

New connection charges 2021/2022



YorkshireWater

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Navigating this document

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This section provides a suite of worked examples which may help you in understanding how our charges are applied. This section also contains a consolidated view of all our charges, and a definitions and abbreviations guide.

1. Introduction



Introduction

Welcome to our New Connection Services document

There are plenty of reasons why you might need a new water or sewerage connection. Maybe you're a homeowner looking to change your house layout, a builder with a property where there is no existing water or sewerage network, or a developer with a large site needing water and sewerage infrastructure for multiple properties?

No matter what the project, when it comes to water and sewer connections, you have options:

- A self lay provider (SLP) to complete the works
- A New Appointee and Variation (NAV) to complete the works for water and/or sewer connections
- A drainage contractor, to complete the on-site works and/or sewer connections
- Let us take care of it for you

If you do decide to undertake the design and construction yourself, it's important to remember some parts of development can only be carried out by us. You can find out more here:

yorkshirewater.com/developers/water/self-lay/

You'll also find out about any charges later in this document.

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1.1 What's in this document?

This document sets out our charges to you under the Water Industry Act 1991 for the period 1st April 2021 to 31st March 2022.

What do we charge for?

The Water Industry Act allows water companies to recover costs from customers for the provision of new infrastructure, services and connections to the water and sewer networks for new developments.

Our New Connection Services charges and processes include any relevant miscellaneous and ancillary costs, such as: assessment, inspection, design, legal fees, supervision charges, and traffic management. They are designed to give customers clarity and transparency when determining the most appropriate delivery route for them.

So you have all the information you need, we've also included an 'other charges' section relating to any new developments – not covered under Ofwat (The Water Services Regulation Authority) rules.

1.2 Ofwat approach to charging

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

The rules put forward by Ofwat mean we continue to develop our charging framework, with their four guiding principles in mind:

- Fairness and affordability
- Environmental protection
- Stability and predictability
- Transparency and customer focus

Providing a framework makes our water and sewerage services more predictable. Plus, our charges are standardised by the 'Charges for Connection Services Sector Guidance' issued by Water UK.

You can find more information about this at: ofwat.gov.uk/publication/charging-rules-for-new-connection-services-english-undertakers-from-april-2020/

1.3 Annual update to charges and customer consultation

Each year we undertake a review of our charges, ensuring they are fair, cost reflective and compliant with Ofwat rules and guidance.

Prior to the publication of our charges we hold workshops with our customers seeking feedback on our approach.

Your views always matter to us. Feedback from our customers is essential to ensure we are continuously improving in our approach to setting of charges. We welcome any comments or questions you may have about our charges for 2021/22. Get in touch with our friendly team. Email: Charges – developer.services.charges@yorkshirewater.co.uk

Find alternative methods to contact us in [section 8](#).

1.4 Your options for your project

When you need New Connections Services customers have a choice with regards to whom carries out certain works, who owns and operates the new network and who sends the bills.

Works is defined as either contestable or non-contestable and there is an adoption process to follow for both water and waste services.

The market for new infrastructure is open to competition and we recognise and welcome this. When a customer needs a new water or sewer connection they can choose to get a quotation, or estimate, for their connections charges from any, or all, of the providers below.

This enables the customer to choose the most appropriate delivery route to meet the needs of their development.



Self-Lay Providers (SLPs)

You can employ an accredited Self Lay Partner to install new water connections or mains on your new development site. This is fine as long as they are accredited by Lloyd's Register under the Water Industry Registration Scheme (WIRS).

You can find the full list of accredited SLPs in the UK here: lr.org/en/utilities/water-industry-registration-scheme-wirs-wirsae/search

New Appointment and Variations (NAVs)

New Appointments and Variations (NAVs), or 'inset' companies are limited companies which provide water and/or sewerage services to developers in an area where there was traditionally a single provider.

Developers can choose a NAV, subject to Ofwat appointment, to handle New Connection Services and take ownership of your water and sewerage infrastructure instead of Yorkshire Water. These new companies will have the same duties and responsibilities as we would. You'll find a list of NAV appointees here: ofwat.gov.uk/regulated-companies/ofwat-industry-overview/licences

Developers and Drainage Contractors/Consulting Engineers

In many cases, it's down to the developer, or an appointed drainage contractor to build the sewerage infrastructure.

Once built, you can transfer ownership of the new network to either a NAV or to us. We're happy to take ownership as long as they're designed and constructed to current water industry standards.

You can read more on our website here: yorkshirewater.com/developers/sewerage/sewer-adoptions/

Yorkshire Water

We can take care of everything for you. We'll provide you with approval for new sewerage connections, and agree to take ownership of any sewerage connection infrastructure in accordance with the relevant industry standards.

We'll also provide you with new water mains and service connections in the public highway and take ownership of these.

It's worth noting, we do not offer a service at the moment that offers to construct service pipes on private land. You will have to appoint your own contractor for any works on private land.

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

Rules and regulations

It's worth noting that any work carried out by a SLP needs to be in line with the 'Codes for Adoption'. The Codes have been introduced to facilitate a standardisation of specifications, processes and legal agreements across the water and sewerage sector in England and became effective on 1st January 2021. You can read more about the Water Code of Practice here: water.org.uk/technical-guidance/developers-services/codes-for-adoption/

The Codes for Adoption are reviewed regularly by a panel of experts made up of Water Companies, Developers and SLPs and may be periodically altered to improve the adoption processes. As further changes are discussed and implemented, we will continue to engage and consult with customers to make you aware of these changes.

Where you have printed this document, we would always advise you to look at the on-line version for the most up to date document. Please use the following link:

water.org.uk/technical-guidance/developers-services/codes-for-adoption/

When an adoption agreement is in place and the contestable work is completed, commissioned and confirmed to meet industry standard, we'll take ownership or 'vest' the mains installed by the SLP – find out more about adoption agreements here: yorkshirewater.com/developers/water/self-lay/

This means that in future the water mains outside your house and the water supply that feeds the property within the public highway will be managed by us.

Being aware of contestable vs non-contestable work

While you have options when it comes to choosing who installs your water connections, certain jobs must be carried out by Yorkshire Water, or our representatives. This is known as 'non-contestable' work – compared to contestable work, which can be carried out by anyone with the right accreditation.

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

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

You'll find a full list of non-contestable activities here: yorkshirewater.com/developers/water/self-lay/

1.5 Who's responsible for payment?

To help you plan your New Connection Services, understand your responsibilities and work out who pays for what, you can take a look at the diagrams below.

Originally produced by Water UK, they make the process easier and explain the terminology used in relation to water and sewerage networks.

You can also read more at: water.org.uk/publication/new-connections-charging-consultation/

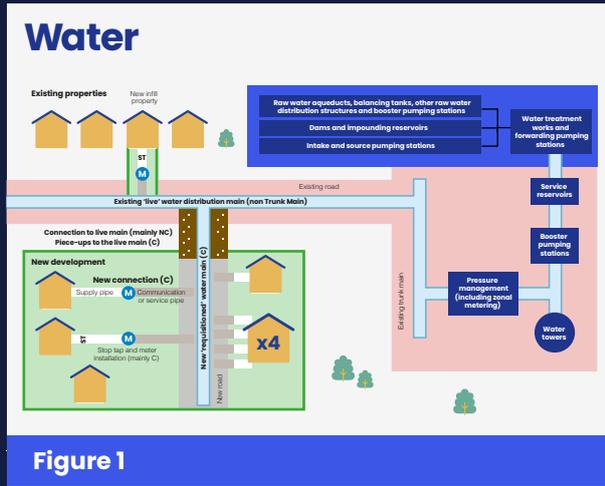


Figure 1

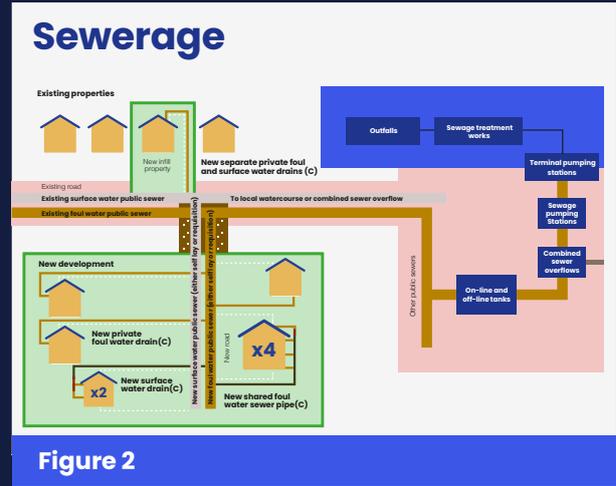


Figure 2

Using the diagrams

Both diagrams assume that the new development is connected to the water company's network and is served by its resources and treatment infrastructure.

In Figure 2, Ofwat and Water UK have omitted surface water sewerage for clarity, but developers may continue to requisition such infrastructure. In these cases, discharge would be to a suitable outfall.

The table below gives an indication of who pays for what in relation to New Connection Services.

Section of diagram	Infrastructure	Who's responsible for payment?
Light Green and Brown Shaded Areas	Site specific work to connect to an appropriate point on the existing network	Applicants through site specific charges
Pink Shaded Area	Network reinforcement including upgrades and increased capacity within the existing network	Applicants through the New Infrastructure charge
Blue Shaded Area	New resources and treatment assets	We are responsible through our five-year investment plan

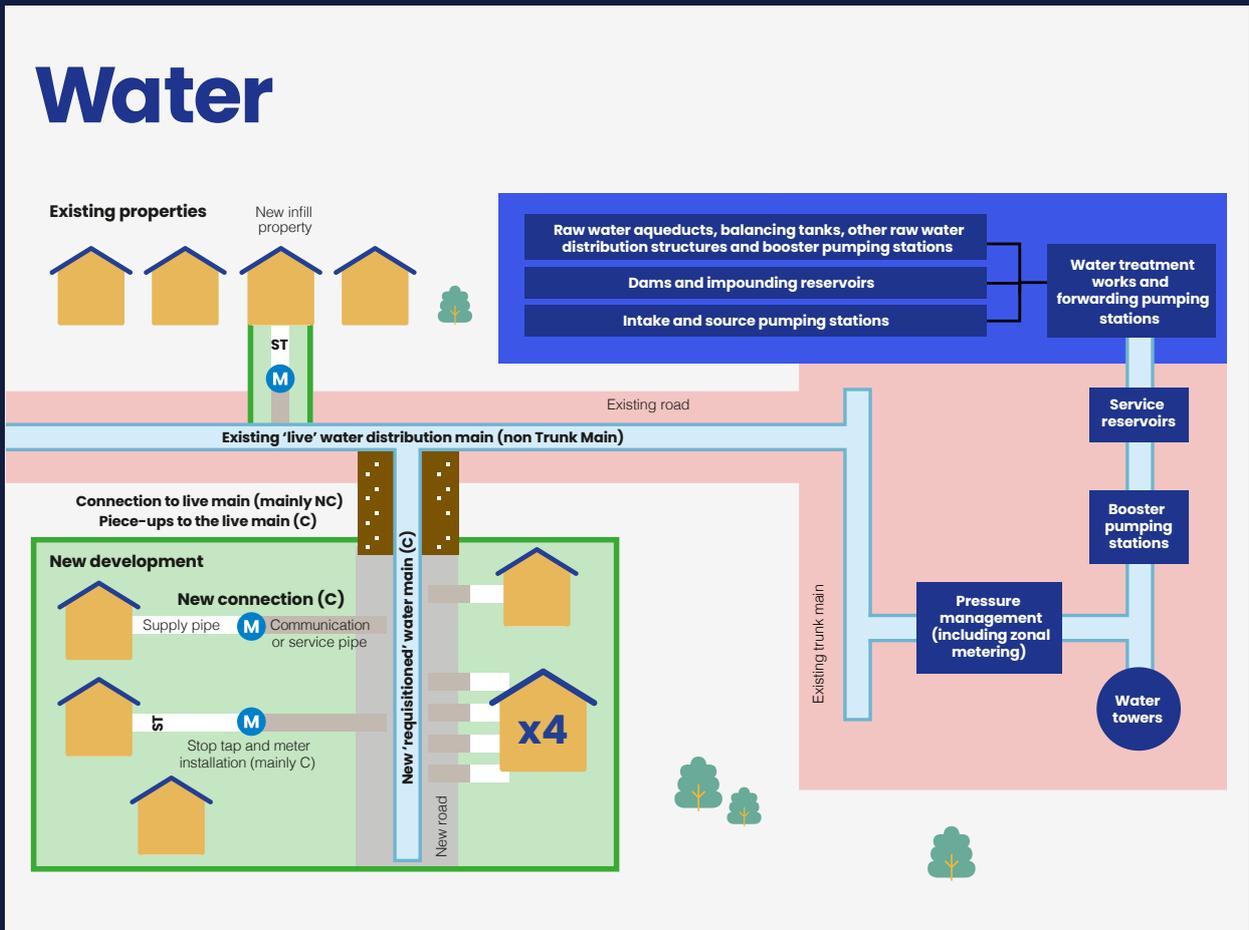
Please note

Worked examples of our charges can be found in the **appendix** in this document to illustrate how our charges are applied, including a breakdown of all costs associated to the example.

Figure 1

Key

- M Meter
- ST** Stop Tap
- (C)** Contestable
- NC** Non-contestable
- Existing strategic assets
- Existing network
- Connecting main
- On site
- Site boundary



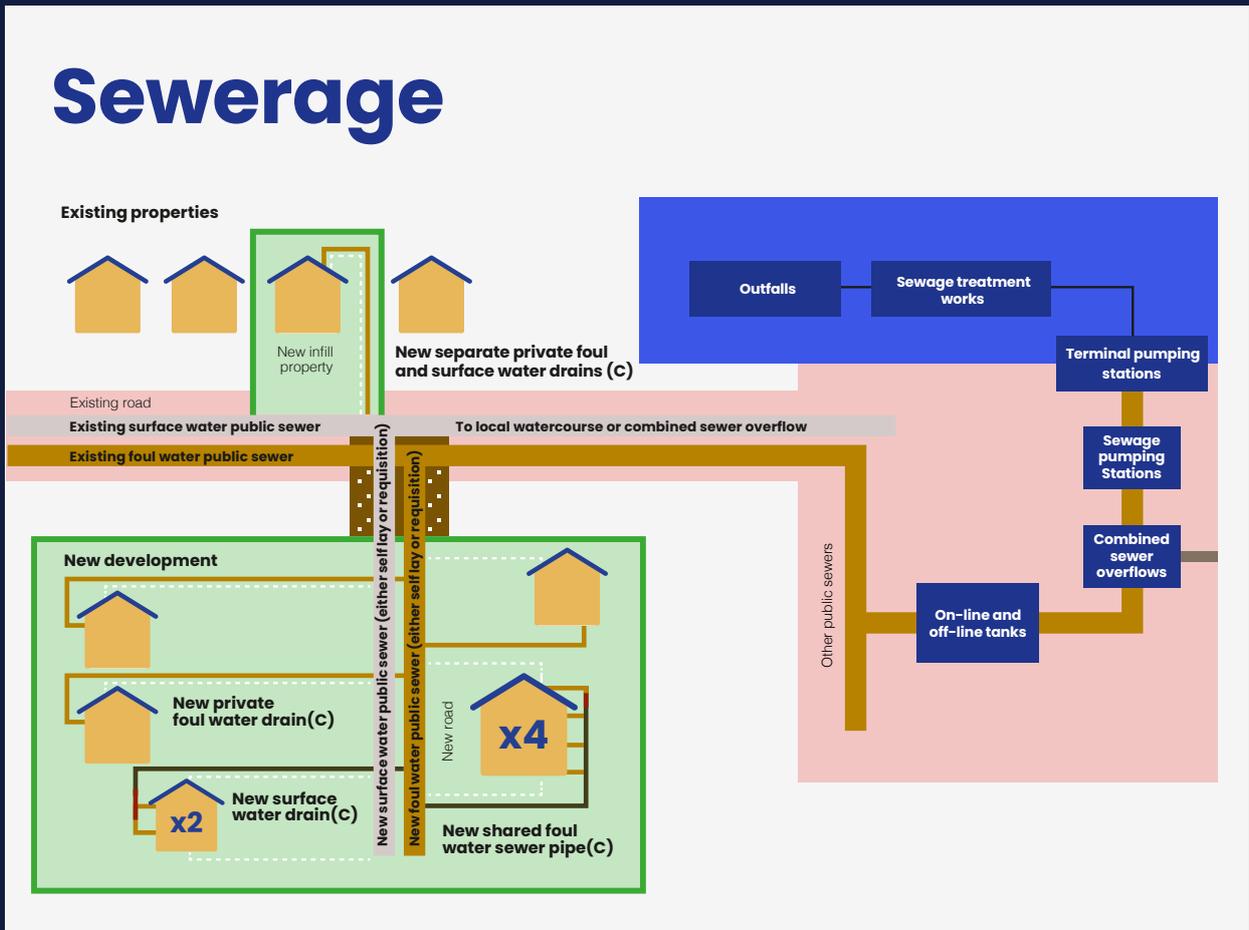
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Figure 2

Key

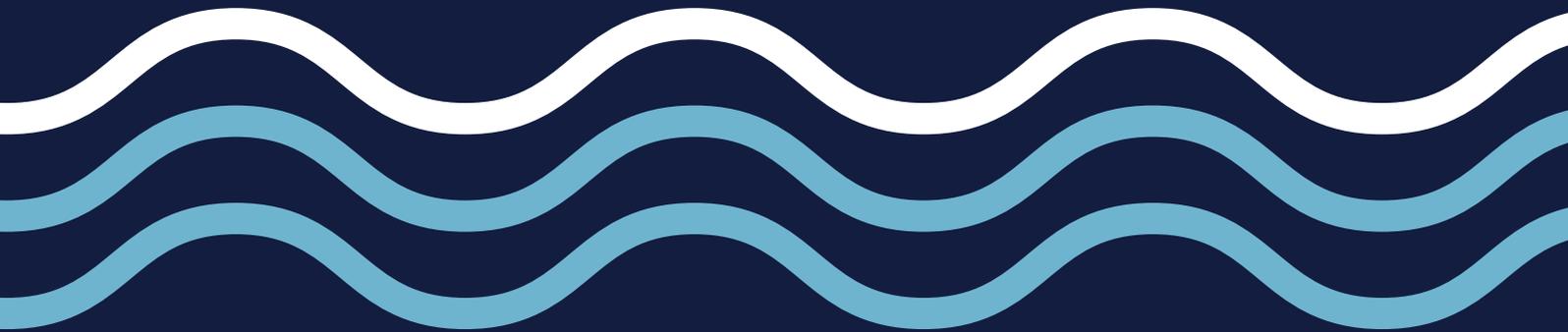
- (C)** Contestable
- NC** Non-contestable

- █ Existing strategic assets
- █ Existing network
- █ Connecting sewer/drain
- █ Lateral drain
- █ On site
- █ Site boundary



Section of diagram	Infrastructure	Who's responsible for payment?
Light Green and Brown Shaded Areas	Site specific work to connect to an appropriate point on the existing network	Applicants through site specific charges
Pink Shaded Area	Network reinforcement including upgrades and increased capacity within the existing network	Applicants through the New Infrastructure charge
Blue Shaded Area	New resources and treatment assets	We are responsible through our five-year investment plan

2. Water



Water

This section explains the costs involved in building an estimate for activities involving water mains and service connections. These charges cover things like laying a new water main, or installing a connection to a property or home.

You'll also find a detailed explanation of the costs for some of the other services we provide. These costs cover chargeable works from diverting mains water to application and admin fees.

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Estimates

If you'd like us to provide you with the estimated costs for works we mention in this document, please complete the application form on our website yorkshirewater.com/developers

How to pay

For details on how to make a payment please see pages 71 to 73 of this document.

2.1 Estimates

Our standard charges are designed to give you a general overview of costs. You can refer to these for information about our charges before you apply for an estimate for the required work from us.

In addition to the standard charges you'll find in this document, we can also provide you with bespoke charges. This is an estimate of the actual charges for your work, based on your site-specific requirements. Just so you know, our bespoke charges will never be higher than our standard charges.

When you fill in your application form, let us know whether you'd like to choose the standard or bespoke charges for service connections. You will notice that we will ask you this on our mains applications, this is for the service connection costs only. If you don't, we'll apply the standard charge calculation.

There are no bespoke charges for mains installation activities, we will apply standard charges specific to each site.

If your project is complex or challenging, it may not always be possible to provide you with an accurate estimate. This might be installing a water connection or laying a water main across a dual carriageway, near railway undertakers, or over a bridge/structure – things that involve a certain degree of engineering difficulty. In these scenarios, we'll create a bespoke charge for you.

How long estimates last

If you haven't paid for the estimate within 12 months, don't worry. There's no need to re-apply with a new application form, we can simply re-estimate. We may be able to do this in the office or we might need to carry out a re-survey.

All re-survey, re-estimate or re-draw fees applicable will be invoiced separately to your estimate.

It's also worth pointing out that if you do need a re-estimate, we'll cancel any previous estimates for that particular scope of work.

If you've already paid for an estimate, but you haven't booked for the work to be carried out within 12 months of your payment, we'll refund your payment in full and cancel the job.

All of our estimates are valid for 12 months from the date they are issued.

Re-Estimate	Associated Charge	Comments
New Estimate (No Survey)	£56	In addition to changes in estimate
New Estimate (Survey Required)	£133	In addition to changes in estimate
New Estimate Prepaid (No Survey)	£78	In addition to changes in estimate
New Estimate Prepaid (Survey Required)	£133	In addition to changes in estimate

2.2 Other factors which may change the total cost

The charges in this document are designed as a guide to the costs of new mains and connection services. However, if you require any of the following specialist services, the total cost of your connection may be more. We'll provide a bespoke charge for these activities when you submit your application.

Complex or challenging projects

Where it is impossible to provide you with our standard costs, we may require to build your estimate on site specific charges.

Examples of scenarios where bespoke costs may be applied:

- Where the connection is undertaken in a dual carriageway
- Involves railway undertakers
- Crossing a road bridge/structure

Special fittings

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

Water feasibility study charge

Our service partners are sometimes required to carry out a feasibility study to understand the specific methodology and costs that will apply for the works needed for complex mains laying and new connections projects. Our standard charges do not cover such scenarios. These might include works in a dual carriageway, with a railway undertaker or where a connection requires the crossing of a road bridge or another significant structure. The new charge will be made as a non-refundable deposit and will be charged via an invoice at the same time we send an estimate for the cost of the works. Please refer to [page 26](#) for costs.

If this work is needed to provide you with a cost for the work we will discuss this with you prior to carrying out the study.

Reinforcement

Occasionally, we'll need to reinforce our existing network to support the extra demand for your requirements. If you're planning a domestic connection, you don't need to pay an extra charge for this service. These costs are normally covered by our regional infrastructure charge, which is divided equally across all the properties in our area. However, if your project involves commercial water usage, you'll need to pay for the cost of reinforcement. Just so you're aware, these works can sometimes be complex and need in-depth investigation and planning. We'll work with you to establish timescales as you might need to allow extra time for this.

Trial holes

Sometimes, we may need to carry out trial holes to determine the exact route for your new supply/main, if there are other utilities or obstacles such as large trees nearby that could impact the proposed works. We'll excavate one trial hole at the first 20 metres and then one every 50 metres thereafter. We'll add the cost of this to your estimate. Take a look at the design and administration fees table on [page 26](#) for more information on the cost of this.

Road closure costs

To complete your job, we may need to request a temporary road closure. This will incur a cost which is payable by yourself for the charge we pay to the local council. Costs for road closures are variable and depend upon the type of road to be closed, the length of time the road will be closed, and sometimes the cost to advertise the closure in local newspapers. Therefore, the charge for a temporary road closure will vary and we cannot include the charge in your estimate before we complete the work.

This means we will issue you with an invoice after the work is completed and we have received the final cost from the council.

For more information on this charge and the expected costs, please refer to the relevant council highways website. There is also a charge from our service partner which will be included in the estimate we provide.

Standard or Bespoke charge options

We will ask you on our application forms whether you would like your estimate based on our standard or bespoke charges. If you have requested for your estimate to be based on standard charges, we will apply the standard charges we have available for the work we are carrying out for you. Where we do not have a standard charge, we will apply bespoke charges. This will be for things like manifold connections, unmetered supplies and some barrier connections for example. Please don't worry about this, bespoke costs will not be higher than the standard charge.

A brief understanding of these costs are below;

- The bespoke costs are specific to the work you require us to carry out, for example a 25mm supply connecting to a 4" cast iron main. The cost is built up of elements including materials, construction, connection, reinstatement etc.
- The standard charges are built up of the same elements but they are based on a set cost of the work required instead of all the specific elements a bespoke cost includes.

For example, a bespoke cost can increase and decrease depending on the size of the main the connection is being taken from (the bigger the main, the more it costs to connect to). The standard charge does not change.

Easements

We prefer water mains to be in the highway and not on third party land.

Where this isn't possible and a main needs to be laid in third party land, we ensure access and protection by creating an easement. To do this, we need the following conditions to be met:

- We need right of access to the land at all times – to inspect, maintain and replace the pipe and provide a safe water supply.
- We request that the land on which the easement is, remains undeveloped or un-altered, to guarantee our access. This means that ornamental ponds, tree planting, buildings (or any fixed structures) are not permitted within the easement area.
- The easement also means that the land can't be raised or lowered without our approval.
- Easements have a specified width, which provides Yorkshire Water with enough room to work and prevents damage to nearby properties in the event of a burst.

Fees

The cost of each easement is calculated on a site-specific basis.

Infrastructure charges

Infrastructure Charge	Per Connection
Water	£75
Foul	£55
Surface Water Drainage	£150

For further information regarding infrastructure charges, including credits and environmental incentives, please see [page 66](#).

2.3 Traffic management and permit charges

We need to use traffic management to carry out work safely and protect the public. The way we organise this varies from site to site and some elements are influenced by the local highways authority.

When our site surveyor comes to carry out the survey, they'll assess what traffic management is required.

Whilst the minimum traffic management of signing and guarding is built into our charges already. There may be some costs we need to add to your estimate if additional traffic management is required, for example traffic lights or the work needs to be done out of normal hours.

The only cost that cannot be added to your estimate upfront is a road closure cost which will need to be invoiced when the job is complete. We will discuss this with you and highlight this in the information we send to you if a road closure applies to your work. For more information on road closure and associated costs, please visit the relevant highway authority website.

Permits

Roadworks affect everyone. The National Permit Scheme is designed to minimise the inconvenience and disruption caused by roadworks to all road users.

Members of the National Permit Scheme in our area

Barnsley Metropolitan Borough Council	Lancashire County Council
Bradford Metropolitan Borough Council	Leeds City Council
Calderdale Council	North Lincolnshire County Council
City of Kingston Upon Hill	North Yorkshire County Council
Derbyshire County Council	Rotherham Metropolitan Borough Council
Doncaster Metropolitan Borough Council	Sheffield City Council
East Riding of Yorkshire	Wakefield Council
Kirklees Council	

How the Permit scheme works

The Permit Scheme covers certain streets within the local authorities area.

If we need to carry out roadworks on a permit street, you'll need to pay a fee to the local authority which we will add to your estimate. You may also have to pay a variation fee, if changes are made during the works.

Permit costs

We'll add the following charges to your estimate if they are applicable:

1. The initial permit fee for carrying out the works
2. Any variations to works requested by you

Important things to consider:

- Road closure charges are set by each highway authority and not Yorkshire Water. Please check your local authority website for details.
- We'll invoice the cost of the road closure after the work is carried out. We will discuss this with you and highlight this in the information we send to you if a road closure applies to your work.

Please be aware that if the road/footpath has been recently resurfaced, the highways authority may place an embargo on the road. This means that no contractor can excavate on that road/footpath (except for emergency works) for a certain number of years ascertained by the highways authority. This can result in your connection being delayed or additional reinstatement needed. The cost for this will be passed onto you at the time it is uncovered an embargo is on the road. This could be after the estimate has already been paid and the work is booked in to be carried out depending on if there was an embargo already on the road at the time of the survey.

Sheffield related work

Streets Ahead Highways, Improvement and Maintenance Programme

This programme is a 25-year partnership between Sheffield City Council and its contractor Amey to repair the city's roads. The first five years of the Streets Ahead Programme is a 'core investment period'. During this time, Amey will carry out maintenance works in 108 zones across Sheffield.

For the first five years, developers who fail to show that their proposals are exempt will incur additional costs for the reinstatement of the carriageway.

When we undertake our initial survey, we'll include the costs of reinstatement alongside our standard charges.

If the Streets Ahead programme has already finished when you're ready to start the work, we'll issue a revised estimate. We'll also update the costs if the programme has moved on to the highway where your connection is due to start.

To avoid large variations in cost, we always recommend that the work is planned and completed as soon as possible after the initial estimate.

2.4 Pre-planning enquiries and Point of Connection (POC) Applications

You'll need to pay an application fee when you submit your application form. The two application fees below cover the cost of us carrying out a detailed technical assessment. Our technical assessment includes written observations on the availability of the existing public water network and details of any reinforcement work required.

Your assessment will also give you a better idea of what's involved in establishing a connection on your site and what you need to do to complete a design proposal.

The validity period of these reports are one year from the response date.

Pre-Planning Enquiry

Before you buy a site or apply for planning approval, you can choose to submit a Pre-Planning Enquiry. We'll look at your proposal in detail and provide a report that includes information such as a point of connection location (if we are provided with a site layout), our views on the availability of the existing water network. We'll also highlight any technical constraints restrictions to minimise the impact on the development programme.

Application fee	Associated charge
Pre-Planning Enquiry Form	£136
Self-Lay Point of Connection	£150

Self-lay Point of Connection

You can also choose to submit a self-lay point of connection enquiry if you are a self-lay provider or looking to use a self-lay provider. We'll look at your proposal in detail and provide a report that includes information such as a point of connection location (if we are provided with a site layout), any special engineering difficulties which may be associated with the point of connection, any network reinforcement requirements, confirmation of pressure at source, overview of any diversions or asset protection required and a summary of contestable and non-contestable works relative to the site.

Hydraulic Modelling Charge

At pre-planning/POC stage, some new development sites require modelling to determine the connection point, reinforcement requirements and flow/pressure delivered for the growth site. This is to make sure we can serve the new development and maintain the existing demand already on the network.

There are three charges relative to this activity, shown below. If this charge is applicable to your application, we will contact you to discuss and if you would still like to go ahead, we will issue an invoice for the charge at the same time as sending the response.

Charge 1. Flow rate requested is between 1 L/s and 12.5 L/s peak flow – £319

Charge 2. Flow rate requested is above 12.5 L/s peak flow – £734

Charge 3. Where the water supply system has specific challenges and additional modelling effort is required to achieve the required outcome. In this instance, we would apply the most relevant charge from 1 or 2 above depending on the time spent modelling the site.

This charge is applicable for all applicants of a Pre-Planning Enquiry POC application. If the response passes the validity date and becomes invalid, a new application will need to be made and a new hydraulic modelling charge may be applicable.

How to apply

You can submit your application via post, email, or online at yorkshirewater.com/developers/apply-online

2.5 Applications fees

The majority of our application forms have an associated application fee which covers the cost for us to provide you with a response and/or estimate.

These are listed below by application type.

Application fee	Associated charge
Enquiry Forms	
Pre-Planning Enquiry	£136
Self-Lay Point of Connection	£150
Mains Application Forms	
Self-Lay Water Main & Service Connection	£162
Requisition Water Main & Service Connection	£162
Public Water Main Diversion	
Application for a Public Water Main Diversion	£162
New Service Connections	
Application for a New Connection to Replace a Joint Supply	£150
Application for Multiple Domestic Supplies	£162
Application for a Water Connection to a Commercial or Mixed-Use Development	£162
Application for a Domestic Supply or Animal Welfare Connection	£150
Application for a Supply Pipe Boundary Connection	£107
Application for a New Supply for Building Water	£150
Permanent Disconnection	
Application for a Permanent Disconnection of Existing Supply	£0

2.6 New mains installations

New water mains could be needed in lots of different situations, from building a new property where there is no available water main, to building a large development with new roads – where a new water main will supply water to all properties.

If your project requires a new water main installation, there are a few things to consider:

- **A self-lay provider (SLP)**

To carry out the work your chosen self-lay provider must be accredited under the Water Industry Registration Scheme (WIRS). Full details can be found on the Lloyd's Register website; lr.org

If you decide on a self-lay provider to lay your water mains and install your new service connections, there are a few things to consider:

- **What work do you want the self-lay provider to carry out?**

They can install water mains, some mains connections and service connections for you. The excavation, reinstatement and traffic management will be done by the self-lay provider too, as well as testing and chlorination new mains and large service connections.

The SLP can apply to carry out off-site mains or service connections onto our existing network with approval from us. Subject to an adoption agreement, we will adopt independently installed mains and services, preferably, in the highway once they are commissioned and confirmed to reach industry standards. If adopted by us, the supply to each property will be managed by Yorkshire Water. SLP's are welcome to apply and carry out all elements of work to provide New Connections which fall under the definition of contestable work. Work classed as Non Contestable will need to be carried out by Yorkshire Water but we will consider the contestability if requested to by an SLP.

Details of contestability of activities can be found at yorkshirewater.com/media/2735/annual-contestable-summary-v1.pdf

You can also find information on our design and construction specification at yorkshirewater.com/media/2753/design-and-construction-specification-dcs-for-yorkshire-water-v2-002.pdf

Under Yorkshire Water's Metering Policy, all SLP's are responsible for purchasing their own water meters to the appropriate specification, to be used in conjunction with the installation of any new service connection. Alternatively, they can be purchased through Yorkshire Water for a cost. Full details of our meter policy can be found on our website; yorkshirewater.com/developers/water/meter-location

- **A New Appointee (NAV) – New Appointments and Variations**
If you decide to choose a NAV to take care of your site, please refer to Ofwat’s website for more information.
- **Yorkshire Water can take care of the work for you (known as requisition)**
If you’d prefer to have your water main installed by Yorkshire Water, you can choose how much of the work is carried out by us. Your requisitions options are:
 - **Yorkshire Water to lay water mains only within the site**
On-site, Yorkshire Water will lay the water main in the trench (excavated by you). You’re responsible for backfilling and reinstatement of the trench. Off-site (on the public highway), Yorkshire Water will excavate the trench, lay the water main and reinstate the trench.
 - **Yorkshire Water to lay water mains only outside the site boundary**
Off-site only, Yorkshire Water will lay the water main in the trench (excavated by you). You’re responsible for backfilling and reinstatement of the trench.
 - **Yorkshire Water to excavate and lay water mains**
On-site, Yorkshire Water will excavate the trench, lay the water main and backfill the trench. You’re responsible for final reinstatement. Off-site (on the public highway), Yorkshire Water will excavate the trench, lay the water main and reinstate the trench.
 - **You can employ an SLP to carry out the work for you on and off-site.**
In some circumstances, the SLP can carry out water mains and service connections to our existing network subject to approval from Yorkshire Water.

Option	Installation
1	Yorkshire Water to Lay Water Mains only – Within the site. Within the site, you’ll be responsible for excavating the required water main trench and take care of backfilling and reinstating the trench. Yorkshire Water will lay the trench. Outside the site (on the public highway) we will excavate the trench, lay the water main and reinstate the trench ground.
1a	Yorkshire Water to Lay Water Mains only – Outside the site. Outside the site, Yorkshire Water will lay the water main in the trench you have excavated. You’ll then be responsible for backfilling and reinstatement of the trench.
2	Yorkshire Water to Excavate and Lay Water Mains. Within the site, Yorkshire Water will excavate the trench, lay the water main and backfill the trench, the developer will be responsible for final reinstatement. Outside the site (on the public highway) Yorkshire Water will excavate the trench, lay the water main and reinstate the trench.
3	Developer to employ SLP to lay mains on-site only, off site work and mains connections carried out by Yorkshire Water. Testing and chlorination to be carried out by SLP.
4	Developer to employ SLP to Lay Main on and off site as well as services on-site (all excavation and traffic management to be provided by SLP). Mains connection by Yorkshire Water. Testing and chlorination to be carried out by SLP. All on site testing, chlorination and connections are to be carried out by the appointed SLP.
4a	Same as Option 4, but SLP doesn’t connect the back to back hydrants, (we would only use this option if the SLP is not accredited to do this activity).
5	Developer to employ SLP to Lay Main on and off site (all excavation and traffic management to be provided by SLP). Under pressure mains connection by SLP. Testing and chlorination to be carried out by SLP. The SLP shall lay the services and connect them.

Assessment and fees

When we receive your application for a new water main, we'll create a mains design (if required) and an estimate based on our standard charges. There are no bespoke charges for mains installation work.

Let us know if you'd like to choose standard or bespoke estimates for your service connections on your application form. If you don't, we'll apply our standard charges.

You'll need to pay for any site-specific charges for work carried out by Yorkshire Water.

These charges cover the costs of us providing the water mains required, up to and including the diameter of the existing network.

All prices are per metre and include all the standard fixtures and fittings required for the delivery of mains activities. If you require out-of-hours working, we'll add a percentage increase of 40% to the costs. If you require barrier uplift, we'll add an additional charge onto each metre.

If your project is complex or challenging, it may not always be possible to provide you with an accurate estimate. This might be creating a water connection, or laying a water main across a dual carriageway, near railway undertakers, or over a bridge/structure – things that involve a certain degree of engineering difficulty. In these scenarios, we'll create a bespoke charge for you.

New mains installation fees

Installation by Yorkshire Water: Charges for options 1, 1a and 2

The following tables show our charges for work carried out by Yorkshire Water.

- The on and off-site mains charges are based on the cost of construction. These costs are guided by our service partners, who carry out the work on our behalf.

Fee	Associated charge
Requisition Water Main & Service Connection	£162
Self-Lay Water Main & Service Connection	£162

Design and administration fees for requisition and self-lay

Task	Associated charge	Contestable work	Comment
Design of Mains Scheme 1-100 properties	£1,128	Yes	This fee will be invoiced after the design is sent to you
Design of Mains Scheme 101-200 properties	£1,422	Yes	This fee will be invoiced after the design is sent to you
Design of Mains Scheme 201+ properties	£1,865	Yes	This fee will be invoiced after the design is sent to you
Design of Diversions	£1,128	No	This fee will be invoiced after the design is sent to you
Design of Reinforcement	£1,128	Yes	This fee will be invoiced after the design is sent to you
YWS Redesign	£237	Yes	In addition to changes in estimate. This fee will be invoiced after the design is sent to you
Self Lay Redesign including re-approval of SLP design.	£207	Yes	In addition to changes in estimate. This fee will be invoiced after the design is sent to you
Mains Testing, Disinfection and Commissioning, back to back, (between phases)	£950	Yes	
Second separate mains testing and connecting at same time as additional Mainlaying operation	£728	Yes	
Fire Service Liaison	£39	Yes	
Legal Agreement Fees	£35	No	
Easement Fee	Site Specific	Yes	
Plan Charge	£71	No	
Bulk Order Request	£60	No	This fee will be invoiced after the estimates are sent to you
New Mains Call Off Request	£178	No	This fee will be invoiced after the new mains call off is processed

Design and administration fees for requisition and self-lay

Task	Associated charge	Contestable work	Comment
Trial Hole	£1,159	Yes	
Mains chlorination, testing and connection	£1,328	Yes	
Water sampling and analysis	£165	Yes	
Feasibility Study Simple	£1,074	Yes	This fee will be invoiced after the design is sent to you
Feasibility Study Intermediate	£2,149	Yes	This fee will be invoiced after the design is sent to you
Feasibility Study Complex	£4,298	Yes	This fee will be invoiced after the design is sent to you

Please note, a phase of water mains installation is the cost of a mains chlorination, testing and connection plus the water sampling and analysis charge.

2.7 Mainlaying costs

On-site costs for requisition only

Out of hours working percentage increase is applied when increased labour costs are incurred out of hours. If we connect onto a water main that needs more than the standard activities for connection due to the size of the existing main (for example, shuttering the excavation to make it safe for the connection to be carried out) we may need to issue a site-specific cost.

New mains under 160mm	Price per metre
Lay Only	£41
Excavate & Lay (Unmade excluding connection)	£68
Excavate & Lay (Made excluding connection)	£134
Out of Hours Working	40%
Uplift for Barrier Pipe	£14
New mains connections to a water main under 160mm	Price per connection
Connect Only	£546
Excavate & Connect (Unmade)	£846
Excavate & Connect (Made)	£1,746
Out of Hours Working	40%
Mains disconnection from a water main under 160mm	Price per disconnection
Disconnect Only	£302
Excavate & Disconnect (Unmade)	£1,289
Excavate & Disconnect (Made)	£1,594
Out of Hours Working	40%
New mains 160mm and over	Price per metre
Lay only	£53
Excavate & Lay (Unmade excluding connection)	£84
Excavate & Lay (Made excluding connection)	£157
Out of Hours Working	40%
Uplift for Barrier Pipe	£25

On-site costs (continued)

New mains connections to a water main 160mm and over	Price per connection
Connect Only	£656
Excavate & Connect (Unmade)	£844
Excavate & Connect (Made)	£1,746
Out of Hours Working	40%
Mains disconnection from a water main 160mm and over	Price per disconnection
Disconnect Only	£327
Excavate & Disconnect (Unmade)	£1,675
Excavate & Disconnect (Made)	£2,073
Out of Hours Working	40%

Off-site costs for self-lay and requisition

New mains under 160mm	Price per metre
Lay Only	£45
Excavate & Lay (Unmade excluding connection)	£74
Excavate & Lay (Made excluding connection)	£263
Out of Hours Working	40%
Uplift for Barrier Pipe	£14
New mains connections to a water main under 160mm	Price per connection
Connect Only	£602
Excavate & Connect (Unmade)	£932
Excavate & Connect (Made)	£2,447
Out of Hours Working	40%

Off-site costs (continued)

Mains disconnection from a water main under 160mm	Price per disconnection
Disconnect Only	£333
Excavate & Disconnect (Unmade)	£1,417
Excavate & Disconnect (Made)	£1,754
Out of Hours Working	40%
New mains 160mm and over	Price per metre
Lay Only	£58
Excavate & Lay (Unmade excluding connection)	£93
Excavate & Lay (Made excluding connection)	£355
Out of Hours Working	40%
Uplift for Barrier Pipe	£25

Off-site costs for self-lay and requisition

New mains connections to a water main 160mm and over	Price per connection
Connect Only	£722
Excavate & Connect (Unmade)	£932
Excavate & Connect (Made)	£2,447
Out of Hours Working	40%
Mains disconnection from a water main 160mm and over	Price per disconnection
Disconnect Only	£360
Excavate & Disconnect (Unmade)	£2,280
Excavate & Disconnect (Made)	£8,444
Out of Hours Working	40%

Installation by self-lay provider: charges for options 3, 4, 4a and 5

On the 1 January 2021, Ofwat introduced Codes for Adoption, which sets out a framework of overarching principles within which we must deliver clean water adoption agreements and places obligations on us to work with our customers to develop, agree and maintain sector guidance (setting out the processes by which parties can enter into adoption agreements) and model adoption agreements. This is the new industry approach to water adoption for England.

This opened up more activities to be carried out by SLP's, which is the reason for more options being available to you than last year.

We welcome this at Yorkshire Water and are working closely with the SLP's that currently work in the Yorkshire Water region to make this a positive and easy change.

For more information on Codes for Adoption, please go to yorkshirewater.com/developers/water/self-lay/

Please refer to our Design and Administration fee's for requisition and self-lay for charges related to the construction of Self-Lay Mains.

For any mainlaying that is required to be carried out by Yorkshire Water, please see [pages 27 to 29](#) for the charges.

Fees

The Self-Lay Provider completes the on-site main laying, and on-site service connections. The SLP can also do the off-site mainlaying and have a further option to connection off-site service connections subject to approval.

We are not involved in any charges payable directly to the SLP for the works they carry out on a developer's behalf. Yorkshire Water will be responsible for undertaking any work activities that are classed as non-contestable or that we deem can only be carried out by ourselves, at the developer's expense.

If Yorkshire Water need to complete any work on-site for a SLP, the costs will be the same as the on-site requisition charges covered on [pages 27 and 28](#).

The costs for laying water mains are split into two categories based on the size of the main being laid under 160mm diameter, and 160mm diameter and above.

The costs of our self-lay charges are based on the cost of construction and advise of our service partners, who undertake the work on our behalf.

Fee	Associated charge
Self-Lay Water Main & Service Connection	£162

2.8 Diversions

Diverting a water main is a major project. We normally divert water mains to ensure work can be carried out to the appropriate standard, to guarantee durability and safeguard public health. Diversions are done on a site-by-site basis, and you'll need to pay for it yourself.

It's always important to keep new buildings a safe distance from water mains. So, if you're building near our water network or altering the level of the ground surface, we may need to divert a water main/s. Generally, the easiest way around this is to change your proposals to avoid existing mains. If this isn't possible, you can apply for our diversion service. The costs for diversion works are in the off-site/on-site mains costs section.

Fees

Every site is different. So, it's not possible to provide approximate diversions costs for every project. When you apply for our diversions service, we'll be happy to provide a more accurate, bespoke breakdown of our charges. Please remember, there will be a fee for submitting your application.

Mains Disconnections

Not all mains disconnections are chargeable. If there are circumstances where we need to charge to disconnect a water main, an estimate will be provided. For example, if you request to alter/divert a water main we will charge you for this. However, if you request for a group of houses to be disconnected and it is easier for us to disconnect the water main as an alternative to disconnecting the service to each house, this may be non-chargeable.

For mains disconnection charges please refer to [pages 27-29](#).

Fee	Associated charge
Application for a public water main diversion	£162

2.9 Service connections

Services

If you need a new water connection, you can apply for a new service connection.

When we receive your application form, we'll carry out a site survey to give you a better idea of the work required. We'll then use this survey to create an estimate of the costs, including a breakdown of how the costs have been calculated and a plan of the proposed works.

What are service connections?

Service connections are pipes that are laid from a water main to the boundary of the property (or the street) where an external stop tap is located. This section of pipe is often called the communication pipe.

Our service connection charges include laying the communication pipe from the water main to the property boundary. They also cover providing and installing a stop tap and a water meter. They do not currently cover any work taking place on private land.

Assessment and fees

A standard domestic supply is 25mm. For us to determine whether you'll need a larger supply, please complete the fixtures and fittings table/flow rates section on your application.

Our estimate is based on the length of the pipe we need to make the connection, and the costs of installing this pipe and any other associated charge. This is explained in the following information.

If you're developing a site and want the new water main to be laid by an SLP, they'll also need to install the services to each property themselves.

For Other factors which may change the total cost details, please refer to [page 16](#).

How to apply

You can submit your application via post, email, or online at yorkshirewater.com/developers/apply-online

2.10 Service connection charges

These costs relate to standard charges for service connections.

An 'out of hours' working percentage increase (40%) is applied when increased labour costs are incurred for working out of hours.

Fee	Associated charge
Application for a new connection to replace a joint supply	£150
Application for multiple domestic supplies	£162
Application for a water connection to a commercial or mixed-use development	£162
Application for a new supply for building water	£150

Charges relating to standard, metered Communication Pipes	By Yorkshire Water with unmade surface	By Yorkshire Water with made surface
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Installation of 25mm MDPE communication pipe/s, external stop tap, and 15mm MSM Meter/AMR and chamber and the first 2m of dig and reinstatement

Excavation and reinstatement in unmade	£901	N/A
Excavation and reinstatement in a footpath	N/A	£1,018
Excavation and reinstatement in a minor road	N/A	£1,182
Excavation and reinstatement in a major road	N/A	£1,368

Within the same trench as another service connection

Connection of each additional 25mm MDPE communication pipe, external stop tap and 15mm MSM Meter/AMR and chamber and the first 2m of dig and reinstatement	£179	£179
Additional charge per metre over 2 metres of pipe	£30	£50

For any pipes greater than 160mm diameter, we'll issue a site-specific cost.

Meter Size	Ferrule only pipe size						
	25mm	32mm	63mm	90mm	110mm	125mm	160mm
15mm MSM	£378	£931	N/A	N/A	N/A	N/A	N/A
15mm PSM	£378	£931	N/A	N/A	N/A	N/A	N/A
20mm MSM	£378	£1,012	N/A	N/A	N/A	N/A	N/A
20mm PSM	£378	£992	£1,297	N/A	N/A	N/A	N/A
25mm PSM	N/A	£1,055	£1,339	N/A	N/A	N/A	N/A
30mm PSM	N/A	N/A	£1,347	£1,347	N/A	N/A	N/A
40mm PSM	N/A	N/A	£1,433	£1,433	£1,492	N/A	N/A
50mm PSM	N/A	N/A	£1,392	£1,578	£1,646	N/A	N/A
80mm PSM	N/A	N/A	N/A	N/A	£1,758	£1,758	£1,811
100mm PSM	N/A	N/A	N/A	N/A	£1,893	£1,893	£1,946

For any pipes greater than 160mm diameter, we'll issue a site-specific cost.

Meter Size	Ferrule only barrier pipe size						
	25mm	32mm	63mm	90mm	110mm	125mm	160mm
15mm MSM	£408	£950	N/A	N/A	N/A	N/A	N/A
15mm PSM	£408	£950	N/A	N/A	N/A	N/A	N/A
20mm MSM	£408	£1,013	N/A	N/A	N/A	N/A	N/A
20mm PSM	£408	£1,012	£1,297	N/A	N/A	N/A	N/A
25mm PSM	N/A	£1,055	£1,339	N/A	N/A	N/A	N/A
30mm PSM	N/A	N/A	£1,347	£1,347	N/A	N/A	N/A
40mm PSM	N/A	N/A	£1,433	£1,433	£1,492	N/A	N/A
50mm PSM	N/A	N/A	£1,578	£1,578	£1,636	N/A	N/A
80mm PSM	N/A	N/A	N/A	N/A	£1,758	£1,758	£1,811
100mm PSM	N/A	N/A	N/A	N/A	£1,893	£1,893	£1,946

Service connections above the standard 25mm Charges

The table below shows the cost for each diameter pipe up to 160mm including a water meter and the charge for the first two metres of excavation and reinstatement.

For any pipes greater than 160mm diameter or above 100mm meter, we'll issue a site-specific cost.

Type of reinstatement	Pipe Size – Including first 2 metres of excavation and reinstatement						
	25mm	32mm	63mm	90mm	110mm	125mm	160mm
Meter Size							
15mm MSM							
Unmade	N/A	£901	N/A	N/A	N/A	N/A	N/A
Footpath	N/A	£1,018	N/A	N/A	N/A	N/A	N/A
Minor Road	N/A	£1,182	N/A	N/A	N/A	N/A	N/A
Major Road	N/A	£1,368	N/A	N/A	N/A	N/A	N/A
15mm PSM							
Unmade	£1,181	£2,029	N/A	N/A	N/A	N/A	N/A
Footpath	£1,297	£2,144	N/A	N/A	N/A	N/A	N/A
Minor Road	£1,462	£2,309	N/A	N/A	N/A	N/A	N/A
Major Road	£1,647	£2,602	N/A	N/A	N/A	N/A	N/A
20mm MSM							
Unmade	£1,181	£1,896	N/A	N/A	N/A	N/A	N/A
Footpath	£1,297	£1,954	N/A	N/A	N/A	N/A	N/A
Minor Road	£1,462	£2,036	N/A	N/A	N/A	N/A	N/A
Major Road	£1,647	£2,128	N/A	N/A	N/A	N/A	N/A
20mm PSM							
Unmade	£1,181	£2,029	£2,029	N/A	N/A	N/A	N/A
Footpath	£1,297	£2,252	£2,252	N/A	N/A	N/A	N/A
Minor Road	£1,462	£2,416	£2,416	N/A	N/A	N/A	N/A
Major Road	£1,647	£2,602	£2,602	N/A	N/A	N/A	N/A

Type of reinstatement	Pipe Size – Including first 2 metres of excavation and reinstatement						
	25mm	32mm	63mm	90mm	110mm	125mm	160mm
Meter Size							
25mm PSM							
Unmade	N/A	£2,180	£2,725	N/A	N/A	N/A	N/A
Footpath	N/A	£2,296	£2,782	N/A	N/A	N/A	N/A
Minor Road	N/A	£2,460	£2,864	N/A	N/A	N/A	N/A
Major Road	N/A	£2,646	£2,957	N/A	N/A	N/A	N/A
30mm PSM							
Unmade	N/A	N/A	£2,487	£2,552	£2,552	N/A	N/A
Footpath	N/A	N/A	£2,602	£2,668	£2,668	N/A	N/A
Minor Road	N/A	N/A	£2,767	£2,833	£2,833	N/A	N/A
Major Road	N/A	N/A	£2,953	£3,018	£3,018	N/A	N/A
40mm PSM							
Unmade	N/A	N/A	£2,601	£2,603	£2,667	N/A	N/A
Footpath	N/A	N/A	£2,717	£2,719	£2,782	N/A	N/A
Minor Road	N/A	N/A	£2,881	£2,883	£2,948	N/A	N/A
Major Road	N/A	N/A	£3,067	£3,069	£3,133	N/A	N/A

Type of reinstatement	Pipe Size – Including first 2 metres of excavation and reinstatement						
	25mm	32mm	63mm	90mm	110mm	125mm	160mm
Meter Size							
50mm PSM							
Unmade	N/A	N/A	£2,751	£2,753	£2,817	N/A	N/A
Footpath	N/A	N/A	£2,866	£2,868	£2,932	N/A	N/A
Minor Road	N/A	N/A	£3,032	£3,034	£3,097	N/A	N/A
Major Road	N/A	N/A	£3,217	£3,219	£3,283	N/A	N/A
80mm PSM							
Unmade	N/A	N/A	N/A	N/A	£3,007	£3,008	£3,072
Footpath	N/A	N/A	N/A	N/A	£3,123	£3,124	£3,187
Minor Road	N/A	N/A	N/A	N/A	£3,288	£3,289	£3,352
Major Road	N/A	N/A	N/A	N/A	£3,473	£3,474	£3,538
100mm PSM							
Unmade	N/A	N/A	N/A	N/A	£3,165	£3,211	£3,228
Footpath	N/A	N/A	N/A	N/A	£3,280	£3,281	£3,343
Minor Road	N/A	N/A	N/A	N/A	£3,445	£3,446	£3,509
Major Road	N/A	N/A	N/A	N/A	£3,631	£3,632	£3,694

Additional excavation and reinstatement per metre

For excavation and reinstatement of any pipes greater than 160mm diameter, we'll issue a site-specific cost.

Excavation and reinstatement per metre (In addition to the first 2 metres of excavation and reinstatement)

Pipe Size

25mm	Per metre
Unmade	£72
Footpath	£101
Minor Road	£142
Major Road	£188
32mm	Per metre
Unmade	£72
Footpath	£101
Minor Road	£142
Major Road	£188
63mm	Per metre
Unmade	£149
Footpath	£177
Minor Road	£218
Major Road	£265
90mm	Per metre
Unmade	£149
Footpath	£177
Minor Road	£218
Major Road	£265

**Excavation and reinstatement per metre
(In addition to the first 2 metres of excavation and reinstatement)**

Pipe Size

110mm	Per metre
Unmade	£226
Footpath	£255
Minor Road	£296
Major Road	£343
125mm	Per metre
Unmade	£226
Footpath	£255
Minor Road	£296
Major Road	£343
160mm	Per metre
Unmade	£285
Footpath	£313
Minor Road	£355
Major Road	£401

Meter costs

For any provision of meters greater than 100mm, we'll issue a site-specific cost.

Meter provision		Housing unit and meter delivery cost	
15mm MSM	£37	Delivery of up to 30 housing units	£102
15mm PSM	£47	Delivery of more than 30 housing units	£203
20mm MSM	£52	Delivery of up to 30 meters	£102
20mm PSM	£60	Delivery of more than 30 meters	£203
25mm PSM	£102		
30mm PSM	£111		
40mm PSM	£132	Housing units will be based on a bespoke site specific charge depending on the amount you require and whether you require single or manifold housing units.	
50mm PSM	£245		
80mm PSM	£349		
100mm PSM	£416		

If Yorkshire Water are to install a water meter internally that is larger than 15mm MSM, this will be based on a bespoke site specific charge.

Meter Installation on existing supplies (external)

For meters larger than 50mm or combination meters, we'll work out a site-specific cost.

Excavation and reinstatement	Install meter and chamber only							
	15mm MSM	15mm PSM	20mm MSM	20mm PSM	25mm PSM	30mm PSM	40mm PSM	50mm PSM
1mx1m major road excavation and reinstatement	£531	£531	£643	£643	£752	£759	£850	£1,091
1mx1m minor road excavation and reinstatement	£485	£485	£597	£597	£684	£713	£804	£1,045
1mx1m footpath excavation and reinstatement	£443	£443	£555	£555	£664	£671	£762	£1,004
1mx1m unmade excavation and reinstatement	£415	£415	£526	£526	£636	£643	£734	£976
No Excavation or reinstatement	£346	£346	£391	£391	£434	£440	£621	£729

2.11 Permanent disconnection

If you no longer need a water service connection/s, for any reason, you can apply for a permanent disconnection from our network.

This application is free of charge and there will be no charge for this work. You can apply by post, email, or online at yorkshirewater.com/developers/apply-online

When we receive your application, we'll carry out a site survey, confirm the work needed and provide you with details of how to arrange for the work to be carried out by our Service Partner.

Disconnections of water mains are chargeable and details can be found starting on [page 27](#).

Application type	Fee
Application for a permanent disconnection of existing supply	£0

2.12 Related topics

Alongside the stages of work we've mentioned in this document, there are lots of other things to think about when planning a new water connection. Some of these things might have an impact on the overall cost of your work.

Main in lieu of services

Sometimes, it's simpler to lay a new water main in the Public Highway, than to install a supply pipe. This could be due to the distance from your property to the nearest available Yorkshire Water main. In these situations, this is known as a main in lieu of services.

Our estimate for this kind of service will be based on the price you would normally be charged for a long supply pipe. Don't worry, you won't incur any extra cost because of this decision. We will take care of any additional charges.

Firefighting water supplies

If you need a water supply specifically for firefighting purposes, it's important to note that Yorkshire Water doesn't guarantee the pressure or flow of water for any firefighting/sprinkler supplies.

We can only provide the pressure and flow of water available in the network at that time. To make sure critical supplies like this are always available, we recommend that any new fire sprinkler installation is supplied via a storage tank.

Meter Location Policy

Since 1990, every newly built or split property has needed to have a water meter fitted to record the water used.

However, since 1st April 2010, we've supported the installation of water meters that can be read remotely. This means that we don't need to enter the property to get a reading, giving you more choice when it comes to the installation location.

To find out more, simply visit yorkshirewater.com/developers/water/meter-location

Contamination

If the area of land you're developing was previously housing or a greenfield site, don't worry – we don't believe your site is at risk of contamination. However, if it was previously commercial or a brownfield site, you'll need to complete this contamination form: yorkshirewater.com/developers/water/mains/

This means we can assess the risk of contamination to the drinking water supply from chemicals within the soil. We now lay all our water mains and service pipes in plastic. Many organic compounds (i.e. Phenols, Fuels and other hydrocarbons) can permeate the walls of plastic pipes and get into the water supply, or dissolve and weaken the pipe, so it's important to lay a more robust pipe that protects the water if the land is found to have contaminants that can't be removed to the correct level or depth. Please see our contamination form for more details.

2.13 Abort Fee

Please make sure that your service pipes meet our requirements before we arrive on site. If we're unable to make your connection/s, you'll be charged for the cost of an aborted visit via invoice. If you require any information re-sending in regards to your connection point, please contact us and we'll re-send the details.

Fee	Associated charge
Abortive visit	£339

2.14 Re-Connection

If we're unable to fully carry out the connection/s, due to a customer issue or if chlorination fails, we may be able to carry out some of the work to avoid re-submitting permit requests and notices to the council for us to carry out the work. If there's a road crossing, we may be able to carry out the work from the main up to the site boundary.

We'll then need to return to site at a later date when the customer issue is resolved to connect the pipe/s to the chamber installed on the initial visit.

If this happens, we'll invoice this fee to you and you'll need to re-send a new checklist to us to get the work booked back in.

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

Fee	Associated charge
Re-Connection Fee	£264

2.15 Building Water

We normally charge for building water, based on the number of houses or premises you're building on a development site. These costs are based on a standard size connection. In some cases, we might recommend that your supply is metered.

Property fee	Associated charge
Domestic House	£43.20 per unit built
Commercial Buildings	Standard Measured charge
Any buildings that we agree should be metered	Standard Measured charge

2.16 Supply pipe boundary connection

Sometimes a customer may want to replace their pipework on private up to the existing chamber however, sometimes this chamber is in the public footpath/ adopted area. The customer cannot dig in this area if they do not have a road opening licence. In this instance, we can carry out a survey to determine the work required and do this work for you.

The cost of doing this work will be chargeable to yourself. For costs, please refer to the additional excavation and reinstatement per metre section. We use these costs as they include the pipe cost but do not include a connection onto our main.

Fee	Associated charge
Supply Pipe Boundary Application	£107

2.17 Common billing agreement

What is a common billing agreement?

This agreement covers properties occupied by a number of different people. Rather than billing everybody individually, we install a single meter that allows us to bill a single responsible person or company.

Yorkshire Water will allow common billing agreements to be made in the following circumstances:

Domestic or commercial properties:

- Sheltered housing or purpose-built student accommodation, organised as self-contained flats – with or without warden assistance.
- Multi-storey properties with a rising main and internal boosting – or with communal hot water and communal heating.
- Flats of three or more floors, where water can't be supplied to the top flats by gravity feed, or where unreasonably complex plumbing arrangements would be needed.
- Conversions where difficulties in routing separate supply pipes can't be easily overcome.
- Large/complex developments where service agreements exist in the title deeds to each property for payment of water/sewerage charges.
- Holiday parks where there are caravans or mobile homes.

Exceptions to the rule

These properties don't require a common billing agreement, but still have a single metered supply:

- Hotels or hostels
- Purpose-built student accommodation, organised as bedrooms only and cooking/washing is on a communal basis.
- Residential homes for elderly/sick/children
- Sheltered housing where accommodation is organised as bedrooms only and cooking/washing is on a communal basis.

Our Water Technical Team Leader will normally be responsible for deciding whether your property qualifies for a common billing agreement.

How it works

We'll install a meter at the boundary of the site to record the water usage of all the properties/communal areas covered by the agreement and any leakage on the customers private pipe work.

During construction, you must configure the internal pipework so that individual meters can be installed at a later date, if the common billing agreements ends for any reason.

It's also important that you to make sure the occupier agrees to pay the cost of installation of any water meters and any new connections needed, plus any ongoing costs.

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

The 'infrastructure' for properties covered by a common billing agreement is based on the fixtures and fittings installed within the properties and communal areas.

Fee	Associated charge
Common Billing Agreement	£116

2.18 Water quality

If you're laying service pipes greater than 50mm in diameter, the pipe/s must be disinfected. Although we don't normally need to see water quality samples, we'll need to see proof that this has been carried out.

If you're laying service pipes or mains, greater than 63mm in diameter, you'll need to submit a UKAS approved certificate for the sample analysis. This is in line with BS 8558 and BS EN 806. Simply send the relevant pass certificates to SLPMailin@yorkshirewater.co.uk

Main or service pipes should never be connected to Yorkshire Water's network unless the UKAS certificate has been checked and approved by Yorkshire Water.

Please be aware that chlorination certificates expire after two weeks. You'll need to take this into consideration when booking the connection date in with our service partner to avoid the certificate running out before the connection is carried out.

We carry out installations in accordance with Water UK's Principles of Water Supply Hygiene and Technical Guidance Notes, and our own Water Quality Requirements for New Mains and Services.

We reserve the right to check all samples before authorising a main or bringing a service into commission.

Find out more:

water.org.uk/publications/reports/principles-water-supply-hygiene

yorkshirewater.com/developers/water/self-lay

2.19 Trunk mains

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

If the nearest main to your proposed site is a trunk main and we can't connect to it, we'll calculate the charges for connection to the nearest practical point.

3. Sewerage



Sewerage

This section gives you a brief explanation of the charges involved in sewerage connection services – from creating a straightforward connection to the public sewer, through to sewer adoption or requesting a sewer diversion. In each case, we've tried to make it as easy as possible to calculate how much the work will cost.

Our sewerage charges refer to specific sections of the Water Industry Act 1991 (WIA). You can find out more information here: legislation.gov.uk/ukpga/1991/56/contents

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Advice

You can find further information on all of our services on our website yorkshirewater.com/developers/sewerage

If you would like to apply for any of our services please complete an online form yorkshirewater.com/developers/apply-online

How to pay

**Need to know how to make payment?
See pages 71 to 73
of this document.**

3.1 Planning your Sewerage Work

We want to make your development as easy as possible to plan. As part of the Code for Adoption, you are required to complete and submit a pre planning sewerage enquiry to us.

Assessing your site

Your application for a pre planning sewerage enquiry is subject to a desk top technical review and associated administrative fees.

In each instance, we'll look through your proposal in detail and check that it works with the existing sewerage network. We'll also highlight any restrictions that may effect your development.

Your assessment includes a written observation on the existing public sewer network, the restrictions on discharge, points of discharge and building near to the public sewer network. This report also outlines what you need to do to complete your design proposal, offer advice on the inclusion of sustainable drainage and highlight any complexities surrounding your site.

Charges to keep in mind

To cover the cost of carrying out a detailed technical assessment, you'll pay a fee when you submit your application form.

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

Pre Planning Enquiry Fees

Task	Associated Charge
Assessment	£165
Additional assessment charge (complex sites)	£74 / hr
Hydraulic Model Check	Bespoke charge

How to apply

You can submit your pre planning sewerage enquiry by post, email or online at yorkshirewater.com/developers/apply-online

3.2 Adoption of New Sewers

The adoption of sewers and sewerage assets is contained within S104 of the Water Industry Act 1991. This covers the adoption of private sewers to be constructed at a future date subject to an Agreement with the Sewerage Undertaker. Once adopted, they become public sewers and will be operated and maintained by Yorkshire Water.

Assessing your site

Your application for the adoption of a proposed sewer system is subject to technical assessment, administrative and inspection charges.

In each instance, we'll carry out a full technical assessment to confirm the conditional and/or technical acceptance of the proposal.

Once we have confirmed conditional and/or technical acceptance of the network put forward for adoption, a legal Agreement can be prepared and construction can start on site. On issue of Technical Acceptance, we will invoice you for payment of the adoption fees. We ask that these fees are paid prior to the first inspection. As a guide, the fees will be 2.5% of the cost of the works (either costed by yourself or costed by Yorkshire Water at your request). If we need to make further re-assessments, these will incur extra charges.

On your instruction, we will prepare the Model Sewer Adoption Agreement for your site and there will be a charge for this. You may however wish to prepare the Model Sewer Adoption Agreement yourself and return it to us for signing which will incur a checking fee. With either option, all fees must be paid before we will sign the Agreement.

All Agreements must be supported by either a surety bond or a cash bond, which equate to 10% of the cost of the works or a minimum of £5,000.

Additional charges may be incurred in accordance with the signed Agreement, if all works are not completed.

Charges to keep in mind

We will need to undertake a number of inspections on your site during the construction phase. Prior to starting construction, we recommend you have a pre-start meeting with us to discuss the details, so please complete the form on our website to arrange an appointment. If you fail to cancel pre-arranged site inspections at least 24 hours in advance, you'll be liable for an abort fee.

Depending on the nature of your site, you may need to arrange Land Transfers, Right of Access, Rights to Discharge or Deed of Grant of Easements. But we can advise on what you need when we get your application.

If your site is particularly complex, for example it includes a pumping station, storage facilities, treatment facilities or consents to discharge, we may need to review your design in more detail. This will mean an extra charge, but at an hourly rate.

You can find out more about our sewer adoption process here: yorkshirewater.com/developers/sewerage/sewer-adoptions

Please note

Sewerage assets offered for adoption, should be designed and constructed in accordance with the Design and Construction Guidance, Local Practices and Technical Standards contained within the Code for Adoption (2020).

S104 Fees

Task	Associated Charge
Application fee	£500
Technical Assessment developers / contractors	2.5% of the cost of the works or £500 minimum
Additional Assessment charge (complex sites)	£74 / hr
Technical Assessment – Sewerage Treatment plant	Bespoke charge
Technical Assessment – Storage treatment	Bespoke charge
Technical Assessment – Structural check	£1,500 (to send to external consultants) £74 / hr (administration charge)
Bond (Cash/Surety)	10% of the cost of the works or minimum of £5,000
Administration fees	
S104 Agreement (to include up to 3 parties in the Agreement)	£279
S104 Agreement – additional copy per party to the agreement including plans	£92
Copy of S104 Agreement (including copy of plan)	£93 per copy
Copy of S104 Agreement (excluding plan)	£63 per copy
Model Sewer Adoption Agreement Check (applicable when developer prepares Agreements under Code for Adoption)	£74 / hr

S104 Fees

Task	Associated Charge
Inspections	
Unwanted site inspections need to be cancelled at least 24 hours in advance of the appointment, otherwise aborted site visit charges will apply.	
Aborted Site Inspection	£213
Each Additional site visit	£213 (minimum)
Camera Survey (Review of report)	£118 or £74 / hr
Pump station locks (per pump station)	£596
Locks for access (each)	£102
Legal requirements (Additional legal fees are also applicable)	
Land transfer (pumping station, sewerage treatment works or storage treatment/facility)	£298 minimum or £74 / hr
Deed of Grant of Easement	£298 minimum or £74 / hr
Right in Perpetuity to Discharge	£298 minimum or £74 / hr
Consents to Discharge	£298 minimum or £74 / hr
Assessment for Novation of Agreement	£298 minimum or £74 / hr
Assessment for Variation of Agreement	£298 minimum or £74 / hr
Termination of Agreement	£298 minimum or £74 / hr
Legal Fees	Bespoke charge
Mediation (Where Dispute Resolution has not worked, a neutral mediator will be appointed. Any charge applicable will be decided by the mediator).	Bespoke charge

3.3 Retrospective Sewer Adoption

As the owner of a private sewer network, you can ask Yorkshire Water to adopt your sewer system. This means that can look to take ownership of your private sewer network, subject to it meeting the adoption criteria, under S102 of the Water Industry Act 1991.

All users and owners of the system need to agree to us taking ownership. As once we do, your network will become public, and be operated and maintained by us.

New charges relating to the disposal of the flows from the network put forward to Yorkshire Water to adopt, will be applicable from the date that the system has been confirmed as public. These new ongoing charges will be dependent upon the size and type of system that you have asked us to take ownership of.

Assessing your site

Your application for the retrospective adoption of an existing sewer system is subject to technical assessment, administrative and inspection charges.

In each instance, we'll carry out a full technical assessment to confirm that the system meets the required standards to allow us to confirm your system is acceptable for adoption.

If we can accept the system, we'll send you a request for payment, as a guide the fees will be 2.5% of the cost of the constructed works, which will need to be paid prior to us being able to create the Notices to Adopt. We'll look to serve a Notice on all of the users after all the legal requirements, Rights to Discharge and payments have been received.

When your system has been assessed and inspected, we'll invoice you for the charges incurred.

Charges to keep in mind

From time to time, we may need to visit your site. If you fail to cancel pre-arranged site inspections at least 24 hours in advance, you'll be liable for an abort fee.

Depending on the nature of your site, you may need to arrange Land Transfers, Right of Access, Rights to Discharge or Deed of Grant of Easements. But we can advise on what you need when we get your application.

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

You can find out more about our Retrospective Sewer Adoption Process here:

yorkshirewater.com/developers/sewerage/sewer-adoptions

S102 Fees

Task	Associated Charge
Technical Assessment (Residents)	£0
Technical Assessment developers/contractors	2.5% of the cost of the works or £500 minimum
Additional Assessment charge (complex sites)	£74 / hr

Inspections

Unwanted site inspections need to be cancelled at least 24 hours in advance of the appointment, otherwise aborted site visit charges will apply.

Aborted site inspection	£213
Each Additional site visit	£213
Camera survey (Review of report)	£118 or £74 / hr
Pump station locks (per pump station)	£596
Locks for access (each)	£102

Legal requirements (Additional legal fees are also applicable)

Land transfer (pumping station, sewerage treatment works or storage treatment/facility)	£298 minimum or £74 / hr
Deed of Grant of Easement	£298 minimum or £74 / hr
Right in Perpetuity to Discharge	£298 minimum or £74 / hr
Consents to Discharge	£298 minimum or £74 / hr

3.4 Sewer Diversions

If you have a public sewer or lateral drain passing through your land, you can ask us to look into diverting or altering it so you can start your development under S185 of the Water Industry Act 1991. Our diversion services range from simply moving or raising a manhole to diverting large diameter public sewers.

For some alterations and diversions, you can hire a suitably competent company, but others can only be undertaken by us so it's best to check first.

When you apply for a sewer diversion, we will undertake a full technical assessment and let you know in writing if it is acceptable.

During the construction of the system, we'll visit the site and carry out inspections. You will need to request these inspections but please give us at least five working days notice to arrange an inspection. If you fail to cancel any pre-arranged site inspections at least 24 hours in advance, you'll be liable for an abort fee.

You can find out more about diverting public sewers or lateral drains here:

yorkshirewater.com/developers/sewerage/sewer-diversions

Check out the different diversion options and what they mean for you below:

3.4.1 Minor alterations to the public sewer network

If you're applying for minor alteration of an existing public sewer network, for example moving a manhole, it's down to you to pay a suitably competent company to complete the work.

You'll need to fill in an application form that tells us who your contractors are and what you're proposing. This is a legal agreement we both sign.

On submission of your application form to us, you will need to pay an upfront fee. This covers the costs of our administration, technical assessments and the inspections.

It's important to note, a sewer alteration or diversion is applicable for non-critical pipework, up to 225mm in diameter generally located within the back/front/side garden of an individual property.

Minor Alteration Fees

Task	Associated Charge
Assessment, Agreement and Inspection	£332
Additional Assessment charge (complex sites)	£74 / hr

3.4.2 Minor sewer diversions

If you need to divert a public sewer or lateral drain, in many cases we will let you do the work.

Your new diversion proposals will need to meet current standards and take into account any existing or proposed flows.

You'll be responsible for paying for the construction of the sewer diversion and any associated fees.

Along with your application fee, you'll need to pay technical assessment, administrative and inspection charges. Then, once your proposal has been approved on a technical level, we'll put a formal agreement in place.

There may be extra costs if your design is complex, or if your application needs a lot of re-assessment – but this will be charged by the hour.

All agreements should be supported by either a surety bond, or a cash bond, which is 100% of the cost of the works or a minimum of £5,000.

We'll also charge fees associated with the diversion. These should be paid before the first inspection. They'll be a minimum of £646, or 5% of the cost of the works (costed by the developer or us – at your request).

Once your agreement is signed, you can start work and we'll conduct our inspections. However, please remember that you, or your designated contractor, are responsible for making sure all relevant inspections are made during construction. Once our inspector has approved the construction works, we will give you approval to turn the flows. There may be more charges if all works aren't completed.

Depending on the nature of the works, you may need to arrange Rights to Discharge or Deed of Grant of Easements which will incur additional legal fees. We can advise on what you need when we get your application. All fees must be paid before the Agreement is signed by Yorkshire Water.

You can find more information and guidance here: yorkshirewater.com/developers/sewerage/sewer-diversions

S185 Fees (Minor Sewer Diversions)

Task	Associated Charge
Application fee	£646
Technical Assessment developers/contractors	5% of the cost of the works or £646 minimum
Additional Assessment charge (complex sites)	£74 / hr
Technical Assessment – Structural check	£1,500 (to send to external consultants) £74 / hr (administration charge)
Bond (cash / surety)	100% of the cost of the works or £5,000 minimum

Inspections

Unwanted site inspections need to be cancelled at least 24 hours in advance of the appointment, otherwise aborted site visit charges will apply.

Aborted Site Inspection	£213
Each Additional site visit	£213 (minimum)
Camera Survey (Review of report)	£118 or £74 / hr

Legal Requirements (Additional legal fees are also applicable)

Deed of Grant of Easement	£298 minimum or £74 / hr
Right in Perpetuity to Discharge	£298 minimum or £74 / hr
Consents to Discharge	£298 minimum or £74 / hr

3.4.3 Major Sewer Diversions

A major diversion is used by customers who request alterations to critical public sewer systems, which also includes large diameter and non-gravity piped systems.

There are two types of major sewer diversions – namely those that are ‘developer led’ where we will allow you to undertake the works, and ‘Yorkshire Water led’ where we deem the work to be of critical importance to our network and will therefore be undertaken by our contract partners at the cost of the applicant.

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

When you submit your application, we’ll charge a fee for a ‘Feasibility Study’. This covers an assessment to check if we can do the work. The amount will be entirely site-specific.

Once we’ve agreed how we can undertake the work, we’ll offer terms and an estimate. When the terms are accepted, we’ll create an agreement – S185 Diversion Agreement. You’ll cover the legal fees to draft this up and sign it.

Any costs associated with the works and the cash bond (if not supported by a surety bond) will need to be paid, prior to the agreement being signed.

Within six months or less of the completion date, we’ll send you a final invoice with final fees and refunds where needed.

S185 Fees (Major Sewer Diversions)

Task	Associated Charge
Initial Feasibility Study	From £8,000***
Estimate of Works	Bespoke charge
Legal fees for Agreement	Bespoke charge

*** The fees could rise dependent upon the scale and the complexity of the system.

You’ll find more information and guidance here:

yorkshirewater.com/developers/sewerage/sewer-diversions

3.5 Sewer Requisition

A requisition is generally used by developers who haven't been able to negotiate a new sewer system through third party land.

Section 98 of the Water Industry Act (S98) allows us to construct sewers needed to progress developments, laying the required sewerage to serve the site.

Before we can do any work on-site, you'll need to submit your proposal details, together with payment to cover the cost of the Feasibility Study to understand the work required to provide a sewer. These charges will be totally site dependent.

When we've agreed the work, we'll set our terms, plus a cost estimate for the work. If you are accepting of the terms and cost estimate, we'll draw up an agreement. We'll then pay the legal fees associated with the signing of the S98 Agreement and invoice you the costs.

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

Within six months or less before the completion date, we'll send you a final invoice with any refunds or costs attached.

S98 Fees

Task	Associated Charge
Initial Feasibility Study	From £8,000***
Estimate of Works	Bespoke charge
Legal fees for Agreement	Bespoke charge

*** The fees could rise dependent upon the scale and the complexity of the system.

You'll find more information and guidance here:

yorkshirewater.com/developers/sewerage/sewer-requisition

3.6 Sewer Connections

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

Whatever the project, if your site requires a new connection to the public sewer network, legally you should let us know by applying to us under S106 of the Water Industry Act 1991.

On submission of your application form to connect to the public sewer network, you will be charged a fee. This application fee covers the cost of our administration, technical assessment and inspections.

You'll be responsible for hiring and paying for a qualified drainage contractor to do the connection work. The connection can only be made after we've issued approval to do so in writing, which is typically done within 21 calendar days.

It's good to remember, an approved connection to the public sewer network doesn't cover working within third party land.

We'll let you know when we get your application if we need to do the above work ourselves under S107 of the Water Industry Act 1991. If we do carry out the work, the charges will be entirely site-specific. We'll then agree the works with our contract partners and arrange a point to hand over work to you.

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

You can find out more about our sewer connection process here: yorkshirewater.com/developers/sewerage/sewerage-connections/

S106 Fees

Task	Associated Charge
Connection only (each)	£178
Connection with lateral adoption (each)	£469
Connections work undertaken by Yorkshire Water under Section 107 WIA 1991	Bespoke charge

3.7 Highway Drainage

The public sewer network is primarily for domestic sewage. Highway drainage doesn't automatically have right of connection. However, a Highway Authority/Developer can apply for a highway connection to the public sewer network as part of an Agreement under S115 of the Water Industry Act 1991.

For a new proposed highway connection to a public sewer network, or to add extra gullies to an existing highway, you'll need to prove:

- Sustainable drainage features are not a viable option
- There are no watercourses or highway drains available
- There's capacity within the public sewer network

On submission of a completed application form you'll pay an application fee. This fee covers technical assessment, administration and inspections. If you have more inspections, successful or not, we'll charge for these separately.

For complex sites that need more assessment, we'll charge at an hourly rate.

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

There'll also be a charge for your Certificate of Acceptance or Formal Agreement. These are priced per connection and paid when you proceed with the connection.

S115 Fees

Task	Associated Charge
Application Fee	£165
Additional assessment charge (complex sites)	£74 / hr
Formal Agreement	£476
Certificate of Acceptance per connection	£199
Additional connections (if required)	£178 / connection

3.8 Building Over or Near a Public Sewer Network

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

You may be wanting to construct, extend or underpin a building within your property boundary, either way you need to check whether any public sewers or disposal mains are close by.

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

For an upfront consultation fee, we can help you before applying for Building Regulations approval. This includes a desktop study, and an inspection if you need it.

There may be situations where building over a sewer isn't possible. In this case, we'll guide you through the process of making an alteration or diversion to the public sewer network.

On occasions it may be acceptable to build over the public sewer network where the Part H4 criteria has not been met. Generally, this will be for commercial premises and will require entering into a **formal build over agreement**. You are advised to contact us to discuss this further.

Build Over Fees

Task	Associated Charge
Consultation including inspection	£132
Consultation desk top only	£39
Formal Build over agreement	£466
Additional assessment charge (complex sites)	£74 / hr

You'll find more information and guidance here:

yorkshirewater.com/developers/sewerage/building-over-a-public-sewer

3.9 Sewer Closure or Abandonment

If you need to abandon a sewer to make site work easier, or remove it because it'll restrict future development, you can ask us to close part of the public sewer network under S116 of the Water Industry Act 1991.

Before closing a sewer, we need to be certain that it's no longer needed. This usually requires a camera survey of the public sewer and any private drainage connections, to be submitted to us, along with a written report.

That's why when you apply, you'll pay a fee, covering administration and technical assessment.

If your application for a sewer closure/abandonment is approved, the works will then be monitored by our inspector. Once the sewer has been closed, we will issue a completion certificate.

Our preferred method for abandoning a sewer is for it to be grubbed up (excavated), together with any redundant chambers. Where this isn't practical, we recommend that the closed public sewer should be sealed and filled with grout. You will be responsible for this, including the cost.

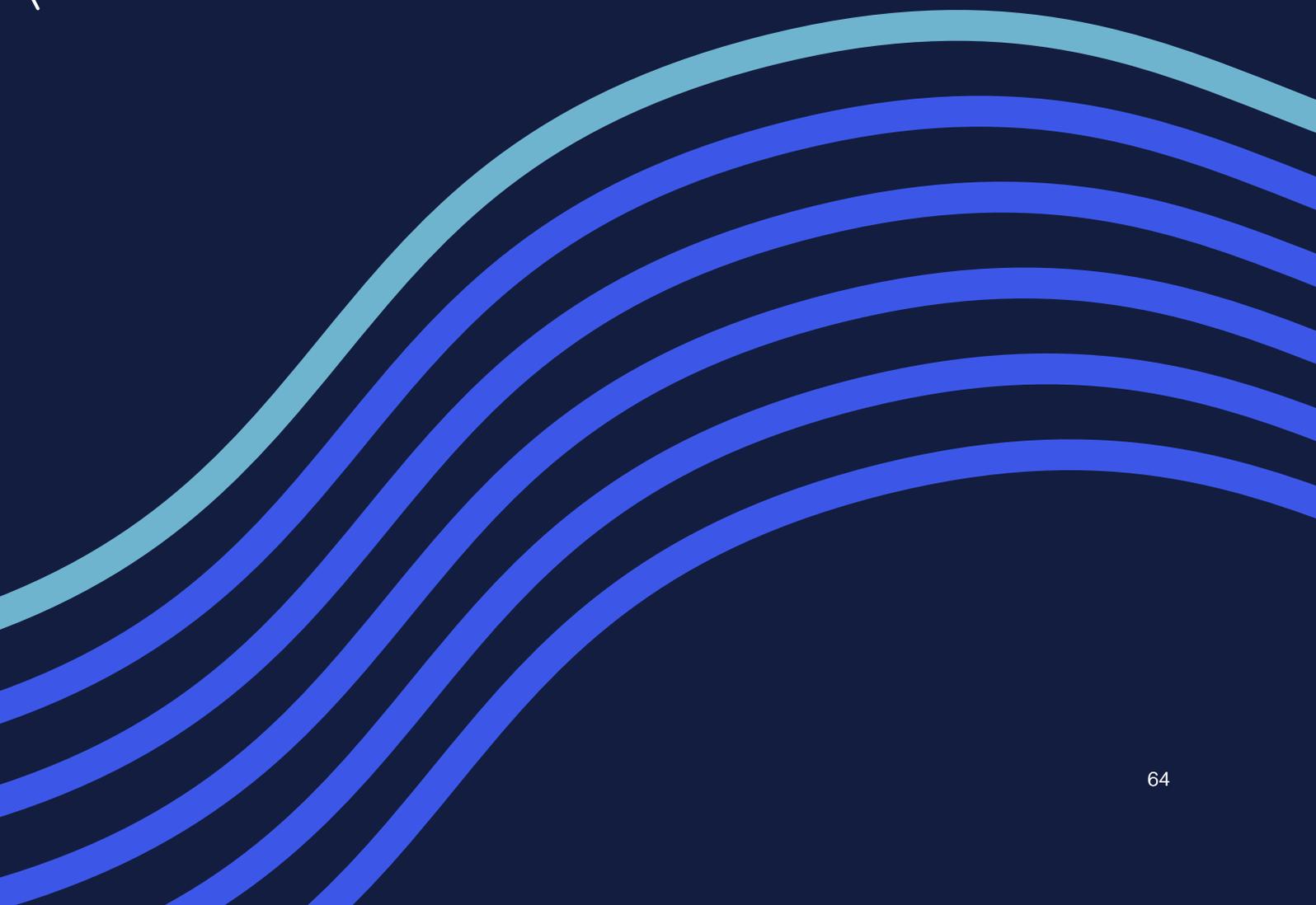
S116 Fees

Task	Associated Charge
Application fee	£233
Additional Assessment charge (complex sites)	£74 / hr

You'll find more information and guidance here:

yorkshirewater.com/developers/sewerage/sewer-closure

4. Infrastructure charges and Environmental incentives



Infrastructure charges and Environmental incentives

What are infrastructure charges?

We levy infrastructure charges for all newly connected properties that have not been connected to our water or sewer network before.

The charges are calculated to recover the cost of reinforcing our existing water and sewer networks needed to serve new developments.

The charges are set to recover the costs over the whole of the Yorkshire Water area to increase capacity of the public water and sewer networks for new developments.

You can find more information on how the charges are calculated here:

[yorkshirewater.com/
our-charges/](https://yorkshirewater.com/our-charges/)

Environmental Incentives

Breakdown of Infrastructure charges

Our standard infrastructure charges are set at £280 per household property connected. We offer water and sewerage environmental incentives to help reduce the load on our network and reduce the charge you pay. You can see a breakdown of what this covers below:

Water

The water infrastructure charge is £75 per property connected, based on water usage of 125 litres per person, per day (pppd). If you can provide evidence that the properties will use less than 125 litres per person per day, you can qualify for a discount from the water infrastructure charge – based on the percentage below the 125l for both water and sewerage.

When you're filling in an application, you should use the Water Calculator to provide your evidence: thewatercalculator.org.uk/calculator.asp

You'll also need to prove that properties are built with water efficient fittings and fixed appliances that wouldn't exceed 125l per person per day.

Sewerage

The sewerage infrastructure charge is split into foul – set at £55 per household property connected, and surface water drainage – set at £150 per property connected. These charges are collected at the same time as your water supply application.

A further saving on the foul water charge will be applicable if you can save on water used, if you have reduced the water used by 10% below the 125l then 10% reduction will also be applied to the foul water charge.

If your surface water doesn't need to communicate to an existing public sewer you won't need to pay that charge. For example, you could send your surface water directly to a watercourse or a soakaway.

Non-household properties

Infrastructure charges for connecting a non-household property will be set based on the expected water usage as evidenced from the 'loading units' determined by the Water Calculator.

For a non-household property, water and foul water infrastructure charges will be set at the standard household charge multiplied by the ratio of the total 'loading units' for the property to 24 (the typical loading units for a household property).

The surface water infrastructure charge is the same for household and non-household property connections.

Infrastructure charge credits

If you can provide evidence that a development site has been using the public water and sewer network within the last five years you may be eligible for an infrastructure charge credit.

For example, if there's a new development of ten properties constructed on a brownfield site that previously had two properties that used water and sewerage services in the last five years, we'd only charge for the eight new connections. If the brownfield site had a commercial premise on it before development, the number of fixtures and fittings within the commercial premises can be calculated to the equivalent number of houses, and an equivalent credit can be provided.

5. Transitional arrangements

Transitional arrangements

Transition principles – site specific work

Large developments may have long build programmes that may have begun construction prior to the new charging rules and may still be under construction today. These sites would have been based on older charging rules. Where this is the case the following principles will apply.

1. Estimates for some Site-Specific work provided under the old rules 14 and accepted before April 2018 are to continue to apply until April 2023 unless the customer and the company agree to vary the estimate.
2. Where a legal agreement is already in place in relation to charges for Site Specific work carried out as part of an adoption, then the charges defined within that agreement remain valid for the life of the agreement unless the customer and the company agree to vary those charges.
3. Charges relating to the old charging rules, will be adjusted by inflation if the estimate or legal agreement includes an appropriate provision for adjusting the charges.

Transition principles – infrastructure charges

After April 2018, connections made to assets other than those above will be charged in accordance with the new Infrastructure Charge as defined in the Charges Scheme Rules.

6. Wholesale charging



Wholesale charging

Wholesale charging for new connections services to non-household retailers

From April 2017, competition was introduced into the business retail market for water and sewerage services. Water Competition has opened the market and has enabled all businesses and other non-household customers in England to choose a retailer that provides both water and sewerage services.

How does it work?

The water coming out of your taps and the sewerage services to take it away again will still be supplied by Yorkshire Water – as the wholesaler for the Yorkshire region. However, if you are an eligible business, you can choose the retailer who will provide services for your billing, queries, complaints and customer services.

As the wholesaler, Yorkshire Water will bill the retailer for wholesale services, including new connections services, the retailer will then bill their business customer. The retailer can act on behalf of their customers and apply for New Connection Services. And whether you are a domestic customer applying directly to us, or a retailer acting on behalf of your business customer, our charges are the same. If you are a business customer, you can apply via your retailer or directly to us.

Charges

The Wholesale Connection Charges for retailers are detailed within these Charging Arrangements. Our scheme has been produced in accordance with the Wholesale Charging Rules, issued by the Water Services Regulation Authority under sections 66E and 117I of the Water Industry Act 1991. This approach ensures that if a request is made for New Connection Services through a retailer, what we charge remains in accordance with Ofwat's charging rules.

The rules apply to the charges that may be imposed by:

A water undertaker under a section 66D agreement where a water supply licensee with a retail authorisation is a party to that agreement;

and

A sewerage undertaker under a section 117E agreement where a sewerage licensee with a retail authorisation is party to that agreement.

A retailer (water supply and sewerage licensee) must have entered into, and maintain, a Wholesale Contract for Wholesale Services with Yorkshire Water, to be able to request New Connection Services on behalf of their business customer.

Retailers should refer to the provisions of the Operational Terms in the Wholesale Retail Code for applications to New Connections Services.

The Wholesale Connection Charges payment breakdown is explained in this document, under '[Methods of payment](#)'. In many cases a payment to Yorkshire Water will be made before any work commences. Where these are not specified, payment terms will be how we charge in accordance with the Wholesale Retail Code.

7. Methods of payment



Methods of payment

When payment is required

By now, you'll have noticed some of our services have an upfront application fee. If you'd like to pay over the phone, we'll call you to take payment when we receive your application, or you can post a cheque with your application form.

Alternatively, you can pay your application fee online using a credit or debit card, if you're applying using our online application portal. Go to: yorkshirewater.com/developers/apply-online

We'll send an estimate or cost options for some of our services. If you'd like to go ahead with the works, the estimate must be paid before works can begin on site. No works will be undertaken by Yorkshire Water or our service partner unless we've received payment for the appropriate amount.

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

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

How to pay

Payment can be made by card, cheque or BACS.

If you're applying through the online application portal, the application fee can be paid online via a debit or credit card.

If you'd like to pay by credit or debit card, please call **0345 120 84 82**.

To pay by cheque – please ensure the estimate number is clearly written on the reverse of the cheque, and send it to the following address:

Customer Payments Centre
PO Box 52
Bradford
BD3 7YD

BACS payments

To pay by BACS for new applications please detail your method of payment and the payment reference within the application form. To enable us to then tie your BACS payment in with the application please ensure your payment reference is provided as part of the BACS payment details as shown on your application form.

Water estimates can also be paid by BACS. Please send your payment quoting your company name to:

NatWest Bank Plc
Sort code 57 49 55
Account number 11111111

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

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

Customer Payments Centre
PO Box 52
Bradford
BD3 7YD

Fax: (01274) 303041

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

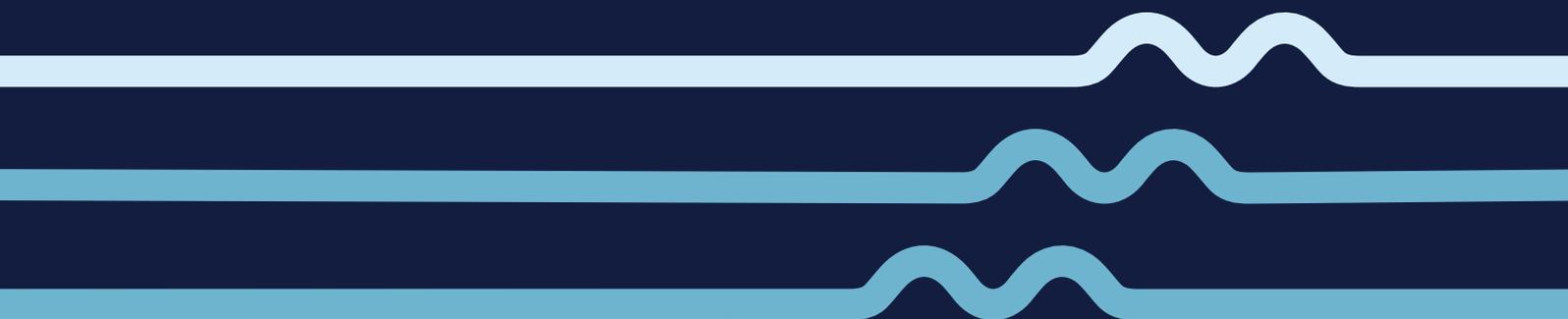
We'll consult on additional payment methods over the coming year. If you have any proposals for us to consider, let us know by emailing developer.services.charges@yorkshirewater.co.uk

Value added tax

This section is a summary description of the Value Added Tax (VAT) liability of charges and is subject to changes in VAT legislation and rates of VAT.

All charges shown throughout this document are exclusive of VAT. We will add VAT, if applicable, at the appropriate rate to our charges. The VAT rules are complex and primarily depend on the nature of the work undertaken and the type of property concerned. It is therefore not possible for us to set out the VAT liability for each item. Certain items included in this document will be treated as outside the scope of VAT, charged at either 0%, a reduced rate (currently 5%) or a standard rate of VAT (currently 20%). Please contact us should you require further information.

8. Contact us



Contact us

If you would like to discuss any element of this document or need to get in touch with us for any other reason, please use the below details.

Our Developer Services office is open Monday to Friday 08:00 am to 5:00 pm.
We are closed on weekends and Bank Holidays.

Phone: 0345 120 84 82

Option 1 for Sewerage Enquiries, Option 2 for Water Enquiries

Email: Charges developer.services.charges@yorkshirewater.co.uk
Water wbu.servicecentre@yorkshirewater.co.uk
Sewerage technical.sewerage@yorkshirewater.co.uk

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

Other charges publications

Yorkshire Water Services Limited Charges

Sets out information about your bill, how we work it out, and our charges for the year.

yorkshirewater.com/our-charges

Board Assurance Statement 2021–2022

yorkshirewater.com/our-charges

Wholesale Charges 2021–2022

Sets out our wholesale water and sewerage charges and policies for Retailers.

yorkshirewater.com/business

Water Quality in my area

Found on our website, it is a quick, reliable, up-to-date service showing you where we're working in your area and what it means for you. It will tell you all where we're working in your area and what it means for you. It will tell you all about the quality of your water, any incidents that have occurred in your area and all the latest investment.

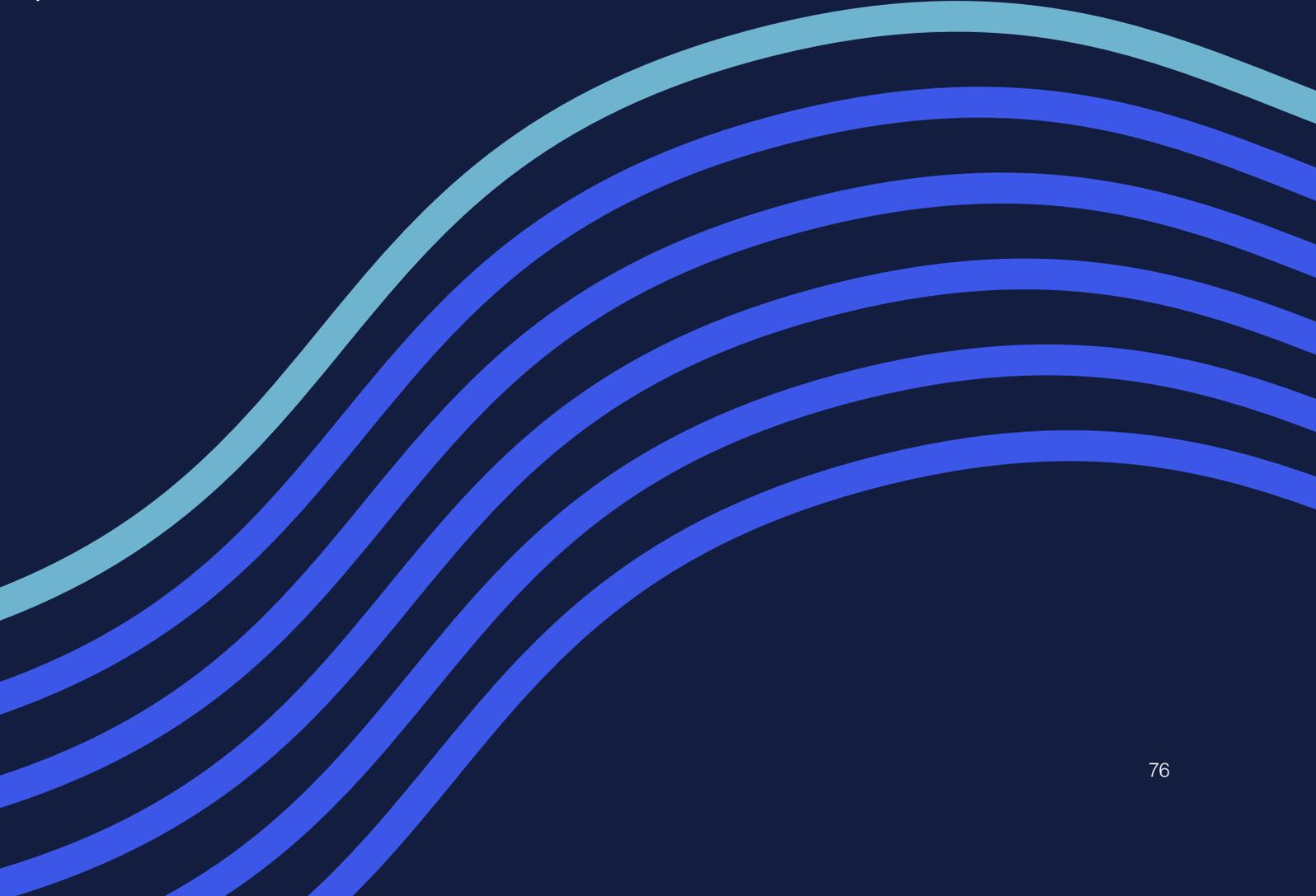
yorkshirewater.com/waterquality

Tell us what you think

We welcome any comments you may have, and we try to answer queries and resolve concerns quickly and in full. If you are not satisfied with our Charging Arrangements we would like to know, so that we can continue to improve our services.

Please contact us as soon as possible using the contact information above to discuss further. Our complaints procedure can be found on our website, please use the following link yorkshirewater.com/developers/contact-us

9. Appendices



Worked Examples

Over the following pages are several examples of work that you could be carrying out, and the charges associated with them.

We have tried to provide examples of multiple different situations and circumstances considering your requirements (as a customer) and the new OFWAT guidance. These examples are only indicative and are here to help guide you to calculate the charges for your site.

Each drawing is accompanied by a table detailing the breakdown of charges for that example. We have also incorporated the Environmental incentives to give you a perspective of the savings that could be saved for your site.

For our water supply examples, we have included all associated fees including the application fees.

We have included worked examples detailing the surface water systems discharging to watercourses/soakaways and also public sewers which allows our examples to reflect the savings which you as a customer can save as part of the infrastructure charges for each property. Please see the full details on infrastructure and environmental incentives information available in [section 4.1](#).

If you would like to discuss any of the information further or have a query you would like help with based on these examples, please feel free to contact us. Our contact details can be found in [section 8](#).

9.1 Water worked examples

In this section

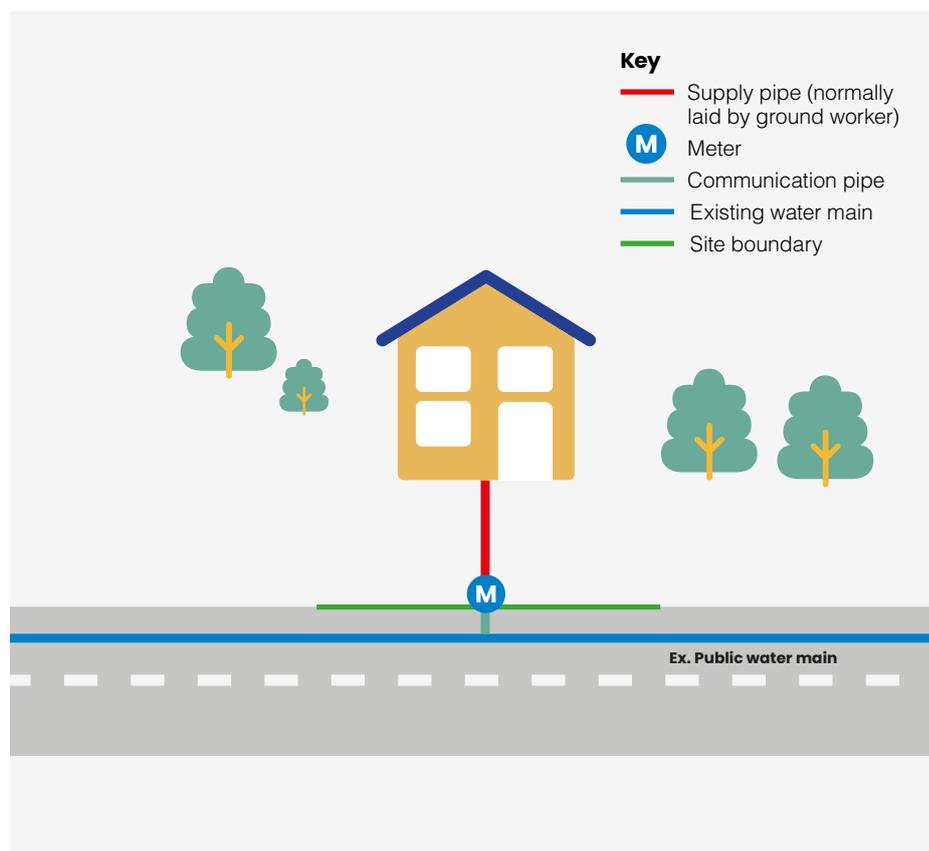
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9.1.1. Single Domestic Supply – Short Connection

Connection of one new domestic property to an existing main via a short connection. The customer has engaged their contractor to lay their supply pipe to the property boundary, shown in red.

Our Service Partner will install and connect a 25mm communication pipe, shown in green, from the customer’s boundary, to the main, shown in blue. A stop tap, meter and chamber will be installed at the highway boundary, between the two pipes.

The charges in the table will cover the charges for our Service Partner to dig in the road, to reach the main. The charges also cover the cost of reinstatement. As this is a new domestic property, infrastructure charges are applicable but environmental incentives could be applied where your water consumption is reduced to below 125 l/sec Per person per day (pppd). Within the table we have detailed Option A – Water supply is at 126 l/sec (pppd) and Option B – Water supply is at 110 l/sec (pppd) to show the savings you can make.



Single Domestic Supply – Short Connection

						Full costs @ 126 l/ sec*	Full costs @ 110l/ sec**
						Option A	Option B
Total Cost for Water Connection for a single short sided supply						£1,787	£1,778
Service connection application						£150	£150
Valid for 12 months							
Plot connections	One new connection to existing main	No. of plots	Ground Conditions	Cost per metre	Length in Metres		
Service pipe – each plot	Short connection 25-32mm PE pipe (including 1st 2m)	1	Minor road	£1,182	2	£1,182	£1,182
	Short connection 25-32mm PE pipe additional excavation and reinstatement	1	Minor road	£142	2	£284	£284
Permit Fee***			Yes			£96	£96
Total plot connection costs						£1,562	£1,562
Infrastructure charges – water		No. of properties					
Infrastructure charges – water		1					
						£75	£66
Total infrastructure charges						£75	£66
Not included in the total cost above							
Additional activities to consider	Description					Costs to be considered but not included in total costs	
Temp supply with eventual disconnection	Short connection 25-32mm PE pipe (including 1st 2m) unmade (disconnection is free of charge)					£901	

* Where your water intake is less than 125 l/sec a further percentage reduction is applicable for your foul water infrastructure charges, check out the Environmental Incentives.

** Where water supply is less than 125l/sec a reduction of the infrastructure charges will apply, see Environmental Incentives section for full details of reduction.

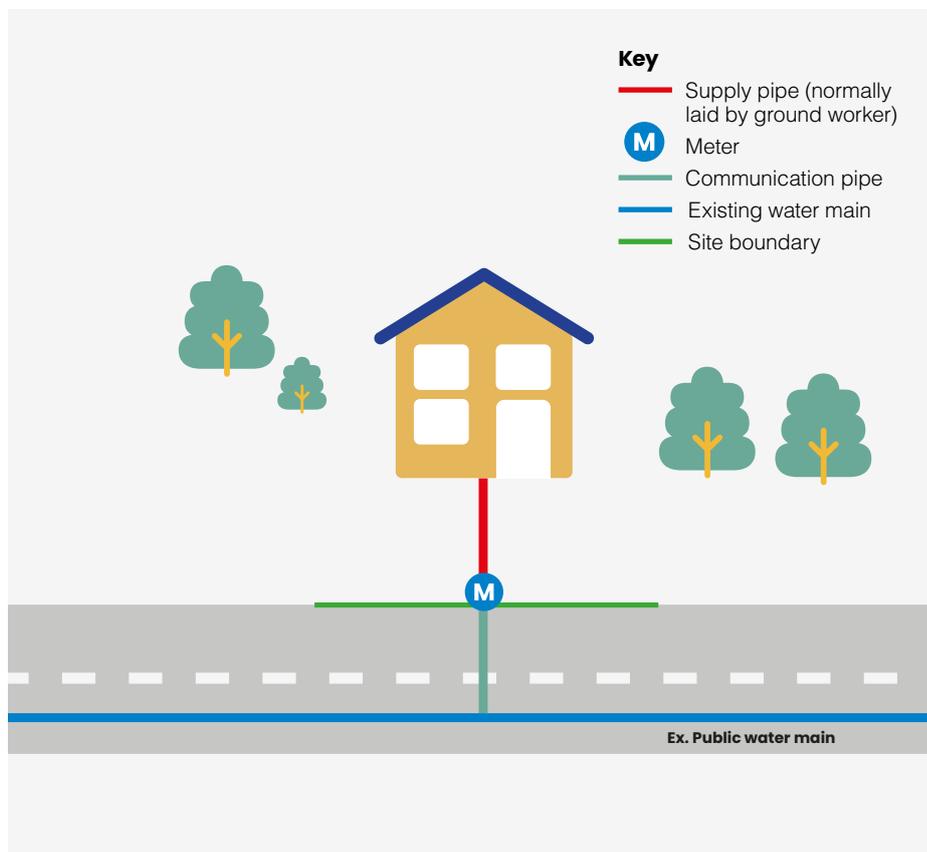
*** This fee is a council fee which we pass onto you for the work to be carried, these fee's vary across the different councils and is dependant on the amount of work being carried out.

9.1.2. Single Domestic Supply – Long Connection

Connection of one new domestic property to an existing main via a long connection. The customer has engaged their contractor to lay their supply pipe to the property boundary, shown in red.

Our Service Partner will install and connect a 25mm communication pipe, shown in green, from the customer’s boundary, to the main, shown in blue. A stop tap, meter and chamber will be installed at the highway boundary, between the two pipes.

The charges in the table will cover the charges for our Service Partner to dig in the road and unmade ground, to reach the main at the far side. The charges also cover the cost of reinstatement. As this is a new domestic property, infrastructure charges are applicable but environmental incentives could be applied where your water consumption is reduced to below 125 l/sec Per person per day (pppd). Within the table we have detailed Option A – Water supply is at 126 l/sec (pppd) and Option B – Water supply is at 110 l/sec (pppd) to show the savings you can make.



Single Domestic Supply – Long Connection

						Full costs @ 126 l/ sec*	Full costs @ 110l/ sec**
						Option A	Option B
Total Cost for Water Connection for a single long sided supply						£2,075	£2,066
Service connection application						£150	£150
Valid for 12 months							
Plot connections	One new connection to existing main	No. of plots	Ground Conditions	Cost per metre	Length in Metres		
	Long connection 25-32mm PE pipe (including 1st 2m)	1	Minor road	£1,182	2	£1,182	£1,182
Service pipe – each plot	Long connection 25-32mm PE pipe additional excavation and reinstatement	1	Minor road	£142	2	£284	£284
	Long connection 25-32mm PE pipe additional excavation and reinstatement	1	Unmade ground	£72	4	£288	£288
Permit Fee***			Yes			£96	£96
Total plot connection costs						£1,850	£1,850
Infrastructure		No. of properties					
Infrastructure charges – water		1				£75	£66
Total infrastructure charges						£75	£66
Not included in the total cost above							
Additional activities to consider	Description					Costs to be considered but not included in total costs	
Temp supply with eventual disconnection	Short connection 25-32mm PE pipe (including 1st 2m) unmade (disconnection is free of charge)					£901	

* Where your water intake is less than 125 l/sec a further percentage reduction is applicable for your foul water infrastructure charges, check out the Environmental Incentives.

** Where water supply is less than 125l/sec a reduction of the infrastructure charges will apply, see Environmental Incentives section for full details of reduction.

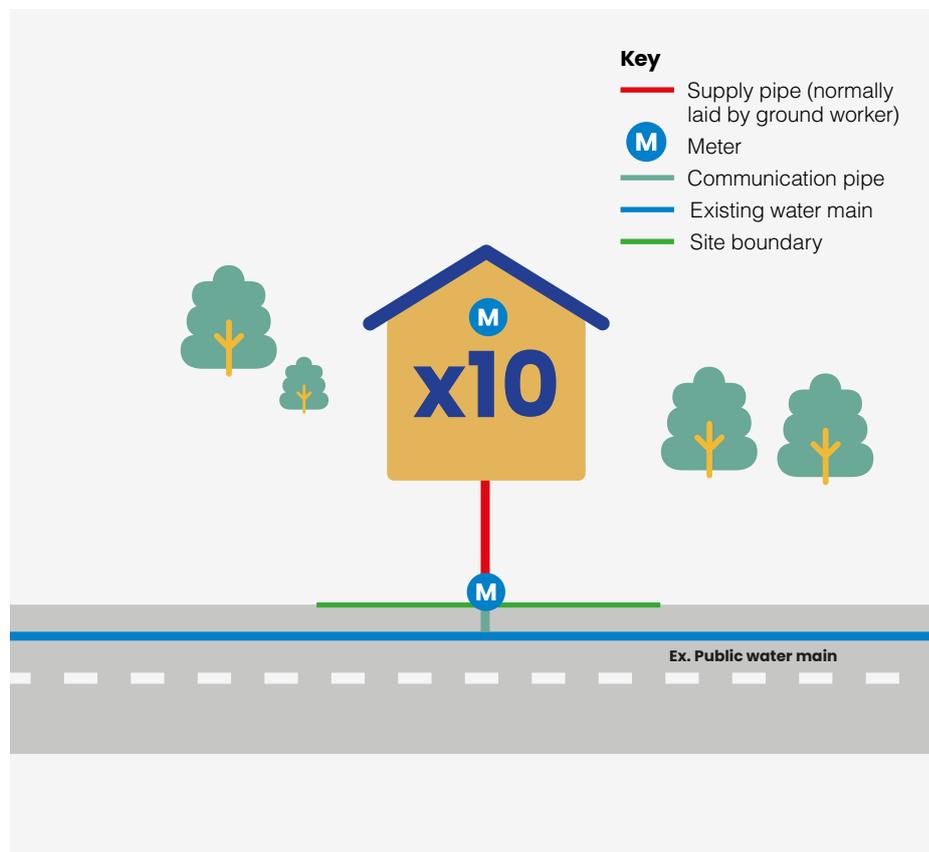
*** This fee is a council fee which we pass onto you for the work to be carried, these fee's vary across the different councils and is dependant on the amount of work being carried out.

9.1.3. New Block of 10 Flats – Short Sided Connection

Connection of 10 new flats to an existing main via a short connection. The customer has engaged their contractor to lay their supply pipe to the property boundary, shown in red and configure their pipework internally so each supply can be fitted with a meter in an accessible meter location.

Our Service Partner will connect a 63mm communication pipe, shown in green, from the customer’s boundary, to the main, shown in blue. A stop tap, check meter and chamber will be installed at the highway boundary, between the two pipes. We will not charge you for this external meter, it is installed for leakage purposes.

The charges in the table will cover the charges for our Service Partner to dig in the road to reach the main. The charges also cover the cost of reinstatement. As these are new domestic properties, infrastructure charges are applicable but environmental incentives could be applied where your water consumption per property is reduced to below 125 l/sec Per person per day (pppd). Within the table we have detailed Option A – Water supply is at 126 l/sec (pppd) and Option B – Water supply is at 110 l/sec (pppd) to show the savings you can make.



New Block of 10 Flats – Short Sided Connection

						Full costs @ 126 l/ sec*	Full costs @ 110l/ sec**
						Option A	Option B
Total Cost for Water Connection for 10 plots in one block of flats						£3,539	£3,449
Service connection application						£162	£162
Valid for 12 months							
Plot connections	One new connection to existing main	No. of plots	Ground Conditions	Cost per metre	Length in Metres		
Service pipe – each plot	Short connection 63mm PE pipe (including 1st 2m) (bespoke cost)	1	Minor road	£1,576	2	£1,576	£1,576
	Short connection 63mm PE pipe additional excavation and reinstatement	1	Minor road	£218	2	£436	£436
Permit Fee***			Yes			£96	£96
10 x 15mm msm meters internal			Yes			£370	£370
10 x 15mm housing units internal (bespoke cost)			Yes			£149	£149
Total plot connection costs						£2,627	£2,627
Infrastructure		No. of properties					
Infrastructure charges – water		10				£750	£660
Total infrastructure charges						£750	£660
Not included in the total cost above							
Additional activities to consider	Description					Costs to be considered but not included in total costs	
Temp supply with eventual disconnection	Short connection 25-32mm PE pipe (including 1st 2m) unmade (disconnection is free of charge)					£901	

* Where your water intake is less than 125 l/sec a further percentage reduction is applicable for your foul water infrastructure charges, check out the Environmental Incentives.

** Where water supply is less than 125l/sec a reduction of the infrastructure charges will apply, see Environmental Incentives section for full details of reduction.

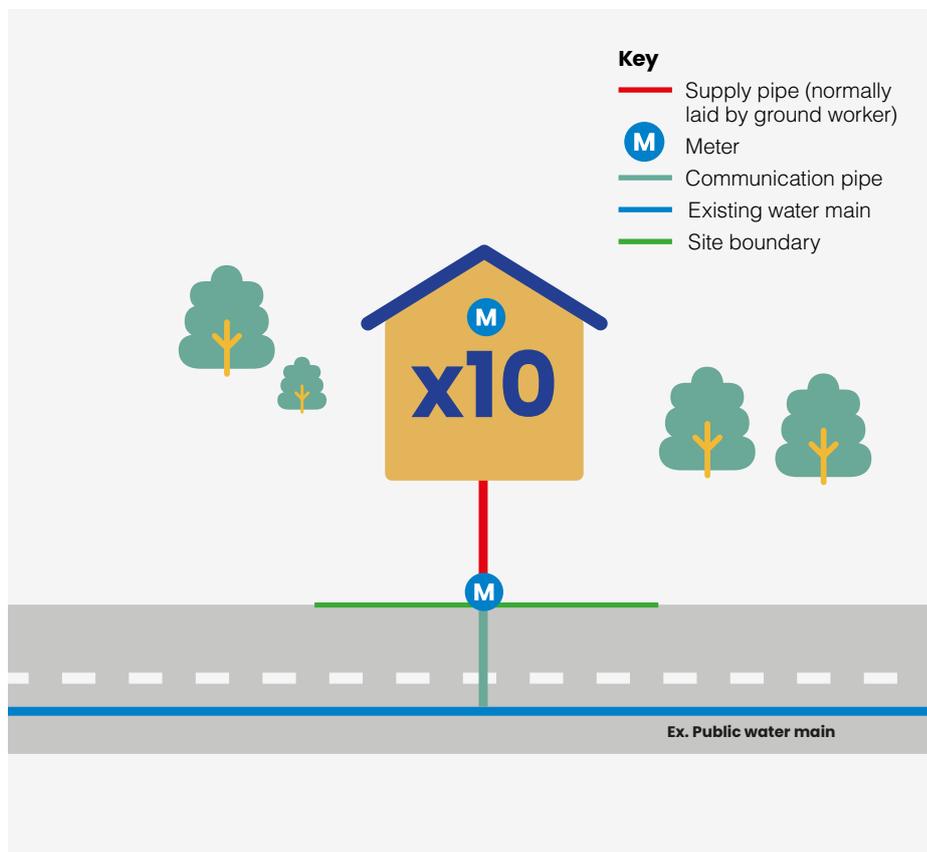
*** This fee is a council fee which we pass onto you for the work to be carried, these fee's vary across the different councils and is dependant on the amount of work being carried out.

9.1.4. New Block of 10 Flats – Long Sided Connection

Connection of 10 new flats to an existing main via a long connection. The customer has engaged their contractor to lay their supply pipe to the property boundary, shown in red and configure their pipework internally so each supply can be fitted with a meter in an accessible meter location.

Our Service Partner will connect a 63mm communication pipe, shown in green, from the customer’s boundary, to the main, shown in blue. A stop tap, check meter and chamber will be installed at the highway boundary, between the two pipes. We will not charge you for this external meter, it is installed for leakage purposes.

The charges in the table will cover the charges for our Service Partner to dig in the road and unmade ground to reach the main at the far side. The charges also cover the cost of reinstatement. As these are new domestic properties, infrastructure charges are applicable but environmental incentives could be applied where your water consumption per property is reduced to below 125 l/sec Per person per day (pppd). Within the table we have detailed Option A – Water supply is at 126 l/sec (pppd) and Option B – Water supply is at 110 l/sec (pppd) to show the savings you can make.



New Block of 10 Flats – Long Sided Connection

						Full costs @ 126 l/ sec*	Full costs @ 110l/ sec**
						Option A	Option B
Total Cost for Water Connection for 10 plots in one block of flats						£4,135	£4,045
Service connection application						£162	£162
Valid for 12 months							
Plot connections	One new connection to existing main	No. of plots	Ground Conditions	Cost per metre	Length in Metres		
	Short connection 63mm PE pipe (including 1st 2m) (bespoke cost)	1	Minor road	£1,576	2	£1,576	£1,576
Service pipe – each plot	Long connection 63mm PE pipe additional excavation and reinstatement	1	Minor road	£218	2	£436	£436
	Long connection 63mm PE pipe additional excavation and reinstatement	1	Unmade ground	£149	4	£596	£596
Permit Fee***			Yes			£96	£96
10 x 15mm msm meters internal			Yes			£370	£370
10 x 15mm housing units internal (bespoke cost)			Yes			£149	£149
Total plot connection costs						£3,223	£3,223
Infrastructure	No. of properties						
Infrastructure charges – water	10					£750	£660
Total infrastructure charges						£750	£660
Not included in the total cost above							
Additional activities to consider	Description	Costs to be considered but not included in total costs					
Temp supply with eventual disconnection	Short connection 25-32mm PE pipe (including 1st 2m) unmade (disconnection is free of charge)	£901					

* Where your water intake is less than 125 l/sec a further percentage reduction is applicable for your foul water infrastructure charges, check out the Environmental Incentives.

** Where water supply is less than 125l/sec a reduction of the infrastructure charges will apply, see Environmental Incentives section for full details of reduction.

*** This fee is a council fee which we pass onto you for the work to be carried, these fee's vary across the different councils and is dependant on the amount of work being carried out.

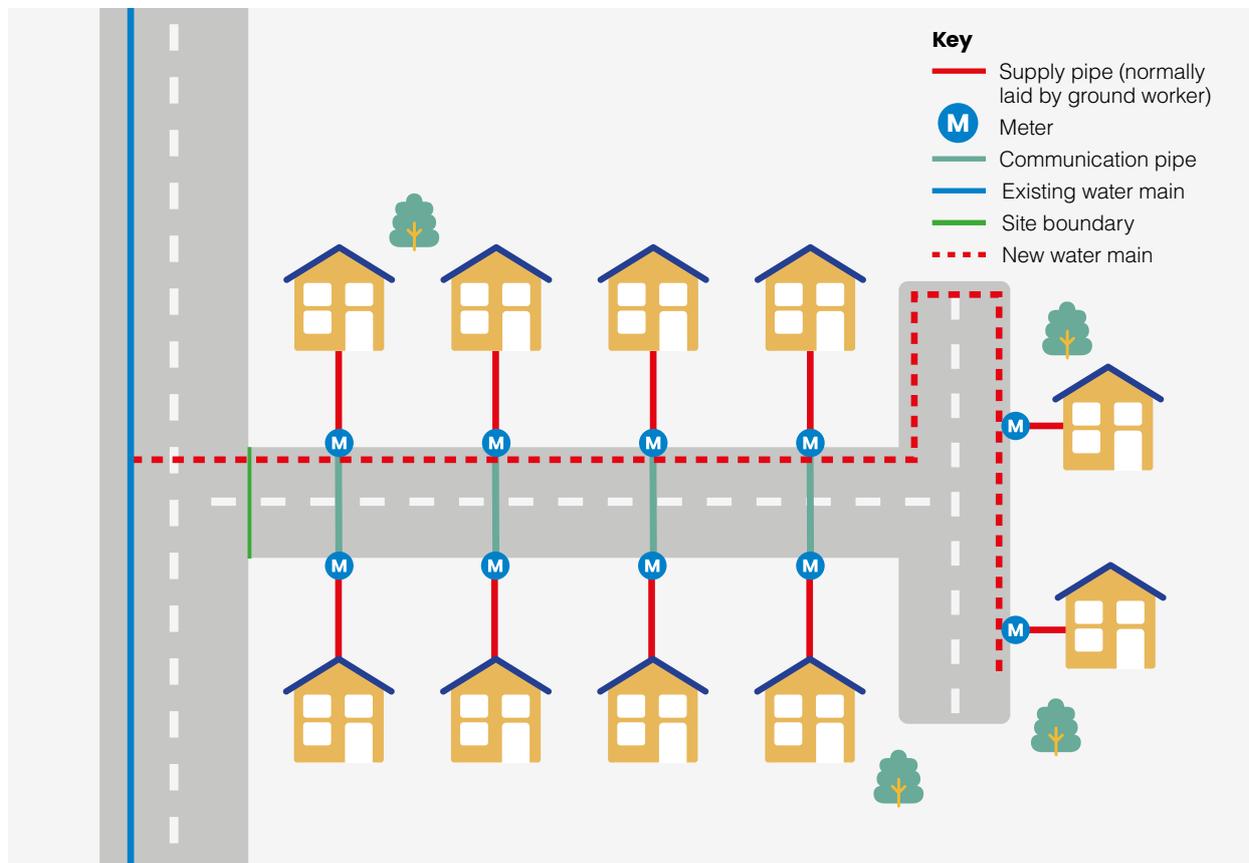
9.1.5. Small Housing Development

Installation of a new water main under 160mm and service connections for 10 new domestic properties. The customer has engaged their contractor to lay the supply pipes and communication pipes to the new water main on private, shown in red and green.

Our Service Partner will lay the new water main, shown in red and connect it to our existing infrastructure, shown in blue.

Once the main has been made live, our Service Partner will connect the customers pipe up to the new water main and install individual meters outside each property at the proposed highway boundary.

The charges in the table will cover this work. The charges also cover the cost of reinstatement. As these are new domestic properties, infrastructure charges are applicable but environmental incentives could be applied where your water consumption per property is reduced to below 125 l/sec Per person per day (pppd). Within the table we have detailed Option A – Water supply is at 126 l/sec (pppd) and Option B – Water supply is at 110 l/sec (pppd) to show the savings you can make.



This is a visual representation of a typical small housing development. We have included some short side and long side connections (even though the costs fix on a 3m dig for the services) to show how we would feed plots depending on where the main is going to be installed in the new road.

Small Housing Development

						Full costs @ 126 l/ sec*	Full costs @ 110l/ sec**
						Option A	Option B
Total Cost for Water for a small housing development						£21,604	£21,514
Pre-planning enquiry			Valid for 12 months			£136	£136
New main application			Valid for 12 months			£162	£162
Plot connections	10 new connections off new mains	No. of plots	Ground Conditions	Cost per metre	Length in Metres		
Service pipe – each plot	Short connection 25-32mm PE pipe (including 1st 2m)	10	Unmade	£901	2	£9,010	£9,010
	Short connection 25-32mm PE pipe additional excavation and reinstatement	10	Unmade	£72	1	£720	£720
Total plot connection costs						£9,730	£9,730
New main		50m of new mains					
Ground conditions	made surface	unmade surface	unmade surface	made surface			
New mains total length	10m off-site	20m	20m	1 x mains connection			
Diameter	90mm	63mm	90mm	under 160mm			
Cost of new mains	£2,630	£1,360	£1,360	£2,447	£7,797	£7,797	
Permit Fee***					£96	£96	
Total new main costs						£7,893	£7,893

* Where your water intake is less than 125 l/sec a further percentage reduction is applicable for your foul water infrastructure charges, check out the Environmental Incentives.

** Where water supply is less than 125l/sec a reduction of the infrastructure charges will apply, see Environmental Incentives section for full details of reduction.

*** This fee is a council fee which we pass onto you for the work to be carried, these fee's vary across the different councils and is dependant on the amount of work being carried out.

Small Housing Development (continued)

Other items needed for each application	Applicable	No.	Full costs @ 126 l/sec*	Full costs @ 110l/sec**
			Option A	Option B
Mains Design Fee	Yes	1	£1,128	£1,128
Mains Chlorination, Testing and Connection	Yes	1	£1,328	£1,328
Water Sampling and Analysis	Yes	1	£165	£165
Fire Liaison	Yes	1	£39	£149
Legal Agreement	Yes	1	£35	£35
New mains call off form (each occurrence)	Yes	1	£178	£178
Bulk Order Request (each occurrence)	Yes	1	£60	£60
Total of other associated costs			£2,933	£2,933
Infrastructure	No. of properties			
Infrastructure charges – water		10	£750	£660
Total infrastructure charges			£750	£660

Not included in the total cost above

Additional activities to consider	Description	Costs to be considered but not included in total costs
Temp supply with eventual disconnection	Short connection 25-32mm PE pipe (including first 2m) unmade (disconnection is free of charge)	£901
Off-site Mains disconnection from a main under 160mm in made ground	Per disconnection	£1,754
Off-site Mains disconnection from a main 160mm and above in made ground	Per disconnection	£8,444
Barrier pipe uplift for new mains under 160mm	Per metre	£14
Barrier pipe uplift for new mains 160mm and over	Per metre	£25

* Where your water intake is less than 125 l/sec a further percentage reduction is applicable for your foul water infrastructure charges, check out the Environmental Incentives.

** Where water supply is less than 125l/sec a reduction of the infrastructure charges will apply, see Environmental Incentives section for full details of reduction.

9.1.6. Small Self-Lay Development

The SLP will carry out the Mainlaying on-site which is a new water main under 160mm. They will also install service connections for 10 new domestic properties. The SLP will lay the supply pipes and communication pipes to the new water main on private, shown in red and green.

Our Service Partner will lay a new water main off-site so the SLP can connect to it when ready.

Once the main has been made live, the SLP will connect each properties pipe to the new water main and install individual meters outside each property at the proposed

highway boundary. They will then report the meter installation details to Yorkshire Water.

The charges in the table will only cover the work Yorkshire Water carry out and any associated charges. As these are new domestic properties, infrastructure charges are applicable but environmental incentives could be applied where your water consumption per property is reduced to below 125 l/sec Per person per day (pppd). Within the table we have detailed Option A – Water supply is at 126 l/sec (pppd) and Option B – Water supply is at 110 l/sec (pppd) to show the savings you can make.

Small Self-Lay Development

			Full costs @ 126 l/ sec*	Full costs @ 110 l/ sec**
			Option A	Option B
Total Cost for Water for a small housing development			£4,053	£3,963
Pre-planning enquiry	Valid for 12 months		£136	£136
POC application	Valid for 12 months		£150	£150
New main application	Valid for 12 months		£162	£162
New main	Mains connections and mainlaying – assume YWS to carry out mains connection only			
Ground conditions	made surface			
New mains total length	1 x Mains Connection off-site			
Diameter	Under 160mm			
Cost of new mains			£2,447	£2,447
Permit Fee***			£96	£96
Total new main costs			£2,543	£2,543
Other items needed for each application			Applicable	No.
Fire Liaison	Yes	1	£39	£39
Legal Agreement	Yes	1	£35	£35
New mains call off form (each occurrence) (all plots requested at once)	Yes	1	£178	£178
Bulk Order Request (each occurrence) (all mains called off at once)	Yes	1	£60	£60
Total of other associated costs			£312	£312

* Where your water intake is less than 125 l/sec a further percentage reduction is applicable for your foul water infrastructure charges, check out the Environmental Incentives.

** Where water supply is less than 125l/sec a reduction of the infrastructure charges will apply, see Environmental Incentives section for full details of reduction.

*** This fee is a council fee which we pass onto you for the work to be carried, these fee's vary across the different councils and is dependant on the amount of work being carried out.

Small Self-Lay Development (continued)

Infrastructure	No. of properties	Full costs @ 126 l/ sec*	Full costs @ 110 l/ sec**
		Option A	Option B
Infrastructure charges – water	10	£750	£660
Total infrastructure charges		£750	£660

Not included in the total cost above

Additional activities to consider	Description	Costs to be considered but not included in total costs
Temp supply with eventual disconnection	Short connection 25-32mm PE pipe (including 1st 2m) unmade (disconnection is free of charge)	£901
Off-site Mains disconnection from a main under 160mm in made ground	Per disconnection	£1,754
Off-site Mains disconnection from a main 160mm and above in made ground	Per disconnection	£8,444
Barrier pipe uplift for new mains under 160mm	Per metre	£14
Barrier pipe uplift for new mains 160mm and over	Per metre	£25

* Where your water intake is less than 125 l/sec a further percentage reduction is applicable for your foul water infrastructure charges, check out the Environmental Incentives.

** Where water supply is less than 125 l/sec a reduction of the infrastructure charges will apply, see Environmental Incentives section for full details of reduction.

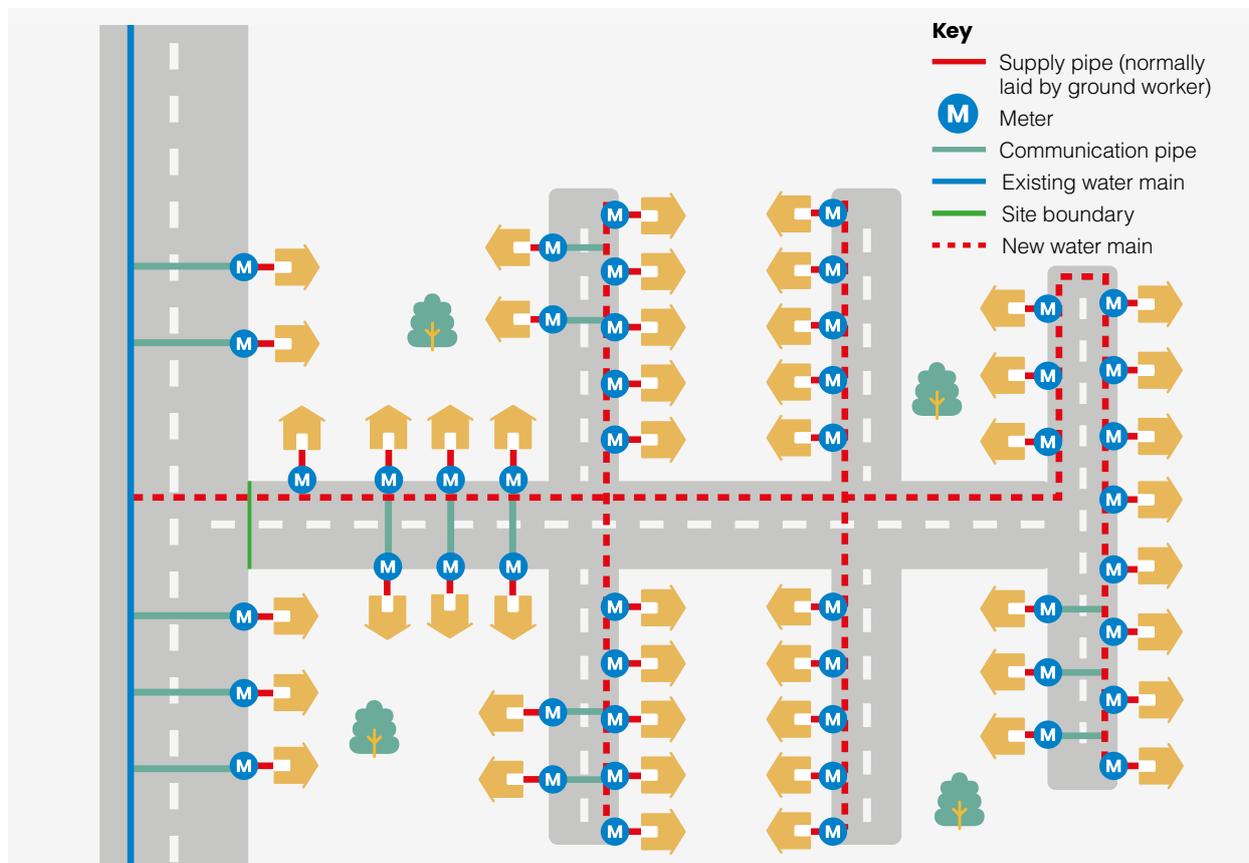
9.1.7. Medium Housing Development

Installation of new water mains that are a mixture of under and over 160mm and service connections for 50 new domestic properties. The customer has engaged their contractor to lay the supply pipes and communication pipes to the new water main on private, shown in red and green.

Our Service Partner will lay the new water main, shown in red and connect it to our existing infrastructure, shown in blue.

Once the main has been made live, our Service Partner will connect the customers pipe up to the new water main and install individual meters outside each property at the proposed highway boundary.

The charges in the table will cover this work. The charges also cover the cost of reinstatement. As these are new domestic properties, infrastructure charges are applicable but environmental incentives could be applied where your water consumption per property is reduced to below 125 l/sec Per person per day (pppd). Within the table we have detailed Option A – Water supply is at 126 l/sec (pppd) and Option B – Water supply is at 110 l/sec (pppd) to show the savings you can make.



This is a visual representation of a typical medium housing development. We have included some short side and long side connections (even though the costs fix on a 3m dig for the services) to show how we would feed plots depending on where the main is going to be installed in the new road.

Medium Housing Development

						Full costs @ 126 l/ sec*	Full costs @ 110l/ sec**
						Option A	Option B
Total Cost for Water for a medium housing development						£82,884	£82,434
Pre-planning enquiry			Valid for 12 months			£136	£136
New main application			Valid for 12 months			£162	£162
Plot connections	50 new connections off new mains	No. of plots	Ground Conditions	Cost per metre	Length in Metres		
Service pipe – each plot	Short connection 25-32mm PE pipe (including 1st 2m)	50	Unmade	£901	2	£45,050	£45,050
	Short connection 25-32mm PE pipe additional excavation and reinstatement	50	Unmade	£72	1	£3,600	£3,600
Total plot connection costs						£48,650	£48,650
New main		300m of new mains					
Ground conditions	made surface	unmade surface	unmade surface	unmade surface	made surface		
New mains total length	10m off-site	90m on-site	100m on-site	100m on-site	1 x mains connection off-site		
Diameter	180mm	180mm	125mm	90mm	160mm and over		
Cost of new mains	£3,550	£7,560	£6,800	£6,800	£2,447	£27,157	£27,157
Permit Fee***						£96	£96
Total new main costs						£27,253	£27,253

* Where your water intake is less than 125 l/sec a further percentage reduction is applicable for your foul water infrastructure charges, check out the Environmental Incentives.

** Where water supply is less than 125l/sec a reduction of the infrastructure charges will apply, see Environmental Incentives section for full details of reduction.

*** This fee is a council fee which we pass onto you for the work to be carried, these fee's vary across the different councils and is dependant on the amount of work being carried out.

Medium Housing Development (continued)

Other items needed for each application	Applicable	No.	Full costs @ 126 l/sec*	Full costs @ 110l/sec**
			Option A	Option B
Mains Design Fee	Yes	1	£1,128	£1,128
Mains Chlorination, Testing and Connection	Yes	1	£1,328	£1,328
Water Sampling and Analysis	Yes	1	£165	£165
Fire Liaison	Yes	1	£39	£39
Legal Agreement	Yes	1	£35	£35
New mains call off form (each occurrence)	Yes	1	£178	£178
Bulk Order Request (each occurrence)	Yes	1	£60	£60
Total of other associated costs			£2,933	£2,933
Infrastructure	No. of properties			
Infrastructure charges – water		50	£3,750	£3,300
Total infrastructure charges			£3,750	£3,300

Not included in the total cost above

Additional activities to consider	Description	Costs to be considered but not included in total costs
Temp supply with eventual disconnection	Short connection 25-32mm PE pipe (including 1st 2m) unmade (disconnection is free of charge)	£901
Off-site Mains disconnection from a main under 160mm in made ground	Per disconnection	£1,754
Off-site Mains disconnection from a main 160mm and above in made ground	Per disconnection	£8,444
Barrier pipe uplift for new mains under 160mm	Per metre	£14
Barrier pipe uplift for new mains 160mm and over	Per metre	£25

* Where your water intake is less than 125 l/sec a further percentage reduction is applicable for your foul water infrastructure charges, check out the Environmental Incentives.

** Where water supply is less than 125l/sec a reduction of the infrastructure charges will apply, see Environmental Incentives section for full details of reduction.

9.1.8. Medium Self-Lay Development

The SLP will carry out the Mainlaying on-site which is a mixture of new water mains under and over 160mm. They will also install service connections for 50 new domestic properties. The SLP will lay the supply pipes and communication pipes to the new water main on private, shown in red and green.

Our Service Partner will lay a new water main off-site so the SLP can connect to it when ready.

Once the main has been made live, the SLP will connect each properties pipe to the new water main and install individual meters outside each property at the proposed

highway boundary. They will then report the meter installation details to Yorkshire Water.

The charges in the table will only cover the work Yorkshire Water carry out and any associated charges. As these are new domestic properties, infrastructure charges are applicable but environmental incentives could be applied where your water consumption per property is reduced to below 125 l/sec Per person per day (pppd). Within the table we have detailed Option A – Water supply is at 126 l/sec (pppd) and Option B – Water supply is at 110 l/sec (pppd) to show the savings you can make.

Medium Self-Lay Development

		Full costs @ 126 l/ sec*	Full costs @ 110l/ sec**
		Option A	Option B
Total Cost for Water for a medium housing development		£7,053	£6,603
Pre-planning enquiry	Valid for 12 months	£136	£136
POC application	Valid for 12 months	£150	£150
New main application	Valid for 12 months	£162	£162
Mains connections and mainlaying – New main assume YWS to carry out mains connection only			
Ground conditions	made surface		
New mains total length	1 x Mains Connection off-site		
Diameter	160mm and over		
Cost of new mains		£2,447	£2,447
Permit Fee***		£96	£96
Total new main costs		£2,543	£2,543
Other items needed for each application	Applicable	No.	
Fire Liaison	Yes	1	£39
Legal Agreement	Yes	1	£35
New mains call off form (each occurrence)	Yes	1	£178
Bulk Order Request (each occurrence)	Yes	1	£60
Total of other associated costs			£312

* Where your water intake is less than 125 l/sec a further percentage reduction is applicable for your foul water infrastructure charges, check out the Environmental Incentives.

** Where water supply is less than 125l/sec a reduction of the infrastructure charges will apply, see Environmental Incentives section for full details of reduction.

*** This fee is a council fee which we pass onto you for the work to be carried, these fee's vary across the different councils and is dependant on the amount of work being carried out.

Medium Self-Lay Development (continued)

Infrastructure	No. of properties	Full costs @ 126 l/ sec*	Full costs @ 110 l/ sec**
		Option A	Option B
Infrastructure charges – water	50	£3,750	£3,300
Total infrastructure charges		£3,750	£3,300

Not included in the total cost above

Additional activities to consider	Description	Costs to be considered but not included in total costs
Temp supply with eventual disconnection	Short connection 25-32mm PE pipe (including 1st 2m) unmade (disconnection is free of charge)	£901
Off-site Mains disconnection from a main under 160mm in made ground	Per disconnection	£1,754
Off-site Mains disconnection from a main 160mm and above in made ground	Per disconnection	£8,444
Barrier pipe uplift for new mains under 160mm	Per metre	£14
Barrier pipe uplift for new mains 160mm and over	Per metre	£25

* Where your water intake is less than 125 l/sec a further percentage reduction is applicable for your foul water infrastructure charges, check out the Environmental Incentives.

** Where water supply is less than 125 l/sec a reduction of the infrastructure charges will apply, see Environmental Incentives section for full details of reduction.

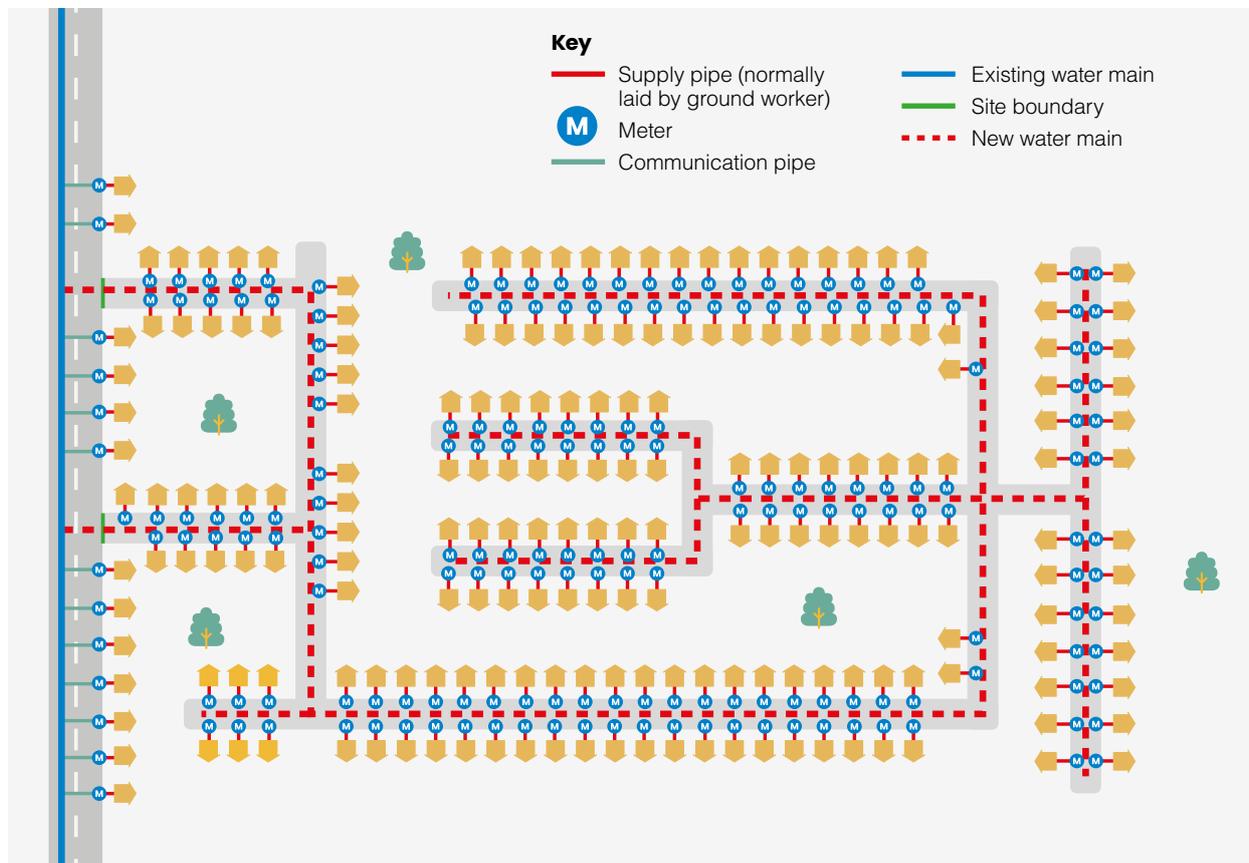
9.1.9. Large Housing Development

Installation of new water mains over 160mm and service connections for 200 new domestic properties. The customer has engaged their contractor to lay the supply pipes and communication pipes to the new water main on private, shown in red and green.

Our Service Partner will lay the new water main, shown in red and connect it to our existing infrastructure, shown in blue.

Once the main has been made live, our Service Partner will connect the customers pipe up to the new water main and install individual meters outside each property at the proposed highway boundary.

The charges in the table will cover this work. The charges also cover the cost of reinstatement. As these are new domestic properties, infrastructure charges are applicable but environmental incentives could be applied where your water consumption per property is reduced to below 125 l/sec Per person per day (pppd). Within the table we have detailed Option A – Water supply is at 126 l/sec (pppd) and Option B – Water supply is at 110 l/sec (pppd) to show the savings you can make.



This is a visual representation of a typical large housing development. We have included some short side and long side connections (even though the costs fix on a 3m dig for the services) to show how we would feed plots depending on where the main is going to be installed in the new road.

Large Housing Development

						Full costs @ 126 l/ sec*	Full costs @ 110l/ sec**
						Option A	Option B
Total Cost for Water for a large housing development						£291,178	£289,378
Pre-planning enquiry			Valid for 12 months			£136	£136
New main application			Valid for 12 months			£162	£162
Plot connections	200 new connections off new mains	No. of plots	Ground Conditions	Cost per metre	Length in Metres		
Service pipe – each plot	Short connection 25-32mm PE pipe (including 1st 2m)	200	Unmade	£901	2	£180,200	£180,200
	Short connection 25-32mm PE pipe additional excavation and reinstatement	200	Unmade	£72	1	£14,400	£14,400
Total plot connection costs						£194,600	£194,600
New main		1000m of new mains					
Ground conditions	made surface	unmade surface	unmade surface	unmade surface	made surface		
New mains total length	10m off-site	290m on-site	400m on-site	300m on-site	1 x mains connection off-site		
Diameter	180mm	180mm	90mm	125mm	160mm and over		
Cost of new mains	£3,550	£24,360	£27,200	£20,400	£2,447	£77,957	£77,957
Permit Fee***						£96	£96
Total new main costs						£78,053	£78,053

* Where your water intake is less than 125 l/sec a further percentage reduction is applicable for your foul water infrastructure charges, check out the Environmental Incentives.

** Where water supply is less than 125l/sec a reduction of the infrastructure charges will apply, see Environmental Incentives section for full details of reduction.

*** This fee is a council fee which we pass onto you for the work to be carried, these fee's vary across the different councils and is dependant on the amount of work being carried out.

Large Housing Development (continued)

Other items needed for each application	Applicable	No.	Full costs @ 126 l/sec*	Full costs @ 110l/sec**
			Option A	Option B
Mains Design Fee	Yes	1	£1,422	£1,422
Mains Chlorination, Testing and Connection	Yes	1	£1,328	£1,328
Water Sampling and Analysis	Yes	1	£165	£165
Fire Liaison	Yes	1	£39	£39
Legal Agreement	Yes	1	£35	£35
New mains call off form (each occurrence)	Yes	1	£178	£178
Bulk Order Request (each occurrence)	Yes	1	£60	£60
Total of other associated costs			£3,227	£3,227
Infrastructure	No. of properties			
Infrastructure charges – water	200		£15,000	£13,200
Total infrastructure charges			£15,000	£13,200

Not included in the total cost above

Additional activities to consider	Description	Costs to be considered but not included in total costs
Temp supply with eventual disconnection	Short connection 25-32mm PE pipe (including 1st 2m) unmade (disconnection is free of charge)	£901
Off-site Mains disconnection from a main under 160mm in made ground	Per disconnection	£1,754
Off-site Mains disconnection from a main 160mm and above in made ground	Per disconnection	£8,444
Barrier pipe uplift for new mains under 160mm	Per metre	£14
Barrier pipe uplift for new mains 160mm and over	Per metre	£25

* Where your water intake is less than 125 l/sec a further percentage reduction is applicable for your foul water infrastructure charges, check out the Environmental Incentives.

** Where water supply is less than 125l/sec a reduction of the infrastructure charges will apply, see Environmental Incentives section for full details of reduction.

9.1.10. Large Self-Lay Development

The SLP will carry out the Mainlaying on-site which is a mixture of new water mains under and over 160mm. They will also install service connections for 200 new domestic properties. The SLP will lay the supply pipes and communication pipes to the new water main on private, shown in red and green.

Our Service Partner will lay a new water main off-site so the SLP can connect to it when ready.

Once the main has been made live, the SLP will connect each properties pipe to the new water main and install individual meters outside each property at the proposed

highway boundary. They will then report the meter installation details to Yorkshire Water.

The charges in the table will only cover the work Yorkshire Water carry out and any associated charges. As these are new domestic properties, infrastructure charges are applicable but environmental incentives could be applied where your water consumption per property is reduced to below 125 l/sec Per person per day (pppd). Within the table we have detailed Option A – Water supply is at 126 l/sec (pppd) and Option B – Water supply is at 110 l/sec (pppd) to show the savings you can make.

Large Self-Lay Development

		Full costs @ 126 l/ sec*	Full costs @ 110l/ sec**
		Option A	Option B
Total Cost for Water for a large housing development		£18,303	£16,503
Pre-planning enquiry	Valid for 12 months	£136	£136
POC application	Valid for 12 months	£150	£150
New main application	Valid for 12 months	£162	£162
Mains connections and mainlaying – assume YWS to carry out mains connection only			
New main			
Ground conditions	made surface		
New mains total length	1 x Mains Connection off-site		
Diameter	160mm and over		
Cost of new mains		£2,447	£2,447
Permit Fee***		£96	£96
Total new main costs		£2,543	£2,543
Other items needed for each application	Applicable	No.	
Fire Liaison	Yes	1	£39
Legal Agreement	Yes	1	£35
New mains call off form (each occurrence)	Yes	1	£178
Bulk Order Request (each occurrence)	Yes	1	£60
Total of other associated costs			£312

* Where your water intake is less than 125 l/sec a further percentage reduction is applicable for your foul water infrastructure charges, check out the Environmental Incentives.

** Where water supply is less than 125l/sec a reduction of the infrastructure charges will apply, see Environmental Incentives section for full details of reduction.

*** This fee is a council fee which we pass onto you for the work to be carried, these fee's vary across the different councils and is dependant on the amount of work being carried out.

Large Self-Lay Development (continued)

Infrastructure	No. of properties	Full costs @ 126 l/ sec*	Full costs @ 110l/ sec**
		Option A	Option B
Infrastructure charges – water	200	£15,000	£13,200
Total infrastructure charges		£15,000	£13,200

Not included in the total cost above

Additional activities to consider	Description	Costs to be considered but not included in total costs
Temp supply with eventual disconnection	Short connection 25-32mm PE pipe (including 1st 2m) unmade (disconnection is free of charge)	£901
Off-site Mains disconnection from a main under 160mm in made ground	Per disconnection	£1,754
Off-site Mains disconnection from a main 160mm and above in made ground	Per disconnection	£8,444
Barrier pipe uplift for new mains under 160mm	Per metre	£14
Barrier pipe uplift for new mains 160mm and over	Per metre	£25

* Where your water intake is less than 125 l/sec a further percentage reduction is applicable for your foul water infrastructure charges, check out the Environmental Incentives.

** Where water supply is less than 125l/sec a reduction of the infrastructure charges will apply, see Environmental Incentives section for full details of reduction.

9.2 Sewerage worked examples

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9.2.1. Small Housing Development

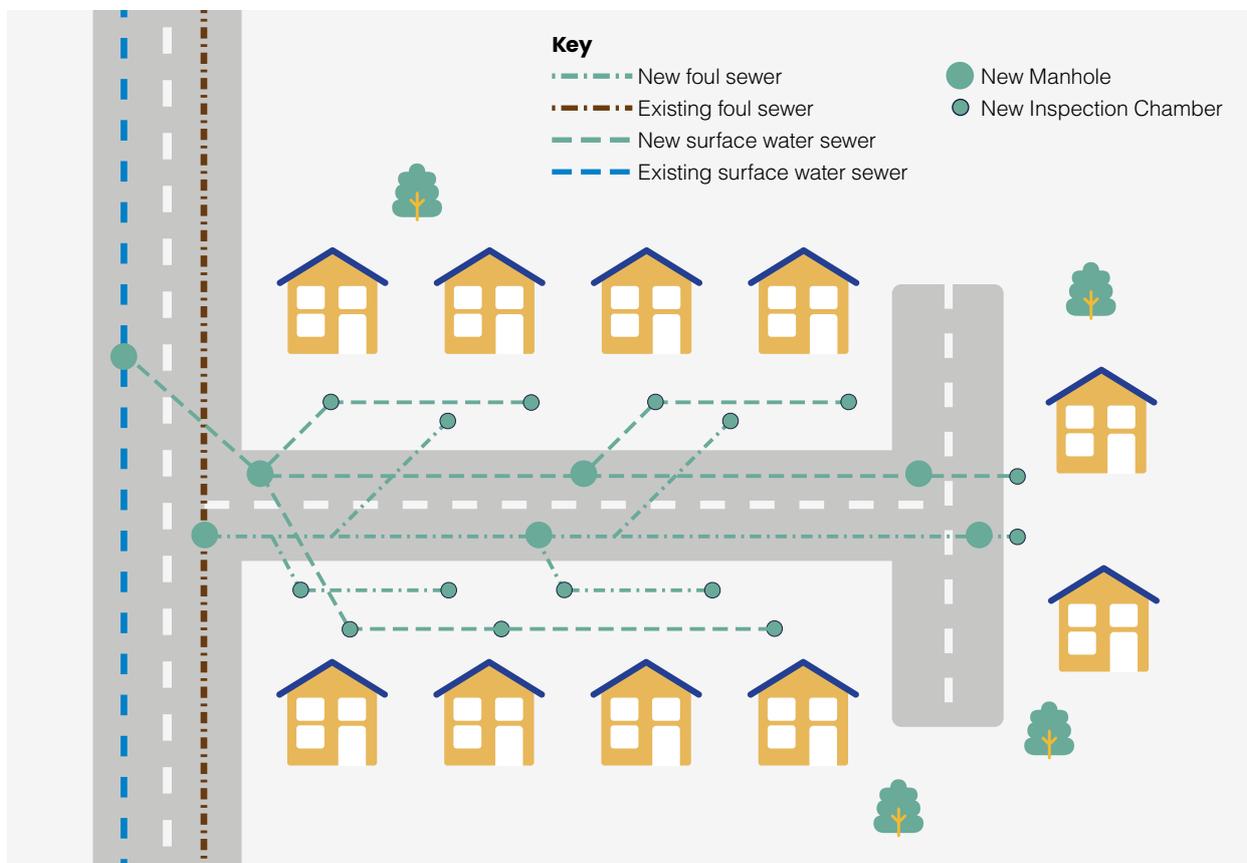
In the examples below the customer is responsible for engaging a contractor/consulting engineer and entering into an adoption agreement with us to adopt the drainage network. Before a site commences a Pre-Planning Enquiry would be requested to find out about any public systems already in existence within the vicinity of the site which may impact the proposed design layout.

We will carry out an assessment of the adoption application and offer terms for adoption and approve the sewer connection. The developer is responsible for construction of the drainage network and we will undertake inspection of the adoptable sewers and any connections to our existing public sewers. You can choose to ask us to provide you with an adoption

agreement or you can provide it to us. When the agreement is entered into a 10% surety bond or cash bond is required, obligations of this is released at the point we take ownership of the agreed system.

At the point that the plots have a supply of water, infrastructure charges will be applicable for each plot. Did you know reductions of these infrastructure charges could be applicable, check out our [Environmental Incentives page\(s\)](#) to find out more.

In this scenario, the developer has designed the system with all their sewers to discharge through to existing public sewers.



Small Housing Development

	Total costs
Total cost for wastewater including infrastructure charges for 10 properties	£11,400
Cost for wastewater including infrastructure charges for 10 properties (excluding the bond amount)	£4,560
Cash bond or surety only applicable while the agreement is in place – released from obligations when the Full Provisional Certificate or vesting declaration has been issued	£6,840

Wastewater	Wastewater charges for a 10 property development	Unit	No.	Cost per item	Costs
Pre-planning enquiry	Valid for 12 months	No.	1	£165	£165
S104 application (min £500)	Initial non-refundable cost	No.	1	£500	£500
S104 – standard Assessments and inspection fees ⁺	Costs based on 2.5% of the cost of the works averaged per property (minus initial £500 already paid)	No.	10	£171	£1,210
S104 agreement prepared by YWS	Applicable only when you choose for YWS to prepare the S104 Agreement	No.	1	£279	£279
S104 Surety amount ⁺	Cash bond (or surety not paid directly to YWS) @ 10% of cost of works – only required until system is fully vested	No.	10	£684	£6,840
S106 Connection – surface water	Connection element for approval only	No.	1	£178	£178
S106 Connection – Foul water	Connection element for approval only	No.	1	£178	£178

Waste required total costs **£9,350**

Infrastructure	Infrastructure charges No. of properties	Discharge type	Cost per property	Costs
Infrastructure charges – surface water	10	public sewer	£150	£1,500
Infrastructure charges – foul water	10	public sewer*	£55	£550
Total infrastructure charges				£2,050

* Where your water intake is less than 125 l/sec (pppd) a further percentage reduction is applicable for your foul water infrastructure charges, check out the Environmental Incentives.

⁺ The S104 adoption fee charge is 2.5% of the cost of the adoptable network. We have estimated the charge based on historical data, we took a 12 month sample of adoption sites and divided the actual cost sewer network by the number of dwellings within each site. Deriving an average cost of the adoptable drainage network per dwelling. It has allowed us, within these examples, to use the figure to estimate the cost of a sewer adoption depending upon the number of dwellings. Please note the costs of the network are variable and this charge in the worked examples is for indication only, each adoption application will be calculated on a site by site basis.

9.2.2. Small Housing Development (Surface Water to Watercourse)

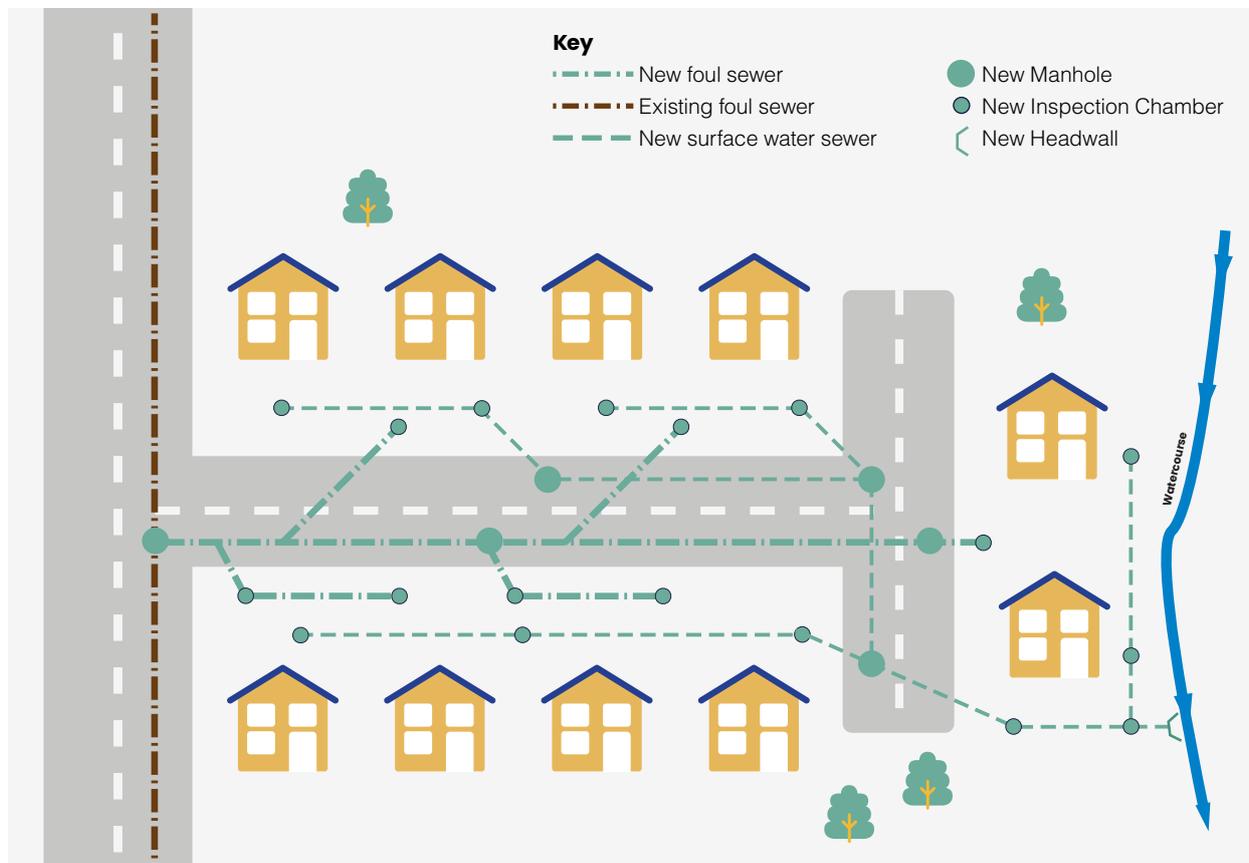
In the examples below the customer is responsible for engaging a contractor/consulting engineer and entering into an adoption agreement with us to adopt the drainage network. Before a site commences a Pre-Planning Enquiry would be requested to find out about any public systems already in existence within the vicinity of the site which may impact the proposed design layout.

We will carry out an assessment of the adoption application and offer terms for adoption and approve the sewer connection. The developer is responsible for construction of the drainage network and we will undertake inspection of the adoptable sewers and any connections to our existing public sewers. You can choose to ask us to provide you with an adoption

agreement or you can provide it to us. When the agreement is entered into a 10% surety bond or cash bond is required, obligations of this is released at the point we take ownership of the agreed system.

At the point that the plots have a supply of water, infrastructure charges will be applicable for each plot. Did you know reductions of these infrastructure charges could be applicable, check out our [Environmental Incentives page\(s\)](#) to find out more.

In this scenario, the developer has designed the system with their foul sewers discharging to the public sewer and the surface water sewers discharging to the nearby watercourse in land that they own.



Small Housing Development (Surface Water to Watercourse)

					Total costs
Total cost for wastewater including infrastructure charges for 10 properties					£9,722
Total cost for wastewater including infrastructure charges but excluding cash bond					£2,882
Cash bond or surety only applicable while the agreement is in place – released from obligations when the Full Provisional Certificate or vesting declaration has been issued					£6,840
Wastewater	Wastewater charges for a 10 property development	Unit	No.	Cost per item	Costs
Pre-planning enquiry	1 (Valid for 12 months)	No.	1	£165	£165
S104 application (min £500)	Initial non-refundable cost	No.	1	£500	£500
S104 – standard Assessments and inspection fees ⁺	Costs based on 2.5% of the cost of the works averaged per property (minus initial £500 already paid)	No.	10	£171	£1,210
S104 agreement prepared by YWS	Applicable only when you choose for YWS to prepare the S104 Agreement	No.	1	£279	£279
S104 Surety amount ⁺	Cash bond (or surety not paid directly to YWS) @ 10% of cost of works – only required until system is fully vested	No.	10	£684	£6,840
S106 Connection – Foul water	Connection element for approval only	No.	1	£178	£178
Waste required total costs	Total payable for the adoption of a system serving 10 properties				£9,172
Infrastructure	Infrastructure charges No. of properties	Discharge type	Cost per property	Costs	
Infrastructure charges – foul water	10	public sewer*	£55	£550	
Total infrastructure charges					£550

* Where your water intake is less than 125 l/sec (pppd) a further percentage reduction is applicable for your foul water infrastructure charges, check out the Environmental Incentives.

⁺ The S104 adoption fee charge is 2.5% of the cost of the adoptable network. We have estimated the charge based on historical data, we took a 12 month sample of adoption sites and divided the actual cost sewer network by the number of dwellings within each site. Deriving an average cost of the adoptable drainage network per dwelling. It has allowed us, within these examples, to use the figure to estimate the cost of a sewer adoption depending upon the number of dwellings. Please note the costs of the network are variable and this charge in the worked examples is for indication only, each adoption application will be calculated on a site by site basis.

9.2.3. Medium Housing Development

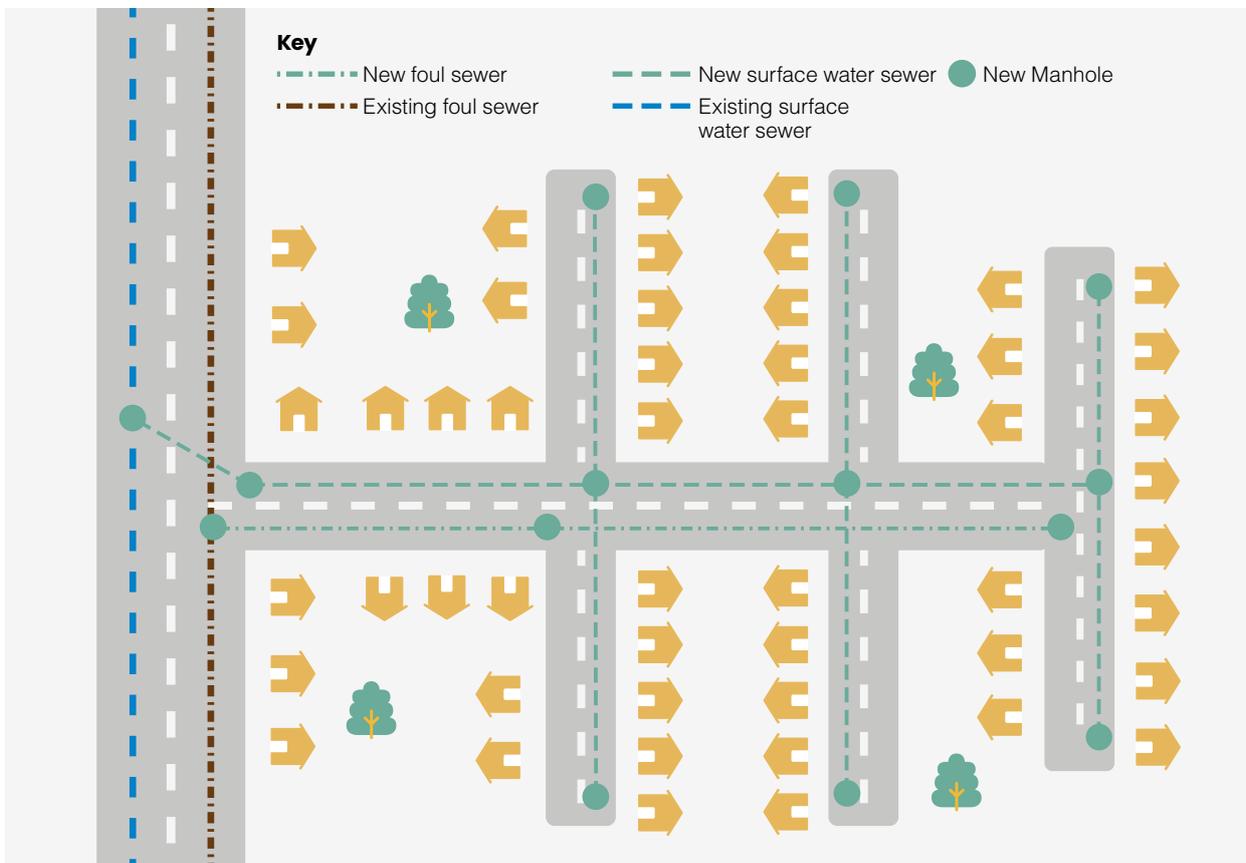
In the examples below the customer is responsible for engaging a contractor/consulting engineer and entering into an adoption agreement with us to adopt the drainage network. Before a site commences a Pre-Planning Enquiry would be requested to find out about any public systems already in existence within the vicinity of the site which may impact the proposed design layout.

We will carry out an assessment of the adoption application and offer terms for adoption and approve the sewer connection. The developer is responsible for construction of the drainage network and we will undertake the inspection of the adoptable sewers and any connections to existing public sewers. You can choose to ask us to provide you with an adoption agreement or you

can provide it to us. When the agreement is entered into a 10% surety bond or cash bond is required, obligations of this is released at the point we take ownership of the agreed system.

At the point that the plots have a supply of water, infrastructure charges will be applicable for each plot. Did you know reductions of these infrastructure charges could be applicable, check out our [Environmental Incentives page\(s\)](#) to find out more.

In this scenario, the developer has designed the system with all their sewers to discharge through to the existing public sewers.



Medium Housing Development

					Total costs
Total cost for wastewater including infrastructure charges for 50 properties					£53,801
Total cost for wastewater including infrastructure charges but excluding cash bond					£19,601
Cash bond or surety only applicable while the agreement is in place – released from obligations when the Full Provisional Certificate or vesting declaration has been issued					£34,200
Wastewater	Wastewater charges for a 50 property development	Unit	No.	Cost per item	Costs
Pre-planning enquiry	1 (Valid for 12 months)	No.	1	£165	£165
S104 application (min £500)	Initial non-refundable cost	No.	1	£500	£500
S104 – standard Assessments and inspection fees ⁺	Costs based on 2.5% of the cost of the works averaged per property (minus initial £500 already paid)	No.	50	£171	£8,051
S104 agreement prepared by YWS	Applicable only when you choose for YWS to prepare the S104 Agreement	No.	1	£279	£279
S104 Surety amount ⁺	Cash bond (or surety not paid directly to YWS) @ 10% of cost of works – only required until system is fully vested	No.	50	£684	£34,200
S106 Connection – surface water	Connection element for approval only	No.	1	£178	£178
S106 Connection – Foul water	Connection element for approval only	No.	1	£178	£178
Waste required total costs					£43,551
Infrastructure	Infrastructure charges No. of properties	Discharge type	Cost per property	Costs	
Infrastructure charges – surface water	50	public sewer	£150	£7,500	
Infrastructure charges – foul water	50	public sewer*	£55	£2,750	
Total infrastructure charges					£10,250

* Where your water intake is less than 125 l/sec (pppd) a further percentage reduction is applicable for your foul water infrastructure charges, check out the Environmental Incentives.

⁺ The S104 adoption fee charge is 2.5% of the cost of the adoptable network. We have estimated the charge based on historical data, we took a 12 month sample of adoption sites and divided the actual cost sewer network by the number of dwellings within each site. Deriving an average cost of the adoptable drainage network per dwelling. It has allowed us, within these examples, to use the figure to estimate the cost of a sewer adoption depending upon the number of dwellings. Please note the costs of the network are variable and this charge in the worked examples is for indication only, each adoption application will be calculated on a site by site basis.

9.2.4. Medium Housing Development (surface water to watercourse)

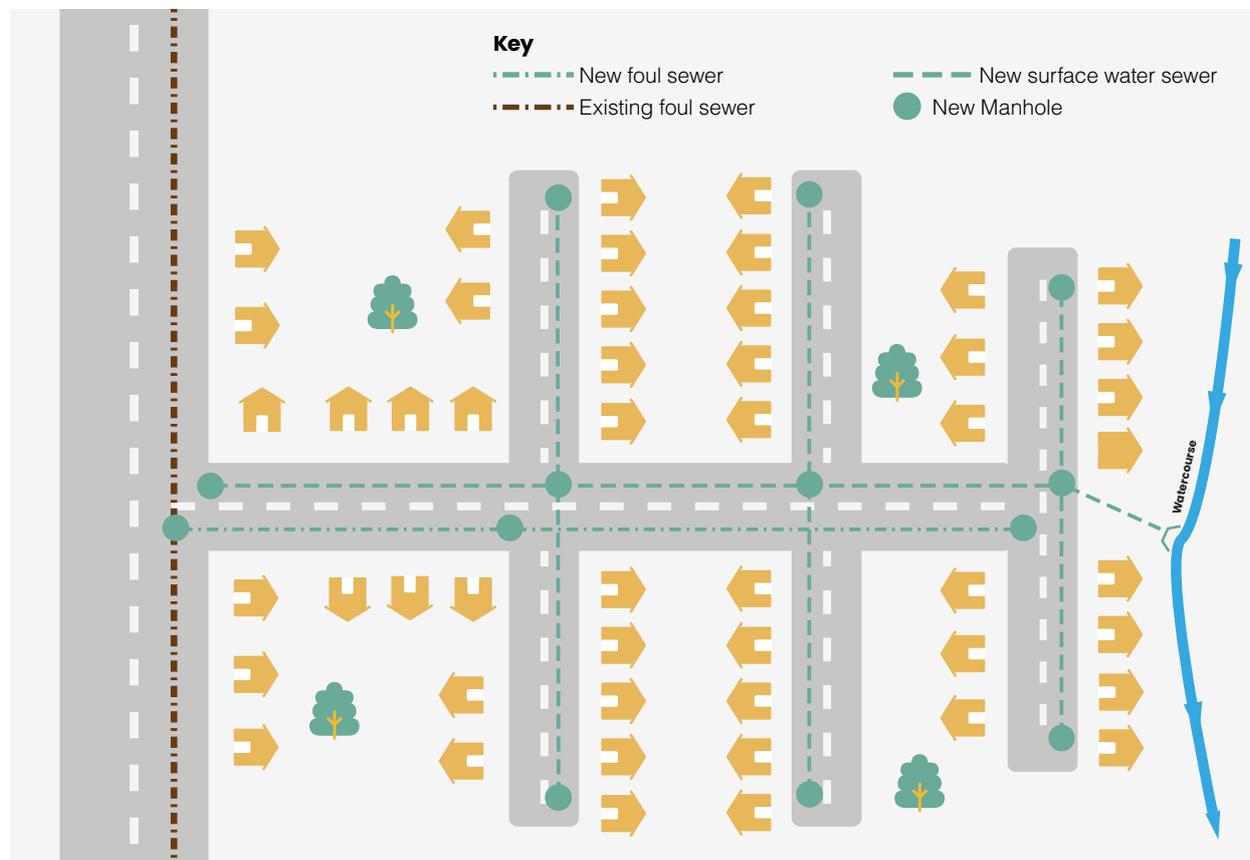
In the examples below the customer is responsible for engaging a contractor/consulting engineer and entering into an adoption agreement with us to adopt the drainage network. Before a site commences a Pre-Planning Enquiry would be requested to find out about any public systems already in existence within the vicinity of the site which may impact the proposed design layout.

We will carry out an assessment of the adoption application and offer terms for adoption and approve the sewer connection. The developer is responsible for construction of the drainage network and we will undertake the inspection of the adoptable sewers and any connections to existing public sewers.

You can choose to ask us to provide you with an adoption agreement or you can provide it to us. When the agreement is entered into a 10% surety bond or cash bond is required, obligations of this is released at the point we take ownership of the agreed system.

At the point that the plots have a supply of water, infrastructure charges will be applicable for each plot. Did you know reductions of these infrastructure charges could be applicable, check out our [Environmental Incentives page\(s\)](#) to find out more.

In this scenario, the developer has designed the system so that their surface water system discharges directly to a watercourse which provides a reduction in the Infrastructure charges.



Medium Housing Development (surface water to watercourse)

					Total costs
Total cost for wastewater including infrastructure charges for 50 properties					£46,123
Total cost for wastewater including infrastructure charges but excluding cash bond					£11,923
Cash bond or surety only applicable while the agreement is in place – released from obligations when the Full Provisional Certificate or vesting declaration has been issued					£34,200
Wastewater	Wastewater charges for a 50 property development	Unit	No.	Cost per item	Costs
Pre-planning enquiry	1 (Valid for 12 months)	No.	1	£165	£165
S104 application (min £500)	Initial non-refundable cost	No.	1	£500	£500
S104 – standard Assessments and inspection fees ⁺	Costs based on 2.5% of the cost of the works averaged per property (minus initial £500 already paid)	No.	50	£171	£8,051
S104 agreement prepared by YWS	Applicable only when you choose for YWS to prepare the S104 Agreement	No.	1	£279	£279
S104 Surety amount ⁺	Cash bond (or surety not paid directly to YWS) @ 10% of cost of works – only required until system is fully vested	No.	50	£684	£34,200
S106 Connection – Foul water	Connection element for approval only	No.	1	£178	£178
Waste required total costs					£43,373
Infrastructure	Infrastructure charges No. of properties	Discharge type	Cost per property	Costs	
Infrastructure charges – foul water	50	public sewer*	£55	£2,750	
Total infrastructure charges					£2,750

* Where your water intake is less than 125 l/sec (pppd) a further percentage reduction is applicable for your foul water infrastructure charges, check out the Environmental Incentives.

⁺ The S104 adoption fee charge is 2.5% of the cost of the adoptable network. We have estimated the charge based on historical data, we took a 12 month sample of adoption sites and divided the actual cost sewer network by the number of dwellings within each site. Deriving an average cost of the adoptable drainage network per dwelling. It has allowed us, within these examples, to use the figure to estimate the cost of a sewer adoption depending upon the number of dwellings. Please note the costs of the network are variable and this charge in the worked examples is for indication only, each adoption application will be calculated on a site by site basis.

9.2.5. Large Housing Development

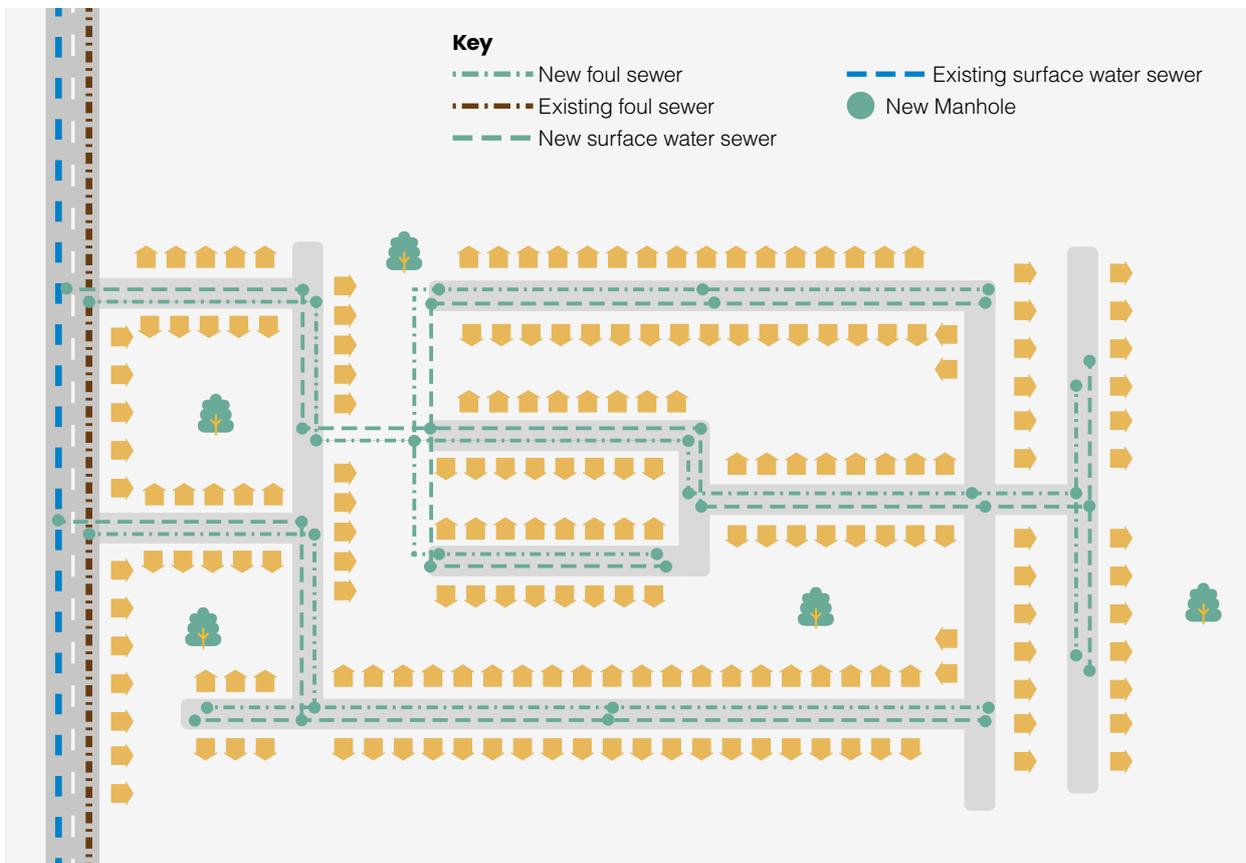
In the examples below the customer is responsible for engaging a contractor/consulting engineer and entering into an adoption agreement with us to adopt the drainage network. Before a site commences a Pre-Planning Enquiry would be requested to find out about any public systems already in existence within the vicinity of the site which may impact on design layout.

We will carry out an assessment of the adoption application and offer terms for adoption and approve the sewer connection. The developer is responsible for construction of the drainage network and we will undertake inspection of the adoptable sewers and any connections to existing public sewers. The customer can choose to ask us to provide you with an adoption

agreement or you can provide it to us. When the agreement is entered into a 10% surety bond or cash bond is required, obligations of this is released at the point we take ownership of the agreed system.

At the point that the plots have a supply of water, infrastructure charges will be applicable for each plot. Did you know reductions of these infrastructure charges could be applicable, check out our [Environmental Incentives page\(s\)](#) to find out more.

In this scenario, the developer has designed the system with all their sewers to discharge through to the existing public sewers.



Large Housing Development

					Total costs
Total cost for wastewater including infrastructure charges for 200 properties					£212,800
Total cost for wastewater including infrastructure charges but excluding cash bond					£76,000
Cash bond or surety only applicable while the agreement is in place – released from obligations when the Full Provisional Certificate or vesting declaration has been issued					£136,800
Wastewater	Wastewater charges for a 200 property development	Unit	No.	Cost per item	Costs
Pre-planning enquiry	1 (Valid for 12 months)	No.	1	£165	£165
S104 application (min £500)	Initial non-refundable cost	No.	1	£500	£500
S104 – standard Assessments and inspection fees ⁺	Costs based on 2.5% of the cost of the works averaged per property (minus initial £500 already paid)	No.	200	£171	£33,700
S104 agreement prepared by YWS	Applicable only when you choose for YWS to prepare the S104 Agreement	No.	1	£279	£279
S104 Surety amount ⁺	Cash bond (or surety not paid directly to YWS) @ 10% of cost of works – only required until system is fully vested	No.	200	£684	£136,800
S106 Connection – surface water	Connection element for approval only	No.	1	£178	£178
S106 Connection – Foul water	Connection element for approval only	No.	1	£178	£178
Waste required total costs					£171,800
Infrastructure	Infrastructure charges No. of properties	Discharge type	Cost per property	Costs	
Infrastructure charges – surface water	200	public sewer	£150	£30,000	
Infrastructure charges – foul water	200	public sewer*	£55	£11,000	
Total infrastructure charges					£41,000

* Where your water intake is less than 125 l/sec (pppd) a further percentage reduction is applicable for your foul water infrastructure charges, check out the Environmental Incentives.

⁺ The S104 adoption fee charge is 2.5% of the cost of the adoptable network. We have estimated the charge based on historical data, we took a 12 month sample of adoption sites and divided the actual cost sewer network by the number of dwellings within each site. Deriving an average cost of the adoptable drainage network per dwelling. It has allowed us, within these examples, to use the figure to estimate the cost of a sewer adoption depending upon the number of dwellings. Please note the costs of the network are variable and this charge in the worked examples is for indication only, each adoption application will be calculated on a site by site basis.

9.2.6. Large Housing Development (surface water to watercourse)

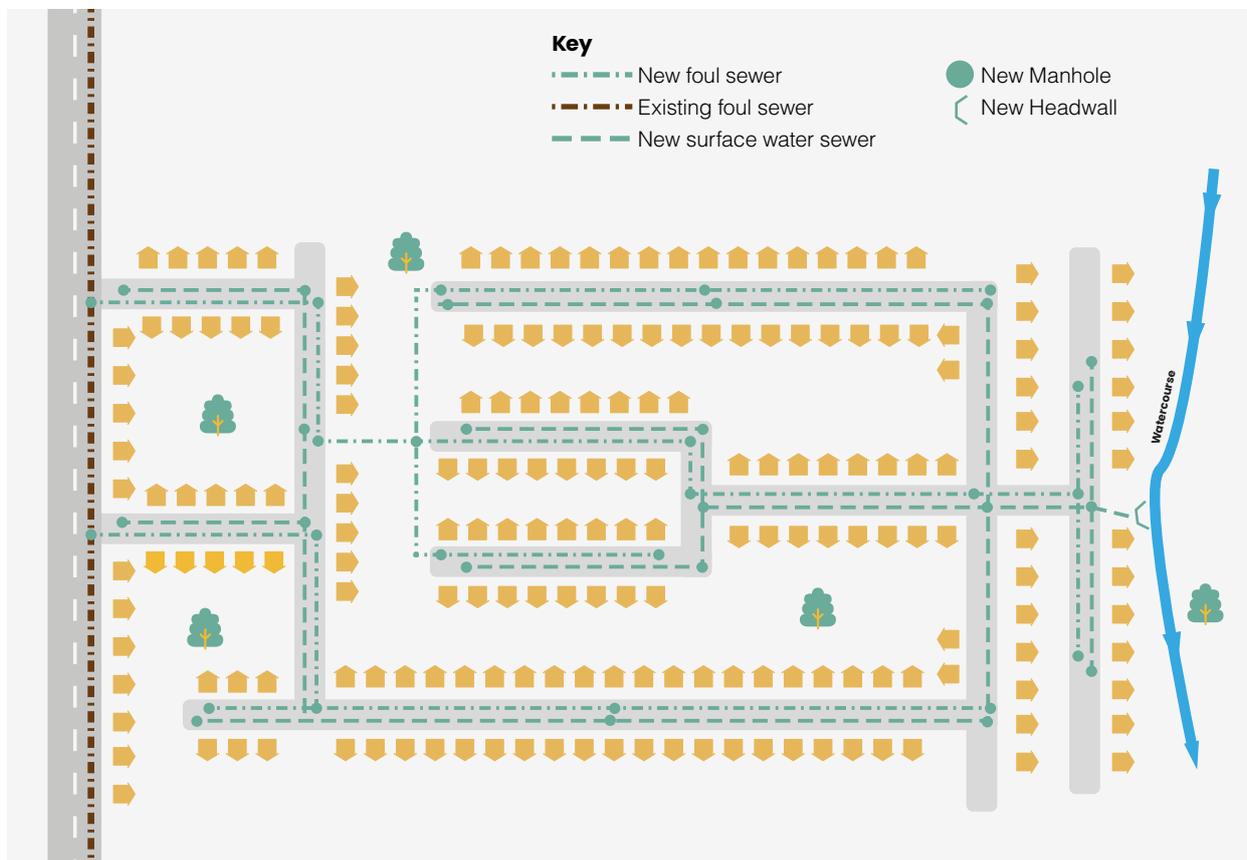
In the examples below the customer is responsible for engaging a contractor/consulting engineer and entering into an adoption agreement with us to adopt the drainage network. Before a site commences a Pre-Planning Enquiry would be requested to find out about any public systems already in existence within the vicinity of the site which may impact on design layout.

We will carry out an assessment of the adoption application and offer terms for adoption and approve the sewer connection. The developer is responsible for construction of the drainage network and we will undertake inspection of the adoptable sewers and any connections to existing public sewers. The customer can choose to ask us to provide you with an adoption agreement or you can provide it to us.

When the agreement is entered into a 10% surety bond or cash bond is required, obligations of this is released at the point we take ownership of the agreed system.

At the point that the plots have a supply of water, infrastructure charges will be applicable for each plot. Did you know reductions of these infrastructure charges could be applicable, check out our [Environmental Incentives page\(s\)](#) to find out more.

In this scenario, the developer has designed the system so that their surface water system discharges directly to a watercourse which provides a reduction in the surface water Infrastructure charges.



Large Housing Development (surface water to watercourse)

					Total costs
Total cost for wastewater including infrastructure charges for 200 properties					£182,622
Total cost for wastewater including infrastructure charges but excluding cash bond					£45,822
Cash bond or surety only applicable while the agreement is in place – released from obligations when the Full Provisional Certificate or vesting declaration has been issued					£136,800
Wastewater	Wastewater charges for a 200 property development	Unit	No.	Cost per item	Costs
Pre-planning enquiry	1 (Valid for 12 months)	No.	1	£165	£165
S104 application (min £500)	Initial non-refundable cost	No.	1	£500	£500
S104 – standard Assessments and inspection fees ⁺	Costs based on 2.5% of the cost of the works averaged per property (minus initial £500 already paid)	No.	200	£171	£33,700
S104 agreement prepared by YWS	Applicable only when you choose for YWS to prepare the S104 Agreement	No.	1	£279	£279
S104 Surety amount ⁺	Cash bond (or surety not paid directly to YWS) @ 10% of cost of works – only required until system is fully vested	No.	200	£684	£136,800
S106 Connection – Foul water	Connection element for approval only	No.	1	£178	£178
Waste required total costs					£171,622
Infrastructure	Infrastructure charges No. of properties	Discharge type	Cost per property	Costs	
Infrastructure charges – foul water	200	public sewer*	£55	£11,000	
Total infrastructure charges					£11,000

* Where your water intake is less than 125 l/sec (pppd) a further percentage reduction is applicable for your foul water infrastructure charges, check out the Environmental Incentives.

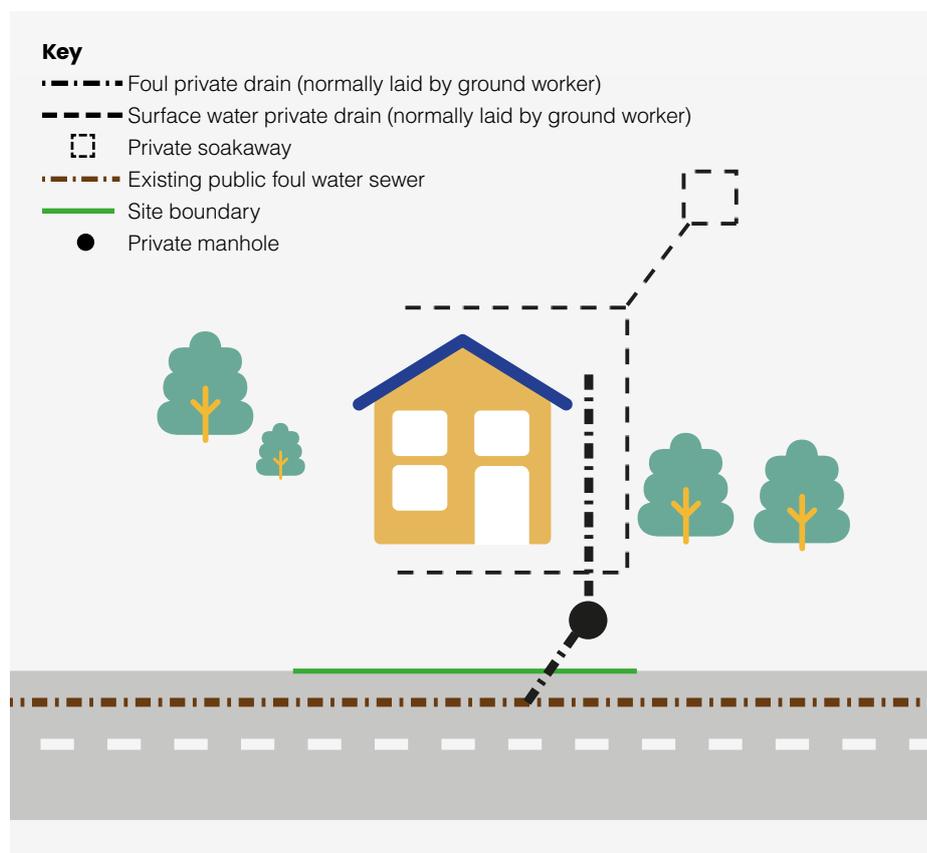
⁺ The S104 adoption fee charge is 2.5% of the cost of the adoptable network. We have estimated the charge based on historical data, we took a 12 month sample of adoption sites and divided the actual cost sewer network by the number of dwellings within each site. Deriving an average cost of the adoptable drainage network per dwelling. It has allowed us, within these examples, to use the figure to estimate the cost of a sewer adoption depending upon the number of dwellings. Please note the costs of the network are variable and this charge in the worked examples is for indication only, each adoption application will be calculated on a site by site basis.

9.2.7 Single Property with Foul Water Connection

Private surface water system

Private foul water system, connection only

In this example the customer is responsible for engaging a contractor and entering into an S106 connection application before making the connection to a public sewer. Where the adoption of the demarcation chamber, pipe and connection are requested to be adopted by ourselves, we will be responsible for the assets once the works are all confirmed as being completed. Where we are only asked to consider the connection only we will not be responsible for any of the new system apart from the mode of connection once the works are all confirmed as being complete. Before a site commences a Pre-Planning Enquiry could be requested to find out about any public systems already in existence within the vicinity of the site which may impact on design layout.



Option A

In this scenario, the customer has proposed to discharge their surface water to a soakaway. The foul system is proposed to be connected to the existing foul public sewer but is not being considered for adoption and will remain private after the connection has been confirmed as complete. Whilst the water supply is not incorporated within the example the consumed water going into the property is greater than 125 l/s Per person per day (pppd).

Option B

In this scenario, the customer has proposed to discharge their surface water to a soakaway. The foul system is proposed to be connected to the existing foul public sewer but is not being considered for adoption and will remain private after the connection has been confirmed as complete. Whilst the water supply is not incorporated within the example the consumed water going into the property is 110 l/s pppd (12% less than 125 l/s (pppd)), which will reduce the foul water infrastructure charges.

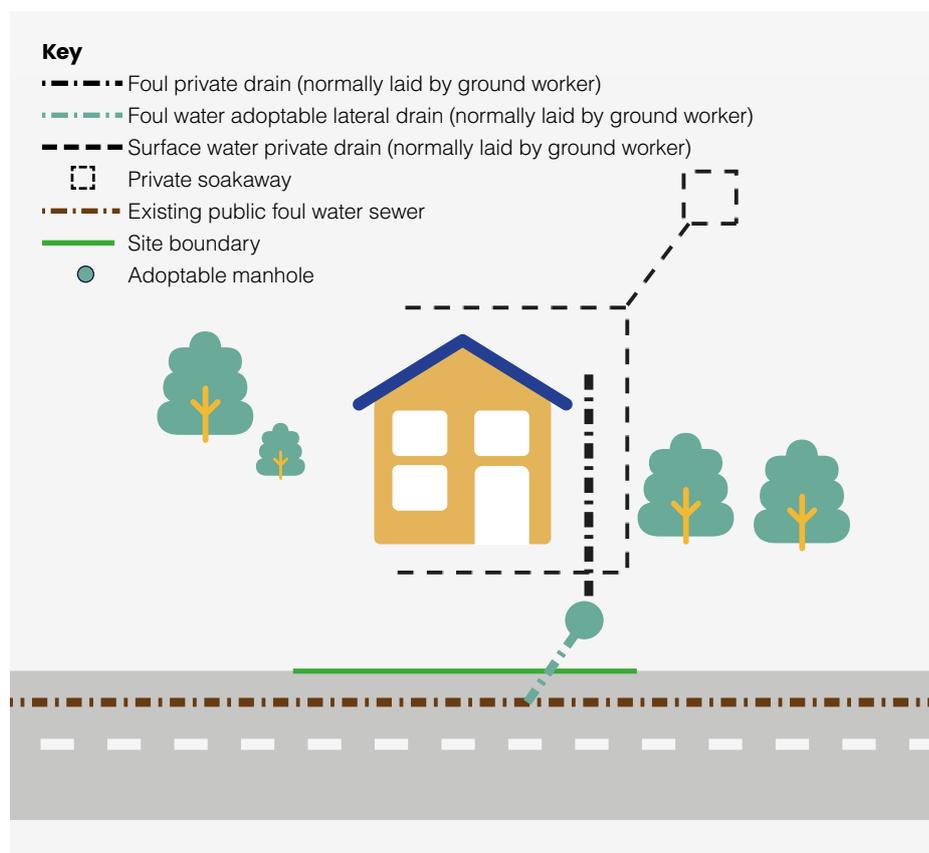
Proposal for site			
Example Description	Option A	Option B	
Application costs			
Pre Planning Sewerage Enquiry	£165	£165	
Sewerage Connection Charges (Foul and Surface water)			
Surface water Connection Application (all on site work completed by customer)	No charge	No charge	
	Homeowners system only	Homeowners system only	
Foul water Connection Application (all on site work completed by customer)	£178	£178	
	Connection only	Connection only	
Infrastructure Charges			
Surface water Infrastructure charge	No charge	No charge	
Foul water Infrastructure charge	£55	£48	
Total Costs	£398	£391	

9.2.8 Single Property with Adoptable Foul Water Connection

Private surface water system

Private foul drain with Adoptable lateral foul drain

In this example the customer is responsible for engaging a contractor and entering into an S106 connection application before making the connection to a public sewer. Where the adoption of the demarcation chamber, pipe and connection are requested to be adopted by ourselves, we will be responsible for the assets once the works are all confirmed as being completed. Where we are only asked to consider the connection only we will not be responsible for any of the new system apart from the mode of connection once the works are all confirmed as being complete. Before a site commences a Pre-Planning Enquiry could be requested to find out about any public systems already in existence within the vicinity of the site which may impact on design layout.



Option A

In this scenario, the customer has proposed to discharge their surface water to a soakaway. The foul system is proposed to be adopted after the works have been confirmed as complete. Whilst the water supply is not incorporated within the example the consumed water going into the property is greater than 125 l/s Per person per day (pppd).

Option B

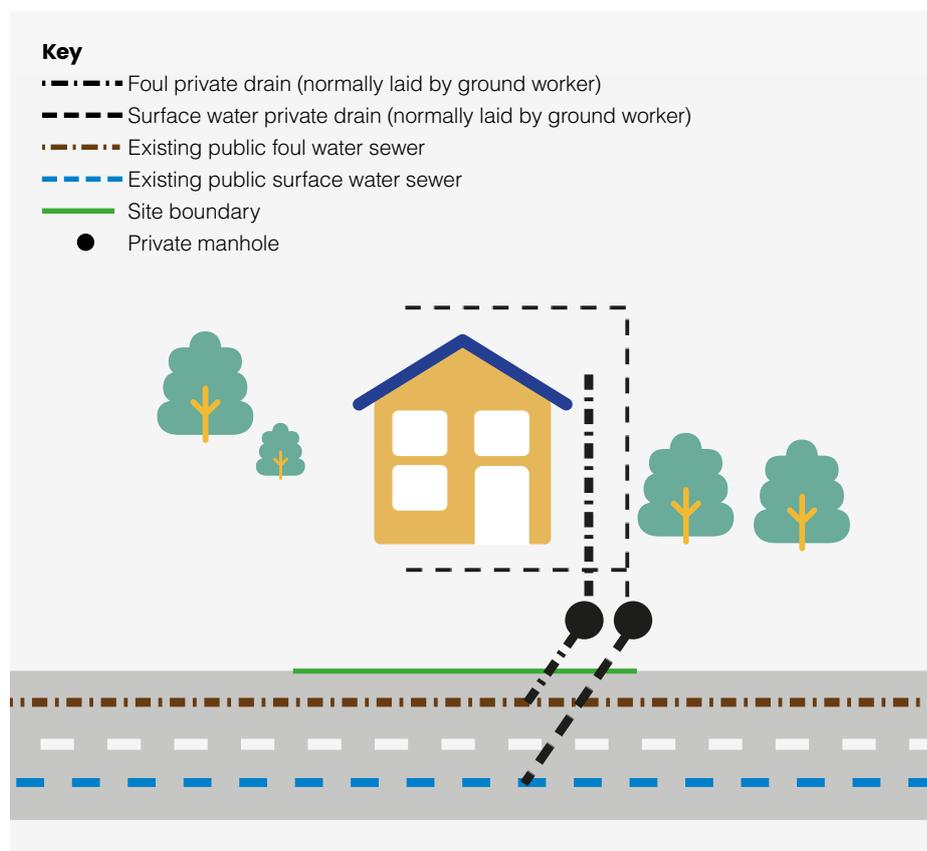
In this scenario, the customer has proposed to discharge their surface water to a soakaway. The foul system is proposed to be adopted after the works have been confirmed as complete. Whilst the water supply is not incorporated within the example the consumed water going into the property is 110 l/s pppd (12% less than 125 l/s (pppd)), which will reduce the foul water infrastructure charges.

Proposal for site		
Example Description	Option A	Option B
Application costs		
Pre Planning Sewerage Enquiry	£165	£165
Sewerage Connection Charges (Foul and Surface water)		
Surface water Connection Application (all on site work completed by customer)	No charge	No charge
	Homeowners system only	Homeowners system only
Foul water Connection Application (all on site work completed by customer)	£469	£469
	Adoptable Inspection chamber and pipework	Adoptable Inspection chamber and pipework
Infrastructure Charges		
Surface water Infrastructure charge	No charge	No charge
Foul water Infrastructure charge	£55	£48
Total Costs	£689	£682

9.2.9 Single Property with Foul and Surface Water Connections

Private surface water system, connection only Private foul water system, connection only

In this example the customer is responsible for engaging a contractor and entering into an S106 connection application before making the connection to a public sewer. Where the adoption of the demarcation chamber, pipe and connection are requested to be adopted by ourselves, we will be responsible for the assets once the works are all confirmed as being completed. Where we are only asked to consider the connection only we will not be responsible for any of the new system apart from the mode of connection once the works are all confirmed as being complete. Before a site commences a Pre-Planning Enquiry could be requested to find out about any public systems already in existence within the vicinity of the site which may impact on design layout.



Option A

In this scenario, the customer has proposed to separately discharge and connect their surface water and their foul systems to the existing public sewers but are not being considered for adoption and will remain private after the connections have been confirmed as complete. Whilst the water supply is not incorporated within the example the consumed water going into the property is greater than 125 l/s Per person per day (pppd).

Option B

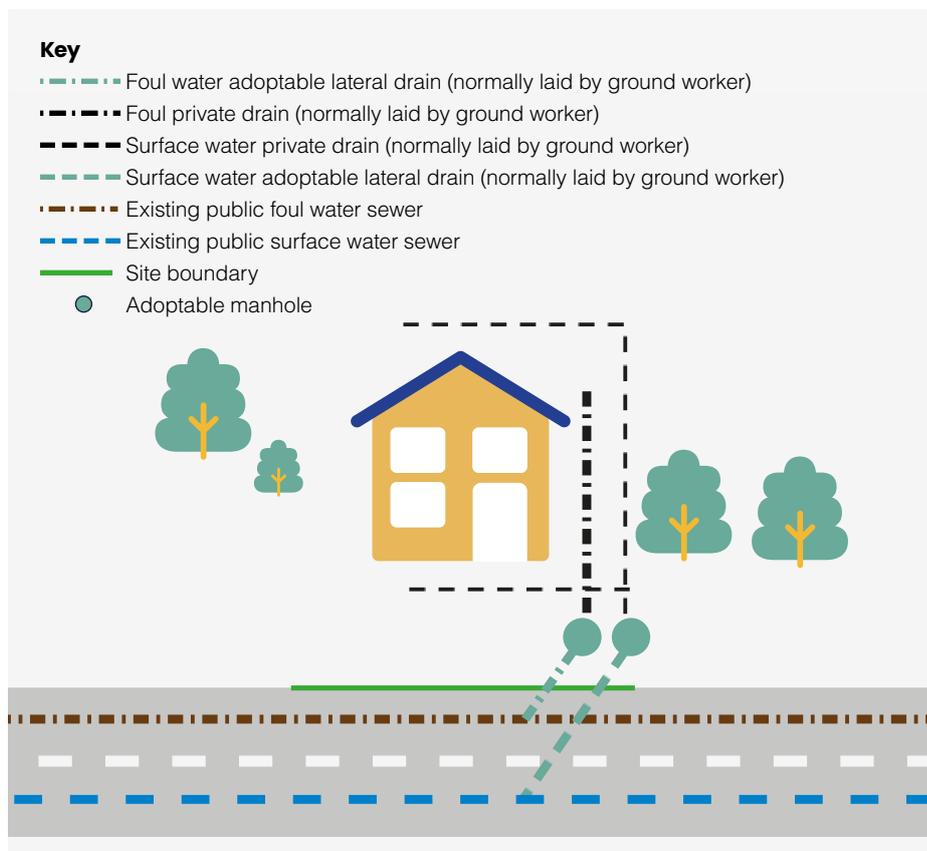
In this scenario, the customer has proposed to separately discharge and connect their surface water and their foul systems to the existing public sewers but are not being considered for adoption and will remain private after the connections have been confirmed as complete. Whilst the water supply is not incorporated within the example the consumed water going into the property is 110 l/s pppd (12% less than 125 l/s (pppd)), which will reduce the foul water infrastructure charges.

Proposal for site			
Example Description		Option A	Option B
Application costs			
Pre Planning Sewerage Enquiry		£165	£165
Sewerage Connection Charges (Foul and Surface water)			
Surface water Connection Application (all on site work completed by customer)		£178	£178
		Connection only	Connection only
Foul water Connection Application (all on site work completed by customer)		£178	£178
		Connection only	Connection only
Infrastructure Charges			
Surface water Infrastructure charge		£150	£150
Foul water Infrastructure charge		£55	£48
Total Costs		£726	£719

9.2.10 Single Property with Adoptable Foul and Surface Water Connections

Private surface water drain with adoptable lateral surface water drain Private foul water system with adoptable lateral foul water drain

In this example the customer is responsible for engaging a contractor and entering into an S106 connection application before making the connection to a public sewer. Where the adoption of the demarcation chamber, pipe and connection are requested to be adopted by ourselves, we will be responsible for the assets once the works are all confirmed as being completed. Where we are only asked to consider the connection only we will not be responsible for any of the new system apart from the mode of connection once the works are all confirmed as being complete. Before a site commences a Pre-Planning Enquiry could be requested to find out about any public systems already in existence within the vicinity of the site which may impact on design layout.



Option A

In this scenario, the customer has proposed to separately discharge and connect their surface water and their foul systems to the existing public sewers. The last demarcation chamber and the pipework will be considered for adoption (coloured teal) and will be in the ownership of Yorkshire Water when the connections have been confirmed as complete. Whilst the supply is not incorporated within the example the consumed water going into the property is greater than 125 l/s Per person per day (pppd).

Option B

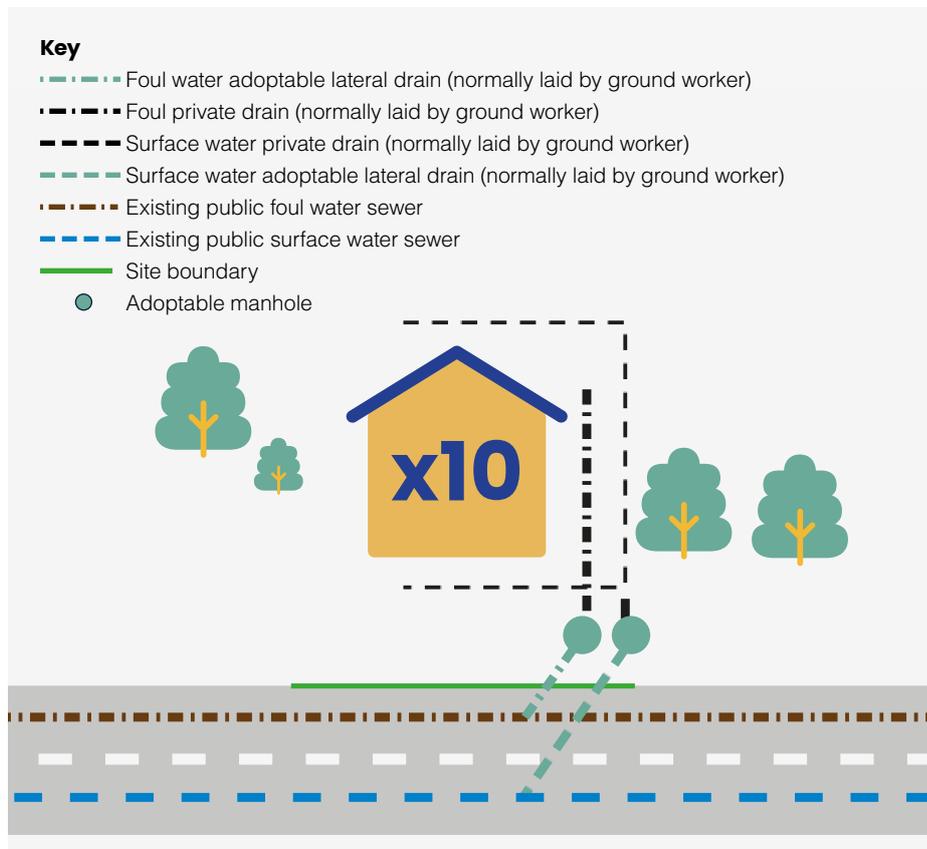
In this scenario, the customer has proposed to separately discharge and connect their surface water and their foul systems to the existing public sewers. The last demarcation chamber and the pipework will be considered for adoption (coloured teal) and will be in the ownership of Yorkshire Water when the connections have been confirmed as complete. Whilst the supply is not incorporated within the example the consumed water going into the property is 110 l/s pppd (12% less than 125 l/s (pppd)), which will reduce the infrastructure charges.

Proposal for site		
Example Description	Option A	Option B
Application costs		
Pre Planning Sewerage enquiry	£165	£165
Sewerage Connection Charges (Foul and Surface water)		
Surface water Connection Application (all on site work completed by customer)	£469	£469
	Adoptable Inspection chamber and pipework	Adoptable Inspection chamber and pipework
Foul water Connection Application (all on site work completed by customer)	£469	£469
	Adoptable Inspection chamber and pipework	Adoptable Inspection chamber and pipework
Infrastructure Charges		
Surface water Infrastructure charge	£150	£150
Foul water Infrastructure charge	£55	£48
Total Costs	£1,308	£1,301

9.2.11 Flats with Adoptable Foul and Surface Water Connections

Private surface water drain with Adoptable lateral surface water system Private foul drain with Adoptable lateral foul drain

In this example the customer is responsible for engaging a contractor and entering into an S106 connection application before making the connection to a public sewer. Where the adoption of the demarcation chamber, pipe and connection are requested to be adopted by ourselves, we will be responsible for the assets once the works are all confirmed as being completed. Where we are only asked to consider the connection we will not be responsible for any of the new system apart from the mode of connection once the works are all confirmed as being complete. Before a site commences a Pre-Planning Enquiry could be requested to find out about any public systems already in existence within the vicinity of the site which may impact on design layout. Infrastructure charges are applicable for each property connected.



Option A

In this scenario, the customer has proposed to separately discharge and connect their surface water and their foul systems to the existing public sewers. The last demarcation chamber and the pipework will be considered for adoption (coloured teal) and will be in the ownership of Yorkshire Water when the connections have been confirmed as complete. Whilst the supply is not incorporated within the example the consumed water going into the property is greater than 125 l/s Per person per day (pppd).

Option B

In this scenario, the customer has proposed to separately discharge and connect their surface water and their foul systems to the existing public sewers. The last demarcation chamber and the pipework will be considered for adoption (coloured teal) and will be in the ownership of Yorkshire Water when the connections have been confirmed as complete. Whilst the supply is not incorporated within the example the consumed water going into the property is 110 l/s pppd (12% less than 125 l/s (pppd)), which will reduce the infrastructure charges.

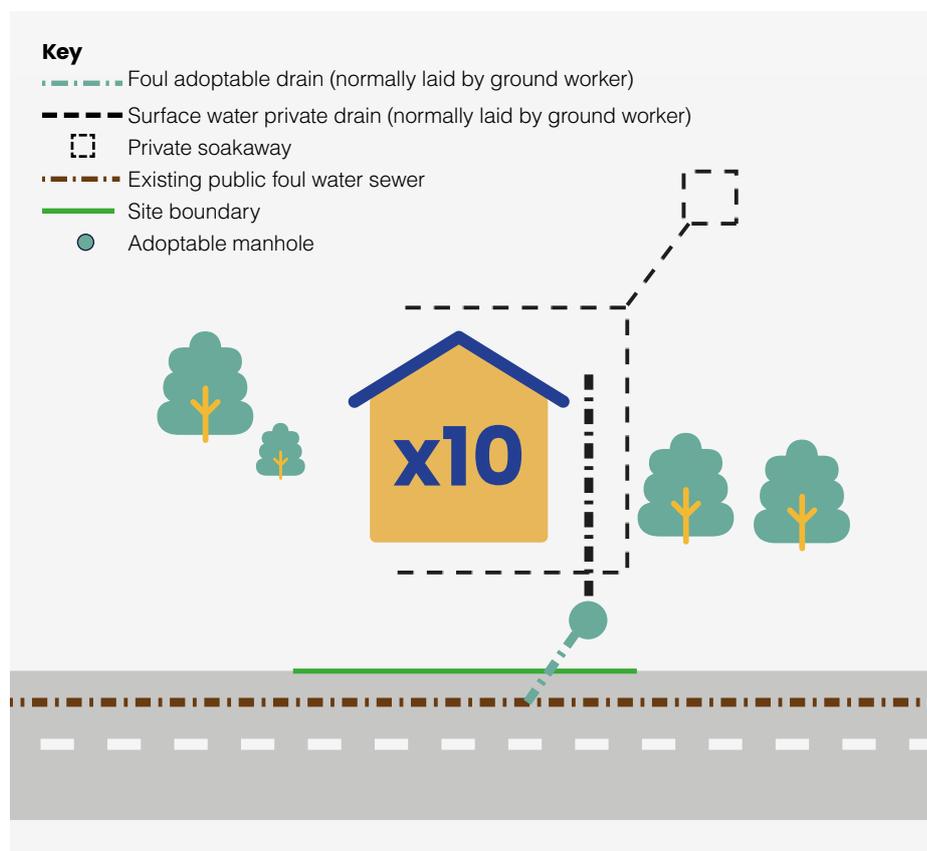
Proposal for site		
Example Description	Option A	Option B
Application costs		
Pre Planning Sewerage Enquiry	£165	£165
Sewerage Connection Charges (Foul and Surface water)		
Surface water Connection Application (all on site work completed by customer)	£469	£469
	Homeowners system only	Homeowners system only
Foul water Connection Application (all on site work completed by customer)	£469	£469
	Adoptable Inspection chamber and pipework	Adoptable Inspection chamber and pipework
Infrastructure Charges		
Surface water Infrastructure charge @ £150 each property	£1,500	£1,500
Foul water Infrastructure charge @ £55 each property	£550	£484
Total Costs	£3,153	£3,087

9.2.12 Flats with Adoptable Foul Water Connection

Private surface water system

Private foul drain with Adoptable lateral foul drain

In this example the customer is responsible for engaging a contractor and entering into an S106 connection application before making the connection to a public sewer. Where the adoption of the demarcation chamber, pipe and connection are requested to be adopted by ourselves, we will be responsible for the assets once the works are all confirmed as being completed. Where we are only asked to consider the connection only we will not be responsible for any of the new system apart from the mode of connection once the works are all confirmed as being complete. Before a site commences a Pre-Planning Enquiry could be requested to find out about any public systems already in existence within the vicinity of the site which may impact on design layout. Infrastructure charges are applicable for each property connected.



Option A

In this scenario, the customer has proposed to discharge their surface water to a soakaway. The foul system is proposed to be adopted after the works have been confirmed as complete. Whilst the water supply is not incorporated within the example the consumed water going into each property is greater than 125 l/s Per person per day (pppd).

Option B

In this scenario, the customer has proposed to discharge their surface water to a soakaway. The foul system is proposed to be adopted after the works have been confirmed as complete. Whilst the water supply is not incorporated within the example the consumed water going into each property is 110 l/s pppd (12% less than 125 l/s pppd), which will reduce the foul water infrastructure charges.

Proposal for site		
Example Description	Option A	Option B
Application costs		
Pre Planning Sewerage Enquiry	£165	£165
Sewerage Connection Charges (Foul and Surface water)		
Surface water Connection Application (all on site work completed by customer)	No charge	No charge
	Homeowners system only	Homeowners system only
Foul water Connection Application (all on site work completed by customer)	£469	£469
	Adoptable Inspection chamber and pipework	Adoptable Inspection chamber and pipework
Infrastructure Charges		
Surface water Infrastructure charge	No charge	No charge
Foul water Infrastructure charge @ £55 each property	£550	£484
Total Costs	£1,184	£1,118

Table of charges



Appendix 2

9.3 Infrastructure charges

Infrastructure charge	Per connection
Water	£75
Foul	£55
Surface Water Drainage	£150

Hydraulic Modelling

Applies to Pre-planning Enquiries and Point of Connection applications only.

Hydraulic Modelling	Each
Charge 1	£319
Charge 2	£734
Charge 3	Charge 1 or 2

9.4 Tables of water charges

Application fee	Associated charge
Enquiry Forms	
Pre-Planning Enquiry	£136
Self-Lay Point of Connection	£150
Mains Application Forms	
Self-Lay Water Main & Service Connection	£162
Requisition Water Main & Service Connection	£162
Public Water Main Diversion	
Application for a Public Water Main Diversion	£162
New Service Connections	
Application for a New Connection to Replace Joint Supply	£150
Application for Multiple Domestic Supplies	£162
Application for a Water Connection for a Commercial or Mixed-Use Development	£162
Application for a Domestic Supply or Animal Welfare Connection	£150
Application for a Supply Pipe Boundary Connection	£107
Application for a New Supply for Building Water	£150
Permanent Disconnection	
Application for a Permanent Disconnection of Existing Supply	£0

Design and administration fees for requisition and self-lay

Task	Associated charge	Contestable work	Comment
Design of Mains Scheme			
Design of Mains Scheme 1-100 properties	£1,128	Yes	This fee will be invoiced after the design is sent to you.
Design of Mains Scheme 101-200 properties	£1,422	Yes	
Design of Mains Scheme 201+ properties	£1,865	Yes	
Design of Diversions	£1,128	No	
Design of Reinforcement	£1,128	No	
YWS Redesign	£237	Yes	In addition to changes in estimate. This fee will be invoiced after the design is sent to you.
Self Lay Redesign	£207	Yes	In addition to changes in estimate. This fee will be invoiced after the design is sent to you.
Mains Testing, Disinfection and Commissioning, back to back, (between phases)	£950	Yes	
Second separate mains testing and connecting at same time as additional Mainlaying operation	£728	Yes	
Fire Service Liaison	£39	Yes	
Legal Agreement Fees	£35	No	
Easement Fee	Site Specific	Yes	
Plan Charge	£71	No	
Bulk Order Request	£60	No	This fee will be invoiced after the estimates are sent to you.
New Mains Call Off Request	£178	No	This fee will be invoiced after the new mains call off is processed.
Trial Hole	£1,159	Yes	
Mains chlorination, testing and connection	£1,328	Yes	
Water sampling and analysis	£165	Yes	

Feasibility Study

Cost charged as a non-refundable deposit.

Feasibility Study	Each	Comment
Simple	£1,074	This fee will be invoiced after the design is sent to you.
Intermediate	£2,149	
Complex	£4,298	

Mainlaying costs

On-site costs for requisition only

New Mains Under 160mm	Price per metre
Lay Only	£41
Excavate & Lay (Unmade excluding connection)	£68
Excavate & Lay (Made excluding connection)	£134
Out of Hours Working ¹	40%
Uplift for Barrier Pipe	£14
New mains connections to a water main under 160mm	Price per connection
Connect Only	£546
Excavate & Connect Unmade	£846
Excavate & Connect Made	£1,746
Out of Hours Working ¹	40%
Mains disconnection from a water main under 160mm	Price per disconnection
Disconnect Only	£302
Excavate & Disconnect (Unmade)	£1,289
Excavate & Disconnect (Made)	£1,594
Out of Hours Working ¹	40%

¹ An out of Hours Working percentage increase is applied when increased labour costs are incurred working out of hours.

Mainlaying costs

On-site costs (continued)

Main Laying 160mm & Over	Price per metre
Lay Only	£53
Excavate & Lay Unmade excluding connection	£84
Excavate & Lay Made excluding connection	£157
Out of Hours Working ¹	40%
Uplift for Barrier Pipe	£25
New mains connections to a water main 160mm and over	Price per connection
Connect Only	£656
Excavate & Connect (Unmade)	£844
Excavate & Connect (Made)	£1,746
Out of Hours Working ¹	40%
Mains disconnection from a water main 160mm and over	Price per disconnection
Disconnect Only	£327
Excavate & Disconnect (Unmade)	£1,675
Excavate & Disconnect (Made)	£2,073
Out of Hours Working ¹	40%

¹ An out of Hours Working percentage increase is applied when increased labour costs are incurred working out of hours.

Off-site Costs for Self-Lay and Requisition

Main Laying Under 160mm		Price per metre
Lay Only		£45
Excavate & Lay (Unmade)		£74
Excavate & Lay (Made)		£263
Out of Hours Working ¹		40%
Uplift for Barrier Pipe		£14
New mains connections to a water main under 160mm		Price per connection
Connect Only		£602
Excavate & Connect (Unmade)		£932
Excavate & Connect (Made)		£2,447
Out of Hours Working ¹		40%
Mains disconnection from a water main under 160mm		Price per disconnection
Disconnect Only		£333
Excavate & Disconnect (Unmade)		£1,417
Excavate & Disconnect (Made)		£1,754
Out of Hours Working ¹		40%
Main Laying 160mm & Over		Price per metre
Lay Only		£58
Excavate & Lay (Unmade excluding connection)		£93
Excavate & Lay (Made excluding connection)		£355
Out of Hours Working ¹		40%
Uplift for Barrier Pipe		£25

Off-site Costs for Self-Lay and Requisition (continued)

New mains connections to a water main 160mm and over	Price per connection
Connect Only	£722
Excavate & Connect (Unmade)	£932
Excavate & Connect (Made)	£2,447
Out of Hours Working ¹	40%
Mains disconnection from a water main 160mm and over	Price per disconnection
Disconnect Only	£360
Excavate & Disconnect (Unmade)	£2,280
Excavate & Disconnect (Made)	£8,444
Out of Hours Working ¹	40%

¹ An out of Hours Working percentage increase is applied when increased labour costs are incurred working out of hours.

Service connections charges

Charges relating to standard, metered Communication Pipes	By Yorkshire Water with unmade surface – £ excl VAT	By Yorkshire Water with made surface – £ excl VAT
Installation of 25mm MDPE communication pipe/s, external stop tap, and 15mm MSM Meter/AMR and chamber and the first 2m of dig and reinstatement		
Excavation and reinstatement in unmade	£901	N/A
Excavation and reinstatement in a footpath	N/A	£1,018
Excavation and reinstatement in a minor road	N/A	£1,182
Excavation and reinstatement in a major road	N/A	£1,368
Within the same trench as another service connection		
Connection of each additional 25mm MDPE communication pipe, external stop tap and 15mm MSM Meter/AMR and chamber and the first 2m of dig and reinstatement	£179	£179
Additional charge per metre over 2 metres of pipe	£30	£50

For any pipes greater than 160mm diameter, we'll issue a site-specific cost.

Meter Size	Ferrule Only Pipe Size						
	25mm	32mm	63mm	90mm	110mm	125mm	160mm
15mm MSM	£378	£931	N/A	N/A	N/A	N/A	N/A
15mm PSM	£378	£931	N/A	N/A	N/A	N/A	N/A
20mm MSM	£378	£1,012	N/A	N/A	N/A	N/A	N/A
20mm PSM	£378	£992	£1,297	N/A	N/A	N/A	N/A
25mm PSM	N/A	£1,055	£1,339	N/A	N/A	N/A	N/A
30mm PSM	N/A	N/A	£1,347	£1,347	N/A	N/A	N/A
40mm PSM	N/A	N/A	£1,433	£1,433	£1,492	N/A	N/A
50mm PSM	N/A	N/A	£1,392	£1,578	£1,646	N/A	N/A
80mm PSM	N/A	N/A	N/A	N/A	£1,758	£1,758	£1,811
100mm PSM	N/A	N/A	N/A	N/A	£1,893	£1,893	£1,946

For any pipes greater than 160mm diameter, we'll issue a site-specific cost.

Meter Size	Ferrule Only Barrier Pipe Size						
	25mm	32mm	63mm	90mm	110mm	125mm	160mm
15mm MSM	£408	£950	N/A	N/A	N/A	N/A	N/A
15mm PSM	£408	£950	N/A	N/A	N/A	N/A	N/A
20mm MSM	£408	£1,013	N/A	N/A	N/A	N/A	N/A
20mm PSM	£408	£1,012	£1,297	N/A	N/A	N/A	N/A
25mm PSM	N/A	£1,055	£1,339	N/A	N/A	N/A	N/A
30mm PSM	N/A	N/A	£1,347	£1,347	N/A	N/A	N/A
40mm PSM	N/A	N/A	£1,433	£1,433	£1,492	N/A	N/A
50mm PSM	N/A	N/A	£1,578	£1,578	£1,636	N/A	N/A
80mm PSM	N/A	N/A	N/A	N/A	£1,758	£1,758	£1,811
100mm PSM	N/A	N/A	N/A	N/A	£1,893	£1,893	£1,946

Service connections above the standard 25mm Charges

The table below shows the cost for each diameter pipe up to 160mm including a water meter and the charge for the first two metres of excavation and reinstatement.

For any pipes greater than 160mm diameter or above 100mm meter, we'll issue a site-specific cost.

Type of reinstatement	Pipe Size – Including first 2 metres of excavation and reinstatement						
	25mm	32mm	63mm	90mm	110mm	125mm	160mm
Meter size							
15mm MSM							
Unmade	N/A	£901	N/A	N/A	N/A	N/A	N/A
Footpath	N/A	£1,018	N/A	N/A	N/A	N/A	N/A
Minor Road	N/A	£1,182	N/A	N/A	N/A	N/A	N/A
Major Road	N/A	£1,368	N/A	N/A	N/A	N/A	N/A
15mm PSM							
Unmade	£1,181	£2,029	N/A	N/A	N/A	N/A	N/A
Footpath	£1,297	£2,144	N/A	N/A	N/A	N/A	N/A
Minor Road	£1,462	£2,309	N/A	N/A	N/A	N/A	N/A
Major Road	£1,647	£2,602	N/A	N/A	N/A	N/A	N/A
20mm MSM							
Unmade	£1,181	£1,896	N/A	N/A	N/A	N/A	N/A
Footpath	£1,297	£1,954	N/A	N/A	N/A	N/A	N/A
Minor Road	£1,462	£2,036	N/A	N/A	N/A	N/A	N/A
Major Road	£1,647	£2,128	N/A	N/A	N/A	N/A	N/A
20mm PSM							
Unmade	£1,181	£2,029	£2,029	N/A	N/A	N/A	N/A
Footpath	£1,297	£2,252	£2,252	N/A	N/A	N/A	N/A
Minor Road	£1,462	£2,416	£2,416	N/A	N/A	N/A	N/A
Major Road	£1,647	£2,602	£2,602	N/A	N/A	N/A	N/A
25mm PSM							
Unmade	N/A	£2,180	£2,725	N/A	N/A	N/A	N/A
Footpath	N/A	£2,296	£2,782	N/A	N/A	N/A	N/A
Minor Road	N/A	£2,460	£2,864	N/A	N/A	N/A	N/A
Major Road	N/A	£2,646	£2,957	N/A	N/A	N/A	N/A

Service connections outside standard 25mm charges

The below table shows the maximum cost for each diameter pipe with its corresponding meter including the first two metres of excavation.

For any pipes greater than 160mm diameter, we will issue a site-specific cost.

Type of reinstatement	Pipe Size – Including first 2 metres of excavation and reinstatement						
	25mm	32mm	63mm	90mm	110mm	125mm	160mm
Meter size							
30mm PSM							
Unmade	N/A	N/A	£2,487	£2,552	£2,552	N/A	N/A
Footpath	N/A	N/A	£2,602	£2,668	£2,668	N/A	N/A
Minor Road	N/A	N/A	£2,767	£2,833	£2,833	N/A	N/A
Major Road	N/A	N/A	£2,953	£3,018	£3,018	N/A	N/A
40mm PSM							
Unmade	N/A	N/A	£2,601	£2,603	£2,667	N/A	N/A
Footpath	N/A	N/A	£2,717	£2,719	£2,782	N/A	N/A
Minor Road	N/A	N/A	£2,881	£2,883	£2,948	N/A	N/A
Major Road	N/A	N/A	£3,067	£3,069	£3,133	N/A	N/A
50mm PSM							
Unmade	N/A	N/A	£2,751	£2,753	£2,817	N/A	N/A
Footpath	N/A	N/A	£2,866	£2,868	£2,932	N/A	N/A
Minor Road	N/A	N/A	£3,032	£3,034	£3,097	N/A	N/A
Major Road	N/A	N/A	£3,217	£3,219	£3,283	N/A	N/A
80mm PSM							
Unmade	N/A	N/A	N/A	N/A	£3,007	£3,008	£3,072
Footpath	N/A	N/A	N/A	N/A	£3,123	£3,124	£3,187
Minor Road	N/A	N/A	N/A	N/A	£3,288	£3,289	£3,352
Major Road	N/A	N/A	N/A	N/A	£3,473	£3,474	£3,538
100mm PSM							
Unmade	N/A	N/A	N/A	N/A	£3,165	£3,211	£3,228
Footpath	N/A	N/A	N/A	N/A	£3,280	£3,281	£3,343
Minor Road	N/A	N/A	N/A	N/A	£3,445	£3,446	£3,509
Major Road	N/A	N/A	N/A	N/A	£3,631	£3,632	£3,694

Additional excavation and reinstatement per metre

For excavation and reinstatement of any pipes greater than 160mm diameter, we'll issue a site-specific cost.

Excavation and reinstatement per metre In addition to the first 2m dig and reinstatement

Pipe size

25mm		90mm		160mm	
Unmade	£72	Unmade	£149	Unmade	£285
Footpath	£101	Footpath	£177	Footpath	£313
Minor Road	£142	Minor Road	£218	Minor Road	£355
Major Road	£188	Major Road	£265	Major Road	£401
32mm		110mm			
Unmade	£72	Unmade	£226		
Footpath	£101	Footpath	£255		
Minor Road	£142	Minor Road	£296		
Major Road	£188	Major Road	£343		
63mm		125mm			
Unmade	£149	Unmade	£226		
Footpath	£177	Footpath	£255		
Minor Road	£218	Minor Road	£296		
Major Road	£265	Major Road	£343		

Meter costs

For any provision of meters greater than 100mm, we'll issue a site-specific cost.

Meter Provision		Housing unit and meter delivery cost	
15mm MSM	£37	Delivery of up to 30 housing units	£102
15mm PSM	£47	Delivery of more than 30 housing units	£203
20mm MSM	£52	Delivery of up to 30 meters	£102
20mm PSM	£60	Delivery of more than 30 meters	£203
25mm PSM	£102		
30mm PSM	£111		
40mm PSM	£132	Housing units will be based on a bespoke site specific charge depending on the amount you require and the whether you require single or manifold housing units.	
50mm PSM	£245		
80mm PSM	£349		
100mm PSM	£416	If Yorkshire Water are to install a water meter internally that is larger than 15mm MSM, this will be based on a bespoke site specific charge.	

Meter Installation on existing supplies (external)

For meters larger than 50mm we will issue a site-specific charge.

Excavation and reinstatement	Install meter and chamber only							
	15mm MSM	15mm PSM	20mm MSM	20mm PSM	25mm PSM	30mm PSM	40mm PSM	50mm PSM
Including 1m major and reinstatement	£531	£531	£643	£643	£752	£759	£850	£1,091
Including 1m minor and reinstatement	£485	£485	£597	£597	£684	£713	£804	£1,045
Including 1m footpath and reinstatement	£443	£443	£555	£555	£664	£671	£762	£1,004
Including 1m unmade and reinstatement	£415	£415	£526	£526	£636	£643	£734	£976
No Excavation or reinstatement	£346	£346	£391	£391	£434	£440	£621	£729

Re-estimates

All of our estimates are valid for 12 months.

Re-Estimate	Associated charge	Comments
New Estimate (No Survey)	£56	In addition to changes in estimate
New Estimate (Survey Required)	£133	In addition to changes in estimate
New Estimate Prepaid (No Survey)	£78	In addition to changes in estimate
New Estimate Prepaid (Survey Required)	£133	In addition to changes in estimate

Abort fee

Fee	Associated charge
Abortive Visit	£339

Re-connection fee

Fee	Associated charge
Re-Connection Fee	£264

Building water

We will normally charge for building water based on the number of houses or premises to be built on a site (standard size connections) unless we determine the supply should be metered.

Property type	Associated charge
Domestic House	£43.20 per unit built
Commercial Buildings	Standard measured charge
Any buildings that we agree should be metered	Standard measured charge

Supply pipe boundary connection

Fee	Associated charge
Supply Pipe Boundary Application	£107

Common billing agreement

Fee	Associated charge
Common Billing Agreement	£116

9.5 Tables of sewerage charges

Pre-planning sewerage enquiry

Task	Associated charge
Assessment	£165
Additional assessment charge (complex sites)	£74 / hr
Hydraulic Model Check	Please contact us for a price to undertake this work

Adoption of New Sewers (Section 104)

S104 Fees

Task	Associated charge
Application fee	£500
Technical Assessment developers/contractors	2.5% of the cost of the works or £500 minimum
Additional assessment charge (complex sites)	£74 / hr
Technical Assessment – Sewerage Treatment plant	Bespoke charge
Technical Assessment – Storage treatment	Bespoke charge
Technical Assessment – Structural check	£1,500 (to send to external consultants) £74 / hr (administration charge)
Bond (Cash / surety)	10% of the cost of the works or £5,000 minimum

Administration fees

S104 Agreement (to include up to 3 parties in the Agreement)	£279
S104 Agreement – additional copy per party to the agreement	£92
Copy of S104 Agreement (including copy of additional plan)	£93 per copy
Copy of S104 Agreement (excluding plan)	£63 per copy
Model Sewer Adoption Agreement Check	£74 / hr

Inspections

Aborted Site Inspection	£213
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Adoption of New Sewers (Section 104)

S104 Fees

Task	Associated charge
Unwanted site inspections need to be cancelled at least 24 hours in advance of the appointment, otherwise aborted site visit charges will apply.	
Aborted site inspection	£213
Each Additional site visit	£213
Camera Survey (Review of report)	£118 or £74 / hr
Pump station locks (per pump station)	£596
Locks for access (each)	£102

Adoption of New Sewers (Section 104)

S104 Fees

Task	Associated charge
Legal Requirements (Additional legal fees are also applicable)	
Land transfer (pumping station, sewerage treatment works or storage treatment/facility)	£298 minimum or £74 / hr
Deed of Grant of Easement	£298 minimum or £74 / hr
Right in Perpetuity to Discharge	£298 minimum or £74 / hr
Consents to Discharge	£298 minimum or £74 / hr
Assessment for Novation of Agreement	£298 minimum or £74 / hr
Assessment for Variation of Agreement	£298 minimum or £74 / hr
Termination of Agreement	£298 minimum or £74 / hr
Legal Fees	Bespoke Charge
Mediation	Bespoke Charge

Retrospective Sewer Adoption (Section 102)

Task	Associated charge
Technical Assessment (Residents)	£0
Technical Assessment developers/contractors	2.5% of the cost of the works or £500 minimum (no VAT)
Additional assessment charge (complex sites)	£74
Each Additional site visit	£213
Camera Survey (Review of report)	£118 or £74 / hr
Pump station locks (per pump station)	£596
Locks for access (each)	£102
Legal requirements (Additional legal fees are also applicable)	
Land transfer (pumping station, sewerage treatment works or storage treatment/facility)	£298 minimum or £74 / hr
Deed of Grant of Easement	£298 minimum or £74 / hr
Right in Perpetuity to Discharge	£298 minimum or £74 / hr
Consents to Discharge	£298 minimum or £74 / hr

Sewer Diversion (Section 185)

Task	Associated charge
Assessment, Agreement and Inspection	£332
Additional assessment charge (complex sites)	£74 / hr

Minor sewer diversions

S185 Fees

Task	Associated charge
Administration Task	
Application fee	5% or minimum of £646

S185 Fees

Task	Associated charge
Additional assessment charge (complex sites)	£74 / hr
Technical Assessment – Structural check	£1,500 (to send to external consultants) £74 / hr (administration charge)
Bond (Cash / surety)	100% of the cost of the works or £5,000 minimum (no VAT)

Inspections

Aborted Site Inspection £213

Unwanted site inspections need to be cancelled at least 24 hours in advance of the appointment, otherwise aborted site visit charges will apply.

Each Additional site visit – gravity system only £213

Camera Survey (Review of report) £118 or £74 / hr

LEGAL Requirements (Additional legal fees are also applicable)

Deed of Grant of Easement £298 minimum or
£74 / hr

Right in Perpetuity to Discharge £298 minimum or
£74 / hr

Consents to Discharge £298 minimum or
£74 / hr

Major Sewer Diversions

Task	Associated charge
Initial Feasibility study	From £8,000 ²
Estimate of Works	Bespoke charge
Legal fees for Agreement	Bespoke charge

²The fees could rise dependent upon the scale and the complexity of the system

Sewer Requisition

Task	Associated charge
Initial Feasibility study	From £8,000 ²
Estimate of Works	Bespoke charge
Legal fees for Agreement	Bespoke charge

² The fees could rise dependent upon the scale and the complexity of the system

Sewer Connections

Connection only (each)	£178
Connection with lateral adoption (each)	£469
Connections work undertaken by Yorkshire Water under Section 107 WIA 1991	Bespoke Estimate

Highway drainage

Task	Associated charge
Assessment charge	£165
Additional assessment charge (complex sites)	£74 / hr
Formal Agreement	£476
Certificate Acceptance per connection	£199
Additional Connection (if required)	£178 /per connection

Build over or near to a public sewer network

Task	Associated charge
Consultation incl. inspection	£132
Consultation desk top only	£39
Formal Build over agreement	£466
Additional assessment charge (complex sites)	£74 / hr

Sewer closure or abandonment

Task	Associated charge
Application	£233
Additional assessment charge (complex sites)	£74 / hr

Definitions and abbreviations



9.6 Definitions and abbreviations

Term	Explanation
The Act	Means the Water Industry Act 1991.
Adoption Agreement	Means an agreement made under section 104 of the Act.
Asset Payment	(a) in relation to a section 51A agreement with a water undertaker, the amount described in section 51CD (3) of the Water Industry Act 1991; and (b) in relation to a section 104 agreement with a sewerage undertaker, the amount described in section 105ZF (3) of the Water Industry Act 1991.
Bond	Financial guarantee underwritten by a bank or insurance company approved by us.
Charging Arrangements	Means a document setting out the charges, income offsets and asset payments, and/or the methodologies for calculating those, applied by the water or sewerage undertaker in accordance with these rules.
Charging Year	Means a calendar year running from 1 April in a given year to 31 March in the following year.
Communication on Pipe	Means any part of a Service Pipe which a water undertaker could be, or have been required to lay under section 46 of the Act.
Contestable Work	Are those elements of infrastructure which may be provided by a water company with costs recovered from the developer or which the developer, SLP or contractor may provide for subsequent adoption by the company.
Curtilage	The land immediately surrounding any house or dwelling.
Developer	Means any person or business which is responsible for a Development.
Development	Means premises on which there are buildings, or on which there will be buildings when proposals made by any person for the erection of any buildings are carried out, and which require connection with, and/or modification of, existing water or sewerage infrastructure.
Diversion	The alteration or removal of a public water main or sewer in accordance with section 185 of the Act only.
Fixed Charges	Means charges set for a given charging year which are fixed in amount or which are calculated by reference to a predetermined methodology set out in the undertaker's Charging Arrangements, the application of which allows calculation at the outset of the total amount owing in that charging year in respect of the charges in question. Such charges are to be fixed for a charging year, as defined above. For the avoidance of doubt, and subject to the above, undertakers may impose Fixed Charges by reference to a unit measurement (for example, per mega-litre). Furthermore, undertakers may offer more than one Fixed Charge in charging for a service provided in accordance with the present rules (for example, by differentiating between different geographic areas).

9.6 Definitions and abbreviations

Term	Explanation
Income Offset	<p>A sum of money offset against the charges that would otherwise be applied for the provision of a Sewer or Water Main in recognition of revenue likely to be received by the relevant undertaker in future years for the provision of:</p> <p>(a) supplies of water to premises connected to the new Water Main; or</p> <p>(b) sewerage services to premises connected to the new Sewer.</p> <p>and "Income Offsetting" shall be construed accordingly.</p>
Infrastructure Charge	<p>Means a charge made under section 146(2) of the Act in respect of each first-time connection to the water or wastewater network.</p>
Lateral Drain	<p>Means</p> <p>(a) that part of a drain which runs from the curtilage of a building (or buildings or yards within the same curtilage) to the sewer with which the drain communicates or is to communicate; or</p> <p>(b) (if different and the context so requires) the part of a drain identified in a declaration of vesting made under section 102 of the Water Industry Act 1991 above or in an agreement made under section 104 of this Act.</p>
Network Reinforcement	<p>Refers to work other than Site Specific Work, as defined below to provide or modify such other:</p> <p>(a) Water Mains and such tanks, service reservoirs and pumping stations, or</p> <p>(b) Sewers and such pumping stations as is necessary in consequence of the Site Specific installation or connection of Water Mains, Service Pipes, Public Sewers and Lateral Drains pursuant to a duty imposed on the undertaker by the Act whether by requisition (under sections 41(1), 98(1) or 98(1A)), under an agreement for adoption (under sections 51A or 104), pursuant to section 45(1) (Duty to make connections with main) or in accordance with another duty imposed by the Act, or in consequence of the exercise of rights under section 106(1) (Right to communicate with public sewers). It also includes the additional capacity in any earlier water main or sewer that falls to be used in consequence of the provision or connection of a new main or sewer.</p>
New Appointee (NAV)	<p>Means a company holding an appointment as a relevant undertaker where the conditions of that appointment limit the charges that can be fixed under a charges scheme by reference to the charges fixed by one or more other relevant undertakers.</p>
New Connection Services	<p>Is the collective term for New Water Mains, New Sewers, Service Connections, Lateral Drains, Waste Connections and Diversions.</p>
Non-Contestable Work	<p>Are those elements of work which may be carried out only by the water company. This normally comprises work on its existing network or where the risks to existing customers, water quality, structural integrity of the network or environment are considered high.</p>

9.6 Definitions and abbreviations

Term	Explanation
On-site	Works carried out or proposed to be carried out within the site boundary.
Off-site	Works carried out or proposed to be carried out outside the site boundary.
Public Sewer	Means a sewer for the time being vested in a sewerage undertaker, whether under the Water Act 1989, the Water Industry Act 1991 or otherwise.
Requisition	The collective term for New Water Mains and New Sewers.
Self-Lay	The laying of water pipes and associated infrastructure in accordance with section 51a of the Act.
Self-Lay Provider (SLP)	An accredited company that carries out Self-Lay work. Accredited under the Water Industry Registration Scheme (WIRS).
Service Pipe	Means so much of a pipe which is, or is to be, connected with a water main for supplying water from that main to any premises as: (a) is or is to be subject to water pressure from that main; or (b) would be so subject but for the closing of some valve and includes part of any service pipe.
Service Connection	Means the construction of the pipe between your supply pipe and the public water main which is provided under section 45 and 46 of the Act.
Sewer	Includes all sewers and drains (not being drains within the meaning given by section 219 (1) of the Act which are used for the drainage of buildings and yards appurtenant to buildings. This definition includes tunnels or conduits which serve as such a pipe and any accessories for such a pipe.
Sewer Connection	Means a connection between your sewer or drain and the public sewer, which is made in accordance with our right under section 107 of the Act.
Site Specific	Work on, or the provision of, water or sewerage structures or facilities located on a development as well as work to provide and connect a requested water main, sewer, communication pipe or lateral drain on, to or in the immediate vicinity of, the development. Charges for site specific work relate to the provision of connection structures or facilities located on a development up to the nearest practical point on the existing network where the connecting pipework is of a nominal bore internal diameter no larger than that of our existing network. They do not refer to costs or work required as part of network reinforcement.
Small Company	Means a New Appointee or Cholderton and District Water Company Limited.

9.6 Definitions and abbreviations

Term	Explanation
SuDS	Sustainable Drainage Systems – an alternative method of managing surface water, ensuring the greatest degree of flood risk protection for the long term both within and downstream of the development.
Surety	Insurance to cover the failure to complete the drainage for a development scheme. This can either be secured by a bond or cash deposit.
Third Party Land	Means any land which is not a public highway and is not in the ownership of the customer.
Undertaker	The company appointed to carry out water and sewerage duties under the Act.
Water Main	Means any pipe, not being a pipe for the time being vested in a person other than the undertaker, which is used or to be used by a water undertaker or licensed water supplier for the purpose of making a general supply of water available to customers or potential customers of the undertaker or water supply licensee, as distinct from for the purpose of providing a supply to particular customers. This definition includes tunnels or conduits which serve as a pipe and any accessories for the pipe.
Wholesale Connection Charges	Has the meaning given by the wholesale charging rules issued on 16 March 2018 by the Water Services Regulation Authority under sections 66E and 117I of the Act.
Water Industry Registration Scheme (WIRS)	Accreditation scheme developed to allow contractors to meet requirements to work on the water network. As a national approval scheme, any company accredited under WIRS can work on all companies' networks.
We / Us / Our / Yorkshire Water	Yorkshire Water Limited (registered number 2366682) or our representative(s).

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