

Reasonable Cost Contributions: Non-dwellings

for 1st April 2026 to 31st March 2027

To support household, commercial and industrial development in Scotland, Scottish Water has a duty to extend its network, provided the costs of doing that are reasonable. The regime requires Scottish Water to meet all the costs of providing additional capacity to meet the needs of households and the domestic needs of business and industry at Part 4 assets - sources and treatment works and water treatment works. The Reasonable Cost Regulations prescribe the maximum contribution that Scottish Water should make towards the costs of providing new or enhancing existing water mains or sewers for household, commercial and industrial developments.

The 2026-27 maximum reasonable cost contributions Scottish Water will provide for non-dwellings are:

Water:

Employee (fte) Lower Range	Employee (fte) Upper Range*	Toilets only (£)	Toilets & Showers (£)	Toilets & Canteen (£)	Toilets & Canteen & Showers (£)
0	20	384	542	775	926
20	50	1,352	1,894	2,704	3,246
50	100	2,896	4,056	5,792	6,952
100	200	5,792	8,105	11,584	13,896
200	300	9,649	13,512	19,304	23,161
300	400	13,512	18,913	27,024	32,425
400	500	17,369	24,320	34,744	41,689
500	750	24,128	33,777	48,250	57,905
750	1,000	33,777	47,289	67,554	81,066
1,000	1,250	43,425	60,794	86,851	104,227
1,250	1,500	53,074	74,306	106,155	127,387

Waste water (sewerage):

Employee (fte) Lower Range	Employee (fte) Upper Range*	Toilets only (£)	Toilets & Showers (£)	Toilets & Canteen (£)	Toilets & Canteen & Showers (£)
-	20	423	596	853	1,019
20	50	1,486	2,082	2,973	3,569
50	100	3,184	4,459	6,368	7,643
100	200	6,368	8,911	12,736	15,279
200	300	10,608	14,856	21,224	25,464
300	400	14,856	20,794	29,712	35,650
400	500	19,096	26,739	38,200	45,836
500	750	26,528	37,136	53,049	63,664
750	1,000	37,136	51,992	74,273	89,129
1,000	1,250	47,745	66,841	95,489	114,593
1,250	1,500	58,353	81,697	116,713	140,057

*Upper Employee Range is..." up to and including".

These values are calculated using the formulas and water usage set out in the Provision of Water and Sewerage Services (Reasonable Cost) (Scotland) Regulations 2015. The formulas for non-dwellings are shown below, alongside the calculation for 2026-27 using water usage of 1 m³.

Water:

$$\text{Amount} = \frac{U_{cw} \times V_{dom}}{r} \left[1 - \left(\frac{1}{1+r} \right)^6 \right] \quad \text{£6.86} = \frac{\text{£1.2879} \times 1}{3.50\%} \left[1 - \left(\frac{1}{1+3.50\%} \right)^6 \right]$$

where—

“U_{cw}” is the predicted average amount that water services providers are to be charged by Scottish Water per cubic metre of water supplied during the connection year, calculated using the formula set out in Appendix 1;

“V_{dom}” is the relevant figure (expressed in cubic metres per annum) in the table in Schedule 2 which corresponds to the maximum number of persons to be employed at the building (or, as the case may be, the part of it) in question at any point in the connection year and to whether that building (or that part of it) has a toilet, shower or canteen (or a combination of these); and

“r” is the rate of return.

Waste water:

$$\text{Amount} = \frac{U_{cs} \times V_{dom} \times 0.95}{r} \left[1 - \left(\frac{1}{1+r} \right)^6 \right] \quad \text{£7.54} = \frac{\text{£1.4905} \times 1 \times 0.95}{3.50\%} \left[1 - \left(\frac{1}{1+3.50\%} \right)^6 \right]$$

where—

“U_{cs}” is the predicted average amount that waste water services providers are to be charged by Scottish Water per cubic metre of sewage disposed of during the connection year, calculated using the formula set out in Appendix 1;

“V_{dom}” is the relevant figure (expressed in cubic metres per annum) in the table in Schedule 2 which corresponds to the maximum number of persons to be employed at the premises (or, as the case may be, the part of them) in question at any point in the connection year and to whether that premises (or that part of them) has a toilet, shower or canteen (or a combination of these); and

“r” is the rate of return.

The water usage set out in the Provision of Water and Sewerage Services (Reasonable Cost) (Scotland) Regulations 2015 is included in Appendix 2.

Appendix 1 – Ucw & Ucs

The following is the formula for the variable “Ucw” described above and the 2026-27 calculation.

$$U_{cw} = \frac{C_{aw} + C_{vw}}{V_w} \qquad \pounds 1.2879 = \frac{\pounds 18,763,724 + \pounds 121,547,476}{108,949,146 \text{ m}^3}$$

where—

“Caw” is the total of the meter-based annual (standing) charges that Scottish Water would have demanded from water services providers for or in connection with the supply of water to eligible premises (that were charged on a metered basis) in the reference year if those charges had instead been demanded in accordance with the corresponding current charge;

“Cvw” is the total of the volumetric (non-standing) charges that Scottish Water would have demanded from water services providers for or in connection with the supply of water to eligible premises (that were charged on a metered basis) in the reference year if those charges had instead been demanded in accordance with the corresponding current charge; and

“Vw” is the total volume of water (in cubic metres) supplied by Scottish Water to eligible premises (that were charged on a metered basis) in the reference year (pursuant to arrangements made by water services providers under section 6(1)(b) of the 2005 Act).

The following is the formula for the variable “Ucs” described above and the 2026-27 calculation.

$$U_{cs} = \frac{C_{as} + C_{vs}}{V_s} \qquad \pounds 1.4905 = \frac{\pounds 10,177,892 + \pounds 62,453,223}{48,730,212 \text{ m}^3}$$

where—

“Cas” is the total of the meter-based annual (standing) charges that Scottish Water would have demanded from waste water services providers for or in connection with the provision of waste water to, or the disposal of sewage from, eligible premises in the reference year if those charges had instead been demanded in accordance with the corresponding current charge;

“Cvs” is the total of the volumetric (non-standing) charges that Scottish Water would have demanded from waste water services providers for or in connection with the provision of waste water to, or the disposal of sewage from, eligible premises in the reference year if those charges had instead been demanded in accordance with the corresponding current charge; and

“Vs” is the total volume of sewage (in cubic metres) disposed of by Scottish Water from eligible premises in the reference year (pursuant to arrangements made by waste water services providers under section 6(3)(b) of the 2005 Act).

Appendix 2 – Water Usage

Maximum number of persons to be employed at the building (or the part of it) or, as the case may be, the premises (or the part of them) in question at any point in the connection year	Figure ⁽¹⁾ for the building (or the part of it) or, as the case may be, the premises (or the part of them) in question with:			
	A toilet but no shower or canteen	A toilet and a shower but no canteen	A toilet and a canteen but no shower	A toilet, a shower and a canteen
0 - 20	56	79	113	135
21 - 50	197	276	394	473
51 - 100	422	591	844	1,013
101 - 200	844	1,181	1,688	2,025
201 - 300	1,406	1,969	2,813	3,375
301 - 400	1,969	2,756	3,938	4,725
401 - 500	2,531	3,544	5,063	6,075
501 - 750	3,516	4,922	7,031	8,438
751 - 1000	4,922	6,891	9,844	11,813
1001 - 1250	6,328	8,859	12,656	15,188
1251 - 1500	7,734 ⁽²⁾	10,828 ⁽²⁾	15,469 ⁽²⁾	18,563 ⁽²⁾

(1) The figures given are in cubic metres per annum.

(2) If the number of persons exceeds 1,500, the figure is this value plus the amount in the corresponding column below, plus the same amount for every 250 persons in excess of 1,501—

+ 1,406	+ 1,969	+ 2,813	+ 3,375
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For more information about Scottish Water and our services please call our Customer Helpline on **0800 0778 778**.