

Statement of Significant Changes

**New Connection Charging
Arrangements 2025/2026**



YorkshireWater

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1. Introduction

As we enter a new regulatory period, cost reflectivity is more important than ever

1 April 2025 marks the beginning of a new five-year asset management plan (AMP) period for the water industry, and a new regulatory framework for Developer Services. Under the new rules, the provision of site-specific developer services will be removed from the five-year regulatory price controls. Ofwat has introduced this change to facilitate greater competition in an evolving new connections market.

As an incumbent water company, we are required by Ofwat to ensure our new connection charges are cost-reflective. In other words, Developer Services must be cost neutral, neither generating a profit nor a loss. While cost reflectivity has always been a key principle within our charging arrangements, our exit from the price controls, and from Yorkshire Water's 'single till', means there is now a more direct emphasis on cost reflectivity than in previous years.

To meet our requirement for full cost reflectivity, our new connection charges have increased significantly since 2024/2025. At the broadest level, across all of the **seven typical development scenarios** we've modelled, the charge increases for water and wastewater services consist of:

- Application and admin fees: **+28%**
- Construction charges: **+46%**
- Infrastructure charges: **+251%**
- Environmental component and incentive (if taken up by customers): **-6%**

The individual factors which have driven these increases are:

- inflation including increased overhead costs used to build total cost of service delivery
- company investment to meet the full cost of delivering Developer Services activities outside of the price controls
- system investments to deliver improved customer experience in AMP8 (2025-2030)
- updated delivery partner construction costs based on a new market tender and award of work from 1 April 2025
- recovery of an AMP7 (2020-2025) infrastructure cost deficit and total future network reinforcement investment for AMP8 (2025-2030).

The charges for 2025/2026 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).

Ofwat's **English New Connection Rules** specify that overall cost increases above 10% for any of the seven typical development scenarios must be explained and set out with an appropriate handling strategy. As detailed on page 6 of this document, all seven scenarios we've modelled have seen cost increases of more than 10% (an average total increase of 78.6% has been modelled). We have outlined the detail behind these increases on page 7 of this document.

We have sought to minimise the impact of any charge increases on our customers' business planning through a handling strategy of advanced notice and detailed consultation throughout autumn 2024. This has been evidenced in the Board Assurance Statement January 2025, published alongside our New Connection Charging Arrangements 2025/2026.

Our charges are fully compliant with Ofwat's charging rules and have been assured by external auditors to ensure they are cost-reflective.

As ever, our charges have been built in accordance with Ofwat's English New Connection Rules and have been assured by external auditors, Turner and Townsend, to ensure they are cost-reflective.

2. A brief summary of what's changing

We're introducing a newer, simpler environmental incentive based on the Environmental Incentive Common Framework (EICF) set by Ofwat. Developers who build water-efficient homes will be entitled to a reward net payment of £80 per eligible household property.

We've simplified our infrastructure charges into one water charge and one wastewater charge to bring us in line with the rest of the industry.

Our infrastructure charges have been set to reflect £91.5m of investment required for network reinforcement projects to ensure capacity for future developments.

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

Our application and admin fees have been set to more directly recover our overhead costs and reflect that Developer Services now sits outside of the regulatory price controls, and outside of Yorkshire Water's 'single till'.

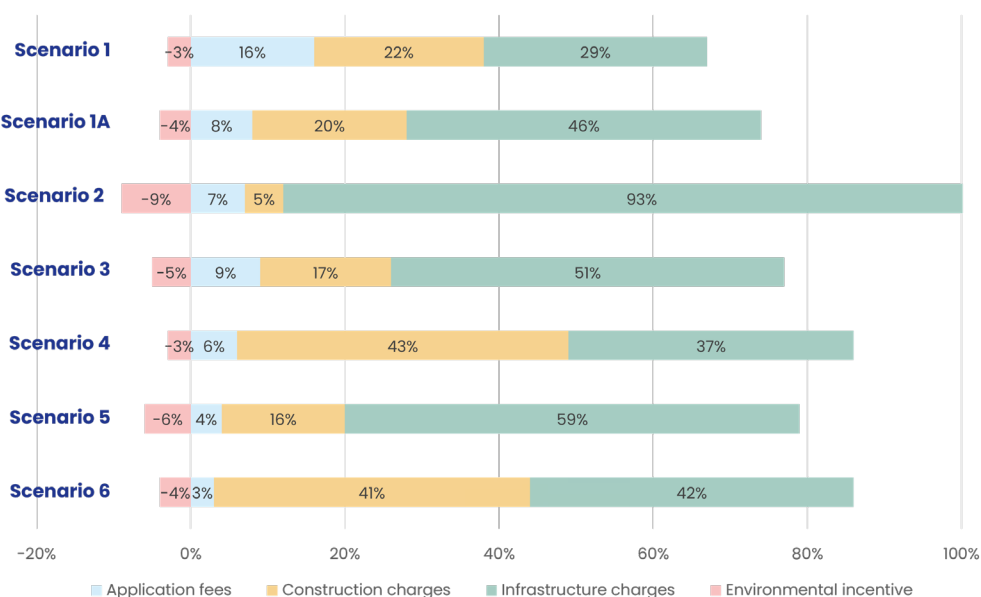
Our construction charges reflect a new schedule of rates agreed with our brand-new delivery partner, which is in line with current market prices.

Our 2025/2026 charges have been modelled based on seven typical development scenarios provided by Ofwat:

Development scenarios	Modelled costs (£)								
	Water			Wastewater			Total		
	2024/2025	2025/2026	% change	2024/2025	2025/2026	% change	2024/2025	2025/2026	% change
1. Single connection to a house from an existing main	2,318	3,635	56.8%	644	1,217	89%	2,962	4,852	63.8%
1A. Single connection to four houses from an existing main with a four-port manifold	4,469	7,068	58.1%	1,084	2,379	119.5%	5,553	9,447	70.1%
2. Single connection to a block of flats from an existing main	6,592	11,432	73.4%	2,624	6,446	145.7%	9,216	17,878	94%
3. Medium development (exc. and reinstatement by others)	60,885	100,340	64.8%	22,290	42,861	92.3%	83,175	143,201	72.2%
4. Medium development (exc. and reinstatement by YW)	92,166	166,188	80.3%	22,290	42,861	92.3%	114,456	209,049	82.6%
5. Large development (exc. and reinstatement by others)	203,008	340,360	67.7%	85,845	161,849	88.5%	288,853	502,209	73.9%
6. Large development (exc. and reinstatement by YW)	316,382	570,790	80.4%	85,845	161,849	88.5%	402,227	732,639	82.1%
Average change (%)			74.9%			90.1%			78.6%

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

2025/2026 Scenarios – Percentage Breakdown By Charge Category



3. What are the details?

Let us set out the key changes to our New Connection Charging Arrangements in 2025/2026.

3.1 The main drivers of change in 2025/2026

Application and admin fees

Our application and admin fees have increased by an average of 28% across the seven typical development scenarios. This comprises:

- The [November 2024 rate of consumer price inflation](#) (3.5%)
- inflation including national insurance increases in people costs used to build the cost base (from assured company capitalised salaries)
- investment of £5m over five years in systems and technology to deliver improved customer service
- charge adjustments to account for mathematical modelling of work volumes, activity times and costs to create fully cost-reflective charges.

Construction charges

Having completed a competitive tender for a new delivery partner, the 2025/2026 construction charges are based on a new set of rates that reflects current market prices for construction work (pipe laying, main laying, excavation, etc.) Construction costs have therefore increased by an average of 46% across the seven typical development scenarios we've modelled.

Our construction charges are fully cost-reflective and compliant with Ofwat's charging rules. The majority of quotes will be built from our published fixed charges, with bespoke charges reserved for complex or challenging projects (clean water) and percentage costs of construction (wastewater).

Our construction charges continue to include internal overheads to recover construction-related costs incurred by Yorkshire Water. This includes site inspector time, commercial teams, management activity and support from network operations and field operations.

Infrastructure charges

Our infrastructure charges have increased in 2025/2026 to reflect a total £91.5m of investment required to ensure we have sufficient capacity to supply new developments over the coming years. This comprises a projected £76.5m needed for network reinforcement over the next AMP (2025-30), as well as a £15m investment made ahead of need in AMP7 (2020-25), which is now recoverable under Ofwat rule changes. These increases in required investment are driven primarily by greater levels of rural development where we have less network coverage and capacity.

We have also simplified the structure of our infrastructure charges to align us with the rest of the water industry. Previously, we levied three infrastructure charges for clean water, foul water and surface water. From 1 April 2025, we're combining the foul and surface water charges into one wastewater infrastructure charge:

- Clean water infrastructure charge: **£612**
- Wastewater infrastructure charge: **£581**

In addition, we're introducing a three-tiered discount scheme for developments that meet sustainable drainage criteria. This scheme replaces the existing waiver offered for developments that are not connecting to a public surface water sewer:

- Tier 1: a **£300** discount from the wastewater infrastructure charge if the property is not discharging to a public surface water system.
- Tier 2: a **£200** discount from the 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 combined system.

These discounts are applied to the wastewater infrastructure charge on a per-property basis.

3.2 Our new environmental incentive

At Yorkshire Water, we're committed to environmental protection as a guiding principle, and we encourage developer customers to tap into the the benefits of water efficiency too. That's why we're introducing a new, simpler environmental incentive from 1 April 2025 based on a **common, industry-wide framework** set by Ofwat.

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 **£100** can be claimed (in effect, a net payment of £80) 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 to ensure compliance. The efficiency of dishwashers and washing machines will only be assessed if installed by the developer.

What about non-household premises?

We will not charge an environmental component fee or offer an environmental incentive payment for non-household premises in 2025/2026, although, as with all our charging policies, this will be reviewed before the next charging year.

The application and audit process

Whether you're a developer, SLP, NAV or self-builder, you must notify us of your intent to claim the environmental incentive payment as part of your application for a new water supply.

Once the relevant household water connections have been made, and the fixtures and fittings have been installed on the premises, you will need to provide evidence of compliance with the qualifying criteria (photos, product specifications, etc.) for a sample* of the eligible premises. These sample premises must remain unoccupied for at least five working days from the point of submission of the evidence, in case we decide to conduct a physical inspection of the fittings.

We will review your submitted evidence and may, on occasion, conduct a physical inspection for auditing purposes – this would take place within five working days of receiving your submission. If your submission is successful, we will issue the relevant payment to you at the end of the following month from when you submitted your evidence. Unsuccessful submissions will not receive a payment; we will contact you to explain the reasons for declining your claim.

For more specific terms and conditions on the environmental incentive application and audit process, please see [section 5 of our New Connection Charging Arrangements 2025/2026](#).

*10% of the eligible premises (rounded down, and capped at a maximum of five).

3.3 Changes to our clean-water charges

Refund admin fee

We're introducing a new fee to cover the administrative cost of refunding payments on request. If you decide to cancel a piece of work that hasn't been carried out yet, we'll refund you the relevant amount minus an admin fee of **£73**. Please note this admin fee won't be charged where the refund is due to our error.

Meter fit abort fee

We will charge a new abortive visit fee of **£500** for cancelled internal meter installations. This fee will cover the cost of standing our team down from a meter fitting job and re-planning the work due to a late cancellation or site issue.

Late meter fit fee (SLPs)

We're introducing a new **£310** fee for fitting a meter on a self-lay site where the SLP has not installed the meter on time as required. This fee will be charged on a per-visit basis and invoiced to the SLP and will be in addition to the cost of the meter itself.

Follow-on mains phase quote fee

This new admin fee will be charged for mains work that is requested in multiple phases. The **£228** fee covers the cost of producing a quote for each phase of work after the initial phase.

Site support hourly fee

We will charge a new hourly fee of **£305** for site inspector visits outside of regular scheduled visits, such as for trial hole supervision or other irregular activities.

Invoice correction fee

We're introducing a new fee of **£105** for requested changes to an invoice (such as a name or address). This fee covers the cost of cancelling an incorrect invoice, and raising and issuing a new one. Please note we won't charge this fee if the change is due to our error.

Under-pressure line stop charges

These new charges cover the cost of connections that need to be done under pressure with a line stop (a fitting that allows a short section of main to be isolated during the works).

- Single line stop ($\leq 100\text{mm}$): **£8,308**
- Double line stop ($\leq 100\text{mm}$): **£13,540**
- Single line stop (101–200mm): **£11,233**
- Double line stop (101–200mm): **£17,918**
- Additional excavation ($< 1.5\text{m}$ depth): **£148 / m³**
- Additional excavation ($\geq 1.5\text{m}$ depth): **£258 / m³**
- Additional backfill and reinstatement: **£84 / m²**

Council lane rental schemes

This is a new set of council fees which we will pass on to you if applicable. We will only charge these as and when they are introduced by the relevant local councils.

One water connection application fee

We're simplifying the application process for water connections to our existing mains network. From 1 April 2025, instead of charging three different fees depending on the type of connection required, there will be one application fee of **£479**.

Quote validity period

From 1 April 2025, all new quotes will be valid for six months from the date of issue. Works must be paid for and booked in within the six-month validity period. The works must then be completed no later than three months after the quote expiry date. If your quote expires, or you postpone the works beyond the three-month upper time limit, a re-quote will be required.

3.4 Changes to our wastewater charges

Pre-application discussion fee (S104, S185, S98)

We have introduced a pre-application discussion fee, set at an hourly rate of **£180**, for schemes where a developer may want to consult with us before submitting a formal application. This is an optional service available for S104 sewer adoptions, S185 minor and major sewer alterations and diversions, and S98 sewer requisitions. The fee covers the cost of consultation with one of our technicians.

Major sewer alteration fees

We have introduced a new batch of fees for major sewer alterations. A major sewer alteration generally applies to non-critical pipework larger than 225mm in diameter, or assets such as manhole chambers that need to be raised or lowered. You can find this full batch of fees on page 65 of our [New Connection Charging Arrangements 2025/2026](#).

Re-quote fee (S185, S98)

We've introduced a re-quote fee of **£1,000** for major Yorkshire Water-led sewer diversions (S185), and sewer requisitions (S98), where there are changes to the scheme after the initial quote has been issued. This fee covers the cost of reconsulting with the customer, rescopng the required works and issuing a re-quote.

New roads and streetworks (NRSWA) fees

We have introduced a new batch of fees for highway or transport authorities who are proposing to construct or upgrade a public highway under the New Roads and Street Works Act (NRSWA). These fees cover the technical assessment of such proposals and the review of any sustainable drainage systems (SuDS) included on the scheme. In addition, if we need to conduct any critical diversion works as a result of the proposal, the cost of the works – and the associated legal paperwork – will be charged on a bespoke, site-specific basis.

- NRSWA technical assessment: **£991**
- NRSWA additional assessment (hourly): **£180**
- NRSWA SuDS review: **£991**

Minor sewer alteration fee (third-party land)

Previously, we have charged one fee for minor alteration agreements, regardless of the location of the public sewer. From 1 April 2025, there will be one fee for minor alterations to a public sewer on the applicant's land (**£632**) and another fee for minor alterations to a public sewer on third-party land (**£988**). This distinction reflects the difference in the cost of administration, technical assessment and inspections where more parties are subject to the agreement.

S106 sewer connection fees

Previously, we have charged two different fees for S106 sewer connection applications, depending on whether the lateral drain is to remain private or be adopted. We have now introduced a further subset which reflects the difference in cost between direct and indirect sewer connections. To clarify, a direct sewer connection is made directly to the public sewer, whereas an indirect connection is made to a private drain which outfalls to a public sewer. This means you will now pay one of three potential S106 application fees, as set out below.

- Direct private connection only: **£318**
- Direct connection with adoptable lateral drain: **£835**
- Indirect private connection only: **£318**

S104 sewer adoption fees

Where previously we've charged one standard S104 application assessment fee, there will now be a batch of fees, reflecting a more flexible set of options for the customer based on what level of design check they require and how the system will be fed (gravity or pumped). This additional granularity allows customers to select the service they require at the relevant stage, and opt out of the full adoptions procedure if they no longer want Yorkshire Water to adopt the system.

- S104 Initial Design Check (gravity): **£1,900**
- S104 Initial Design Check (pumped): **£3,000**
- S104 Full Design Check (gravity): **£6,500**
- S104 Full Design Check (pumped): **£9,500**

4. What's staying the same?

4.1 The structure of our charges

We haven't changed the overall structure of our charging arrangements for 2025/2026. The total cost for end-to-end delivery of our new connection services will continue to combine the following charges:

- 1. Pre-construction charges** – the costs for activities we need to do before any construction or connection work can begin, including applications and administration.
- 2. Construction charges** – the costs of carrying out any construction work, including digging, pipe laying, connections and reinstatement.
- 3. Infrastructure charges** – the costs of reinforcing our network for new developments across the whole Yorkshire Water region.

4.2 The basis of our infrastructure charges

We continue to set our infrastructure charges in line with Ofwat's English New Connection Rules so that the total amount collected will broadly recover the projected costs of reinforcing our networks for new connections over the next five years.

We'll continuously track and monitor the revenue we collect from infrastructure charges against our actual developer-driven network reinforcement expenditures so that our infrastructure charges remain fair, predictable and cost-reflective.

Since 2018/2019, we've calculated our infrastructure charges without any adjustment for income offsets or asset payments and will continue to do so.

5. What do our 2025/2026 charges look like?

We've put together seven worked examples to show you what our 2025/2026 charges look like in seven typical development scenarios.

These examples illustrate the seven scenarios provided by Ofwat in their 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 a table for each scenario following Ofwat's standard format for worked examples. Each table breaks 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.

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 £100 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 above £20 charge – meaning each eligible premises earns a net payment of £80. In our tables, we've assumed that the above environmental incentive payment has been earned for each premises.

For more information on our environmental incentive, please see [section 5 of our New Connection Charging Arrangements 2025/2026](#)

For the purposes of these examples:

- There are no additional costs resulting from special circumstances
- The charges listed in the SLP column work on the assumption that the SLP will carry out all contestable work.

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

5.1 Single connection to a house from an existing main

Scenario 1: Single connection to a house from an existing main										Alternative delivery method	
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	
Pre-construction charges											
Y	Application fee (including survey fee)	Per application	1	479	479	N/A	N/A	N	0	0	
Y	Administration fee (checklist)	Per plot	1	30	30	N/A	N/A	N	N/A	N/A	
N	Design fee	N/A	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	
Y	Self-lay admin fee	Per plot	1	N/A	N/A	N/A	N/A	N	55	55	
Construction charges											
Y	25mm service connection ¹	Per connection	1	1,733	1,733	13	26	Y	N/A	N/A	
Y	Pipework, incl. digging, backfilling & reinstatement (road)	Per metre	2	139	278	13	26	Y	N/A	N/A	
Y	Traffic management	Per TM usage	1	402	402	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	34	34	N/A	N/A	Y	N/A	N/A	
Y	Meters	Per connection	1	72	72	N/A	N/A	Y	N/A	N/A	
Other charges											
Y	S106 sewerage application fee (foul water)	Per connection	1	318	318	N/A	N/A	N	N/A	N/A	
Y	S106 sewerage application fee (surface water)	Per connection	1	318	318	N/A	N/A	N	N/A	N/A	
Infrastructure charges											
Y	Water infrastructure charge	Per connection	1	612	612	N/A	N/A	N	612	612	
Y	Wastewater infrastructure charge	Per connection	1	581	581 ²	N/A	N/A	N	581	581 ²	
Environmental incentives											
Y	Environmental component – water	Per connection	1	20	20	N/A	N/A	N	20	20	
Y	Environmental incentive – water ³	Per connection	1	-100	-100	N/A	N/A	N	-100	-100	
Totals					4,852	52	1,168				

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

2. £281 if the premises do not discharge to a public surface water system, or £381 if the premises discharge to a public surface water system via a sustainable drainage (SuDS) treatment train.

3. A £100 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 2025/2026.

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

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 (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate ¹ (£)	NAV total charge ¹ (£)
Pre-construction charges												
Y	Application fee (including survey fee)	Per application	1	479	479	N/A	N/A	N	0	0	N/A	N/A
Y	Administration fee (checklist)	Per plot	1	30	30	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	55	55	N/A	N/A
Construction charges												
Y	63mm service connection ²	Per connection	1	2,524	2,524	13	26	Y	N/A	N/A	N/A	N/A
Y	Pipework, incl. digging, backfilling & reinstatement (road)	Per metre	2	211	422	13	26	Y	N/A	N/A	N/A	N/A
Y	Additional digging, backfilling & reinstatement (unmade)	Per metre	4	175	700	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Traffic management	Per TM usage	1	402	402	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	449	449	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Meter installation	Per connection	1	103	103	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	318	318	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	318	318	N/A	N/A	N	N/A	N/A	N/A	N/A
Infrastructure charges												
Y	Water infrastructure charge	Per connection	3	612	1,836	N/A	N/A	N	612	1,836	612	1,836
Y	Wastewater infrastructure charge	Per connection	3	581	1,743 ³	N/A	N/A	N	581	1,743 ³	581	1,743 ³
Environmental incentives												
Y	Environmental component – water	Per connection	3	20	60	N/A	N/A	N	20	60	20	60
Y	Environmental incentive – water ⁴	Per connection	3	-100	-300	N/A	N/A	N	-100	-300	-100	-300
Totals					9,447	52			3,394	3,339		

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. **£843** if the premises do not discharge to a public surface water system, or **£1,143** if the properties discharge to a public surface water system via a sustainable drainage (SuDS) treatment train.

4. A **£100** payment available per premises that meet the water consumption qualifying criteria set out in section 5 of the New Connection Charging Arrangements 2025/2026.

5.3 Single connection to a block of 10 flats from an existing main

Scenario 2: Single connection to a block of flats from an existing main											Alternative delivery method	
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate ¹ (£)	NAV total charge ¹ (£)
Pre-construction charges												
Y	Application fee (including survey fee)	Per application	1	479	479	N/A	N/A	N	0	0	N/A	N/A
Y	Administration fee (checklist)	Per plot	10	30	300	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	55	550	N/A	N/A
Construction charges												
Y	63mm service connection ²	Per connection	1	1,554	1,554	13	26	Y	N/A	N/A	N/A	N/A
Y	Pipework, incl. digging, backfilling & reinstatement (road)	Per metre	2	170	340	13	26	Y	N/A	N/A	N/A	N/A
Y	Pipework, incl. digging, backfilling & reinstatement (unmade)	Per metre	4	141	564	13	52	Y	N/A	N/A	N/A	N/A
Y	Internal housing units	Per flat	10	50	500	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Internal 15mm manifold meters	Per flat	10	72	720	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Mobilisation of internal meters	Per visit	1	500	500	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Installation of internal meters	Per meter	10	25	250	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Delivery of housing units	Per delivery	1	428	428	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Traffic management	Per TM usage	1	402	402	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	318	318	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	318	318	N/A	N/A	N	N/A	N/A	N/A	N/A
Infrastructure charges												
Y	Water infrastructure charge	Per connection	10	612	6,120	N/A	N/A	N	612	6,120	612	6,120
Y	Wastewater infrastructure charge	Per connection	10	581	5,810 ³	N/A	N/A	N	581	5,810 ³	581	5,810 ³
Environmental incentives												
Y	Environmental component – water	Per connection	10	20	200	N/A	N/A	N	20	200	20	200
Y	Environmental incentive – water ⁴	Per connection	10	-100	-1,000	N/A	N/A	N	-100	-1,000	-100	-1,000
Totals					17,878	104			11,680	11,130		

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. **£2,810** if the premises do not discharge to a public surface water system, or **£3,810** if the premises discharge to a public surface water system via a sustainable drainage (SuDS) treatment train.

4. A **£100** payment available per premises that meet the water consumption qualifying criteria set out in section 5 of the New Connection Charging Arrangements 2025/2026.

5.4 Medium housing development (50 houses) needing new mains and communication pipes (excavation and reinstatement by others)

Scenario 3: Medium housing development needing new mains and communication pipes (excavation and reinstatement by others) Alternative delivery method												
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate ¹ (£)	NAV total charge ¹ (£)
Pre-construction charges – connection												
N	Application fee	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Y	Administration fee (bulk order request)	Per request	3	190	570	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Administration fee (checklist)	Per plot	50	30	1,500	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	55	2,750	N/A	N/A
Pre-construction charges – mains												
Y	Application fee	Per application	1	554²	554²	N/A	N/A	N	554²	554²	130	130
Y	Administration fee (mains call-off request)	Per request	3	565	1,695	N/A	N/A	N	565	565	565	565
Y	Follow-on mains phase quote fee	Per phase	2	228	456	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Design fee	Per application	1	3,595	3,595	N/A	N/A	Y	N/A	N/A	651²	651²
Y	Design checking fee	Per application	1	N/A	N/A	N/A	N/A	N	475	475	N/A	N/A
Y	Fire service consultation fee	Per application	1	120	120	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	110	110	N/A	N/A
Construction charges – connection												
Y	25mm service connection (no excavation)	Per connection	50	546	27,300	13	650	Y	N/A	N/A	N/A	N/A
Y	Pipework (no excavation)	Per metre	150	9	1,350	13	1,950	Y	N/A	N/A	N/A	N/A
Y	Meter installation	Per connection	50	34	1,700	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Meters	Per connection	50	72	3,600	N/A	N/A	Y	N/A	N/A	N/A	N/A
Construction charges – mains												
Y	125mm branch connection³	Per connection	1	3,786	3,786	42	84	Y	N/A	N/A	N/A	N/A
Y	Off-site main laying (125mm), incl. digging, backfilling & reinstatement	Per metre	8	217	1,736	42	336	Y	N/A	N/A	N/A	N/A
Y	On-site main laying (≤125mm)	Per metre	290	25	7,250	42	12,180	Y	N/A	N/A	N/A	N/A
Y	Additional phase (piece-through)	Per phase	2	2,746	5,492	42	84	Y	N/A	N/A	N/A	N/A
Y	Washouts	Per washout	3	1,423	4,269	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Valves	Per valve	4	1,423	5,692	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Trial hole (unmade ground)	Per trial hole	1	1,235	1,235	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Traffic management	Per TM usage	1	404	404	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.

5.4 Medium housing development (50 houses) needing new mains and communication pipes (excavation and reinstatement by others) continued

Scenario 3: Medium housing development needing new mains and communication pipes (excavation and reinstatement by others) Alternative delivery method												
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate (£)	NAV total charge (£)
Other charges⁴												
Y	Pre-planning sewerage enquiry	Per enquiry	1	488	488	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 application (min. £1,900)	Per application	1	1,900	1,900	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S104 standard assessment and inspection fee	Per scheme	1	9,994	9,994	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S104 Agreement prepared by YW	Per Agreement	1	793	793	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (foul water)	Per connection	1	318	318	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	318	318	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	260	260
Infrastructure charges												
Y	Water infrastructure charge	Per connection	50	612	30,600	N/A	N/A	N	612	30,600	612	30,600
Y	Wastewater infrastructure charge	Per connection	50	581	29,050 ⁵	N/A	N/A	N	581	29,050 ⁵	581	29,050 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	-100	-5,000	N/A	N/A	N	-100	-5,000	-100	-5,000
Totals					143,201	15,284			60,104	57,256		

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. **£14,050** if the premises do not discharge to a public surface water system, or **£19,050** if the premises discharge to a public surface water system via a sustainable drainage (SuDS) treatment train.

6. A **£100** payment available per premises that meet the water consumption qualifying criteria set out in section 5 of the New Connection Charging Arrangements 2025/2026.

5.5 Medium housing development (50 houses) needing new mains and communication pipes (excavation and reinstatement by Yorkshire Water)

Scenario 4: Medium housing development needing new mains and communication pipes (excavation and reinstatement by Yorkshire Water)											Alternative delivery method	
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate ¹ (£)	NAV total charge ¹ (£)
Pre-construction charges - connection												
N	Application fee	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Y	Administration fee (bulk order request)	Per request	3	190	570	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Administration fee (checklist)	Per plot	50	30	1,500	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	55	2,750	N/A	N/A
Pre-construction charges - mains												
Y	Application fee	Per application	1	554²	554²	N/A	N/A	N	554²	554²	130	130
Y	Administration fee (mains call-off request)	Per request	3	565	1,695	N/A	N/A	N	565	565	565	565
Y	Follow-on mains phase quote fee	Per phase	2	228	456	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Design fee	Per application	1	3,595	3,595	N/A	N/A	Y	N/A	N/A	651²	651²
Y	Design checking fee	Per application	1	N/A	N/A	N/A	N/A	N	475	475	N/A	N/A
Y	Fire service consultation fee	Per application	1	120	120	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	110	110	N/A	N/A
Construction charges - connection												
Y	25mm service connection (no excavation)	Per connection	50	546	27,300	13	650	Y	N/A	N/A	N/A	N/A
Y	Pipework	Per metre	150	115	17,250	13	1,950	Y	N/A	N/A	N/A	N/A
Y	Meter installation	Per connection	50	34	1,700	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Meters	Per connection	50	72	3,600	N/A	N/A	Y	N/A	N/A	N/A	N/A
Construction charges - mains												
Y	125mm branch connection³	Per connection	1	3,786	3,786	42	84	Y	N/A	N/A	N/A	N/A
Y	Off-site main laying (125mm), incl. digging, backfilling & reinstatement (road)	Per metre	8	217	1,736	42	336	Y	N/A	N/A	N/A	N/A
Y	On-site main laying (125mm), incl. digging, backfilling & reinstatement (footpath)	Per metre	50	193	9,650	42	2,100	Y	N/A	N/A	N/A	N/A
Y	On-site main laying (≤125mm), incl. digging, backfilling & reinstatement (unmade ground)	Per metre	240	180	43,200	42	10,080	Y	N/A	N/A	N/A	N/A
Y	Additional phase (piece-through)	Per phase	2	3,660	7,320	42	84	Y	N/A	N/A	N/A	N/A
Y	Washouts	Per washout	3	1,783	5,349	N/A	N/A	Y	N/A	N/A	N/A	N/A

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

2. Includes the survey fee.

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

5.5 Medium housing development (50 houses) needing new mains and communication pipes (excavation and reinstatement by Yorkshire Water) continued

Scenario 4: Medium housing development needing new mains and communication pipes (excavation and reinstatement by Yorkshire Water)											Alternative delivery method	
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate (£)	NAV total charge (£)
Construction charges - mains (continued)												
Y	Valves	Per valve	4	1,783	7,132	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Trial hole (unmade ground)	Per trial hole	1	1,235	1,235	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Traffic management	Per TM usage	1	404	404	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	488	488	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 application (min. £1,900)	Per application	1	1,900	1,900	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S104 standard assessment and inspection fee	Per scheme	1	9,994	9,994	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S104 Agreement prepared by YW	Per Agreement	1	793	793	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (foul water)	Per connection	1	318	318	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	318	318	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	260	260
Infrastructure charges												
Y	Water infrastructure charge	Per connection	50	612	30,600	N/A	N/A	N	612	30,600	612	30,600
Y	Wastewater infrastructure charge	Per connection	50	581	29,050 ⁵	N/A	N/A	N	581	29,050 ⁵	581	29,050 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	-100	-5,000	N/A	N/A	N	-100	-5,000	-100	-5,000
Totals					209,049	15,284			60,104	57,256		

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. **£14,050** if the premises do not discharge to a public surface water system, or **£19,050** if the premises discharge to a public surface water system via a sustainable drainage (SuDS) treatment train.

6. A **£100** payment available per premises that meet the water consumption qualifying criteria set out in section 5 of the New Connection Charging Arrangements 2025/2026.

5.6 Large housing development (200 houses) needing new mains and communication pipes (excavation and reinstatement by others)

Scenario 5: Large housing development needing new mains and communication pipes (excavation and reinstatement by others)										Alternative delivery method		
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate ¹ (£)	NAV total charge ¹ (£)
Pre-construction charges - connection												
N	Application fee	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Y	Administration fee (bulk order request)	Per request	6	190	1,140	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Administration fee (checklist)	Per plot	200	30	6,000	N/A	N/A	N	N/A	N/A	N/A	N/A
N	Design fee	N/A	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Self-lay admin fee	Per plot	200	N/A	N/A	N/A	N/A	N	55	11,000	N/A	N/A
Pre-construction charges - mains												
Y	Application fee	Per application	1	554²	554²	N/A	N/A	N	554²	554²	130	130
Y	Administration fee (mains call-off request)	Per request	6	565	3,390	N/A	N/A	N	565	565	565	565
Y	Follow-on mains phase quote fee	Per phase	5	228	1,140	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Design fee	Per application	1	4,533	4,533	N/A	N/A	Y	N/A	N/A	651²	651²
Y	Design checking fee	Per application	1	N/A	N/A	N/A	N/A	N	633	633	N/A	N/A
Y	Fire service consultation fee	Per application	1	120	120	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	110	110	N/A	N/A
Construction charges - connection												
Y	25mm service connection	Per connection	200	546	109,200	13	2,600	Y	N/A	N/A	N/A	N/A
Y	Pipework (no excavation)	Per metre	600	9	5,400	13	7,800	Y	N/A	N/A	N/A	N/A
Y	Meter installation	Per connection	200	34	6,800	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Meters	Per connection	200	72	14,400	N/A	N/A	Y	N/A	N/A	N/A	N/A
Construction charges - mains												
Y	180mm branch connection³	Per connection	1	4,433	4,433	78	156	Y	N/A	N/A	N/A	N/A
Y	Off-site main laying (180mm), incl. digging, backfilling & reinstatement (road)	Per metre	18	319	5,742	78	1,404	Y	N/A	N/A	N/A	N/A
Y	On-site main laying (180mm)	Per metre	100	83	8,300	78	7,800	Y	N/A	N/A	N/A	N/A
Y	On-site main laying (90-125mm)	Per metre	880	25	22,000	42	36,960	Y	N/A	N/A	N/A	N/A
Y	Additional phase (piece-through)	Per phase	5	2,746	13,730	42	210	Y	N/A	N/A	N/A	N/A
Y	Washouts	Per washout	9	1,423	12,807	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Valves	Per valve	7	1,423	9,961	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Trial holes (unmade ground)	Per trial hole	2	1,235	2,470	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Traffic management	Per TM usage	1	404	404	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.

5.6 Large housing development (200 houses) needing new mains and communication pipes (excavation and reinstatement by others) continued

Scenario 5: Large housing development needing new mains and communication pipes (excavation and reinstatement by others)										Alternative delivery method		
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate (£)	NAV total charge (£)
Other charges⁴												
Y	Pre-planning sewerage enquiry	Per enquiry	1	488	488	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 application (min. £1,900)	Per application	1	1,900	1,900	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S104 standard assessment and inspection fee	Per scheme	1	41,832	41,832	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S104 Agreement prepared by YW	Per Agreement	1	793	793	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (foul water)	Per connection	1	318	318	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	318	318	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	260	260
Infrastructure charges												
Y	Water infrastructure charge	Per connection	200	612	122,400	N/A	N/A	N	612	122,400	612	122,400
Y	Wastewater infrastructure charge	Per connection	200	581	116,200 ⁵	N/A	N/A	N	581	116,200 ⁵	581	116,200 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	-100	-20,000	N/A	N/A	N	-100	-20,000	-100	-20,000
Totals					502,209	56,930			235,462	224,206		

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. **£56,200** if the premises do not discharge to a public surface water system, or **£76,200** if the premises discharge to a public surface water system via a sustainable drainage (SuDS) treatment train.

6. A **£100** payment available per premises that meet the water consumption qualifying criteria set out in section 5 of the New Connection Charging Arrangements 2025/2026.

5.7 Large housing development (200 houses) needing new mains and communication pipes (excavation and reinstatement by Yorkshire Water)

Scenario 6: Large housing development needing new mains and communication pipes (excavation and reinstatement by Yorkshire Water)											Alternative delivery method	
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate ¹ (£)	NAV total charge ¹ (£)
Pre-construction charges - connection												
N	Application fee	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Y	Administration fee (bulk order request)	Per request	6	190	1,140	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Administration fee (checklist)	Per plot	200	30	6,000	N/A	N/A	N	N/A	N/A	N/A	N/A
N	Design fee	N/A	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Self-lay admin fee	Per plot	200	N/A	N/A	N/A	N/A	N	55	11,000	N/A	N/A
Pre-construction charges - mains												
Y	Application fee	Per application	1	554²	554²	N/A	N/A	N	554²	554²	130	130
Y	Administration fee (mains call-off request)	Per request	6	565	3,390	N/A	N/A	N	565	565	565	565
Y	Follow-on mains phase quote fee	Per phase	5	228	1,140	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	Design fee	Per application	1	4,533	4,533	N/A	N/A	Y	N/A	N/A	651²	651²
Y	Design checking fee	Per application	1	N/A	N/A	N/A	N/A	N	633	633	N/A	N/A
Y	Fire service consultation fee	Per application	1	120	120	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	110	110	N/A	N/A
Construction charges - connection												
Y	25mm service connection (no excavation)	Per connection	200	546	109,200	13	2,600	Y	N/A	N/A	N/A	N/A
Y	Pipework	Per metre	600	115	69,000	13	7,800	Y	N/A	N/A	N/A	N/A
Y	Meter installation	Per connection	200	34	6,800	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Meters	Per connection	200	72	14,400	N/A	N/A	Y	N/A	N/A	N/A	N/A
Construction charges - mains												
Y	180mm branch connection³	Per connection	1	4,433	4,433	78	156	Y	N/A	N/A	N/A	N/A
Y	Off-site main laying (180mm), incl. digging, backfilling & reinstatement (road)	Per metre	18	319	5,742	78	1,404	Y	N/A	N/A	N/A	N/A
Y	On-site main laying (180mm), incl. digging, backfilling & reinstatement (footpath)	Per metre	100	284	28,400	78	7,800	Y	N/A	N/A	N/A	N/A
Y	On-site main laying (90-125mm), incl. digging, backfilling & reinstatement (unmade ground)	Per metre	880	180	158,400	42	36,960	Y	N/A	N/A	N/A	N/A
Y	Additional phase (piece-through)	Per phase	5	3,660	18,300	42	210	Y	N/A	N/A	N/A	N/A
Y	Washouts	Per washout	9	1,783	16,047	N/A	N/A	Y	N/A	N/A	N/A	N/A

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

2. Includes the survey fee.

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

5.7 Large housing development (200 houses) needing new mains and communication pipes (excavation and reinstatement by Yorkshire Water) continued

Scenario 6: Large housing development needing new mains and communication pipes (excavation and reinstatement by Yorkshire Water)											Alternative delivery method	
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate (£)	NAV total charge (£)
Construction charges - mains (continued)												
Y	Valves	Per valve	7	1,783	12,481	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Trial hole (unmade ground)	Per trial hole	2	1,235	2,470	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Traffic management	Per TM usage	1	404	404	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	488	488	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 application (min. £1,900)	Per application	1	1,900	1,900	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S104 standard assessment and inspection fee	Per scheme	1	41,832	41,832	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S104 Agreement prepared by YW	Per Agreement	1	793	793	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (foul water)	Per connection	1	318	318	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	318	318	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	260	260
Infrastructure charges												
Y	Water infrastructure charge	Per connection	200	612	122,400	N/A	N/A	N	612	122,400	612	122,400
Y	Wastewater infrastructure charge	Per connection	200	581	116,200 ⁵	N/A	N/A	N	581	116,200 ⁵	581	116,200 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	-100	-20,000	N/A	N/A	N	-100	-20,000	-100	-20,000
Totals					732,639	56,930			235,462	224,206		

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. **£56,200** if the premises do not discharge to a public surface water system, or **£76,200** if the premises discharge to a public surface water system via a sustainable drainage (SuDS) treatment train.

6. A **£100** payment available per premises that meet the water consumption qualifying criteria set out in section 5 of the New Connection Charging Arrangements 2025/2026.

Contact Developer Services

How to get in touch



Give us a call: 0345 1 20 84 82

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



Email us:

Water connections

wbu.servicecentre@yorkshirewater.co.uk

Water mains

newmains@yorkshirewater.co.uk

Wastewater

technical.sewerage@yorkshirewater.co.uk



Send us an online enquiry:

developerservices.yorkshirewater.com/sign-up-sign-in



Write to us:

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

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

Tell us what you think

We'd love to hear about your experience with Developer Services. Would you mind taking 5 minutes to [share your feedback](#) with us?

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



yorkshirewater.com

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