

New Connection Charging Arrangements 2026/2027



Yorkshire Water

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Welcome to our New Connection Charging Arrangements 2026/2027

About this book

This book is for anyone needing a new water and/or sewer connection in the Yorkshire Water region. You might be:

- a homeowner looking to develop or extend your home
- a developer needing water and wastewater infrastructure for a development site
- a self lay provider (SLP) planning connection work for a customer
- a new appointee (NAV) looking to provide water and/or wastewater services to customers in the Yorkshire region.

Throughout this book, we refer to all of the above customers collectively as 'developer customers'.

Whatever your needs, this book sets out the full charging arrangements and charges for Yorkshire Water's new connection services from 1 April 2026 to 31 March 2027. New connections are handled by our dedicated **Developer Services** department. Find out more about Developer Services at yorkshirewater.com/developers/

You have options

We want you to know that when it comes to water and wastewater connections, you have a choice of provider. The market is open to competition, and we welcome this. To learn more about the market options for new connection services, see [section 1.3](#) of this book.

Additional publications

Supporting documents

We've put together some documents alongside this book to provide additional support and information about our charges. You can find them at yorkshirewater.com/developers/developer-services-charges/



Tables of Charges

Lists the charges for our new connection services in one, easy to reference document.



Statement of Significant Changes

Explains how and why our connection charges for 2026/2027 differ from our 2025/2026 charges.



Board Assurance Statement

Provides confirmation that we've complied with Ofwat's charging rules.

Other charges schemes

You can find information on other Yorkshire Water charges schemes for 2026/2027 in the following documents:



Yorkshire Water Charges Scheme 2026/2027

Sets out information on household bills, how we work them out, and our charges for the year yorkshirewater.com/bill-account/how-we-work-out-your-bill/



Wholesale Charges Scheme 2026/2027

Explains our wholesale water and wastewater charges and policies for retailers yorkshirewater.com/business/wholesale-charges/



New Appointments & Variations (NAVs) Bulk Charging Arrangements 2026/2027

Details our approach to setting charges for bulk supply/discharge for NAVs yorkshirewater.com/developers/navs/

Our business

**A thriving Yorkshire.
Right for customers.
Right for the environment.**

Developer Services

Your partner in the sustainable growth and development of our region.



Working with you from application to construction to asset adoption.

Where we operate



Contact Developer Services

How to get in touch



Give us a call: **0345 120 84 82**

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



Email us:

Water connections
Water mains
Wastewater

wbu.service.centre@yorkshirewater.co.uk
newmains@yorkshirewater.co.uk
technical.sewerage@yorkshirewater.co.uk



Write to us:

Developer Services,
Yorkshire Water Services Ltd,
PO Box 52, Bradford, BD3 7YD

Our Developer Services office is open
Monday to Friday 8am to 5pm.
We are closed on weekends and bank holidays.

Tell us what you think

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

To get in touch with Developer Services, 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/





1. General information



1.1 What do we charge for?

Our charges cover all of the services we provide to get developer customers connected to our water and sewerage networks.

Our fixed charges fall into four main categories:

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

In this book, we set out our charges for services related to clean water in [section 2](#) and our wastewater services in [section 3](#). We also have a separate section on our infrastructure charges ([section 4](#)) to help you understand how they're calculated and a section on the environmental incentive we offer for water-efficient developments ([section 5](#)).

To help you work out a rough estimate of what you might need to pay, we've included the full set of charges for some typical development scenarios in the appendices ([section 6.1](#)).

1.2 How do we develop our charges?

Ofwat's charging principles

We support Ofwat's commitment to competition within the water industry and encourage you to explore other options before applying with us.

We continue to develop our charging arrangements with Ofwat's five guiding principles in mind:

- Fairness and affordability
- Environmental protection
- Stability and predictability
- Transparency and customer focus
- Cost reflective pricing.

For more information, please refer to Ofwat's English New Connection Rules¹.

Annual review of charges

Every year, we review our charges to make sure they're fair, cost reflective and compliant with Ofwat's rules and guidance.

We also regularly consult with our developer customers and stakeholders on our approach to charges.

If you have any comments or questions about our 2026/2027 charging arrangements, we welcome your feedback. See [page 8](#) for details about how to contact us.

¹ ofwat.gov.uk/wp-content/uploads/2025/07/English_New_Connection_Rules_wef_April_2026_2.pdf



1.3 Who can carry out new connections?

We'd like to remind you that the market for new water and wastewater connections and infrastructure is open to competition. You should choose the provider that best meets your requirements and timescales.

If you need a new water or sewer connection, any of the providers below can help you. Just so you know, we are not involved in any charges payable to another provider for work they carry out for you.



Understanding contestable vs. non-contestable work

While you have options when it comes to new connections, certain activities must be carried out by us or our representatives. This is known as 'non-contestable' work – compared to 'contestable' work, which can be carried out by an accredited third party.

As a water company, we're responsible for providing a continuous supply of water, protecting the integrity of our network, safeguarding the public supply and complying with our legal, statutory and regulatory obligations.

Any work that could impact on these obligations is non-contestable. For this reason, it's important that we carry out this work ourselves.

You'll find a full list of contestable and non-contestable work related to water supplies in our Annual Contestability Summary here: yorkshirewater.com/developers/water/self-lay/

For wastewater services, the majority of work is considered contestable, except for major sewer diversions, sewer requisitions and non-potable water supplies (final effluent).

Yorkshire Water

We can provide new water mains and service connections to supply your property or site. We'll take ownership of any new water mains on public or private land and any service connections where the pipe is laid in the public highway once the work is done and up to specification.

Please bear in mind that we don't lay service pipes on private land – you'll need to arrange this work yourself.

On the wastewater side, we'll provide you with approval for new sewer connections and can agree to take ownership of wastewater infrastructure as long as it's been granted Technical Acceptance by us and meets the relevant industry standards.

Find out more about our water and wastewater connection services here: yorkshirewater.com/developers/



Self-lay providers (SLPs)

You can use an accredited self-lay provider (SLP) to design and install new water mains and service connections for your development on your behalf. The SLP must apply to us to carry out all, or some, of the contestable work and when it's completed and confirmed to meet industry standards, we'll adopt the newly installed assets.

Just bear in mind that you'll need to pay water and wastewater infrastructure charges ([section 4](#)) to us, even if you arrange the work yourself under a self-lay agreement.

You can learn more about the self-lay process here: yorkshirewater.com/developers/water/self-lay/

The SLP must be accredited by Lloyd's Register under the Water Industry Registration Scheme (WIRS). You can find a full list of accredited SLPs here: irqa.com/en-gb/utilities/wirs-wirsae/search/

Any work carried out by an SLP must be in line with Ofwat's 'Codes for Adoption'. These Codes help standardise specifications, processes and legal agreements across the water and sewerage sector in England. They are reviewed and updated regularly by a panel of experts to improve the adoption process.

For the latest version of the Codes for Adoption guidance, please visit ofwat.gov.uk/regulated-companies/markets/connections-market/code-adoption-agreements/

There are certain minimum requirements that we expect SLPs to follow when planning, designing and constructing water mains and connections. These are laid out in our Design and Construction Specification (DCS), which you can find at yorkshirewater.com/developers/water/self-lay/

New appointees (NAVs)

New appointees (NAVs) are limited companies appointed by Ofwat to provide water and/or wastewater services to customers in an area where there was traditionally a single water company.

If you're developing on land that isn't served by existing mains and/or sewers, you can approach a NAV to handle new connection services. A NAV would take ownership of your water and/or wastewater infrastructure instead of Yorkshire Water and would have exactly the same duties and responsibilities to you as we would. For a full list of NAVs, visit ofwat.gov.uk/regulated-companies/ofwat-industry-overview/licences/

Developers and drainage contractors

Normally, we don't lay new drains and sewers; it's generally down to developers to use a qualified drainage contractor to design and build the new sewer network.

However, you must apply to make a connection to our wastewater network (see [section 3.2](#)). Keep in mind that you'll need to pay a wastewater infrastructure charge ([section 4](#)) to us, even if you arrange the connection work yourself. We're happy to take ownership of your new sewers, provided that you apply for sewer adoption (see [section 3.3](#)) up front before construction. This is so we can assure the design of the network.



1.4 Who pays for what?

When planning new connections to your development or property, it's important to understand what you're responsible for paying for. This includes:

- **Site-specific charges** – the costs of Yorkshire Water carrying out works specific to your property or development site. (If the works are contestable and carried out by an accredited third party, these charges won't be included).
- **Infrastructure charges** – these charges are for any newly connected properties that haven't been connected to our water or wastewater networks before. They cover the cost of reinforcing our existing network for additional demand across the Yorkshire region.

We've put together the two diagrams below to show you who pays for the different assets needed for new connections to our water and wastewater networks.

Figure 1

Key

- M** Meter
- ST** Stop Tap
- (C)** Contestable
- (NC)** Non-contestable
- Connecting main

- Site-specific work – paid for by **developer customers** through site-specific charges
- Reinforcement to existing network – paid for by **developer customers** through infrastructure charges (for household developments) or directly (for non-household/mixed-use developments)
- New and existing strategic assets – funded by **Yorkshire Water** through our five-year investment plan

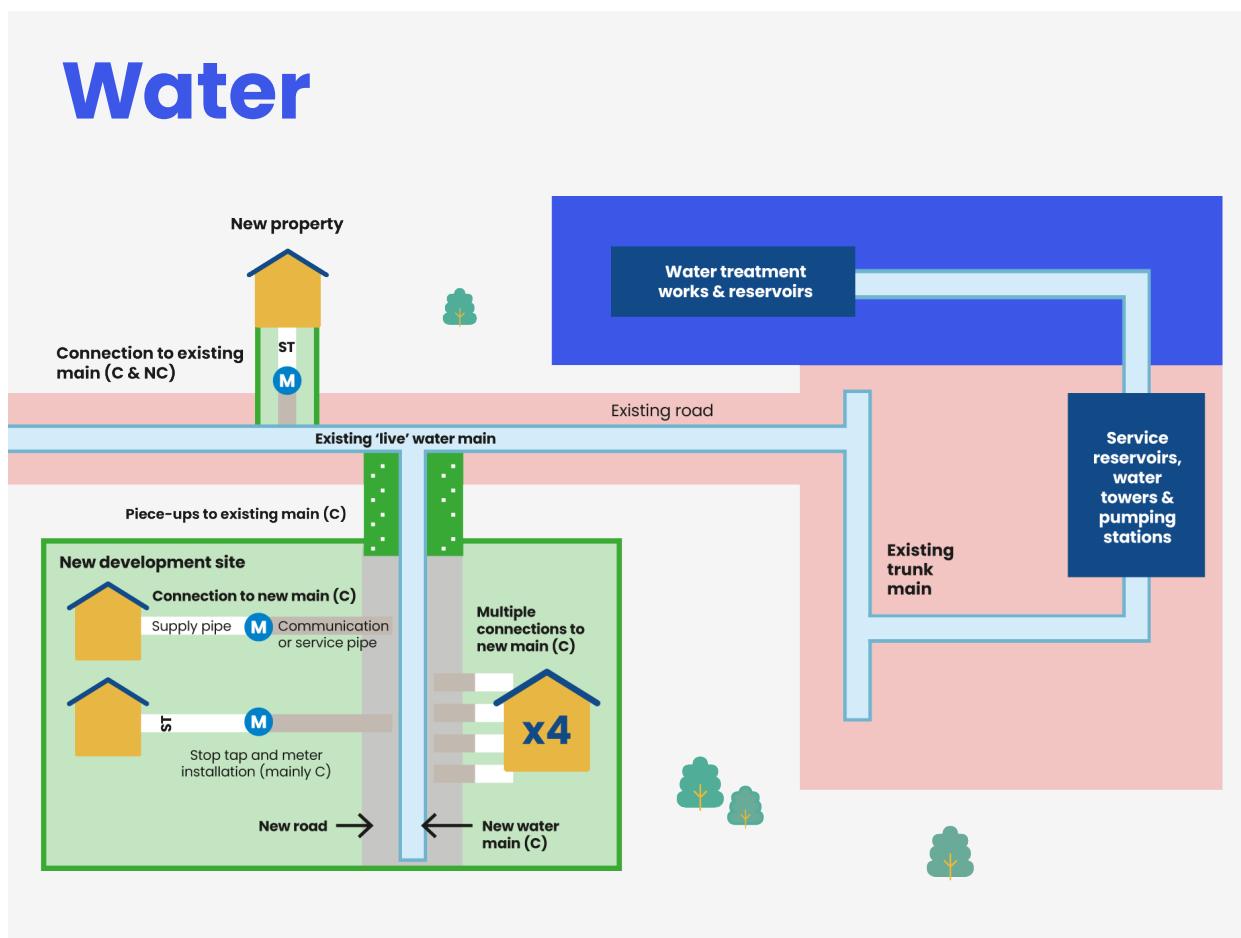
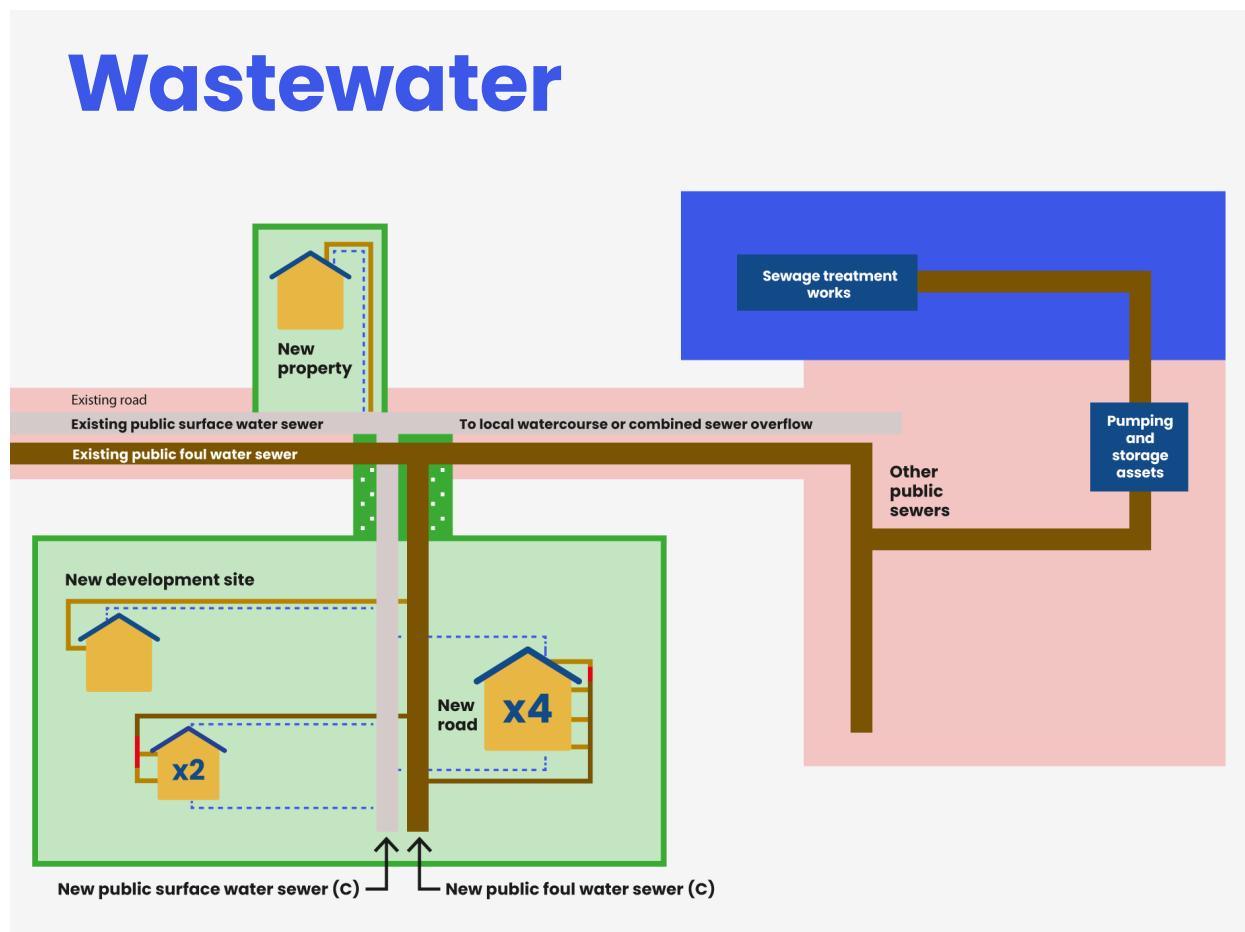




Figure 2 Key

- (c) Contestable
- (NC) Non-contestable
- Connecting sewer/drain
- Public foul water sewer
- Public surface water sewer
- Private foul water lateral drain
- Public foul water lateral drain
- Surface water drain

- Site-specific work – paid for by **developer customers** through site-specific charges
- Reinforcement to existing network – paid for by **developer customers** through infrastructure charges (for household developments) or directly (for non-household/mixed-use developments)
- New and existing strategic assets – funded by **Yorkshire Water** through our five-year investment plan



Worked examples

We've included worked examples for some typical development scenarios at the back of this book ([section 6.1](#)). These illustrate how our charges are applied, including a breakdown of all the costs associated with each scenario.



1.5 Payment options

When do you need to pay?

Applications

Most of our applications have an upfront fee, which you'll need to pay when you apply. The quickest and easiest way to apply and pay application fees is through our online portal: yorkshirewater.com/developers/

Water services

We'll send you a quote for the cost of any required construction work when we respond to your application. If you'd like to go ahead with the work, you'll need to pay this quote before the work can begin.

Administrative activities related to clean water also come with a fee, which we'll either charge upfront or invoice to you shortly after responding to your application.

Wastewater services

Some of our wastewater services are covered by one upfront application fee. For other services, we'll send you an invoice when we issue the technical assessment before we draw up the relevant agreement. Please make sure you quote your invoice number when you pay your invoice.

Please note: we charge a fee for copy invoices.

How to pay

You can pay by credit/debit card, cheque or BACS either online or offline:

Paying online

If you're applying through our [online portal](#), you can also pay your application fee online via credit/debit card or BACS. Please make sure you include your reference number when paying via BACS.

Paying offline

If you'd like to pay your application fee by credit or debit card, please select this option on your PDF application form; we'll call you when we have your form to arrange payment over the phone. To pay an invoice by card, please call **0333 130 22 66**. To pay a quote by card, call **0345 120 84 82**.

To pay by cheque – please clearly write your reference number on the reverse of the cheque, and send it to the following address:

Customer Payments Centre
PO Box 52, Bradford, BD3 7YD

Additional guidance on BACS payments

When paying by BACS, please send your payment, quoting your reference number, to:

NatWest Bank Plc
Sort code 57 49 55
Account number 11111111

To avoid any delays in booking in your works, if you're only paying for one quote via BACS, please instruct your bank to quote the full reference number as shown on your quote. If you're paying for more than one quote, please send us a remittance advice along with your payment.

Your remittance advice should list: the payment date, the reference number for each quote (full 15-digit reference number), the relevant plot numbers, the separate cost values and the total amount of your payment (or attach your payment slips). Please include your name and contact number, so that we can call you if we have any questions about your remittance advice. You can email or post your remittance advice to us at:

Customer Payments Centre
PO Box 52, Bradford BD3 7YD

Email: customer.payments.centre@loop.co.uk (please note this email address is for remittance advice notices only).

Please be aware: we need the correct reference to process your payment. A missing or incorrect reference may cause a delay.

We'll consult on additional payment methods over the coming year. If you have any proposals for us to consider, please see [page 8](#) for details about how to contact us.

We reserve the right to request payment in advance of commencement of work.

We reserve the right to recover bank charges and administrative costs resulting from invalid or dishonoured cheques, credit/debit card payments and bank transfers.



Value added tax (VAT)

All charges in this book are exclusive of VAT.

That's because VAT rules are dependent on the nature of the work and the type of property concerned – it's therefore not possible for us to set out the VAT liability for each item.

We will add VAT, if applicable, at the appropriate

rate to our charges: 0%, 5% or 20%, subject to changes in VAT legislation and rates of VAT.

Please contact us ([page 8](#)) if you need more information.

1.6 Inflation in 2026/2027

How do we measure inflation?

We measure inflation using the ONS' Consumer Prices Index including owner occupiers' housing costs (CPIH). This is also reflected in our contract with the delivery partner 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 charges by the November rate of CPIH. The November rate is published by the ONS in December and is used to forecast annual costs in our business plan for the upcoming financial year (April – March). The November 2025 CPIH rate of inflation published by the ONS was 3.5%.

In addition to annual inflation, our application and admin fees have increased to reflect our people, technology and process costs for the 2026/2027 financial year. We have also introduced a new application fee for self lay providers applying to make service connections to our existing mains network; this closes an existing gap in our charging arrangements so that we can meet our obligations to be cost reflective.

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

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



1.7 Wholesale charging for retailers

If you're a business, you have a choice of retailer

In April 2017, competition was introduced into the business retail market in England for water and wastewater services. This opened the market and enabled all businesses and other non-household customers in England to choose a water and wastewater licensee (retailer) to provide them with retail services.

How does it work?

The water coming out of the taps and the wastewater services to take it away again are still provided by Yorkshire Water – as the incumbent wholesaler for the Yorkshire region. However, an eligible business customer can choose a retailer to provide services for billing, meter reading, queries, complaints and customer services.

As the wholesaler, we charge the retailer directly (under wholesale arrangements) and the retailer charges their business customer for any retail services they provide under their own arrangements.

Can a retailer arrange new connections for you?

Within the rules of the business retail market, a retailer can also offer to act on behalf of an eligible business (a developer) to arrange new connection services with us. We'll bill the retailer for any new connections they manage on the developer's behalf under our wholesale arrangements.

A retailer must enter into, and maintain, a Wholesale Contract with Yorkshire Water to be able to request new connection services on behalf of their business customer. If a retailer terminates the Wholesale Contract, we won't be able to continue to take instruction from them in respect to new connection services under wholesale arrangements.

Retailers should refer to the Operational Terms in the Wholesale Retail Code for how to request applications for new connection services from Yorkshire Water. You can find the latest version of the Wholesale Retail Code at: mosl.co.uk/market-codes/

How do we charge retailers for new connection services?

We charge retailers exactly the same amount for new connection services as we do for any other customer. That means the charges in this book are no different, whether you're a developer, a self-lay provider, a new appointee or a retailer.

The only difference is in the billing method.

We bill retailers for new connection services within our wholesale arrangements at the end of each month along with the charges for other wholesale services we provide to them.

In many cases, payment will need to be made before any connection work begins. Where this is not specified, payment terms will be the same as those in the Wholesale Contract in compliance with the Wholesale Retail Code.

How are our wholesale charges developed?

Our scheme has been produced in accordance with the Wholesale Charging Rules issued by the Water Services Regulation Authority under sections 66E and 117I of the Water Industry Act 1991, ensuring that what we charge retailers remains in line with Ofwat's charging rules.

For more information on wholesale charging, please see our Wholesale Charges Scheme 2026/2027 at: yorkshirewater.com/business/wholesale-charges/

2. Water charges



Water charges

This section covers services and associated charges related to new connections to our water network. These services include pre-planning enquiries, service connections to existing mains, and installation and diversion of water mains.

We also cover additional costs and considerations that may affect the total cost of your work.

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Visit our website

Learn more about our water services at yorkshirewater.com/developers/water/

Apply online

Access our online application portal at yorkshirewater.com/developers/

How to pay

Find out how to make payments on **page 15** of this book.



2.1 Pre-development

Get an overall picture of our water network's availability and any potential restrictions and capacity issues before you start development.

2.1.1 Pre-planning enquiry

If you're thinking of buying land for development, you can send us a pre-planning enquiry to find out about the local water infrastructure and how we can best meet your supply needs.

We'll look at your proposal in detail and provide you with a desktop study on the availability of our existing water network, potential point(s) of connection (if we are provided with a site layout) and any restrictions or capacity issues that could affect your development.

The pre-planning enquiry response is valid for 12 months from the date of issue, after which a renewal fee will be applicable. If there are any changes to your requirements, you'll need to submit a new pre-planning enquiry.

Please note: we are unable to refund application/admin fees for elements of work or activities that we have already carried out.

Pre-planning enquiry fees

Item	Charge	What the charge covers
Pre-planning enquiry ^{NC}	£496	The cost of processing the enquiry, investigating if the existing network can support the additional demand and producing a pre-planning enquiry response
Pre-planning enquiry response renewal ^{NC}	£380	The cost of renewing an expired pre-planning enquiry response (provided there are no changes to your requirements)

NC = non-contestable

How to apply

To send us a pre-planning enquiry, please visit yorkshirewater.com/developers/water/pre-planning-enquiry/.

If you'd simply like to view a map of our water mains, you can find more details on how to access Yorkshire Water's mains records here: yorkshirewater.com/your-water/pipe-and-sewer-records/



2.1.2 Self-lay point of connection enquiry

If you're a **self-lay provider (SLP)** or you're looking to use an SLP, you can submit a point of connection (POC) enquiry about the development site.

In response, we'll provide a POC report, which confirms the point(s) where a self-laid main can be connected to our existing mains and can help you determine the scope of the self-lay works, produce a viable design and estimate costs using this charging book.

It's best to submit a POC enquiry at the detailed planning stage of a new development. The report you receive will include a plan showing the proposed POC, the technical requirements of the work, any potential network reinforcements needed and a summary of the contestable and non-contestable works relative to the site.

The POC report is valid for 12 months from the date of issue, after which a renewal fee will be applicable. If there are any changes to your requirements, you'll need to submit a new POC enquiry.

Please note: we are unable to refund application/admin fees for elements of work or activities that we have already carried out.

Self-lay point of connection enquiry fees

Item	Charge	What the charge covers
Self-lay point of connection enquiry ^{NC}	£546	The cost of processing the enquiry, investigating if the existing network can support the additional demand and producing a POC report
POC renewal ^{NC}	£421	The cost of renewing an expired POC report (provided there are no changes to your requirements).

NC = non-contestable

How to apply

To submit a POC enquiry, please visit [yorkshirewater.com/developers/water/
self-lay/](http://yorkshirewater.com/developers/water/self-lay/)



2.1.3 NAV application

If you're a **new appointee (NAV)** and you're looking to progress a potential NAV site, you can send us an application for site-served status, point of connection (POC) and/or point of discharge (POD), and bulk supply and/or bulk discharge arrangements.

This application offers all of our NAV services, covering the full end-to-end journey. At the beginning of the form is a picklist, which includes all of the relevant service fees (see table below). There is also a general administration fee, which covers processing the application.

If you are looking to use a self-lay provider (SLP) to design and deliver the off-site works, you or your chosen SLP must first submit an application to self-lay water mains: yorkshirewater.com/developers/water/self-lay. You can then submit a NAV application for a bulk supply agreement using the reference number from your self-lay application.

A NAV POC and/or POD report is valid for 12 months from the date of issue, after which a new POC and/or POD enquiry will be required. If you are applying again following the expiry of a POC and/or POD report, there is a reduced admin fee.

Please note: we are unable to refund application/admin fees for elements of work or activities that we have already carried out.

NAV application and administration fees

Item	Charge	What the charge covers
NAV admin fee (per applicable submission) ^{NC}	£163	The cost of general administration (checking for payments, processing the application and issuing an acknowledgement). This fee is charged per each applicable application submission.
Reduced NAV admin fee ^{NC}	£110	A reduction to the above admin fee for renewing an expired POC and/or POD enquiry (provided there have been no changes to the enquiry)
Site-served status ^{NC}	£286	The cost of identifying the site-served status of a site and issuing a letter detailing this information
Point of connection (POC) report ^{NC}	£403	The cost of investigating if the existing water network can support the additional demand and producing a POC report
Point of discharge (POD) report ^{NC}	£400	The cost of investigating if the existing sewerage network can support the additional demand and producing a POD report
POC and POD report ^{NC}	£738	The cost of investigating if the existing water and sewerage networks can support the additional demand and producing a POC and POD report
NAV design fee (where YW is designing and delivering the off-site works) ^{C/NC}	£716	The cost of carrying out a survey, designing the off-site works and producing a quote (a bulk supply agreement is also included for free)

NC = non-contestable, C/NC = contestable except for the provision of a bulk supply agreement

How to apply

You'll find more information about our NAV application and bulk charging arrangements at yorkshirewater.com/developers/navs/



2.2 How we charge for construction work

If you need us to carry out construction work (like digging, pipe laying and connections), we'll provide you with a quote for the cost of the work.

All quotes are fixed and valid for 6 months from the date of issue, even if we enter a new charging year during that period.

Works must be booked in within the 6 month validity period and completed no later than 3 months after quote expiry.

2.2.1 Quotes

The quote we give you for the cost of construction is based on the specific requirements of your site, including the length of pipe, installation costs and any other associated construction charges. This quote is built up from the fixed charges published in this book and bespoke charges that may be applied in special circumstances.

For more information on special circumstances and other factors which could affect the total cost, please see [section 2.6](#).

If you're happy with your quote, you'll need to pay the amount and book in the work before the expiry date. The work must then be completed no later than 3 months after the quote expiry date. If your quote expires, or you postpone the work beyond the upper time limit, a re-quote will be required.

If you've already paid your quote but decide you don't want to go ahead with the work, we'll refund your payment in full within 90 days of receiving your notice to cancel.

If you've paid your quote but haven't booked in the work before the quote expires, we'll need to cancel the work and refund your payment in full within 90 days of the expiry date.

All quotes are issued as a fixed price, not an estimate. Therefore, we are not liable to pay any interest on refunds for cancelled or expired quotes.

For details on how to pay your quote, please see [page 15](#).

2.2.2 Re-quotes

If your quote has expired but you still want to go ahead with the work, don't worry; you don't need to re-apply – you can simply request a re-quote. You'll need to fill out a re-quote request form, which comes with an upfront admin fee. If 12 months have elapsed since we surveyed your site, the cost of a re-survey will be included in the fee.

If you need a re-quote, we'll cancel any previous quote/s for that particular work.

Re-quote administration fees

Item	Charge	What the charge covers
Re-quote (without re-survey) ^{NC}	£330	The cost of producing a re-quote
Re-quote (with re-survey) ^{NC}	£488	The cost of re-surveying and producing a re-quote

You can find our re-quote request form under 'Additional documents' at yorkshirewater.com/developers/water/water-connections/

NC = non-contestable



2.2.3 Invoices and refunds

Copy invoices:

For a small fee, you can request a copy of any invoice you receive from us (see the table below).

Invoices for rechargeable works:

If we need to carry out corrective works or repairs as a result of defects or damage caused to our network by you or a third party working on your behalf, we will recharge the cost of these works to you.

Any invoice we issue for rechargeable works will include an admin fee covering the cost of arranging the works and producing the invoice (see the table below).

Invoice corrections:

We can make changes to your invoice (such as the name or address) at your request for a small fee (see table below). Please note, we won't charge this fee if the change is due to our error.

Refunds:

We're unable to provide refunds for work or activities we have already completed. However, if you decide to cancel a piece of work which we haven't already carried out, we'll refund you the relevant amount minus a small admin fee (see table below) for the cost of processing the refund. Please note, we don't charge this admin fee where the refund is due to an error on our part.

Invoice and refund administration fees

Item	Charge	What the charge covers
Copy invoice fee ^{NC}	£17 (per copy)	The cost of producing and issuing a copy of an invoice
Recharge invoice fee ^{NC}	£218	The cost of gathering the work requirements, issuing notices, raising a work order and producing an invoice for rechargeable works
Invoice correction fee ^{NC}	£116	The cost of cancelling the incorrect invoice, and raising and issuing a new invoice
Refund admin fee ^{NC}	£80	The cost of processing a refund request

NC = non-contestable

2.2.4 How to calculate an estimate

If you'd like to get a cost estimate before formally applying for a quote, we can help.

Homeowners and single-property developers

can go to our online portal to get a rough cost estimate for your connections. It's easy to use, takes less than 3 minutes and will help you budget for any connection work you need. Once you have your budget estimate, we'll then contact you to walk you through the full application process: yorkshirewater.com/developers/

Large developers and self-lay providers can use our free mains estimate calculator to get a cost estimate for works on a larger development, including new water main installations and individual plot connections. You can find our mains estimate calculator at yorkshirewater.com/developers/

You can find our free estimate calculators at yorkshirewater.com/developers/



2.3 Service connections

If you're developing a new property, you'll need a service connection to supply water to your building or development site.

This sub-section covers service connections to our existing public water mains network.

If you are building a new road to adoptable standards or there is no available main near your development, you may need a new water main (see [section 2.4](#) for more information).

2.3.1 Do you need a service connection?

A **service connection** is the pipework that carries water from a public water main to a property. All new properties need a new service connection to access a supply of clean water.

Other scenarios where you might need a new service connection include:

- You need a temporary supply of water for construction activities on a building site (also known as "building water")
- You want to replace your existing shared supply pipe (a pipe that serves multiple homes) with a new, independent supply pipe
- You need a new supply of water to a field or trough for animal welfare purposes
- You're looking to replace pipework on private land and you need a reconnection to the stop tap or meter at your property's boundary.

To connect to the public mains network, you'll need to submit a water connections application. You can find more information about application fees and how to apply in [section 2.3.3](#).

2.3.2 Who can carry out service connections?

Service connections to our mains network can be carried out by Yorkshire Water or by an accredited **self-lay provider (SLP)**, as long as the connection work is deemed contestable and subject to our acceptance. If an SLP is proposing to do this work for you, they'll need to apply for our approval first: yorkshirewater.com/developers/water/self-lay/

Who's responsible for the pipework?

If it's your first time getting a new service connection, it's important to understand who's responsible for which sections of the pipework.

Yorkshire Water does not lay the private supply pipe within your property boundary, so you'll need to arrange this work yourself.

You can find a detailed breakdown of pipework responsibility here: yorkshirewater.com/your-water/whose-pipe-is-it/



2.3.3 Application and administration fees

If you need a water connection to an existing main, you can [apply here](#). There is an upfront application fee which we'll need to confirm we've received before we can start reviewing your application. Once we've confirmed we have everything we need, we'll assess your completed application and provide you with a quote (see [section 2.2](#)) for the work required and a plan showing the proposed connection.

Please note: we are unable to refund application/admin fees for elements of work or activities that we have already carried out.

Quotes are valid for 6 months from the date of issue – your quote must be paid, and the work booked in, within this 6 month validity period and then the work must be completed no later than 3 months after the quote expiry date. The quote is built up from the fixed charges published in [section 2.3.4](#). In special circumstances we may also need to include bespoke charges (see [section 2.6](#)).

Alongside your quote, we'll send you a checklist for you to confirm you're ready to book in the work. There is an administration fee for processing your work request checklist, which is charged on a per-property basis and is included in your quote.

Service connection application and administration fees

Item	Charge	What the charge covers
Application for water connections ^{NC}	£539	The cost of processing the application, doing a survey and providing a quote for the connection work
Work request admin fee ^{NC}	£33 (per property)	The cost of processing the work request, planning and scheduling the work and setting up a new billing account/s

NC = non-contestable

How to apply

To apply for service connections, please visit yorkshirewater.com/developers/water/water-connections/



2.3.4 Service connection charges

The following tables set out our fixed charges for service connections. We use these fixed charges to build up the cost of the connection work required.

Costs are based on the size of the connection and whether the digging and reinstatement will be done by ourselves ('**excavation by Yorkshire Water**') or a third party ('**excavation by others**').

If the work is being carried out in contaminated land (see [section 2.6.5](#)), we'll need to use a **barrier pipe** (piping that prevents contamination entering the system), which comes with an additional charge per metre.

Our service connection charges cover laying and connecting the communication pipe from the water main in the public highway to the property boundary and installing an external stop tap and water meter. They do not cover laying the supply pipe on private land – you'll need to arrange this work yourself.

Connections involving pipe diameters larger than those detailed in the tables below will be quoted at a bespoke cost. We charge an 'out of hours' working percentage increase (19.19%) for the increased labour costs incurred from working outside of normal working hours.

Single service connection – excavation by Yorkshire Water

Item	Unit	Pipe diameter	Charge (with meter)			Charge (without meter)		
			road	footpath	unmade ground	road	footpath	unmade ground
Service connection* ^{c/nc}	Per connection	25-32mm	£1,873	£1,777	£1,724	£1,576	£1,491	£1,444
		63-90mm	£3,791	£3,484	£3,317	£1,585	£1,499	£1,452
		110-125mm	£4,483	£4,100	£3,891	£1,768	£1,662	£1,604
Additional pipe after first 2m** ^c	Per metre	25-32mm	£144	£129	£120	£144	£129	£120
		63-90mm	£177	£158	£147	£177	£158	£147
		110-125mm	£240	£214	£199	£240	£214	£199
Additional charge for barrier pipe (all metres) ^c	Per metre	25mm – 125mm	£14	£14	£14	£14	£14	£14

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

** Includes excavation, backfilling and reinstatement

C = contestable, C/NC = contestable only if carried out as an under-pressure connection

**2-3 service connections in 1 trench – excavation by Yorkshire Water**

Item	Unit	Pipe diameter	Charge (with meter)			Charge (without meter)		
			road	footpath	unmade ground	road	footpath	unmade ground
Connections in the same trench must be either 25mm or 32mm and all be metered or unmetered								
Service connections* c/NC	Per trench	25-32mm	£1,873	£1,777	£1,724	£1,576	£1,491	£1,444
Additional pipe after first 2m** ^c	Per metre	25-32mm	£9	£9	£9	£9	£9	£9
Additional charge for barrier pipe (all metres) ^c	Per metre	25-32mm	£14	£14	£14	£14	£14	£14

* Includes first 2m of excavation, pipe laying, backfilling and reinstatement, and installation of external stop tap and meters/chambers.

** Includes additional pipe laying in the same trench as the first supply.

Service connections with branch connection – excavation by Yorkshire Water

Item	Unit	Charge		
		Per connection	Per metre	Per metre
32mm+ service connection; 25mm+ branch connection; any meter type; any surface type				
Service connection (including backfill and reinstatement)* ^{c/NC}	Per connection			£7,748
Additional pipe after first 2m (including backfill and reinstatement) ^c	Per metre			£249
Additional charge for barrier pipe (all metres) ^c	Per metre			£81

* Includes first 2m of excavation, backfilling and reinstatement, pipe laying, a branch connection from the first supply, and installation of external stop tap and meters (any meter type).

Manifold connection (63-90mm only) – excavation by Yorkshire Water

Item	Unit	Charge		
		road	footpath	unmade ground
4-way manifold (incl. backfill & reinstatement)* ^{c/NC}	Per connection	£3,448	£3,212	£3,083
5-way manifold (incl. backfill & reinstatement)* ^{c/NC}	Per connection	£3,860	£3,578	£3,425
6-way manifold (incl. backfill & reinstatement)* ^{c/NC}	Per connection	£4,186	£3,868	£3,695
7-way manifold (incl. backfill & reinstatement)* ^{c/NC}	Per connection	£4,301	£3,971	£3,791
8-way manifold (incl. backfill & reinstatement)* ^{c/NC}	Per connection	£4,610	£4,246	£4,047
Additional pipe after first 2m (incl. backfill & reinstatement) ^c	Per metre	£220	£196	£183
Additional charge for barrier pipe (all metres) ^c	Per metre	£14	£14	£14

* Includes first 2m of excavation, backfilling and reinstatement, pipe laying, installation of external stop tap, manifold and any manifold meters.

C = contestable, C/NC = contestable only if carried out as an under-pressure connection



Single service connection — excavation by others

Item	Unit	Pipe diameter	Charge (with meter)	Charge (without meter)
Service connection* ^{C/NC}	Per connection	25-32mm	£666	£569
		63-90mm	£785	£693
		110-125mm	£898	£809
Service connection (with barrier pipe)* ^C	Per connection	25-32mm	£680	£583
		63-90mm	£799	£707
		110-125mm	£912	£823

* Includes installation of external stop tap and meter/chamber.

Manifold connection (63-90mm only) — excavation by others

Item	Unit	Charge
4-way manifold* ^{C/NC}	Per connection	£2,668
5-way manifold* ^{C/NC}	Per connection	£2,926
6-way manifold* ^{C/NC}	Per connection	£3,109
7-way manifold* ^{C/NC}	Per connection	£3,440
8-way manifold* ^{C/NC}	Per connection	£3,732
Additional charge for barrier pipe ^C	Per connection	£28
Installation of manifold chamber on private supply pipe** ^C	Per manifold	£1,983

* Includes installation of external stop tap, manifold and any manifold meters.

** 4-8-way manifold with 15/20mm manifold meters only. We would only install this manifold on a large-diameter communication pipe if the properties are some distance away from the connection point, for example via a private drive.

Provision of pre-chlorinated pipe — excavation by others

Item	Unit	Charge
63-90mm MDPE/HPPE or barrier pipe ^C	Per metre	£29

Please note: we only provide pre-chlorinated pipe for manifold connections on new mains schemes where the proposed road is between the new water main and the manifold chamber. This cost covers provision of the pipe only; installation is not included.

Boundary reconnection charges

Item	Unit	Charge
Boundary reconnection* ^C	Per connection	£484
Additional charge for barrier pipe ^C	Per metre	£14

* Connection of a private supply pipe back to the stop tap/meter in the public highway.

C = contestable, C/NC = contestable only if carried out as an under-pressure connection



2.3.5 Meter charges

Our meter location policy:

Since 1990, every newly built or split property has been required to have a water meter fitted.

We require the installation of smart (AMI) meters, which allow us to take readings remotely and improve sustainability through more accurate and effective water usage reporting.

Find out where a new meter can be installed on a new property here: yorkshirewater.com/developers/water/water-meter-locations-for-developers/

Meters sized above 100mm, and any units needed to house >100mm meters, will be quoted at a bespoke cost.

If the service connections will be self-laid, SLPs are responsible for purchasing their own meters to the appropriate specification. Alternatively, the SLP can purchase meters directly from us at the fixed costs listed below.

External meter installation charges

Item	Unit	Charge (manifold meter*)			Charge (in line meter**)		
		excavation by YW	excavation by others	existing chamber	excavation by YW	excavation by others	existing chamber
Installation of meter and chamber on existing service pipe ^c	Per connection	£987	£527	N/A	£1,765	£1,425	N/A
Installation of meter in existing chamber ^c	Per connection	N/A	N/A	£373	N/A	N/A	£540

Meter charges

Item	Unit	Charge
15mm manifold meter ^c	Per meter	£74
15mm in-line meter ^c	Per meter	£74
20mm manifold meter ^c	Per meter	£99
20mm in-line meter ^c	Per meter	£99
25mm in-line meter ^c	Per meter	£179
30mm in-line meter ^c	Per meter	£185
40mm in-line meter ^c	Per meter	£214
50mm in-line meter ^c	Per meter	£225
80mm in-line meter ^c	Per meter	£509
100mm in-line meter ^c	Per meter	£587

Please note: internal meters must be installed in an accessible location, such as a service room or corridor.

Internal housing unit charge

Item	Unit	Charge
Housing unit ^c	Per property	£52

Delivery & collection fees

Item	Unit	Charge
Delivery fee ^c	Per delivery	£446
Collection fee ^c	Per collection	£63

Internal meter installation fees

Item	Unit	Charge
Mobilisation fee ^c	Per visit	£520
Installation fee ^c	Per meter	£28

* Manifold meter = a type of water meter that is installed by screwing it into a manifold point on the service pipe.

** In-line meter = a type of water meter that is installed in the line of flow by replacing a section of service pipe.

C = contestable



2.3.6 Building water

We provide a temporary metered supply for your building water needs based on our published non-household tariffs. For more details, please visit yorkshirewater.com/business/wholesale-charges/

2.3.7 Lead pipe replacement

If your existing service pipe is made of lead, you can apply for us to replace the communication pipe in the public highway for free.

Once we have your completed application, we'll arrange a survey to assess the work requirements.

Please note: you'll need to arrange replacement of the lead supply pipe on your side of the

boundary yourself after we finish our survey and before we come to replace the pipe in the public highway.

If you cancel the lead replacement job within 48 hours of the planned date, or if your supply pipe does not meet our requirements when we arrive, we will have to charge you for the cost of standing down from the work (see [section 2.6.1](#)).

Item	Charge	What the service covers
Lead pipe replacement ^{NC}	£0	A plan showing the required work, replacement of the lead communication pipe in the public highway and installation of a new stop tap at the boundary, provided that you replace the private supply pipe within the property boundary.

Please visit yorkshirewater.com/your-water/drinking-water-standards/lead-in-yorkshires-water/ to apply for a lead pipe replacement.

2.3.8 Permanent disconnection

If you no longer need a water supply, for example if you're demolishing a property, you can apply for us to disconnect your supply from the water network.

There is no application fee and the work to carry out the disconnection is free of charge. Keep in mind that this is a permanent disconnection; if you later need to restore

the water supply, you'll have to apply and pay for a new service connection.

If you cancel the disconnection within 48 hours of the planned date, or if your site does not meet our requirements when we arrive, we will have to charge you for the cost of standing down from the work (see [section 2.6.1](#)).

Item	Charge	What the service covers
Permanent disconnection of the water supply ^{NC}	£0	A plan showing the required work and disconnection of the service pipe from our water main.

To apply for a permanent disconnection of the water supply, please visit yorkshirewater.com/developers/water/permanent-disconnection/

NC = non-contestable



2.3.9 Other factors to consider

Fire supplies

If you need a water supply specifically for firefighting purposes, please bear in mind that we can't guarantee the water pressure or flow for any firefighting/sprinkler supplies.

We can only provide water pressure and flow available in the water network at that time. We aim to provide a minimum pressure of 1.5 bar and a minimum flow rate of 22 litres per minute at the boundary, but please keep in mind that we cannot guarantee water pressures and flow rates above the minimum Ofwat set standard of 0.7 bar and 9 litres per minute.

To make sure a critical fire supply is always available, we recommend supplying any new fire sprinkler installation or direct-fed supply via a storage tank.

Trunk mains

Trunk mains are designed to distribute water from different areas around the Yorkshire region. They're not commonly used to provide water directly to our customers and therefore there's no right of connection to a trunk main as they're not always flowing with water.

If the nearest main to your proposed site is a trunk main and we can't connect to it, we'll calculate the charges for connection to the nearest distribution main whose size is the same or larger than the connecting pipe.

Mains in lieu of services

Sometimes, it's simpler to lay a new water main in the public highway than to install a service pipe. This is known as a 'main in lieu of service.' We will assess each request for service connections and determine if this would be a suitable option.

Our quote for a main in lieu of service will be based on the price you would normally be charged for a service connection. You won't need to pay any additional cost for this.



2.4 New water mains

While some new developments can connect to our existing water mains, others may need a new main installed to ensure there's enough water at sufficient pressure supplying the site.

2.4.1 Do you need a new water main?

There are lots of situations where you might need a new water main. For example, you might be developing in an area where there's no available main, or you might be building new roads as part of a large development.

The best way to find out if you need a new main is to send us a **pre-planning enquiry** (see [section 2.1.1](#)) before you start planning your development.

2.4.2 Who can install new water mains?

There are several options available to you if you need a new water main:

This section covers new water main installations, who can carry out the work, and our associated charges for main laying and connection work.

Self lay providers (SLPs)

You can employ an accredited SLP to install new mains and service connections. YW will adopt the self laid mains as public assets.

New appointees (NAVs)

You can approach a NAV instead of YW to install and adopt new mains and service connections for an area that isn't already served by existing mains.

Yorkshire Water (YW)

You can request that YW install new mains and service connections for you.

See [section 1.3](#) of this book for more details about these market options.

If you employ a self-lay provider, the SLP can only carry out contestable work with our approval. SLPs are welcome to apply to do some, or all, of this work. Non-contestable work is the sole responsibility of Yorkshire Water (if we consider this work low-risk, we may allow an accredited SLP to carry it out at our discretion).

For more information on contestable and non-contestable work, you'll find a copy of our **Annual Contestability Summary** here: yorkshirewater.com/developers/water/self-lay/

If you're looking to approach a NAV to install and adopt your mains and service connections, please refer to Ofwat's guidance: ofwat.gov.uk/regulated-companies/ofwat-industry-overview/licences/



Mains installation options

If you're a developer, **you can choose** who delivers the different work activities for your new mains scheme. We've put together a list of all the different options available to you below. Please also see the comparison table on the next page to compare options.

Installation option	Description
Requisition Option A (Lay Only)	On site, Yorkshire Water will lay the water main in the trench excavated by yourself. You are responsible for backfilling and reinstatement of the trench. Off site (on the public highway) Yorkshire Water will excavate the trench, lay the water main and reinstate the trench. Yorkshire Water will carry out all water mains installation and connection work, including chlorinating and testing the new water mains laid.
Requisition Option B (Off Site Lay Only)	Off site only (on the public highway), Yorkshire Water will lay the water main in the trench excavated by yourself. You are responsible for backfilling and reinstatement of the trench and associated traffic management. You will need a streets works license to carry out this work off site. There is no on-site work. Yorkshire Water will carry out all water mains installation and connection work, including chlorinating and testing the new water mains laid.
Requisition Option C (Excavate & Lay)	On site, Yorkshire Water will excavate the trench, lay the water main and backfill the trench. You are responsible for the final reinstatement. Off site (on the public highway,) Yorkshire Water will excavate the trench, lay the water main and reinstate the trench. Yorkshire Water will carry out all water mains installation and connection work, including chlorinating and testing the new water mains laid.
Self-lay Option A (Off Site & Branch)	You employ a self-lay provider to lay, chlorinate and test the water mains on site only. Yorkshire Water will carry out the off-site work and branch connections, including excavation, backfilling and reinstatement, and traffic management. Yorkshire Water will chlorinate and test the off-site water mains.
Self-lay Option B (Branch Only)	You employ a self-lay provider to lay, chlorinate and test the water mains on and off site (all excavation, backfilling and reinstatement, and traffic management to be provided by the SLP). Yorkshire Water will carry out the branch connection.
Self-lay Option C (Chlorination & Branch)	Same as Self-lay Option B, but Yorkshire Water will carry out the chlorination and testing of the water mains laid (we would only use this option if the SLP is not accredited to do this activity).
Self-lay Option D (All Works by SLP)	You employ a self-lay provider to lay, chlorinate and test the water mains on and off site (all excavation, backfilling and reinstatement, and traffic management to be provided by the SLP). The SLP will also carry out the under-pressure water mains connection (UPC).

Mains installation options for NAVs

If you're a **new appointee (NAV)** progressing a NAV site, you can choose from the following options for your mains scheme. Please also see the comparison table on the next page to compare options.

Installation option	Description
NAV Site Option A (All Works by YW)	Off site (on the public highway), Yorkshire Water will excavate the trench, lay the water main and reinstate the trench. Yorkshire Water will carry out all of the water mains installation and connection work, including chlorinating and testing the new water mains laid, and install the NAV metering arrangement.
NAV Site Option B (Branch Only)	Off site (on the public highway), the SLP will excavate the trench, lay the water main and reinstate the trench (all excavation and traffic management to be provided by the SLP). The SLP will also install the NAV metering arrangement. Yorkshire Water will carry out the branch connection.
NAV Site Option C (Branch & Metering)	Off site (on the public highway), the SLP will excavate the trench, lay the water main and reinstate the trench (all excavation and traffic management to be provided by the SLP). Yorkshire Water will install the NAV metering arrangement and carry out the branch connection.
NAV Site Option D (All Works by SLP)	Off site (on the public highway), the SLP will excavate the trench, lay the water main and reinstate the trench (all excavation and traffic management to be provided by the SLP). The SLP will also install the NAV metering arrangement and carry out the branch connection.

NAV metering arrangements are contestable.

Mains installation options – comparison table

YW = work to be done by Yorkshire Water

SLP = work to be done by a self-lay provider (SLP)

Dev = work to be done by the developer

N/A = work not applicable to this option

Main installation option	On-site work				Off site work (in the public highway)					Branch connection	Install NAV metering
	Dig	Lay main	Backfill & reinstate ground	Chlorinate & test main	Dig	Lay main	Backfill & reinstate ground	Manage traffic	Chlorinate & test main		
Requisition options											
Requisition Option A (Lay Only)	Dev	YW	Dev	YW	YW	YW	YW	YW	YW	YW	N/A
Requisition Option B (Off Site Lay Only)	N/A	N/A	N/A	N/A	Dev	YW	Dev	Dev ¹	YW	YW	N/A
Requisition Option C (Excavate & Lay)	YW	YW	YW/Dev ²	YW	YW	YW	YW	YW	YW	YW	N/A
Self-lay options											
Self-lay Option A (Off Site & Branch)	SLP	SLP	SLP	SLP	YW	YW	YW	YW	YW	YW	N/A
Self-lay Option B (Branch Only)	SLP	SLP	SLP	SLP	SLP	SLP	SLP	SLP	SLP	YW	N/A
Self-lay Option C (Chlorination & Branch)	SLP	SLP	SLP	YW	SLP	SLP	SLP	SLP	YW	YW	N/A
Self-lay Option D (All Works by SLP)	SLP	SLP	SLP	SLP	SLP	SLP	SLP	SLP	SLP	SLP ³	N/A
NAV site options											
NAV Site Option A (All Works by YW)	N/A	N/A	N/A	N/A	YW	YW	YW	YW	YW	YW	YW
NAV Site Option B (Branch Only)	N/A	N/A	N/A	N/A	SLP	SLP	SLP	SLP	SLP	YW	SLP
NAV Site Option C (Branch & Metering)	N/A	N/A	N/A	N/A	SLP	SLP	SLP	SLP	SLP	YW	YW
NAV Site Option D (All Works by SLP)	N/A	N/A	N/A	N/A	SLP	SLP	SLP	SLP	SLP	SLP ³	SLP

1. The Developer must have a street works licence to carry out this work.

2. Yorkshire Water will backfill the trench; the Developer is responsible for the final reinstatement.

3. The branch connection can only be carried out by the SLP as an under-pressure connection (UPC).



2.4.3 Self-laying under Codes for Adoption

Adoption is the process by which we become responsible for infrastructure that has been constructed by an accredited third party.

Since 1 January 2021, the industry approach for water adoption in England has been set out in Ofwat's **Codes for Adoption**. The Codes provide a clear framework for adoption agreements between ourselves and developer customers.

You can find more information on Codes for Adoption at: ofwat.gov.uk/regulated-companies/markets/connections-market/code-adoption-agreements/

Under Codes for Adoption, there are certain minimum requirements that developer customers must follow when planning, designing and constructing self-laid mains. These are laid out in our Design and Construction Specification (DCS), which you can find here: yorkshirewater.com/developers/water/self-lay/

2.4.4 Application and administration fees

Application fees

If you need a new main with service connections, you can apply to us for a self-lay provider to carry out the contestable main laying and connection work. Alternatively, you can make a request (known as a '**requisition**') for a new water main and service connections to be installed by us.

When we have your completed application, we'll provide you with a mains design (if needed) and a quote for the main installation work. Quotes are valid for 6 months from the date of issue. Works must be completed no later than 3 months after the quote expiry date.

Please note: we are unable to refund application/admin fees for elements of work or activities that we have already carried out.

Item	Charge	What the charge covers
Application to self-lay new mains and service connections ^{NC}	£621	The cost of processing the application, carrying out a survey and producing a quote for admin and construction works
Application to requisition new mains and service connections ^{NC}	£621	The cost of processing the application, carrying out a survey and producing a quote for admin and construction works
Application to make a routine in-line mains connection ^{NC}	£0	This is an application for an SLP to connect the new self-laid main up to our existing mains network; it is free of charge
Application to self-lay service connections to existing mains ^{NC}	£237	The cost of processing the application, reviewing the proposed connection work and providing a response

NC = non-contestable

How to apply

To apply to self-lay new mains and service connections, please visit yorkshirewater.com/developers/water/self-lay/

To apply to requisition new water mains and service connections from Yorkshire Water, please visit yorkshirewater.com/developers/water/mains/



Administration fees

Design fees are charged upfront with the application fee. All other admin fees will either be charged upfront, invoiced to you after we receive your application or added to your quote.

Please note: we are unable to refund application/admin fees for elements of work or activities that we have already carried out.

Item	Unit	Charge	What the charge covers
Design fee ^c	1-100 properties	£3,955	The cost of producing a mains scheme design to feed your development (charged upfront)
	101-200 properties	£4,986	
	201+ properties	£6,540	
	NAV scheme (SLP to lay)	£625	
Design checking fee ^{NC}	1-100 properties	£523	The cost of reviewing an SLP main scheme design and providing a response (charged upfront)
	101-200 properties	£696	
	201+ properties	£869	
	NAV scheme	£435	
Re-design fee ^c	Per request	£828	The cost of processing your request and re-designing the mains scheme (invoiced)
Re-design checking fee ^{NC}	Per request	£262	The cost of processing your request and providing a response to the SLP's re-design (invoiced)
Follow-on mains phase quote fee ^c	Per phase	£251	The cost of producing a quote for a phase of work after the initial phase of quoted work (invoiced)
Fire service consultation fee ^c	Per scheme	£132	The cost of consulting the local fire service about fire hydrants on site (added to your quote)
Model water adoption agreement ^{NC}	Per scheme	£121	The cost of producing a model water adoption agreement for self-lay works (added to your quote)
Bulk order request for service connections ^{NC}	Per request	£209	The cost of processing your request and producing service connection quotes (invoiced)
Mains call-off request ^{NC}	Per request	£622	The cost of processing your work request and issuing the work order to our delivery team (invoiced)
Minor variation request ^{NC}	Per request	£143	The cost of processing a request to make minor variation(s) to a self-lay (S51A) legal agreement (charged upfront)
Self-lay admin fee ^{NC}	Per plot	£61	The cost of processing requests for water meters and recording installed meter details (invoiced once we've received the meter details from the SLP)
Self-lay late notification fee ^{NC}	Per plot	£69	A penalty fee for late notification of newly installed meters (over 1 day for commercial properties or over 5 days for household properties) (invoiced). Please note: if this timeline is not adhered to and we need to visit the site to obtain the information ourselves, we will invoice this cost to you.
Self-lay late meter fit fee ^{NC}	Per plot	£341	The cost of installing a water meter and/or obtaining the meter details on a self-lay site where the SLP has not fitted the meter and/or submitted the meter details in line with Codes for Adoption (invoiced). Please note: the cost of the meter itself will be charged separately.

Please note: additional fees may be applicable under special circumstances (please see [pages 50-51](#) for more information).

C = contestable, NC = non-contestable



How are mains schemes costed?

In response to your application, we'll issue a quote for one phase of mains installation work. If you're developing a large site that will require multiple phases, we'll provide you with an indicative cost estimate for the entire scheme of works upfront with your initial quote; this estimate will be based on current prices.

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

How do I book in the work?

Once you've paid your quote, and you're ready to book in the work, simply complete our **mains call-off request form**: yorkshirewater.com/developers/water/mains/. Just make sure to do this before your quote expires. There is an admin fee for this call-off request listed in the table on [page 37](#).

If you are requisitioning your new main from Yorkshire Water, and you need multiple phases of main laying, you'll need to complete a call-off request form for each phase you require.

Are service connections included in the mains requisition quote?

When you apply to requisition a new water main, service connections are included on the design, and the standard connection cost is detailed in the letter we send you with your main installation quote. However, we can't provide service connection quotes until you're ready for the main to be installed.

Don't worry – you won't need to submit a new application for service connections. When you're ready, simply complete a **bulk order request form** to get your service connection quotes: yorkshirewater.com/developers/water/mains/.

There is an admin fee for this bulk order request listed in the table on [page 37](#). Service connection quotes are built from our fixed charges listed in [section 2.3.4](#).

Please note: we don't currently offer excavation, pipe laying or backfilling and reinstatement for on-site service connections on mains schemes.

What if I need to change something once I've got my quote?

You can make up to three minor amendments to your mains scheme design at no additional charge provided there are no substantive changes requiring re-costing or re-approval.

If it's a major change, for example if you need to change the design of the scheme or the scope of the works, you'll need to complete our **re-design/re-approval request form**: yorkshirewater.com/developers/water/mains/

The re-design fee (and re-design checking fee for SLPs) is listed in the table of admin fees on [page 37](#).

If you've entered into a self-lay agreement with us and you need to make a small change to the agreement, such as a change to the source of water delivery date or a change to who's liable for payment of the quote, you can submit a **minor variation request form**: yorkshirewater.com/developers/water/self-lay/.

The minor variation request fee is listed in the table of admin fees on [page 37](#).

You'll find more information and guidance here:

For more information on the requisition process, please visit yorkshirewater.com/developers/water/mains/

For more information on the self-lay process, please visit yorkshirewater.com/developers/water/self-lay/



2.4.5 Main installation charges

The following tables set out our fixed charges for main installation activities, including main laying, branch connections and network assembly.

We've shown the costs of the works, both including and excluding excavation by us.

If the work is being carried out in contaminated land (see [section 2.6.5](#)), we'll need to use a **barrier pipe** to prevent contamination entering the system, which comes with an additional charge per metre.

Any work involving mains that are over 560mm in diameter will be quoted at a bespoke cost.

We charge an 'out of hours' working percentage increase (19.19%) for the increased labour costs incurred from working outside of normal working hours.

Quotes are valid for 6 months from the date of issue. Works must be completed no later than 3 months after the quote expiry date.

Main installation charges – excavation by Yorkshire Water

Item	Unit	Ground type	Charge (by main diameter)			
			63-125mm	160	225mm	250-400mm
Branch connection* c/NC	Per connection	road	£3,871	£4,544	£11,975	£15,782
		footpath	£3,632	£4,231	£10,844	£14,233
		unmade ground	£3,502	£4,060	£10,228	£13,388
Additional main after first 2m** c	Per metre	road	£226	£332	£461	£621
		footpath	£201	£296	£410	£553
		unmade ground	£187	£276	£382	£516
Additional charge for barrier pipe (all metres) ^c	Per metre	any	£43	£81	£333	£475
Network assembly (valves, washouts, hydrants, etc.) ^c	Per fitting	any	£1,856	£2,497	£6,778	£8,569
Additional mains phase (piece-through connection) ^c	Per connection	any	£3,740	£4,373	£11,358	£14,937
Additional mains phase (if barrier pipe needed) ^c	Per connection	any	£3,784	£4,454	£11,691	£15,412

* Includes the first 2 metres of excavation, main laying, backfilling & reinstatement, and installation of a sluice valve and a washout.

** Includes excavation, backfilling & reinstatement.

C = contestable, C/NC = contestable only if carried out as an under-pressure connection



Main installation charges – excavation by others

Item	Unit	Charge (by main diameter)				
		63-125mm	160	225mm	250-400mm	450-560mm
Branch connection (requisition)* C/NC	Per connection	£2,858	£3,431	£10,115	£13,312	
Branch connection (self-lay)* C/NC	Per connection	£2,872	£3,236	£7,248	£9,304	
Additional main after first 2m ^c	Per metre	£26	£87	£139	£253	
Additional charge for barrier pipe (all metres) ^c	Per metre	£43	£81	£333	£475	
Network assembly (valves, washouts, hydrants, etc.) ^c	Per fitting	£1,481	£2,198	£6,373	£7,993	
Additional mains phase (piece-through connection) ^c	Per connection	£2,788	£3,327	£9,611	£12,615	
Additional mains phase (if barrier pipe needed) ^c	Per connection	£2,832	£3,409	£9,944	£13,090	

* Includes the first 2 metres of main laying and installation of a sluice valve and a washout.

Under-pressure line stop charges

Item	Unit	Charge
Single line stop (<100mm) ^c	Per connection	£8,646
Double line stop (<100mm) ^c	Per connection	£14,091
Single line stop (101-200mm) ^c	Per connection	£11,690
Double line stop (101-200mm) ^c	Per connection	£18,647
Additional excavation (<1.5m depth) ^c	Per m ³	£154
Additional excavation (>1.5m depth) ^c	Per m ³	£269
Additional backfill and reinstatement ^c	Per m ²	£87

Please note: these charges will only be levied if a connection needs to be done under pressure with a line stop.

Chlorination, testing and sampling charges – for self-laid mains

Item	Unit	Charge (by main diameter)				
		63-125mm	160	225mm	250-400mm	450-560mm
Chlorination and testing ^c	First 20m	£356	£412	£468	£523	
Additional chlorination and testing after first 20m ^c	Per metre	£28	£28	£28	£28	

Please note: we would normally only carry out chlorination and testing on a self-lay site if the SLP does not have accreditation for this activity.

C = contestable, C/NC = contestable only if carried out as an under-pressure connection



2.5 Water main diversions / disconnections

New buildings and developments need to be kept to a safe distance from the public water mains. If you're building over or near a water main, we may be able to alter or remove the main.

2.5.1 What if there's a main in the way?

Firstly, it's important to know what water assets may be on or near your property or site before you start developing. We encourage you to engage with us early on in **pre-development** (see [section 2.1](#)) to understand how the existing water network could affect your development programme.

If there's a water main in the way of your proposed development, the easiest way around this is to change your proposal to avoid the existing main. However, if that's not possible, you can apply to us for the main to be diverted or disconnected under Section 185 of the Water Industry Act 1991.

Please note: we are not required under the Act to divert or disconnect a main where it is unreasonable to do so.

2.5.2 Who can divert / disconnect a main?

When we review your application, we'll determine if the main needs to be diverted around your development or whether it is no longer in use and can be disconnected, decommissioned and abandoned entirely.

If a diversion is needed, we'll need to design the proposed route. We will also need to disconnect the affected main from the branch main and connect at the new point of connection. This is so we can safeguard the existing network and water supply.

As main laying work is contestable, you can employ an accredited self-lay provider (SLP) to lay the main along the diversionary route, subject to our acceptance. You can also request for us to carry out all of this work ourselves. Both of these options are available in the application.

If a disconnection only is required, we will carry out this work ourselves.

2.5.3 Application and administration fees

Once you send us your application for a main diversion/disconnection, we'll carry out a technical assessment and survey to determine the work required.

We'll then provide you with a quote for the works and, if a diversion is needed, a design showing where the main will be diverted. Quotes are valid for 6 months from the date of issue. Works must be completed no later than 3 months after the quote expiry date.

Please note: we are unable to refund application/admin fees for elements of work or activities that we have already carried out.

Main diversion / disconnection application fee

Item	Charge	What the charge covers
Application for a public water main diversion/ disconnection ^{NC}	£621	The cost of processing the application, carrying out a technical assessment, doing a survey and providing a quote for the diversionary/disconnection works

NC = non-contestable

How to apply

To apply for a water main diversion/disconnection, please visit yorkshirewater.com/developers/water/water-main-diversion/



Main diversion / disconnection administration fees

Administration fees will be added to your quote or invoiced to you after we receive your application/request and are payable even if you decide not to go ahead with the work.

Please note: we are unable to refund application/admin fees for elements of work or activities that we have already carried out.

Item	Unit	Charge	What the charge covers
Design fee ^{NC}	Per scheme	£3,955	The cost of designing a water main diversion (invoiced)
Re-design fee ^{NC}	Per request	£828	The cost of processing your request and redesigning the mains scheme (invoiced)
Fire Service consultation ^C	Per scheme	£132	The cost of consulting the local fire service about fire hydrants on site (added to your quote)
Model water adoption agreement* ^{NC}	Per scheme	£121	The cost of producing a model water adoption agreement for self-lay works (added to your quote)
Mains call-off request ^{NC}	Per request	£622	The cost of processing your request and issuing the work order to our delivery team (invoiced)
Follow-on mains phase quote fee	Per phase	£251	The cost of producing a quote for a phase of work after the initial phase of quoted work (invoiced)

* Charge only applicable if you have requested the diversion to be laid by a self-lay provider (SLP).

Please note: additional fees may be applicable under special circumstances (please see [pages 50-51](#) for more information).

C = contestable, NC = non-contestable



2.5.4 Main diversion / disconnection charges

The following tables set out our fixed charges for diversionary/disconnection works, including main laying, branch connections and disconnections, and network assembly. We've shown the costs of the works, both including and excluding excavation by us.

If the work is being carried out in contaminated land (see [section 2.6.5](#)), we'll need to use a **barrier pipe** to prevent contamination entering the system, which comes with an additional charge per metre.

Any work involving mains that are over 560mm in diameter will be quoted at a bespoke cost. We charge an 'out of hours' working percentage increase (19.19%) for the increased labour costs incurred from working outside of normal working hours.

Quotes are valid for 6 months from the date of issue. Works must be completed no later than 3 months after the quote expiry date.

Main diversion charges – excavation by Yorkshire Water

Item	Unit	Ground type	Charge (by main diameter)				
			63-125mm	160	225mm	250-400mm	450-560mm
Branch connection* ^{c/nc}	Per connection	road	£3,871	£4,544	£11,975	£15,782	
		footpath	£3,632	£4,231	£10,844	£14,233	
		unmade ground	£3,502	£4,060	£10,228	£13,388	
Additional main after first 2m** ^c	Per metre	road	£226	£332	£461	£621	
		footpath	£201	£296	£410	£553	
		unmade ground	£187	£276	£382	£516	
Additional charge for barrier pipe (all metres) ^c	Per metre	any	£43	£81	£333	£475	
Network assembly (valves, washouts, hydrants, etc.) ^c	Per fitting	any	£1,856	£2,497	£6,778	£8,569	
Additional mains phase (piece-through connection) ^c	Per connection	any	£3,740	£4,373	£11,358	£14,937	
Additional mains phase (if barrier pipe needed) ^c	Per connection	any	£3,784	£4,454	£11,691	£15,412	

* Includes the first 2 metres of excavation, main laying, backfilling & reinstatement, and installation of a sluice valve and a washout.

** Includes excavation, backfilling & reinstatement.

C = contestable, C/NC = contestable only if carried out as an under-pressure connection

**Main diversion charges – excavation by others**

Item	Unit	Charge (by main diameter)				
		63-125mm	160	225mm	250-400mm	450-560mm
Branch connection (requisition)* ^{C/NC}	Per connection	£2,858	£3,431	£10,115	£13,312	
Branch connection (self-lay)* ^{C/NC}	Per connection	£2,872	£3,236	£7,248	£9,304	
Additional main after first 2m ^c	Per metre	£26	£87	£139	£253	
Additional charge for barrier pipe (all metres) ^c	Per metre	£43	£81	£333	£475	
Network assembly (valves, washouts, hydrants, etc.) ^c	Per fitting	£1,481	£2,198	£6,373	£7,993	
Additional mains phase (piece-through connection) ^c	Per connection	£2,788	£3,327	£9,611	£12,615	
Additional mains phase (if barrier pipe needed) ^c	Per connection	£2,832	£3,409	£9,944	£13,090	

* Includes the first 2 metres of main laying and installation of a sluice valve and a washout.

Main disconnection charges – excavation by Yorkshire Water

Item	Unit	Ground type	Charge (by main diameter)			
			under 150mm	150mm to <300mm	300mm to <450mm	450mm to <600mm
Main disconnection ^{NC}	Per disconnection	road	£3,665	£3,849	£5,644	£8,091
		footpath	£3,419	£3,583	£5,180	£7,358
		unmade ground	£3,285	£3,438	£4,928	£6,959
Additional excavation (less than 1.5m in depth) ^c	Per m ³	road	£154	£154	£154	£154
		footpath	£137	£137	£137	£137
		unmade ground	£128	£128	£128	£128
Additional excavation (1.5m in depth or greater) ^c	Per m ³	road	£269	£269	£269	£269
		footpath	£239	£239	£239	£239
		unmade ground	£223	£223	£223	£223
Backfill & reinstatement ^c	Per m ²	road	£87	£87	£87	£87
		footpath	£78	£78	£78	£78
		unmade ground	£72	£72	£72	£72

C = contestable, NC = non-contestable, C/NC = contestable only if carried out as an under-pressure connection



Main capping charges – excavation by Yorkshire Water

Item	Unit	Ground type	Charge (by main diameter)			
			under 150mm	150mm to <300mm	300mm to <450mm	450mm to <600mm
Cap main ^{NC}	Per disconnection	road	£2,006	£2,541	£4,370	£5,512
		footpath	£1,942	£2,419	£4,047	£5,063
		unmade ground	£1,908	£2,352	£3,870	£4,818
Additional excavation (less than 1.5m in depth) ^c	Per m ³	road	£154	£154	£154	£154
		footpath	£137	£137	£137	£137
		unmade ground	£128	£128	£128	£128
Additional excavation (1.5m in depth or greater) ^c	Per m ³	road	£269	£269	£269	£269
		footpath	£239	£239	£239	£239
		unmade ground	£223	£223	£223	£223
Backfill & reinstatement ^c	Per m ²	road	£87	£87	£87	£87
		footpath	£78	£78	£78	£78
		unmade ground	£72	£72	£72	£72

Main disconnection charges – excavation by others

Item	Unit	Charge (by main diameter)			
		under 150mm	150mm to <300mm	300mm to <450mm	450mm to <600mm
Main disconnection ^{NC}	Per disconnection	£2,169	£2,453	£3,588	£6,698

Main capping charges – excavation by others

Item	Unit	Charge (by main diameter)			
		under 150mm	150mm to <300mm	300mm to <450mm	450mm to <600mm
Cap main ^{NC}	Per disconnection	£1,780	£2,293	£3,183	£5,154

Under-pressure line stop charges

Item	Unit	Charge
Single line stop (<100mm) ^c	Per connection	£8,646
Double line stop (<100mm) ^c	Per connection	£14,091
Single line stop (101-200mm) ^c	Per connection	£11,690
Double line stop (101-200mm) ^c	Per connection	£18,647
Additional excavation (<1.5m depth) ^c	Per m ³	£154
Additional excavation (>1.5m depth) ^c	Per m ³	£269
Additional backfill and reinstatement ^c	Per m ²	£87

Please note: these charges will only be levied if a connection needs to be done under pressure with a line stop.

C = contestable, NC = non-contestable



2.6 Additional costs and considerations

Alongside our fixed charges for mains and service connections, there are other factors you need to consider that may affect the overall cost of your work.

2.6.1 Abortive visits, remobilisations and revisits

Abortive visits and remobilisations:

Please make sure that your site is ready, and that any private work you need to do in advance is done to specification, at least **48 hours** before we arrive to do our work. This applies to all jobs where we need to carry out works at your site.

If you cancel a job within 48 hours of the planned start date, or if your site does not meet our requirements when we arrive, we will have to charge you for the cost of standing down from the work (see table below). You'll then have to re-book the work in through the normal process.

Please note: we will invoice you for any additional costs incurred due to a late cancellation on your part; these additional costs include, but are not limited to, traffic management costs and council fees incurred from re-booking street works.

Service connection revisits:

If we can't complete a service connection(s) due to an issue on your part, we may be able to carry out some of the work as planned to avoid re-submitting permit or road closure requests to the local authority.

If there's a road crossing, we may be able to carry out the work from the main up to the site boundary. We'll then need to revisit the site later when the issue is resolved to complete the connection(s).

If this happens, we'll invoice a revisit fee to you, and you'll need to send in a revisit checklist for us to be able to get the work booked back in for you. This checklist comes with an admin fee which we will add to the invoice for the revisit.

Please note: if we install a manifold and can't connect all your supply pipes to the ports on the manifold at the same time, you'll need to pay this fee for each additional visit.

Site visit requests for service connections:

If needed, you can contact us to request a site visit, which can be arranged for an upfront fee.

Abortive visit, revisit and remobilisation fees

Item	Unit	Charge	What the charge covers
Work related to service connections			
Abortive visit ^{NC}	Per visit	£455	The cost of standing down from a service connection job and re-planning the work
Revisit ^{NC}	Per visit	£572	The cost of returning to site to complete a service connection job
Revisit work request admin fee ^{NC}	Per property	£33	The cost of processing the revisit work request, rescheduling the work and setting up a new billing account(s) per property
Meter fit abort fee ^{NC}	Per visit	£550	The cost of standing down from a meter fit job and replanning the work
Site visit request ^{NC}	Per visit	£147	The cost of conducting a site visit on request
Work related to mains			
Remobilisation ^{NC}	Per visit	£926	The cost of standing down from a mains job and re-planning the work
Site support visit ^{NC}	Per hour	£336	The cost of a site inspector attending site to support a development activity

NC = non-contestable



2.6.2 Common billing agreements

A common billing agreement is for properties occupied by multiple different people or businesses. Instead of billing everyone individually, we would install one meter that allows us to bill a single responsible person or company.

We can allow common billing agreements for the following properties:

- sheltered housing or purpose-built student accommodation, organised as self-contained flats
- multi-storey properties with a rising main and internal boosting, or with communal hot water and heating
- flats of three or more floors, where water can't be supplied to the top floors by gravity feed, or where unreasonably complex plumbing arrangements are needed
- conversions where difficulties in routing separate supply pipes can't be easily overcome
- large/complex developments where service agreements exist in the title deeds to each property for payment of water/sewerage charges
- holiday parks where there are caravans or mobile homes.

Some properties with a single metered supply don't need a common billing agreement. For example:

- hotels and hostels
- social care homes
- sheltered housing or purpose-built student accommodation, organised as bedrooms only, with communal cooking/washing facilities.

Our Connections Manager will decide if your property qualifies for a common billing agreement.

Common billing agreement fee

Item	Charge	What the charge covers
Common billing agreement ^{NC}	£402	The cost of processing the request and issuing the legal agreement

NC = non-contestable

How a common billing agreement works:

We'll install a meter at the property/site boundary to record the water usage covered by the agreement and any leakage from private pipework.

During construction, you must arrange the internal pipework so that individual meters can be installed later if the common billing agreement ends for any reason.

You must also make sure the occupier agrees to pay the cost of installation of any new water meters and/or new connections needed, plus any ongoing costs.

As the developer, it's down to you to provide a copy of the tenancy sale agreement in writing, confirming that the tenant has agreed to this clause.

The **water infrastructure charge** (see [section 4](#)) for properties covered by a common billing agreement is based on the fixtures and fittings installed within the property and communal areas.



2.6.3 Traffic management charges

We need to use traffic management to carry out roadworks safely and protect the public.

The following table sets out our fixed charges for traffic management. We also charge an 'out of hours' working percentage increase (19.19%) for the increased labour costs incurred from working outside of normal working hours.

These charges reflect the costs of our delivery team carrying out roadworks; they are separate from the council fees levied by the local highway authority for permission to carry out the roadworks (please see [section 2.6.4](#) for more details on council fees).

Traffic management charges

Item	Unit	Charge
Road / lane closures		
Full road closure (up to and including 40mph)* ^c	Up to 5 days	£422
	Per additional day	£22
Full road closure (over 40mph)* ^c	Up to 5 days	£600
	Per additional day	£45
Lane closure (up to and including 40mph)* ^c	Up to 5 days	£581
	Per additional day	£45
Lane closure (over 40mph)* ^c	Up to 5 days	£623
	Per additional day	£45
Traffic control		
Contraflow* ^c	Up to 5 days	£1,260
	Per additional day	£74
Priority working ^c	Up to 5 days	£344
	Per additional day	£22
Traffic lights and stop-and-go signs		
2-way traffic lights* ^c	Up to 5 days	£417
	Per additional day	£30
3-way traffic lights* ^c	Up to 5 days	£537
	Per additional day	£45
4-way traffic lights* ^c	Up to 5 days	£785
	Per additional day	£59
Change of traffic lights battery ^c	Per change	£111
Manual control of traffic lights** ^c	Per day	£371
Stop-and-go signs set-up, removal, hire and maintenance** ^c	Per day	£736
Miscellaneous		
Temporary pedestrian crossing installation ^c	Each	£605
Impact protection vehicle ^c	Per day	£1,113
Move / re-set of traffic management equipment ^c	Each	£171

C = contestable

* Includes equipment set-up, removal, hire and maintenance for up to 5 days (each additional day only includes hire and maintenance costs)

** If the work needs to be conducted outside of normal working hours (8am-5pm, Monday-Friday, excluding bank holidays), an out-of-hours percentage increase of 19.19% will be added to the cost.



2.6.4 Council fees

You'll need to cover the cost of any fees we pay to the local highway authority for permission to carry out roadworks. We'll add any applicable council fees to our quote for the cost of the work we need to carry out.

These include:

- **permit fees:** for any street within the local authority area covered by the National Permit Scheme
- **road closure fees:** where we need to close a road/s to safely carry out the work
- **parking bay suspension fees:** where it's not possible to complete the work without access to a parking bay/s
- **traffic/pedestrian light suspension fees:** where the council needs to cover existing lights so they're out of use while the work is done
- any fees incurred from applicable **local schemes**, such as the [Sheffield 'Streets Ahead'](#) programme
- any applicable **lane rental schemes**.

2.6.5 Water quality

Contaminated land assessment:

If you're building on land that isn't greenfield or wasn't previously used purely for housing, we'll need you to send us a completed Water UK contaminated land assessment form (CLAF) as part of your application. This is so we can check there are no chemicals in the soil that might affect our pipes and fittings. If you aren't able to provide a completed Water UK CLAF, or contaminants are found as a result of the assessment, we will install a barrier pipe to safeguard the water.

Please be aware that you'll need to arrange and pay for this assessment yourself. You can find a copy of Water UK's contaminated land assessment guidance and the form here: water.org.uk/guidance/contaminated-land-assessment-guidance/

Council fees are set by each local highway authority, not Yorkshire Water. Any council fee we add to your quote will be consistent with the current fee published by the local highway authority at the time of your application.

Please visit your local highway authority's website for more details.

Please also be aware: under Section 58 of the New Roads and Street Works Act 1991, if a road has recently been resurfaced, we won't be able to get permission from the local authority to carry out any new connection work for a period of 20 days from when the road was resurfaced. In some cases, the local authority may allow us to carry out the work within the embargo period — if this is the case, we will pass on to you the cost of any additional reinstatement required by the local authority.

Proof of chlorination:

If you're laying a new water main under a self-lay agreement and/or installing any service pipes that are above 50mm in diameter and 6m or above in length, you are required to arrange chlorination of the relevant pipework (to standards BS 8558 and BS EN 806) and submit a chlorination certificate. You'll also need to ensure that appropriate samples are collected and UKAS-accredited analysis is carried out. You'll need to arrange and pay for the chlorination and analysis yourself.

We cannot adopt the new main, or connect the service pipes you've laid, into our network until your UKAS-approved analytical results and chlorination certificate have been checked and approved.

For samples related to a self-laid main, please send your UKAS-approved analysis and chlorination certificate to SLP_Mailin@yorkshirewater.co.uk.

For samples related to service pipes, our delivery team will ask for your UKAS-approved analysis and certificate when they contact you to plan in the connection work.

Please bear in mind that chlorination certificates have a 2-week validity period.



2.6.6 Complex and/or challenging projects

If your project is complex or challenging, it may not be possible to quote you a fixed charge, and we may need to quote a bespoke charge instead.

We would only charge a bespoke cost for **special circumstances** where we don't have a published fixed charge in place, usually involving a certain degree of engineering difficulty, such as:

- works involving a connection in a dual carriageway
- works near railway infrastructure
- works involving the crossing of a road bridge or other significant structure
- works over a non-standard surface, such as cobbles, flags or an anti-skid surface.

2.6.7 Feasibility studies

Our fixed charges don't cover the infrequent or complex scenarios listed above in section 2.6.6. That means we sometimes need to carry out a feasibility study to understand the specific methodology and costs needed for complex works.

If we need to undertake a feasibility study, we'll let you know this work is required and you can decide whether to carry on with the application. If you decide to continue, a non-refundable deposit will be charged via an invoice at the same time we send our quote for the cost of the works.

Feasibility study fee

Item	Charge	What the charge covers
Feasibility study (desktop) ^c	£97	The cost of conducting a desktop feasibility study
Feasibility study (simple) ^c	£1,581	The cost of conducting a simple feasibility study on site (e.g. >560mm mains or special fittings required)
Feasibility study (intermediate) ^c	£3,266	The cost of conducting an intermediate feasibility study on site (e.g. sites involving complex structures or special engineering requirements, or sites of environmental/archeological interest)
Feasibility study (complex) ^c	£6,335	The cost of conducting a complex feasibility study on site (e.g. sites involving major structural crossings or requiring boring/tunnelling)

2.6.8 Reinforcement

Occasionally, we need to reinforce our existing network to support the extra demand of a development. If you're developing a non-household property involving commercial water usage, you'll need to pay for the cost of designing and installing the reinforcement works.

Just so you're aware, these works can sometimes be complex and need in-depth investigation and planning. We'll work with you to establish timescales as you might need to allow extra time for this.

If you're developing a household property, we will recover these design and reinforcement costs through our fixed infrastructure charges (see [section 4](#)).

Reinforcement design fee

Item	Charge	What the charge covers
Reinforcement design fee ^{NC}	£3,955	The cost of designing any reinforcement of our mains network

C = contestable, NC = non-contestable



2.6.9 Special fittings

Sometimes, we need to use special fittings as part of our work. These aren't included in our fixed charges, so will be charged at a bespoke cost instead. An example of this would be installing a non-return valve on the water supply to a commercial premises to protect the drinking water.

2.6.10 Trial holes

If there are obstacles such as large trees or other utilities nearby that could impact the proposed works, we may need to dig trial holes to determine the exact route for your new service connection or main.

We'll excavate one trial hole at the first 20 metres and then one every 50 metres thereafter. We'll add the cost of this to your quote.

We charge an 'out of hours' working percentage increase (19.19%) for the increased labour costs incurred from working outside of normal working hours.

Trial hole charges

Item	Unit	Ground type	Charge
Trial hole ^c	Per trial hole	road	£1,295
		footpath	£1,263
		unmade ground	£1,245
Additional excavation ^c	Per m ³	road	£154
		footpath	£137
		unmade ground	£128
Additional reinstatement ^c	Per m ²	road	£154
		footpath	£137
		unmade ground	£128

2.6.11 Easements

We prefer water mains to be laid in the public highway and not on third-party land so that we can easily access and protect the asset if we need to. If this isn't possible, and the main can only be laid on third-party land, we'll need to create an easement.

To do this, we need these assurances:

- that we have the right to access the land at any time – to inspect, maintain and replace the pipe and provide a safe water supply

- that the easement area of the land cannot be developed or altered to obstruct our access and cannot be raised or lowered without our approval
- that the specified width of the easement provides us with enough room to work and prevents damage to nearby properties if there's a burst.

The bespoke charge for creating an easement is calculated on a site-specific basis.

Easement fee

Item	Charge	What the charge covers
Easement ^{NC}	Bespoke	The cost of creating a site-specific easement

C = contestable, NC = non-contestable



2.6.12 Fire hydrant charges

We charge the relevant fire service for the installation of any new fire hydrants they've requested on new water mains. These charges are published here but are only levied on the relevant fire authority. We do not charge for proposed washout conversions.

Fire hydrant charges

Item	Unit	Charge (by main diameter)			
		63-125mm	160 225mm	250 400mm	450 600mm
Installation of fire hydrant on new water main (with excavation) ^{NC}	Per hydrant	£1,856	£2,497	£6,778	£8,569
Installation of fire hydrant on new water main (without excavation) ^{NC}	Per hydrant	£1,481	£2,198	£6,373	£7,993

NC = non-contestable

2.6.13 Fittings regulations

As an incumbent water company, we have a duty to enforce the Fittings Regulations under sections 73-75 of the Water Industry Act 1991, and have the power to take appropriate steps to prevent contamination, waste and misuse of water. If we need to inspect a property/ies to make sure the plumbing system meets the Fittings Regulations, we will charge a fee for each visit (please see [section 2.6.1](#)).

If we find that the plumbing system doesn't meet the Fittings Regulations, we'll discuss the required corrective work with you and will normally expect you to carry out this work at your own cost.

If necessary, we will send you a notice for completion of any required corrective works under section 75 of the Act. If the required work isn't completed within the specified timescale, we will complete the work ourselves and charge you for all our direct and indirect costs, including investigation, administration, rectification and materials. If we are not granted access to complete this work, we may use appropriate legal action to gain access and complete the corrective work. We may charge you for any associated costs, including legal fees, that we incur.



3. Wastewater charges





Wastewater charges

This section covers services and associated charges related to new connections to our wastewater network. These activities include pre-development assessment, sewer connections, adoptions, diversions and requisitions.

Our wastewater charges refer to specific sections of the Water Industry Act 1991 (WIA), which you can find here: legislation.gov.uk/ukpga/1991/56/contents

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Visit our website

Learn more about our wastewater services at yorkshirewater.com/developers/sewerage/

Apply online

Access our online application portal at yorkshirewater.com/developers/

How to pay

Find out how to make payments on [page 15](#) of this book.



3.1 Pre-development

We want to make your development as easy as possible to plan. Please reach out to our colleagues in Land & Property to find out about the availability of our sewer network.

3.1.1 Pre-planning sewerage enquiry

Before you start planning your development, you need to send us a pre-planning sewerage enquiry so we can check how your proposal fits with our sewer network.

We'll look through your proposal in detail and provide you with a pre-planning enquiry response that covers:

- the availability of the existing public sewer network
- restrictions on discharge, points of discharge and building near the public sewer network
- any complexities surrounding your site
- what you need to do to complete your design proposal
- advice on the inclusion of **sustainable drainage systems (SuDS)** for your site.

On more complex sites, you might also need a hydraulic model check. We'll advise if you need this when we get your enquiry. There may also be extra costs if we need to provide a more technical assessment, but we'll let you know an estimate and agree it with you before any extra work is carried out.

Our pre-planning sewerage enquiry response is valid for 12 months from the date of issue, after which a reassessment will be needed and a new application fee will apply.

Please note: we are unable to refund application/admin fees for elements of work or activities that we have already carried out.

How to apply

To apply for a pre-planning sewerage enquiry, please visit yorkshirewater.com/developers/sewerage/pre-planning-sewerage-enquiry/

Pre-planning sewerage enquiry fees

Item	Charge	What the charge covers
Assessment ^{NC}	£557	The cost of processing the enquiry, carrying out a technical assessment, and producing a pre-planning enquiry response
Additional assessment (complex sites) ^{NC}	£198 / hr	The cost of carrying out additional assessment of your proposal
Hydraulic model check ^{NC}	Bespoke	The cost of undertaking hydraulic modelling

NC = non-contestable



3.1.2 NAV application

If you're a **new appointee (NAV)** and you're looking to progress a potential NAV site, you can send us an application for site-served status, point of connection (POC) and/or point of discharge (POD), and bulk supply and/or bulk discharge arrangements.

This application offers all of our NAV services, covering the full end-to-end journey. At the beginning of the form is a picklist, which includes all of the relevant service fees (see table below). There is also a general administration fee, which covers processing the application.

If you are looking to use a self-lay provider (SLP) to design and deliver the off-site works, you or your chosen SLP must first submit an application to self-lay water mains: yorkshirewater.com/developers/water/self-lay. You can then submit a NAV application for a bulk supply agreement using the reference number from your self-lay application.

A NAV POC and/or POD report is valid for 12 months from the date of issue, after which a new POC and/or POD enquiry will be required. If you are applying again following the expiry of a POC and/or POD report, there is a reduced admin fee.

Please note: we are unable to refund application/admin fees for elements of work or activities that we have already carried out.

NAV application and administration fees

Item	Charge	What the charge covers
NAV admin fee (per applicable submission) ^{NC}	£163	The cost of general administration (checking for payments, processing the application and issuing an acknowledgement). This fee is charged per each applicable application submission.
Reduced NAV admin fee ^{NC}	£110	A reduction to the above admin fee for renewing an expired POC and/or POD enquiry (provided there have been no changes to the enquiry)
Site-served status ^{NC}	£286	The cost of identifying the site-served status of a site and issuing a letter detailing this information
Point of connection (POC) report ^{NC}	£403	The cost of investigating if the existing water network can support the additional demand and producing a POC report
Point of discharge (POD) report ^{NC}	£400	The cost of investigating if the existing sewerage network can support the additional demand and producing a POD report
POC and POD report ^{NC}	£738	The cost of investigating if the existing water and sewerage networks can support the additional demand and producing a POC and POD report
NAV design fee (where YW is designing and delivering the off-site works) ^{C/NC}	£716	The cost of carrying out a survey, designing the off-site works and producing a quote (a bulk supply agreement is also included for free)

NC = non-contestable, C/NC = contestable except for the provision of a bulk supply agreement

For more information about our NAV application and bulk charging arrangements, please visit: yorkshirewater.com/developers/navs/



3.2 Sewer connection

If you're developing a property or site and need a new connection to the public sewer network, we can help.

3.2.1 Do you need a sewer connection?

There are plenty of reasons you could need a new connection to a public sewer. You might be changing the layout of your home, building a new property where there isn't an existing sewer connection, or developing a site where you need more connections adding.

Whatever the project, if you need a new connection to the public sewer network, you are legally required to let us know by applying to us under **section 106 (S106)** of the Water Industry Act 1991.

You can find the sewer connection application at yorkshirewater.com/developers/sewerage/sewerage-connections/

When you apply for a sewer connection under S106, you'll need to pay an application fee upfront. We'll provide you with either an acceptance of your proposal or a letter explaining our objections.

In your application, you can specify if you want us to adopt (take ownership of) the **lateral drain** connecting the property to the public sewer, or if you want this to remain private. There is an added cost for approving a connection with a lateral drain adoption, and the drain must be constructed to our specifications.

You will need to specify in your application whether your connection will be **direct or indirect** to the public sewer network. A direct connection is made directly to the public sewer, whereas an indirect connection is made to a private drain which then outfalls to a public sewer. It's also important to remember that you'll need to get permission from the owner of the private drain before you can connect to it.

Please note: we are unable to refund application/admin fees for elements of work or activities that we have already carried out.

3.2.2 Who will carry out the sewer connection?

In most instances, you are responsible for hiring and paying for a qualified drainage contractor to do the connection work. The connection can only be made after we've given our approval in writing.

Keep in mind that if the sewer is in a public road, you'll need permission from the local highway authority to carry out the work. If the sewer is within a neighbouring property, you must get consent from the landowner before carrying out the work.

At the point of connection to the public sewer network, the residents in the properties will pay any sewerage charges.

Can Yorkshire Water carry out sewer connections?

We would only carry out sewer connections ourselves under **section 107 (S107)** of the Water Industry Act 1991 in certain circumstances determined on a site-specific basis. We'll let you know if this is the case when we get your application.

If we need to carry out the work under S107, the connection charges will be entirely site-specific. We'll then agree the works with our delivery team and arrange a point to hand over work to you.

You'll find more information and guidance here:

yorkshirewater.com/developers/sewerage/sewerage-connections/

**S106 sewer connection fees**

Item	Charge	What the charge covers
Application and administration fees		
Application for a direct private connection to the public sewer network (S106) ^{NC}	£370 per connection	
Application for an indirect private connection to the public sewer network (S106) ^{NC}	£370 per connection	The cost of processing your application and carrying out a technical assessment and two site inspections
Application for a direct connection to the public sewer network with adoptable lateral drain (S106) ^{NC}	£939 per connection	
Additional assessment (complex sites) ^{NC}	£198 / hr	The cost of conducting any additional technical assessment
Copy of S106 approval certificate ^{NC}	£99 per copy	The cost of producing and issuing a copy of the certificate
Inspection fees		
Aborted Site Inspection ^{NC}	£693	
Each Additional site visit ^{NC}	£693 (minimum)	The costs of cancelled or additional site inspections
Camera Survey (Review of report) ^{NC}	£385 or £198 / hr	The cost of reviewing a camera survey report and footage provided by a third party
Camera Survey (Investigating the network) ^{NC}	£198 / hr	The cost of requesting Yorkshire Water determine the status of the sewer

S107 sewer connection charge

Item	Charge	What the charge covers
Sewer connection (carried out by Yorkshire Water) ^{NC}	Bespoke	The cost of designing and constructing the sewer connection.

NC = non-contestable



3.3 Sewer adoption

If you're planning to build a new sewer network, or you own existing private sewers, you can apply for an Agreement to transfer ownership and responsibility of the sewer system to us.

3.3.1 Do you want to offer sewers for adoption?

Offering private sewers for adoption means you'll no longer be responsible for their upkeep, and the sewers can be managed by a company with the legal powers, financial resources and expertise to properly operate and maintain them.

The adoption of new sewers and sewerage assets is contained within **section 104 (S104)** of the Water Industry Act 1991 and covers the adoption of private sewers to be constructed at a future date, subject to an Agreement with the Sewerage Undertaker.

The adoption of existing sewers and sewerage assets (also known as 'retrospective sewer adoption') is detailed in **section 102 (S102)** of the Water Industry Act 1991.

You'll find more information and guidance here:

yorkshirewater.com/developers/sewerage/sewer-adoptions/



3.3.2 Adoption of new sewers (S104)

If you want to offer new sewers to us for adoption as public assets, we need to make sure that they're designed to the required standards before you start the construction work.

Application and assessment

You'll need to submit an application to us for the proposed sewer system: yorkshirewater.com/developers/sewerage/sewer-adoptions/

On the application form, you can choose what level of service you need:

- Initial Design Check** – you will pay an upfront fee and we'll provide a written response based on the information provided in your application.
- Full Design Check** – you will pay an upfront fee and we'll provide an Initial Assessment, based on the information provided in your application, and then work with you to ensure your design meets the Codes for Adoption.
- Adoption Agreement** – you will pay 2.5% of the cost of construction of the works and we'll work with you to provide an Initial Assessment, issue Conditional and/or Technical Acceptance, enter into a Legal Agreement and, following construction and a period of maintenance, adopt the network into our ownership. We will invoice you following Initial Assessment and again on the issue of Technical Acceptance.

It's also worth noting that the cost of the Initial Assessment and Design Check will vary depending on whether the properties are being served by a gravity-only or pumped network. For individual fees, please refer to the table on the following page.

If you choose to have your sewer network adopted by us, we can prepare a Model Sewer Adoption Agreement (MSAA) for a fee or you can prepare the MSAA yourself and return it to us for signing, which will come with a checking fee. Either way, you'll need to pay the relevant fee before we will sign the Agreement.

All Agreements must be supported by either a cash bond or surety, equal to 10% of the cost of construction of the works or a minimum of £10,000.

Before you start construction, we recommend having a pre-start meeting with us to discuss the details. You can find our pre-start inspection request form at yorkshirewater.com/developers/sewerage/sewer-adoptions/

Additional charges to consider (post Adoption Agreement)

If you choose to have your sewer network adopted by us, we'll carry out site inspections during construction. If you cancel a pre-arranged site inspection less than 24 hours in advance, you'll be liable for an abort fee.

Depending on the nature of your site, you may need to secure the ability to discharge surface water from the sewer to third-party land or enter into a Deed of Grant of Easement for the laying and keeping of the altered/diverted sewer. We will need the written consent of any third-party landowner affected by your proposals. We'll let you know what we need when we get your application.

If your site is particularly complex, for example if it includes a pumping station, storage facilities or treatment facilities, we may need to assess your design in more detail. This will come with an extra charge at an hourly rate.

If you haven't completed all required remedial work within the agreed timeframe, we may issue additional charges to complete this work ourselves in accordance with the terms of the Agreement.

Codes for Adoption

Sewerage assets offered for adoption must be designed and constructed in accordance with the Design and Construction Guidance, Local Practices and Technical Standards contained in the **Codes for Adoption**.

Learn more at water.org.uk/sewerage-sector-guidance-approved-documents/



Adoption of new sewers (S104) fees

Item	Charge	What the charge covers
Application fees		
Pre-application discussion ^{NC}	£198 / hr	The cost of consulting with a Technician about your proposal before submitting a formal application
Initial Design Check (gravity) ^{NC}	£2,110	
Initial Design Check (pumped) ^{NC}	£3,320	
Full Design Check (gravity) ^{NC}	£7,170	
Full Design Check (pumped) ^{NC}	£10,470	
Technical Assessment (developers / contractors) ^{NC}	2.5% of the cost of the works or £2,110 minimum*	The costs of processing the application and carrying out the technical assessment of the design proposal.
Additional Assessment (complex sites) ^{NC}	£198 / hr	
Technical Assessment – Sewerage Treatment plant ^{NC}	Bespoke	
Technical Assessment – Storage treatment ^{NC}	Bespoke	
Technical Assessment – Structural check ^{NC}	£4,912 (to send to external consultants) £198 / hr (administration charge)	
Bond (cash / surety) ^{NC}	10% of the cost of construction of the works or minimum of £10,000	A refundable bond provided by either third-party surety provider or cash deposit.
Administration fees		
S104 Agreement prepared by Yorkshire Water (to include up to 3 parties in the Agreement) ^{NC}	£872	
S104 Agreement prepared by Yorkshire Water (additional charge if Agreement includes more than 3 parties) ^{NC}	£303 (per additional party to the Agreement)	The costs of Yorkshire Water drawing up and executing the S104 Agreement.
Model Sewer Adoption Agreement Check (applicable when developer prepares Agreements under Code for Adoption) ^{NC}	£198 / hr	
Copy of signed S104 Agreement (including copy of plan) ^{NC}	£303 per copy	The costs of providing copies of signed / executed S104 Agreements.
Copy of signed / executed S104 Agreement (excluding copy of plan) ^{NC}	£242 per copy	

* This fee will be deducted from the final invoice if you decide to progress with the adoption.

NC = non-contestable



Adoption of new sewers (S104) fees (continued)

Item	Charge	What the charge covers
Inspection fees*		
Aborted Site Inspection ^{NC}	£693	
Each Additional site visit ^{NC}	£693 (minimum)	
Camera Survey (Review of report) ^{NC}	£385 or £198 / hr	
Pump station locks (per pump station) ^{NC}	from £1,320	
Locks for access (each) ^{NC}	from £220	The costs of cancelled or additional site inspections, reviewing the camera survey report and footage and providing locks.
Legal fees		
Land transfer (pumping station, sewerage treatment works or storage treatment/facility) ^{NC}	£971 minimum or £198 / hr	
Deed of Grant of Easement ^{NC}	£971 minimum or £198 / hr	
Right in Perpetuity to Discharge ^{NC}	£971 minimum or £198 / hr	
Consents to Discharge ^{NC}	£971 minimum or £198 / hr	The costs of processing and administration of legal documents
Assessment for Novation of Agreement ^{NC}	£971 minimum or £198 / hr	
Assessment for Variation of Agreement ^{NC}	£971 minimum or £198 / hr	
Termination of Agreement ^{NC}	£971 minimum or £198 / hr	
Yorkshire Water Legal Services Fees ^{NC}	Bespoke	The costs of Yorkshire Water Legal Services (invoiced separately by YW Legal Services).
Mediation ^{NC}	Bespoke	Where Dispute Resolution has not worked, a neutral mediator will be appointed. Any charge applicable will be decided by the mediator.

NC = non-contestable

* If you cancel a pre-arranged site inspection less than 24 hours in advance, you'll be liable for an abort fee.



3.3.3 Adoption of existing sewers (S102)

As the owner of a private sewer network, you can ask us to adopt your sewer system, subject to meeting the adoption criteria, under S102. As the sewers will become public once we take ownership, all users of the system must agree to the adoption.

New charges relating to the sewer system you put forward for adoption will take effect from the date the system has been confirmed as public. These new, ongoing charges will be dependent on the type and size of the system you've asked us to take ownership of.

Application and assessment

You'll need to submit an application to us for the adoption of the existing sewer system: yorkshirewater.com/developers/sewerage/sewer-adoptions/

We'll complete an initial technical assessment to confirm that the system meets the required standards for adoption and invoice you for the cost of assessment, administration and inspection.

If we can accept the system, we'll send you a request for payment (typically 2.5% of the cost of the works), which you'll need to pay before we can create the Notices to Adopt. We'll look to serve a Notice on all users after all the legal requirements and payments have been received.

Additional charges to consider

We'll need to visit your site during the assessment process. If you cancel a pre-arranged site inspection less than 24 hours in advance, you'll be liable for an abort fee.

Depending on the nature of your site, you may need to secure the ability to discharge surface water from the sewer to third-party land or enter into a Deed of Grant of Easement for the laying and keeping of the altered/diverted sewer. We will need the written consent of any third-party landowner affected by your proposals. We'll let you know what we need when we get your application.

If your site is particularly complex, for example if it includes a pumping station, storage facilities or treatment facilities, we may need to review your proposals in more detail. This will come with an extra charge at an hourly rate.

Adoption of existing sewers (S102) fees

Item	Charge	What the charge covers
Application fees		
Technical Assessment (residents) ^{NC}	£0	The costs of processing the application and carrying out the technical assessment of the design proposal.
Technical Assessment (developers/contractors) ^{NC}	typically 2.5% of the cost of the works or £2,110 minimum	
Additional Assessment (complex sites) ^{NC}	£198 / hr	
Inspection fees*		
Aborted Site Inspection ^{NC}	£693	The costs of cancelled or additional site inspections, reviewing the camera survey report and footage and providing locks.
Each Additional site visit ^{NC}	£693	
Camera Survey (Review of report) ^{NC}	£385 or £198 / hr	
Pump station locks (per pump station) ^{NC}	from £1,320	
Locks for access (each) ^{NC}	from £220	
Legal fees		
Land transfer (pumping station, sewerage treatment works or storage treatment/facility) ^{NC}	£971 minimum or £198 / hr	The costs of processing and administration of legal documents.
Deed of Grant of Easement ^{NC}	£971 minimum or £198 / hr	
Right in Perpetuity to Discharge ^{NC}	£971 minimum or £198 / hr	
Consents to Discharge ^{NC}	£971 minimum or £198 / hr	
Yorkshire Water Legal Services Fees ^{NC}	Bespoke	The costs of Yorkshire Water Legal Services (invoiced separately by YW Legal Services).

* If you cancel a pre-arranged site inspection less than 24 hours in advance, you'll be liable for an abort fee.

NC = non-contestable



3.4 Sewer diversion

If there's a public sewer or lateral drain in the way of your development, you may be able to get it altered or diverted.

3.4.1 Do you need a sewer diversion?

You might need a sewer alteration or diversion if there's a public sewer or lateral drain passing through your land and you're not able to change your development plans to avoid it.

Under **section 185 (S185)** of the Water Industry Act 1991, you can look into altering or diverting the public sewer so you can start your development. S185 covers everything from minor alterations, such as moving or raising a manhole, to major diversions of the public sewer system.

3.4.2 Minor sewer alteration

A minor alteration or diversion applies to non-critical pipework, up to 225mm in diameter, which is generally located in the garden of an individual property.

If you need a minor alteration to an existing public sewer or lateral drain, for example moving a manhole, we'll send you an application form to complete, which comes with an upfront fee. This is so we can review and assess the alteration you're proposing. It is, in effect, a legal agreement that we both sign.

Once your agreement is signed, the works can begin and we'll conduct our inspections.

Please note: we are unable to refund application/admin fees for elements of work or activities that we have already carried out.

Minor sewer alteration fees

Item	Charge	What the charge covers
Pre-application discussion ^{NC}	£198 / hr	The cost of consulting with a Technician about your proposal before submitting a formal application
Agreement to make minor alterations to a public sewer on your land ^{NC}	£695	The cost of administration, technical assessment and inspections
Agreement to make minor alterations to a public sewer on third-party land ^{NC}	£1,087	
Additional assessment (complex sites) ^{NC}	£198 / hr	The cost of carrying out additional assessment of your proposal
Aborted Site Inspection ^{NC}	£693	The costs of cancelled or additional site inspections
Each Additional site visit ^{NC}	£693 (minimum)	
Camera Survey (Review of report) ^{NC}	£385 or £198 / hr	The cost of reviewing a camera survey report and footage provided by a third party
Camera Survey (Investigating the network) ^{NC}	£198 / hr	The cost of requesting Yorkshire Water determine the status of the sewer
Copy of signed/executed S185 Agreement (including copy of plan) ^{NC}	£99 per copy	The cost of producing and issuing a copy of the agreement
Copy of completion certificate ^{NC}	£99 per copy	The cost of producing and issuing a copy of the certificate
Yorkshire Water Legal Services Fees ^{NC}	Bespoke	The cost of Yorkshire Water Legal Services (invoiced separately by YW Legal Services)

NC = non-contestable



3.4.3 Major sewer alteration

A major sewer alteration generally applies to non-critical pipework over 225mm in diameter, or assets such as manhole chambers that need to be raised or lowered.

If you need a major alteration to an existing public sewer or lateral drain, we'll send you an application form to complete, which comes with an upfront fee. This is so we can review and assess the alteration you're proposing. It is, in effect, a legal agreement that we both sign.

Once your agreement is signed, the works can begin and we'll conduct our inspections.

Please note: we are unable to refund application/admin fees for elements of work or activities that we have already carried out.

Major sewer alteration fees

Item	Charge	What the charge covers
Pre-application discussion ^{NC}	£198 / hr	The cost of consulting with a Technician about your proposal before submitting a formal application
Application fee ^{NC}	£2,090*	The costs of processing the application and carrying out the technical assessment of the design proposal.
Technical Assessment (developers / contractors) ^{NC}	5% of the cost of the works or £2,090 minimum	
Additional assessment (complex sites) ^{NC}	£198 / hr	The cost of carrying out additional assessment of your proposal
Aborted Site Inspection ^{NC}	£693	The costs of cancelled or additional site inspections
Each Additional site visit ^{NC}	£693 (minimum)	
Camera Survey (Investigating the network) ^{NC}	£198 / hr	The cost of producing a camera survey of the network
Camera Survey (Review of report) ^{NC}	£385 or £198 / hr	The cost of reviewing a camera survey report and footage
Copy of signed/executed S185 Agreement (including copy of plan) ^{NC}	£99 per copy	The cost of producing and issuing a copy of the agreement
Copy of completion certificate ^{NC}	£99 per copy	The cost of producing and issuing a copy of the certificate

* This fee will be deducted from the final invoice if you decide to progress with the alteration.

NC = non-contestable



3.4.4 Minor sewer diversion

If you need a minor diversion of a public sewer or lateral drain, in many cases we'll let you arrange the construction work yourself.

Application and assessment

You'll need to submit an application to us for a minor sewer diversion: yorkshirewater.com/developers/sewerage/sewer-diversions/

We'll complete an initial technical assessment to confirm that the proposed diversion meets the required standards, taking into account any existing or proposed flows.

We'll then invoice you for the application fee (typically 5% of the cost of the works or a minimum of £2,110), which you'll need to pay before we carry out our first inspection.

Once we've confirmed our technical acceptance, we'll put a formal agreement in place. This will either be in the form of an Exchange of Letters (prepared by Developer Services) or a full S185 Legal Agreement (prepared by Yorkshire Water Legal Services). Either option must be supported by a cash bond or surety, equal to 100% of the cost of construction of the works or a minimum of £10,000.

Once your agreement is signed, the works can begin and we'll conduct our inspections. You are responsible for making sure all relevant inspections are made during construction. Once our inspector has approved the construction works, we will give approval to turn the flows. There may be more charges if any works aren't completed.

Additional charges to consider

Depending on the nature of your site, you may need to secure the ability to discharge surface water from the sewer to third-party land or enter into a Deed of Grant of Easement for the laying and keeping of the altered/diverted sewer. We will need the written consent of any third-party landowner affected by your proposals. We'll let you know what we need when we get your application. You'll need to pay any additional legal fees before we will sign the Agreement.

There may be extra costs if your design is complex, or if your application needs a lot of re-assessment – this will be charged at an hourly rate.

**Minor sewer diversion (S185) fees**

Item	Charge	What the charge covers
Application fees		
Pre-application discussion ^{NC}	£198 / hr	The cost of consulting with a Technician about your proposal before submitting a formal application
Application fee ^{NC}	£2,110*	
Technical Assessment (developers / contractors) ^{NC}	5% of the cost of the works or £2,110 minimum	The costs of processing the application and carrying out the technical assessment of the design proposal.
Additional Assessment (complex sites) ^{NC}	£198 / hr	
Technical Assessment – Structural check ^{NC}	£4,912 (to send to external consultants) £198 / hr (administration charge)	
Bond (cash/surety) ^{NC}	100% of the cost of construction of the works or minimum of £10,000	A refundable bond provided by either third-party surety provider or cash deposit.
Copy of signed/executed S185 Agreement (including copy of plan) ^{NC}	£99 per copy	The cost of producing and issuing a copy of the agreement
Inspection fees**		
Aborted Site Inspection ^{NC}	£693	The cost of cancelled or additional site inspections and
Each Additional site visit ^{NC}	£693 (minimum)	
Camera Survey (Investigating the network) ^{NC}	£198 / hr	The cost of producing a camera survey of the network
Camera Survey (Review of report) ^{NC}	£385 or £198 / hr	The cost of reviewing a camera survey report and footage.
Legal fees		
Deed of Grant of Easement ^{NC}	£971 minimum or £198 / hr	The costs of processing and administration of legal documents.
Right in Perpetuity to Discharge ^{NC}	£971 minimum or £198 / hr	
Consents to Discharge ^{NC}	£971 minimum or £198 / hr	
Yorkshire Water Legal Services Fees ^{NC}	Bespoke	The costs of Yorkshire Water Legal Services (invoiced separately by YW Legal Services).

* This fee will be deducted from the final invoice if you decide to progress with the diversion.

** If you cancel a pre-arranged site inspection less than 24 hours in advance, you'll be liable for an abort fee.

NC = non-contestable



3.4.5 Major sewer diversion

Major diversions involve any alterations to critical public sewer systems, including large-diameter and non-gravity piped systems.

There are two types of major sewer diversions:

- **'Developer led'** – where we will allow you to arrange the construction work yourself once design acceptance has been agreed and a legal agreement is signed
- **'Yorkshire Water led'** – where the work is critically important to our network and needs to be carried out by our delivery team at the cost of the applicant.

Application and assessment (developer led)

To apply for a developer led major sewer diversion, please visit: yorkshirewater.com/developers/sewerage/sewer-diversions/

Once we have your application, we'll complete an initial technical assessment to confirm that the proposed diversion meets the required standards, taking into account any existing or proposed flows.

We'll then invoice you for the application fee (typically 5% of the cost of the works or a minimum of £2,110), which you'll need to pay before we carry out our first inspection.

Once we've confirmed our technical acceptance, we'll put a formal agreement in place. This will either be in the form of an Exchange of Letters (prepared by Developer Services) or a full S185 Legal Agreement (prepared by Yorkshire Water Legal Services). Either option must be supported by a cash bond or surety, equal to 100% of the cost of construction of the works or a minimum of £10,000.

Once your agreement is signed, the works can begin and we'll conduct our inspections. You are responsible for making sure all relevant inspections are made during construction. Once our inspector has approved the construction works, we will give approval to turn the flows. There may be more charges if any works aren't completed.

Additional charges to consider

Depending on the nature of your site, you may need to secure the ability to discharge surface water from the sewer to third-party land or enter into a Deed of Grant of Easement for the laying and keeping of the altered/diverted sewer. We will need the written consent of any third-party landowner affected by your proposals. We'll let you know what we need when we get your application. You'll need to pay any additional legal fees before we will sign the Agreement.

There may be extra costs if your design is complex, or if your application needs a lot of re-assessment – this will be charged at an hourly rate.



Major sewer diversion (S185) fees – developer led

Item	Charge	What the charge covers
Application fees		
Pre-application discussion ^{NC}	£198 / hr	The cost of consulting with a Technician about your proposal before submitting a formal application
Application fee ^{NC}	£2,110*	
Technical Assessment (developers / contractors) ^{NC}	5% of the cost of the works or £2,110 minimum	The costs of processing the application and carrying out the technical assessment of the design proposal.
Additional Assessment (complex sites) ^{NC}	£198 / hr	
Technical Assessment – Structural check ^{NC}	£4,912 (to send to external consultants) £198 / hr (administration charge)	
Bond (cash / surety) ^{NC}	100% of the cost of the works or minimum of £10,000	A refundable bond provided by either third-party surety provider or cash deposit.
Copy of signed/executed S185 Agreement (including copy of plan) ^{NC}	£99 per copy	The cost of producing and issuing a copy of the agreement
Inspection fees**		
Aborted Site Inspection ^{NC}	£693	The cost of cancelled or additional site inspections
Each Additional site visit ^{NC}	£693 (minimum)	
Camera Survey (Investigating the network) ^{NC}	£198 / hr	The cost of producing a camera survey of the network
Camera Survey (Review of report) ^{NC}	£385 or £193 / hr	The cost of reviewing camera survey report and footage.
Legal fees		
Deed of Grant of Easement ^{NC}	£971 minimum or £198 / hr	The costs of processing and administration of legal documents.
Right in Perpetuity to Discharge ^{NC}	£971 minimum or £198 / hr	
Consents to Discharge ^{NC}	£971 minimum or £198 / hr	
Yorkshire Water Legal Services Fees ^{NC}	Bespoke	The costs of Yorkshire Water Legal Services (invoiced separately by YW Legal Services).

* This fee will be deducted from the final invoice if you decide to progress with the diversion.

** If you cancel a pre-arranged site inspection less than 24 hours in advance, you'll be liable for an abort fee.

NC = non-contestable



Application and assessment (Yorkshire Water led)

To apply for a Yorkshire Water led major sewer diversion, please visit: yorkshirewater.com/developers/sewerage/capital-schemes/

On a Yorkshire Water led scheme, we'll carry out a feasibility study and invoice you for the cost of the assessment; the amount will be entirely site-specific.

If the sewer you need diverting is on third-party land, we'll cover the land agent or compensation costs initially, then invoice them back to you.

Once we've agreed how we can carry out the work, we'll offer terms and an estimate. If you accept, we'll create a S185 Diversion Agreement and invoice you for the costs of drafting and executing the agreement.

We'll send you a final invoice, including any additional costs or refunds we've calculated after completing the work, within six months of the completion date.

Major sewer diversion (S185) fees – Yorkshire Water led

Item	Charge	What the charge covers
Pre-application discussion ^{NC}	£198 / hr	The cost of consulting with a Technician about your proposal before submitting a formal application
Application fee ^{NC}	£2,110	The cost of processing the application and carrying out a technical assessment and initial discussions
Additional Assessment (complex sites) ^{NC}	£198 / hr	The cost of assessing the feasibility of the work required to provide the new sewer
Initial feasibility study ^{NC}	From £15,717*	The cost of producing a camera survey of the network
Camera Survey (Investigating the network) ^{NC}	£198 / hr	The cost of producing and issuing a copy of the agreement
Copy of signed/executed S185 Agreement (including copy of plan) ^{NC}	£99 per copy	The cost incurred from drawing up and executing the S185 Agreement
Legal fees for Agreement ^{NC}	Bespoke	The estimated cost of delivering the scheme
Estimate of Works ^{NC}	Bespoke	The cost of re-quoting the works after the six-month validity period for the initial feasibility study expires
Re-quote of feasibility study ^{NC}	£1,100	

* This charge could rise depending on the complexity and scale of the system.

NC = non-contestable



3.5 Sewer requisition

If your development site has no way of draining to a public sewer, you can requisition (formally request) a new public sewer to be installed by us.

A requisition is generally used by developers who haven't been able to negotiate access through neighbouring third-party land to the nearest public sewer.

If that's the case for your site, **section 98 (S98)** of the Water Industry Act 1991 allows you to requisition a new public sewer to progress your development.

Application and assessment

Before we can do any work on site, you'll need to complete an application for a sewer requisition: yorkshirewater.com/developers/sewerage/capital-schemes/

As part of your application, we need you to submit your proposal details, together with payment for the feasibility study we'll conduct to understand the work requirements. These charges will be site dependent.

When we've agreed the design, we'll set our terms and send you a cost estimate for the work. If you accept the terms and the cost estimate, we'll draw up a S98 Agreement and pay the legal fees associated with its execution, which we'll invoice to you.

Once all the financial conditions and connection requirements have been met, your new system should be constructed and operational within six months (unless we've agreed otherwise).

We'll send you a final invoice, including any additional costs or refunds we've calculated after completing the work, within six months of the completion date.

Sewer requisition (S98) fees

Item	Charge	What the charge covers
Pre-application discussion ^{NC}	£198 / hr	The cost of consulting with a Technician about your proposal before submitting a formal application
Application fee ^{NC}	£2,110	The cost of processing the application and carrying out a technical assessment and initial discussions
Additional Assessment (complex sites) ^{NC}	£198 / hr	The cost of assessing the feasibility of the work required to provide the new sewer
Initial feasibility study ^{NC}	From £15,717*	The cost incurred from drawing up and executing the S98 Agreement
Legal fees ^{NC}	Bespoke	The estimated cost of delivering the scheme
Estimate of Works ^{NC}	Bespoke	The cost of re-quoting the works after the six-month validity period for the initial feasibility study expires
Re-quote of feasibility study ^{NC}	£1,100	

* This charge could rise depending on the complexity and scale of the system.

NC = non-contestable



3.6 Highway drainage

In some circumstances, a local highway authority or developer can apply for our approval for a highway connection to the public sewer network.

Highway drainage doesn't automatically have the right of connection, as the public sewer system is primarily for domestic sewage. However, if the right conditions are met, you can apply for a highway connection to the public sewer network as part of an Agreement under **section 115 (S115)** of the Water Industry Act 1991.

For us to consider a proposed highway connection to the public sewer network, or to add extra gullies to an existing highway, we need you to provide evidence that:

- sustainable drainage features are not a viable option
- there are no watercourses or highway drains available nearby
- there's capacity within the public sewer network.

Application and assessment

You'll need to send us an application for a highway connection, which comes with an upfront application fee.

Once we've got your application, and it meets our criteria, we'll confirm if the highway drainage can be connected to the public sewer network.

There'll also be a charge for your Certificate of Acceptance or Formal Agreement. These are priced per connection and you need to pay before you carry out the connection.

You are responsible for arranging the connection work with a suitably qualified contractor. We will carry out site inspections during the works to confirm the connection/s meets our requirements.

Please note: we are unable to refund application/admin fees for elements of work or activities that we have already carried out.

Highway drainage (S115) fees

Item	Charge	What the charge covers
Application fee ^{NC}	£537	The cost of processing your application and carrying out a technical assessment and inspections
Additional assessment (complex sites) ^{NC}	£198 / hr	The cost of carrying out additional assessment of your proposal
Formal Agreement ^{NC}	£1,557	The cost of drawing up and executing the legal agreement
Certificate of Acceptance per connection ^{NC}	£652	The cost of certifying the connection
Additional connections (if required) ^{NC}	£583 per connection	The cost of certifying additional connections

NC = non-contestable



3.7 Building over or near a public sewer

As a homeowner or developer, you may be able to build over the public sewer network if you meet the criteria outlined in Part H4 of Building Regulations.

Whether you're planning to build, extend or underpin a property, you need to check if there are any public sewers or disposal mains nearby that could be affected by your work.

If there's a public sewer within 3 metres of your proposed build, you'll need our consent before the work starts. This is so we can protect the sewer and building from possible damage and make sure access to the public sewer isn't affected.

For an upfront consultation fee, we can provide a desktop study that will help you understand if your building plans will be affected by the public sewer system before you apply for Building Regulations approval. We can also provide a site inspection to discuss your proposal for an additional cost if you need it.

Sometimes, building over a sewer isn't possible. In this case, we'll guide you through the process of applying for an alteration or diversion to the public sewer network (See [section 3.4](#) for more details).

On occasion, it may be acceptable to build over the public sewer network, even when the Part H4 criteria hasn't been met. This is generally for non-household premises and requires a **formal build over agreement**. We'd recommend getting in touch with us if you want to discuss this further.

Please note: we are unable to refund application/admin fees for elements of work or activities that we have already carried out.

For more information, please visit yorkshirewater.com/developers/sewerage/building-over-a-public-sewer/

Building over a public sewer fees

Item	Charge	What the charge covers
Initial consultation fees		
Desktop consultation ^{NC}	£144	The cost of processing your application, doing a desktop study and providing a response to your proposal
Consultation and site inspection ^{NC}	£449	The cost of processing your application, doing a desktop study and site inspection to discuss your proposal, and providing a response to your proposal
Build-over certificate	£99	The cost of producing and issuing a certificate to confirm we have no objections in principle to your building proposal
Formal build-over agreement fees		
Formal build-over agreement ^{NC}	£1,524	The cost of drawing up and executing the legal agreement and carrying out technical assessment
Additional assessment (complex sites) ^{NC}	£198 / hr	The cost of carrying out additional assessment of your proposal
Yorkshire Water Legal Services Fees ^{NC}	Bespoke	The costs of Yorkshire Water Legal Services (invoiced separately by YW Legal Services).
Inspection fees		
Aborted site inspection ^{NC}	£693	
Each additional site visit ^{NC}	£693 (minimum)	The cost of cancelled or additional site inspections

NC = non-contestable



3.8 Sewer closure or abandonment

If you need to abandon or remove a sewer to make way for your development, you can ask us to close part of the public sewer network.

Application and assessment

Sewer closures are contained within **section 116 (S116)** of the Water Industry Act 1991.

Before closing a sewer, we need to be sure that it's no longer needed. You'll need to send us an application for a sewer closure, along with a camera survey of the public sewer and any private drainage connections, and a supporting written report. This application comes with an upfront application fee.

If we approve your application, you'll be responsible for arranging the sewer closure work with a suitably qualified drainage contractor. Our inspector will monitor the work to make sure it's carried out to the required standard.

Our preferred method for abandoning a sewer is for it to be removed from the land or grouted, together with any redundant chambers. You'll be responsible for the cost of this work.

We'll issue you with a completion certificate once the work is done.

Please note: we are unable to refund application/admin fees for elements of work or activities that we have already carried out.

Sewer closure (S116) fees

Item	Charge	What the charge covers
Application for sewer closure ^{NC}	£759	The cost of processing the application and providing a technical assessment
Additional assessment (complex sites) ^{NC}	£198 / hr	The cost of carrying out additional assessment of your proposal
Copy of completion certificate ^{NC}	£99 per copy	The cost of producing and issuing a copy of the certificate
Inspection fees		
Aborted site inspection ^{NC}	£693	
Each additional site visit ^{NC}	£693 (minimum)	The cost of cancelled or additional site inspections

NC = non-contestable

You'll find more information and guidance here:

yorkshirewater.com/developers/sewerage/sewer-closure/



3.9 Non-potable water supply (final effluent)

If you need water for business or industrial activities, you may be able to use treated wastewater as a cheaper, more environmentally friendly alternative to potable water.

Final effluent is cleaned and treated wastewater from our waste recycling centres which is permitted by the Environment Agency for discharge directly into the environment.

In some cases, final effluent is suitable for business or industrial use as an alternative to potable water.

As part of our commitment to sustainability, we encourage you to consider the environmental benefits of using final effluent for business or industrial activities where appropriate.

Application and assessment

Before we can provide a non-potable water supply, we need to be sure that it will be used and disposed of safely. You'll need to complete an application for final effluent: yorkshirewater.com/developers/sewerage/capital-schemes/

As part of your application, we need you to submit your proposal details, together with payment for the feasibility study we'll conduct to understand the requirements. These charges will be site dependent.

When we've agreed the design, we'll set our terms and send you a cost estimate for the work. If you accept the terms and the cost estimate, we'll draw up an agreement and pay the legal fees associated with its execution, which we'll invoice to you.

Once all the financial conditions and work requirements have been met, your new system should be constructed and operational within six months (unless we've agreed otherwise).

We'll send you a final invoice, including any additional costs or refunds we've calculated after completing the work, within six months of the completion date.

Non-potable water supply (final effluent) fees

Item	Charge	What the charge covers
Pre-application discussion ^{NC}	£198 / hr	The cost of consulting with a Technician about your proposal before submitting a formal application
Application fee ^{NC}	£2,090	The cost of processing the application and carrying out a technical assessment and initial discussions
Additional Assessment (complex sites) ^{NC}	£198 / hr	The cost of assessing the feasibility of the work required to provide the final effluent
Initial feasibility study ^{NC}	From £15,717*	The cost incurred from drawing up and executing a legal agreement
Legal fees ^{NC}	Bespoke	The estimated cost of delivering the scheme
Estimate of Works ^{NC}	Bespoke	The cost of re-quoting the works after the six-month validity period for the initial feasibility study expires

* This charge could rise depending on the complexity and scale of the system.

NC = non-contestable



3.10 New roads and street works

Under the New Roads and Street Works Act (NRSWA), a sewer alteration or diversion may be required where a highway authority or transport authority is proposing to construct or upgrade a public highway.

If a highway authority or transport authority is intending to construct or upgrade a public highway (road, footpath, bridge or tunnel), they must inform us of their proposals under the New Roads and Street Works Act (NRSWA) so that we can determine if any works that may impact the public sewer network are required.

Application and assessment

New road and street works proposals can be submitted to us by, or on behalf of, the relevant authority via email at technical.sewerage@yorkshirewater.co.uk.

We will assess the proposals at either C3 (budget cost) stage or C4 (detailed cost estimate) stage (stages C2-C9 are defined within the NRSWA). As part of our assessment, we will determine if any alteration or diversion works are required to the public sewer network.

If alteration or diversion works are required, we'll determine if these can be carried out by a competent drainage contractor on your behalf, or whether we need to carry out the works ourselves (if a critical diversion is needed, for instance).

If works are required, we'll provide you with a budget estimate within 21 working days (at C3 stage) or a detailed estimate within 25 working days (at C4 stage).

If you're able to make an advance payment of 80% of the cost of the works upfront, we will provide an 18% discount on this advance payment.

Please be aware that additional charges may apply where works are required. Please refer to [section 3.4](#) for more information on our sewer diversion charges.

NRSWA fees

Item	Charge	What the charge covers
NRSWA Technical Assessment (complex sites) ^{NC}	£1,090	The cost of carrying out a technical assessment and initial discussions
NRSWA Additional Assessment (complex sites) ^{NC}	£198 / hr	The cost of reviewing arrangements for sustainable drainage systems (SuDS) on new roads and street works
NRSWA SuDS review ^{NC}	£1,090	

NC = non-contestable



3.11 Invoices

For a small fee you can request a copy of any invoice you receive from us

Some of our sewerage services are covered by one upfront application fee. For other services, we'll send you an invoice when we issue the technical assessment before we draw up the relevant agreement.

You can request a copy of an invoice for an upfront fee (listed below). Please make sure you quote your invoice number when paying your invoice.

Copy invoice fee

Item	Charge	What the charge covers
Copy invoice ^{NC}	£17 (per copy)	The cost of producing and issuing a copy of an invoice

NC = non-contestable

4. Infrastructure charges



4.1 What are infrastructure charges?

Infrastructure charges are payments we collect to cover the costs of reinforcing our existing networks to support sustainable growth across the whole region.

Infrastructure charges are different from site-specific charges (the costs of carrying out work specific to your site).

We collect infrastructure charges for all new connections made to our water and wastewater networks (including sites where the new connection is made by a developer customer) and for any redevelopments that result in a greater water or wastewater demand than in the previous five years.

Who pays infrastructure charges?

You'll need to pay infrastructure charges if you are:

- a) a developer applying for a new connection to a water supply
- b) a self-lay provider applying to make a new connection to a water supply on behalf of a developer
- c) a developer applying for our approval to make a new connection to a public sewer
- d) a new appointee (NAV) applying to make a new water and/or sewerage connection on behalf of a developer;

unless a person not listed above is liable by agreement with Yorkshire Water.

When do you need to pay?

We'll add infrastructure charges to the quote for your new water connection/s but you don't have to pay them until the time the connection is made. If you are a self-lay provider (SLP) or a new appointee (NAV), we'll invoice you once you notify us of the connection/s.

We'll collect your wastewater infrastructure charge at the same time as the water infrastructure charge. If you're only applying for a sewer connection, we'll invoice you for the wastewater infrastructure charge separately during the sewer connection process.

What if the connection is made long after you got your quote?

You might get a quote for infrastructure charges in 2026/2027, but not make the water connection until 2027/2028. You can choose to pay the infrastructure charges upfront when you pay your quote or defer payment until the time of connection.

In certain circumstances, we can offer alternative payment arrangements if you need them.

What's the basis of our infrastructure charges?

The five-year rolling period:

Our infrastructure charges are set so that the total charging amount will, over a five-year period ending on 31 March 2031, broadly recover the expected costs of reinforcing our water and wastewater networks for new developments across the entire Yorkshire Water region.

This doesn't include the costs of network reinforcements or upgrades needed to fix pre-existing issues unrelated to new developments.

Ofwat's charging rules:

We develop our infrastructure charges in line with Ofwat's **charging principles** and with Rules 50–58 of its English New Connection Rules¹, as issued under section 143B of the Water Industry Act 1991. Infrastructure charges are described in section 146(2) of the Water Industry Act 1991.

¹ ofwat.gov.uk/wp-content/uploads/2025/07/English-New-Connection-Rules-wef-April-2026-2.pdf



4.2 How are our infrastructure charges calculated?

We calculate infrastructure charges for each newly connected property based on the expected water usage and proposed method of surface water drainage.

You can see a breakdown of what this covers and how it's worked out for individual household and non-household properties below.

What do we charge for household properties?

Water infrastructure:

The water infrastructure charge is set at a standard amount of **£800** per household property connected, based on an expected water usage of **125 litres per person per day (l/p/d)** – the maximum potential consumption of wholesale water for a household property as set out in the Building Regulations 2022.

Wastewater infrastructure:

The wastewater infrastructure charge is set at a standard amount of **£400** per household property connected.

These standard amounts are the same across the Yorkshire Water region, including areas served by NAVs who we've agreed bulk supply/discharge arrangements with.

What do we charge for non-household properties?

For non-household properties, we use a calculation called the "**Relevant Multiplier**" to work out the appropriate water and wastewater infrastructure charges.

Each water fitting in the property is assigned a number of "**loading units**" which is based on the amount of water it uses. The total number of loading units is then added up for all the fittings in the property. You can see a breakdown of loading units per fitting on the next page.

The Relevant Multiplier is then applied. This is the standard amount (i.e. £800 for water or £400 for wastewater) multiplied by the number of loading units in the property divided by 24 (the typical number of loading units per household property).

For example, a non-household property with 200 loading units would be charged:

For water infrastructure:
 $\text{£800} \times 200 \div 24 = \text{£6,666.66}$

For wastewater infrastructure:
 $\text{£400} \times 200 \div 24 = \text{£3,333.33}$

In total: $= \text{£9,999.99}$

Infrastructure charge	Per household premises	Per non household premises
Water	£800	£800 x no. of loading units / 24
Wastewater	£400	£400 x no. of loading units / 24

Please note:

- The infrastructure charge bill for a whole development site is calculated by adding up all of the individual premises' infrastructure charges for that site.
- In the case of a premises subject to a common billing agreement, the premises' infrastructure charge bill will be calculated using the Relevant Multiplier.
- If you're only connecting to a public foul water sewer or a public surface water sewer, we'll charge you a discounted rate as appropriate (please see [page 82](#) for more information on sustainable drainage discounts).



Loading units per water fitting

The table below shows the number of loading units per water fitting. This table would be used to determine the number of loading units in a **non-household property** so that water and wastewater infrastructure charges can be calculated in proportion to the amount of water the property will use.

Water fitting ¹	Loading units
WC flushing cistern	2
Wash basin in a house	1.5
Wash basin elsewhere	3
Bath ² (nominal tap size: 20mm)	10
Bath ² (nominal tap size: larger than 20mm)	22
Shower	3
Sink (nominal tap size: 15mm)	3
Sink (nominal tap size: larger than 15mm)	5
Spray tap	0.5
Bidet	1.5
Household appliance ³ (minimum of 6 loading units per house)	3
Communal or commercial appliance ⁴	10
Any other water fitting or outlet (including a tap and a urinal but excluding a water softener)	3

1. **“Fitting”** includes any plumbing, outlet, dedicated space or other provision for that fitting.
2. **“Bath”** includes a whirlpool bath or a jacuzzi.
3. **“Household appliance”** means an appliance (including a dishwasher, a washing machine and waste disposal unit) in a house.

4. **“Communal or commercial appliance”** means an appliance (including a dishwasher, a washing machine and a waste disposal unit) elsewhere than in a house (including in communal facilities).



4.3 How can you reduce your infrastructure charges?

Infrastructure credits

If you are building on a brownfield site where we have previously billed for water and/or wastewater services within the last five years, you will be entitled to infrastructure credits.

An infrastructure credit is a waiver equal to an infrastructure charge (water or wastewater as applicable).

The number of credits you could receive depends on the previous use of the site. For instance, a household property that has been permanently disconnected on site in the last five years is equivalent to one credit. If a non-household property has been permanently disconnected or you're proposing to downsize the water meter, we would check the size of the external meter at the old non-household premises to determine an equivalent number of credits.

Previous use	Meter size	Infrastructure credits
Household property	N/A	1
	15mm	1
	20mm	2
	25mm	3
	30mm	3
	40mm	6
	50mm	16
	80mm	25
	100mm	64
	150mm	160
	200mm	252

If you're proposing to downsize an existing meter on site as part of a redevelopment, we would deduct the difference and calculate an equivalent number of credits. For example, if you're downsizing an 80mm meter to a 30mm meter, you would be entitled to 16 credits based on the difference of 50mm.

Please note: if the number of infrastructure credits you are entitled to exceeds the number of infrastructure charges applicable to the site, the total infrastructure charges will be zero.

How can you apply for infrastructure credits?

When you apply for a new water connection or water main, you'll be prompted to indicate whether there have been any billed water or wastewater connections on site within the last five years. We will assess the information you provide in your application against our records to determine the applicable number of infrastructure credits you are entitled to.

Sustainable drainage discounts

We offer a three-tiered discount scheme for developments that meet certain sustainable surface water drainage criteria. These discounts are applied to the wastewater infrastructure charge on a per-property basis.

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

How can you apply for sustainable drainage discounts?

You can apply for sustainable drainage discounts when you submit your sewer connection application (S106) form. There will be an opportunity to select a Tier 1 or Tier 2 discount, as appropriate. We will conduct checks throughout the sewer connection process to verify that the system qualifies for the discount. As infrastructure charges are normally levied at the water connection stage, the discount, if approved, will be applied to the wastewater infrastructure charge included on your water connection quote. If you're only applying for a sewer connection, we'll invoice you for the wastewater infrastructure charge separately during the sewer connection process.



Can I apply for discounts retrospectively?

We cannot accept retrospective applications for infrastructure credits or sustainable drainage discounts once the relevant connections have been made. If you'd like to request a re-quote before the connections are made, an admin fee will apply (please see [section 2.2.2](#) for more information on our re-quote fees).

We reserve the right to carry out checks to ensure compliance. If any non-compliance is found, we will recharge the cost of any deductions previously provided.

Worked examples

To see how much you can reduce your infrastructure charges for a particular development scenario, check out our worked examples ([section 6.1](#)).



5. Environmental incentive



5.1 What is the environmental incentive?

Tap into the value of water efficiency

At Yorkshire Water, we're committed to environmental protection as a guiding principle, and we encourage you to think about the benefits of water efficiency too.

Under a [common, industry-wide framework](#) developed by our regulator, Ofwat, we offer an environmental incentive that aims to increase household water efficiency across our region.

How does it work?

The environmental component:

A **£20** environmental component fee will be charged for every household premises (house or flat) connecting to our water network; this must be paid whether an incentive payment is claimed or not. This fee is levied solely to fund environmental incentive payments; it is not used for funding any of our costs.

The environmental incentive payment:

An incentive payment of **£200** can be claimed (in effect, a net payment of £180) for each household premises that meets the qualifying criteria.

The qualifying criteria:

To qualify for the environmental incentive payment, the fixtures and fittings installed in the household premises must not exceed the consumption values set out below:

Water fittings	Maximum consumption
WC	4 litres full flush / 2.6 litres dual flush
Shower	7 litres per minute
Bath	170 litres total capacity
Basin taps	5 litres per minute
Sink taps	6 litres per minute
Dishwasher	1 litre per place setting
Washing machine	6 litres per kilogram

When using the above table to assess water efficiency, the premises must have WC, shower and/or bath, basin taps and sink taps water fittings. If more than one of a particular type of fitting is installed, each must comply with the relevant criterion. Flow restrictors may be installed (see [page 86](#)) to ensure compliance. The efficiency of dishwashers and washing machines will only be assessed if installed by the developer.

Who can claim environmental incentive payments?

You can claim environmental incentive payments if you are:

- a developer or self-builder applying for new household connections to a water supply
- a self-lay provider (SLP) applying to make new household connections to a water supply on behalf of a developer
- a new appointee (NAV) applying for a bulk supply of water to a new housing development
- anyone applying on behalf of the above.

When does the environmental component become payable?

The environmental component fee will be added to your connection quote/s or, if the connection/s will be self-laid, an invoice will be issued once we have received notification that the connection/s have been made. The environmental component will be charged to the party who is responsible for paying infrastructure charges.

What about non-household premises?

We do not currently charge an environmental component fee, or offer an environmental incentive payment, for non-household premises. As with all of our charging policies, this will be reviewed before the next charging year (2027/2028).



5.2 How do you claim the environmental incentive payment?

Step 1: Notify us of your intent to claim the payment

Whether you're a developer, self-lay provider (SLP) or new appointee (NAV), you must notify us of your intent to claim the environmental incentive payment when you submit your application for a new water supply.

- **Developers** – notify us on your [application for water connections](#) (if you're connecting to our existing mains) or on the [bulk order request form](#) (if you're requisitioning a new water main).
- **SLPs** – notify us on your [application to self-lay new water mains and service connections](#) (if the connections are part of a new mains scheme) or on your [application to self-lay service connections to existing mains](#).
- **NAVs** – notify us on your [NAV application for a bulk supply agreement](#).

On your application form, there will be a section titled 'Environmental incentive', which will restate the qualifying criteria and ask you if you want to claim the incentive payment, and for how many household premises.

Environmental incentive payments are issued to the party who has submitted the initial application form.

Please note: we cannot accept retrospective claims for the environmental incentive payment if we have not received notification at the initial application stage.

Step 2: Submit your evidence

Once the water connections have been made, and the fixtures and fittings have been installed in the relevant premises, you can formally claim your environmental incentive payment. There will be a link on our website and on the correspondence that we send out with your quote to a secure platform where you can submit your evidence of compliance with the qualifying criteria.

Claims for environmental incentive payments can be done in batches (i.e. you can claim for multiple premises at the same time), provided that:

- all premises being claimed for are on the same site
- all premises being claimed for have been connected for clean water and the fixtures and fittings have been installed
- a sample of the premises being claimed for (10% rounded down, and/or capped at a maximum of five) will be unoccupied for five working days from the receipt of your evidence.

The evidence you need to provide:

You will need to provide the following evidence for 10% of the premises being claimed for, rounded down and capped at a maximum of five:

- a photo of each shower, bath, WC, basin tap and sink tap installed on the premises;
- a document detailing the make and model and product specification of each shower, bath, WC, basin tap and sink tap installed on the premises;
- if any washing machines or dishwashers have been installed, a photo of the label for each unit clearly showing the make and model.

Some important caveats:

- If flow restrictors have been installed on fixtures/fittings to make them compliant with maximum consumption levels, you must provide make and model details and product specifications for the flow restrictors.
- If the manufacturer's product specification details different flow rates for different system pressures, you must assume a pressure of 0.5 bar.



Step 3: We review your evidence

Once we've received your submission, we will review the evidence you've provided to check it complies with the qualifying criteria.

Physical inspections

We reserve the right, on occasion, to conduct a physical inspection for auditing purposes – this would take place within five working days of receiving your submission. If we decide to conduct a physical inspection, we'll notify you one working day in advance of the inspection. A physical inspection would involve checking the fixtures/fittings installed match those captured on your submission, and measuring the flow rates on showers and taps to ensure they meet the qualifying criteria.

Penalties for non-compliance

Where a physical audit shows that a customer has falsified evidence on their submission and has not complied with the qualifying criteria, no payment will be issued in response to that claim, and no further claims will be accepted for the same site. Please note: the environmental component fee must still be paid for all household premises on site connecting to the water network, even where no further claims will be accepted.

If a customer has failed to meet the qualifying criteria, but no deliberate attempt to mislead has been established, no payment will be issued in response to that claim but further claims for other plots on the same site will be acceptable.

Step 4: We issue your payment

After we've reviewed your submission and conducted any physical inspections, we will let you know whether your evidence meets the qualifying criteria and is eligible to receive payment.

Successful claims

We will process payments once per month, so if your claim is successful, we will issue the relevant payment to you by the end of the following month from when you submitted your evidence.

For example, if you submit your evidence in April, you will receive your payment no later than the end of May.

Please note: we will only be able to make payments to an account in the name of the party that submitted the initial application form (see [page 86](#)). We will also only release payments once the £20 environmental component fee has been paid for the relevant premises.

Unsuccessful claims

Where a claim is unsuccessful, the associated payment will not be issued. We will contact you to let you know your claim has been unsuccessful and explain why.

Complaints and appeals

Complaints and appeals related to the environmental incentive will follow our standard complaints procedure, which is published under 'Complaints' on our [Contact Developer Services webpage](#).

If you have any questions about any aspect of the environmental incentive, please see [page 8](#) for details about how to contact us.



6. Appendices

This section provides a suite of worked examples to help you understand how our charges are applied in typical development scenarios. It also includes a glossary of terms and definitions.

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6.1 Worked examples

We've put together seven worked examples to show you how our new connection charges are built up.

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

We've included drawings and a table for each scenario to break down all of the water and wastewater charges associated with that scenario, including what we would charge for services provided to SLPs and NAVs. We've worked on the assumption that all contestable services will be provided by an accredited third party.

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.

In each scenario, infrastructure charges would be applicable. Discounts on the wastewater infrastructure charge are available for premises that meet certain sustainable drainage criteria. In our tables, we've listed the standard wastewater infrastructure charge, with a footnote below detailing the reduced rates if the criteria are met.

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

See [section 4](#) for more information on infrastructure charges and [section 5](#) for more information on our environmental incentive.

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

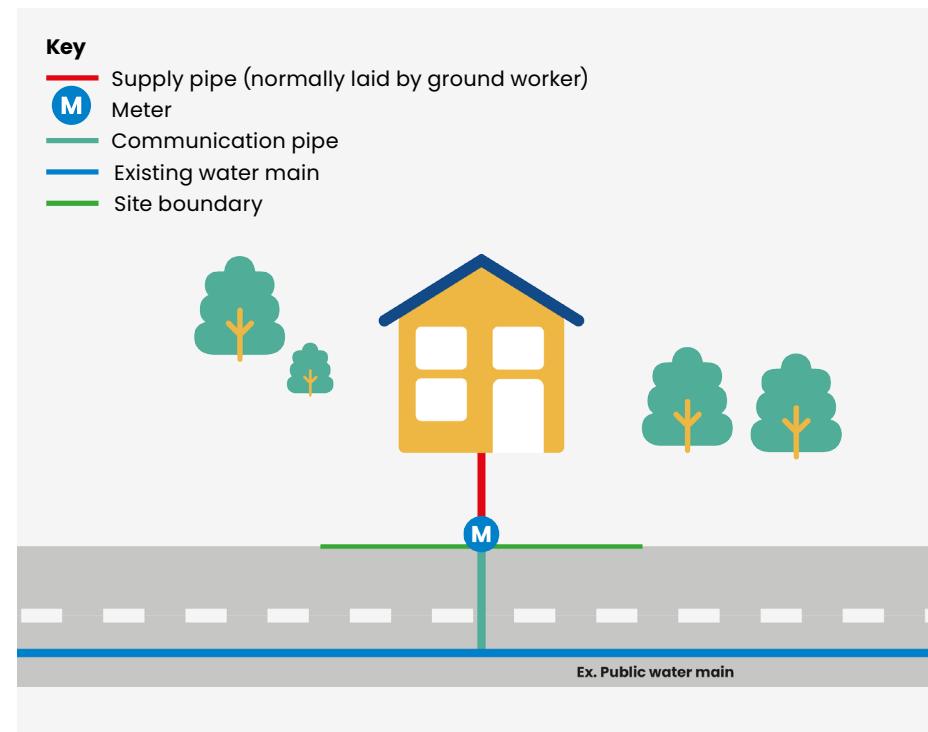
6.1.1 Single connection to a house from an existing main

This example shows new water and wastewater connections to a single household premises.

Water

In this scenario, we would:

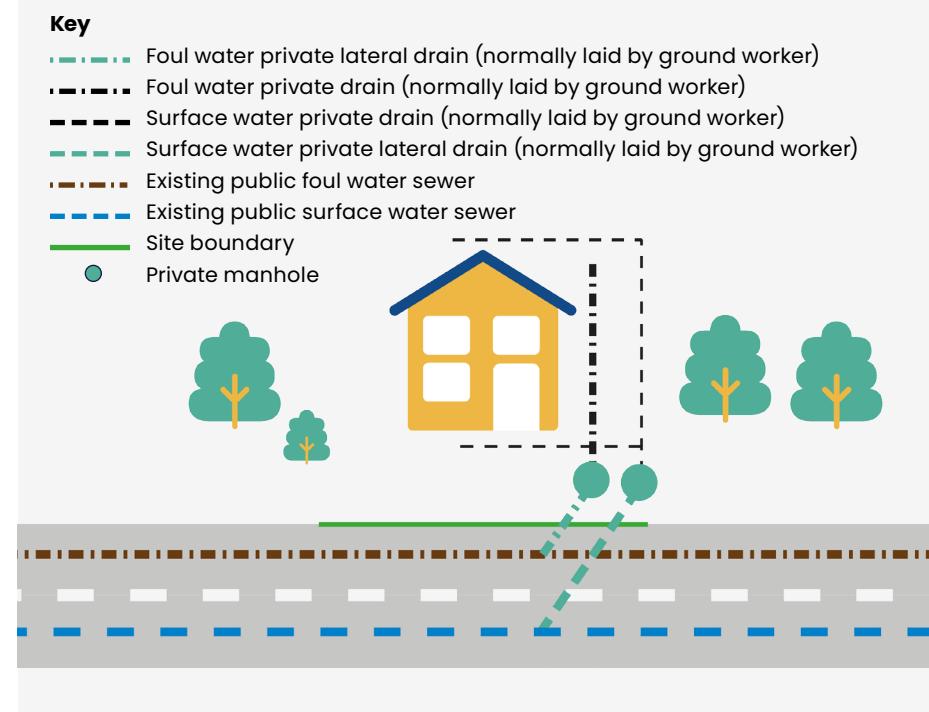
1. excavate and install/connect a 25-32mm MDPE communication pipe from the public water main to the property boundary via a far side connection in the road, with 2-way traffic lights
2. install a stop tap, manifold meter and chamber at the boundary between the two pipes
3. backfill and reinstate the trench in the road.



Wastewater

The drawing below shows two new connections to the public foul water sewer and the public surface water sewer. In this scenario, the customer has opted for the lateral drains (the drains connecting the property to the public sewers) to remain private after the connections have been made.

The customer would need to arrange all connection work themselves once we've approved their application for the sewer connections.



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 (£)	Contestable? (Y/N)	Self lay rate (£)	Self lay total charge (£)
Pre-construction charges										
Y	Application fee (including survey fee)	Per application	1	539	539	N/A	N/A	N	237	237
Y	Work request admin fee	Per plot	1	33	33	N/A	N/A	N	N/A	N/A
N	Design fee	N/A		N/A	N/A	N/A	N/A	Y	N/A	N/A
Y	Self-lay admin fee	Per plot	1	N/A	N/A	N/A	N/A	N	61	61
Construction charges										
Y	25mm service connection¹	Per connection	1	1,763	1,763	14	28	Y	N/A	N/A
Y	Pipework, incl. digging, backfilling & reinstatement (road)	Per metre	2	144	288	14	28	Y	N/A	N/A
Y	Traffic management	Per TM usage	1	417	417	N/A	N/A	Y	N/A	N/A
Y	Council streetworks permit fee	Per job	1	75	75	N/A	N/A	Y	N/A	N/A
Y	Meter installation	Per connection	1	36	36	N/A	N/A	Y	N/A	N/A
Y	Meters	Per connection	1	74	74	N/A	N/A	Y	N/A	N/A
Other charges										
Y	S106 sewerage application fee (foul water)	Per connection	1	370	370	N/A	N/A	N	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	370	370	N/A	N/A	N	N/A	N/A
Infrastructure charges										
Y	Water infrastructure charge	Per connection	1	800	800	N/A	N/A	N	800	800
Y	Wastewater infrastructure charge	Per connection	1	400	400 ²	N/A	N/A	N	400	400 ²
Environmental incentives										
Y	Environmental component – water	Per connection	1	20	20	N/A	N/A	N	20	20
Y	Environmental incentive – water³	Per connection	1	-200	-200	N/A	N/A	N	-200	-200
Totals									4,985	56
										1,318

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

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

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

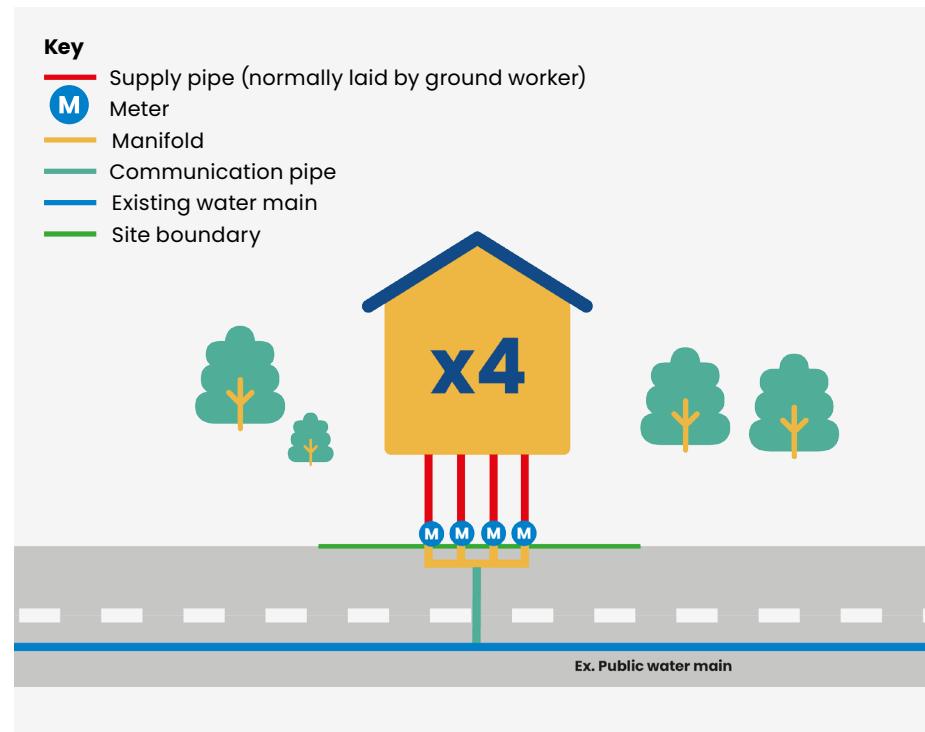
6.1.2 Single connection to four premises from an existing main, using a four-port manifold

This example shows new water and wastewater connections to four household premises that were converted from a single house

Water

In this scenario, we would:

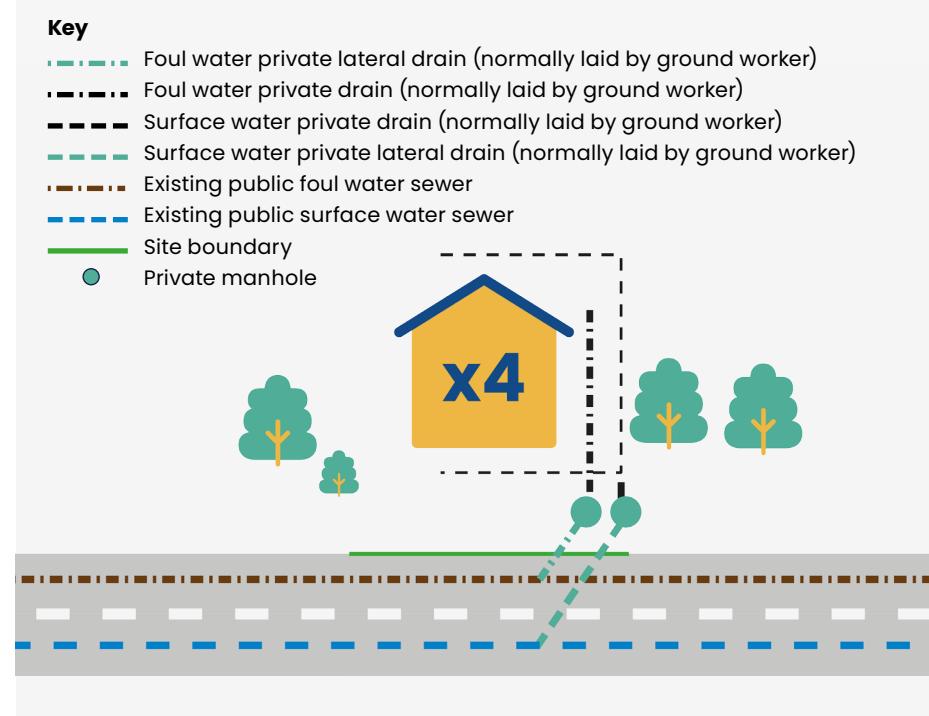
1. excavate and install a 50-63mm MDPE communication pipe from the public water main to the boundary and connect it to the properties via a four-port manifold, with 2-way traffic lights
2. install an individual stop tap, manifold meter and chamber at the boundary for each of the four properties
3. backfill and reinstate the trench in the road.



Wastewater

The drawing below shows two new connections to the public foul water sewer and the public surface water sewer. In this scenario, the customer has opted for the lateral drains (the drains connecting the property to the public sewers) to remain private after the connections have been made.

The customer would need to arrange all connection work themselves once we've approved their application for the sewer connections.



Scenario 1A: Single connection to four premises from an existing main, using a four port manifold										Alternative delivery method		
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contestable? (Y/N)	Self lay rate (£)	Self lay total charge (£)	NAV rate ¹ (£)	NAV total charge ¹ (£)
Pre-construction charges												
Y	Application fee (including survey fee)	Per application	1	539	539	N/A	N/A	N	237	237	N/A	N/A
Y	Work request admin fee	Per plot	1	33	33	N/A	N/A	N	N/A	N/A	N/A	N/A
N	Design fee	N/A	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Self-lay admin fee	Per plot	1	N/A	N/A	N/A	N/A	N	61	61	N/A	N/A
Construction charges												
Y	63mm service connection²	Per connection	1	2,585	2,585	14	28	Y	N/A	N/A	N/A	N/A
Y	Pipework, incl. digging, backfilling & reinstatement (road)	Per metre	2	220	440	14	28	Y	N/A	N/A	N/A	N/A
Y	Additional digging, backfilling & reinstatement (unmade)	Per metre	4	183	732	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Traffic management	Per TM usage	1	417	417	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Council streetworks permit fee	Per job	1	75	75	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Manifold	Per unit	1	467	467	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Meter installation	Per connection	1	108	108	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Meters	Per connection	1	288	288	N/A	N/A	Y	N/A	N/A	N/A	N/A
Other charges												
Y	S106 sewerage application fee (foul water)	Per connection	1	370	370	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	370	370	N/A	N/A	N	N/A	N/A	N/A	N/A
Infrastructure charges												
Y	Water infrastructure charge	Per connection	3	800	2,400	N/A	N/A	N	800	2,400	800	2,400
Y	Wastewater infrastructure charge	Per connection	3	400	1,200³	N/A	N/A	N	400	1,200³	400	1,200³
Environmental incentives												
Y	Environmental component – water	Per connection	3	20	60	N/A	N/A	N	20	60	20	60
Y	Environmental incentive – water⁴	Per connection	3	-200	-600	N/A	N/A	N	-200	-600	-200	-600
Totals					9,484	56				3,358		3,060

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

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

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

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

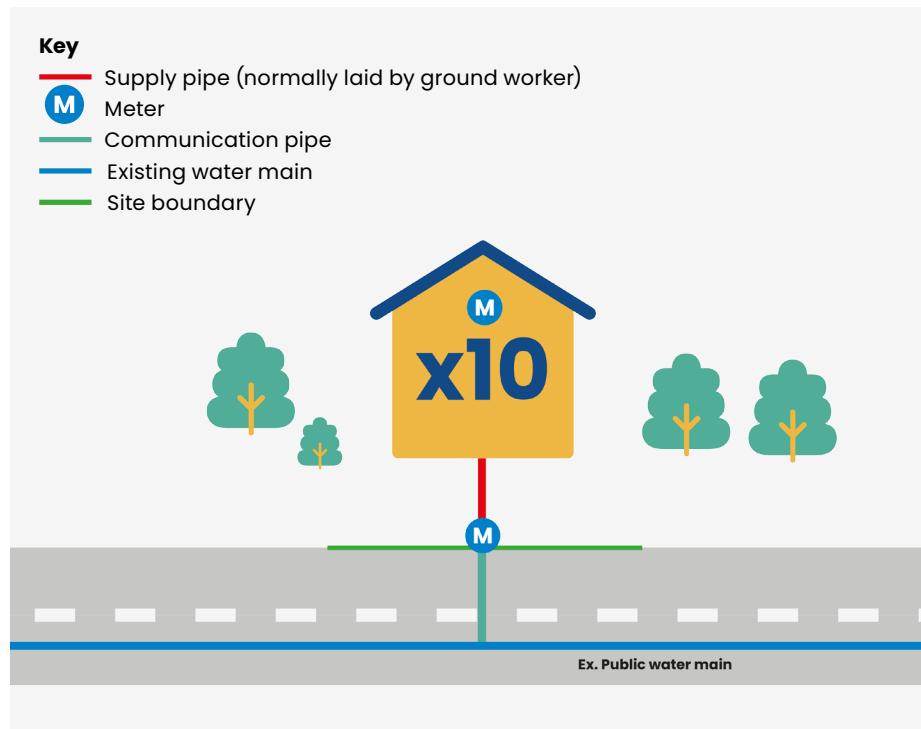
6.1.3 Single connection to a block of flats from an existing main

This example shows new water and wastewater connections to a block of 10 flats.

Water

In this scenario, we would:

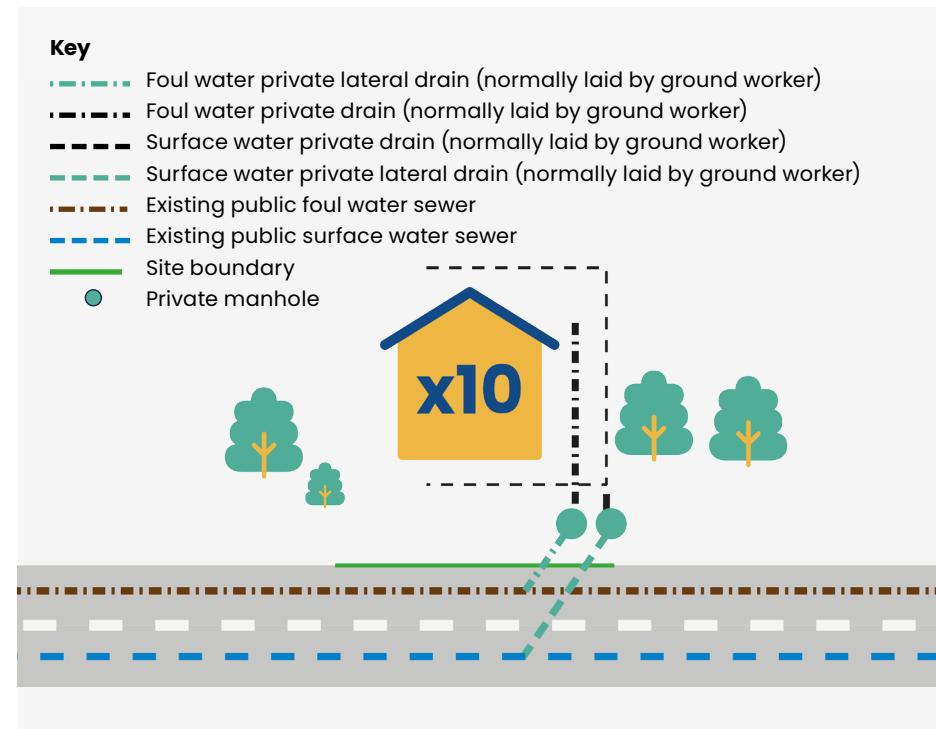
1. excavate and install/connect a 63mm MDPE communication pipe from the public water main to the boundary via a far side connection in the road and unmade ground, with 2-way traffic lights
2. install a stop tap, external meter and chamber at the boundary between the two pipes (we would not charge for the external meter; it's installed only to check leakage)
3. backfill and reinstate the trench in the road
4. install individual internal 15mm manifold meters in an accessible location at a later date, once you have installed the internal housing units supplied by us.



Wastewater

The drawing below shows two new connections to the public foul water sewer and the public surface water sewer. In this scenario, the customer has opted for the lateral drains (the drains connecting the property to the public sewers) to remain private after the connections have been made.

The customer would need to arrange all connection work themselves once we've approved their application for sewer connections.



Scenario 2: Single connection to a block of flats from an existing main										Alternative delivery method			
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contestable? (Y/N)	Self lay rate (£)	Self lay total charge (£)	NAV rate ¹ (£)	NAV total charge ¹ (£)	
Pre-construction charges													
Y	Application fee (including survey fee)	Per application	1	539	539	N/A	N/A	N	237	237	N/A	N/A	
Y	Work request admin fee	Per plot	10	33	330	N/A	N/A	N	N/A	N/A	N/A	N/A	
N	Design fee	N/A	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Self-lay admin fee	Per plot	10	N/A	N/A	N/A	N/A	N	61	610	N/A	N/A	
Construction charges													
Y	63mm service connection²	Per connection	1	1,585	1,585	14	28	Y	N/A	N/A	N/A	N/A	
Y	Pipework, incl. digging, backfilling & reinstatement (road)	Per metre	2	177	354	14	28	Y	N/A	N/A	N/A	N/A	
Y	Pipework, incl. digging, backfilling & reinstatement (unmade)	Per metre	4	147	588	14	56	Y	N/A	N/A	N/A	N/A	
Y	Internal housing units	Per flat	10	52	520	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Internal 15mm manifold meters	Per flat	10	74	740	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Mobilisation of internal meters	Per visit	1	520	520	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Installation of internal meters	Per meter	10	28	280	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Delivery of housing units	Per delivery	1	446	446	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Traffic management	Per TM usage	1	417	417	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Council streetworks permit fee	Per job	1	75	75	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Other charges													
Y	S106 sewerage application fee (foul water)	Per connection	1	370	370	N/A	N/A	N	N/A	N/A	N/A	N/A	
Y	S106 sewerage application fee (surface water)	Per connection	1	370	370	N/A	N/A	N	N/A	N/A	N/A	N/A	
Infrastructure charges													
Y	Water infrastructure charge	Per connection	10	800	8,000	N/A	N/A	N	800	8,000	800	8,000	
Y	Wastewater infrastructure charge	Per connection	10	400	4,000 ³	N/A	N/A	N	400	4,000 ³	400	4,000 ³	
Environmental incentives													
Y	Environmental component – water	Per connection	10	20	200	N/A	N/A	N	20	200	20	200	
Y	Environmental incentive – water⁴	Per connection	10	-200	-2,000	N/A	N/A	N	-200	-2,000	-200	-2,000	
Totals										17,334	112	11,047	10,530

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

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

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

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

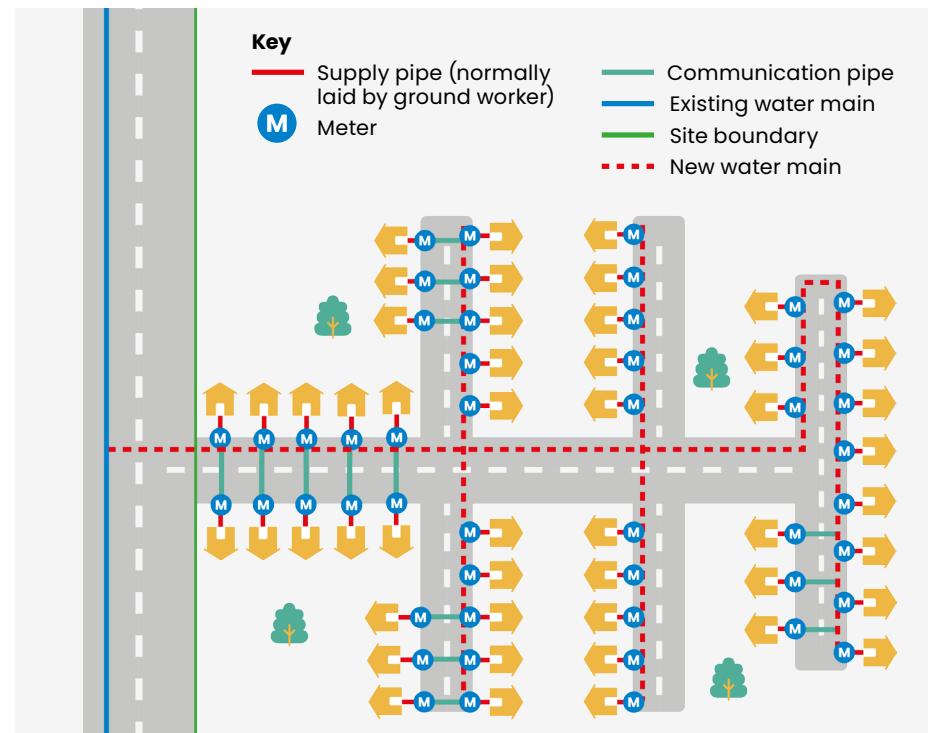
6.1.4 Medium housing development needing new mains and communication pipes (excavation by others)

This example shows a development of 50 new houses requiring new water and wastewater infrastructure/connections.

Water

In this scenario, we would:

1. only carry out excavation and reinstatement work off site (the developer has chosen to use a contractor to excavate on site)
2. lay new water mains (up to 125mm in diameter) on site and off site, and connect them to an existing 180mm PE main
3. connect the service pipes up to the new mains (once they're live)
4. install an external meter at each house's proposed boundary.

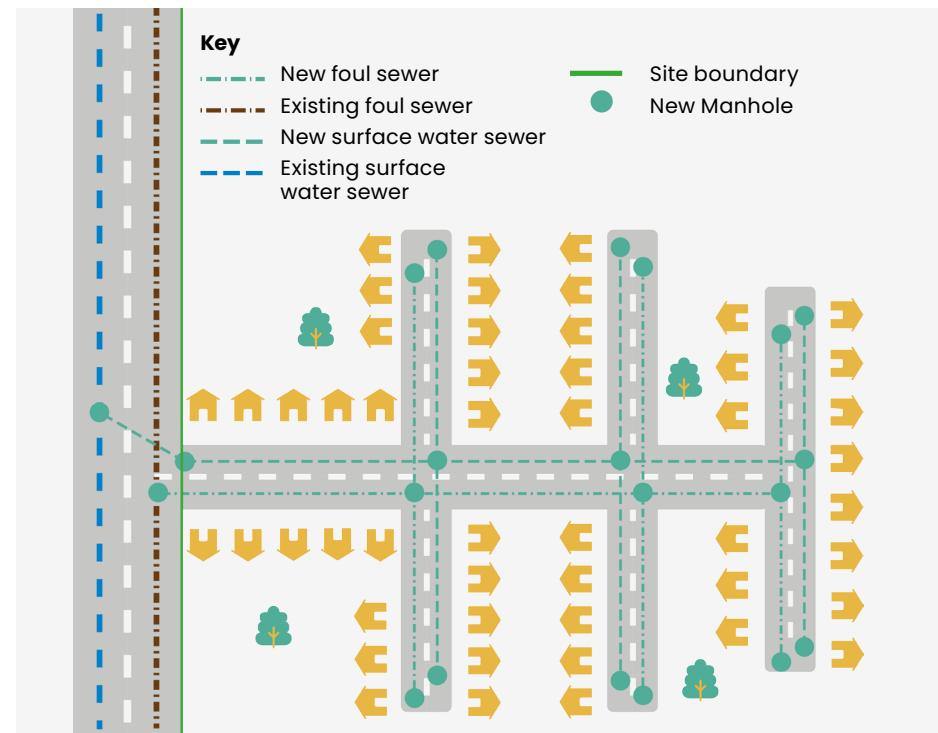


Wastewater

The drawing below shows the developer's proposed sewer network.

In this scenario, the developer has applied for us to adopt the new sewer network as public assets once construction is complete (See [section 3.3](#) for more details on the S104 sewer adoption process).

The developer would need to arrange the sewerage construction and connections themselves once technical acceptance has been granted for the relevant works.



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 (£)	Contestable? (Y/N)	Self lay rate (£)	Self lay total charge (£)	NAV rate ¹ (£)	NAV total charge ¹ (£)
Pre-construction charges – connection												
N	Application fee	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Y	Administration fee (bulk order request)	Per request	3	209	627	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Work request admin fee	Per plot	50	33	1,650	N/A	N/A	N	N/A	N/A	N/A	N/A
N	Design fee	N/A	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Self-lay admin fee	Per plot	50	N/A	N/A	N/A	N/A	N	61	3,050	N/A	N/A
Pre-construction charges – mains												
Y	Application fee	Per application	1	621 ²	621 ²	N/A	N/A	N	621 ²	621 ²	163	163
Y	Administration fee (mains call-off request)	Per request	3	622	1,866	N/A	N/A	N	622	622	622	622
Y	Follow-on mains phase quote fee	Per phase	2	251	502	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Design fee	Per application	1	3,955	3,955	N/A	N/A	Y	N/A	N/A	716 ²	716 ²
Y	Design checking fee	Per application	1	N/A	N/A	N/A	N/A	N	523	523	N/A	N/A
Y	Fire service consultation fee	Per application	1	132	132	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Model water adoption agreement fee	Per application	1	N/A	N/A	N/A	N/A	N	121	121	N/A	N/A
Construction charges – connection												
Y	25mm service connection (no excavation)	Per connection	50	556	27,800	14	700	Y	N/A	N/A	N/A	N/A
Y	Pipework (no excavation)	Per metre	150	9	1,350	14	2,100	Y	N/A	N/A	N/A	N/A
Y	Meter installation	Per connection	50	36	1,800	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Meters	Per connection	50	74	3,700	N/A	N/A	Y	N/A	N/A	N/A	N/A
Construction charges – mains												
Y	125mm branch connection³	Per connection	1	3,871	3,871	43	86	Y	N/A	N/A	N/A	N/A
Y	Off-site main laying (125mm), incl. digging, backfilling & reinstatement	Per metre	8	225	1,800	43	344	Y	N/A	N/A	N/A	N/A
Y	On-site main laying (≤125mm)	Per metre	290	26	7,540	43	12,470	Y	N/A	N/A	N/A	N/A
Y	Additional phase (piece-through)	Per phase	2	2,788	5,576	43	86	Y	N/A	N/A	N/A	N/A
Y	Washouts	Per washout	3	1,481	4,443	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Valves	Per valve	4	1,481	5,924	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Trial hole (unmade ground)	Per trial hole	1	1,245	1,245	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Traffic management	Per TM usage	1	422	422	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Council road closure fee	Per job	1	1,236	1,236	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Council parking bay suspension fee	Per parking bay	8	25	200	N/A	N/A	Y	N/A	N/A	N/A	N/A

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

2. Includes the survey fee.

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

Scenario 3: Medium housing development needing new mains and communication pipes (excavation and reinstatement by others) continued										Alternative delivery method		
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contestable? (Y/N)	Self lay rate (£)	Self lay total charge (£)	NAV rate (£)	NAV total charge (£)
Other charges⁴												
Y	Pre-planning sewerage enquiry	Per enquiry	1	557	557	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 application (min. £2,110)	Per application	1	2,110	2,110	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S104 standard assessment and inspection fee	Per scheme	1	10,375	10,375	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S104 Agreement prepared by YW	Per Agreement	1	872	872	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (foul water)	Per connection	1	370	370	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	370	370	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Site-served status (NAV only)	Per request	1	N/A	N/A	N/A	N/A	N	N/A	N/A	286	286
Infrastructure charges												
Y	Water infrastructure charge	Per connection	50	800	40,000	N/A	N/A	N	800	40,000	800	40,000
Y	Wastewater infrastructure charge	Per connection	50	400	20,000 ⁵	N/A	N/A	N	400	20,000 ⁵	400	20,000 ⁵
Environmental incentives												
Y	Environmental component – water	Per connection	50	20	1,000	N/A	N/A	N	20	1,000	20	1,000
Y	Environmental incentive – water ⁶	Per connection	50	-200	-10,000	N/A	N/A	N	-200	-10,000	-200	-10,000
Totals					141,914		15,786			55,937		54,437

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

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

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

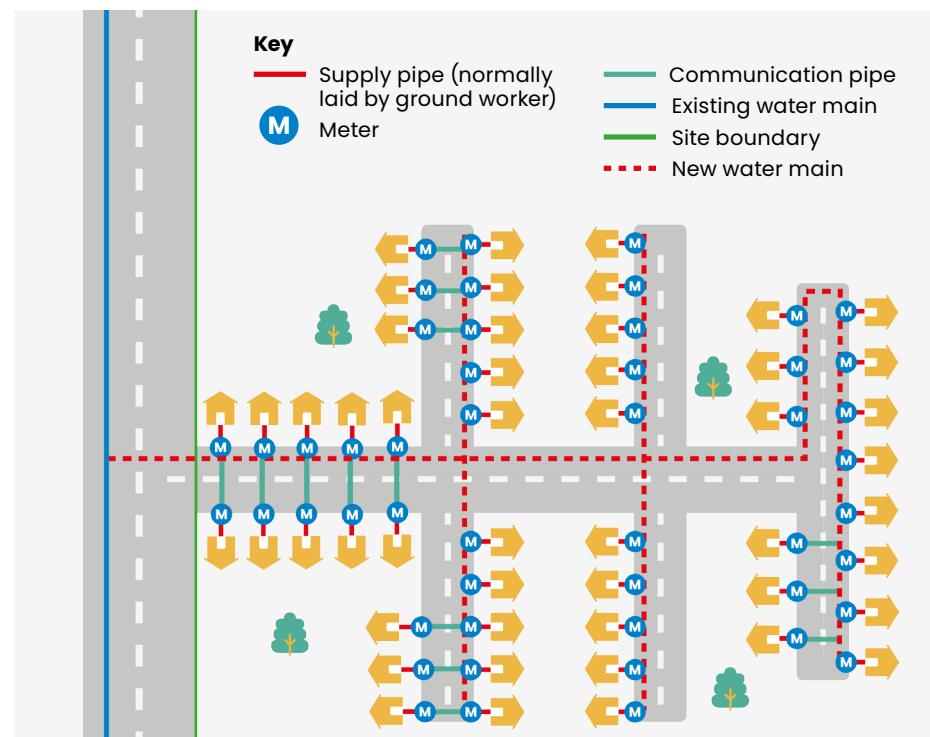
6.1.5 Medium housing development needing new mains and communication pipes (excavation by Yorkshire Water)

This example shows a development of 50 new houses requiring new water and wastewater infrastructure/connections.

Water

In this scenario, we would:

1. excavate and lay new water mains (up to 125mm in diameter) on and off site and connect them to an existing 180mm PE main
2. connect the service pipes up to the new mains (once they're live)
3. install an external meter at each house's proposed boundary
4. backfill and reinstate the mains trenches.

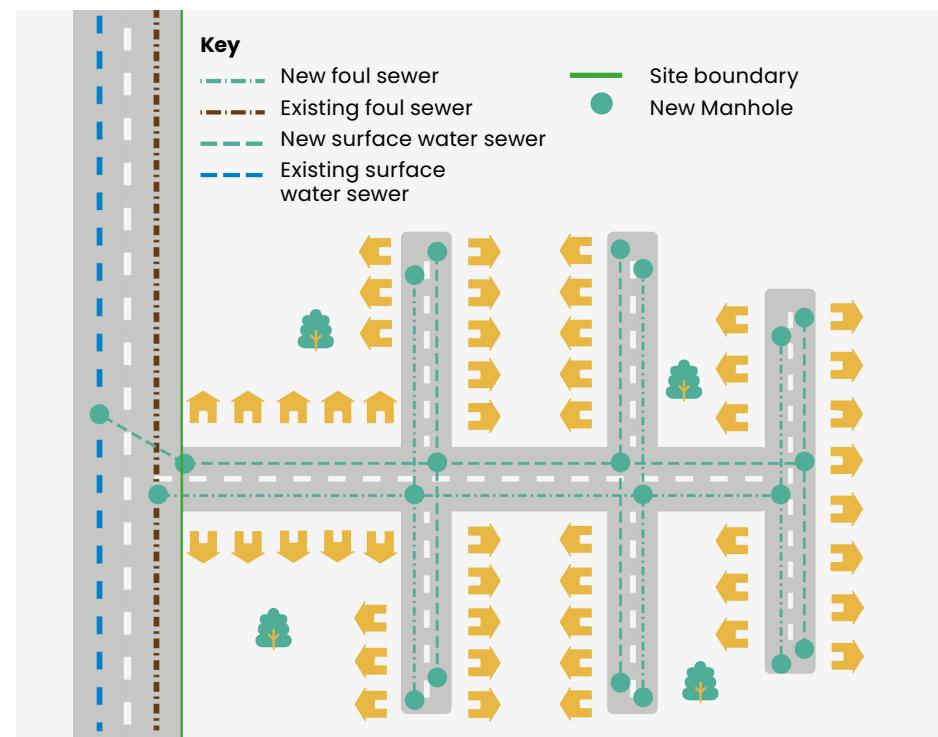


Wastewater

The drawing below shows the developer's proposed sewer network.

In this scenario, the developer has applied for us to adopt the new sewer network as public assets once construction is complete (See [section 3.3](#) for more details on the S104 sewer adoption process).

The developer would need to arrange the sewerage construction and connections themselves once technical acceptance has been granted for the relevant works.



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 (£)	Contestable? (Y/N)	Self lay rate (£)	Self lay total charge (£)	NAV rate ¹ (£)	NAV total charge ¹ (£)
Pre-construction charges – connection												
N	Application fee	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Y	Administration fee (bulk order request)	Per request	3	209	627	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Work request admin fee	Per plot	50	33	1,650	N/A	N/A	N	N/A	N/A	N/A	N/A
N	Design fee	N/A	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Self-lay admin fee	Per plot	50	N/A	N/A	N/A	N/A	N	61	3,050	N/A	N/A
Pre-construction charges – mains												
Y	Application fee	Per application	1	621 ²	621 ²	N/A	N/A	N	621 ²	621 ²	163	163
Y	Administration fee (mains call-off request)	Per request	3	622	1,866	N/A	N/A	N	622	622	622	622
Y	Follow-on mains phase quote fee	Per phase	2	251	502	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Design fee	Per application	1	3,955	3,955	N/A	N/A	Y	N/A	N/A	716 ²	716 ²
Y	Design checking fee	Per application	1	N/A	N/A	N/A	N/A	N	523	523	N/A	N/A
Y	Fire service consultation fee	Per application	1	132	132	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Model water adoption agreement fee	Per application	1	N/A	N/A	N/A	N/A	N	121	121	N/A	N/A
Construction charges – connection												
Y	25mm service connection (no excavation)	Per connection	50	556	27,800	14	700	Y	N/A	N/A	N/A	N/A
Y	Pipework	Per metre	150	120	18,000	14	2,100	Y	N/A	N/A	N/A	N/A
Y	Meter installation	Per connection	50	36	1,800	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Meters	Per connection	50	74	3,700	N/A	N/A	Y	N/A	N/A	N/A	N/A
Construction charges – mains												
Y	125mm branch connection³	Per connection	1	3,871	3,871	43	86	Y	N/A	N/A	N/A	N/A
Y	Off-site main laying (125mm), incl. digging, backfilling & reinstatement (road)	Per metre	8	226	1,808	43	344	Y	N/A	N/A	N/A	N/A
Y	On-site main laying (125mm), incl. digging, backfilling & reinstatement (footpath)	Per metre	50	201	10,050	43	2,150	Y	N/A	N/A	N/A	N/A
Y	On-site main laying (<125mm), incl. digging, backfilling & reinstatement (unmade ground)	Per metre	240	187	44,880	43	10,320	Y	N/A	N/A	N/A	N/A
Y	Additional phase (piece-through)	Per phase	2	3,740	7,480	43	86	Y	N/A	N/A	N/A	N/A
Y	Washouts	Per washout	3	1,856	5,568	N/A	N/A	Y	N/A	N/A	N/A	N/A

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

2. Includes the survey fee.

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

Scenario 4: Medium housing development needing new mains and communication pipes (excavation and reinstatement by Yorkshire Water) continued										Alternative delivery method		
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contestable? (Y/N)	Self lay rate (£)	Self lay total charge (£)	NAV rate (£)	NAV total charge (£)
Construction charges – mains (continued)												
Y	Valves	Per valve	4	1,856	7,424	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Trial hole (unmade ground)	Per trial hole	1	1,245	1,245	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Traffic management	Per TM usage	1	422	422	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Council road closure fee	Per job	1	1,236	1,236	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Council parking bay suspension fee	Per parking bay	8	25	200	N/A	N/A	Y	N/A	N/A	N/A	N/A
Other charges⁴												
Y	Pre-planning sewerage enquiry	Per enquiry	1	557	557	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 application (min. £2,110)	Per application	1	2,110	2,110	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S104 standard assessment and inspection fee	Per scheme	1	10,375	10,375	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S104 Agreement prepared by YW	Per Agreement	1	872	872	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (foul water)	Per connection	1	370	370	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	370	370	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Site-served status (NAV only)	Per request	1	N/A	N/A	N/A	N/A	N	N/A	N/A	286	286
Infrastructure charges												
Y	Water infrastructure charge	Per connection	50	800	40,000	N/A	N/A	N	800	40,000	800	40,000
Y	Wastewater infrastructure charge	Per connection	50	400	20,000 ⁵	N/A	N/A	N	400	20,000 ⁵	400	20,000 ⁵
Environmental incentives												
Y	Environmental component – water	Per connection	50	20	1,000	N/A	N/A	N	20	1,000	20	1,000
Y	Environmental incentive – water ⁶	Per connection	50	-200	-10,000	N/A	N/A	N	-200	-10,000	-200	-10,000
Totals					210,491		15,786			55,937		54,437

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

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

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

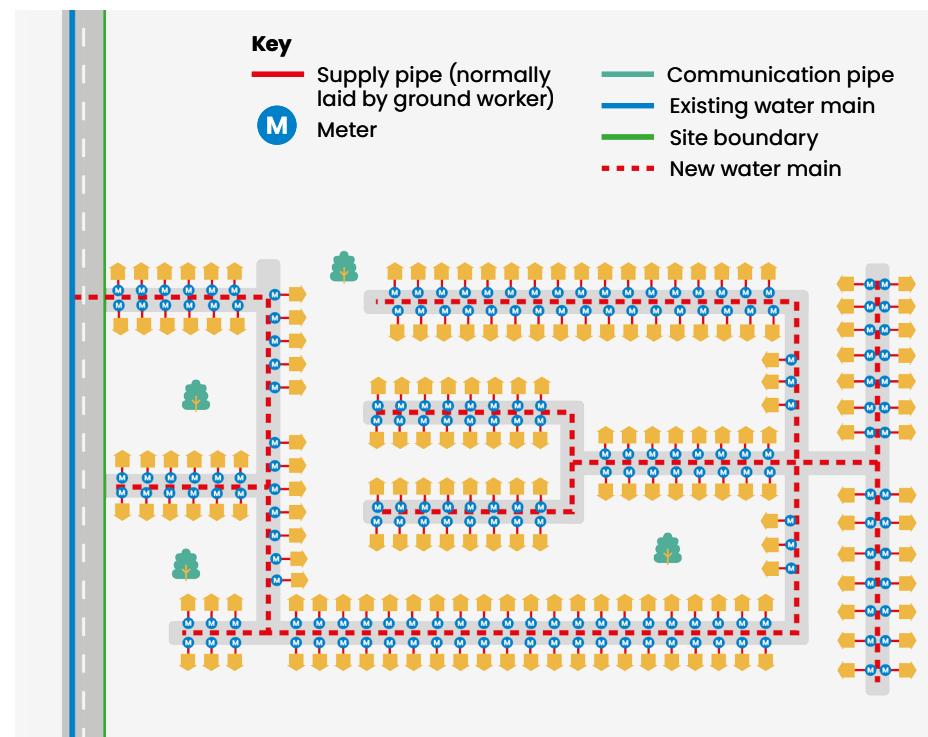
6.1.6 Large housing development needing new mains and communication pipes (excavation by others)

This example shows a development of 200 new houses requiring new water and wastewater infrastructure/connections.

Water

In this scenario, we would:

1. only carry out excavation and reinstatement work off site (the developer has chosen to use a contractor to excavate on site)
2. lay new water mains (up to 180mm in diameter) on site and off site, and connect them to an existing 180mm PE main
3. connect the service pipes up to the new mains (once they're live)
4. install an external meter at each house's proposed boundary.

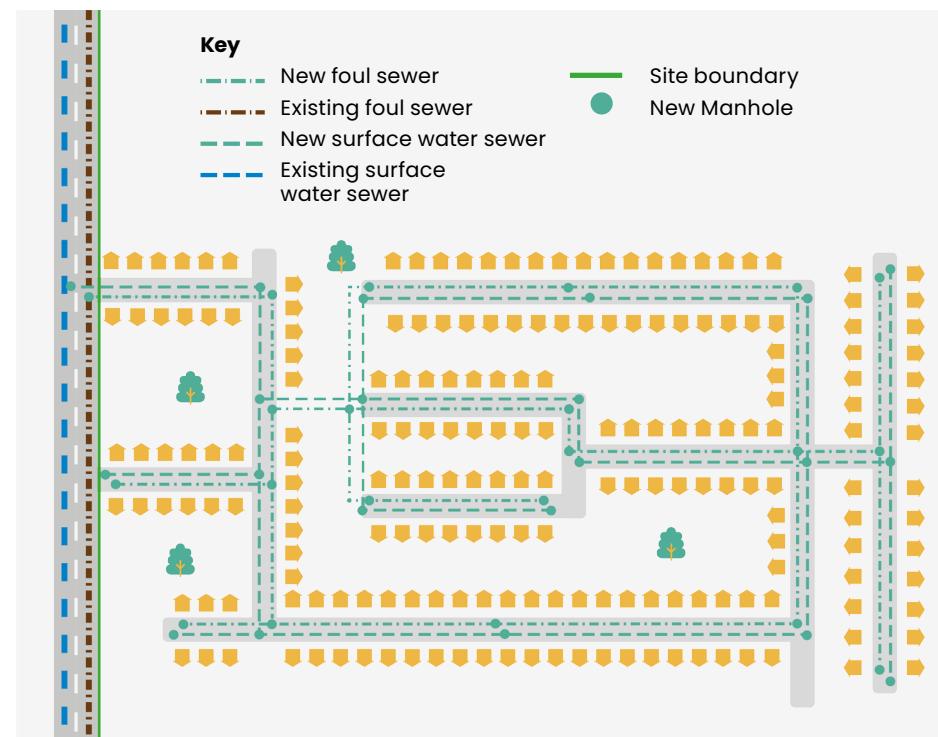


Wastewater

The drawing below shows the developer's proposed sewer network.

In this scenario, the developer has applied for us to adopt the new sewer network as public assets once construction is complete (See [section 3.3](#) for more details on the S104 sewer adoption process).

The developer would need to arrange the sewerage construction and connections themselves once technical acceptance has been granted for the relevant works.



Scenario 5: Large housing development needing new mains and communication pipes (excavation and reinstatement by others)										Alternative delivery method		
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contestable? (Y/N)	Self lay rate (£)	Self lay total charge (£)	NAV rate ¹ (£)	NAV total charge ¹ (£)
Pre-construction charges – connection												
N	Application fee	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Y	Administration fee (bulk order request)	Per request	6	209	1,254	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Work request admin fee	Per plot	200	33	6,600	N/A	N/A	N	N/A	N/A	N/A	N/A
N	Design fee	N/A	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Self-lay admin fee	Per plot	200	N/A	N/A	N/A	N/A	N	61	12,200	N/A	N/A
Pre-construction charges – mains												
Y	Application fee	Per application	1	621²	621²	N/A	N/A	N	621²	621²	163	163
Y	Administration fee (mains call-off request)	Per request	6	622	3,732	N/A	N/A	N	622	622	622	622
Y	Follow-on mains phase quote fee	Per phase	5	251	1,255	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Design fee	Per application	1	4,986	4,986	N/A	N/A	Y	N/A	N/A	716²	716²
Y	Design checking fee	Per application	1	N/A	N/A	N/A	N/A	N	696	696	N/A	N/A
Y	Fire service consultation fee	Per application	1	132	132	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Model water adoption fee	Per application	1	N/A	N/A	N/A	N/A	N	121	121	N/A	N/A
Construction charges – connection												
Y	25mm service connection	Per connection	200	556	111,200	14	2,800	Y	N/A	N/A	N/A	N/A
Y	Pipework (no excavation)	Per metre	600	9	5,400	14	8,400	Y	N/A	N/A	N/A	N/A
Y	Meter installation	Per connection	200	36	7,200	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Meters	Per connection	200	74	14,800	N/A	N/A	Y	N/A	N/A	N/A	N/A
Construction charges – mains												
Y	180mm branch connection³	Per connection	1	4,544	4,544	81	162	Y	N/A	N/A	N/A	N/A
Y	off-site main laying (180mm), incl. digging, backfilling & reinstatement (road)	Per metre	18	332	5,976	81	1,458	Y	N/A	N/A	N/A	N/A
Y	On-site main laying (180mm)	Per metre	100	87	8,700	81	8,100	Y	N/A	N/A	N/A	N/A
Y	On-site main laying (90-125mm)	Per metre	880	26	22,880	43	37,840	Y	N/A	N/A	N/A	N/A
Y	Additional phase (piece-through)	Per phase	5	2,788	13,940	43	215	Y	N/A	N/A	N/A	N/A
Y	Washouts	Per washout	9	1,481	13,329	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Valves	Per valve	7	1,481	10,367	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Trial holes (unmade ground)	Per trial hole	2	1,245	2,490	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Traffic management	Per TM usage	1	422	422	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Council road closure fee	Per job	1	1,236	1,236	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Council parking bay suspension fee	Per parking bay	8	25	200	N/A	N/A	Y	N/A	N/A	N/A	N/A

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

2. Includes the survey fee.

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

Scenario 5: Large housing development needing new mains and communication pipes (excavation and reinstatement by others) continued										Alternative delivery method		
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contestable? (Y/N)	Self lay rate (£)	Self lay total charge (£)	NAV rate (£)	NAV total charge (£)
Other charges⁴												
Y	Pre-planning sewerage enquiry	Per enquiry	1	557	557	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 application (min. £2,110)	Per application	1	2,110	2,110	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S104 standard assessment and inspection fee	Per scheme	1	43,426	43,426	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S104 Agreement prepared by YW	Per Agreement	1	872	872	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (foul water)	Per connection	1	370	370	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	370	370	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Site-served status (NAV only)	Per request	1	N/A	N/A	N/A	N/A	N	N/A	N/A	286	286
Infrastructure charges												
Y	Water infrastructure charge	Per connection	200	800	160,000	N/A	N/A	N	800	160,000	800	160,000
Y	Wastewater infrastructure charge	Per connection	200	400	80,000 ⁵	N/A	N/A	N	400	80,000 ⁵	400	80,000 ⁵
Environmental incentives												
Y	Environmental component – water	Per connection	200	20	4,000	N/A	N/A	N	20	4,000	20	4,000
Y	Environmental incentive – water ⁶	Per connection	200	-200	-40,000	N/A	N/A	N	-200	-40,000	-200	-40,000
Totals					492,969		58,975			218,260		212,387

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

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

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

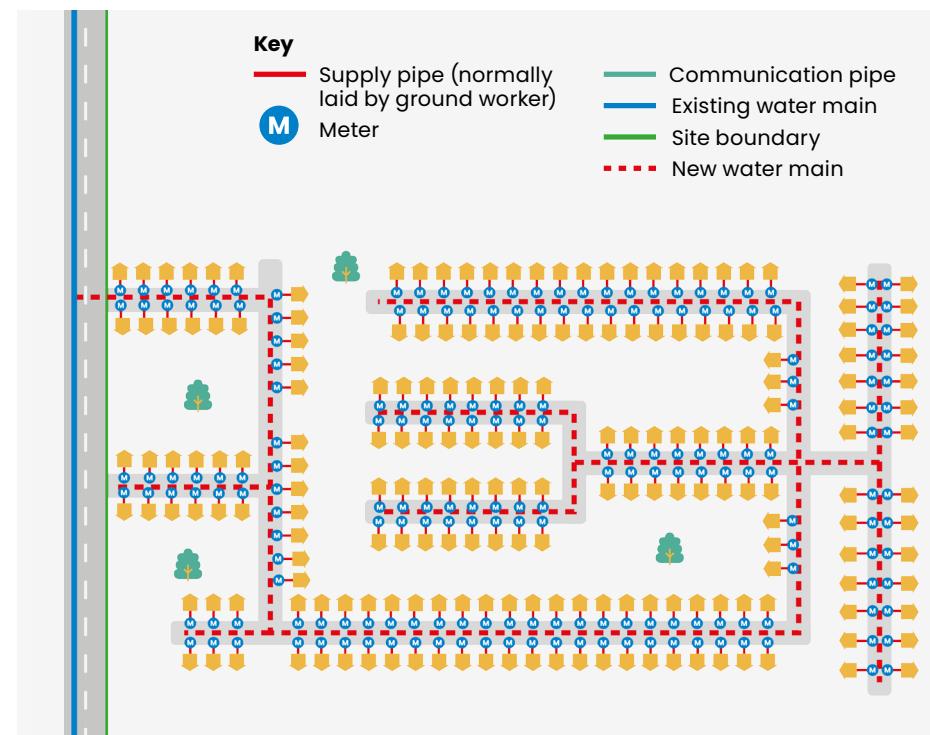
6.1.7 Large housing development needing new mains and communication pipes (excavation by Yorkshire Water)

This example shows a development of 200 new houses requiring new water and wastewater infrastructure/connections.

Water

In this scenario, we would:

1. excavate and lay new water mains (up to 180mm in diameter) on and off site and connect them to an existing 180mm PE main
2. connect the service pipes up to the new mains (once they're live)
3. install an external meter at each house's proposed boundary
4. backfill and reinstate the mains trenches.

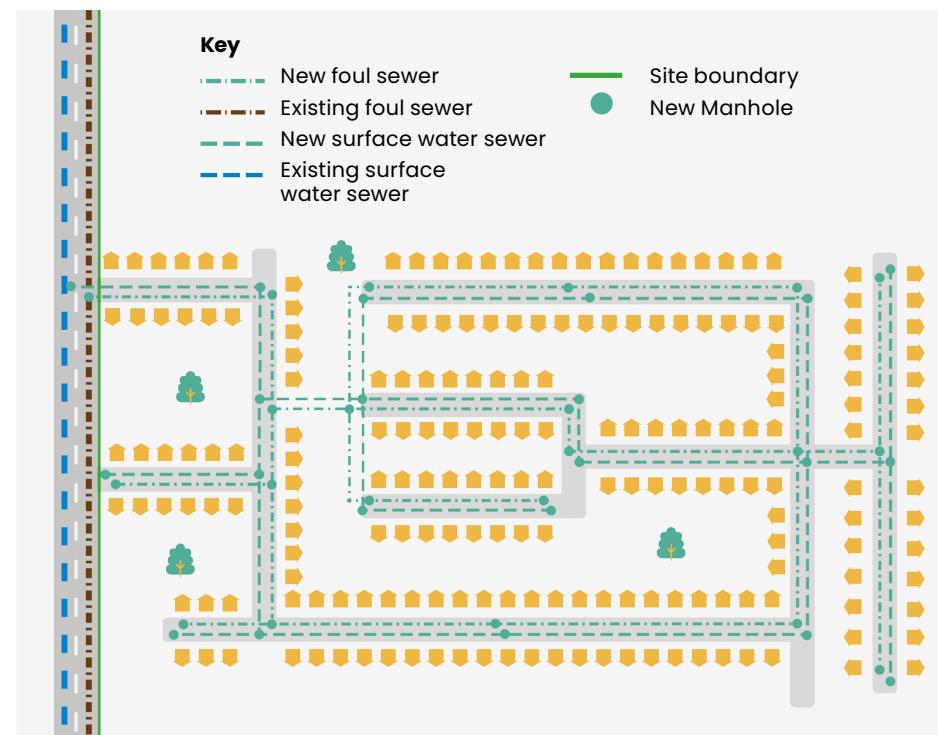


Wastewater

The drawing below shows the developer's proposed sewer network.

In this scenario, the developer has applied for us to adopt the new sewer network as public assets once construction is complete (See [section 3.3](#) for more details on the S104 sewer adoption process).

The developer would need to arrange the sewerage construction and connections themselves once technical acceptance has been granted for the relevant works.



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 (£)	Contestable? (Y/N)	Self 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	N/A
Y	Administration fee (bulk order request)	Per request	6	209	1,254	N/A	N/A	N	N/A	N/A	N/A	N/A	N/A
Y	Work request admin fee	Per plot	200	33	6,600	N/A	N/A	N	N/A	N/A	N/A	N/A	N/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	N/A
Y	Self-lay admin fee	Per plot	200	N/A	N/A	N/A	N/A	N	61	12,200	N/A	N/A	N/A
Pre-construction charges – mains													
Y	Application fee	Per application	1	621 ²	621 ²	N/A	N/A	N	621 ²	621 ²	163	163	
Y	Administration fee (mains call-off request)	Per request	6	622	3,732	N/A	N/A	N	622	622	622	622	
Y	Follow-on mains phase quote fee	Per phase	5	251	1,255	N/A	N/A	N	N/A	N/A	N/A	N/A	
Y	Design fee	Per application	1	4,986	4,986	N/A	N/A	Y	N/A	N/A	716 ²	716 ²	
Y	Design checking fee	Per application	1	N/A	N/A	N/A	N/A	N	696	696	N/A	N/A	
Y	Fire service consultation fee	Per application	1	132	132	N/A	N/A	Y	N/A	N/A	N/A	N/A	
Y	Model water adoption fee	Per application	1	N/A	N/A	N/A	N/A	N	121	121	N/A	N/A	
Construction charges – connection													
Y	25mm service connection (no excavation)	Per connection	200	556	111,200	14	2,800	Y	N/A	N/A	N/A	N/A	N/A
Y	Pipework	Per metre	600	120	72,000	14	8,400	Y	N/A	N/A	N/A	N/A	N/A
Y	Meter installation	Per connection	200	36	7,200	N/A	N/A	Y	N/A	N/A	N/A	N/A	N/A
Y	Meters	Per connection	200	74	14,800	N/A	N/A	Y	N/A	N/A	N/A	N/A	N/A
Construction charges – mains													
Y	180mm branch connection³	Per connection	1	4,544	4,544	81	162	Y	N/A	N/A	N/A	N/A	N/A
Y	Off-site main laying (180mm), incl. digging, backfilling & reinstatement (road)	Per metre	18	332	5,976	81	1,458	Y	N/A	N/A	N/A	N/A	N/A
Y	On-site main laying (180mm), incl. digging, backfilling & reinstatement (footpath)	Per metre	100	296	29,600	81	8,100	Y	N/A	N/A	N/A	N/A	N/A
Y	On-site main laying (90-125mm), incl. digging, backfilling & reinstatement (unmade ground)	Per metre	880	187	164,560	43	37,840	Y	N/A	N/A	N/A	N/A	N/A
Y	Additional phase (piece-through)	Per phase	5	3,740	18,700	43	215	Y	N/A	N/A	N/A	N/A	N/A
Y	Washouts	Per washout	9	1,856	16,704	N/A	N/A	Y	N/A	N/A	N/A	N/A	N/A

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

2. Includes the survey fee.

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

Scenario 6: Large housing development needing new mains and communication pipes (excavation and reinstatement by Yorkshire Water) continued										Alternative delivery method		
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contestable? (Y/N)	Self rate (£)	Self lay total charge (£)	NAV rate (£)	NAV total charge (£)
Construction charges – mains (continued)												
Y	Valves	Per valve	7	1,856	12,992	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Trial hole (unmade ground)	Per trial hole	2	1,245	2,490	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Traffic management	Per TM usage	1	422	422	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Council road closure fee	Per job	1	1,236	1,236	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Council parking bay suspension fee	Per parking bay	8	25	200	N/A	N/A	Y	N/A	N/A	N/A	N/A
Other charges⁴												
Y	Pre-planning sewerage enquiry	Per enquiry	1	557	557	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 application (min. £2,110)	Per application	1	2,110	2,110	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S104 standard assessment and inspection fee	Per scheme	1	43,426	43,426	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S104 Agreement prepared by YW	Per Agreement	1	872	872	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (foul water)	Per connection	1	370	370	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	370	370	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Site-served status (NAV only)	Per request	1	N/A	N/A	N/A	N/A	N	N/A	N/A	286	286
Infrastructure charges												
Y	Water infrastructure charge	Per connection	200	800	160,000	N/A	N/A	N	800	160,000	800	160,000
Y	Wastewater infrastructure charge	Per connection	200	400	80,000 ⁵	N/A	N/A	N	400	80,000 ⁵	400	80,000 ⁵
Environmental incentives												
Y	Environmental component – water	Per connection	200	20	4,000	N/A	N/A	N	20	4,000	20	4,000
Y	Environmental incentive – water ⁶	Per connection	200	-200	-40,000	N/A	N/A	N	-200	-40,000	-200	-40,000
Totals					732,909		58,975			218,260		205,787

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

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

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



6.2 Glossary

Term	Definition
Accredited Third Party	a recognised organisation that is competently qualified to carry out contestable work and services.
The Act	the Water Industry Act 1991.
Administration Fee	a fee we charge for administrative activities such as work requests, technical assessments and agreements. This does not include site-based activities covered in construction costs such as additional site visits.
Adoption	the process by which we take ownership of water or sewerage infrastructure that has been constructed by an accredited third party.
Adoption Agreement	an agreement made between us and a developer customer for us to adopt a new water main (under section 51A of the Act) or a new or existing sewer (under sections 104 and 102 of the Act).
Annual Contestability Summary¹	the document we publish on our website setting out what we define as contestable work and non-contestable work in relation to the provision of water services.
Application Fee	an upfront fee we charge at the point of application, which covers the processing, acknowledgment and assessment of the application, preparation of a quote, an agreement or an acceptance for the proposed works and any required surveys or site visits.
Backfilling and Reinstatement	the process of restoring the ground to its original condition after excavation.
Barrier Pipe	a type of plastic water pipe with an aluminium barrier layer that stops contamination entering the pipe.
Bespoke Charges	charges which are not pre-determined in amount or covered by our published fixed charges. In the case of water services, we will only apply bespoke charges to infrequent or special circumstances where there is no existing fixed charge in place.
Bond or Surety	a cash bond or financial guarantee underwritten by an appropriate warranty provider, bank or insurance company, which is accepted by Yorkshire Water.
Branch Connection	the connection of a new water main to the existing mains network so that a development can be supplied with water.
Building Water	water used for the construction of a building, such as for cement mixing or testing water fittings.
Charging Arrangements	the charging arrangements and charges set out in this book, and the methodologies for calculating them, in accordance with the English New Connection Rules. "New Connection Charging Arrangements" should be construed accordingly.
Charging Year	a calendar year running from 1 April to 31 March, during which the current Charging Arrangements apply.
Communication Pipe	the part of a service pipe that connects a water main to the boundary of a property and may also include a meter, chamber and external stop tap or valve.

¹ You can find a copy of our Annual Contestability Summary at yorkshirewater.com/developers/water/self-lay/



Term	Definition
Construction	refers to the physical work (and associated costs) carried out off-site and/or on-site for water or sewerage services.
Contaminated Land	land where substances are causing, or could cause, harm to people, property or the environment, and where the installation of barrier pipe would be needed.
Contestable Work	the work or services that can be provided either by us or an accredited third party and which is, in relation to water services, defined in our Annual Contestability Summary.
Curtilage	the land immediately surrounding a house or dwelling.
Design Checking Fee	the cost of checking a design submitted by an Accredited Third Party.
Design Fee	a fee we charge for designing a scheme for a new water main or diversion.
Developer Customer	any person or business that is responsible for a development, or any person making an application for new connection services, whether they are a developer, an SLP, a NAV or a homeowner.
Developer Services	the dedicated Yorkshire Water team and associated water and sewerage services it provides to developer customers.
Development	a new, existing, or proposed property/site, which requires connection(s) to, and/or modification of, existing water or sewerage infrastructure.
Diversion	the alteration or removal of a public water main or sewer in accordance with section 185 of the Act.
Domestic Use	water used primarily for household purposes, such as drinking, washing, cooking, central heating and sanitation.
English New Connection Rules²	the Charging Rules for New Connection Services (English Undertakers) issued by Ofwat under sections 51CD, 105ZF, 143B and 144ZA of the Act.
Environmental Component	a sum of money charged by us to a developer customer for each water service provided to a premises connected to our network, for the purpose of funding our environmental incentive.
Environmental Incentive	a payment or payments by us to a developer customer to promote water efficiency.
Excavation	digging up ground to lay, connect or access pipework.
Excavation by Others	refers to work where we do not carry out excavation or backfilling and reinstatement, for example if the trench will be excavated by you or a third party to our standards.
Excavation by Yorkshire Water	refers to work where we will carry out excavation, backfilling and reinstatement.
Existing Main/Sewer	a water main or sewer that is already part of the existing public network before development begins.
Far Side Connection	a connection between a property and an existing main that is either on the opposite side of the street to the property or in the centre line, at a maximum communication pipe length of 18 metres, and for which a straight linear meterage rate is not applied.
Fire Supplies	water supplies provided solely for firefighting or fire safety provision.

² ofwat.gov.uk/wp-content/uploads/2025/07/English-New-Connection-Rules-wef-April-2026-2.pdf



Term	Definition
Fixed Charges	our charges which are fixed in amount for the charging year, or calculated using a predetermined methodology set out in our Charging Arrangements.
Footpath	a hard-surfaced area intended for use by pedestrians or cyclists.
Household Premises	any premises that is used, or will be used, primarily as a domestic dwelling, such as a house or flat.
Infrastructure Charges	the charges we apply to each new property connected to our water or sewer network in order to recover the costs of reinforcements needed to meet the additional demand resulting from new connections across the region.
Infrastructure Credit	a credit (or discount) on infrastructure charges we will apply if there has previously been a billable account on your site/address within the last 5 years.
In-line Meter	a type of water meter that is installed in the line of flow by replacing a section of service pipe.
Lateral Drain	(a) the part of a drain which runs from the curtilage of a building (or buildings or yards within the same curtilage) to the sewer with which the drain communicates or will communicate; or (b) (if different and the context so requires) the part of a drain identified in a declaration of vesting made under section 102 of the Act above or in an agreement made under section 104 of the Act.
Manifold Connection	a section of pipe with multiple ports that connects a communication pipe to several supply pipes and which can be fitted with separate meters.
Manifold Meter	a type of water meter that is installed by screwing it into a manifold point on the service pipe.
Near Side Connection	a connection between a property and an existing main on the same side of the street as the property.
Network Assembly	components, such as sluice valves, washouts and associated chambers, which are needed to operate and maintain the water network.
Network Reinforcement	work needed to provide or modify specified types of infrastructure (mains and tanks, pumping stations, service reservoirs, or sewers) to ensure an adequate water supply and/or sewerage capacity to a development site where existing infrastructure (mains, service pipes, public sewers and/or lateral drains) is in place.
New Appointee (NAV)	a company appointed by Ofwat through the new appointments and variations process to provide water and/or sewerage services to customers in an area previously served by one water company.
New Connection Services	the collective term for new water mains, sewers, service connections, lateral drains, sewer connections and diversions.
Non-contestable Work	the work or services that can only be carried out by us (or our representatives) and which is, in relation to water services, defined in our Annual Contestability Summary.



Term	Definition
Non-domestic Use	water used primarily for non-household purposes, such as water for industrial or business use (including manufacturing processes, washing, cleaning and cooling) or agricultural use.
Non-household Premises	any premises that is used, or will be used, primarily for industrial, business, recreational or community purposes, not as a dwelling.
Ofwat	the Water Services Regulation Authority.
Off-site	refers to construction works for the provision, modification or connection of water or sewerage infrastructure, carried out, or proposed to be carried out, outside the site boundary up to the point of connection.
On-site	refers to construction works for the provision, modification or connection of water or sewerage infrastructure, carried out, or proposed to be carried out, within the site boundary.
Phase	a discrete part of a development, which a developer customer chooses to separately progress.
Piece Through	in relation to a water main disconnection, the process of removing a branch of main from the host main and inserting a new, straight piece of pipe in its place.
Piece Up	the process of connecting lengths of main together.
Point of Connection	the nearest practical location where the existing water main or sewer is the same size or larger than the new connecting main.
Point of Discharge	the nearest practical location where the existing public sewer can discharge foul water or surface water to an authorising body's asset under agreement.
Pre-construction	refers to the activities (and associated costs) carried out before off-site or on-site work begins, for example applications, administration, design and pre-start meetings.
Pre-planning Enquiry	an enquiry submitted by a developer customer to understand the infrastructure requirements or considerations for a proposed development.
Pre-planning Enquiry Response	the report we produce in response to a pre-planning enquiry that confirms the availability of the existing water or sewerage network and any potential restrictions that may impact your development.
Public Highway	a way over which there exists a public right of passage, such as a road, footpath, bridge or tunnel.
Public Sewer	a sewer that is owned, operated and maintained by the relevant sewerage undertaker.
Quote	a fixed-price offer made by us for the cost of on-site and/or off-site construction work for the provision of new water connection services. Our quotes are built up from the fixed charges published in section 2 of these Charging Arrangements and from bespoke charges applied in infrequent or special circumstances.
Re-design Checking Fee	a fee we charge for checking a re-designed scheme for a new water main submitted by a self-lay provider (SLP).



Term	Definition
Re-design Fee	a fee we charge for re-designing a scheme for a new water main or diversion on receipt of a re-design request.
Relevant Multiplier	the calculation we make to determine the infrastructure charges payable per household/non-household premises, based on the estimated water usage of the premises.
Requisition	a formal request for new water mains or sewers to be installed by us.
Road	a hard-surfaced area intended for vehicles.
Self-lay	the installation of water pipes and associated infrastructure by an accredited self-lay provider in accordance with section 51A of the Act.
Self-lay Provider (SLP)	a third-party provider that is accredited under the Water Industry Registration Scheme (WIRS) to carry out self-lay work.
Service Connection	the connection of a service pipe to a water main as provided for under sections 45 and 46 of the Act.
Service Pipe	a pipe which connects a property to a water main for the supply of water.
Sewer	any pipes and drains (excluding drains within the meaning given by section 219 (1) of the Act) used for the drainage of buildings and yards appurtenant to buildings, including tunnels or conduits which serve such a pipe and any accessories for the pipe.
Sewerage Sector Guidance³	documents relating to the adoption of sewerage assets, published in accordance with Ofwat's Codes for Adoption.
Sewer Connection	a connection between your sewer or drain and the public sewer, made in accordance with sections 106 and 107 of the Act.
Site-specific	refers to work (and associated costs) related to a specific site. It does not include work or costs associated with network reinforcement.
Smart Meter	a water meter that uses wireless communication to automatically transfer water consumption data in near real time to a water undertaker for customer billing.
Supply Pipe	the part of the service pipe within your property boundary that connects to the external stop tap in the public highway, and which remains your responsibility.
Sustainable Drainage Discount	a three-tiered discount scheme available for developments that meet certain sustainable drainage criteria. Discounts are applied to the wastewater infrastructure charge on a per-property basis.
Sustainable Drainage Systems (SuDS)	a treatment train of assets which manage surface water and take account of water quantity, water quality, biodiversity and amenity.
Tether Ratio	the ratio of unit costs, for site-specific water services, for different worked examples of scenarios set out in the document entitled "Common Terms and Worked Examples – English New Connection Rules".
Third-party Land	any land that is not a public highway or your private property, for example your neighbour's garden.
Traffic Management Charges	charges we raise to cover the cost of working in the highway safely and in compliance with the Traffic Management Act 2004.

³ water.org.uk/sewerage-sector-guidance-approved-documents



Term	Definition
Trial Hole	a hole that may need to be excavated to identify nearby assets and infrastructure before any works can begin.
Undertaker	the company appointed to carry out water and/or sewerage duties under the Act.
Unmade Ground	ground which does not have an artificial surface and may feature grass and topsoil.
Water Company	a company holding an appointment as a water or sewerage undertaker under the Act.
Water Industry Registration Scheme (WIRS)	the scheme operated by Lloyd's Register EMEA on behalf of Water UK and its members, which certifies the competence of self-lay providers.
Water Main	a pipe that is owned by (or to be vested in) the relevant water undertaker, and used (or to be used) for the purpose of making a general supply of water available, as opposed to a supply to particular customers. This definition includes tunnels or conduits which serve as a pipe and any accessories for the pipe.
Wholesale Connection Charges	has the meaning given by the Wholesale Charging Rules issued on 16 March 2018 by Ofwat under sections 66E and 117I of the Act.
We / Us / Our / Yorkshire Water	Yorkshire Water Limited (registered number 02366682) or our representatives.
You / Your	the person requesting the new connection service(s).

yorkshirewater.com

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