
Service connection application	Valid for 12 months	£146	£160					
Total initial application costs		£146	£160					
Plot Connections	One new connection to existing main	No. of plots	Ground conditions	Cost per plot 2020-21	Cost per plot 2021-22	Length Meters	Costs	
Service pipe - each plot	Short connection 63mm PE pipe (including 1st 2m)	1	Minor road	£1,562	£1,608	2	£1,562	£1,608
	Short connection 63mm PE pipe additional excavation and reinstatement	1	Minor road	£434	£447	2	£434	£447
Permit Fee ⁵	Yes						£96	£96
10 x 15mm msm meters internal	Yes						£360	£370
10 x 15mm housing units internal	Yes						£148	£152
Total plot connection costs							£2,600	£2,673

⁵ 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 3. cont. New Block of Flats – Short Sided Connection

						Total overall costs		
						2020-21	2021-22	
Cost per plot						£568	£599	
Total cost (water and waste) for 10 plots in one block of flats						£5,676	£5,991	
Total cost increase %						5.56%		
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								
Total Cost for Waste						£2,230	£2,408	
% Increase from previous year						7.98%		
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	£179	£165	£179	
S106 Connection - foul water	Connection element for approval only	No.	1	£165	£179	£165	£179	
Waste required total costs						£330	£358	
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	£718					
Total cost (water and waste) for 10 plots in one block of flats		£6,800	£7,181					
Total cost increase %			5.61%					
Water Connection Costs		2020-21	2021-22					
Total cost for water for 10 plots in one block of flats		£4,038	£4,193					
% Increase from previous year			3.85%					
Service connection application	Valid for 12 months	£146	£160					
Total initial application costs		£146	£160					
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	£1,609	2	£1,562	£1,609
	Long connection 63mm PE pipe additional excavation and reinstatement	1	Minor road	£434	£447	2	£434	£447
	Long connection 63mm PE pipe additional excavation and reinstatement	1	Unmade ground	£592	£609	4	£592	£609
Permit Fee ⁵	Yes						£96	£96
10 x 15mm msm meters internal	Yes						£360	£370
10 x 15mm housing units internal	Yes						£148	£152
Total plot connection costs							£3,192	£3,283

⁵ 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 4. cont. New Block of Flats – Long Sided Connection

						Total overall costs		
						2020-21	2021-22	
Cost per plot						£680	£718	
Total cost (water and waste) for 10 plots in one block of flats						£6,800	£7,181	
Total cost increase %						5.61%		
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								
Total Cost for Waste						£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		£2,452	£2,544					
Total cost - water and waste connections		£24,524	£25,435					
Total cost increase %		3.71%						
Water Connection Costs		2020-21	2021-22					
Total Cost for Water Connections		£20,186	£20,831					
% Increase from previous year		3.20%						
Pre-planning enquiry	Valid for 12 months	£122	£134					
POC enquiry	Valid for 12 months	£135	£148					
New main application	Valid for 12 months	£146	£160					
Total initial application costs		£403	£442					
Plot Connections	10 new connections off new mains	No. of plots	Ground conditions	Cost per plot 2020-21	Cost per plot 2021-22	Length Meters	Costs	
Service pipe - each plot	Short connection 25-32mm PE pipe (including 1st 2m)	10	unmade	£893	£919	2.00	£8,930	£9,190
	Short connection 25-32mm PE pipe additional excavation and reinstatement	10	unmade	£71	£73	1.00	£710	£730
Total plot connection costs							£9,640	£9,920

Table 5. cont. Small Housing Development

					Total overall costs		
					2020-21	2021-22	
Cost per plot					£2,452	£2,544	
Total cost - water and waste connections					£24,524	£25,435	
Total cost increase %					3.71%		
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	£2,688	£1,380	£1,380	£2,498		£7,946	
Permit Fee ⁵					£96	£96	
Traffic management for connection							
Total new main costs					£7,812	£8,042	
Other associated costs				2020-21	2021-22	No.	Costs
Mains Chlorination, Testing and Connection				£1,208	£1,244	1	£1,208 £1,244
Water Sampling and Analysis				£148	£152	1	£148 £152
Fire Liaison				£34	£35	1	£34 £35
Legal Agreement				£30	£30	1	£30 £30
New mains call off form (each occurrence) (all plots requested at once)				£159	£163	1	£159 £163
Bulk Order Request (each occurrence) (all mains called off at once)				£52	£53	1	£52 £53
Total of other associated costs							£1,631 £1,677
Infrastructure							
		No. of properties	2020-21	2021-22	Costs		
Infrastructure charges - water		10	£70	£75	£700	£750	
Total infrastructure charges					£700	£750	

⁵ 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. cont. Small Housing Development Sewer Connection

							Total overall costs	
							2020-21	2021-22
Cost per plot							£2,452	£2,544
Total cost - water and waste connections							£24,524	£25,435
Total cost increase %							3.71%	
Waste Connection Costs							2020-21	2021-22
Total Cost for Waste Connections							£4,338	£4,604
% Increase from previous year							6.13%	
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	£171	£157	£171	
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	£175	£1,195	£1,246	
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	£179	£165	£179	
S106 Connection - foul water	Connection element for approval only	No.	1	£165	£179	£165	£179	
Total waste costs							£2,438	£2,554
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		£1,987	£2,060					
Total cost - water and waste connections		£99,364	£102,971					
Total cost increase %			3.63%					
Water Connection Costs		2020-21	2021-22					
Total Cost for Water Connection		£80,646	£83,184					
% Increase from previous year			3.15%					
Pre-planning enquiry	Valid for 12 months	£122	£134					
POC enquiry	Valid for 12 months	£135	£148					
New main application	Valid for 12 months	£146	£160					
Total initial application costs		£403	£442					
Plot Connections	50 new connections off new mains	No. of plots	Ground conditions	Cost per plot 2020-21	Cost per plot 2021-22	Length Meters	Costs	
Service pipe - each plot	Short connection 25-32mm PE pipe (including 1st 2m)	50	unmade	£893	£919	2	£44,650	£45,950
	Short connection 25-32mm PE pipe additional excavation and reinstatement	50	unmade	£71	£73	1	£3,550	£3,650
Total plot connection costs							£48,200	£49,600

Table 6. cont. Medium Housing Development

						Total overall costs	
						2020-21	2021-22
Cost per plot						£1,987	£2,060
Total cost - water and waste connections						£99,364	£102,971
Total cost increase %						3.63%	
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	£3,625	£7,694	£6,901	£6,901	£2,498	£27,619	
Permit Fee ⁵						£96	£96
Total new main costs						£26,912	£27,715
Other associated costs				2020-21	2021-22	No.	Costs
Mains Chlorination, Testing and Connection				£1,208	£1,244	1	£1,208 £1,244
Water Sampling and Analysis				£148	£152	1	£148 £152
Fire Liaison				£34	£35	1	£34 £35
Legal Agreement				£30	£30	1	£30 £30
New mains call off form (each occurrence) (all plots requested at once)				£159	£163	1	£159 £163
Bulk Order Request (each occurrence) (all mains called off at once)				£52	£53	1	£52 £53
Total of other associated costs						£1,631	£1,677
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

⁵ 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. cont. Medium Housing Development Sewer Connection

							Total overall costs	
							2020-21	2021-22
Cost per plot							£1,987	£2,060
Total cost - water and waste connections							£99,364	£102,971
Total cost increase %							3.63%	
Waste Connection Costs							2020-21	2021-22
Total Cost for Waste Connections							£18,718	£19,787
% Increase from previous year							5.71%	
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	£171	£157	£171	
S104 Application (Min £500)	Initial non-refundable cost	No	1	£500	£500	£500	£500	
S104 Standard Assessments and Inspection fees ⁶	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	£175	£7,975	£8,229	
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	£179	£165	£179	
S106 Connection - foul water	Connection element for approval only	No	1	£165	£179	£165	£179	
Total waste costs							£9,218	£9,537
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

⁶ 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		£1,795	£1,860					
Total cost - water and waste connections		£358,987	£372,059					
Total cost increase %		3.64%						
Water Connection Costs		2020-21	2021-22					
Total Cost for Water Connections		£285,846	£295,837					
% Increase from previous year		3.50%						
Pre-planning enquiry	Valid for 12 months	£122	£134					
POC enquiry	Valid for 12 months	£135	£148					
New main application	Valid for 12 months	£146	£160					
Total initial application costs		£403	£442					
Plot Connections	200 new connections off new mains	No. of plots	Ground conditions	Cost per plot 2020-21	Cost per plot 2021-22	Length Meters	Costs	
Service pipe - each plot	Short connection 25-32mm PE pipe (including 1st 2m)	200	unmade	£893	£919	2	£178,600	£183,800
	Short connection 25-32mm PE pipe additional excavation and reinstatement	200	unmade	£71	£73	1	£14,200	£14,600
Total plot connection costs							£192,800	£198,400

Table 7. cont. Large Housing Development

						Total overall costs	
						2020-21	2021-22
Cost per plot						£1,795	£1,860
Total cost - water and waste connections						£358,987	£372,059
Total cost increase %						3.64%	
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	£3,625	£24,792	£27,604	£20,703	£2,498	£79,222	
Permit Fee ⁵						£96	£96
Total new main costs						£77,012	£79,318
Other associated costs				2020-21	2021-22	No.	Costs
Mains Chlorination, Testing and Connection				£1,208	£1,244	1	£1,208 £1,244
Water Sampling and Analysis				£148	£152	1	£148 £152
Fire Liaison				£34	£35	1	£34 £35
Legal Agreement				£30	£30	1	£30 £30
New mains call off form (each occurrence) (all plots requested at once)				£159	£163	1	£159 £163
Bulk Order Request (each occurrence) (all mains called off at once)				£52	£53	1	£52 £53
Total of other associated costs						£1,631	£1,677
Infrastructure							Costs
		No. of properties	2020-21	2021-22			
Infrastructure charges - water		200	£70	£75	£14,000	£15,000	
Total infrastructure charges						£14,000	£15,000

⁵ 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. cont. Large Housing Development Sewer Connection

							Total overall costs	
							2020-21	2021-22
Cost per plot							£1,795	£1,860
Total cost - water and waste connections							£358,987	£372,059
Total cost increase %							3.64%	
Waste Connection Costs							2020-21	2021-22
Total Cost for Waste Connections							£73,141	£77,222
% Increase from previous year							5.58%	
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	£171	£157	£171	
S104 Application (Min £500)	Initial non-refundable cost	No	1	£500	£500	£500	£500	
S104 Standard Assessments and Inspection fees ⁶	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	£175	£33,898	£34,914	
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	£179	£165	£179	
S106 Connection - foul water	Connection element for approval only	No	1	£165	£179	£165	£179	
Waste required total costs						£35,141	£36,222	
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	

⁶ 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	£407			
	Total cost	£3,900	£4,067			
	Total cost increase %		4.28%			
Water Connection Costs		2020-21	2021-22			
Pre-planning enquiry	Valid for 12 months	£122	£134			
POC enquiry	Valid for 12 months	£135	£148			
New main application	Valid for 12 months	£146	£160			
Total initial application costs		£403	£442			
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	Under 160mm					
Cost of new mains 2020-21		£2,426	£2,426			
Cost of new mains 2021-22		£2,498	£2,498			
Permit Fee ⁵		£96	£96			
Total new main costs		£2,522	£2,594			
Other associated costs		2020-21	2021-22	No.	Costs	
Fire Liaison		£34	£35	1	£34	£35
Legal Agreement		£30	£30	1	£30	£30
New mains call off form (each occurrence) (all plots requested at once)		£159	£163	1	£159	£163
Bulk Order Request (each occurrence) (all mains called off at once)		£52	£53	1	£52	£53
Total of other associated costs					£275	£281
Infrastructure						
	No. of properties	2020-21	2021-22	Costs		
Infrastructure charges - water	10	£70	£75	£700	£750	
Total infrastructure charges				£700	£750	

⁵. 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 9. Self Lay – Medium Development

		Total overall costs				
		2020-21	2021-22			
	Cost per plot	£134	£141			
	Total cost	£6,700	£7,067			
	Total cost increase %		7.01%			
Water Connection Costs		2020-21	2021-22			
Pre-planning enquiry	Valid for 12 months	£122	£134			
POC enquiry	Valid for 12 months	£135	£148			
New main application	Valid for 12 months	£146	£160			
Total initial application costs		£403	£442			
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		£2,498	£2,498			
Permit Fee ⁵		£96	£96			
Total new main costs		£2,522	£2,594			
Other associated costs		2020-21	2021-22	No.	Costs	
Fire Liaison		£34	£35	1	£34	£35
Legal Agreement		£30	£30	1	£30	£30
New mains call off form (each occurrence) (all plots requested at once)		£159	£163	1	£159	£163
Bulk Order Request (each occurrence) (all mains called off at once)		£52	£53	1	£52	£53
Total of other associated costs					£275	£281
Infrastructure					Costs	
	No. of properties	2020-21	2021-22			
Infrastructure charges - water	50	£70	£75		£3,500	£3,750
Total infrastructure charges					£3,500	£3,750

⁵ 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 10. Self Lay – Large Development

		Total overall costs				
		2020-21	2021-22			
	Cost per plot	£86	£92			
	Total cost	£17,200	£18,317			
	Total cost increase %		7.09%			
Water Connection Costs		2020-21	2021-22			
Pre-planning enquiry	Valid for 12 months	£122	£134			
POC enquiry	Valid for 12 months	£135	£148			
New main application	Valid for 12 months	£146	£160			
Total initial application costs		£403	£442			
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		£2,498	£2,498			
Permit Fee ⁵		£96	£96			
Total new main costs		£2,522	£2,594			
Other associated costs		2020-21	2021-22	No.	Costs	
Fire Liaison		£34	£35	1	£34	£35
Legal Agreement		£30	£30	1	£30	£30
New mains call off form (each occurrence) (all plots requested at once)		£159	£163	1	£159	£163
Bulk Order Request (each occurrence) (all mains called off at once)		£52	£53	1	£52	£53
Total of other associated costs					£275	£281
Infrastructure					Costs	
	No. of properties	2020-21	2021-22			
Infrastructure charges - water	200	£70	£75		£14,000	£15,000
Total infrastructure charges					£14,000	£15,000

⁵. 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/)

Summary

In summary, this document presents information about the likely level of change to our bills for typical developments for the 2021/2022 charging year.

The value of the impacts provided are indicative, as we are yet to finalise our charging arrangements for 2021/2022.

< The increased charges for our typical bill scenarios in this publication, are based on an indicative RPI of 3% with additional charge increases that will improve the services we provide. Some scenarios face bill impacts higher than 3%, but none are greater than 10% above the bill levels using our current 2020/2021 charges.

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