

Tables of charges

**New Connection
Charging Arrangements
2022/2023**



YorkshireWater

1

2

Navigating this document

Contents page

The contents page links out to every section within this document. Clicking on a specific section will instantly take you to it.

- 1 Click on the contents button to return to the contents page.
- 2 The back button returns you to the last page you visited.
- 3 This button takes you to the previous page.
- 4 This button takes you to the next page.

3

There are also many other clickable links within this document which we've made easy to spot by underlining and **highlighting** them in blue.

4

Contents

Click on the section you're interested in to navigate there:

1	About this document	4
2	Water charges	5
2.1.	Pre-development	5
2.2.	Re-quotes	5
2.3.	Service connections	6
2.4.	New water mains	10
2.5.	Water main diversions	12
2.6.	Additional costs and considerations	16
3	Sewerage charges	18
3.1.	Pre-development	18
3.2.	Sewer connections	18
3.3.	Sewer adoptions	19
3.4.	Sewer diversions	21
3.5.	Sewer requisition	22
3.6.	Highway drainage	23
3.7.	Building over or near a public sewer	23
3.8.	Sewer closure or abandonment	23
4	Infrastructure charges	24

1. About this document

This document puts together the tables of charges from our New Connection Charging Arrangements 2022/2023.

By necessity, our Charging Arrangements book is quite lengthy as it includes supporting explanations and all of the terms and conditions related to our charges. We've published the tables separately here in one easy-to-use document for any developer customers who simply want to reference our charges.

To avoid any doubt, the Charging Arrangements are in effect the legal basis of the charges published in this document. All charges published are exclusive of VAT and are applicable from 1 April 2022 to 31 March 2023.

2. Water charges

2.1 Pre-development

Pre-planning enquiry fee

Item	Charge	What the charge covers
Pre-planning enquiry ^{NC}	£152	The cost of processing the application, investigating if the existing network can support the additional demand and producing a pre-planning enquiry response.

Self-lay point of connection enquiry fee

Item	Charge	What the charge covers
Self-lay point of connection enquiry ^{NC}	£168	The cost of processing the application, investigating if the existing network can support the additional demand and producing a POC report.

NAV application fees

Item	Charge	What the charge covers
NAV application ^{NC}	POC only: £168	The cost of processing the application, investigating if the existing network can support the additional demand, identifying the site-served status and producing a POC and/or POD report.
	POD only: £167	
	POC & POD: £325	

2.2 Re-quotes

Re-quote administration fees

Item	Re-survey needed?	Quote paid?	Charge	What the charge covers
Re-quote ^{NC}	No	No	£62	The cost of producing a re-quote
	Yes	No	£148	The cost of re-surveying and producing a re-quote
	Yes	Yes	£148	The cost of re-surveying, producing a re-quote and reallocating monies
	No	Yes	£87	The cost of producing a re-quote and reallocating monies

NC = non-contestable

2.3 Service connections

Service connection application and administration fees

Item	Description	Charge
Application for household connection(s) ^{NC}	Apply for A) a single connection to a household property or field/trough, or B) connections to multiple household properties	A: £155 B: £168
Application for non-household/mixed-use connection(s) ^{NC}	Apply for connection(s) to commercial, industrial or mixed-use (commercial/housing) premises	£168
Application to come off a shared supply ^{NC}	Apply to come off an existing, shared service pipe and onto a new, independent service pipe	£155
Application for a boundary reconnection ^{NC}	Apply for the reconnection of a supply pipe back to the stop tap or meter in the public highway	£107
Application for a temporary supply of building water ^{NC}	Apply for a temporary supply of building water for construction activities or staff welfare purposes	£155
Application to self-lay service connections to existing mains ^{NC}	Apply for our approval for a self-lay provider (SLP) to make service connections to our mains network	£0
Service connection checklist (per request) ^{NC}	Administration fee for processing the service connection work order request	£20

Service connections charges

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 (33.7%) 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 MSM meter)		Charge (with PSM meter)		Charge (no meter)	
			unmade ground	road / footpath	unmade ground	road / footpath	unmade ground	road / footpath
Service connection* ^{C/NC}	Per connection	25mm	£1,168	£1,264	£1,523	£1,619	£938	£1,034
		32mm – 150mm	£2,462	£2,558	£2,462	£2,558	£1,842	£1,938
Additional pipe laying after first 2m ^C	Per metre	25mm	£79	£79	£77	£77	£77	£77
		32mm – 150mm	£79	£79	£79	£79	£79	£79
Additional backfill and reinstatement after first 2m ^C	Per metre	25mm – 150mm	£16	£64	£16	£64	£16	£64
Additional charge for barrier pipe (all metres) ^C	Per metre	25mm – 150mm	£52	£52	£52	£52	£52	£52

* Includes first 2m of excavation and reinstatement, installation and connection of MDPE communication pipe, external stop tap and meter/chamber.

C = contestable, NC = non-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 MSM meter)		Charge (with PSM meter)		Charge (no meter)	
			unmade ground	road / footpath	unmade ground	road / footpath	unmade ground	road / footpath
Connections must have the same pipe diameter and meter type								
Service connection* C/NC	Per connection	25mm	£1,168	£1,264	£1,523	£1,619	£938	£1,034
		32mm	£2,462	£2,558	£2,462	£2,558	£1,842	£1,938
Additional pipe laying after first 2m ^C	Per metre	25mm – 32mm	£18	£18	£18	£18	£18	£18
Additional charge for barrier pipe (all metres) ^C	Per metre	25mm – 32mm	£52	£52	£52	£52	£52	£52

* Includes first 2m of excavation and reinstatement, installation and connection of each additional MDPE communication pipe (of the same size diameter), external stop tap and meter/chamber (of the same type/size).

Service connections with branch connection – excavation by Yorkshire Water

Item	Unit	Charge	
		unmade ground	road / footpath
32mm – 150mm service connection; >25mm branch connection; any meter type			
Service connection* C/NC	Per connection	£3,807	£3,903
Additional pipe laying after first 2m ^C	Per metre	£145	£145
Additional backfill and reinstatement after first 2m ^C	Per metre	£16	£64
Additional charge for barrier pipe (all metres) ^C	Per metre	£52	£52

* Includes first 2m of excavation and reinstatement, installation and connection of MDPE communication pipes, a branch connection on the first supply, external stop tap and meters (any meter type).

Manifold connection – excavation by Yorkshire Water

Item	Unit	Charge
63mm or 90mm pipe diameter; any ground type; any size MSM meter		
4-way manifold* C/NC	Per connection	£2,129
5-way manifold* C/NC	Per connection	£2,164
6-way manifold* C/NC	Per connection	£2,164
7-way manifold* C/NC	Per connection	£2,312
8-way manifold* C/NC	Per connection	£3,121
Additional pipe laying after first 2m ^C	Per metre	£72
Additional backfill and reinstatement after first 2m ^C	Per metre	£64
Additional charge for barrier pipe (all metres) ^C	Per metre	£52

* Includes first 2m of excavation and reinstatement, installation and connection of MDPE communication pipe, external stop tap, manifold and MSM 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 MSM meter)	Charge (with PSM meter)	Charge (no meter)
Service connection* ^{C/NC}	Per connection	25mm	£327	£494	£331
		32mm – 150mm	£1,298	£1,298	£1,086
Service connection (barrier pipe)** ^{C/NC}	Per connection	25mm	£379	£546	£383
		32mm – 150mm	£1,350	£1,350	£1,138

* Includes installation and connection of MDPE communication pipe, external stop tap and meter/chamber.

** Includes installation and connection of barrier communication pipe, external stop tap and meter/chamber.

Manifold connection – excavation by others

Item	Unit	Charge
63mm or 90mm; any size MSM meter		
4-way manifold* ^{C/NC}	Per connection	£1,423
5-way manifold* ^{C/NC}	Per connection	£1,454
6-way manifold* ^{C/NC}	Per connection	£1,510
7-way manifold* ^{C/NC}	Per connection	£1,639
8-way manifold* ^{C/NC}	Per connection	£1,711
Additional charge for barrier pipe ^C	Per connection	£104
Installation of manifold on private supply pipe** ^C	Per manifold	£855

* Includes installation and connection of MDPE communication pipe, external stop tap, manifold and MSM meters.

** 4-8-way manifold with 15/20mm MSM 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.

Boundary reconnection charges

Item	Unit	Charge
Boundary reconnection* ^C	Per connection	£748
Boundary reconnection (with barrier pipe)* ^C	Per connection	£810

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

Meter charges

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

External meter installation charges

Item	Unit	Charge (MSM meter)			Charge (PSM 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	£657	£520	N/A	£678	£621	N/A
Installation of meter in existing chamber ^C	Per connection	N/A	N/A	£361	N/A	N/A	£441

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

Internal meter charges

Item	Unit	Charge
15mm MSM ^c	Per meter	£38
15mm PSM ^c	Per meter	£38
20mm MSM ^c	Per meter	£57
20mm PSM ^c	Per meter	£60
25mm PSM ^c	Per meter	£83
30mm PSM ^c	Per meter	£88
40mm PSM ^c	Per meter	£119
50mm PSM ^c	Per meter	£182
80mm PSM ^c	Per meter	£206
100mm PSM ^c	Per meter	£224

Internal housing unit charge

Item	Unit	Charge
Housing unit ^c	Per property	£40

Delivery charge

Item	Unit	Charge
Meter/housing unit delivery ^c	Per delivery	£295

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

Building water charge

We normally 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

However, if we're unable to provide a metered supply, we may charge for building water at a fixed rate per property, as shown in the table below.

Building water charge

Item	Unit	Charge
Temporary supply of building water ^c	Per property	£45.50

Lead pipe replacement

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.

Permanent disconnection

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.

C = contestable, NC = non-contestable

2.4 New water mains

New mains application fees

Item	Charge	What the charge covers
Application to self-lay new mains and service connections ^{NC}	£300	The cost of processing the application, carrying out a survey, approving a mains scheme design (if applicable) and producing a quote for the main laying work
Application to requisition new mains and service connections ^{NC}	£300	The cost of processing the application, carrying out a survey and producing a quote for the main laying work

New mains administration fees

Item	Unit	Charge	What the charge covers
Design fee ^C	1-100 properties	£1,263	The cost of producing a mains scheme design to feed your development (invoiced)
	101-200 properties	£1,592	
	201+ properties	£2,088	
Reinforcement design ^{NC}	Per scheme	£1,263	The cost of designing any required reinforcement of our mains network (invoiced)
Re-design fee ^C	Per request	£265	The cost of processing your request and re-designing the mains scheme (invoiced)
Re-design checking fee ^{NC}	Per request	£231	The cost of processing your request and providing a response to the SLP's re-design (invoiced)
Fire Service consultation ^C	Per scheme	£43	The cost of consulting the local fire service about fire hydrants on site (added to your quote)
S41/S51A Agreement ^{NC}	Per scheme	£39	The cost of producing a legal agreement for the work (added to your quote)
Easement* ^{NC}	Per scheme	Bespoke	The cost of creating a site-specific easement (added to your quote)
Bulk order request for service connections ^{NC}	Per request	£67	The cost of processing your request and producing service connection quote(s) (invoiced)
New mains call-off request ^{NC}	Per request	£199	The cost of processing your request and issuing the work order to our service partner (invoiced)
Feasibility study (simple)* ^C	Per scheme	£1,202	The cost of conducting a feasibility study to understand the specific methodology and costs needed for complex works (invoiced)
Feasibility study (intermediate)* ^C		£2,406	
Feasibility study (complex)* ^C		£4,813	

* Charges only applicable under special circumstances (please see **pages 44-46** of our New Connection Charging Arrangements 2022/2023 for more information).

C = contestable, NC = non-contestable

Main laying charges

Any work involving mains that are 600mm in diameter or larger will be quoted at a bespoke cost. We charge an 'out of hours' working percentage increase (33.7%) for the increased labour costs incurred from working outside of normal working hours.

Main laying and branch connection charges – requisition site

Item	Unit	Ground type	Excavation by	Charge (by main diameter)			
				under 150mm	150mm to <300mm	300mm to <450mm	450mm to <600mm
Branch connection* ^{C/NC}	Per scheme	any	YW	£3,016	£4,343	£8,786	£20,343
			others	£2,768	£4,055	£8,458	£21,138
			others (on-site) + YW (off-site)	£3,592	£4,920	£9,363	£20,920
Additional main laying after first metre ^C	Per metre	any	YW	£63	£109	£182	£336
			others	£24	£58	£221	£319
			others (on-site) + YW (off-site)	£73	£120	£192	£347
Additional charge for barrier pipe (all metres) ^C	Per metre	any	YW / others	£21	£29	£45	£69
Backfill and reinstatement ^C	Per metre	unmade ground	YW	£10	£10	£10	£10
		road/footpath	YW	£39	£39	£39	£39

* Includes the first metre of main laying, a sluice valve and a washout

Main laying and branch connection charges – self-lay site

Item	Unit	Ground type	Excavation by	Charge (by main diameter)			
				under 150mm	150mm to <300mm	300mm to <450mm	450mm to <600mm
Branch connection* ^{C/NC}	Per scheme	any	YW	£2,252	£3,287	£6,569	£15,645
			others	£2,231	£3,241	£6,426	£14,736
Additional main laying after first 2 metres ^C	Per metre	any	YW / others	£79	£136	£198	£312
Additional charge for barrier pipe (all metres) ^C	Per metre	any	YW / others	£21	£29	£45	£69
Backfill and reinstatement ^C	Per metre	unmade ground	YW	£21	£21	£21	£21
		road/footpath	YW	£64	£64	£64	£64

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

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

Disinfection, testing and sampling charges – self-lay site

Item	Unit	Ground type	Charge (by main diameter)			
			under 150mm	150mm to <300mm	300mm to <450mm	450mm to <600mm
Chlorination, testing and piece-up ^C	Per scheme	any	£569	£951	£2,086	£2,977
Additional main after first 20m ^C	Per metre	any	£8	£8	£8	£8

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

Network assembly on new mains – requisition or self-lay site

Item	Unit	Excavation by	Charge (by main diameter)			
			under 150mm	150mm to <300mm	300mm to <450mm	450mm to <600mm
Washouts ^C	Per unit	YW	£512	£1,187	£2,459	£4,748
		others	£462	£945	£2,232	£4,742
Fire hydrants ^C	Per unit	YW	£512	£1,187	£2,459	£4,748
		others	£462	£945	£2,232	£4,742
Sluice valves ^C	Per unit	YW	£450	£1,148	£3,193	£7,181
		others	£400	£906	2,966	£7,175
Air valves ^C	Per unit	YW	£450	£1,148	£3,193	£7,181
		others	£400	£906	2,966	£7,175
Non-return valves ^C	Per unit	YW	£458	£1,263	£2,921	£6,139
		others	£408	£1,020	£2,694	£6,134
Pressure-reducing valves ^C	Per unit	YW	£458	£1,263	£2,921	£6,139
		others	£408	£1,020	£2,694	£6,134
Mains branch fittings ^C	Per unit	YW	£545	£1,606	£4,094	£11,174
		others	£495	£1,364	£3,866	£11,168

C = contestable, < = less than

2.5 Water main diversions

Main diversion application fee

Item	Charge	What the charge covers
Application for a public water main diversion/ disconnection ^{NC}	£300	The cost of processing the application, carrying out a technical assessment, doing a survey and providing a quote for the diversionary/disconnection works.

Main diversion administration fees

Item	Unit	Charge	What the charge covers
Design fee ^{NC}	Per scheme	£1,263	The cost of designing the water main diversion/ disconnection (invoiced)
Re-design fee ^{NC}	Per request	£265	The cost of processing your request and redesigning the mains scheme (invoiced)
Fire Service consultation ^C	Per scheme	£43	The cost of consulting the local fire service about fire hydrants on site (added to your quote)
S185 Agreement ^{NC}	Per scheme	£39	The cost of producing a legal agreement for the work (added to your quote)
Easement* ^{NC}	Per scheme	Bespoke	The cost of creating a site-specific easement (added to your quote)
Feasibility study (simple)* ^C	Per scheme	£1,202	The cost of conducting a feasibility study to understand the specific methodology and costs needed for complex works (invoiced)
Feasibility study (intermediate)* ^C		£2,406	
Feasibility study (complex)* ^C		£4,813	

* Charges only applicable under special circumstances (please see **pages 44-46** of our New Connection Charging Arrangements 2022/2023 for more information).

C = contestable, NC = non-contestable

Main diversion charges

Any work involving mains that are 600mm in diameter or larger will be quoted at a bespoke cost. We charge an 'out of hours' working percentage increase (33.7%) for the increased labour costs incurred from working outside of normal working hours.

Main diversion and branch connection charges

Item	Unit	Ground type	Excavation by	Charge (by main diameter)			
				under 150mm	150mm to <300mm	300mm to <450mm	450mm to <600mm
Main diversion and branch connection* ^{NC}	Per scheme	any	YW	£2,879	£4,207	£8,650	£20,207
			others	£2,468	£3,678	£7,566	£18,041
Additional main laying after first metre ^C	Per metre	any	YW	£47	£83	£182	£336
			others	£24	£57	£677	£1,327
Additional charge for barrier pipe (all metres) ^C	Per metre	any	YW / others	£21	£29	£45	£69
Backfill and reinstatement ^C	Per metre	unmade	YW	£10	£10	£10	£10
		road/footpath	YW	£39	£39	£39	£39

* Includes the first metre of main laying, a sluice valve and a washout.

Network assembly on diverted mains

Item	Unit	Excavation by	Charge (by main diameter)			
			under 150mm	150mm to <300mm	300mm to <450mm	450mm to <600mm
Washouts ^C	Per unit	YW	£512	£1,187	£2,459	£4,748
		others	£430	£918	£2,232	£4,454
Fire hydrants ^C	Per unit	YW	£512	£1,187	£2,459	£4,748
		others	£430	£918	£2,232	£4,454
Sluice valves ^C	Per unit	YW	£450	£1,148	£3,193	£7,181
		others	£368	£879	£2,966	£6,887
Air valves ^C	Per unit	YW	£450	£1,148	£3,193	£7,181
		others	£368	£879	£2,966	£6,887
Non-return valves ^C	Per unit	YW	£458	£1,263	£2,921	£6,139
		others	£376	£993	£2,694	£5,846
Pressure-reducing valves ^C	Per unit	YW	£458	£1,263	£2,921	£6,139
		others	£376	£993	£2,694	£5,846
Mains branch fittings ^C	Per unit	YW	£545	£1,606	£4,094	£11,174
		others	£463	£1,337	£3,866	£10,880

C = contestable, NC = non-contestable, < = less than

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
Piece-through main disconnection ^{NC}	Per disconnection	road	£1,373	£1,849	£3,644	£7,160
		footpath	£1,364	£1,837	£3,617	£7,105
		verge	£1,296	£1,737	£3,401	£6,661
		private	£1,288	£1,726	£3,376	£6,609
		agricultural	£1,286	£1,722	£3,369	£6,594
Additional excavation (1.5m in depth or greater) ^C	Per m ³	road	£249	£249	£249	£249
		footpath	£247	£247	£247	£247
		verge	£231	£231	£231	£231
		private	£229	£229	£229	£229
		agricultural	£229	£229	£229	£229
Additional reinstatement ^C	Per m ²	road	£161	£161	£161	£161
		footpath	£160	£160	£160	£160
		verge	£149	£149	£149	£149
		private	£148	£148	£148	£148
		agricultural	£148	£148	£148	£148

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	£1,400	£1,937	£3,564	£5,908
		footpath	£1,391	£1,923	£3,537	£5,863
		verge	£1,319	£1,817	£3,325	£5,498
		private	£1,311	£1,804	£3,300	£5,455
		agricultural	£1,308	£1,800	£3,293	£5,443
Additional excavation (1.5m in depth or greater) ^C	Per m ³	road	£249	£249	£249	£249
		footpath	£247	£247	£247	£247
		verge	£231	£231	£231	£231
		private	£229	£229	£229	£229
		agricultural	£229	£229	£229	£229
Additional reinstatement ^C	Per m ²	road	£77	£77	£77	£77
		footpath	£76	£76	£76	£76
		verge	£71	£71	£71	£71
		private	£70	£70	£70	£70
		agricultural	£70	£70	£70	£70

C = contestable, NC = non-contestable, < = less than

Main disconnection charges – excavation by others

Item	Unit	Ground type	Charge (by main diameter)			
			under 150mm	150mm to <300mm	300mm to <450mm	450mm to <600mm
Piece-through main disconnection ^{NC}	Per disconnection	road	£544	£737	£1,633	£3,627
		footpath	£542	£733	£1,622	£3,600
		verge	£528	£706	£1,537	£3,386
		private	£526	£703	£1,527	£3,360
		agricultural	£526	£702	£1,524	£3,353

Main capping charges – excavation by others

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	£1,420	£1,835	£3,762	£7,124
		footpath	£1,411	£1,823	£3,734	£7,068
		verge	£1,338	£1,723	£3,509	£6,625
		private	£1,329	£1,711	£3,482	£6,572
		agricultural	£1,327	£1,707	£3,475	£6,558

NC = non-contestable, < = less than

2.6 Additional costs and considerations

Abortive visit and revisit fees

Item	Unit	Charge	What the charge covers
Abortive visit ^{NC}	Per visit	£379	The cost of re-planning the work to be done and returning to site
Revisit ^{NC}	Per visit	£487	The cost of re-planning and returning to site to complete the connection work started

Common billing agreement fee

Item	Charge	What the charge covers
Common billing agreement ^{NC}	£129	The cost of processing the request and issuing the legal agreement

Feasibility study fee

Item	Charge	What the charge covers
Feasibility study (simple) ^C	£1,202	
Feasibility study (intermediate) ^C	£2,406	The cost of conducting a feasibility study to understand the specific methodology and costs needed for complex or challenging works
Feasibility study (complex) ^C	£4,813	

C= contestable, NC = non-contestable

Trial hole charges

We charge an 'out of hours' working percentage increase (33.7%) for the increased labour costs incurred from working outside of normal working hours.

Item	Unit	Ground type	Charge
Trial hole ^c	Per trial hole	road	£2,012
		footpath	£1,998
		verge	£1,888
		private	£1,871
		agricultural	£1,874
Additional excavation (less than 1.5m in depth) ^c	Per m ³	road	£146
		footpath	£144
		verge	£135
		private	£133
		agricultural	£134
Additional excavation (1.5m in depth or greater) ^c	Per m ³	road	£253
		footpath	£251
		verge	£235
		private	£232
		agricultural	£233
Additional reinstatement ^c	Per m ²	road	£161
		footpath	£160
		verge	£149
		private	£148
		agricultural	£148

Easement fee

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

C= contestable, NC = non-contestable

3. Sewerage charges

3.1 Pre-development

Pre-planning sewerage enquiry fees

Item	Charge	What the charge covers
Assessment ^{NC}	£172	The cost of processing the application, carrying out a technical assessment, and producing a pre-planning enquiry response
Additional assessment (complex sites) ^{NC}	£77 / hr	The cost of carrying out additional assessment of your proposal
Hydraulic model check ^{NC}	Bespoke	The cost of undertaking hydraulic modelling

NAV application fees

Item	Charge	What the charge covers
NAV application ^{NC}	POC only: £168	The cost of processing the application, investigating if the existing network can support the additional demand, identifying the site-served status and producing a POC and/or POD report
	POD only: £167	
	POC & POD: £325	

3.2 Sewer connections

S106 application fees

Item	Connection type	Charge	What the charge covers
Application for a connection to the public sewer network (S106) ^{NC}	Connection only (each)	£186	The cost of processing your application and carrying out a technical assessment and inspections
	Connection with lateral drain adoption (each)	£490	

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 adoptions

Adoption of new sewers (S104) fees

Item	Charge	What the charge covers
Application fees		
Application for sewer adoption (S104) ^{NC}	£500*	
Technical Assessment (developers/contractors) ^{NC}	2.5% of the cost of the works or £500 minimum	
Additional Assessment (complex sites) ^{NC}	£77 / hr	The costs of processing the application and carrying out the technical assessment of the design proposal.
Technical Assessment – Sewerage Treatment plant ^{NC}	Bespoke	
Technical Assessment – Storage treatment ^{NC}	Bespoke	
Technical Assessment – Structural check ^{NC}	£1,569 (to send to external consultants) £77 / hr (administration charge)	
Bond (cash / surety) ^{NC}	10% of the cost of the works or minimum of £5000	
Administration fees		
S104 Agreement (to include up to 3 parties in the Agreement) ^{NC}	£279	
S104 Agreement – additional copy per party to the agreement including plans ^{NC}	£96	
Copy of S104 Agreement (including copy of plan) ^{NC}	£97 per copy	The costs of drawing up and executing the S104 Agreement.
Copy of S104 Agreement (excluding plan) ^{NC}	£65 per copy	
Model Sewer Adoption Agreement Check (applicable when developer prepares Agreements under Code for Adoption) ^{NC}	£77 / hr	
Inspection fees**		
Aborted Site Inspection ^{NC}	£222	The costs of cancelled or additional site inspections, reviewing the camera survey report and footage and providing locks.
Each Additional site visit ^{NC}	£222 (minimum)	
Camera Survey (Review of report) ^{NC}	£123 or £77 / hr	
Pump station locks (per pump station) ^{NC}	£623	
Locks for access (each) ^{NC}	£106	

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

** 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

Adoption of new sewers (S104) fees (continued)

Item	Charge	What the charge covers
Legal fees (additional legal fees are also applicable)		
Land transfer (pumping station, sewerage treatment works or storage treatment/facility) ^{NC}	£311 minimum or £77 / hr	The costs of processing and administration of legal documents.
Deed of Grant of Easement ^{NC}	£311 minimum or £77 / hr	
Right in Perpetuity to Discharge ^{NC}	£311 minimum or £77 / hr	
Consents to Discharge ^{NC}	£311 minimum or £77 / hr	
Assessment for Novation of Agreement ^{NC}	£311 minimum or £77 / hr	
Assessment for Variation of Agreement ^{NC}	£311 minimum or £77 / hr	
Termination of Agreement ^{NC}	£311 minimum or £77 / hr	
Legal Fees ^{NC}	Bespoke	The costs of Yorkshire Water Legal Services (invoiced separately).
Mediation ^{NC}	Bespoke	Where Dispute Resolution has not worked, a neutral mediator will be appointed. Any charge applicable will be decided by the mediator.

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 £500 minimum	
Additional Assessment (complex sites) ^{NC}	£77 / hr	
Inspection fees*		
Aborted Site Inspection ^{NC}	£222	The costs of cancelled or additional site inspections, reviewing the camera survey report and footage and providing locks.
Each Additional site visit ^{NC}	£222	
Camera Survey (Review of report) ^{NC}	£123 or £77 / hr	
Pump station locks (per pump station) ^{NC}	£623	
Locks for access (each) ^{NC}	£106	
Legal fees (additional legal fees are also applicable)		
Land transfer (pumping station, sewerage treatment works or storage treatment/facility) ^{NC}	£311 minimum or £77 / hr	The costs of processing and administration of legal documents.
Deed of Grant of Easement ^{NC}	£311 minimum or £77 / hr	
Right in Perpetuity to Discharge ^{NC}	£311 minimum or £77 / hr	
Consents to Discharge ^{NC}	£311 minimum or £77 / hr	

* 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 diversions

Minor sewer alteration fees

Item	Charge	What the charge covers
Agreement to make minor alterations to the public sewer ^{NC}	£347	The cost of administration, technical assessment and inspections
Additional assessment (complex sites) ^{NC}	£77 / hr	The cost of carrying out additional assessment of your proposal

Minor sewer diversion (£185) fees

Item	Charge	What the charge covers
Application fees		
Application fee ^{NC}	£675*	
Technical Assessment (developers/contractors) ^{NC}	5% of the cost of the works or £675 minimum	The costs of processing the application and carrying out the technical assessment of the design proposal.
Additional Assessment (complex sites) ^{NC}	£77 / hr	
Technical Assessment – Structural check ^{NC}	£1,569 (to send to external consultants) £77 / hr (administration charge)	
Bond (cash/surety) ^{NC}	100% of the cost of the works or minimum of £5000	A refundable bond provided by either third-party surety provider or cash deposit.
Inspection fees**		
Aborted Site Inspection ^{NC}	£222	The costs of cancelled or additional site inspections and reviewing the camera survey report and footage.
Each Additional site visit ^{NC}	£222 (minimum)	
Camera Survey (Review of report) ^{NC}	£123 or £77 / hr	
Legal fees (additional legal fees are also applicable)		
Deed of Grant of Easement ^{NC}	£311 minimum or £77 / hr	The costs of processing and administration of legal documents.
Right in Perpetuity to Discharge ^{NC}	£311 minimum or £77 / hr	
Consents to Discharge ^{NC}	£311 minimum or £77 / hr	

* This fee will be deducted from the final bill 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

Major sewer diversion (£185) fees – developer led

Item	Charge	What the charge covers
Application fees		
Application fee ^{NC}	£675*	
Technical Assessment (developers/contractors) ^{NC}	5% of the cost of the works or £675 minimum	The costs of processing the application and carrying out the technical assessment of the design proposal.
Additional Assessment (complex sites) ^{NC}	£77 / hr	
Technical Assessment – Structural check ^{NC}	£1,569 (to send to external consultants) £77 / hr (administration charge)	
Bond (cash / surety) ^{NC}	100% of the cost of the works or minimum of £5000	A refundable bond provided by either third-party surety provider or cash deposit.
Inspection fees**		
Aborted Site Inspection ^{NC}	£222	The costs of cancelled or additional site inspections and reviewing the camera survey report and footage.
Each Additional site visit ^{NC}	£222 (minimum)	
Camera Survey (Review of report) ^{NC}	£123 or £77 / hr	
Legal fees (additional legal fees are also applicable)		
Deed of Grant of Easement ^{NC}	£311 minimum or £77 / hr	The costs of processing and administration of legal documents.
Right in Perpetuity to Discharge ^{NC}	£311 minimum or £77 / hr	
Consents to Discharge ^{NC}	£311 minimum or £77 / hr	

* This fee will be deducted from the final bill 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.

Major sewer diversion (£185) fees – Yorkshire Water led

Item	Charge	What the charge covers
Initial feasibility study ^{NC}	From £8,368*	The cost of assessing the feasibility of the work required to provide the new sewer
Legal fees for Agreement ^{NC}	Bespoke	The cost incurred from drawing up and executing the S185 Agreement
Estimate of Works ^{NC}	Bespoke	The estimated cost of delivering the scheme

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

3.5 Sewer requisition

Sewer requisition (£98) fees

Item	Charge	What the charge covers
Initial feasibility study ^{NC}	From £8,368*	The cost of assessing the feasibility of the work required to provide the new sewer
Legal fees ^{NC}	Bespoke	The cost incurred from drawing up and executing the S98 Agreement
Estimate of Works ^{NC}	Bespoke	The estimated cost of delivering the scheme

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

NC = non-contestable

3.6 Highway drainage

Highway drainage (£115) fees

Item	Charge	What the charge covers
Application fee ^{NC}	£172	The cost of processing your application and carrying out a technical assessment and inspections
Additional assessment (complex sites) ^{NC}	£77 / hr	The cost of carrying out additional assessment of your proposal
Formal Agreement ^{NC}	£497	The cost of drawing up and executing the legal agreement
Certificate of Acceptance per connection ^{NC}	£208	The cost of certifying the connection
Additional connections (if required) ^{NC}	£186 per connection	The cost of certifying additional connections

3.7 Building over or near a public sewer

Building over a public sewer fees

Item	Charge	What the charge covers
Desktop consultation ^{NC}	£40	The cost of processing your application, doing a desktop study and providing a response to your proposal
Consultation and site inspection ^{NC}	£138	The cost of processing your application, doing a desktop study and site inspection, and providing a response to your proposal
Formal build-over agreement ^{NC}	£487	The cost of drawing up and executing the legal agreement and carrying out technical assessment
Additional assessment (complex sites) ^{NC}	£77 / hr	The cost of carrying out additional assessment of your proposal

3.8 Sewer closure or abandonment

Sewer closure (£116) fees

Item	Charge	What the charge covers
Application for sewer closure ^{NC}	£243	The cost of processing the application and providing a technical assessment
Additional assessment (complex sites) ^{NC}	£77 / hr	The cost of carrying out additional assessment of your proposal

NC = non-contestable

4. Infrastructure charges

Item	Unit	Charge	What the charge covers
Standard water infrastructure charge ^{NC}	Per household property	£80*	The cost of reinforcing our existing networks to support additional demand from new connections across the entire Yorkshire Water region.
Standard foul water infrastructure charge ^{NC}	Per household property	£60*	
Surface water infrastructure charge ^{NC}	Per property	£160	

* These standard charges are based on an expected water usage of 125 litres per person per day (125 lpppd). If you can show evidence that your property/ies will use less water than 125 lpppd, we'll apply a percentage discount to these charges based on the percentage shortfall below 125 lpppd.

Please see **section 4** of our New Connection Charging Arrangements 2022/2023 for more details.

NC = non-contestable

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