

Variation of Independent Water Networks Limited's appointment to include Bradley Villa Farm, Huddersfield, West Yorkshire

On 22 November 2023, Ofwat began a [consultation](#) on a proposal to vary Independent Water Networks Limited's ("Independent Water Networks") appointment to become the water and sewerage services provider for a development in Yorkshire Water Services Limited's ("Yorkshire Water") water supply area and sewerage services area called Bradley Villa Farm, Huddersfield, West Yorkshire ("the Site"). Details of the application and our assessment of it were set out in the consultation document.

The consultation ended on 20 December 2023. During the consultation period, we did not receive any representations.

On 18 December 2023 Independent Water Networks notified us that it wished to amend details in its application to increase the number of household properties to be served on the Site from 270 to 277. Independent Water Networks advised these additional plots would be within the existing Site's boundary, which we consulted on, and it provided a revised financial model to reflect the additional properties.

As the consultation for this application concluded on 20 December 2023, we notified the statutory stakeholders of the change on 8 January 2024 and allowed a further five working days, until 15 January 2024, for any new representations to be made. We received no further comments. We reassessed the financial viability of the Site following the increase in customer numbers on the Site and we remain satisfied that Independent Water Networks will be able to finance its functions if this variation is granted.

We will only make an appointment or variation if our assessment concludes that the application meets the criterion it has been made under; that customers or future customers on the site will be no worse off than if the site had been served by the existing appointee; and if the applicant will be able to finance the proper carrying out of its functions as a water and/or sewerage company. As set out in our consultation we are satisfied this is the case.

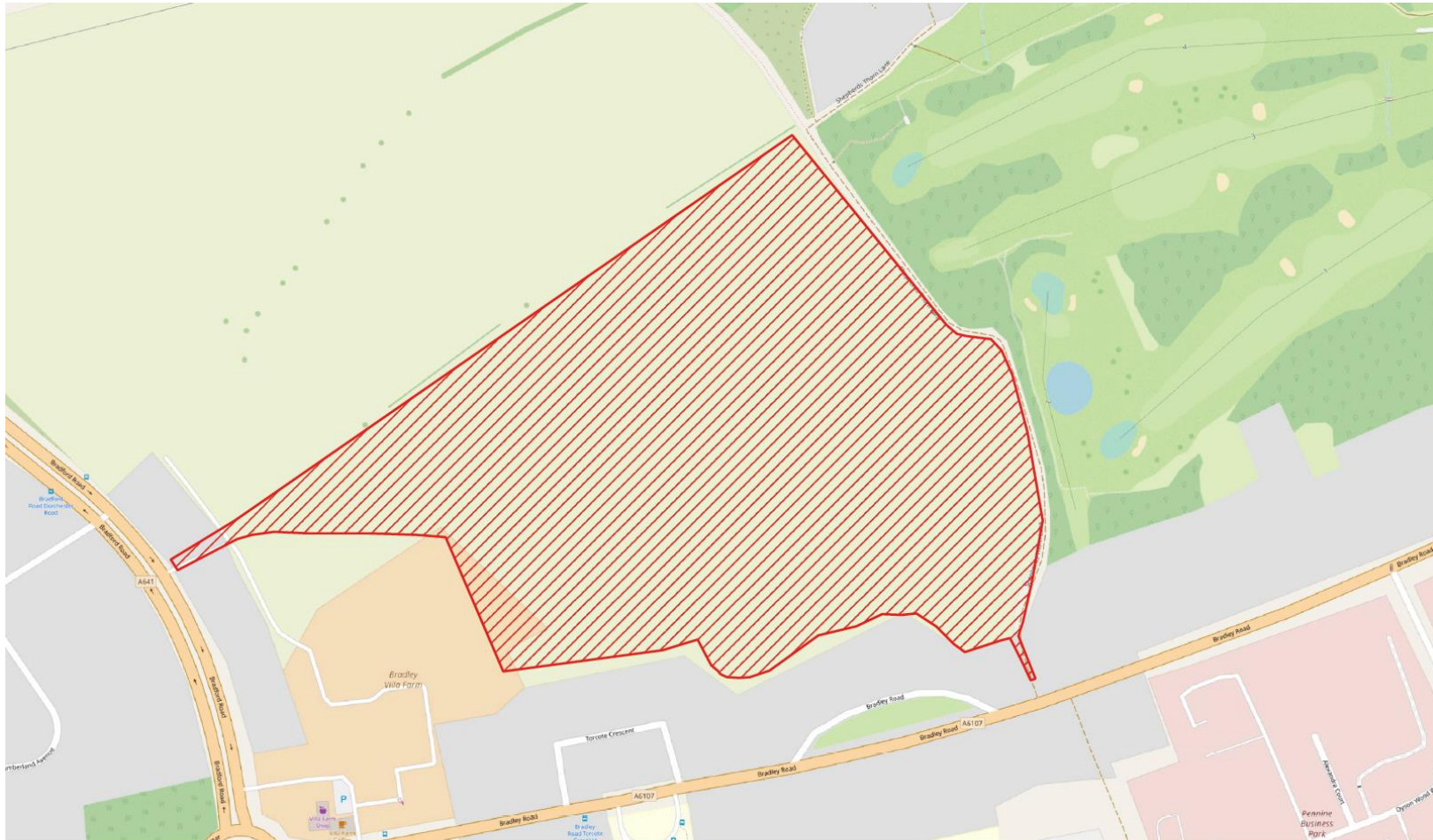
Having assessed Independent Water Networks' application and having received no responses to our consultation, we decided to grant a variation to Independent Water Networks' area of appointment to allow it to serve the Site for water and sewerage services. This appointment became effective on 8 February 2024.

The Site Maps for the variation can be found in Section 1 of this document.

The Variation Notice legally making the variation can be found in Section 2 of this document.

1. Site Maps

Water



PLAN REFERRED TO IN THE VARIATION OF THE APPOINTMENTS OF INDEPENDENT WATER NETWORKS LIMITED AND YORKSHIRE WATER SERVICES LIMITED, AS WATER UNDERTAKERS, MADE BY THE WATER SERVICES REGULATION AUTHORITY ON ...7 February 2024

ADDRESS: BRADLEY VILLA FARM, BRADFORD ROAD, HUDDERSFIELD, WEST YORKSHIRE, HD2 2JX
OS GRID REFERENCE: 415202,420555

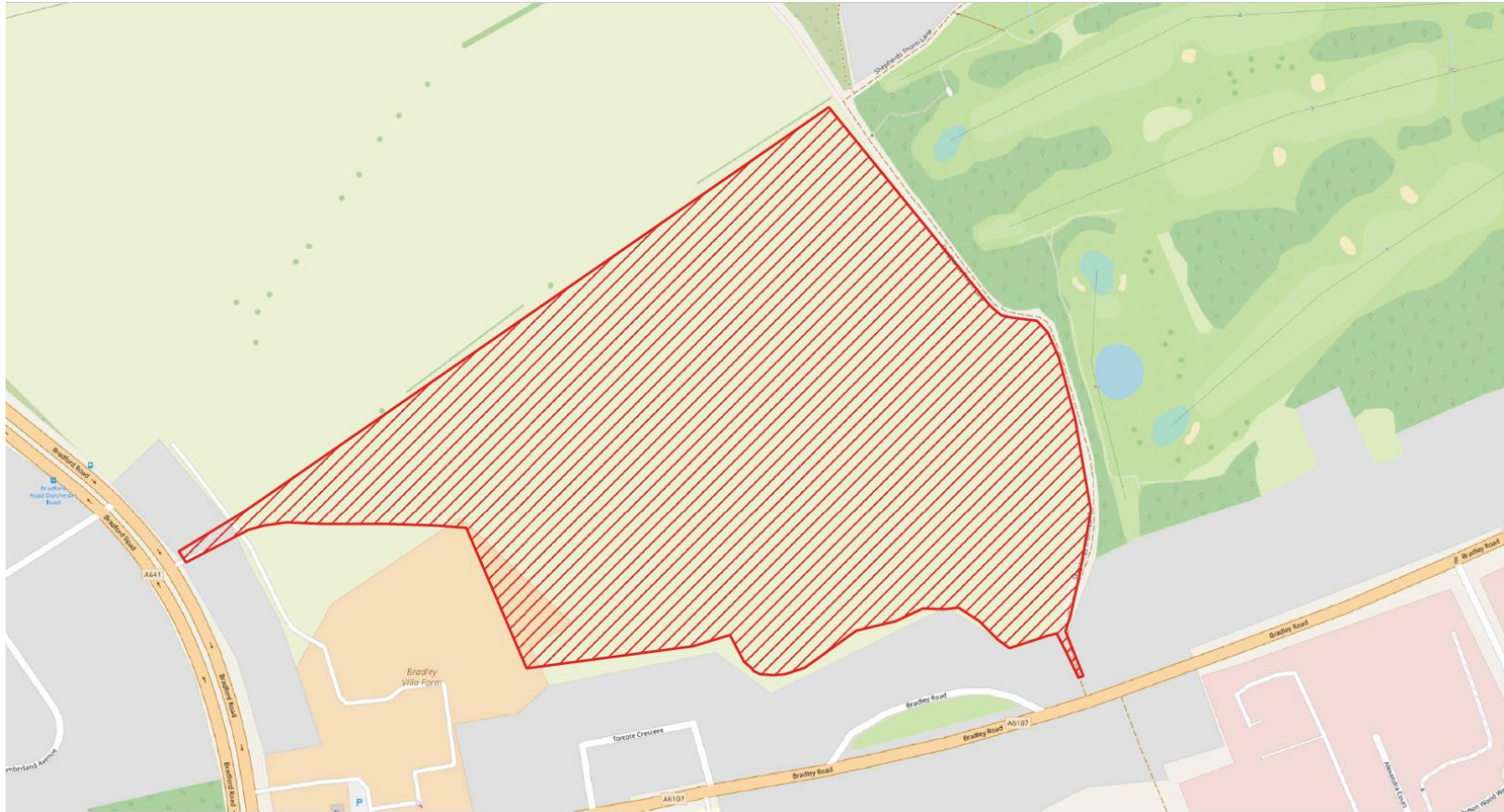
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**BRADLEY VILLA FARM
WATER SUPPLY
INSET MAP 1**



Sewerage



PLAN REFERRED TO IN THE VARIATION OF THE APPOINTMENTS OF INDEPENDENT WATER NETWORKS LIMITED AND YORKSHIRE WATER SERVICES LIMITED, AS SEWERAGE UNDERTAKERS, MADE BY THE WATER SERVICES REGULATION AUTHORITY ON ...
7 February 2024

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**BRADLEY VILLA FARM
SEWERAGE UNDERTAKERS
INSET MAP 1**



2. Variation Notice

WATER SERVICES REGULATION AUTHORITY
WATER INDUSTRY ACT 1991, SECTIONS 6 TO 9

Variation of the Appointments of Independent Water Networks Limited and Yorkshire Water Services Limited as Water and Sewerage Undertakers

Made on 7 February 2024

Coming into effect on 8 February 2024

1. Independent Water Networks Limited ("Independent Water Networks") and Yorkshire Water Services Limited ("Yorkshire Water") hold Appointments as water and sewerage undertakers for their respective areas ("the Appointments").¹ The areas to which the Appointments of Independent Water Networks and Yorkshire Water as water and sewerage undertakers relate ("Water Supply Area" and "Sewerage Services Area") are set out in their Instruments of Appointment.
2. The site called Bradley Villa Farm, Huddersfield, which is shown edged in red on the plan attached to this variation, ("the Site") is within Yorkshire Water's Water Supply Area and Sewerage Services Area. The Site is being developed by Redrow Homes Limited.
3. Independent Water Networks has applied under section 7(4)(b) of the Water Industry Act 1991 ("the Act") for a variation of its Appointment as a water and sewerage undertaker to include the Site and for a consequential variation of Yorkshire Water's Appointment to exclude the Site.
4. On 27 June 1995, the Secretary of State for the Environment and the Secretary of State for Wales acting jointly and pursuant to sections 6(1) and 7(2) of the Act authorised the Director General of Water Services² to make variations such as those contained in paragraph 5 below. After public consultation, as required by section 8 of the Act, the Water Services Regulation Authority has decided that it should grant Independent Water Networks' application.
5. Therefore, as provided by sections 7(2) and 7(4)(b) of the Act, and with the agreement of Redrow Homes Limited, the Water Services Regulation Authority **varies**–

¹ Yorkshire Water's original Appointment as a water and sewerage undertaker was made by the Secretary of State for the Environment under sections 11 and 14 of the Water Act 1989, now replaced by sections 6 and 11 of the Water Industry Act 1991. Independent Water Networks' original Appointment was made by the Water Services Regulation Authority under sections 6 and 11 of the Water Industry Act 1991.

² With effect from 1 April 2006 the functions of the Director General of Water Services were transferred to the Water Services Regulation Authority in accordance with section 36 of, and Schedule 3 to, the Water Act 2003.

- (a) the Appointment of Independent Water Networks as a water and sewerage undertaker so that the Site is included in Independent Water Networks' Water Supply Area and Sewerage Services Area; and
- (b) the Appointment of Yorkshire Water as a water and sewerage undertaker so that the Site is excluded from Yorkshire Water's Water Supply Area and Sewerage Services Area.

Signed for and on behalf of the Water Services Regulation Authority



Sally Irgin
Director of Enforcement