

New Connection Charges

January 2020

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Navigating this document

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There are also many other clickable links within this document which we've made easy to spot by underlining and highlighting them in **blue**. If you click on one of these links, but then wish to navigate back to the page you were viewing previously, simply click the '**Back**' button at the top of the page.

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Version	Date of Issue	Modifications
1	31/01/2020	

1 | Introduction

1 | 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:

- Design and construct the contestable activities yourself
- New Appointment and Variations (NAV)
- Let us take care of it for you

If you do choose the first option, it's important to remember some parts of development can only be carried out by us. You can find out more here: www.yorkshirewater.com/developers/water/self-lay/. You'll also find out about any charges later in this document.

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Water Charges

For more information, please see [page 13](#)

Sewerage Charges

For more information, please see [page 48](#)

1.1 What's in this document?

This document sets out our charges to you under the Water Industry Act 1991 – as amended for the period of 1st April 2020 to the 31st March 2021.

What do we charge for?

The Water Industry Act lets water companies recover costs from customers for providing 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, supervision charges, and traffic management. They're designed to improve transparency, provide greater clarity and encourage competition within the sector.

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

1.2 Ofwat and your options

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

The rules put forward by Ofwat mean we continue to develop our charging framework, built 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: www.ofwat.gov.uk/publication/charging-rules-for-new-connection-services-english-undertakers-from-april-2020/

1.3 Fair changes to charges

To make sure our charges are fair and affordable, we held consultations and workshops during 2019/2020.

These were based around the changes to charges for New Connection Services, to make sure our proposals comply with the rules.

Our Charges Consultation Findings Document will be published late February to early March.

Your views always matter to us

We're consistently transparent and try hard to get any changes right first time. So, we welcome any comments or questions you may have about our charging. Get in touch with our friendly team.

Email: Charges – developer.services.charges@yorkshirewater.co.uk

Find alternative methods to contact us in [section 08](#).

1.4 Your options for your project

If you need New Connection Services, you can choose who does the work, who owns and operates the new network and who sends you your bills.

There are different options, depending on whether you need a water and/or sewerage installation.

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 – as oppose 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:

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

New Appointment and Variations (NAVs)

New Appointments and Variations (NAVs), or 'inset' companies are limited companies which provide water and 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:

www.ofwat.gov.uk/regulated-companies/ofwat-industry-overview/licences

Self-Lay Providers (SLPs)

Another option is to employ an accredited Self-Lay Provider (SLP) to install new water connections or mains on your new development site. This is fine, as long as the SLP is accredited under the Water Industry Registration Scheme (WIRS) and what you've asked them to do falls under contestable work.

You can find the full list of accredited SLPs in the UK here:

www.lr.org/en/utilities/water-industry-registration-scheme-wirs-wirsae/search

Rules and regulations

It's worth noting that any work carried out by a SLP needs to be in line with the Code of Practice for the Self-Laying of Water Mains and Services – England and Wales Edition 3.1 – May 2017.

You can read more about the code of practice here:

www.water.org.uk/publication/self-lay-code-of-practice

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:

www.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.

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 private contractor for any works on private.

Find out more about our water and sewerage connection services here:

www.yorkshirewater.com/developers

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 about these standards in our construction guide here:

www.yorkshirewater.com/developers/sewerage/sewer-adoptions/

Future rules and regulation

Our regulators are changing how we adopt water and sewer networks. 'Codes for adoption' will standardise specifications, processes and legal agreements across the water and sewerage sector in England. Due to the new requirements, future changes will be made to this document through further engagement to reflect the new changes. Where you have printed this document we would always advise you to take a look at the on-line version for the most up to date document.

For further information, please use the following link;

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

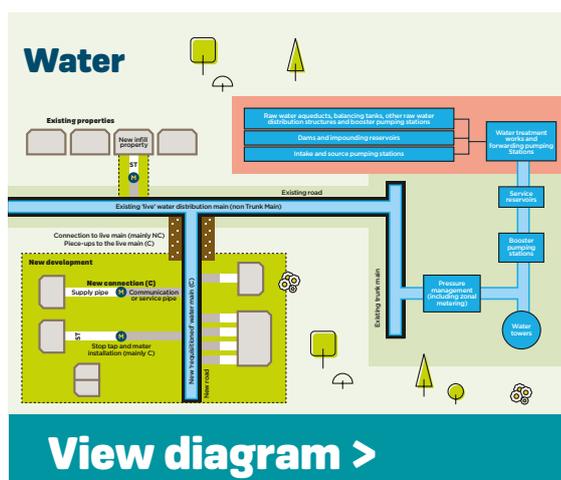
1.5 Who's responsible for payment?

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.

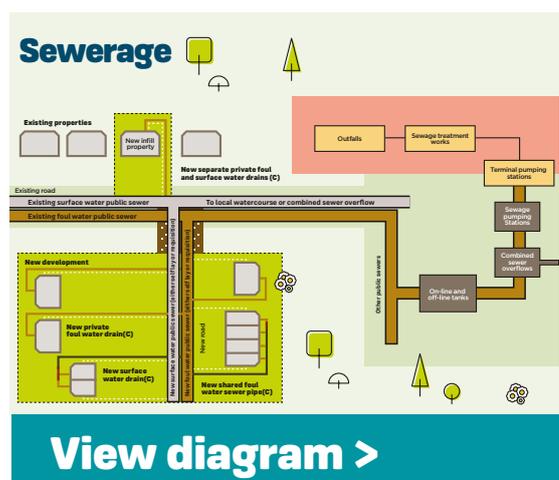
Produced by Water UK, they make the process easier and explain the terminology used in relation to water and sewerage networks.

You can also read more at:

www.water.org.uk/publication/new-connections-charging-consultation/



View diagram >



View diagram >

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.

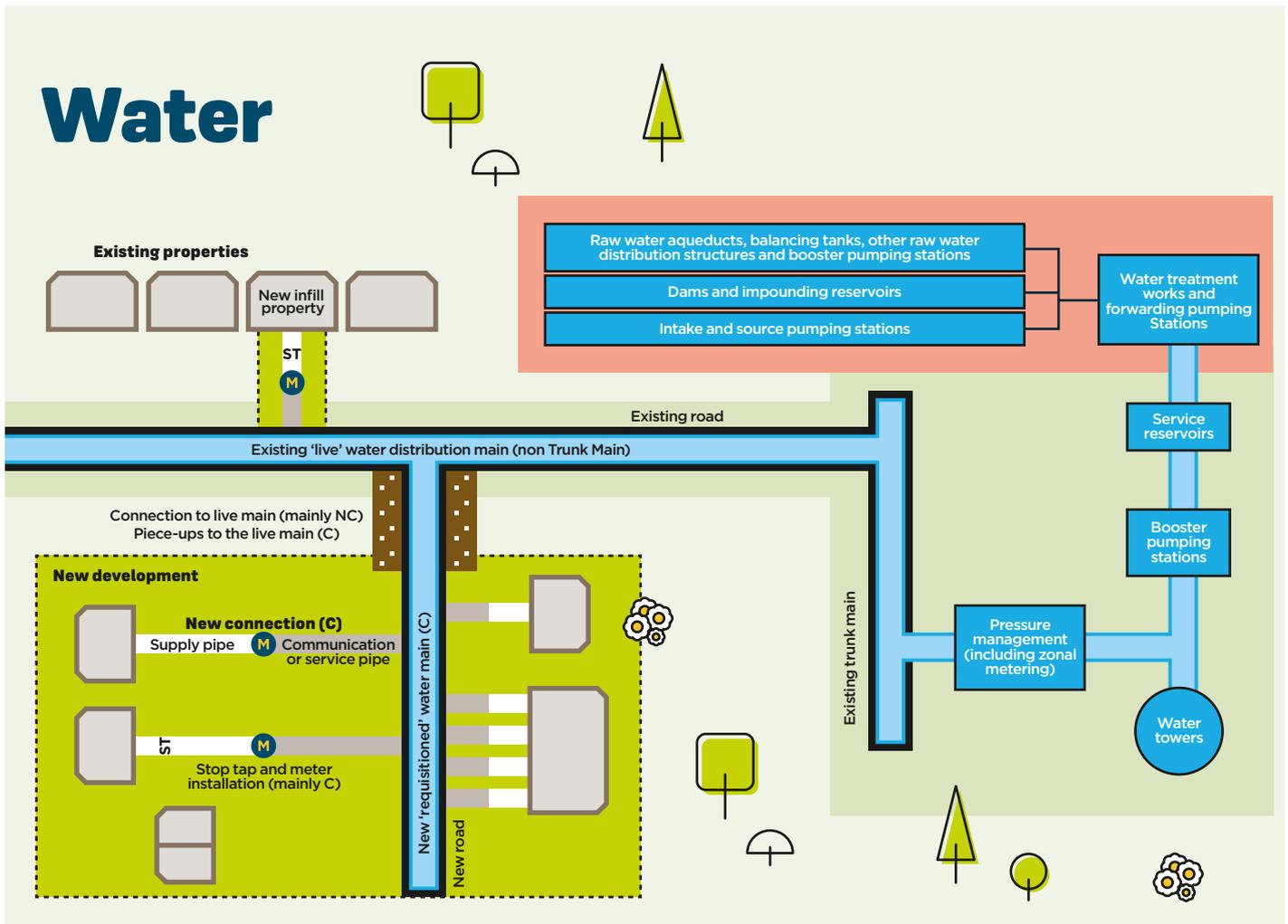
The table below gives an indication of who pays for what in relation to New Connection Services.

Section of Diagram	Infrastructure	Who's responsible for payment?
Dark Green and Brown Shaded Areas	Site specific work to connect to an appropriate point on the existing network	Applicants through site specific charges
Light Green Shaded Area	Network reinforcement including upgrades and increased capacity within the existing network	Applicants through the New Infrastructure charge
Pink 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, [section 9.1](#) in this document to illustrate how our charges are applied, including a breakdown of all costs associated to the example.

Figure 1

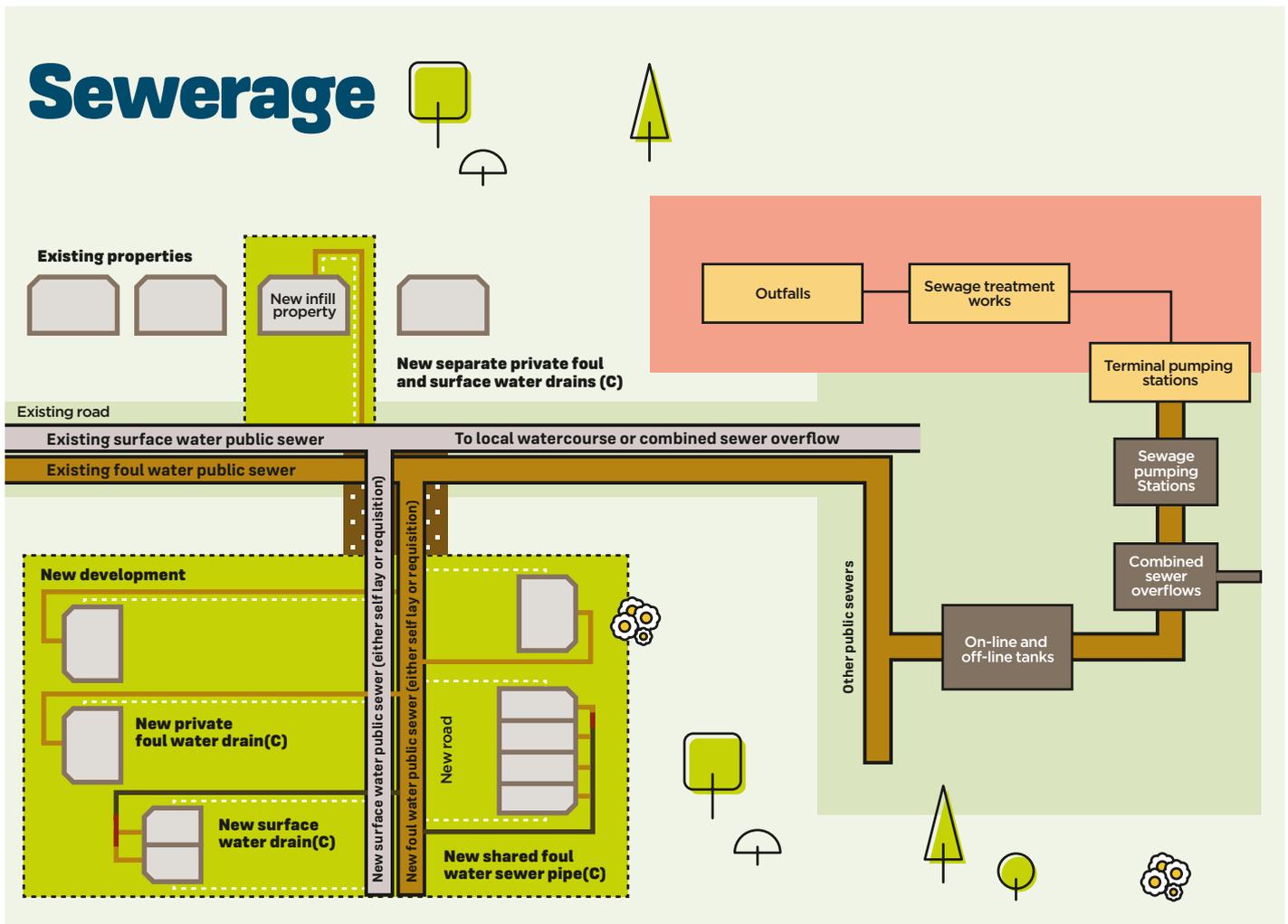
- Key**
- M Meter
 - ST Stop Tap
 - C Contestable
 - NC Non-Contestable
 - Existing strategic assets
 - Existing network
 - Connecting main
 - On site
 - Site boundary



Section of Diagram	Infrastructure	Who's responsible for payment?
Dark Green and Brown Shaded Areas	Site specific work to connect to an appropriate point on the existing network	Applicants through site specific charges
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Figure 2

Key	C Contestable	Existing strategic assets		Lateral drain	
	NC Non-Contestable	Existing network		On site	
		Connecting sewer/drain		Site boundary	



Section of Diagram	Infrastructure	Who's responsible for payment?
Dark Green and Brown Shaded Areas	Site specific work to connect to an appropriate point on the existing network	Applicants through site specific charges
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2 | Water

2 | 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 www.yorkshirewater.com/developers

How to pay



For details on how to make a payment please see [pages 74 and 75](#) 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 your works estimate with 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 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.

How long estimates last



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

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 paid for 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.

Re-Estimate	Associated Charge	Comments
New Estimate (No Survey)	£51	In addition to changes in estimate
New Estimate (Survey Required)	£119	In addition to changes in estimate
New Estimate Prepaid (No Survey)	£70	In addition to changes in estimate
New Estimate Prepaid (Survey Required)	£119	In addition to changes in estimate

2.2 Other factors which may change the total cost

The charges in this document are designed to give you a general idea of 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 services when you submit your application.

Complex or challenging projects

Where it is impossible to outline every step in advance, there may be additional costs.

Examples of these costs include:

- 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.

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

For offsite works, we may need to excavate trial holes to work out the exact route for your new main, if there are other utilities or obstacles such as large trees nearby. We'll excavate one trial hole in 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

We are currently unable to determine what road closure costs the highways will charge until the work is completed. As this cost is passed onto yourself, this means for this element of the work, we will have to issue an invoice to yourself after the work is done. For more information on this charge and the expected costs, please refer to the relevant highways website.

Standard and 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. If you would like a further explanation, please contact our friendly team on the number at the top of the letter.

Easements

In an ideal world, we always 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	£70
Foul	£50
Surface Water Drainage	£140

For further information regarding infrastructure charges, including credits and environmental incentives, please see [pages 66 and 67](#).

2.3 Traffic management

In some cases, we may 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 inspector comes to carry out the survey, they'll also assess what traffic management is required.

If we need to use traffic management measures, there may be some costs we need to add to your estimate unless this can't be calculated upfront. For example, road closures will need to be invoiced when the job is complete. 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	Leeds City Council
Bradford Metropolitan Borough Council	North Lincolnshire County Council
Calderdale Council	North Yorkshire County Council
Derbyshire County Council	Rotherham Metropolitan Borough Council
Doncaster Metropolitan Borough Council	Sheffield City Council
Kirklees Council	Wakefield Council
Lancashire County 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. You may also have to pay a variation fee, if changes are made during the works.

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.

Permit costs

You'll need to pay for the following costs:

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.

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-development applications

You'll need to pay an application fee when you submit your application form. These 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.

Clean water pre-development water enquiry

Before you buy a site or apply for planning approval, you can choose to submit a clean water pre-development water enquiry. We'll look at your proposal in detail and give you our views on the availability of the existing water network. We'll also highlight any restrictions or complexities that may affect your proposed development.

Self-lay point of connection

If you're a self-lay provider, before you develop a site or apply for planning approval, you can submit a Self-Lay Point of Connection Application to us. We'll take a look at your proposal in detail and check that the existing water network can cope with the extra demand. If you have a site layout plan, we'll also be able to plan a connection point.

Task	Associated charge
Development Enquiry Form	£122
Self-Lay Point of Connection	£135

How to apply



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

Application 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	
Development Enquiry Form	£122
Self-Lay Point of Connection	£135
Mains Application Forms	
Self-Lay Water Main & Service Connection	£146
Housing Development (Mains Requisition)	£146
Public Water Main Diversion	
Public Water Main Diversion	£146
New Service Connections	
New Connection - Replace Joint Supply	£129
New Connection - up to 6 New connections	£146
New Connection - Commercial or Mixed Use	£146
New Connection - Single Domestic	£129
New Connection - Supply Pipe Boundary Connection	£96
Permanent Disconnection	
Permanent Disconnection for mains and services	£0

2.5 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 mains will supply water to all properties.

If your project requires a new water main installation, there are three options available to you. You can choose either:

- **A self-lay provider**

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; www.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:

- Do you want to employ a self-lay provider to lay the water mains and install the service connections onsite only? All onsite testing, chlorination and connections will be done by your self-lay provider. Your offsite work (on the public highway) will be carried out by Yorkshire Water.
- Do you want to employ a self-lay provider to lay the water mains on and offsite (on the public highway)? All mainlaying, excavation and traffic management will be done by your self-lay provider, as well as onsite testing and chlorination and connections. Your offsite mains connection will be carried out by Yorkshire Water.

In both of these options, the SLP can apply to carry out any offsite service connections onto our existing network subject to approval.

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. Non-Contestable work must be carried out by Yorkshire Water.

A full list of the activities classified as Non-Contestable can be found on our website; in the Supporting Documentation in our Self-Lay section.

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

You can also find more information regarding Non-Contestable work in the Code of Practice for the Self-Laying of Water Mains and Services – England and Wales Edition 3.1 – May 2017 for further details. www.water.org.uk/publication/self-lay-code-of-practice

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;

www.yorkshirewater.com/developers/water/meter-location

- **A NAV**
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**
Onsite, Yorkshire Water will lay the water main in the trench (excavated by you). You’re responsible for backfilling and reinstatement of the trench. Offsite (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**
Offsite 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**
Onsite, Yorkshire Water will excavate the trench, lay the water main and backfill the trench. You’re responsible for final reinstatement. Offsite (on the public highway), Yorkshire Water will excavate the trench, lay the water main and reinstate the trench.

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	You employ a Self-Lay Provider to lay main on site only, and take care of testing and chlorination. Offsite work and main connection to be carried out by Yorkshire Water. You appoint a Self-Lay Provider to lay the water mains and services onsite. Yorkshire Water will then lay the water mains outside the site (on the public highway). Your Self-Lay Provider will be responsible for all on site testing, chlorination and connections.
4	You employ a Self-Lay Provider to lay main both on and off site, and take care of testing and chlorination. Main connection to be carried out by Yorkshire Water. You appoint a Self-Lay Provider to lay the water mains on and offsite (in the public highway) and services onsite. Your Self-Lay Provider will then be responsible for all on site testing, chlorination and connections.

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 offsite 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
Housing Development Application	£146
Self-lay water main & service connection	£146

Design and administration fees for requisition and self-lay

Task	Associated charge	Contestable work	Comment
Design of Mains Scheme 1-100 properties	£1,009	Yes	
Design of Mains Scheme 101-200 properties	£1,272	Yes	
Design of Mains Scheme 201+ properties	£1,668	Yes	
Design of Diversions	£1,009	No	
Design of Reinforcement	£1,009	Yes	
YWS Redesign	£213	Yes	In addition to changes in estimate
Self Lay Redesign	£186	Yes	In addition to changes in estimate
Mains Testing, Disinfection and Commissioning, back to back, (between phases)	£864	Yes	
Second separate mains testing and connecting at same time as additional Mainlaying operation	£662	Yes	
Fire Service Liaison	£34	Yes	
Legal Agreement Fees	£30	No	
Easement Fee	Site Specific	Yes	
Plan Charge	£64	No	
Bulk Order Request	£52	No	
New Mains Call Off Request	£159	No	
Trial Hole	£1,054	Yes	
Mains chlorination, testing and connection	£1,208	Yes	
Water sampling and analysis	£148	Yes	

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.

2.6 Mainlaying costs

Onsite 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	£40
Excavate & Lay (Unmade excluding connection)	£67
Excavate & Lay (Made excluding connection)	£133
Out of Hours Working	40%
Uplift for Barrier Pipe	£13
New mains connections under 160mm	Price per metre
Connect Only	£542
Excavate & Connect (Unmade)	£839
Excavate & Connect (Made)	£1,731
Out of Hours Working	40%
Mains disconnection under 160mm	Each
Disconnect Only	£300
Excavate & Disconnect (Unmade)	£1,278
Excavate & Disconnect (Made)	£1,580
Out of Hours Working	40%
Main laying 160mm & over	Price per metre
Lay Only	£52
Excavate & Lay (Unmade)	£83
Excavate & Lay (Made)	£156
Out of Hours Working	40%
Uplift for Barrier Pipe	£24

Onsite costs Continued

Mains connections 160mm & over	Price per metre
Connect Only	£651
Excavate & Connect (Unmade)	£837
Excavate & Connect (Made)	£1,731
Out of Hours Working	40%
Mains disconnection 160mm & over	Each
Disconnect Only	£325
Excavate & Disconnect (Unmade)	£1,661
Excavate & Disconnect (Made)	£2,055
Out of Hours Working	40%

Offsite costs for self-lay and requisition

Main laying under 160mm	Price per metre
Lay Only	£44
Excavate & Lay (Unmade)	£73
Excavate & Lay (Made)	£261
Out of Hours Working	40%
Uplift for Barrier Pipe	£13
Mains connections under 160mm	Each
Connect Only	£597
Excavate & Connect (Unmade)	£924
Excavate & Connect (Made)	£2,426
Out of Hours Working	40%

Offsite costs Continued

Mains disconnection under 160mm	Each
Disconnect Only	£331
Excavate & Disconnect (Unmade)	£1,405
Excavate & Disconnect (Made)	£1,739
Out of Hours Working	40%
Main laying 160mm & over	Price per metre
Lay Only (excluding connection)	£57
Excavate & Lay (Unmade) excluding connection	£92
Excavate & Lay (Made) excluding connection	£352
Out of Hours Working	40%
Uplift for Barrier Pipe	£13
Mains connections 160mm & over	Price per metre
Connect Only	£716
Excavate & Connect (Unmade)	£924
Excavate & Connect (Made)	£2,426
Out of Hours Working	40%
Mains disconnection 160mm & over	Each
Disconnect Only	£357
Excavate & Disconnect (Unmade)	£2,260
Excavate & Disconnect (Made)	£8,369
Out of Hours Working	40%

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

The following tables explain our charges for the construction of Self-Lay Mains. Please refer to the Offsite costs on [pages 28 and 29](#), for activities carried out by us.

Fees

- The Self-Lay Provider completes the onsite main laying, and onsite service connections. The SLP can also do the offsite mainlaying and have a further option to connection offsite service connections subject to approval.
- These charges are on top of any charges payable directly to the Self-Lay Provider for the works they carry out on your behalf. Yorkshire Water will be responsible for undertaking non-contestable work, at the developer's expense.
- If Yorkshire Water need to complete any work onsite for a Self-Lay Provider, the costs will be the same as the onsite 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	£146

2.7 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 offsite/onsite 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.

Application fee	Associated charge
Public water mains diversion	£146

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 may need to charge you for this. However, if you need a water main disconnecting from the existing network without the need for any other related work, this may be non chargeable.

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

2.8 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.

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.

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 a self-lay provider, 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 by post, email, or on-line at www.yorkshirewater.com/developers/apply-online

2.9 Service connection charges

These costs relating are 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
New Connection - Replace Joint Supply	£129
New Connection - up to 6 New connections	£146
New Connection - Commercial or Mixed Use	£146

Charges relating to standard, metered Communication Pipes	By Yorkshire Water with unmade surface	By Yorkshire Water with made surface
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		
Reinstatement in a verge	£893	N/A
Reinstatement in a footpath	N/A	£1,009
Reinstatement in a minor road	N/A	£1,172
Reinstatement in a major road	N/A	£1,356
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	£178	£178
Additional charge per metre over 2 metres of pipe	£29	£49

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	160mm
15mm MSM	£375	£923	N/A	N/A	N/A	N/A
15mm PSM	£375	£923	N/A	N/A	N/A	N/A
20mm MSM	£375	£1,003	N/A	N/A	N/A	N/A
20mm PSM	£375	£984	£1,286	N/A	N/A	N/A
25mm PSM	N/A	£1,046	£1,328	N/A	N/A	N/A
30mm PSM	N/A	N/A	£1,335	£1,335	N/A	N/A
40mm PSM	N/A	N/A	£1,421	£1,421	£1,479	N/A
50mm PSM	N/A	N/A	£1,380	£1,564	£1,632	N/A
80mm PSM	N/A	N/A	N/A	N/A	£1,743	£1,795
100mm PSM	N/A	N/A	N/A	N/A	£1,877	£1,929

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	160mm
15mm MSM	£405	£942	N/A	N/A	N/A	N/A
15mm PSM	£405	£942	N/A	N/A	N/A	N/A
20mm MSM	£405	£1,004	N/A	N/A	N/A	N/A
20mm PSM	£405	£1,003	£1,286	N/A	N/A	N/A
25mm PSM	N/A	£1,046	£1,328	N/A	N/A	N/A
30mm PSM	N/A	N/A	£1,335	£1,335	N/A	N/A
40mm PSM	N/A	N/A	£1,421	£1,421	£1,479	N/A
50mm PSM	N/A	N/A	£1,564	£1,564	£1,622	N/A
80mm PSM	N/A	N/A	N/A	N/A	£1,743	£1,795
100mm PSM	N/A	N/A	N/A	N/A	£1,877	£1,929

Service connections outside standard 25mm Charges

The table below shows the cost for each diameter pipe up to 160mm with its corresponding water meter, including the charge for the first two metres of excavation.

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						
	Up to 63mm MDPE supply			90mm HPPE supply and above			
	25mm	32mm	63mm	90mm	110mm	125mm	160mm
Meter Size							
15mm PSM							
Verge	£1,171	£2,011	N/A	N/A	N/A	N/A	N/A
Footpath	£1,286	£2,125	N/A	N/A	N/A	N/A	N/A
Minor Road	£1,449	£2,289	N/A	N/A	N/A	N/A	N/A
Major Road	£1,633	£2,579	N/A	N/A	N/A	N/A	N/A
20mm MSM							
Verge	£1,171	£1,880	N/A	N/A	N/A	N/A	N/A
Footpath	£1,286	£1,937	N/A	N/A	N/A	N/A	N/A
Minor Road	£1,449	£2,018	N/A	N/A	N/A	N/A	N/A
Major Road	£1,633	£2,110	N/A	N/A	N/A	N/A	N/A
20mm PSM							
Verge	£1,171	£2,011	N/A	N/A	N/A	N/A	N/A
Footpath	£1,286	£2,232	N/A	N/A	N/A	N/A	N/A
Minor Road	£1,449	£2,395	N/A	N/A	N/A	N/A	N/A
Major Road	£1,633	£2,579	N/A	N/A	N/A	N/A	N/A

Type of reinstatement	Pipe Size – Including first 2 metres						
	Up to 63mm MDPE supply			90mm HPPE supply and above			
	25mm	32mm	63mm	90mm	110mm	125mm	160mm
Meter Size							
25mm PSM							
Verge	N/A	£2,161	£2,701	N/A	N/A	N/A	N/A
Footpath	N/A	£2,276	£2,758	N/A	N/A	N/A	N/A
Minor Road	N/A	£2,439	£2,839	N/A	N/A	N/A	N/A
Major Road	N/A	£2,623	£2,931	N/A	N/A	N/A	N/A
30mm PSM							
Verge	N/A	N/A	£2,465	£2,530	£2,530	N/A	N/A
Footpath	N/A	N/A	£2,579	£2,645	£2,645	N/A	N/A
Minor Road	N/A	N/A	£2,743	£2,808	£2,808	N/A	N/A
Major Road	N/A	N/A	£2,927	£2,992	£2,992	N/A	N/A
40mm PSM							
Verge	N/A	N/A	£2,578	£2,580	£2,644	N/A	N/A
Footpath	N/A	N/A	£2,693	£2,695	£2,758	N/A	N/A
Minor Road	N/A	N/A	£2,856	£2,858	£2,922	N/A	N/A
Major Road	N/A	N/A	£3,040	£3,042	£3,106	N/A	N/A

Type of reinstatement	Pipe Size – Including first 2 metres						
	Up to 63mm MDPE supply			90mm HPPE and above			
	25mm	32mm	63mm	90mm	110mm	125mm	160mm
Meter Size							
50mm PSM							
Verge	N/A	N/A	£2,727	£2,729	£2,792	N/A	N/A
Footpath	N/A	N/A	£2,841	£2,843	£2,906	N/A	N/A
Minor Road	N/A	N/A	£3,005	£3,007	£3,070	N/A	N/A
Major Road	N/A	N/A	£3,189	£3,191	£3,254	N/A	N/A
80mm PSM							
Verge	N/A	N/A	N/A	N/A	£2,981	£2,982	£3,045
Footpath	N/A	N/A	N/A	N/A	£3,096	£3,097	£3,159
Minor Road	N/A	N/A	N/A	N/A	£3,259	£3,260	£3,323
Major Road	N/A	N/A	N/A	N/A	£3,443	£3,444	£3,507
100mm PSM							
Verge	N/A	N/A	N/A	N/A	£3,137	£3,183	£3,200
Footpath	N/A	N/A	N/A	N/A	£3,251	£3,252	£3,314
Minor Road	N/A	N/A	N/A	N/A	£3,415	£3,416	£3,478
Major Road	N/A	N/A	N/A	N/A	£3,599	£3,600	£3,662

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

Additional excavation and reinstatement per metre

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

Pipe Size

Pipe Size 25mm	Fee
Verge	£71
Footpath	£100
Minor Road	£141
Major Road	£187
Pipe Size 32mm	Fee
Verge	£71
Footpath	£100
Minor Road	£141
Major Road	£187
Pipe Size 63mm	Fee
Verge	£148
Footpath	£176
Minor Road	£217
Major Road	£263
Pipe Size 90mm	Fee
Verge	£148
Footpath	£176
Minor Road	£217
Major Road	£263

**Excavation and reinstatement per metre
(In addition to the first 2m included)**

Pipe Size

Pipe Size 110mm **Fee**

Verge	£224
Footpath	£253
Minor Road	£294
Major Road	£340

Pipe Size 125mm **Fee**

Verge	£224
Footpath	£253
Minor Road	£294
Major Road	£340

Pipe Size 160mm **Fee**

Verge	£283
Footpath	£311
Minor Road	£352
Major Road	£398

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

Meter costs

Meter provision		Housing unit and meter delivery cost	
15mm MSM	£36	Delivery of up to 30 housing units	£101
15mm PSM	£46	Delivery of more than 30 housing units	£202
20mm MSM	£51	Delivery of up to 30 meters	£101
20mm PSM	£59	Delivery of more than 30 meters	£202
25mm PSM	£101		
30mm PSM	£110	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.	
40mm PSM	£131		
50mm PSM	£243		
80mm PSM	£346	Installing meters larger than 15mm MSM internally will be based on a bespoke site specific charge.	
100mm PSM	£413		

Meter Installation on existing supplies

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

With excavation	Install meter only							
	15mm MSM	15mm PSM	20mm MSM	20mm PSM	25mm PSM	30mm PSM	40mm PSM	50mm PSM
Inc 1m major reinstatement	£527	£527	£638	£638	£746	£753	£843	£1,082
Inc 1m minor reinstatement	£481	£481	£592	£592	£678	£707	£797	£1,036
Including 1m footpath reinstatement	£440	£440	£551	£551	£659	£666	£756	£996
Including 1m unmade reinstatement	£412	£412	£522	£522	£631	£638	£728	£968
No Excavation	£343	£343	£388	£388	£431	£437	£616	£723

2.10 Permanent disconnection

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

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

When we receive your application, we'll carry out a site survey and confirm the work needed. If there are circumstances where we would charge to disconnect an estimate will be provided. For example, if you are altering a premise or developing land, and need a disconnection of a service or main as part of this, the work may be chargeable.

The below costs are applicable for all service disconnections.

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

Application type	Fee
Permanent Disconnection Application for mains and services	£0

Made allows for 1m of excavation/reinstatement in a major road and 1 m in the footpath.

Excavation	Under 63mm	Greater than 63mm
Made	£703	£1093
Unmade	£520	£909

For service disconnections where the developer is responsible for the excavation and reinstatement, an invoice will be sent for you to pay after the work is carried out if the work is chargeable.

2.11 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 www.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: www.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.

2.12 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. If you haven't yet received a plan showing your connection point, please contact us and we'll send you a copy.

Fee	Associated charge
Abortive visit	£336

Re-Connection

If we're unable to fully carry out the connection/s, or if chlorination fails, we may have to abort the job and reschedule. If there's a road crossing, we'll try to avoid having to resubmit permits - we may be able to carry out the work from the main up to the site boundary.

We'll then need to return 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	£262

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 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

2.13 Supply pipe boundary connection

Sometimes a customer may want to replace their pipework 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	£96

2.14 Common billing agreement

What is a common billing agreement?

This agreement basically 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.

Here are a few examples of the kinds of properties covered by these agreements:

Domestic properties:

- Sheltered housing or purpose-built student accommodation, organised as self-contained flats – with or without warden assistance.
- Multi-story 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.

Commercial properties:

- Multi-story properties with a rising main and internal boosting or with communal hot water and communal heating.
- Conversions where difficulties in routing separate supply pipes cannot 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
- Halls of residence
- Residential homes for elderly/sick/children
- Sheltered housing where accommodation is organised as bedrooms only and cooking/washing is on a communal basis.

As a rule, our Clean Water Technical Team 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. We'll also make a note of any leakage across the property's pipework.

During construction, we must fit individual meters (outside if possible) at each property. This is so that if, for any reason, the common billing agreement ends, the properties can be metered at no additional cost.

This is with the exception of sheltered housing, where it's down to you to configure the plumbing, so individual meters can be installed at a later date – if the common billing agreement ends for any reason.

It's also important to make sure the occupier agrees to pay the costs of installation and connection, 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.

Property fee	Associated charge
Common Billing Agreement	£105

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 PWINFO@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 2 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:

www.water.org.uk/publications/reports/principles-water-supply-hygiene
www.yorkshirewater.com/developers/water/self-lay

2.15 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

3 | 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 to organising a 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: www.legislation.gov.uk/ukpga/1991/56/contents

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Advice



If you would like us to provide you with anything detailed in this document, please complete an application form available on our website www.yorkshirewater.com/developers

How to pay



Need to know how to make payment? See [pages 74 and 75](#) of this document.

3.1 Planning your sewerage work

We want to make your development as easy as possible to plan. So, before you develop a site or apply for planning approval, you can submit a pre-planning sewerage enquiry to us.

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 affect your development.

How to apply

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

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.

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 and highlights any complexities surrounding your site.

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.

Contact our friendly team to find out more about the fees for hydraulic model checks.

Task	Associated Charge
Assessment	£157
Additional assessment charge (complex sites)	£68 / hr
Hydraulic Model Check	Please contact us for a price to undertake this work

3.2 Adoptions after construction

3.2.1 Sewer Adoption for private network owners

As the owner of a private sewer network, you can ask Yorkshire Water to adopt your sewer system. This means that we'll take ownership of your connection to the sewer – (S102 of the WIA 1991).

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

New charges relating to the disposal of the flows from the site will be applicable from the date that the system has been confirmed as public, these new ongoing charges will be dependent upon the system that you have asked us to take ownership of.

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 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, discharge and payments have been received.

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.

Charges to keep in mind

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 Retrospective Adoption Process here:

www.yorkshirewater.com/developers/sewerage/sewer-adoptions

When your system has been assessed and inspected, we'll give you a list of any site-specific charges for adoption. You can see the prices for them below:

Sewer adoption after construction charges

S102 fees

Task	Associated charge
Consultation incl. inspection	£142
Consultation desk top only	£33
Technical Assessment (Residents)	£0
Technical Assessment developers/contractors	2.5% of the cost of the works or £500 minimum
Additional assessment charge (complex sites)	£68 / hr
Each Additional site visit	£196
Camera survey (Review of report)	£109 or £68 / hr
Pump station locks (per pump station)	£547
Locks for access (each)	£94

Legal requirements (Additional legal fees are also applicable)

Land transfer (pumping station, sewerage treatment works or storage treatment/facility)	£274 minimum or £68 / hr
Deed of Grant of Easement	£274 minimum or £68 / hr
Right in Perpetuity to Discharge	£274 minimum or £68 / hr
Consents to Discharge	£274 minimum or £68 / hr

3.2.2 Sewer adoption before construction

If you're looking to design a new sewer system, including pumping stations and other ancillaries, you can ask us to adopt it - (S104 of the WIA 1991)

Once adopted, your system will become a public sewer and will be operated and maintained by us.

Please Note: Sewerage offered for adoption, should be designed and constructed in accordance with Sewers for Adoption (6th Edition) or Sewers for Adoption (7th Edition) and in line with Yorkshire Water's Engineering Specification.

Assessing your site

Please note that 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 assessment to confirm technical acceptance of the proposal.

If we accept your application, we'll ask you to enter into an agreement to ensure the adoption runs smoothly. Once we issue the technical acceptance, we'll also send you a request for payment of the S104 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.

You'll need to pay a fee for preparing, drafting and engrossing the S104 Agreements for each party. We'll ask you to pay these fees when technical Acceptance is given, and we recommend that you pay these before or at the point the Agreement is signed.

All Agreements must be supported by either a surety bond or a cash bond, which should be 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. For more information and guidance, please visit our website, www.yorkshirewater.com/developers/sewerage/sewer-adoptions

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.

Charges to keep in mind

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 Retrospective Adoption Process here: www.yorkshirewater.com/developers/sewerage/sewer-adoptions

Sewer adoption before construction (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)	£68 / 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) £68 / hr (administration charge)
Bond (Cash/surety)	10% of the cost of the works or £5,000
Administration fees	
S104 Agreement (to include up to 3 parties in the Agreement)	£256
S104 Agreement – additional copy per party to the agreement	£85
Copy of S104 Agreement (including copy of additional plan)	£87 per copy
Copy of S104 Agreement (excluding plan)	£58 per copy

S104 Fees

Task	Associated charge
Inspections	
Pre-start inspection (prior to issue of Technical Approval)	£1,500
Aborted Site Inspection	£196
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	£209 (minimum)
Camera Survey (Review of report)	£109 or £68 / hr
Pump station locks (per pump station)	£547
Locks for access (each)	£94
Legal requirements (Additional legal fees are also applicable)	
Land transfer (pumping station, sewerage treatment works or storage treatment/facility)	£274 minimum or £68 / hr
Deed of Grant of Easement	£274 minimum or £68 / hr
Right in Perpetuity to Discharge	£274 minimum or £68 / hr
Consents to Discharge	£274 minimum or £68 / hr
Assessment for Novation of Agreement	£274 minimum or £68 / hr
Assessment for Variation of Agreement	£274 minimum or £68 / hr
Termination of Agreement	£274 minimum or £68 / hr
Legal Fees	Bespoke charge

3.3 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 – (S185 of WIA 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 made by us so it's best to check first.

When you send us a proposal, we'll assess the request, letting you know in writing if it's not doable.

During the construction of the system, at your request, we will need to visit to inspect the system. If you fail to cancel any pre-arranged site inspections at least 24 hours in advance, you'll be liable for an abort fee.

During construction of the system, we'll visit the site and carry out inspections – needing at least 5 days notice to arrange an inspection.

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

www.yorkshirewater.com/developers/sewerage/sewer-diversions

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

3.3.1 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.

Along with the signed form you'll pay an application fee. This covers the costs of our administration, technical assessments and the inspections.

Task	Associated charge
Assessment, Agreement and Inspection	£305
Additional assessment charge (complex sites)	£68 / hr

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.

3.3.2 Minor diversions – exchange of letters

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

Your new design needs to meet current standards and take into account any existing or proposed flows.

Charges to keep in mind

You'll be responsible for paying for the construction and any fees attached to it.

Along with your application fee, you'll need to pay technical assessment, admin 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 £602, 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 – we do not always turn the flows.

There may be more charges if all works aren't completed. You can find more information and guidance here: www.yorkshirewater.com/developers/sewerage/sewer-diversions

You should check if your system includes legal terms like: Perpetuity to Discharge, Consents to Discharge, or Deed of Grant of Easements – as these may mean more fees. You'll need to pay all any relevant fees before we can give you a Completion Certificate.

Here's a clear breakdown of all the costs:

S185 Fees

Task	Associated charge
Administration Task	
Application fee	5% of the works or a minimum of £602
Additional assessment charge (complex sites)	£68 / hr
Technical Assessment – Structural check	£1,500 (to send to external consultants) £68 / hr (administration charge)
Bond (cash / surety)	100% of the cost of the works or £5,000 minimum
Inspections	
Aborted Site Inspection	£196
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	£210 (minimum)
Camera Survey (Review of report)	£109 or £68 / hr
Locks for access (each)	£94
Legal Requirements (Additional legal fees are also applicable)	
Deed of Grant of Easement	£274 minimum or £68 / hr
Right in Perpetuity to Discharge	£274 minimum or £68 / hr
Consents to Discharge	£274 minimum or £68 / hr

3.3.3 Major diversions – formal agreement

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. These works will be carried out by us at the cost of the applicant.

Charges to keep in mind

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 decided how we can complete 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.

Fee	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:
www.yorkshirewater.com/developers/sewerage/sewer-diversions

Applications



You can apply by post or email at www.yorkshirewater.com/developers/apply-online

3.4 Requisition of new sewers (S98 of WIA 1991)

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 WIA (S98) allows us to construct sewers needed to progress developments, laying the required sewerage to serve the site.

Charges to keep in mind

Before we can do any work onsite, 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 accepted the work, we'll set our terms, plus a cost estimate for the work. When you accept, we'll draw up an agreement – S98. We'll then pay the legal fees associated with the signing of the S98 Agreement then invoice you the costs.

Once all the financial conditions and connection requirements have been met, your new system should be running 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.

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 can find out more about the information we need and our Sewer Requisition process here. www.yorkshirewater.com/developers/sewerage/sewer-requisition

3.5 New connections

There are plenty of reasons you could need a New Connection Service. You could be changing the layout of your home, building a new property where there isn't a connection to water or sewage, 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 – S106 of the WIA 1991.

You can do this via an application form here:

www.yorkshirewater.com/developers/sewage/sewage-connections/

Charges to keep in mind

Along with an application fee, you'll be charged for an assessment. This covers a technical assessment of your planned work so we can see if we can connect you to the network.

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 Technical Approval in writing – within 21 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 – see S107 WIA 1991. If we do carry out the work, the charges will be entirely site-specific. We'll then discuss with Developer Services and arrange a point to hand over work to you. Usually we can agree an alliterative connection point to allow you to undertake the work.

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

Task	Associated charge
Connection only (each)	£165
Connection with lateral adoption (each)	£431
Connections work undertaken by Yorkshire Water under Section 107 WIA 1991	Bespoke Estimate

3.6 Highway drainage connection (S115 of WIA 1991)

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 WIA 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:

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

Costs to keep in mind

You'll pay an application fee, this covers technical assessment, admin and an inspection. 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 we can connect you 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 go ahead with the connection.

Task	Associated charge
Assessment charge	£152
Additional assessment charge (complex sites)	£68 / hr
Formal Agreement	£437
Certificate Acceptance per connection	£183

3.7 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.

Charges to keep in mind

For an upfront enquiry 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.

Formal build over agreement

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.

You can call us to discuss this on: **0345 120 84 82**

Task	Associated charge
Consultation incl. inspection	£122
Consultation desk top only	£36
Formal Build over agreement	£428
Additional assessment charge (complex sites)	£68 / hr

Please see our website for further information,
www.yorkshirewater.com/developers/sewerage/building-over-a-public-sewer

3.8 Sewer closure or abandonment (S116 of WIA 1991)

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.

Charges to keep in mind

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 with a written report.

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

Fees include two inspections. If you need more, they'll be charged at by the hour even if your application isn't approved.

If you're successful, we'll agree to the sewer as quickly as possible. This will be monitored by our inspector. Once the public sewer has been closed, we issue a 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.

Task	Associated charge
Application	£220
Additional assessment charge (complex sites)	£68 / hr

Please visit our website for further information on sewer closures
www.yorkshirewater.com/developers/sewerage/sewer-closure

4 | Environmental incentives

4 | Environmental incentives

4.1 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:

www.yorkshirewater.com/our-charges/

Breakdown of Infrastructure charges

Our standard infrastructure charge is set at £260 per 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 £70 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 property 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:

www.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 £50 per property connected, and surface water discharge – set at £140 per property connected. These charges are collected at the same time as your water supply application.

If your surface water doesn't need to connect 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.

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.

Infrastructure credits

If you can provide evidence that a development site has been using the public water and sewer network within the last 5 years you may be eligible for an infrastructure credit.

For example, if there's a new development of ten properties constructed on a brownfield site that previously had two properties that took water in the last 5 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

5 | Transitional arrangements

Transition principles – site specific work

Large developments may have long build programs 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

6 | Wholesale charging

Wholesale charging to non-household retailers

The government sees innovation in the water industry as essential to cope with the growing challenges of an increasing population and climate change.

Introduced in April 2017, Water Competition makes up a key government strategy for encouraging such innovation. 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 wholesaler for the Yorkshire region. However, you can choose the retailer who'll provide services for your billing, queries, complaints and customer services.

As the wholesaler, Yorkshire Water will bill the retailer for wholesale services, the retailer will then bill their customer. The retailer can also act on behalf of their customers and apply for New Connection Services. And whether you're a domestic customer or a retailer, our charges are the same. If you're a commercial customer, you should apply via your retailer.

Charges

The Wholesale Connection Charges for retailers are detailed within our 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. They make sure that if you request New Connection Services through a retailer, made 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 for you.

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 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 made in accordance with the Wholesale Retail Code.

7 | Methods of payment

7 | 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: www.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.

Full details on each process can be found on our website at: www.yorkshirewater.com/developers

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

- Water estimates **ONLY** 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 1111111

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 15-digit reference number as shown on your estimate. If you're paying for more than one estimate, please send us 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.payments.centre@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

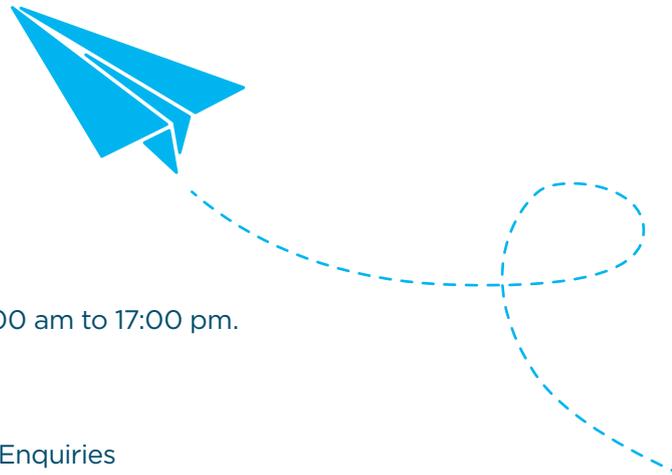
Value added tax

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**

8 | 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 17:00 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.

www.yorkshirewater.com/our-charges

Board Assurance Statement 2020-2021

www.yorkshirewater.com/our-charges

Wholesale Charges 2020-2021

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

www.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.

www.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, www.yorkshirewater.com/developers/contact-us

9 | Appendices

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Appendix 1

9.1 Worked examples

Over the following pages are several examples of work that are commonly carried out, and the charges associated with them.

We have tried to provide examples of multiple different situations and circumstances to help you calculate the charges for your site. However, they are only indicative.

Each drawing is accompanied by a table detailing the charges breakdown for that example.

For our water supply examples, the charges shown do not include the application fee as these will have been made at the point of application. They also do not include any traffic management or site specific charges.

Our examples make the assumption that the properties will be connected to the public sewer network for foul and surface water. Therefore, the Sewerage Infrastructure charges are payable. Infrastructure charge are payable at the time of the water connection, and therefore the charge is within the water worked examples. If you are not connecting to the public sewer network, please see the 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 our friendly team. Details can be found in [section 8](#).

Water worked examples

9.1.1 Water worked examples

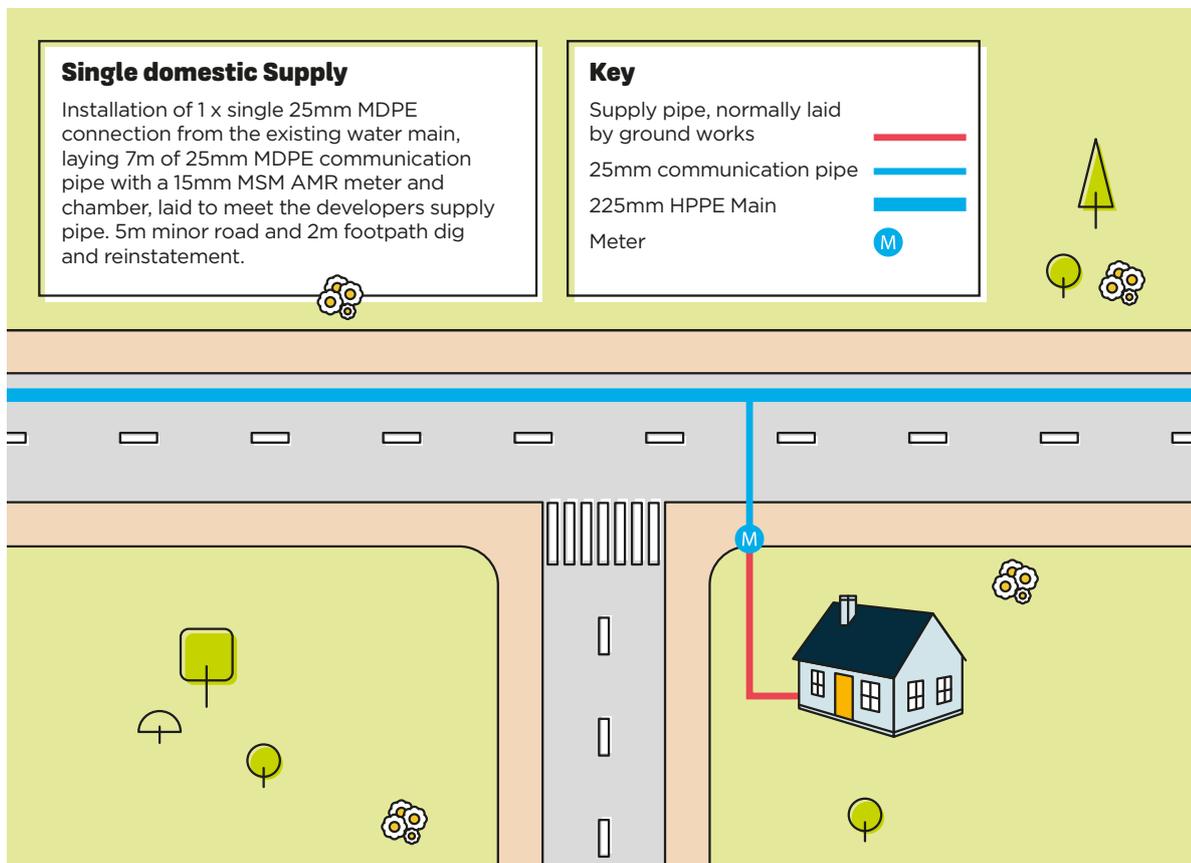
Single domestic supply

The following example is for a new water connection to one new domestic property to an existing main. The customer has engaged their contractor to lay their supply pipe to the highway boundary, shown in red. Our Service Partner will connect a 25mm communication pipe from the water main to the pre-laid supply pipe at the highway boundary, shown in blue.

A stop tap, chamber and water meter will be installed at the highway boundary, between the two pipes. It's worth noting, a water meter can be installed at 3 locations of your choice which can affect the charges applicable, please refer to the meter location policy for further details.

The charges in the table will cover the charges for our Service Partner to carry out the specified work.

As this is a new domestic property, infrastructure charges are applicable.



Activity	Contestable Y/N	Quantity	Cost per unit	Total cost
Offsite work				
Connection of one communication pipe and up to 2m of trench in a minor road including reinstatement	Y***	1	£1,172	£1,172
Lay 3m of 25mm communication pipe in minor road including reinstatement	Y	3m	£141	£423
Lay 2m of 25mm communication pipe in footpath including reinstatement	Y	2m	£100	£200
Infrastructure charges				
Infrastructure Water	N	1	£70	£70
Infrastructure Sewerage Foul	N	1	£50	£50
Infrastructure Sewerage Surface Water	N	1	£140	£140
Total Cost				£2,055

Note

- 1 Waste water infrastructure payment only applicable if communicating to the existing public sewer network
- 2 Additional traffic management and site specific charges may apply
- 3 ***Subject to approval

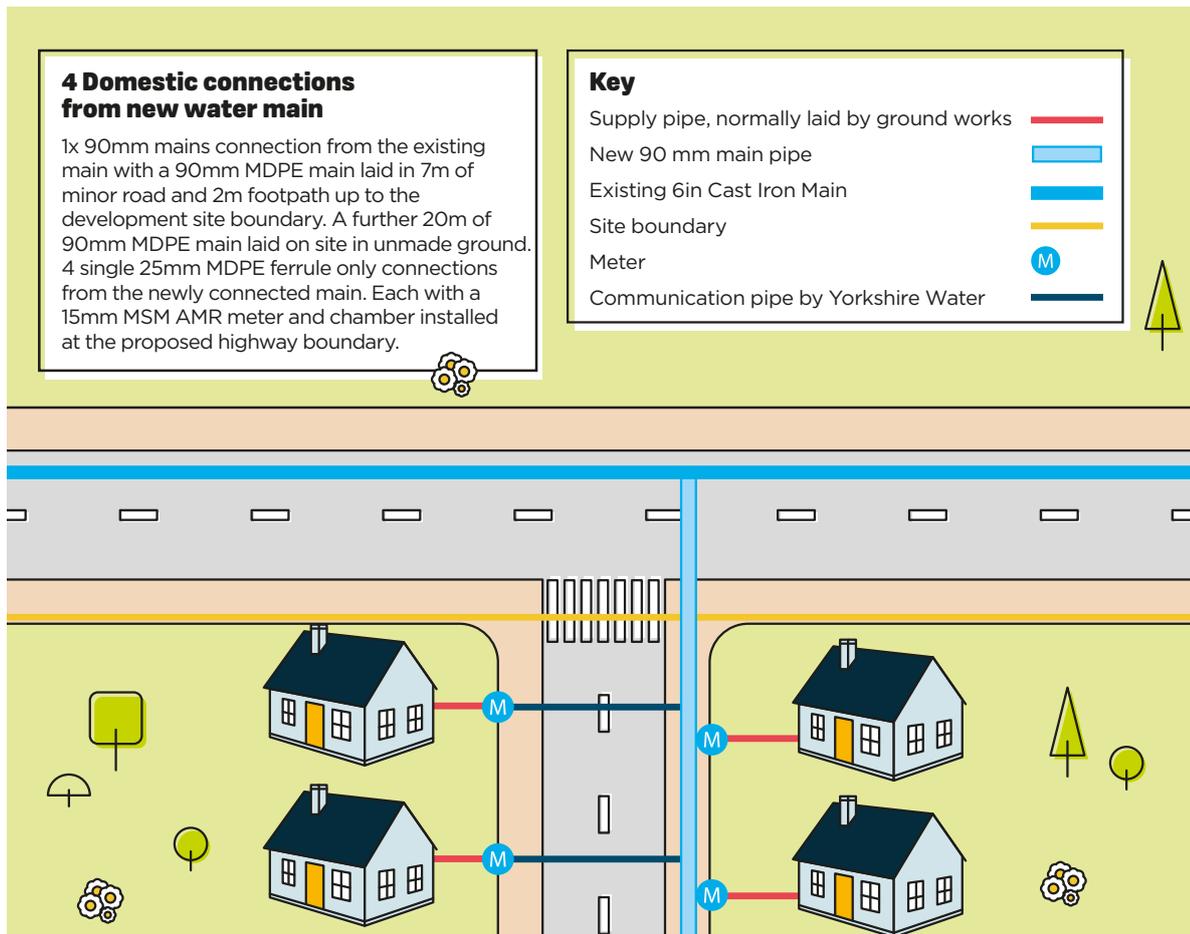
Four domestic connections from a new 90mm main

The following example is for the installation of a new water main and new connections to feed four new domestic properties. Each property has to be connected to the new main individually. The customer has engaged their contractor to lay their supply pipes to the highway boundary, shown in red. In addition to this, the customer's contractor will also lay the communication pipe as the work is on private land. Our service partner will install stop taps, meters and chambers at the proposed highway boundary and connect the pipes the customer has installed. Where road crossings are required across proposed roads onsite, the customer will need to install individual 50mm diameter ducting coloured in blue.

If Yorkshire Water carries out this work, the customer has two options for the installation of the new main onsite. Either, our Service Partner can excavate and lay the new main, or the customer can choose to do the excavation and reinstatement works themselves and our Service Partner will lay the main only. In this example our Service Partner will carry out all the work offsite including the excavation and reinstatement, however this is contestable work.

The charges in the table will cover the charges for our Service Partner to carry out the specified work.

As these are new domestic properties, infrastructure charges are applicable.



Activity	Contestable Y/N	Quantity	Cost per unit	Total cost
Offsite work				
90mm mains connection to the existing 6" main in made ground	N	1	£2,426	£2,426
Lay 90mm main in minor road and path, made surface	Y	9m	£261	£2,349
Onsite work				
Option 1				
Excavate and lay 90mm main on new development, unmade	Y	20m	£67	£1,340
Option 2				
Lay only, excavation by developer	Y	20m	£40	£800
25mm Ferrule only service connections	Y***	4	£375	£1,500
Infrastructure charges				
Infrastructure Water	N	4	£70	£280
Infrastructure Sewerage Foul	N	4	£50	£200
Infrastructure Sewerage Surface Water	N	4	£140	£560
Total Cost - Option 1				£8,655
Total Cost - Option 2				£8,115

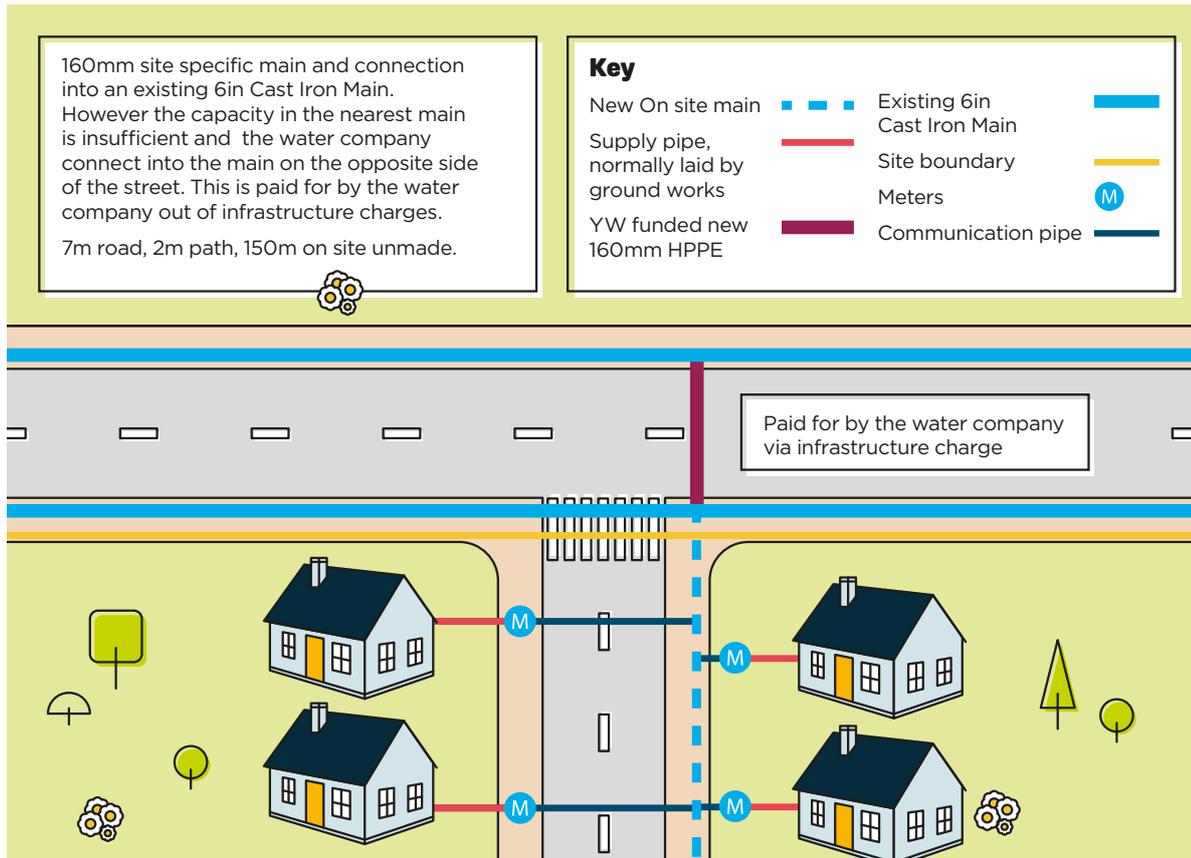
Note

- 1 Waste water infrastructure payment only applicable if communicating to the existing public sewer network
- 2 Additional traffic management and site specific charges may apply
- 3 ***Subject to approval

Domestic connections from a 160mm main with localised network reinforcement

This example is the same as the example above, except there is insufficient capacity at the nearest point of connection. Therefore, we need to lay a new water main to a different point on the water network which will be funded through our infrastructure charges as the site is for domestic use. If the water was to be used for commercial use, the cost for the reinforcement would be passed onto yourself.

The onsite works, service connections and infrastructure charge costs are as above but the offsite costs have changed.



Work item	Contestable Y/N	Quantity	Cost per unit	Total cost
Offsite work				
Connection to the 160mm main in made ground	N	1	£- Paid for via infrastructure charges.	
Lay 9m of 160mm HPPE main in the road to the site boundary	Y	9m	£- Paid for via infrastructure charges.	
Connection to the 160mm main in made ground	N	1	£2,426	£2,426
Onsite work				
Option 1				
Excavate and lay 90mm main on new development, unmade	Y	20m	£67	£1,340
Option 2				
Lay only, excavation by developer	Y	20m	£40	£800
25mm Ferrule only service connections	Y***	4	£375	£1,500
Infrastructure charges				
Infrastructure Water	N	4	£70	£280
Infrastructure Sewerage Foul	N	4	£50	£200
Infrastructure Sewerage Surface Water	N	4	£140	£560
Total Cost - Option 1				£6,306
Total Cost - Option 2				£5,766

Note

- 1 Waste water infrastructure payment only applicable if communicating to the existing public sewer network
- 2 Additional traffic management and site specific charges may apply
- 3 ***Subject to approval

Sewerage worked examples

9.1.2 Sewerage worked examples

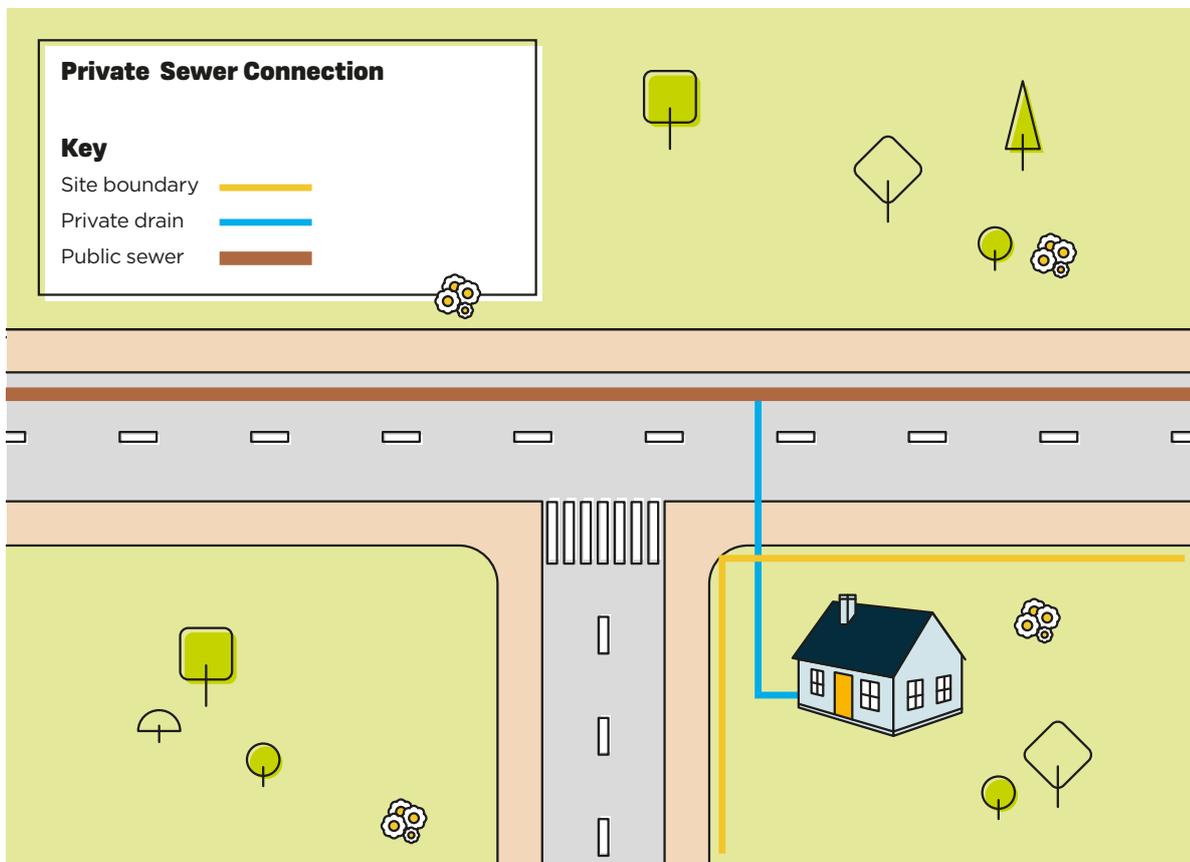
Private sewer connection

In this example, the customer is responsible for engaging an approved contractor with the appropriate qualifications for digging in the highway.

We will carry out an assessment of your application within the office. Once approval has been received, your contractor can begin works on site.

Once the connection is made, you must arrange for one of our site inspectors to come out and inspect the connection before it is reinstated.

In this example all of the new pipe work will remain private and the responsibility of the customer/owner to maintain.



Work type	Quantity	Unit cost	Total cost
Private Sewer Connection Application and approval	1	£165	£165
			£165

Note

1 *Please note this is application, technical assessment and inspection only. The applicant will be responsible for all construction charges

Adoptable sewer connection

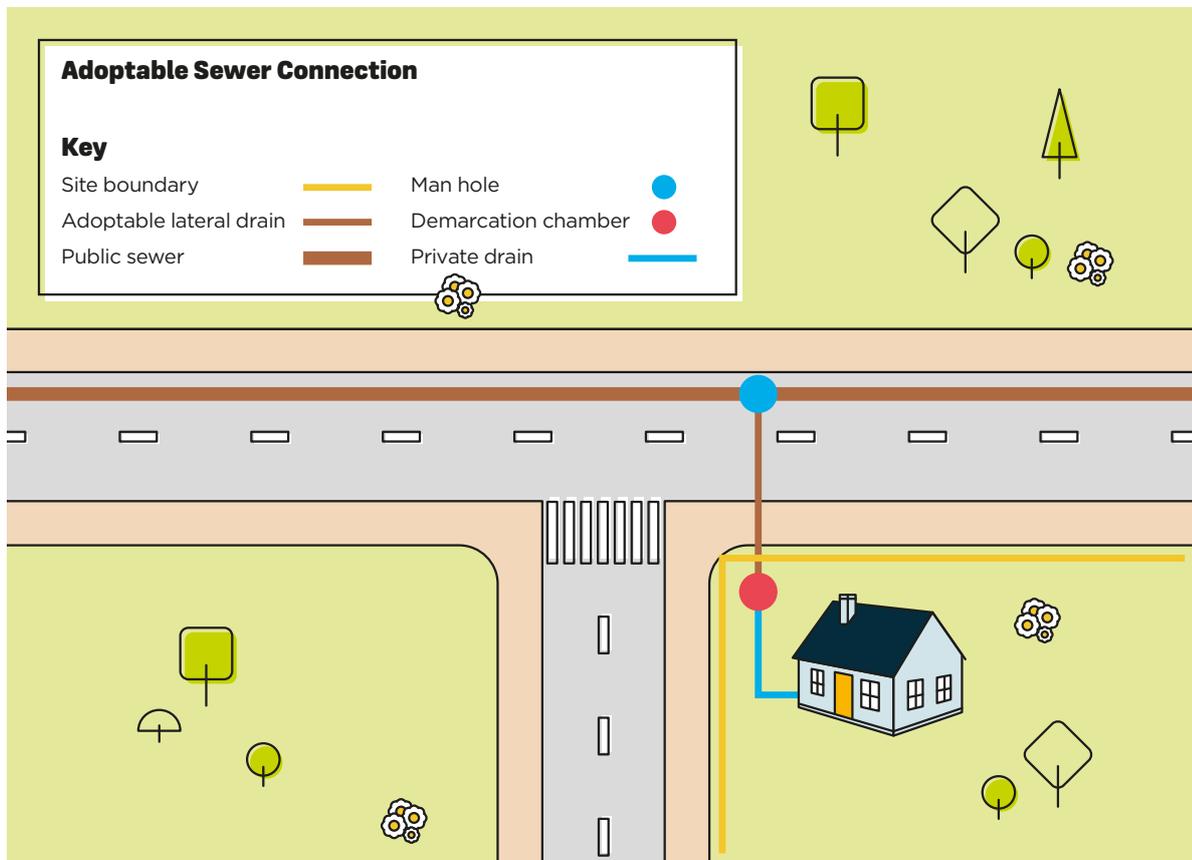
In this example, the customer is responsible for engaging an approved contractor with the appropriate qualifications for digging in the highway.

We will carry out an assessment of your application within the office. Once approval has been received, your contractor can begin works on site.

Once the connection is made, you must arrange for one of our site inspectors to come out and inspect the connection before it is reinstated.

In this example the pipe work outside of the customer's boundary, shown in yellow, will be adopted by Yorkshire Water. We will then be responsible for its maintenance.

With this example an addition of a demarcation chamber is required at the start of the adoptable public sewer network, with a manhole connection to the existing public sewer.



Work type	Quantity	Unit cost	Total cost
Adoptable Sewer Connection Application and approval	1	£431	£431
Single Connection with adoptable lateral drain and demarcation chamber			
			£431

Note

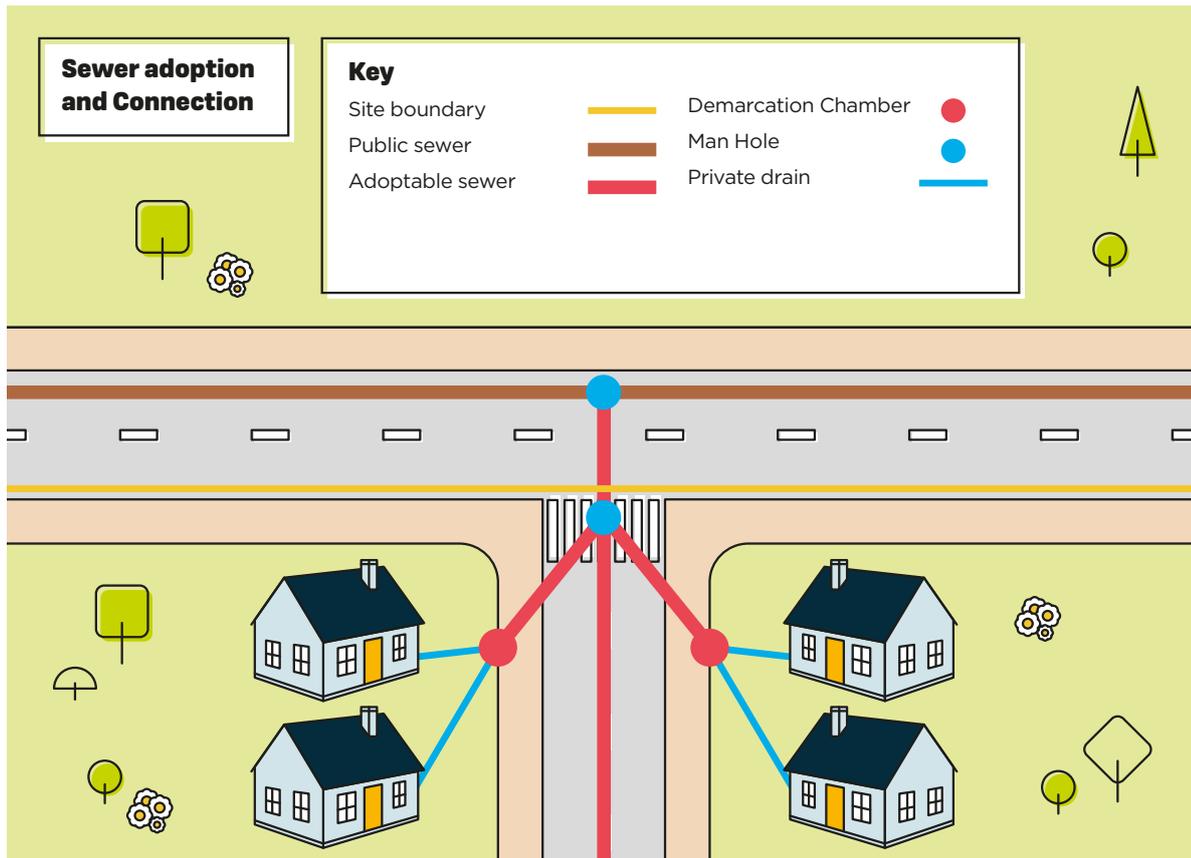
1*Please note this is application, technical assessment and inspection only. The applicant will be responsible for all construction charges

Sewer adoption and connection

In this example the customer is responsible for engaging a contractor/consulting engineer and entering into an adoption agreement with us to adopt the drainage network, generally for medium to large developments.

We will carry out an assessment of your 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 connection.



Work type	Quantity	Unit cost	Total cost
-----------	----------	-----------	------------

Sewer connection

Sewer Connection Application and approval	1	£165	£165
---	---	------	------

*Please note this is application, technical assessment and inspection only. The applicant will be responsible for all construction charges.

Sewer adoption

Sewer Adoption under Section 104 WIA 1991 Application		2.5% of cost of works, or a minimum £500	
---	--	--	--

Note

- 1 Please note this is application, technical assessment and inspection only.
- 2 The applicant will be responsible for all construction charges.

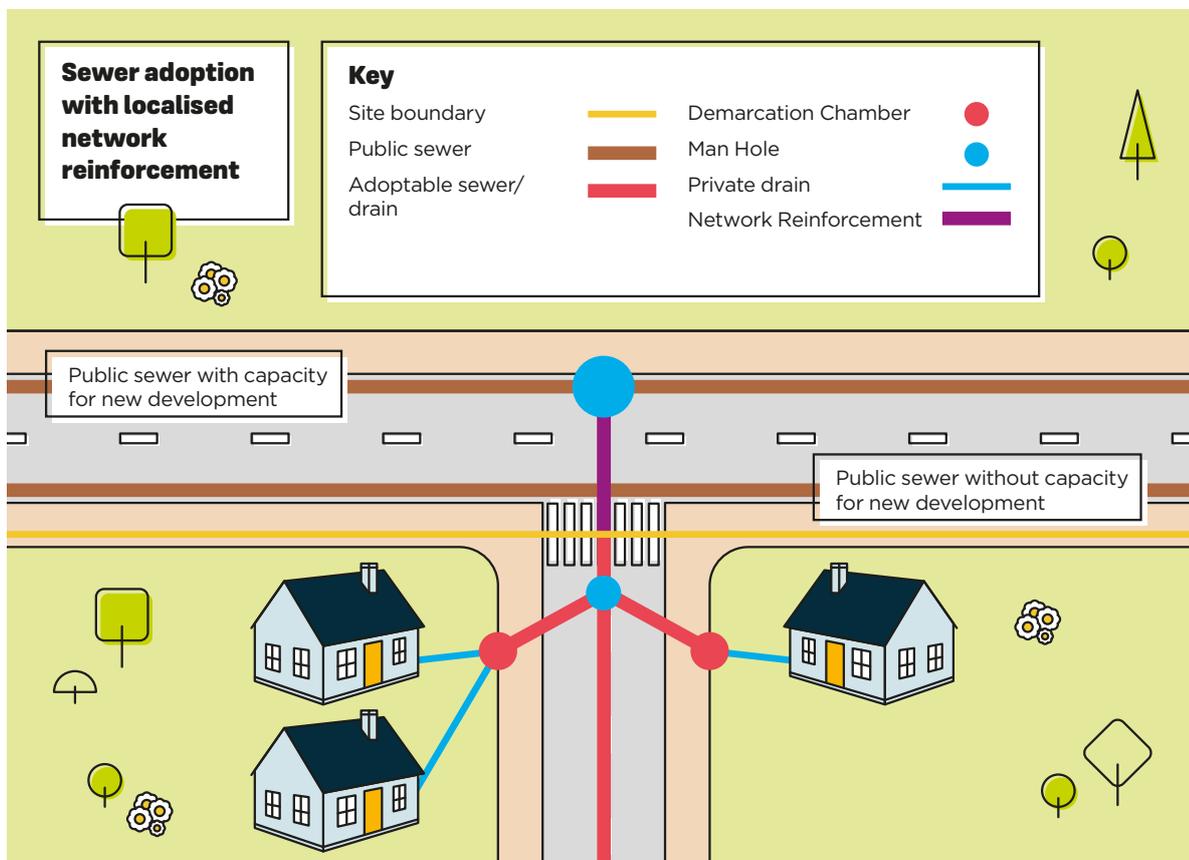
Sewer adoptable with localised network reinforcement

In this example the customer is responsible for engaging a contractor/consulting engineer and entering into an adoption agreement with us to adopt the drainage network.

We will carry out an assessment of your 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 connection.

The nearest practicable point of connection to the public sewer network does not have available capacity. Therefore, it will be our responsibility for the cost of the extra sewer length to communicate to a different point on the public sewer network.



Note

1 This site a generic design and the requirements may alter due to site specific conditions.

Work type	Quantity	Unit cost	Total cost
-----------	----------	-----------	------------

Sewer connection

Connection Application and approval	1	£165	£165
-------------------------------------	---	------	------

*Please note this is application, technical assessment and inspection only.
The applicant will be responsible for all construction charges.

Sewer adoption

Sewer Adoption under Section 104 WIA 1991 Application		2.5% of cost of works, or a minimum £500	
---	--	---	--

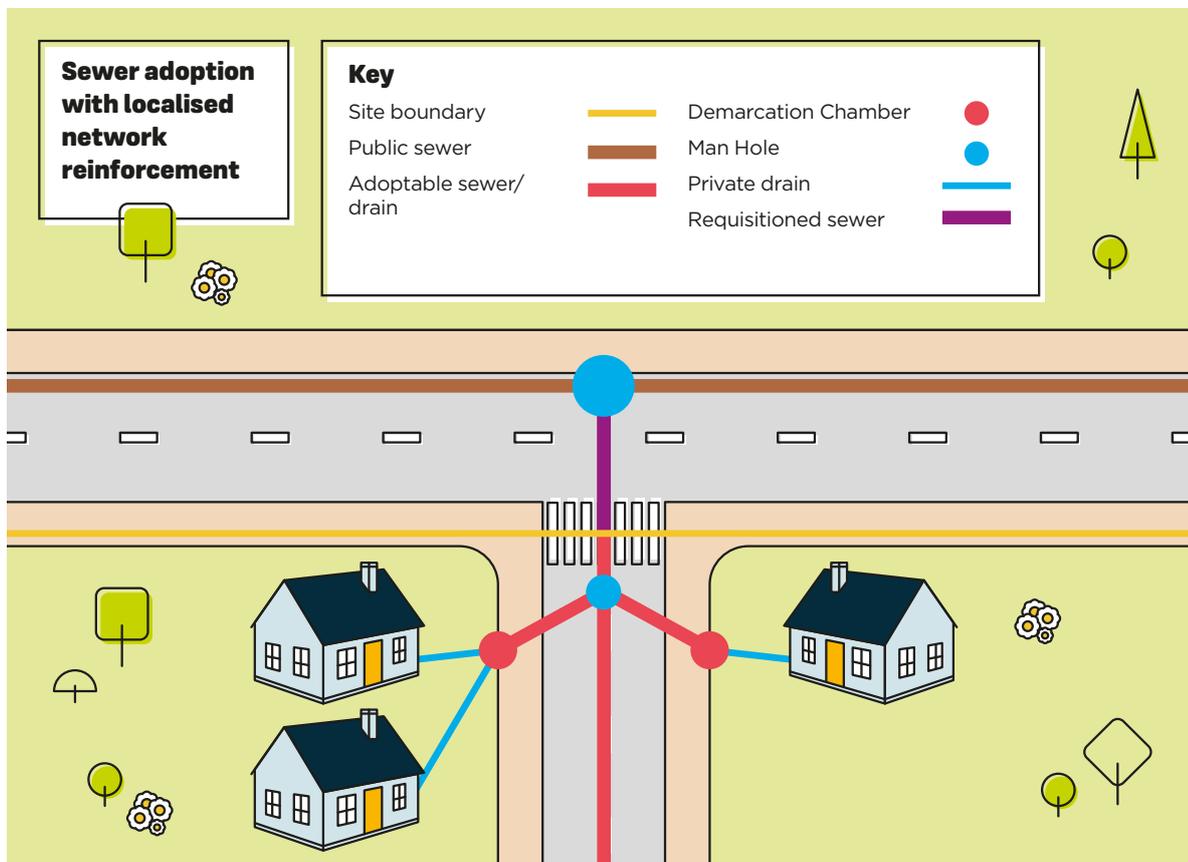
*Please note this is application, technical assessment and inspection only.
The applicant will be responsible for all construction charges.

Reinforcement

No site specific charge applicable			£0
------------------------------------	--	--	----

Sewer requisition on third party land

In this example the customer is responsible for the drainage of the site. We provide a new public sewer between the site and the public sewer network, shown in purple.



Sewer requisition

Feasibility study

Production of a robust cost estimate, to enable developer to understand the cost

From £8,000, dependent on complexity

Delivery of sewer requisition

Entering into a legal agreement and delivery of public sewer

Actual cost of delivery

Table of charges

Appendix 2

9.2 Infrastructure charges

Infrastructure charge	Per connection
Water	£70
Foul	£50
Surface Water Drainage	£140

9.3 Tables of water charges

Application fees

Application fee	Associated charge
Enquiry Forms	
Development Enquiry Form	£122
Self-Lay Point of Connection	£135
Mains Application Forms	
Self-Lay Water Main & Service Connection	£146
Housing Development (Mains Requisition)	£146
Public Water Main Diversion	
Public Water Main Diversion	£146
New Service Connections	
New Connection - Replace Joint Supply	£129
New Connection - up to 6 New connections	£146
New Connection - Commercial or Mixed Use	£146
New Connection - Commercial or Mixed Use	£129
New Connection - Commercial or Mixed Use	£96
Permanent Disconnection	
Permanent Disconnection for mains and services	£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	£1,009	Yes	
Design of Mains Scheme 101-200 properties	£1,272	Yes	
Design of Mains Scheme 200+ properties	£1,668	Yes	
Design of Diversions	£1,009	No	
Design of Reinforcement	£1,009	No	
YWS Redesign	£213	Yes	In addition to changes in estimate
Self Lay Redesign	£186	Yes	In addition to changes in estimate
Mains Testing, Disinfection and Commissioning, back to back, (between phases)	£864	Yes	
Second separate mains testing and connecting at same time as additional Mainlaying operation	£662	Yes	
Fire Service Liaison	£34	Yes	
Legal Agreement Fees	£30	No	
Easement Fee	Site Specific	Yes	
Plan Charge	£64	No	
Bulk Order Request	£52	No	
New Mains Call Off Request	£159	No	
Trial Hole	£1,054	Yes	
Mains chlorination, testing and connection	£1,208	Yes	
Water sampling and analysis	£148	Yes	

Mainlaying costs

Onsite costs for requisition only

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

New Mains Under 160mm	Price per metre
Lay Only	£40
Excavate & Lay (Unmade excluding connection)	£67
Excavate & Lay (Made excluding connection)	£133
Out of Hours Working	40%
Uplift for Barrier Pipe	£13
New Mains Connections Under 160mm	Price per metre
Connect Only	£542
Excavate & Connect (unmade)	£839
Excavate & Connect (made)	£1,731
Out of Hours Working	40%
Mains Disconnection Under 160mm	Each
Disconnect Only	£300
Excavate & Disconnect (Unmade)	£1,278
Excavate & Disconnect (Made)	£1,580
Out of Hours Working	40%
Main Laying 160mm & Over	Price per metre
Lay Only	£52
Excavate & Lay (Unmade)	£83
Excavate & Lay (Made)	£156
Out of Hours Working	40%
Uplift for Barrier Pipe	£24

Onsite costs continued

Mains Connections 160mm & Over	Price per metre
Connect Only	£651
Excavate & Connect (Unmade)	£837
Excavate & Connect (Made)	£1,731
Out of Hours Working	40%

Mains Disconnection 160mm & Over	Each
Disconnect Only	£325
Excavate & Disconnect (Unmade)	£1,661
Excavate & Disconnect (Made)	£2,055
Out of Hours Working	40%

Offsite Costs for Self-Lay and Requisition

Main Laying Under 160mm	Per metre
Lay Only	£44
Excavate & Lay (Unmade)	£73
Excavate & Lay (Made)	£261
Out of Hours Working	40%
Uplift for Barrier Pipe	£13

Mains Connections under 160mm	Each
Connect Only	£597
Excavate & Connect (Unmade)	£924
Excavate & Connect (Made)	£2,426
Out of Hours Working	40%

Mains Disconnection Under 160mm	Each
Disconnect Only	£331
Excavate & Disconnect (Unmade)	£1,405
Excavate & Disconnect (Made)	£1,739
Out of Hours Working	40%

Main Laying 160mm & Over	Price per metre
Lay Only (excluding connection)	£57
Excavate & Lay (Unmade) excluding connection	£92
Excavate & Lay (Made) excluding connection	£352
Out of Hours Working	40%
Uplift for Barrier Pipe	£13

Offsite costs continued

Mains Connections 160mm & Over	Price per metre
Connect Only	£716
Excavate & Connect (Unmade)	£924
Excavate & Connect (Made)	£2,426
Out of Hours Working	40%

Mains Disconnection 160mm & Over	Each
Disconnect Only	£357
Excavate & Disconnect (Unmade)	£2,260
Excavate & Disconnect (Made)	£8369
Out of Hours Working	40%

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		
Reinstatement in a verge	£893	N/A
Reinstatement in a footpath	N/A	£1,009
Reinstatement in a minor road	N/A	£1,172
Reinstatement in a major road	N/A	£1,356
Within the same trench as another service connection		
Connection of one communication pipe up to 25mm and 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	£178	£178
Additional charge per metre over 2 metres of pipe	£29	£48

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	160mm
15mm MSM	£375	£923	N/A	N/A	N/A	N/A
15mm PSM	£375	£923	N/A	N/A	N/A	N/A
20mm MSM	£375	£1,003	N/A	N/A	N/A	N/A
20mm PSM	£375	£984	£1,286	N/A	N/A	N/A
25mm PSM	N/A	£1,046	£1,328	N/A	N/A	N/A
30mm PSM	N/A	N/A	£1,335	£1,335	N/A	N/A
40mm PSM	N/A	N/A	£1,421	£1,421	£1,479	N/A
50mm PSM	N/A	N/A	£1,380	£1,564	£1,632	N/A
80mm PSM	N/A	N/A	N/A	N/A	£1,743	£1,795
100mm PSM	N/A	N/A	N/A	N/A	£1,877	£1,929

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	160mm
15mm MSM	£405	£942	N/A	N/A	N/A	N/A
15mm PSM	£405	£942	N/A	N/A	N/A	N/A
20mm MSM	£405	£1,004	N/A	N/A	N/A	N/A
20mm PSM	£405	£1,003	£1,286	N/A	N/A	N/A
25mm PSM	N/A	£1,046	£1,328	N/A	N/A	N/A
30mm PSM	N/A	N/A	£1,335	£1,335	N/A	N/A
40mm PSM	N/A	N/A	£1,421	£1,421	£1,479	N/A
50mm PSM	N/A	N/A	£1,564	£1,564	£1,622	N/A
80mm PSM	N/A	N/A	N/A	N/A	£1,743	£1,795
100mm PSM	N/A	N/A	N/A	N/A	£1,877	£1,929

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						
	Up to 63mm MDPE supply			90mm HPPE supply and above			
	25mm	32mm	63mm	90mm	110mm	125mm	160mm
Meter size							
15mm PSM							
Verge	£1,171	£2,011	N/A	N/A	N/A	N/A	N/A
Footpath	£1,286	£2,125	N/A	N/A	N/A	N/A	N/A
Minor Road	£1,449	£2,289	N/A	N/A	N/A	N/A	N/A
Major Road	£1,633	£2,579	N/A	N/A	N/A	N/A	N/A
20mm MSM							
Verge	£1,171	£1,880	N/A	N/A	N/A	N/A	N/A
Footpath	£1,286	£1,937	N/A	N/A	N/A	N/A	N/A
Minor Road	£1,449	£2,018	N/A	N/A	N/A	N/A	N/A
Major Road	£1,633	£2,110	N/A	N/A	N/A	N/A	N/A
20mm PSM							
Verge	£1,171	£2,011	N/A	N/A	N/A	N/A	N/A
Footpath	£1,286	£2,232	N/A	N/A	N/A	N/A	N/A
Minor Road	£1,449	£2,395	N/A	N/A	N/A	N/A	N/A
Major Road	£1,633	£2,579	N/A	N/A	N/A	N/A	N/A
25mm PSM							
Verge	N/A	£2,161	£2,701	N/A	N/A	N/A	N/A
Footpath	N/A	£2,276	£2,758	N/A	N/A	N/A	N/A
Minor Road	N/A	£2,439	£2,839	N/A	N/A	N/A	N/A
Major Road	N/A	£2,623	£2,931	N/A	N/A	N/A	N/A
30mm PSM							
Verge	N/A	N/A	£2,465	£2,530	£2,530	N/A	N/A
Footpath	N/A	N/A	£2,579	£2,645	£2,645	N/A	N/A
Minor Road	N/A	N/A	£2,743	£2,808	£2,808	N/A	N/A
Major Road	N/A	N/A	£2,927	£2,992	£2,992	N/A	N/A

Type of reinstatement	Pipe Size – Including first 2 metres						
	Up to 63mm MDPE supply			90mm HPPE and above			
	25mm	32mm	63mm	90mm	110mm	125mm	160mm
Meter size							
40mm PSM							
Verge	N/A	N/A	£2,578	£2,580	£2,644	N/A	N/A
Footpath	N/A	N/A	£2,693	£2,695	£2,758	N/A	N/A
Minor Road	N/A	N/A	£2,856	£2,858	£2,922	N/A	N/A
Major Road	N/A	N/A	£3,040	£3,042	£3,106	N/A	N/A
50mm PSM							
Verge	N/A	N/A	£2,727	£2,729	£2,792	N/A	N/A
Footpath	N/A	N/A	£2,841	£2,843	£2,906	N/A	N/A
Minor Road	N/A	N/A	£3,005	£3,007	£3,070	N/A	N/A
Major Road	N/A	N/A	£3,189	£3,191	£3,254	N/A	N/A
80mm PSM							
Verge	N/A	N/A	N/A	N/A	£2,981	£2,982	£3,045
Footpath	N/A	N/A	N/A	N/A	£3,096	£3,097	£3,159
Minor Road	N/A	N/A	N/A	N/A	£3,259	£3,260	£3,323
Major Road	N/A	N/A	N/A	N/A	£3,443	£3,444	£3,507
100mm PSM							
Verge	N/A	N/A	N/A	N/A	£3,137	£3,183	£3,200
Footpath	N/A	N/A	N/A	N/A	£3,251	£3,252	£3,314
Minor Road	N/A	N/A	N/A	N/A	£3,415	£3,416	£3,478
Major Road	N/A	N/A	N/A	N/A	£3,599	£3,600	£3,662

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

Additional excavation and reinstatement per metre

Excavation and reinstatement per metre In addition to the first 2m dig and reinstatement					
Pipe size					
25mm		90mm		160mm	
Verge	£71	Verge	£148	Verge	£283
Footpath	£100	Footpath	£176	Footpath	£311
Minor Road	£141	Minor Road	£217	Minor Road	£352
Major Road	£187	Major Road	£263	Major Road	£398
32mm		110mm			
Verge	£71	Verge	£224		
Footpath	£100	Footpath	£253		
Minor Road	£141	Minor Road	£294		
Major Road	£187	Major Road	£340		
63mm		125mm			
Verge	£148	Verge	£224		
Footpath	£176	Footpath	£253		
Minor Road	£217	Minor Road	£294		
Major Road	£263	Major Road	£340		

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

Meter costs

Meter Provision		Housing unit and meter delivery cost	
15mm MSM	£36	Delivery of up to 30 housing units	£101
15mm PSM	£46	Delivery of more than 30 housing units	£202
20mm MSM	£51	Delivery of up to 30 meters	£101
20mm PSM	£59	Delivery of more than 30 meters	£202
25mm PSM	£101		
30mm PSM	£110		
40mm PSM	£131	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	£243		
80mm PSM	£346	Installing meters larger than 15mm MSM internally will be based on a bespoke site specific charge.	
100mm PSM	£413		

Meter Installation on existing supplies

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

With excavation	Install meter only							
	15mm MSM	15mm PSM	20mm MSM	20mm PSM	25mm PSM	30mm PSM	40mm PSM	50mm PSM
Including 1m major reinstatement	£527	£527	£638	£638	£746	£753	£843	£1,082
Including 1m minor reinstatement	£481	£481	£592	£592	£678	£707	£797	£1,036
Including 1m footpath reinstatement	£440	£440	£551	£551	£659	£666	£756	£996
Including 1m unmade reinstatement	£412	£412	£522	£522	£631	£638	£728	£968
No Excavation	£343	£343	£388	£388	£431	£437	£616	£723

Permanent disconnection

Made allows for 1m of excavation/reinstatement in a major road and 1m in the footpath.

	Under 63mm	Greater than 63mm
Made	£703	£1,093
Unmade	£520	£909

Re-estimates

All of our estimates are valid for 12 months.

Re-Estimate	Associated charge	Comments
New Estimate (No Survey)	£51	In addition to changes in estimate
New Estimate (Survey Required)	£119	In addition to changes in estimate
New Estimate Prepaid (No Survey)	£70	In addition to changes in estimate
New Estimate Prepaid (Survey Required)	£119	In addition to changes in estimate

Abort fee

	Associated charge
Abortive Visit	£336

Re-connection fee

	Associated charge
Re-Connection Fee	£262

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	£96

Common billing agreement

	Associated charge
Common Billing Agreement	£105

9.4 Tables of sewerage charges

Pre-planning sewerage enquiry

Task	Associated charge
Assessment	£157
Additional assessment charge (complex sites)	£68 / hr
Hydraulic Model Check	Please contact us for a price to undertake this work

Sewer adoption after construction (Section 102)

Task	Associated charge
Consultation incl. inspection	£142
Consultation desk top only	£33
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)	£68
Each Additional site visit	£196
Camera Survey (Review of report)	£109 or £68 / hr
Pump station locks (per pump station)	£547
Locks for access (each)	£94

Legal requirements (Additional legal fees are also applicable)

Land transfer (pumping station, sewerage treatment works or storage treatment/facility)	£274 minimum or £68 / hr
Deed of Grant of Easement	£274 minimum or £68 / hr
Right in Perpetuity to Discharge	£274 minimum or £68 / hr
Consents to Discharge	£274 minimum or £68 / hr

Sewer adoption before construction (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)	£68 / 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) £68 / 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)	£256
S104 Agreement – additional copy per party to the agreement	£85
Copy of S104 Agreement (including copy of additional plan)	£87 per copy
Copy of S104 Agreement (excluding plan)	£58 per copy

Inspections

Pre-start inspection (prior to issue of Technical Approval)	£1,500
Aborted Site Inspection	£196

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	£209
Camera Survey (Review of report)	£109 or £68 / hr
Pump station locks (per pump station)	£547
Locks for access (each)	£94

S104 Fees

Task	Associated charge
Legal Requirements (Additional legal fees are also applicable)	
Land transfer (pumping station, sewerage treatment works or storage treatment/facility)	£274 minimum or £68 / hr
Deed of Grant of Easement	£274 minimum or £68 / hr
Right in Perpetuity to Discharge	£274 minimum or £68 / hr
Consents to Discharge	£274 minimum or £68 / hr
Assessment for Novation of Agreement	£274 minimum or £68 / hr
Assessment for Variation of Agreement	£274 minimum or £68 / hr
Termination of Agreement	£274 minimum or £68 / hr
Legal Fees	Bespoke Charge

Diversion (Section 185)

Sewer alteration to the public sewer network

Task	Associated charge
Assessment, Agreement and Inspection	£305
Additional assessment charge (complex sites)	£68 / hr

Minor diversion to the public sewer network – exchange of letters

S185 Fees

Task	Associated charge
Administration Task	
Application fee	5% or minimum of £602

S185 Fees

Task	Associated charge
Additional assessment charge (complex sites)	£68 / hr
Technical Assessment – Structural check	£1,500 (to send to external consultants) £68 / hr (administration charge)
Bond (Cash / surety)	100% of the cost of the works or £5,000 minimum (no VAT)
Inspections	
Aborted Site Inspection	£196
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	£210
Camera Survey (Review of report)	£109 or £68 / hr
Locks for access (each)	£94
LEGAL Requirements (Additional legal fees are also applicable)	
Deed of Grant of Easement	£274 minimum or £68 / hr
Right in Perpetuity to Discharge	£274 minimum or £68 / hr
Consents to Discharge	£274 minimum or £68 / hr

Critical diversion – formal agreement

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

Requisition section 98

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

Connections section 106

Task	Associated charge
Connection only (each)	£165
Connection with lateral adoption (each)	£431
Connections work undertaken by Yorkshire Water under Section 107 WIA 1991	Bespoke Estimate

Highway drainage connection section 115

Task	Associated charge
Assessment charge	£152
Additional assessment charge (complex sites)	£68 / hr
Formal Agreement	£437
Certificate Acceptance per connection	£183

Build over or near to a public sewer network

Task	Associated charge
Consultation incl. inspection	£122
Consultation desk top only	£36
Formal Build over agreement	£428
Additional assessment charge (complex sites)	£68 / hr

Sewer closure or abandonment of sewers section 116

Task	Associated charge
Application	£220
Additional assessment charge (complex sites)	£68 / hr

Definitions and abbreviations

9.5 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.

Term	Explanation
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).
Income Offset	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: (a) supplies of water to premises connected to the new Water Main; or (b) sewerage services to premises connected to the new Sewer. and "Income Offsetting" shall be construed accordingly.
Infrastructure Charge	Means a charge made under section 146(2) of the Act in respect of each first-time connection to the water or wastewater network.
Lateral Drain	Means (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 (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.
Network Reinforcement	Refers to work other than Site Specific Work, as defined below to provide or modify such other: (a) Water Mains and such tanks, service reservoirs and pumping stations, or (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.

Term	Explanation
New Appointee	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.
New Connection Services	Is the collective term for New Water Mains, New Sewers, Service Connections, Lateral Drains, Waste Connections and Diversions.
Non-Contestable Work	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.
Onsite	Works carried out or proposed to be carried out within the site boundary.
Offsite	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.

Term	Explanation
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.
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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