

# Statement of Significant Changes

**New Connection Charging  
Arrangements 2022/2023**



YorkshireWater

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# 1. Introduction

## We're continuing to transform your customer experience

Developer Services is evolving and transforming. Last year, we agreed a brand-new service partnership and we're continuing to invest more than ever in people and technology to deliver on our commitment to service excellence.

Our 2022/2023 Charging Arrangements have been built to reflect this ongoing transformation. In this document, we've set out how our new charges have changed since last year and the impact you can expect on your bills for new connection services in 2022/2023.

As ever, we've built our charges in accordance with Ofwat's English New Connection Rules<sup>1</sup> and continue to be guided by its key charging principles, ensuring that our charges reflect:

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

Moving forward, we'll continue to build on these foundational principles through a continuous cycle of engagement and improvement.

Although we've made changes to individual charges for 2022/2023, the overall structure of our charges remains the same:

- 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, reinstatement, pipe laying and connections.
- 3. Infrastructure charges** – the costs of reinforcing our network to support new connections and sustainable development across our whole region.

**We'd like to assure you that this year there are no bill increases greater than 10% across the full range of typical development scenarios we've modelled.**

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

# 2. A brief summary of what's changing

Our brand-new service delivery partnership will see **construction costs come down across some typical development scenarios.**

Our clean-water application fees will reflect **our increased investment in improving your customer experience.**

**Our sewerage application fees will increase** to reflect the Nov 21 Consumer Price Index (CPIH).

Our 5-year forecast for new connections and network reinforcement will see a **modest increase to infrastructure charges.**

**There will be no increase of more than 10%** for any of the typical development scenarios modelled.

## We've modelled our 2022/2023 charges against last year's charges based on the typical development scenarios Ofwat have asked us to produce:

Development scenarios	Bill costs (£), including infrastructure charges								
	Water			Sewerage			Total		
	2021/ 2022	2022/ 2023	% change	2021/ 2022	2022/ 2023	% change	2021/ 2022	2022/ 2023	% change
1. Single connection to a house from an existing main	2,026	1,880	-7.2%	1,143	1,200	5%	3,169	3,080	-2.8%
2. Single connection to a block of flats from an existing main	4,374	4,742	8.4%	2,988	3,180	6.4%	7,362	7,922	7.6%
3. Medium development (exc. and reinstatement by others)	48,769	46,387	-4.9%	19,601	20,744	5.8%	68,370	67,131	-1.8%
4. Medium development (exc. and reinstatement by YW)	59,899	62,227	3.9%	19,601	20,744	5.8%	79,500	82,971	4.4%
5. Large development (exc. and reinstatement by others)	152,555	140,958	-7.6%	76,000	80,573	6%	228,555	221,531	-3.1%
6. Large development (exc. and reinstatement by YW)	191,485	199,552	4.2%	76,000	80,573	6%	267,485	280,125	4.7%
1a. SLP single connection to a house from an existing main	75	80	6.7%	205	220	7.3%	280	300	7.1%
2a. SLP single connection to a block of flats from an existing main	750	800	6.7%	2,050	2,200	7.3%	2,800	3,000	7.1%
3a. SLP medium development	4,125	4,538	10%	10,250	11,000	7.3%	14,375	15,538	8.1%
5a. SLP large development	15,414	16,538	7.3%	41,000	44,000	7.3%	56,414	60,538	7.3%
<b>Average change (%)</b>			<b>-0.4%</b>			<b>6.3%</b>			<b>1.9%</b>

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

exc. = excavation  
YW = Yorkshire Water  
SLP = self-lay provider

Scenarios 1a, 2a, 3a and 5a set out our charges to self-lay providers (SLPs) and assume that the SLP would provide all contestable services in these scenarios.

# 3. What are the details?

Let us set out the key changes we're introducing to our New Connection Charging Arrangements in 2022/2023.

## 3.1 Pre-construction charges

We're committed to delivering an excellent customer experience and are working hard on our improvement plans. The increase in our clean-water application fees reflects investment in:

- ensuring we have the right number of colleagues with the right skills to provide the levels of service our customers expect
- process re-design and automation to simplify customer journeys
- further enhancements to our online portal to allow more self-service options that speed up processing for customers
- a new customer-focused leadership team, dedicated account managers and a new Recovery and Support team on hand to deal with any issues customers may have
- a transformation plan that delivers continuous service-level improvement to customers.

Our sewerage application and administration fees will rise by 4.6%, reflecting the November 2021 Consumer Price Index (CIPH) increase.

## 3.2 Construction charges

In July 2021, we agreed a brand-new service partnership with Network Plus to deliver construction work for the provision of new water connection services to our developer customers.

As a result of our competitive tender, our new service-partner contract has allowed us to reflect lower construction costs in our 2022/2023 Charging Arrangements and drive down average total costs across some typical development scenarios.

Going forward, we'll continue to work in partnership with Network Plus to meet and exceed your service-level expectations in a cost-reflective way.

## 3.3 Infrastructure charges

There is a modest increase to our infrastructure charges for 2022/2023, which reflects our latest forecast of network reinforcement expenditure for the next 5-year period ending on 31 March 2027.

For more information on our infrastructure charges, please see **section 4** of our **New Connection Charging Arrangements 2022/2023**: [yorkshirewater.com/developers/developer-services-charges](https://yorkshirewater.com/developers/developer-services-charges)

### Infrastructure charges 2022/2023

**Standard water infrastructure charge – £80**

**Standard foul water infrastructure charge – £60**

**Standard surface water infrastructure charge – £160**

### 3.4 Fixed water connection charges

Under our new service-partner contract with Network Plus, we've moved away from a 'target cost model' – charging based on the expected costs of construction works – to a fixed schedule of rates, which provides more certainty, more transparency, and more cost-reflective pricing.

From 1 April 2022, we'll no longer be offering the option of a bespoke charge for regular water connection services; these service items will now be covered by the fixed charges published in section 2 of our 2022/2023 Charging Arrangements.

As an exception, we will only charge a bespoke cost for clean-water services in infrequent or special circumstances not covered by our regular Charging Arrangements, such as:

- complex or challenging projects involving a certain degree of engineering difficulty
- easements to access new mains installed on third-party land
- special fittings not listed in our Charging Arrangements.

For more information on infrequent or special circumstances, please see section 2.6 of our New Connection Charging Arrangements 2022/2023: [yorkshirewater.com/developers/developer-services-charges](https://yorkshirewater.com/developers/developer-services-charges)

### 3.5 Surveys

We're simplifying how we conduct surveys related to our clean-water services.

As part of our response to applications for new water connection services, we'll continue to conduct a survey to determine what work is needed to connect your property or development. However, we don't always need to carry out this survey on site, for example if we have enough information from your application and our records to do a desktop survey.

We'll conduct our surveys either via desktop or site visit depending on our assessment of your requirements and the complexity of your site when we receive your application.

### 3.6 Meter housing unit charge

Previously, we've charged a bespoke cost for water meter housing units based on the type of unit – single or manifold. We want to make things simpler and provide more certainty going forward. That's why, from 1 April 2022, housing units will be covered by a fixed charge of £40 per property connected, regardless of the type of unit used.

#### Meter housing unit charge

**£40 per property connected  
(any unit type)**

### 3.7 Network assembly charges

In recent years, our charges for network assembly (components – such as washouts, hydrants and valves – installed on newly laid or diverted water mains) were absorbed into our main laying charges.

To reflect our new schedule of rates, we've listed these fixed charges as separate items in our New Connection Charging Arrangements 2022/2023.

### 3.8 Chlorination, testing and sampling costs

If we need to carry out chlorination, testing and sampling of new water mains that we've laid, these costs will now be absorbed into the fixed charges we collect for main laying and branch connections. These activities will no longer be listed as separate service items on additional main laying phases. We've also published our fixed charges for chlorination, testing and sampling on self-laid mains. We would normally only carry out this work on a self-lay site if the SLP is not accredited to do so.

### 3.9 Removed charges

We've removed the following from our published New Connection Charging Arrangements 2022/2023:

- the option for water connection quotes to be based on bespoke charges
- hydraulic modelling for clean-water pre-planning enquiries and point of connection enquiries
- hourly legal fees specifically related to our sewerage services.



# 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 2022/2023. 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, reinstatement, pipe laying and connections.
- 3. Infrastructure charges** – the costs of reinforcing our network for new developments across the whole Yorkshire Water region.

## 4.2 Sewer adoption technical assessment fees

If you're looking to offer a new or existing sewer for adoption, we'll continue to charge a fixed fee for technical assessment of your proposal. This fee will remain fixed at 2.5% of the construction costs or a minimum of £500, which we'll invoice to you after we've received your completed application.

## 4.3 The basis of our infrastructure charges

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

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

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

## 4.4 Environmental incentives

We're committed to environmental protection as a guiding principle and continue to encourage you to think about the benefits of sustainability through our water efficiency and sustainable drainage incentives.

If the properties you're developing are estimated to use less water than the standard 125 litres per person per day (lpppd), we'll apply a percentage discount to our water and foul water infrastructure charges based on the percentage shortfall below 125 lpppd.

You also won't need to pay our surface water infrastructure charge at all if your development will discharge surface water to a watercourse or soakaway instead of a public surface water sewer.

For more information, please see section 4 of our New Connection Charging Arrangements 2022/2023: [yorkshirewater.com/developers/developer-services-charges](https://www.yorkshirewater.com/developers/developer-services-charges)

# 5. What do our 2022/2023 charges look like?

## We've put together six worked examples to show you what our 2022/2023 charges look like in typical development scenarios.

These examples illustrate the six scenarios Ofwat have asked us to produce<sup>2</sup>, from a single-household connection to a large development needing new mains and communication pipes.

Just so you know, these aren't real projects; they're examples to help illustrate our charges for 2022/2023.

We've included a table for each scenario following Ofwat's standard format for worked examples<sup>2</sup>. Each table breaks down all of the water and sewerage charges associated with that scenario, including what we would charge for services provided to SLPs and NAVs. We've worked on the assumption that all contestable services will be provided by an accredited third party.

In each scenario, infrastructure charges would be applicable. A discount could be applied to the water and foul water infrastructure charges if the estimated water usage is below **125 litres per person per day (lpppd)**. In our tables, we've listed the standard rate based on 125 lpppd. Below each table, there's a discounted rate based on 110 lpppd that illustrates the savings available through our **water efficiency incentive**.

Each table also includes a footnote illustrating our **sustainable drainage incentive** – this is the waiver we will apply to our surface water infrastructure charge if the development will discharge surface water to a watercourse or soakaway instead of a public surface water sewer.

### For the purposes of these examples:

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

<sup>2</sup> [ofwat.gov.uk/publication/common-terms-and-worked-examples-english-new-connection-rules-effective-from-april-2022](https://www.ofwat.gov.uk/publication/common-terms-and-worked-examples-english-new-connection-rules-effective-from-april-2022)

## 5.1 Single connection to a house from an existing main

Scenario 1: Single connection to a house from an existing main										Alternative delivery method
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)
<b>Pre-construction charges</b>										
Y	<b>Application fee</b>	<b>Per application</b>	<b>1</b>	<b>155</b>	<b>155</b>	N/A	N/A	<b>N</b>	<b>0</b>	<b>0</b>
Y	<b>Administration fee (checklist)</b>	<b>Per application</b>	<b>1</b>	<b>20</b>	<b>20</b>	N/A	N/A	<b>N</b>	N/A	N/A
N	Design fee	N/A	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A
<b>Construction charges</b>										
Y	<b>Service connection<sup>1</sup></b>	<b>Per connection</b>	<b>1</b>	<b>1,264</b>	<b>1,264</b>	<b>52</b>	<b>104</b>	<b>Y</b>	N/A	N/A
Y	<b>Pipework (road)</b>	<b>Per metre</b>	<b>2</b>	<b>79</b>	<b>158</b>	<b>52</b>	<b>104</b>	<b>Y</b>	N/A	N/A
Y	<b>Backfill &amp; reinstatement (road)</b>	<b>Per metre</b>	<b>2</b>	<b>64</b>	<b>128</b>	N/A	N/A	<b>Y</b>	N/A	N/A
N	Traffic management <sup>2</sup>	Per job	1	N/A	N/A	N/A	N/A	Y	N/A	N/A
Y	<b>Permit fee<sup>3</sup></b>	<b>Per job</b>	<b>1</b>	<b>75</b>	<b>75</b>	N/A	N/A	<b>Y</b>	N/A	N/A
N	Meter <sup>4</sup>	Per connection	1	N/A	N/A	N/A	N/A	Y	N/A	N/A
<b>Other charges</b>										
Y	<b>S106 sewerage application fee (foul water)</b>	<b>Per connection</b>	<b>1</b>	<b>490</b>	<b>490</b>	N/A	N/A	<b>N</b>	N/A	N/A
Y	<b>S106 sewerage application fee (surface water)</b>	<b>Per connection</b>	<b>1</b>	<b>490</b>	<b>490</b>	N/A	N/A	<b>N</b>	N/A	N/A
<b>Infrastructure charges</b>										
Y	<b>Water infrastructure charge</b>	<b>Per household property</b>	<b>1</b>	<b>80</b>	<b>80<sup>5</sup></b>	N/A	N/A	<b>N</b>	<b>80</b>	<b>80<sup>5</sup></b>
Y	<b>Foul water infrastructure charge</b>	<b>Per household property</b>	<b>1</b>	<b>60</b>	<b>60<sup>6</sup></b>	N/A	N/A	<b>N</b>	<b>60</b>	<b>60<sup>6</sup></b>
Y	<b>Surface water infrastructure charge</b>	<b>Per household property</b>	<b>1</b>	<b>160</b>	<b>160<sup>7</sup></b>	N/A	N/A	<b>N</b>	<b>160</b>	<b>160<sup>7</sup></b>
<b>Income offset</b>										
N	Income offset - water	N/A	N/A	0	0	N/A	N/A	N	0	0
N	Income offset - sewerage	N/A	N/A	0	0	N/A	N/A	N	0	0
<b>Totals</b>					<b>3,080</b>		<b>208</b>			<b>300</b>

1. Includes first 2m of excavation and reinstatement, first 2m of pipe laying and connection of 25mm MDPE communication pipe, external stop tap and meter/chamber.

2. Traffic management fee included in the service connection charge.

3. A council fee which we pass onto you for roadworks to be safely carried out. Permit fees vary across different councils and are dependent on the amount of work being carried out.

4. Meter installation included in the service connection charge.

5. **£70.40** if the estimated water usage is 110 lpppd (for example) rather than the standard 125 lpppd.

6. **£52.80** if the estimated water usage is 110 lpppd (for example) rather than the standard 125 lpppd.

7. **£0** if you discharge to a watercourse/soakaway instead of a public surface water sewer.

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

Scenario 2: Single connection to a block of flats from an existing main										Alternative delivery method		
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate <sup>1</sup> (£)	NAV total charge <sup>1</sup> (£)
<b>Pre-construction charges</b>												
Y	Application fee	Per application	1	168	168	N/A	N/A	N	0	0	0	0
Y	Administration fee (checklist)	Per application	1	20	20	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
<b>Construction charges</b>												
Y	Service connection <sup>2</sup>	Per connection	1	1,938	1,938	52	104	Y	N/A	N/A	N/A	N/A
Y	Pipework (road & unmade ground)	Per metre	6	79	474	52	312	Y	N/A	N/A	N/A	N/A
Y	Backfill & reinstatement (road)	Per metre	2	64	128	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Backfill & reinstatement (unmade ground)	Per metre	4	16	64	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Internal housing units	Per flat	10	40	400	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Internal meters	Per flat	10	38	380	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Delivery of meters & housing units	Per delivery	1	295	295	N/A	N/A	Y	N/A	N/A	N/A	N/A
N	Traffic management <sup>3</sup>	Per job	1	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Permit fee <sup>4</sup>	Per job	1	75	75	N/A	N/A	Y	N/A	N/A	N/A	N/A
<b>Other charges</b>												
Y	S106 sewerage application fee (foul water)	Per connection	1	490	490	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	490	490	N/A	N/A	N	N/A	N/A	N/A	N/A
<b>Infrastructure charges</b>												
Y	Water infrastructure charge	Per flat	10	80	800 <sup>5</sup>	N/A	N/A	N	80	800 <sup>5</sup>	80	800 <sup>5</sup>
Y	Foul water infrastructure charge	Per flat	10	60	600 <sup>6</sup>	N/A	N/A	N	60	600 <sup>6</sup>	60	600 <sup>6</sup>
Y	Surface water infrastructure charge	Per flat	10	160	1,600 <sup>7</sup>	N/A	N/A	N	160	1,600 <sup>7</sup>	160	1,600 <sup>7</sup>
<b>Income offset</b>												
N	Income offset - water	N/A	N/A	N/A	N/A	N/A	N/A	N	0	0	0	0
N	Income offset - sewerage	N/A	N/A	N/A	N/A	N/A	N/A	N	0	0	0	0
<b>Totals</b>					<b>7,922</b>	<b>416</b>			<b>3,000</b>	<b>3,000</b>		

1. These NAV columns assume that the NAV will pursue the self-lay route. If a NAV opts for YW to carry out the connection, they will be charged the amounts listed in the 'Rate' and 'Total charge' columns.

2. Includes first 2m of excavation and reinstatement, first 2m of pipe laying and connection of 63mm MDPE communication pipe and external stop tap (external meter free of charge).

3. Traffic management fee included in the service connection charge.

4. A council fee which we pass onto you for roadworks to be safely carried out. Permit fees vary across different councils and are dependent on the amount of work being carried out.

5. **£704** if the estimated water usage for each property is 110 lpppd (for example) rather than the standard 125 lpppd.

6. **£528** if the estimated water usage for each property is 110 lpppd (for example) rather than the standard 125 lpppd.

7. **£0** if the block discharges to a watercourse/soakaway instead of a public surface water sewer.

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

Scenario 3: Medium housing development needing new mains and communication pipes (excavation and reinstatement by others) Alternative delivery method												
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate¹ (£)	NAV total charge¹ (£)
<b>Pre-construction charges - connection</b>												
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
<b>Y</b>	<b>Administration fee (bulk order request)</b>	<b>Per request</b>	<b>3</b>	<b>67</b>	<b>201</b>	N/A	N/A	<b>N</b>	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
<b>Pre-construction charges - mains</b>												
<b>Y</b>	<b>Application fee</b>	<b>Per application</b>	<b>1</b>	<b>300</b>	<b>300</b>	N/A	N/A	<b>N</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>300</b>
<b>Y</b>	<b>Administration fee (mains call-off request)</b>	<b>Per request</b>	<b>3</b>	<b>199</b>	<b>597</b>	N/A	N/A	<b>N</b>	<b>199</b>	<b>199</b>	<b>199</b>	<b>199</b>
<b>Y</b>	<b>Design fee</b>	<b>Per application</b>	<b>1</b>	<b>1,263</b>	<b>1,263</b>	N/A	N/A	<b>Y</b>	N/A	N/A	N/A	N/A
<b>Y</b>	<b>Fire service consultation fee</b>	<b>Per application</b>	<b>1</b>	<b>43</b>	<b>43</b>	N/A	N/A	<b>Y</b>	N/A	N/A	N/A	N/A
<b>Y</b>	<b>S41/S51A Agreement fee</b>	<b>Per application</b>	<b>1</b>	<b>39</b>	<b>39</b>	N/A	N/A	<b>N</b>	<b>39</b>	<b>39</b>	<b>39</b>	<b>39</b>
<b>Construction charges - connection</b>												
<b>Y</b>	<b>Service connection²</b>	<b>Per connection</b>	<b>50</b>	<b>327</b>	<b>16,350</b>	<b>53</b>	<b>2,650</b>	<b>Y</b>	N/A	N/A	N/A	N/A
N	Pipework³	Per metre	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A
N	Meter installation⁴	Per metre	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A
<b>Construction charges - mains</b>												
<b>Y</b>	<b>Branch connection⁵</b>	<b>Per connection</b>	<b>1</b>	<b>3,592</b>	<b>3,592</b>	<b>21</b>	<b>21</b>	<b>Y</b>	N/A	N/A	N/A	N/A
<b>Y</b>	<b>Off-site main laying (125mm)</b>	<b>Per metre</b>	<b>9</b>	<b>73</b>	<b>657</b>	<b>21</b>	<b>189</b>	<b>Y</b>	N/A	N/A	N/A	N/A
<b>Y</b>	<b>Off-site backfill &amp; reinstatement</b>	<b>Per metre</b>	<b>10</b>	<b>39</b>	<b>390</b>	N/A	N/A	<b>Y</b>	N/A	N/A	N/A	N/A
<b>Y</b>	<b>On-site main laying (≤125mm)</b>	<b>Per metre</b>	<b>290</b>	<b>24</b>	<b>6,960</b>	<b>21</b>	<b>6,090</b>	<b>Y</b>	N/A	N/A	N/A	N/A
<b>Y</b>	<b>Additional phases</b>	<b>Per phase</b>	<b>2</b>	<b>2,768</b>	<b>5,536</b>	<b>21</b>	<b>42</b>	<b>Y</b>	N/A	N/A	N/A	N/A
<b>Y</b>	<b>Washouts</b>	<b>Per washout</b>	<b>3</b>	<b>462</b>	<b>1,386</b>	N/A	N/A	<b>Y</b>	N/A	N/A	N/A	N/A
<b>Y</b>	<b>Valves</b>	<b>Per valve</b>	<b>4</b>	<b>400</b>	<b>1,600</b>	N/A	N/A	<b>Y</b>	N/A	N/A	N/A	N/A
<b>Y</b>	<b>Trial holes (unmade ground)</b>	<b>Per trial hole</b>	<b>1</b>	<b>1,888</b>	<b>1,888</b>	N/A	N/A	<b>Y</b>	N/A	N/A	N/A	N/A
<b>Y</b>	<b>Reinstatement of trial holes (unmade)</b>	<b>Per m²</b>	<b>1</b>	<b>149</b>	<b>149</b>	N/A	N/A	<b>Y</b>	N/A	N/A	N/A	N/A
<b>Y</b>	<b>Road closure fee⁶</b>	<b>Per job</b>	<b>1</b>	<b>1,025</b>	<b>1,025</b>	N/A	N/A	<b>Y</b>	N/A	N/A	N/A	N/A
<b>Y</b>	<b>Parking bay suspensions fee⁶</b>	<b>Per parking bay</b>	<b>8</b>	<b>25</b>	<b>200</b>	N/A	N/A	<b>Y</b>	N/A	N/A	N/A	N/A
<b>Y</b>	<b>Permit fee⁶</b>	<b>Per job</b>	<b>1</b>	<b>211</b>	<b>211</b>	N/A	N/A	<b>Y</b>	N/A	N/A	N/A	N/A

1. These NAV columns assume that the NAV will pursue the self-lay route. If a NAV opts for the requisition route, they will be charged the amounts listed in the 'Rate' and 'Total charge' columns.

2. Includes connection of 25mm MDPE communication pipe to main and installation of 15mm MSM meter.

3. Pipe laying, excavation and reinstatement not included. We don't currently offer this service for on-site service connections.

4. Meter installation costs are included in the service connection charge.

5. Includes connection of 125mm off-site main and first metre of off-site main laying, plus installation of a sluice valve and a washout.

6. Council fees which we pass onto you for roadworks to be safely carried out. Council fees vary across different councils and are dependent on the amount of work being carried out.

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

Scenario 3: Medium housing development needing new mains and communication pipes (excavation and reinstatement by others) Alternative delivery method												
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate (£)	NAV total charge (£)
<b>Other charges<sup>7</sup></b>												
Y	Pre-planning sewerage enquiry	Per enquiry	1	172	172	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 application (min. £500)	Per application	1	500	500	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 standard assessment and inspection fee	Per scheme	1	8,421	8,421	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 Agreement prepared by YW	Per Agreement	1	279	279	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (foul water)	Per connection	1	186	186	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	186	186	N/A	N/A	N	N/A	N/A	N/A	N/A
<b>Infrastructure charges</b>												
Y	Water infrastructure charge	Per property	50	80	4,000 <sup>8</sup>	N/A	N/A	N	80	4,000 <sup>8</sup>	80	4,000 <sup>8</sup>
Y	Foul water infrastructure charge	Per property	50	60	3,000 <sup>9</sup>	N/A	N/A	N	60	3,000 <sup>9</sup>	60	3,000 <sup>9</sup>
Y	Surface water infrastructure charge	Per property	50	160	8,000 <sup>10</sup>	N/A	N/A	N	160	8,000 <sup>10</sup>	160	8,000 <sup>10</sup>
<b>Income offset</b>												
N	Income offset - water	N/A	N/A	0	0	N/A	N/A	N	0	0	0	0
N	Income offset - sewerage	N/A	N/A	0	0	N/A	N/A	N	0	0	0	0
<b>Totals</b>					<b>67,131</b>	<b>8,992</b>			<b>15,538</b>	<b>15,538</b>		

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

8. **£3,520** if the estimated water usage for each property is 110 lpppd (for example) rather than the standard 125 lpppd.

9. **£2,640** if the estimated water usage for each property is 110 lpppd (for example) rather than the standard 125 lpppd.

10. **£0** if the development as a whole discharges to a watercourse instead of a public surface water sewer.

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

Scenario 4: Medium housing development needing new mains and communication pipes (excavation and reinstatement by Yorkshire Water)												Alternative delivery method	
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate <sup>1</sup> (£)	NAV total charge <sup>1</sup> (£)	
<b>Pre-construction charges - connection</b>													
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	
<b>Y</b>	<b>Administration fee (bulk order request)</b>	<b>Per request</b>	<b>3</b>	<b>67</b>	<b>201</b>	N/A	N/A	<b>N</b>	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	
<b>Pre-construction charges - mains</b>													
<b>Y</b>	<b>Application fee</b>	<b>Per application</b>	<b>1</b>	<b>300</b>	<b>300</b>	N/A	N/A	<b>N</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>300</b>	
<b>Y</b>	<b>Administration fee (mains call-off request)</b>	<b>Per request</b>	<b>3</b>	<b>199</b>	<b>597</b>	N/A	N/A	<b>N</b>	<b>199</b>	<b>199</b>	<b>199</b>	<b>199</b>	
<b>Y</b>	<b>Design fee</b>	<b>Per application</b>	<b>1</b>	<b>1,263</b>	<b>1,263</b>	N/A	N/A	<b>Y</b>	N/A	N/A	N/A	N/A	
<b>Y</b>	<b>Fire service consultation fee</b>	<b>Per application</b>	<b>1</b>	<b>43</b>	<b>43</b>	N/A	N/A	<b>Y</b>	N/A	N/A	N/A	N/A	
<b>Y</b>	<b>S41/S51A Agreement fee</b>	<b>Per application</b>	<b>1</b>	<b>39</b>	<b>39</b>	N/A	N/A	<b>N</b>	<b>39</b>	<b>39</b>	<b>39</b>	<b>39</b>	
<b>Construction charges - connection</b>													
<b>Y</b>	<b>Service connection<sup>2</sup></b>	<b>Per connection</b>	<b>50</b>	<b>327</b>	<b>16,350</b>	<b>53</b>	<b>2,650</b>	<b>Y</b>	N/A	N/A	N/A	N/A	
N	Pipework <sup>3</sup>	Per metre	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A	
N	Meter installation <sup>4</sup>	Per metre	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A	
<b>Construction charges - mains</b>													
<b>Y</b>	<b>Branch connection<sup>5</sup></b>	<b>Per connection</b>	<b>1</b>	<b>3,016</b>	<b>3,016</b>	<b>21</b>	<b>21</b>	<b>Y</b>	N/A	N/A	N/A	N/A	
<b>Y</b>	<b>Off-site main laying (125mm - road)</b>	<b>Per metre</b>	<b>9</b>	<b>63</b>	<b>567</b>	<b>21</b>	<b>189</b>	<b>Y</b>	N/A	N/A	N/A	N/A	
<b>Y</b>	<b>Off-site backfill &amp; reinstatement (road)</b>	<b>Per metre</b>	<b>10</b>	<b>39</b>	<b>390</b>	N/A	N/A	<b>Y</b>	N/A	N/A	N/A	N/A	
<b>Y</b>	<b>On-site main laying (125mm - footpath)</b>	<b>Per metre</b>	<b>50</b>	<b>63</b>	<b>3,150</b>	<b>21</b>	<b>1,050</b>	<b>Y</b>	N/A	N/A	N/A	N/A	
<b>Y</b>	<b>On-site backfill &amp; reinstatement (footpath)</b>	<b>Per metre</b>	<b>50</b>	<b>39</b>	<b>1,950</b>	N/A	N/A	<b>Y</b>	N/A	N/A	N/A	N/A	
<b>Y</b>	<b>On-site main laying (≤125mm - unmade)</b>	<b>Per metre</b>	<b>240</b>	<b>63</b>	<b>15,120</b>	<b>21</b>	<b>5,040</b>	<b>Y</b>	N/A	N/A	N/A	N/A	
<b>Y</b>	<b>On-site backfill &amp; reinstatement (unmade ground)</b>	<b>Per metre</b>	<b>240</b>	<b>10</b>	<b>2,400</b>	N/A	N/A	<b>Y</b>	N/A	N/A	N/A	N/A	
<b>Y</b>	<b>Additional phases</b>	<b>Per phase</b>	<b>2</b>	<b>3,016</b>	<b>6,032</b>	<b>21</b>	<b>42</b>	<b>Y</b>	N/A	N/A	N/A	N/A	
<b>Y</b>	<b>Washouts</b>	<b>Per washout</b>	<b>3</b>	<b>512</b>	<b>1,536</b>	N/A	N/A	<b>Y</b>	N/A	N/A	N/A	N/A	

1. These NAV columns assume that the NAV will pursue the self-lay route. If a NAV opts for the requisition route, they will be charged the amounts listed in the 'Rate' and 'Total charge' columns.

2. Includes connection of 25mm MDPE communication pipe to main and installation of 15mm MSM meter.

3. Pipe laying, excavation and reinstatement not included. We don't currently offer this service for on-site service connections.

4. Meter installation costs are included in the service connection charge.

5. Includes connection of 125mm off-site main and first metre of off-site main laying, plus installation of a sluice valve and a washout.

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

Scenario 4: Medium housing development needing new mains and communication pipes (excavation and reinstatement by Yorkshire Water)											Alternative delivery method	
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate (£)	NAV total charge (£)
<b>Construction charges - mains (continued)</b>												
Y	<b>Valves</b>	<b>Per valve</b>	<b>4</b>	<b>450</b>	<b>1,800</b>	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	<b>Trial holes (unmade ground)</b>	<b>Per trial hole</b>	<b>1</b>	<b>1,888</b>	<b>1,888</b>	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	<b>Reinstatement of trial holes (unmade)</b>	<b>Per m<sup>2</sup></b>	<b>1</b>	<b>149</b>	<b>149</b>	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	<b>Road closure fee<sup>6</sup></b>	<b>Per job</b>	<b>1</b>	<b>1,025</b>	<b>1,025</b>	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	<b>Parking bay suspensions fee<sup>6</sup></b>	<b>Per parking bay</b>	<b>8</b>	<b>25</b>	<b>200</b>	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	<b>Permit fee<sup>6</sup></b>	<b>Per job</b>	<b>1</b>	<b>211</b>	<b>211</b>	N/A	N/A	Y	N/A	N/A	N/A	N/A
<b>Other charges<sup>7</sup></b>												
Y	<b>Pre-planning sewerage enquiry</b>	<b>Per enquiry</b>	<b>1</b>	<b>172</b>	<b>172</b>	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	<b>S104 application (min. £500)</b>	<b>Per application</b>	<b>1</b>	<b>500</b>	<b>500</b>	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	<b>S104 standard assessment and inspection fee</b>	<b>Per scheme</b>	<b>1</b>	<b>8,421</b>	<b>8,421</b>	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	<b>S104 Agreement prepared by YW</b>	<b>Per Agreement</b>	<b>1</b>	<b>279</b>	<b>279</b>	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	<b>S106 sewerage application fee (foul water)</b>	<b>Per connection</b>	<b>1</b>	<b>186</b>	<b>186</b>	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	<b>S106 sewerage application fee (surface water)</b>	<b>Per connection</b>	<b>1</b>	<b>186</b>	<b>186</b>	N/A	N/A	N	N/A	N/A	N/A	N/A
<b>Infrastructure charges</b>												
Y	<b>Water infrastructure charge</b>	<b>Per property</b>	<b>50</b>	<b>80</b>	<b>4,000<sup>8</sup></b>	N/A	N/A	N	<b>80</b>	<b>4,000<sup>8</sup></b>	<b>80</b>	<b>4,000<sup>8</sup></b>
Y	<b>Foul water infrastructure charge</b>	<b>Per property</b>	<b>50</b>	<b>60</b>	<b>3,000<sup>9</sup></b>	N/A	N/A	N	<b>60</b>	<b>3,000<sup>9</sup></b>	<b>60</b>	<b>3,000<sup>9</sup></b>
Y	<b>Surface water infrastructure charge</b>	<b>Per property</b>	<b>50</b>	<b>160</b>	<b>8,000<sup>10</sup></b>	N/A	N/A	N	<b>160</b>	<b>8,000<sup>10</sup></b>	<b>160</b>	<b>8,000<sup>10</sup></b>
<b>Income offset</b>												
N	Income offset - water	N/A	N/A	0	0	N/A	N/A	N	0	0	0	0
N	Income offset - sewerage	N/A	N/A	0	0	N/A	N/A	N	0	0	0	0
<b>Totals</b>					<b>82,971</b>	<b>8,992</b>				<b>15,538</b>	<b>15,538</b>	

6. Council fees which we pass onto you for roadworks to be safely carried out. Council fees vary across different councils and are dependent on the amount of work being carried out.

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

8. **£3,520** if the estimated water usage for each property is 110 lpppd (for example) rather than the standard 125 lpppd.

9. **£2,640** if the estimated water usage for each property is 110 lpppd (for example) rather than the standard 125 lpppd.

10. **£0** if the development as a whole discharges to a watercourse instead of a public surface water sewer.



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

Scenario 5: Large housing development needing new mains and communication pipes (excavation and reinstatement by others)											Alternative delivery method	
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate <sup>1</sup> (£)	NAV total charge <sup>1</sup> (£)
<b>Pre-construction charges - connection</b>												
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	<b>Administration fee (bulk order request)</b>	<b>Per request</b>	<b>6</b>	<b>67</b>	<b>402</b>	N/A	N/A	<b>N</b>	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
<b>Pre-construction charges - mains</b>												
Y	<b>Application fee</b>	<b>Per application</b>	<b>1</b>	<b>300</b>	<b>300</b>	N/A	N/A	<b>N</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>300</b>
Y	<b>Administration fee (mains call-off request)</b>	<b>Per request</b>	<b>6</b>	<b>199</b>	<b>1,194</b>	N/A	N/A	<b>N</b>	<b>199</b>	<b>199</b>	<b>199</b>	<b>199</b>
Y	<b>Design fee</b>	<b>Per application</b>	<b>1</b>	<b>1,592</b>	<b>1,592</b>	N/A	N/A	<b>Y</b>	N/A	N/A	N/A	N/A
Y	<b>Fire service consultation fee</b>	<b>Per application</b>	<b>1</b>	<b>43</b>	<b>43</b>	N/A	N/A	<b>Y</b>	N/A	N/A	N/A	N/A
Y	<b>S41/S51A Agreement fee</b>	<b>Per application</b>	<b>1</b>	<b>39</b>	<b>39</b>	N/A	N/A	<b>N</b>	<b>39</b>	<b>39</b>	<b>39</b>	<b>39</b>
<b>Construction charges - connection</b>												
Y	<b>Service connection<sup>2</sup></b>	<b>Per connection</b>	<b>200</b>	<b>327</b>	<b>65,400</b>	<b>53</b>	<b>10,600</b>	<b>Y</b>	N/A	N/A	N/A	N/A
N	Pipework <sup>3</sup>	Per metre	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A
N	Meter installation <sup>4</sup>	Per metre	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A
<b>Construction charges - mains</b>												
Y	<b>Branch connection<sup>5</sup></b>	<b>Per connection</b>	<b>1</b>	<b>4,920</b>	<b>4,920</b>	<b>29</b>	<b>29</b>	<b>Y</b>	N/A	N/A	N/A	N/A
Y	<b>Off-site main laying (180mm)</b>	<b>Per metre</b>	<b>19</b>	<b>120</b>	<b>2,280</b>	<b>29</b>	<b>551</b>	<b>Y</b>	N/A	N/A	N/A	N/A
Y	<b>Off-site backfill &amp; reinstatement</b>	<b>Per metre</b>	<b>20</b>	<b>39</b>	<b>780</b>	N/A	N/A	<b>Y</b>	N/A	N/A	N/A	N/A
Y	<b>On-site main laying (180mm)</b>	<b>Per metre</b>	<b>10</b>	<b>58</b>	<b>580</b>	<b>29</b>	<b>290</b>	<b>Y</b>	N/A	N/A	N/A	N/A
Y	<b>On-site main laying (≤125mm)<sup>6</sup></b>	<b>Per metre</b>	<b>880</b>	<b>24</b>	<b>21,120</b>	<b>21</b>	<b>18,480</b>	<b>Y</b>	N/A	N/A	N/A	N/A
Y	<b>Additional phases</b>	<b>Per phase</b>	<b>5</b>	<b>2,768</b>	<b>13,840</b>	<b>21</b>	<b>105</b>	<b>Y</b>	N/A	N/A	N/A	N/A
Y	<b>Washouts</b>	<b>Per washout</b>	<b>9</b>	<b>462</b>	<b>4,158</b>	N/A	N/A	<b>Y</b>	N/A	N/A	N/A	N/A
Y	<b>Valves</b>	<b>Per valve</b>	<b>7</b>	<b>400</b>	<b>2,800</b>	N/A	N/A	<b>Y</b>	N/A	N/A	N/A	N/A
Y	<b>Trial holes (unmade ground)</b>	<b>Per trial hole</b>	<b>2</b>	<b>1,888</b>	<b>3,776</b>	N/A	N/A	<b>Y</b>	N/A	N/A	N/A	N/A
Y	<b>Reinstatement of trial holes (unmade)</b>	<b>Per m<sup>2</sup></b>	<b>2</b>	<b>149</b>	<b>298</b>	N/A	N/A	<b>Y</b>	N/A	N/A	N/A	N/A
Y	<b>Road closure fee<sup>7</sup></b>	<b>Per job</b>	<b>1</b>	<b>1,025</b>	<b>1,025</b>	N/A	N/A	<b>Y</b>	N/A	N/A	N/A	N/A
Y	<b>Parking bay suspensions fee<sup>7</sup></b>	<b>Per parking bay</b>	<b>8</b>	<b>25</b>	<b>200</b>	N/A	N/A	<b>Y</b>	N/A	N/A	N/A	N/A
Y	<b>Permit fee<sup>7</sup></b>	<b>Per job</b>	<b>1</b>	<b>211</b>	<b>211</b>	N/A	N/A	<b>Y</b>	N/A	N/A	N/A	N/A

1. These NAV columns assume that the NAV will pursue the self-lay route. If a NAV opts for the requisition route, they will be charged the amounts listed in the 'Rate' and 'Total charge' columns.

2. Includes connection of 25mm MDPE communication pipe to main and installation of 15mm MSM meter.

3. Pipe laying, excavation and reinstatement not included. We don't currently offer this service for on-site service connections.

4. Meter installation costs are included in the service connection charge.

5. Includes connection of 180mm off-site main and first metre of off-site main laying, plus installation of a sluice valve and a washout.

6. Includes 400m of 90mm main and 480m of 125mm main.

7. Council fees which we pass onto you for roadworks to be safely carried out. Council fees vary across different councils and are dependent on the amount of work being carried out.

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

Scenario 5: Large housing development needing new mains and communication pipes (excavation and reinstatement by others)										Alternative delivery method		
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate (£)	NAV total charge (£)
<b>Other charges<sup>8</sup></b>												
Y	Pre-planning sewerage enquiry	Per enquiry	1	172	172	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 application (min. £500)	Per application	1	500	500	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 standard assessment and inspection fee	Per scheme	1	35,250	35,250	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 Agreement prepared by YW	Per Agreement	1	279	279	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (foul water)	Per connection	1	186	186	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	186	186	N/A	N/A	N	N/A	N/A	N/A	N/A
<b>Infrastructure charges</b>												
Y	Water infrastructure charge	Per property	200	80	16,000 <sup>9</sup>	N/A	N/A	N	80	16,000 <sup>9</sup>	80	16,000 <sup>9</sup>
Y	Foul water infrastructure charge	Per property	200	60	12,000 <sup>10</sup>	N/A	N/A	N	60	12,000 <sup>10</sup>	60	12,000 <sup>10</sup>
Y	Surface water infrastructure charge	Per property	200	160	32,000 <sup>11</sup>	N/A	N/A	N	160	32,000 <sup>11</sup>	160	32,000 <sup>11</sup>
<b>Income offset</b>												
N	Income offset - water	N/A	0	0	0	N/A	N/A	N	0	0	0	0
N	Income offset - sewerage	N/A	0	0	0	N/A	N/A	N	0	0	0	0
<b>Totals</b>					<b>221,531</b>	<b>30,055</b>			<b>60,538</b>	<b>60,538</b>		

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

9. **£14,080** if the estimated water usage for each property is 110 lpppd (for example) rather than the standard 125 lpppd.

10. **£10,560** if the estimated water usage for each property is 110 lpppd (for example) rather than the standard 125 lpppd.

11. **£0** if the development as a whole discharges to a watercourse instead of a public surface water sewer.

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

Scenario 6: Large housing development needing new mains and communication pipes (excavation and reinstatement by Yorkshire Water)											Alternative delivery method	
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate <sup>1</sup> (£)	NAV total charge <sup>1</sup> (£)
<b>Pre-construction charges - connection</b>												
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
<b>Y</b>	<b>Administration fee (bulk order request)</b>	<b>Per request</b>	<b>6</b>	<b>67</b>	<b>402</b>	N/A	N/A	<b>N</b>	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
<b>Pre-construction charges - mains</b>												
<b>Y</b>	<b>Application fee</b>	<b>Per application</b>	<b>1</b>	<b>300</b>	<b>300</b>	N/A	N/A	<b>N</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>300</b>
<b>Y</b>	<b>Administration fee (mains call-off request)</b>	<b>Per request</b>	<b>6</b>	<b>199</b>	<b>1,194</b>	N/A	N/A	<b>N</b>	<b>199</b>	<b>199</b>	<b>199</b>	<b>199</b>
<b>Y</b>	<b>Design fee</b>	<b>Per application</b>	<b>1</b>	<b>1,592</b>	<b>1,592</b>	N/A	N/A	<b>Y</b>	N/A	N/A	N/A	N/A
<b>Y</b>	<b>Fire service consultation fee</b>	<b>Per application</b>	<b>1</b>	<b>43</b>	<b>43</b>	N/A	N/A	<b>Y</b>	N/A	N/A	N/A	N/A
<b>Y</b>	<b>S41/S51A Agreement fee</b>	<b>Per application</b>	<b>1</b>	<b>39</b>	<b>39</b>	N/A	N/A	<b>N</b>	<b>39</b>	<b>39</b>	<b>39</b>	<b>39</b>
<b>Construction charges - connection</b>												
<b>Y</b>	<b>Service connection<sup>2</sup></b>	<b>Per connection</b>	<b>200</b>	<b>327</b>	<b>65,400</b>	<b>53</b>	<b>10,600</b>	<b>Y</b>	N/A	N/A	N/A	N/A
N	Pipework <sup>3</sup>	Per metre	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A
N	Meter installation <sup>4</sup>	Per metre	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A	N/A	N/A
<b>Construction charges - mains</b>												
<b>Y</b>	<b>Branch connection<sup>5</sup></b>	<b>Per connection</b>	<b>1</b>	<b>4,343</b>	<b>4,343</b>	<b>29</b>	<b>29</b>	<b>Y</b>	N/A	N/A	N/A	N/A
<b>Y</b>	<b>Off-site main laying (180mm - road)</b>	<b>Per metre</b>	<b>19</b>	<b>109</b>	<b>2,071</b>	<b>29</b>	<b>551</b>	<b>Y</b>	N/A	N/A	N/A	N/A
<b>Y</b>	<b>Off-site backfill &amp; reinstatement (road)</b>	<b>Per metre</b>	<b>20</b>	<b>39</b>	<b>780</b>	N/A	N/A	<b>Y</b>	N/A	N/A	N/A	N/A
<b>Y</b>	<b>On-site main laying (180mm - footpath)</b>	<b>Per metre</b>	<b>100</b>	<b>109</b>	<b>10,900</b>	<b>29</b>	<b>2,900</b>	<b>Y</b>	N/A	N/A	N/A	N/A
<b>Y</b>	<b>On-site backfill &amp; reinstatement (footpath)</b>	<b>Per metre</b>	<b>100</b>	<b>39</b>	<b>3,900</b>	N/A	N/A	<b>Y</b>	N/A	N/A	N/A	N/A
<b>Y</b>	<b>On-site main laying (≤125mm - unmade)</b>	<b>Per metre</b>	<b>880</b>	<b>63</b>	<b>55,440</b>	<b>21</b>	<b>18,480</b>	<b>Y</b>	N/A	N/A	N/A	N/A
<b>Y</b>	<b>On-site backfill &amp; reinstatement (unmade ground)</b>	<b>Per metre</b>	<b>880</b>	<b>10</b>	<b>8,800</b>	N/A	N/A	<b>Y</b>	N/A	N/A	N/A	N/A
<b>Y</b>	<b>Additional phases</b>	<b>Per phase</b>	<b>5</b>	<b>3,016</b>	<b>15,080</b>	<b>21</b>	<b>105</b>	<b>Y</b>	N/A	N/A	N/A	N/A
<b>Y</b>	<b>Washouts</b>	<b>Per washout</b>	<b>9</b>	<b>512</b>	<b>4,608</b>	N/A	N/A	<b>Y</b>	N/A	N/A	N/A	N/A

1. These NAV columns assume that the NAV will pursue the self-lay route. If a NAV opts for the requisition route, they will be charged the amounts listed in the 'Rate' and 'Total charge' columns.

2. Includes connection of 25mm MDPE communication pipe to main and installation of 15mm MSM meter.

3. Pipe laying, excavation and reinstatement not included. We don't currently offer this service for on-site service connections.

4. Meter installation costs are included in the service connection charge.

5. Includes connection of 180mm main and first metre of off-site main laying, plus installation of a sluice valve and a washout.

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

Scenario 6: Large housing development needing new mains and communication pipes (excavation and reinstatement by Yorkshire Water)											Alternative delivery method	
Applicable charge?	Item	Unit	Qty.	Rate (£)	Total charge (£)	Barrier pipe uplift rate (£)	Barrier pipe uplift total charge (£)	Contest-able? (Y/N)	Self-lay rate (£)	Self-lay total charge (£)	NAV rate (£)	NAV total charge (£)
<b>Construction charges - mains (continued)</b>												
Y	Valves	Per valve	7	450	3,150	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Trial holes (unmade ground)	Per trial hole	2	1,888	3,776	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Reinstatement of trial holes (unmade)	Per m <sup>2</sup>	2	149	298	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Road closure fee <sup>6</sup>	Per job	1	1,025	1,025	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Parking bay suspensions fee <sup>6</sup>	Per parking bay	8	25	200	N/A	N/A	Y	N/A	N/A	N/A	N/A
Y	Permit fee <sup>6</sup>	Per job	1	211	211	N/A	N/A	Y	N/A	N/A	N/A	N/A
<b>Other charges<sup>7</sup></b>												
Y	Pre-planning sewerage enquiry	Per enquiry	1	172	172	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 application (min. £500)	Per application	1	500	500	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 standard assessment and inspection fee	Per scheme	1	35,250	35,250	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S104 Agreement prepared by YW	Per Agreement	1	279	279	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (foul water)	Per connection	1	186	186	N/A	N/A	N	N/A	N/A	N/A	N/A
Y	S106 sewerage application fee (surface water)	Per connection	1	186	186	N/A	N/A	N	N/A	N/A	N/A	N/A
<b>Infrastructure charges</b>												
Y	Water infrastructure charge	Per property	200	80	16,000 <sup>8</sup>	N/A	N/A	N	80	16,000 <sup>8</sup>	80	16,000 <sup>8</sup>
Y	Foul water infrastructure charge	Per property	200	60	12,000 <sup>9</sup>	N/A	N/A	N	60	12,000 <sup>9</sup>	60	12,000 <sup>9</sup>
Y	Surface water infrastructure charge	Per property	200	160	32,000 <sup>10</sup>	N/A	N/A	N	160	32,000 <sup>10</sup>	160	32,000 <sup>10</sup>
<b>Income offset</b>												
N	Income offset - water	N/A	N/A	0	0	N/A	N/A	N	0	0	0	0
N	Income offset - sewerage	N/A	N/A	0	0	N/A	N/A	N	0	0	0	0
<b>Totals</b>					<b>280,125</b>	<b>32,665</b>			<b>60,538</b>	<b>60,538</b>		

6. Council fees which we pass onto you for roadworks to be safely carried out. Council fees vary across different councils and are dependent on the amount of work being carried out.

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

8. **£14,080** if the estimated water usage for each property is 110 lpppd (for example) rather than the standard 125 lpppd.

9. **£10,560** if the estimated water usage for each property is 110 lpppd (for example) rather than the standard 125 lpppd.

10. **£0** if the development as a whole discharges to a watercourse instead of a public surface water sewer.

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Registered in England and Wales No.02366682



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