

Yorkshire Water Indicative Non-Household Wholesale Charges Scheme

2017 - 18



THE YORKSHIRE WATER SERVICES LIMITED INDICATIVE NON-HOUSEHOLD WHOLESALE CHARGES

Foreword

This booklet contains the indicative non-household wholesale charges for the financial year 2017 - 2018 of Yorkshire Water Services Limited (Yorkshire Water) made under the provisions of the Water Industry Act 1991.

Yorkshire Water has followed Ofwat's guidance on the publication of indicative non-household wholesale charges, these charges will be reviewed and final non-household wholesale charges will be published in line with Ofwat's final charges guidance.

The indicative non-household wholesale charges have been prepared using a forecast November RPI assumption of 2%, this will be amended to the actual Nov RPI value, as published on the ONS website, before the final non-household wholesale charges are published in January 2017 (date to be confirmed by Ofwat guidance).

Any significant movements between the indicative non-household wholesale charges, as published within this document, and the final non-household wholesale charges, to be published in January 2017, will be outlined in the final published document in January 2017 (date to be confirmed by Ofwat guidance).

As stated in our 'Statement of Significant changes', published on the 31 July 2016, we do not anticipate any changes to our current charges structure for 2017 – 18 and any move away from this position would be explained in the final non-household wholesale published document in January 2017 (date to be confirmed by Ofwat guidance).

Registered Office

Western House, Halifax Road, Bradford, BD6 2SZ

Registered in England & Wales No. 2366682

Yorkshire Water

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YORKSHIRE WATER

SUMMARY OF INDICATIVE NON-HOUSEHOLD WHOLESALE CHARGES 2017 - 2018

The following charges are subject to the addition of any VAT chargeable per the Wholesale Retail Code.

1. WATER SUPPLY INDICATIVE NON-HOUSEHOLD WHOLESALE CHARGES (Excluding York Waterworks)		
Unmeasured non-household		
Standing charge		Nil
Rateable value charge	137.01 per £RV	
Minimum charge		£37.43
Measured non-household		
Standing charge		Nil
Volumetric charge for users less than 50 thousand cubic meters p.a.		
≤ 50 thousand cubic metres p.a.		124.77p
Volumetric charge for users above 50 thousand cubic meters p.a.		
≤50 thousand cubic metres p.a.		124.77p
>50 ≤250 thousand cubic metres p.a.		79.04p
>250 thousand cubic metres p.a.		67.20p

2. WATER ASSESSED INDICATIVE NON-HOUSEHOLD WHOLESALE CHARGES (Excluding York Waterworks)		
Property Size	Volume	£ per annum
Small	145m ³	180.92
Medium	255m ³	318.16
Large	550m ³	686.24
Extra large	1000m ³	1,247.70

3. SEWERAGE INDICATIVE NON-HOUSEHOLD WHOLESALE CHARGES			
Unmeasured non-household			
Standing charge			Nil
Rateable value charge		166.75 per £RV	
Minimum charge			£43.42
Measured non-household			
Standing charge			Nil
Volumetric charge for users less than 50 thousand cubic meters p.a.			
≤ 50 thousand cubic metres p.a.			152.35p
Volumetric charge for users above 50 thousand cubic meters p.a.			
≤50 thousand cubic metres p.a.			152.35p
>50 ≤250 thousand cubic metres p.a.			122.88p
>250 thousand cubic metres p.a.			112.13p
Surface water charge			
Band	Surface area in square meters		
A	0	- 500	£41.51
B	501	- 700	£96.87
C	701	- 1,000	£145.30
D	1,001	- 2,000	£193.74
E	2,001	- 15,000	£387.47
F	15,001	- 35,000	£2,906.06
G	35,001	- 150,000	£6,780.81
H		>150,000	£29,060.62

4. SEWERAGE ASSESSED INDICATIVE NON-HOUSEHOLD WHOLESALE CHARGES

Property Size	Volume	£ per annum
Small	145m ³	209.86
Medium	255m ³	369.07
Large	550m ³	796.03
Extra Large	1000m ³	1,447.33

5. TRADE EFFLUENT INDICATIVE NON-HOUSEHOLD WHOLESALE CHARGES

R – reception and conveyance standard charge		44.55p per m ³
	≤50 thousand cubic metres p.a.	44.55p per m ³
	>50 ≤250 thousand cubic metres p.a.	25.14p per m ³
	>250 thousand cubic metres p.a.	16.80p per m ³
P – preliminary treatment		44.06p per m ³
B – biological treatment		39.95p per m ³
S – sludge treatment		26.39p per m ³
Minimum charge		£423.60
O _s - Biological strength of combined sewage (COD)		841mg/litre
S _s - Sludge strength of combined sewage (S _i S)		339mg/litre
Standing charge		Nil

6. WATER SUPPLY INDICATIVE NON-HOUSEHOLD WHOLESALE CHARGES YORK WATERWORKS

Unmeasured non-household		
Standing charge		Nil
Rateable value charge		78.25 per £RV
Minimum charge		£20.73
Measured non-household		
Standing charge		Nil
Volumetric charge for users less than 50 thousand cubic meters p.a.		
	≤ 50 thousand cubic metres p.a.	69.09p
Volumetric charge for users above 50 thousand cubic meters p.a.		
	≤50 thousand cubic metres p.a.	69.09p
	>50 ≤250 thousand cubic metres p.a.	60.69p
	>250 thousand cubic metres p.a.	60.69p

7. WATER ASSESSED INDICATIVE NON-HOUSEHOLD WHOLESALE CHARGES YORK WATERWORKS

Property Size	Volume	£ per annum
Small	145m ³	100.18
Medium	255m ³	176.18
Large	550m ³	380.00
Extra Large	1000m ³	690.90

STAKEHOLDER CONTACT INFORMATION

Non-Household customers:

Up to 1 April 2017 please contact us:
Customer Helpline: 0345 1 24 24 20

From the 1 April 2017 please contact your retailer.

Existing and potential Water Supply and Sewerage Licensee (WSSL):

We are currently developing our wholesale services teams. Full contact details will be published in the final non-household wholesale charges booklet in January 2017 (date to be confirmed by Ofwat guidance).

As an interim measure please contact us using the following email address
market.operations@yorkshirewater.co.uk

Main Offices:

Head Office and Registered Office: Western House, Western Way,
Halifax Road, Bradford, BD6 2SZ
Tel: (01274) 691111

YORKSHIRE WATER SERVICES LIMITED

INDICATIVE NON-HOUSEHOLD WHOLESALE CHARGES SCHEME

1. INTRODUCTION

This is the Yorkshire Water Services Limited *indicative* non-household wholesale charges scheme for the year 2017 - 2018 which incorporates the *indicative* non-household wholesale charges scheme for the retailers previously supplied by The York Waterworks Limited (formerly Plc).

This is not the final proposed non-household wholesale charges scheme and all values will be updated and published in line with the final guidance from Ofwat. The final proposed wholesale charges scheme is to be used in conjunction with non-household wholesale Policy documents which are currently being developed.

This scheme relates to charging periods commencing in or after 2017.

This scheme is made by Yorkshire Water Services Limited in pursuance and for the purpose of Section 143 and 143A of the Water Industry Act 1991 and the Instrument of Appointment. This Scheme, as from time to time amended and subject to its revocation by any further charges scheme, fixes the charges to be made for the following services performed, facilities provided or rights made available by Yorkshire Water Services Limited:-

- (1) the supply of water in pipes,
- (2) standard sewerage and sewage treatment and disposal services,
- (3) the provision of sewers by virtue of the duty under section 101A(1) of the Water Industry Act 1991,
- (4) the control, reception, treatment and disposal of trade effluent,
- (5) indicative non primary charges.

To the extent that this Scheme is inconsistent with any agreement binding upon Yorkshire Water Services Limited the agreement will prevail.

2. INTERPRETATIONS

Reference to any statutory enactment or provision shall include any re-enactment, replacement or variation of the same.

In this Scheme, except where the context otherwise requires, words in the singular include the plural, and words in the plural include the singular, and

"**Yorkshire Water**" means Yorkshire Water Services Limited;

"**consumer**" means a person who is for the time being the person on whom liability to pay charges in respect of a supply of water would fall;

"**contracting retailer**" per the Wholesale Retail Code;

"**council**" means a district council;

"**eligible premises**" per the Wholesale Retail Code;

"**hereditament**" means a unit of property which would have been shown as a separate item in the valuation list prepared under Part V of the General Rate Act 1967, and shall include a unit of property assessed as such by Yorkshire Water and includes a hereditament deemed to be a single hereditament by virtue of the Rating (Caravan Sites) Act, 1976;

"**house**" means any building or part of a building which is occupied as a dwelling-house, whether or not a private dwelling-house, or which, if unoccupied, is likely to be so occupied (as defined under Section 219(1) of the Water Industry Act 1991);

"**household premises**" means those premises or hereditaments which fell or would have fallen within the classification of 'domestic' in the Valuation list;

"**household purposes**" in relation to water supplies subject to i) and ii) below means drinking, washing, cooking, central heating and sanitary purposes for which water supplied to premises may be used; and

- i) where the whole or any part of the premises are or are to be occupied as a house, those purposes shall be taken to include
 - a) the purposes of a profession carried on in that house or, where that house and another part of the premises are occupied together and the house comprises the greater part of what is so occupied, in that other part; and
 - b) such purposes outside the house (including the washing of vehicles and the watering of gardens) as are connected with the occupation of the house and may be satisfied by a supply of water drawn from a tap inside the house and without the use of a hosepipe or similar apparatus.
- ii) No reference to domestic purposes in relation to water supplies shall be taken to include a reference
 - a) to the use of a bath having a capacity, measured to the centre line of overflow or in such other manner as may be prescribed, of more than two hundred and thirty litres;
 - b) to the purposes of the business of a laundry; or
 - c) to any purpose of a business of preparing food or drink for consumption otherwise than on the premises;

"**household purposes**" in relation to sewerage and drainage services means the removal from premises of

- i) the contents of lavatories;
- ii) water which has been used for cooking or washing, not being water used for the business of a laundry or for a business of preparing food or drink for consumption otherwise than on the premises; or
- iii) surface water;

"**Indicative non-household wholesale charges**" means the forecasted non-household wholesale charges that are published on the 1 October of the year prior to the charging period in line with Ofwat guidance based on the best information that is available to the company at the time of publication.

"**Instrument of Appointment**" means the Instrument of Appointment as from time to time amended dated August 1989 made under the provisions of the Water Act 1989 whereby the Secretary of State for the Environment appointed Yorkshire Water as the Water and Sewerage Undertaker for the areas described therein as from time to time applying;

"**lock-up garage**" means a hereditament having a floor space not exceeding 240 square feet and used as a lock-up garage, other than a hereditament which

- i) forms part of the premises in which a business of providing services for motor vehicles is carried on; or
- ii) is provided by the keeper of an hotel, inn, guest-house or boarding house and is used wholly or mainly for motor vehicles of guests therein; or

- iii) is used as a garage for a motor vehicle chargeable with duty under Schedules 2, 3 or 4 to the Vehicles (Excise) Act, 1971 (which Schedules comprise hackney carriages, tractors and goods vehicles), whether it is also used for any other vehicle or not;

"**measured**" means where the context permits both the metered and the fixed bases of charging in accordance with Parts 5, 6, 7 and 8 of this Scheme;

"**Non-Household premises**" means those premises or hereditaments which did not fall or would not have fallen within the classification of 'domestic' in the Valuation list: and the term 'Non-Household' when applied to the purposes for which premises are used or the activities carried on at premises shall mean the use of or activities carried on at such Non-Household premises;

"**person**" includes anybody of persons corporate or unincorporated;

"**Policy**" non-household wholesale policy documents which are currently being developed;

"**premises**" includes any interest in land and any easement or right in, to or over land and includes where the context permits "house" and "hereditament";

"**rateable value**" means

- i) where a hereditament appears in the Valuation list then the value so appearing unless that value is £1 or the hereditament has subsequently undergone a material physical change or material change of use; or
- ii) where either a) the hereditament appears in the Valuation list but the value is £1 or b) the hereditament has subsequently undergone a material physical change or material change of use or c) the hereditament does not appear at all in the Valuation list then such value as assessed or adopted by Yorkshire Water as equivalent to a rateable value, subject at the option of the consumer to assessment by an individual arbitrator whose appointment shall be agreed by Yorkshire Water and the consumer and who shall have the power to award costs within his award; or
- iii) where the hereditament was first occupied after 31 March 1990 and was supplied on or prior to 31 March 2000 with water by The York Waterworks Limited on an unmeasured basis then such value as assessed or adopted by The York Waterworks Limited as equivalent to a rateable value.

References in this Scheme to rateable value will be deemed to refer also to net annual value;

"**the Sewerage Charge**" means

- (a) The charge for standard sewerage and sewage treatment and disposal where premises
 - i) are drained by a sewer or drain connecting, either directly or through an intermediate sewer or drain, with a public sewer provided for foul water or surface water or both, or
 - ii) are eligible premises which have, in respect of the premises, the benefit of facilities which drain to a sewer or drain so connecting, or
 - iii) drain directly to a receiving waste water treatment works; and
- (b) the proportionate cost of Yorkshire Water providing sewers by virtue of its duty under section 101A (1) of the Water Industry Act 1991; and
- (c) in respect of any eligible premises falling within (a) above The charge for surface water or groundwater drainage;

"**sprinkler**" means a rigid or flexible pipe or similar apparatus and accessories (including for the avoidance of doubt trickle irrigation systems) drawing water directly or indirectly from the mains whether by permanent or temporary connection and which is used attended or unattended for dispersing water from more than one outlet in such pipe or apparatus or in more than one direction whilst being operated externally to any house otherwise supplied;

"**swimming pool**" means a pool (whether indoor or outdoor) designed and built to be used for swimming or bathing purposes at an eligible premises other than

- i) pools of a capacity of 9m³ or less; and
- ii) pools designed to be used in the course of a programme of medical treatment;

"**trade effluent**" bears the same meaning as in Section 141 of the Water Industry Act 1991;

"**valuation list**" means the valuation list prepared under Part V of the General Rate Act 1967 as it stood at 31 March 1990;

"**WSSL**" Water Supply and Sewerage Licensee;

"**year**" and "**metered supply charging year**" mean a period of twelve months commencing on 1 April;

"**Yorkshire Water charges**" means the charges Yorkshire Water makes to retailers in those parts of its Water Supply and Sewerage Services Areas (as set out in the Instrument of Appointment) which on 31 March 2000 were served by Yorkshire Water Services Limited;

"**York Waterworks charges**" means the charges Yorkshire Water makes to retailers in those parts of its Water Supply Area (as set out in the Instrument of Appointment) which on 31 March 2000 were served by The York Waterworks Limited and other expressions bear any meaning given in that part of this Scheme in which they occur.

Reference to the Water Industry Act 1991 includes reference to that Act as amended from time to time.

INDICATIVE NON-HOUSEHOLD WHOLESALE CHARGES

3. THE UNMEASURED WATER SUPPLY CHARGE

A. Chargeable Supplies

- (1) The Unmeasured Water Supply Charge is applied to every piped supply of water to or habitually used in eligible premises and which is not charged on a measured basis. The charge will be payable in respect of the whole of any period of occupation of eligible premises. Where a period of occupation of the eligible premises is less than the full year, charges shall be apportioned on a daily basis.
- (2) Where water is supplied separately for a house within the curtilage of premises otherwise used for non-household purposes and which has a separate supply for those purposes, the house shall be treated as if it were a separate hereditament. Where applicable the rateable value of that house shall be assessed by Yorkshire Water on an appropriate part of the hereditament.
- (3) Where water is supplied by a common pipe for eligible premises or parts of eligible premises in the occupation of different persons they will be charged an Unmeasured Water Supply Charge for the supply to each as if supplied by a separate pipe.
- (4) Where water is supplied to two or more hereditaments on an unmeasured basis and such hereditaments merge to form a single hereditament the retailer may opt to pay for the newly formed single hereditament on the basis of the total sum of the rateable values for the separate hereditaments or on a metered basis.
- (5) Where the Unmeasured Water Supply Charge would otherwise be payable for the use of a supply for a house having no piped supply within its own boundary it will not be payable where such use is either of a piped supply elsewhere to a house or of a metered piped supply elsewhere.

B. Time For Payment

Payment terms will be published in accordance with the Wholesale Retail Code

C. The Scale of Charges

- (1) For the year commencing 1 April 2017 the indicative non-household wholesale charge is the sum of a standing item and poundage item, the latter being calculated upon the rateable value of the hereditament.
 - (i) The water supply indicative non-household wholesale charges (excl York Waterworks) are shown in table 1a:

Table 1a. WATER SUPPLY INDICATIVE NON-HOUSEHOLD WHOLESALE CHARGES (Excluding York Waterworks)

Unmeasured non-household	
Standing charge	Nil
Rateable value charge	137.01 per £RV
Fixed charge (low consumption)	£37.43

Note: Where the hereditament has undergone a material physical change or material change of use Yorkshire Water may assess or adopt a value equivalent to a rateable value, subject at the option of the retailer to assessment by an individual arbitrator whose appointment shall be agreed by Yorkshire Water and the retailer and who shall have the power to award costs within his award.

- (ii) The water supply indicative non-household wholesale charges for York Waterworks are shown in table 1b:

Table 1b. WATER SUPPLY INDICATIVE NON-HOUSEHOLD WHOLESALE CHARGES YORK WATERWORKS

Unmeasured non-household	
Standing charge	Nil
Rateable value charge	78.25 per £RV
Fixed charge (low consumption)	£20.73

Note: The York Waterworks poundage item referred to above shall be calculated on 100% of the rateable value of the hereditament. The charge for mixed use and other premises which remain to be charged on the unmeasured basis shall not be eligible for charging on an abated rateable value.

(2) The assessed charges are shown in in Table 2a and Table 2b.

Table 2a. UNMEASURED WATER ASSESSED INDICATIVE NON-HOUSEHOLD WHOLESALE CHARGES (Excluding York Waterworks)		
Property Size	Volume	£ per annum
Small	145m ³	180.92
Medium	255m ³	318.16
Large	550m ³	686.24
Extra Large	1000m ³	1,247.70

Table 2b. UNMEASURED WATER ASSESSED INDICATIVE NON-HOUSEHOLD WHOLESALE CHARGES YORK WATERWORKS		
Property Size	Volume	£ per annum
Small	145m ³	100.18
Medium	255m ³	176.18
Large	550m ³	380.00
Extra Large	1000m ³	690.90

(3) The charge is subject to the provisions of Section 147 of the Water Industry Act 1991 to the extent of the exemptions conferred by those provisions.

(4) The charge for retailers who are liable for York Waterworks charges shall be no more than they would have been if the York Waterworks appointment had remained in place. Retailers receiving bills which they believe are of higher value should write with details to Yorkshire Water, PO Box 52, Bradford BD3 7YD or ring the telephone number shown on their bills.

(5) All charges are subject to the addition of any Value Added Tax chargeable per the Wholesale Retail Code.

4. THE SEWERAGE CHARGE ON AN UNMEASURED BASIS

A. Chargeable Services

- (1) Subject to the provisions of this Scheme the Sewerage Charge is payable on an unmeasured basis in respect of every period of occupation of any eligible premises which has the benefit of an unmeasured supply of water.
- (2) Subject to the provisions of this Scheme the Sewerage Charge is payable on an unmeasured basis at the rate referred to in paragraph 4.C.(3)(a) below in respect of every period of occupation of any eligible premises with no water supply and no foul effluent connection to sewer but which are connected either directly or through an intermediate sewer or drain to a public sewer for surface water drainage.
- (3) Subject to the provisions of this Scheme the Sewerage Charge is payable on an unmeasured basis at the reduced rate referred to in paragraph 4.C.(4) below in respect of every period of occupation of any premises which are drained via a private septic tank and then to intermediate sewer or drain. For retailers paying the reduced rate Yorkshire Water shall on request empty the said private septic tank once per year.
- (4) The Sewerage Charge on the unmeasured basis shall be apportioned on a daily basis where a period of occupation of premises is less than the full year.
- (5) Yorkshire Water shall have the power to apply the Sewerage Charge on the unmeasured basis to any hereditament which has the benefit of a measured supply of water or access to facilities where there is a measured supply of water if the retailer of that measured supply of water does not agree with Yorkshire Water to accept liability for measured sewerage charges for such hereditament.
- (6) (a) In respect of non-household premises the Sewerage Charge shall be subject to charges in accordance with paragraph 4.C.(3)(b) below in respect of surface water and/or groundwater drainage based on The chargeable area of the eligible premises.

(b) In this part of the Scheme –

“chargeable area”

includes: the total site area of premises (whether or not the surface area is permeable) including the curtilage thereof and all land held together therewith (whether or not separated at any point by a highway or other public right of way), but

excludes: any permanently grassed or cultivated area of playing field, farmland, racecourse, sports ground, golf course, parkland, or area of land on which no building is by law permitted to be erected, or such area of other land determined by Yorkshire Water and from which, in any such case, no surface or groundwater drains either directly or indirectly to the public sewer provided that the total of all such areas within the premises exceeds 10% of the total site area of the premises.

(c) For the purposes of (b) above -

- (i) where there is a common area appurtenant to a number of separately occupied premises The chargeable area for each such premises shall include a proportionate part of any such common area, calculated by dividing up any such area pro rata to the site area of each such separate premises, other than household premises;
- (ii) where there is communication, otherwise than by a highway, between a domestic premises and any other premises, being Non-Household premises, occupied by the same person, The charge for both such premises shall be determined by aggregating the total site areas of both such premises and applying to such total area in accordance with this paragraph the scale of charges for premises other than household premises.

(d) If in the case of any eligible premises where the retailer incurs expense in order to satisfy Yorkshire Water as to the site area of the premises, resulting in the application of a lower charge, Yorkshire Water will reimburse to such retailer the professional surveyor’s fees reasonably so incurred.

(e) Where the retailer can demonstrate to Yorkshire Water’s satisfaction that the drainage arrangements made in respect of a hereditament are such that no surface water or groundwater drains directly or indirectly to a public sewer from that hereditament or from any common area appurtenant to that hereditament, The charge shall cease to be payable from 1st April in the year in which the claim is made. The maximum rebate that will be given will be six years plus the current years charges, or from your occupation date if you have lived at the property less than six years.

(f) Where the retailer makes an application with supporting evidence and can demonstrate to Yorkshire Water’s satisfaction that the chargeable area has reduced or is smaller than the area used for charging purposes such that it places the premises into a lower band for charging purposes the lower charge shall apply from 1st April in the year in which the application with supporting evidence is provided to Yorkshire Water.

B. Time For Payment

Payment terms will be published in accordance with the Wholesale Retail Code.

C. The Scale of Charges

(1) For the year commencing 1 April 2017 the indicative non-household wholesale charge is the sum of a standing item and poundage item, the latter being calculated upon the rateable value of the hereditament in accordance with Table 3:

Table 3. SEWERAGE INDICATIVE NON-HOUSEHOLD WHOLESALE CHARGES	
Unmeasured non-household	
Standing charge	Nil
Rateable value charge	166.75 per £RV
Minimum charge	£43.42

(2) The assessed charges are in accordance with Table 4.

Table 4. UNMEASURED SEWERAGE ASSESSED INDICATIVE NON-HOUSEHOLD WHOLESALE CHARGES		
Property Size	Volume	£ per annum
Small	145m ³	209.86
Medium	255m ³	369.07
Large	550m ³	796.03
Extra Large	1000m ³	1,447.33

(3) (a) The charge levied on eligible premises with no water supply and no foul effluent connection to sewer for surface water and/or groundwater drainage shall vary in accordance with Table 5 below.

(b) The charge levied on Non-Household eligible premises shall vary in accordance with Table 5 below.

Table 5 UNMEASURED AND MEASURED SURFACE WATER INDICATIVE NON-HOUSEHOLD WHOLESALE CHARGES				
Band	Surface area in square meters			
A	0	-	500	£41.51
B	501	-	700	£96.87
C	701	-	1,000	£145.30
D	1,001	-	2,000	£193.74
E	2,001	-	15,000	£387.47
F	15,001	-	35,000	£2,906.06
G	35,001	-	150,000	£6,780.81
H	>150,000			£29,060.62

(4) The charge levied at the reduced rate on premises discharging via a septic tank shall be calculated upon the rateable value of the hereditament at a poundage item of 92.00p per £RV.

(5) All charges are subject to the addition of any Value Added Tax chargeable per the Wholesale Retail Code

5. THE METERED WATER SUPPLY CHARGE

A. Chargeable Supplies

- (1) Subject to the provisions of this Scheme the Metered Water Supply Charge is applied to every metered piped supply of water where the installation, type and size of the meter in question has been approved or accepted by Yorkshire Water.
- (2) Unless and until the installation, type and size of the meter in question is approved or accepted by Yorkshire Water, one of the following bases of charging appropriate to the circumstances shall be applied by Yorkshire Water:-
- (a) charge on the unmeasured basis; or
 - (b) charge on the Fixed Water Supply Charge basis; or
 - (c) charge on the metered basis by reference to a volume that is assessed by Yorkshire Water by reference to the bands set out in Table 6a and 6b below.

Table 6a. MEASURED WATER ASSESSED INDICATIVE NON-HOUSEHOLD WHOLESALE CHARGES (Excluding York Waterworks)		
Property Size	Volume	£ per annum
Small	145m ³	180.92
Medium	255m ³	318.16
Large	550m ³	686.24
Extra Large	1000m ³	1,247.70

Table 6b. MEASURED WATER ASSESSED INDICATIVE NON-HOUSEHOLD WHOLESALE CHARGES YORK WATERWORKS		
Property Size	Volume	£ per annum
Small	145m ³	100.18
Medium	255m ³	176.18
Large	550m ³	380.00
Extra Large	1000m ³	690.90

(3) Where two or more metered supplies feed the same eligible premises occupied by the same consumer, the standing item chargeable to the retailer will be made separately for each supply unless;

- (a) the supplies in question are field supplies; or
- (b) such arrangement is for Yorkshire Water's own convenience.

- (4) The volume item is applied to all consumption including water lost by leakage, waste or otherwise (with the exception only of water used in accordance with Section 147 of the Water Industry Act 1991), subject to Yorkshire Water's Code of Practice on leakage for domestic customers and the Water (Meters) Regulations 1988.
- (5) Where eligible premises receive a metered piped supply of water and one or more piped supplies of water to those premises are either:-
 - (a) unmetered; or
 - (b) the meter on such supply is inoperative; or
 - (c) the meter on such supply is damaged

then a charge shall be raised in relation to such piped supplies using the principles under paragraph (2) above.

B. Time For Payment

Payment terms will be published in accordance with the Wholesale Retail Code.

C. The Scale of Charges

- (1) For the year commencing 1 April 2017 The charges are as stated below. The indicative non-household wholesale charge consists of the sum of a standing item, a volume item which varies in accordance with Table 7a and Table 7b applied to the volume of water consumed.

Table 7a. WATER SUPPLY INDICATIVE NON-HOUSEHOLD WHOLESALE CHARGES (Excluding York Waterworks)

Measured non-household	
Standing charge	Nil
Volumetric charge for users less than 50 thousand cubic meters p.a.	
≤ 50 thousand cubic metres p.a.	124.77p
Volumetric charge for users above 50 thousand cubic meters p.a.	
≤50 thousand cubic metres p.a.	124.77p
>50 ≤250 thousand cubic metres p.a.	79.04p
>250 thousand cubic metres p.a.	67.20p

Table 7b. WATER SUPPLY INDICATIVE NON-HOUSEHOLD WHOLESALE CHARGES YORK WATERWORKS

Measured non-household	
Standing charge	Nil
Volumetric charge for users less than 50 thousand cubic meters p.a.	
≤ 50 thousand cubic metres p.a.	69.09p
Volumetric charge for users above 50 thousand cubic meters p.a.	
≤50 thousand cubic metres p.a.	69.09p
>50 ≤250 thousand cubic metres p.a.	60.69p
>250 thousand cubic metres p.a.	60.69p

Notes:

- (a) For the purposes of assessing the volume range The charge shall be applied to the total consumption at any separately metered individual set of premises in common ownership which is in receipt of a metered supply of water to those premises and which is not currently subject to a separate agreement with respect to payment of water supply charges.
- (2) The volume item applies to the period 1 April 2017 to 31 March 2018 and an apportionment shall be made on a daily basis in respect of meter readings after 1 April 2017. The charge will be payable for the period that the premises is occupied. The charge will not be payable for the period that the premises is vacant.
- (3) The indicative non-household wholesale charge for retailers who are liable for York Waterworks charges shall be no more than they would have been if the York Waterworks appointment had remained in place. Retailers receiving bills which they believe are of higher value should write with details to Yorkshire Water, PO Box 52, Bradford BD3 7YD or ring the telephone number shown on their bills.
- (4) The charge is subject to the provisions of Section 147 of the Water Industry Act 1991 to the extent of the exemptions conferred by those provisions.
- (5) All charges are subject to the addition of any Value Added Tax chargeable per the Wholesale Retail Code.

- (6) A retailer otherwise liable to pay charges set out in Table 6a and Table 6b above in respect of premises for which Yorkshire Water assesses the volume to be greater than 250 thousand cubic metres annually may aggregate the total consumption at separately metered individual sets of premises subject to each individual premises having annual consumption in excess of 250 thousand cubic metres. Any retailers wishing to aggregate a premises with another set of premises for the purposes of this paragraph must operate the contiguous premises as a single user with a self-contained internal private distribution system and each retailer must accept joint and several liability for charges.
- (7) Where,
- (a) the consumer of a supply from one or more meters has the benefit of the use of an alternative source of water which is not delivered under the terms of a common carriage agreement and which is interchangeable with a Yorkshire Water supply; and
 - (b) the consumer occupies a single site and in respect of which consumes in excess of 50MI/year and
 - (c) in any year the consumer
 - (i) wishes to have the facility to substitute a Yorkshire Water supply for all or part of the alternative source, or
 - (ii) uses that facility ; and

Where the use of the facility referred to under (c)(ii) is made without prior notification to Yorkshire Water of the wish to access the same then the consumer shall be deemed to have given notice of its wish to have the facility open to it in future years unless the consumer is disconnected from Yorkshire Water's supply network.

6. THE SEWERAGE CHARGE ON A METERED BASIS

A. Chargeable Services

- (1) Subject to the provisions of this Scheme the Sewerage Charge is made on a metered basis in respect of eligible premises which receive:-
 - a) a metered supply of water from Yorkshire Water, or any other water undertaker, in which circumstances the volume of water which has passed through the meter shall be taken to be evidence of the volume thereof; or
 - b) a supply from any other source and information satisfactory to Yorkshire Water as to the quantity of that supply is duly furnished, and in those circumstances the quantity of water received as assessed by Yorkshire Water shall be taken to be the volume thereof; or
 - c) where the charge for the water supply to the premises is on the metered basis by reference to paragraph 5.A.(2)(c) above.
- (2) The Sewerage Charge is not made on a metered basis where the quantity of the water supplied for two or more hereditaments is measured by a single meter an unmeasured basis of charging will be applied to each hereditament based on rateable value or a fixed basis in accordance with our Policy.
- (3) The Sewerage Charge on a metered basis is payable at the reduced rate referred to in paragraph 6.C.(5) below in respect of every period of occupation of any premises which are drained via a private septic tank and then to intermediate sewer or drain. For retailers paying the reduced rate Yorkshire Water shall on request empty the said private septic tank once per year.
- (4) (a) In respect of non-household premises the Sewerage Charge shall be subject to charges in accordance with paragraph 6.D.(7) below in respect of surface water and/or groundwater drainage based on the chargeable area of the eligible premises.

(b) In this part of the Scheme –
“chargeable area”
 includes: the total site area of eligible premises (whether or not the surface area is permeable) including the curtilage thereof and all land held together therewith (whether or not separated at any point by a highway or other public right of way), but

excludes: any permanently grassed or cultivated area of playing field, farmland, racecourse, sports ground, golf course, parkland, or area of land on which no building is by law permitted to be erected, or such area of other land determined by Yorkshire Water and from which, in any such case, no surface or groundwater drains either directly or indirectly to the public sewer provided that the total of all such areas within the premises exceeds 10% of the total site area of the premises.

(c) For the purposes of (b) above -

 - (i) where there is a common area appurtenant to a number of separately occupied eligible premises the chargeable area for each such eligible premises shall include a proportionate part of any such common area, calculated by dividing up any such area pro rata to the site area of each such separate eligible premises, other than household premises;

- (ii) where there is communication, otherwise than by a highway, between a household premises and any other premises, being non-household premises, occupied by the same person, the charge for both such premises shall be determined by aggregating the total site areas of both such premises and applying to such total area in accordance with this paragraph the scale of charges for premises other than household premises.
- (d) If in the case of any eligible premises the retailer incurs expense in order to satisfy Yorkshire Water as to the site area of the premises, resulting in the application of a lower charge, Yorkshire Water will reimburse to such retailer the professional surveyor's fees reasonably so incurred.
- (e) Where the retailer can demonstrate to Yorkshire Water's satisfaction that the drainage arrangements made in respect of a hereditament are such that (i) no surface water or groundwater drains directly or indirectly to a public sewer from that hereditament or from any common area appurtenant to that hereditament or (ii) all surface water and groundwater drainage forms part of measured trade effluent volume, the charge shall cease to be payable from 1st April in the year in which the claim is made.
- (f) Where the retailer can demonstrate to Yorkshire Water's satisfaction that the drainage arrangements made in respect of a hereditament are such that a proportion of surface water or groundwater drainage forms part of measured trade effluent volume the charge shall be assessed to reflect that proportion of surface water or groundwater drainage so measured.
- (g) Where the retailer makes an application with supporting evidence and can demonstrate to Yorkshire Water's satisfaction that the chargeable area has reduced or is smaller than the area used for charging purposes such that it places the premises into a lower band for charging purposes the lower charge shall apply from 1st April in the year in which the application with supporting evidence is provided to Yorkshire Water.

B. Time For Payment

Payment terms will be published in accordance with the Wholesale Retail Code.

C. The Scale of Charges

- (1) For the year commencing 1 April 2017 the charges are as stated below. The indicative non-household wholesale charge consists of the volume item which varies in accordance with Table 8 calculated as a rate per cubic metre applied to the volume of used water discharged, as arrived at in accordance with paragraph (3) below.

Table 8. SEWERAGE INDICATIVE NON-HOUSEHOLD WHOLESAL CHARGES

Measured non-household

Standing charge	Nil
Volumetric charge for users less than 50 thousand cubic meters p.a.	
≤ 50 thousand cubic metres p.a.	152.35p
Volumetric charge for users above 50 thousand cubic meters p.a.	
≤50 thousand cubic metres p.a.	152.35p
>50 ≤250 thousand cubic metres p.a.	122.88p
>250 thousand cubic metres p.a.	112.13p

Notes:

- (a) For the purposes of assessing the volume range the indicative non-household wholesale charge shall be applied to the total discharge at any separately metered individual set of eligible premises in common ownership which is in receipt of a metered supply of water to those eligible premises and which is not currently subject to a separate agreement with respect to payment of sewerage charges.
- (2) The standing item is settled in accordance with the Wholesale Retail Code, calculated according to the use of the eligible premises or if Yorkshire Water so determines, where a statutory trade effluent consent or direction or trade effluent agreement is in force in respect of the premises, according to the maximum permissible hourly discharge rate of any matter other than trade effluent as assessed by Yorkshire Water.
- (3) The volume item is calculated at a rate settled for this purpose for all eligible premises for the respective period specified in paragraph (8) below and applied to 95% of the volume of water so received in that period as quantified under paragraph 6.A.(1) above unless;
 - (a) Yorkshire Water assesses in line with its Policy that in relation to a particular class of eligible premises or any individual eligible premises that a figure in excess of 95% of the water received at the eligible premises is being returned to sewer on an average long term basis in which circumstances the volume item shall be applied to an increased total volume percentage representing that average long term return; or

- (b) Yorkshire Water assesses in line with its Policy that in relation to a particular class of eligible premises or any individual eligible premises that a figure less than 95% of the water received at the eligible premises is being returned to sewer on an average long term basis in which circumstances the volume item shall be applied to a reduced total volume percentage representing that average long term return.

Note: aa) Such increase or reduction to the standard volume percentage applied for Metered Sewerage Charge purposes will apply to the whole of the period specified in paragraph (8) below but shall not apply to earlier years except;

- i) Where the retailer receives the first measured account after the completion of a charging year the increase or reduction to the volume will apply from the date of occupation or meter installation and approval if that was in an earlier year; or
- ii) Where a retailer submits a form for a reduction to the standard volume percentage and this is accepted by Yorkshire Water the reduction will apply from the date of receipt of the application if that was in an earlier year

Note: bb) Where any quantity of water received is discharged as effluent discharged separately as trade effluent that quantity so discharged shall be first deducted from the volume of water received as arrived at above.

- (4) The charge levied at the reduced rate on eligible premises discharging via a septic tank shall be calculated by reducing the volume arrived at by applying paragraph (3).
- (5) The rebate for eligible premises with no surface water or groundwater drainage as set out in paragraph 6.A.(5) above shall be Measured Non-household £41.51. Such rebate shall apply from the beginning of the financial year in which we receive the retailers application, or the occupation date if later. The maximum rebate given will be six years plus the current years charges, or from the date of occupation date if the property has been owned for less than six years. The rebate will be processed where possible through the Wholesale Retail Code. Where the rebate cannot be processed in this way the retailer can submit a rebate application in line with our Policy.
- (6) The charge levied on Non-Household premises referred to at 6.A.(4) shall vary in accordance with Table 9 below.

Table 9. SURFACE WATER INDICATIVE NON-HOUSEHOLD WHOLESALE CHARGE		
Band	Surface area in square meters	
A	0 - 500	£41.51
B	501 - 750	£96.87
C	751 - 1,000	£145.30
D	1,001 - 2,000	£193.74
E	2,001 - 15,000	£387.47
F	15,001 - 35,000	£2,906.06
G	35,001 - 150,000	£6,780.81
H	>150,000	£29,060.62

- (7) The period referred to in paragraph (3)Note: bb) above is the relevant year of charge where the Trade Effluent Charge is payable and otherwise the metered supply charging year.
- (8) The volume item applies to the period 1 April 2017 to 31 March 2018 and an apportionment shall be made on a daily basis in respect of meter readings after 1 April 2018.
- (9) All charges are subject to the addition of any Value Added Tax chargeable per the Wholesale Retail Code.

7. THE FIXED WATER SUPPLY CHARGE

A. Chargeable Supplies

- (1) Yorkshire Water shall have the power to apply the Fixed Water Supply Charge to any piped supply of water which satisfies the following criteria:-
- (a) the eligible premises served are not used wholly or in part as a house; and
 - (b) the maximum anticipated consumption of water at the premises is 30 cubic metres or less per annum.
- (2) Yorkshire Water shall have the power to apply the Fixed Water Supply Charge to eligible premises to which there is no piped supply of water but which have access to communal facilities with a piped supply of water which satisfy the criterion

in paragraph (1)(a) above unless one retailer accepts charges on the metered basis of charging for both water and sewerage services.

- (3) Where Yorkshire Water exercises its power under (1) or (2) above and where the retailer is subject to the imposition of Value Added Tax on the piped supply of water the Fixed Water Supply Charge shall be applied in the circumstances of paragraphs (1) and (2) above from 1 July 1990 or the date of occupation whichever shall be the later. Where the retailer is not subject to the imposition of Value Added Tax the Fixed Water Supply Charge shall be applied from 1st April of the year following the date of the survey by Yorkshire Water.
- (4) Subject to the provisions of paragraph (1) above the retailer of any unmeasured or metered supply of water may apply to Yorkshire Water to take it as a Fixed Water Supply Charge supply of water. Under such circumstances, the Fixed Water Supply Charge shall apply from 1st April of the year following the date of any agreement with Yorkshire Water.
- (5) Once applied the Fixed Water Supply Charge shall apply until the end of the current year of charge and subject to (a) and (b) below shall be apportioned on a daily basis where a period of occupation of the premises is less than the full year. However:
 - (a) where there is a change in the use of the supply of water to the premises; or
 - (b) where there is a change which results in the consumption of water in accordance with paragraph (1) above being in excess of 30 cubic metres Yorkshire Water shall have the power to require the supply to be metered. In such circumstances the Fixed Water Supply Charge shall be apportioned on a daily basis until the date that the installation, type and size of the meter is approved by Yorkshire Water.
- (6) Consumption due to leakage, waste, misuse or otherwise lost are subject to additional charges.

B. Time For Payment

Payment terms will be published in accordance with the Wholesale Retail Code.

C. The Scale of Charges

- (1) For the year commencing 1 April 2017 the indicative non-household wholesale charge shall be a sum of
 - a) Yorkshire Water charges £37.43 per annum or
 - b) York Waterworks charges £20.73 per annum as appropriate.
- (2) The indicative non-household wholesale charge is subject to the provisions of Section 147 of the Water Industry Act 1991 to the extent of the exemptions conferred by those provisions.
- (3) All charges are subject to the addition of any Value Added Tax chargeable per the Wholesale Retail Code.

8. THE SEWERAGE CHARGE ON A FIXED BASIS

A. Chargeable Services

- (1) Subject to the provisions of this Scheme the Sewerage Charge is payable in line with the Wholesale Retail Code in respect of every period of occupation of any eligible premises which has the benefit of a supply of water or access to communal facilities with a piped supply of water and which is subject to the Fixed Water Supply Charge.
- (2) Once applied the Fixed Sewerage Charge shall apply until the end of the current year of charge and subject to (a) and (b) below shall be apportioned on a daily basis where a period of occupation of the eligible premises is less than the full year. However:
 - (a) where there is a change in the use of the supply of water to the eligible premises; or
 - (b) where there is a change which results in the consumption of water in accordance with paragraph 7.A.(1) above being in excess of 30 cubic metres Yorkshire Water shall have the power to require the eligible premises to be metered. In such circumstances the Fixed Sewerage Charge shall be apportioned on a daily basis until the date that the installation, type and size of the meter is approved by Yorkshire Water.
- (3)
 - (a) In respect of non-household premises the Sewerage Charge shall be subject to charges in accordance with paragraph 8.C.(2) below in respect of surface water and/or groundwater drainage based on the chargeable area of the premises.
 - (b) In this part of the Scheme –
“chargeable area”
includes: the total site area of eligible premises (whether or not the surface area is permeable) including the curtilage thereof and all land held together therewith (whether or not separated at any point by a highway or other public right of way), but

excludes: any permanently grassed or cultivated area of playing field, farmland, racecourse, sports ground, golf course, parkland, or area of land on which no building is by law permitted to be erected, or such area of other land determined by Yorkshire Water and from which, in any such case, no surface or groundwater drains either directly or indirectly to the public sewer provided that the total of all such areas within the eligible premises exceeds 10% of the total site area of the eligible premises.

- (c) For the purposes of (b) above -
- (i) where there is a common area appurtenant to a number of separately occupied eligible premises the chargeable area for each such premises shall include a proportionate part of any such common area, calculated by dividing up any such area pro rata to the site area of each such separate premises, other than household premises;
 - (ii) where there is communication, otherwise than by a highway, between a household premises and any other premises, being non-household premises, occupied by the same person, The charge for both such premises shall be determined by aggregating the total site areas of both such premises and applying to such total area in accordance with this paragraph the scale of charges for premises other than household premises.
- (d) If in the case of any eligible premises where the retailer incurs expense in order to satisfy Yorkshire Water as to the site area of the premises, resulting in the application of a lower charge, Yorkshire Water will reimburse to such retailer the professional surveyor's fees reasonably so incurred.
- (e) Where the retailer can demonstrate to Yorkshire Water's satisfaction that the drainage arrangements made in respect of a hereditament are such that no surface water or groundwater drains directly or indirectly to a public sewer from that hereditament or from any common area appurtenant to that hereditament, The charge shall cease to be payable from 1st April in the year in which the claim is made.

B. Time For Payment

Payment terms will be published in accordance with the Wholesale Retail Code.

C. The Scale of Charges

- (1) For the year commencing 1 April 2017 the indicative non-household wholesale charge shall be a sum of £43.42 per annum.
- (2) The charge levied on non-household premises referred to at 8.A.(3) shall vary in accordance with Table 10 below.

Table 10. SURFACE WATER INDICATIVE NON-HOUSEHOLD WHOLESALE CHARGE

Band	Surface area in square meters	
A	0 - 500	£41.51
B	501 - 750	£96.87
C	751 - 1,000	£145.30
D	1,001 - 2,000	£193.74
E	2,001 - 15,000	£387.47
F	15,001 - 35,000	£2,906.06
G	35,001 - 150,000	£6,780.81
H	>150,000	£29,060.62

- (3) All charges are subject to the addition of any Value Added Tax chargeable per the Wholesale Retail Code.

9. THE TRADE EFFLUENT CHARGE

A. The Charge

- (1) The Trade Effluent Charge is payable in respect of the control, reception, treatment and disposal of trade effluent from eligible premises received into a public sewer or where the consumer has the benefit of a trade effluent agreement where the discharge of trade effluent is to a Yorkshire Water Waste Water Treatment Works.
- (2) In this part of the Scheme-

"**the effluent**" means trade effluent discharged (whether directly or indirectly) into a public sewer under a statutory consent of Yorkshire Water or received at a Yorkshire Water Waste Water Treatment Works;

"**regional**" refers to Yorkshire Water's area of appointment as a sewerage undertaker as defined in the Instrument of Appointment;

References to "**foul sewage**" and "**sludge**" are to those at Yorkshire Water's Waste Water Treatment Works.

- (3) (a) Trade effluent charges are made and are subject to either:
- minimum charge
 - or
 - charges calculated using the mogden formula

Mogden Formula

$$R + P + \frac{(Ot)}{(Os)} B + \frac{(St)}{(Ss)} S$$

Where:-

- R= The charge per cubic metre for the reception and conveyance of trade effluent
- P= the cost per cubic metre of the preliminary treatment of foul sewage (including such preliminary treatment as is appropriate to the circumstances of the receiving waste water treatment works in question).
- Ot= the Chemical Oxygen Demand of the effluent
- Os= the Chemical Oxygen Demand of the foul sewage
- B= the cost per cubic metre of biological oxidation of foul sewage, together with such proportion of the sludge cost as may be attributable to the treatment and disposal of sludge arising from the said biological oxidation
- St= settleable solids in the effluent
- Ss= settleable solids in the foul sewage
- S= such proportion as is not included in B of the average cost, per cubic metre of foul sewage received, of the treatment and disposal of sludge (the whole of such cost being referred to above as "the sludge")

Ot, St, Os and Ss are derived after one hour's quiescent settlement. Ot and St are adjusted to a pH of 7.

Ot and St are derived for the settlement period based on the average sample results on a rolling six monthly basis according to the assessed strength of the effluent or the standard regional strength of the relevant type of trade effluent.

- (b) Where preliminary treatment, biological oxidation or sludge treatment is not normally provided or is provided only in part for the effluent, the whole or due proportion of the respective component P, B or S is omitted.
- (c) Each of those values, and the due proportion under B and S, are ascertained by Yorkshire Water. Costs are as calculated by Yorkshire Water for the ensuing year.
- (d) Different values and proportions may apply by agreement between Yorkshire Water and the retailer.

B. Time For Payment

Payment terms will be published in accordance with the Wholesale Retail Code.

C. The Scale of Charges

- (1) For the year commencing 1 April 2017 the formula for calculation of the charge is as follows:-

$$\text{Unit Charge} = R + P + \frac{(Ot)}{(Os)} B + \frac{(St)}{(Ss)} S$$

Each element is as defined in paragraph 9.A.(3)(a) above.

- (2) Basic unit charges and strength values are shown in Table 11 below:-

Table 11. TRADE EFFLUENT INDICATIVE NON-HOUSEHOLD WHOLESALE CHARGES

R – reception and conveyance standard charge	44.55p per m ³
≤50 thousand cubic metres p.a.	44.55p per m ³
>50 ≤250 thousand cubic metres p.a.	25.14p per m ³
>250 thousand cubic metres p.a.	16.80p per m ³
P – preliminary treatment	44.06p per m ³
B – biological treatment	39.95p per m ³
S – sludge treatment	26.39p per m ³
Minimum charge	£423.60
O _s - Biological strength of combined sewage (COD)	841 mg/litre
S _s - Sludge strength of combined sewage (S _t S)	339mg/litre
Standing charge	Nil

Note: (a) For the purposes of assessing the volume range the charge shall be applied to the total trade effluent discharge at any separately metered individual set of eligible premises in common ownership which discharges trade effluent and which are not currently subject to a separate agreement with respect to payment of the Reception Charge.

(b) Where effluent is discharged from premises which do not fulfil the statutory criteria for the definition of trade premises then Yorkshire Water shall at its discretion assess the proportion of effluent that shall be charged as trade effluent where it is not possible or practicable to measure that effluent by meter.

(c) The retailer shall become ineligible to the reduction in the standard charge in respect of the Reception Charge for discharges in excess of 50 thousand cubic metres if the consumer fails to comply with Yorkshire Water's Code of Practice for the Control of Trade Effluent Draining to Public Sewers. In the case of such ineligibility the standard charge shall be applied to all discharges for the remainder of the year of charge from the date of ineligibility and a meter reading shall be taken by Yorkshire Water for such purposes

(3) Where the non-household customer makes a contribution to the reception and conveyance costs in relation to a discharge of trade effluent by way of separate agreement direct with Yorkshire Water then Yorkshire Water shall make an appropriate allowance as assessed by Yorkshire Water in its total discretion to the basic unit R charge.

(4) The standard strength for launderette effluent is:-

O_t - Biological strength of launderette effluent – 750 mg/litre COD

S_t - Sludge strength of launderette effluent – 50 mg/litre S_tS

(5) Pro rata charges apply to the minimum charge as appropriate.

(6) All charges are subject to the addition of any Value Added Tax chargeable per the Wholesale Retail Code.

INDICATIVE NON-PRIMARY CHARGES 2017 – 18

Section A: Relaying/repairing /renewing pipes (incl. the replacement of lead service pipes)		
Activity	Charge	Abortive Visit Charge
Relaying/repairing private mains/communication pipes and associated assets.	Recovery of direct and indirect costs	Recovery of direct and indirect costs
Repairing/renewing private supply pipes	Recovery of direct and indirect costs	Recovery of direct and indirect costs
Where a non-household customer or retailer requests Yorkshire Water to repair a private main, communication or supply pipe and associated assets we will recover all costs incurred (YW and Partner) associated with investigation, administration; statutory noticing , repair and re-instatement of the asset.		

Section B: The provision and maintenance of fire hydrants		
Activity	Charge	Abortive Visit Charge
The provision and maintenance of fire hydrants	Recovery of direct and indirect costs	Recovery of direct and indirect costs
Where West Yorkshire Fire Service; Humberside Fire and Rescue Service; North Yorkshire Fire Service or South Yorkshire Fire and Rescue Service request a repair or installation to an existing Fire Hydrant YW will recover all costs incurred (investigation, administration; statutory noticing and repair/installation) via the existing agreed standard charges.		

Section C: Damage to apparatus		
Activity	Charge	Abortive Visit Charge
Third party damages and remedial work	Recovery of direct and indirect costs	Recovery of direct and indirect costs
Where a third party damages a YW asset we will recover all costs incurred (YW and Partner) associated with investigation, administration; statutory noticing , customer service loss; repair and re-instatement of the asset.		

Section D: The carrying out of inspections to ascertain whether any provision in or made or having the effect on the Water Industry Act 1991 with respect to any water fittings or with respect to the waste or misuse of water is being or has been contravened		
Activity	Charge	Abortive Visit Charge
Site visit during Standard Hours - Minimum of one hour (inclusive of travelling time)	£84.6 for the first hour on site plus £56.40 per hour thereafter	£55.90
Site visit charges will apply where Yorkshire Water is requested to a visit site to provide Water Fittings Regulations advice within standard working hours and where the visit exceeds one hour (inclusive of travel time). In the event the visit has to be aborted at either the request of the licensed provider or the licensed providers customer a charge will still be made.		
Site visit Outside of Standard Hours - Minimum of one hour (inclusive of travelling time)	£126.9 for the first hour on site plus £84.60 per hour thereafter	£83.90
Site visit charges will apply where Yorkshire Water is requested to visit site to provide Water Fittings Regulations advice, outside standard working hours and where the visit exceeds one hour (inclusive of travel time). In the event the survey has to be aborted at either the request of the licensed provider or the licensed providers customer a charge will still be made.		
Site visit requiring additional resources (irrespective of time)	Recovery of direct and indirect costs	Based on 1 hour of reasonable resources
If additional resources are required during any site visit, the Licensed Provider will be charged the reasonable costs to recover the direct and indirect impact with no minimum time period set.		
Repeat Inspection During Standard Hours -Minimum of one hour (inclusive of travelling time)	£84.6 for the first hour on site plus £56.40 per hour thereafter	£55.90
After an initial Water Fittings Regulations inspection where Yorkshire Water has found contraventions, a programme of work and a timescale for completion will be agreed with the customer. Yorkshire Water will charge the Licensed Provider if the programme and timescales are not adhered to resulting in the need for additional inspections. Additional charges will be applied for repeat visits taking place during standard working hours that exceed one hour. This includes travel time. In the event the visit has to be aborted at either the request of the licensed provider or the licensed providers customer a charge will still be made.		

Repeat Inspection <i>Outside</i> of Standard Hours - Minimum of one hour (inclusive of travelling time)	£126.9 for the first hour on site plus £84.60 per hour thereafter	£83.90
After an initial Water Fittings Regulations inspection where Yorkshire Water has found contraventions, a programme of work and a timescale for completion will be agreed with the customer. Yorkshire Water will charge the Licensed Provider if the programme and timescales are not adhered to resulting in the need for additional inspections. Additional charges will be applied for repeat visits taking place <i>outside</i> standard working hours that exceed one hour. This includes travel time. In the event the visit has to be aborted at either the request of the licensed provider or the licensed providers customer a charge will still be made.		
Inspection requiring additional resources (irrespective of time)	Recovery of direct and indirect costs	Based on 1 hour of reasonable resources
If additional resources are required during any inspection, the Licensed Provider will be charged the reasonable costs to recover the direct and indirect impact with no minimum time period set.		

Section E: Site Inspections

Activity	Charge	Abortive Visit Charge
Please refer to the relevant activity being undertaken	Recovery of direct and indirect costs	Recovery of direct and indirect costs

Section F: The provision and use of standpipes

Activity	Charge	Abortive Visit Charge
The provision and use of standpipes	A charge will be made by YW's approved partner for the hire and use of an standpipe. Please refer to the Standpipe Hire Scheme Application.	Recovery of direct and indirect costs
For non-household customers who require access to the water distribution network via an approved standpipe we have an established, easy to use application process which includes guidance on deployment and the correct method of accessing the network. A charge is made for the hire and for the volume of water consumed		

Section G: The testing meters

Activity	Charge	Abortive Visit Charge
Verification of meter details or meter supply arrangements - office only (per service or supply point)	£33.43 for each hour	n/a
Where a licensed provider requests confirmation of the meter details associated with a registered SPID and this can be carried out using historic data and asset records without requiring a site visit YW will charge for the processing time associated with responding to the request.		
Verification of meter details or meter supply arrangements - 1 person visit required	£50.15 for the first hour plus £33.43 for each hour or part hour thereafter	Full 1st hour charge applicable
Where a licensed provider requests confirmation of the meter details associated with a registered SPID and this can only be safely or effectively carried out by more than one person YW will charge a minimum one hour survey fee and an additional charge for every hour or part hour. In the event the survey has to be aborted at either the request of the licensed provider or the licensed providers customer a charge for the first hour will still be made.		
Verification of meter details or meter supply arrangements - 2 person visit required	£83.58 for the first hour plus £66.86 for each hour or part hour thereafter	Full 1st hour charge applicable
Where a licensed provider requests YW to undertake a survey in relation to an existing meter or to facilitate the installation, removal or relocation of a meter associated with the supply to a registered or potential SPID and this can be safely and effectively carried out by one person YW will charge a minimum one hour survey fee and an additional charge for every hour or part hour. In the event the survey has to be aborted at either the request of the licensed provider or the licensed providers customer a charge for the first hour will still be made		
1 Person Meter survey (M-F, 08:00 till 17:00)	£50.15 for the first hour on site plus £33.43 per part hour / hour thereafter	£50.15
Where a licensed provider requests YW to undertake a survey in relation to an existing meter or to facilitate the installation, removal or relocation of a meter associated with the supply to a registered or potential SPID and this can be safely and effectively carried out by one person YW will charge a minimum one hour survey fee and an additional charge for every hour or part hour. In the event the survey has to be aborted at either the request of the licensed provider or the licensed providers customer a charge for the first hour will still be made.		

2 Person Meter survey (M-F, 08:00 till 17:00)	£83.58 for the first hour on site plus £66.86 per hour thereafter	£83.58
Where a licensed provider requests YW to undertake a survey in relation to an existing meter or to facilitate the installation, removal or relocation of a meter associated with the supply to a registered or potential SPID and this can only be safely or effectively carried out by more than one person YW will charge a minimum one hour survey fee and an additional charge for every hour or part hour. In the event the survey has to be aborted at either the request of the licensed provider or the licensed providers customer a charge for the first hour will still be made.		
Meter accuracy test - in situ, no external accreditation	£100.29	Full charge applicable
Where a licensed provider requests YW to undertake an in situ accuracy test of a meter associated with a registered SPID YW will charge a fee which covers the cost of carrying out that survey and providing a written report on the findings. The survey may require the temporary reconfiguration of an existing AMR unit or the temporary installation of a logging device		
Meter accuracy test - meter removed, external accreditation	£300 plus meter replacement charge which will be subject to quote	Full meter test charge applicable
Where a licensed provider requests YW to undertake an externally accredited accuracy test of a meter associated with a registered SPID YW will charge a fee which covers the cost of removing the meter, transporting it to the externally accredited organisation and providing a report on the meters accuracy. In addition YW will charge for the installation of a replacement meter while the original meter is being tested. In the event the original meter is found to be outside of the accuracy range associated with the meter then YW will reimburse the cost of the installation of the replacement meter.		

Section H: The disconnection of a service pipe (or otherwise cutting off a supply of water) to any premises and the reconnection of such supplies to a water main.

Activity	Charge	Abortive Visit Charge
Perform disconnection (temporary isolation) with no enabling works required, i.e. lock off stop tap or remove meter	Recovery of direct and indirect costs	Recovery of direct and indirect costs
Where a licensed provider requests YW to undertake a disconnection for non-payment of bill YW will instruct its service partner MUS to perform a site survey to assess the viability of carrying out a temporary isolation, where possible MUS will install a temporary lock or remove the meter whilst on-site, YW will charge a fee for the installation of the lock or removal of the meter. In the event further enabling works is required to allow the supply to be isolated a quote for the works will be generated and past to the retailer.		
Obtain warrant	Recovery of direct and indirect costs	Recovery of direct and indirect costs
Where a licensed provider requests YW to obtain a warrant YW will ask its service partners to make the application and attend court along with a YW legal representation to obtain the warrant. MUS will then discharge the warrant. YW will charge a fee for this service.		
Re-connection (remove temporary isolation)	Recovery of direct and indirect costs	Recovery of direct and indirect costs
Where a licensed provider requests YW to undertake a reconnection of supply YW will instruct its service partner MUS to remove the lock or re install the meter, YW will charge a fee for this service.		
Disconnections of communication pipes and mains (permanent)	Recovery of direct and indirect costs	Recovery of direct and indirect costs
Where a non-household customer requests the wholesaler to permanently disconnect their service from the water main we will recover all costs incurred (YW and Partner) associated with investigation, administration; statutory noticing , disconnection and re-instatement of the asset.		

Section I: Trade Effluent other charges

Activity	Charge	Abortive Visit Charge
Application for 1 temporary discharge consent	£215 per application then £1.20 per cubic meter discharged	n/a
This charge is in relation to the investigation, processing and granting of a temporary Trade Effluent Consent. This is required for a premises to discharge trade effluent as prescribed in the water Act 1991. The temporary consent will last for no more than 6 months after which time the consent will automatically terminate. You will		

then be required to re-apply.		
Visiting to assess and verify the application for a trade effluent consent that requires more than one visit/assess trade effluent meter details/ site visit on request of non-household customer/ assessing trade effluent discharge point or equipment.	£105.01 for the first hour on site plus £70.02 per hour thereafter	£87.52
The charge will be applicable where in normal working hours : trade effluent consent requires more than one visit : a site visit is requested : an assessment of the meter details are required : an assessment of the equipment is required : or an assessment of the trade effluent discharge point is required. Each of these scenarios is to establish all requirements have been met to enable a trade effluent consent to be given or an amendment to a current trade effluent consent.		
Visiting to assess and verify the application for a trade effluent consent that requires more than one visit/assess trade effluent meter details/ site visit on request of non-household customer/ assessing trade effluent discharge point or equipment.	£135.01 for the first hour on site plus £90.02 per hour thereafter	£101.25
The charge will be applicable where outside of normal working hours : trade effluent consent requires more than one visit : a site visit is requested : an assessment of the meter details are required : an assessment of the equipment is required : or an assessment of the trade effluent discharge point is required. Each of these scenarios is to establish all requirements have been met to enable a trade effluent consent to be given or an amendment to a current trade effluent consent.		
Visiting to assess and verify the application for a trade effluent consent that requires more than one visit/assess trade effluent meter details/ site visit on request of non-household customer/ assessing trade effluent discharge point or equipment.	Recovery of direct and indirect costs	Recovery of direct and indirect costs
The charge will be applicable where : trade effluent consent requires more than one visit : a site visit is requested : an assessment of the meter details are required : an assessment of the equipment is required : or an assessment of the trade effluent discharge point is required. Each of these scenarios is to establish all requirements have been met to enable a trade effluent consent to be given or an amendment to a current trade effluent consent. This cost recovery reflects the need for a visit to be in conjunction with either or the Trade Effluent / Network Service departments.		

Section J: Other Charges		
Activity	Charge	Abortive Visit Charge
Installing a meter	Quotation on request	Full charge applicable
Where a licensed provider requests YW to install a meter on a registered or potential SPID YW will charge the cost of installation based on the meter size and type and any associated civil/plumbing work required. YW will provide a quotation for the works and will only commence work once the quotation has been accepted by the licensed provider. It will be the responsibility of the licensed provider to ensure YW has the required access in order to carry out the works. In the event the planned work cannot take place through no fault of YW the full quoted cost of the installation will be charged.		
Meter - change of size, model or location	Quotation on request	Full charge applicable
Where a licensed provider requests YW to change the size, model or location of an existing meter YW will charge based on the meter size and type and any associated civil/plumbing work required. YW will provide a quotation for the works and will only commence work once the quotation has been accepted by the licensed provider. It will be the responsibility of the licensed provider to ensure YW has the required access in order to carry out the works. In the event the planned work cannot take place through no fault of YW the full quoted cost of the installation will be charged.		
Sewer CCTV Review fee	£117.71	N/A
This fee is chargeable where a potential fault has been identified and a review of CCTV footage is required		
Meter/Stop Tap re-sites	Recovery of direct and indirect costs	Recovery of direct and indirect costs
Provision of alternative water supplies (bottle water; continuous supplies; bowser; tanker)	Recovery of direct and indirect costs	Recovery of direct and indirect costs
Trial excavations for third parties.	Recovery of direct and indirect costs	Recovery of direct and indirect costs
Mains chlorination requests	Recovery of direct and indirect costs	Recovery of direct and indirect costs
Where a non-household customer or retailer requests the wholesaler to provide ad-hoc or impromptu water services we will recover all costs incurred (YW and Partner) associated with the investigation, administration; statutory noticing , provision of the service and where applicable the repair and re-instatement of the asset.		

**INDICATIVE NON-HOUSEHOLD CHARGES 2017 - 18
OFWAT PR14 TEMPLATE**

Schedule for measured wholesale water supply

Standard charges Yorkshire

Volumetric charges per m ³ – falling block tariff (forecast volume shown vertically)	Rate of individual falling blocks shown horizontally						
	0-20MI	20-50MI	50-100MI	100-150MI	150-250MI	250-3,000MI	Over 3,000MI
<20MI	1.2477	1.2477	0.7904	0.7904	0.7904	0.6720	0.6720
20-50MI	1.2477	1.2477	0.7904	0.7904	0.7904	0.6720	0.6720
50-100MI	1.2477	1.2477	0.7904	0.7904	0.7904	0.6720	0.6720
100-150MI	1.2477	1.2477	0.7904	0.7904	0.7904	0.6720	0.6720
150-180MI	1.2477	1.2477	0.7904	0.7904	0.7904	0.6720	0.6720
180-250MI	1.2477	1.2477	0.7904	0.7904	0.7904	0.6720	0.6720
250-750MI	1.2477	1.2477	0.7904	0.7904	0.7904	0.6720	0.6720
750-3,000MI	1.2477	1.2477	0.7904	0.7904	0.7904	0.6720	0.6720
3,000MI	1.2477	1.2477	0.7904	0.7904	0.7904	0.6720	0.6720

Standard charges York

Volumetric charges per m ³ – falling block tariff (forecast volume shown vertically)	Rate of individual falling blocks shown horizontally						
	0-20MI	20-50MI	50-100MI	100-150MI	150-250MI	250-3,000MI	Over 3,000MI
<20MI	0.6909	0.6909	0.6069	0.6069	0.6069	0.6069	0.6069
20-50MI	0.6909	0.6909	0.6069	0.6069	0.6069	0.6069	0.6069
50-100MI	0.6909	0.6909	0.6069	0.6069	0.6069	0.6069	0.6069
100-150MI	0.6909	0.6909	0.6069	0.6069	0.6069	0.6069	0.6069
150-180MI	0.6909	0.6909	0.6069	0.6069	0.6069	0.6069	0.6069
180-250MI	0.6909	0.6909	0.6069	0.6069	0.6069	0.6069	0.6069
250-750MI	0.6909	0.6909	0.6069	0.6069	0.6069	0.6069	0.6069
750-3,000MI	0.6909	0.6909	0.6069	0.6069	0.6069	0.6069	0.6069
3,000MI	0.6909	0.6909	0.6069	0.6069	0.6069	0.6069	0.6069

Schedule for measured wholesale water supply – unmeasured Yorkshire

Unmeasured water	
Standing / fixed charge	£ Per annum
Assessed - Small (145m3)	180.92
Assessed - Medium (255m3)	318.16
Assessed - Large (550m3)	686.24
Assessed - Extra Large (1000m3)	1247.70
Assessed - Fixed Charge	37.43
Variable	£ per unit
RV < £1,001	1.3701
RV £1,001 - £5,000	1.3701
RV £5,001 - £50,000	1.3701
RV >£50,000	1.3701
Other	£ Per annum
Single lock-up garage	37.43

Schedule for measured wholesale water supply – unmeasured York

Unmeasured water	
Standing / fixed charge	£ Per annum
Assessed - Small (145m3)	100.18
Assessed - Medium (255m3)	176.18
Assessed - Large (550m3)	380.00
Assessed - Extra Large (1000m3)	690.90
Assessed - Fixed Charge	20.73
Variable	£ per unit
RV < £1,001	0.7825
RV £1,001 - £5,000	0.7825
RV £5,001 - £50,000	0.7825
RV >£50,000	0.7825
Other	£ Per annum
Single lock-up garage	20.73

Schedule for measured wholesale sewerage

Area-based charges (£ p.a.)				
Fixed charge	Surface Water Drainage only	Highway drainage only	Surface water and highway drainage	
0-20 m2	41.51	N/A	N/A	
21-99 m2	41.51	N/A	N/A	
100-124 m2	41.51	N/A	N/A	
125-199 m2	41.51	N/A	N/A	
200-299 m2	41.51	N/A	N/A	
300-349 m2	41.51	N/A	N/A	
350-499 m2	41.51	N/A	N/A	
500-649 m2	96.87	N/A	N/A	
650-749 m2	96.87	N/A	N/A	
750-9,999 m2	145.30	N/A	N/A	
1,000-1,499 m2	193.74	N/A	N/A	
1,500-1,999 m2	193.74	N/A	N/A	
2,000-2,499 m2	387.47	N/A	N/A	
2,500-2,999 m2	387.47	N/A	N/A	
3,000-4,999 m2	387.47	N/A	N/A	
5,000-6,999 m2	387.47	N/A	N/A	
7,000-7,499 m2	387.47	N/A	N/A	
7,500-9,999 m2	387.47	N/A	N/A	
10,000-11,999 m2	387.47	N/A	N/A	
12,000-14,999 m2	387.47	N/A	N/A	
15,000-17,999 m2	2906.06	N/A	N/A	
18,000-19,999 m2	2906.06	N/A	N/A	
20,000-24,999 m2	2906.06	N/A	N/A	
25,000-29,999 m2	2906.06	N/A	N/A	
30,000-34,999 m2	2906.06	N/A	N/A	
35,000-39,999 m2	6780.81	N/A	N/A	
40,000-44,999 m2	6780.81	N/A	N/A	
45,000-49,999 m2	6780.81	N/A	N/A	
50,000-74,999 m2	6780.81	N/A	N/A	
75,000-99,999 m2	6780.81	N/A	N/A	
100,000-124,999 m2	6780.81	N/A	N/A	
125,000-149,999 m2	6780.81	N/A	N/A	
150,000 m2 and above	29060.62	N/A	N/A	
Volumetric charges – falling block (forecast volume shown vertically)	Rate of individual rising blocks shown horizontally			
	<50Ml	50-100Ml	100-250Ml	>250Ml
50Ml	1.5235	1.2288	1.2288	1.1213
100Ml	1.5235	1.2288	1.2288	1.1213
150Ml	1.5235	1.2288	1.2288	1.1213

Foul, highway and surface water (unmeasured)

Unmeasured wastewater (£ p.a.)				
Fixed charges	Foul only	Foul and Highway Drainage	Surface Water Drainage and Highway Drainage	Full (Foul, Surface Water Drainage, and Highway Drainage)
Assessed - Small (145m3)	N/A	209.86	N/A	N/A
Assessed - Medium (255m3)	N/A	369.07	N/A	N/A
Assessed - Large (550m3)	N/A	796.03	N/A	N/A
Assessed - Extra Large (1000m3)	N/A	1447.33	N/A	N/A
Assessed - Fixed Charge	N/A	43.42	N/A	N/A
Unmeasured wastewater (£ per unit)				
Variable charges	Foul only	Foul and Highway Drainage	Surface Water Drainage and Highway Drainage	Full (Foul, Surface Water Drainage, and Highway Drainage)
Per poundage of RV	N/A	1.6675	N/A	N/A
RV min< £50	N/A	1.6675	N/A	N/A
RV 50-1001	N/A	1.6675	N/A	N/A
RV £1,001 - £5,000	N/A	1.6675	N/A	N/A
RV £5,001 - £50,000	N/A	1.6675	N/A	N/A
RV >£50,000	N/A	1.6675	N/A	N/A
Unmeasured wastewater (£ p.a.)				
Other charges	Foul only	Foul and Highway Drainage	Surface Water Drainage and Highway Drainage	Full (Foul, Surface Water Drainage, and Highway Drainage)
Single lock-up garage	N/A	43.42	N/A	N/A
General access to supplies: per employee charge	N/A	N/A	N/A	N/A
Car park	N/A	N/A	N/A	N/A
Place of worship	N/A	N/A	N/A	N/A
SWD - Band A - <500m2	N/A	N/A	41.51	N/A
SWD - Band B - 500-749m2	N/A	N/A	96.87	N/A
SWD - Band C - 750-999m2	N/A	N/A	145.30	N/A
SWD - Band D - 1000-1999m2	N/A	N/A	193.74	N/A
SWD - Band E - 2000-14999m2	N/A	N/A	387.47	N/A
SWD - Band F - 15000-34999m2	N/A	N/A	2906.06	N/A
SWD - Band G - 35000-149999m2	N/A	N/A	6780.81	N/A
SWD - Band H - >150000m2	N/A	N/A	29060.62	N/A

Trade effluent

Standard components	<0.5 M	0.5-5M	5-25M	25-50M	50-100M	100-250M	>250M	Other large user charge
R = reception and conveyance charge [p/m ³]	0.4455	0.4455	0.4455	0.4455	0.2514	0.2514	0.1680	N/A
V = primary treatment (volumetric) charge [p/m ³]	0.4406	0.4406	0.4406	0.4406	0.4406	0.4406	0.4406	N/A
Bv = additional volume charge if there is biological treatment [p/m ³]	0.3995	0.3995	0.3995	0.3995	0.3995	0.3995	0.3995	N/A
M = treatment and disposal charge where effluent goes to sea outfall [p/m ³]	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
B = biological oxidation of settled sewage charge [p/kg]	0.4750	0.4750	0.4750	0.4750	0.4750	0.4750	0.4750	N/A
S = treatment and disposal of primary sewage sludge charge [p/kg]	0.7785	0.7785	0.7785	0.7785	0.7785	0.7785	0.7785	N/A
(V + Bv) = primary treatment with biological treatment [p/m ³] (if V and Bv are zero above)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Os = Chemical oxygen demand (COD) of crude sewage one hour quiescent settlement	841	841	841	841	841	841	841	N/A
Ss = total suspended solids of crude sewage [mg/litre]	339	339	339	339	339	339	339	N/A
Ot = Chemical oxygen demand (COD) of effluent after one hour quiescent settlement at ph 7								
St = total suspended solids of effluent at ph 7 [mg/litre]								
								Customer specific
								Customer specific
Fixed charges (£ p.a.)	<0.5 M	0.5-5M	5-25M	25-50M	50-100M	100-250M	>250M	Other large user charge
Minimum charge	423.60	423.60	423.60	423.60	423.60	423.60	423.60	N/A