

The Water Services (Wholesale Charges at Vacant Premises Reform) (Amendment) Directions 2026

DIRECTIONS ISSUED TO SCOTTISH WATER AND LICENSED PROVIDERS

BY

THE WATER INDUSTRY COMMISSION

FOR SCOTLAND

UNDER SECTION 11(2) OF THE WATER SERVICES ETC (SCOTLAND) ACT 2005

25 September 2026

1. **Statutory background to the directions**

- A. Under section 11(2) of the Water Services etc. (Scotland) Act 2005, the Commission may give directions of a specific or general nature to Scottish Water or licenced providers in order to secure the participation of licensed providers in the provision of water and sewerage services in an orderly manner and in a manner which is not detrimental to the exercise of Scottish Water's core functions.
- B. The Water Services (Codes and Services) Directions 2007 were made by the Commission under section 11(2) of the 2005 Act and require Scottish Water to comply with various provisions set out in those 2007 Directions.
- D. The Water Services (Wholesale Charges at Vacant Premises Reform) Directions 2018 were made by the Commission inter alia under section 11(2) of the 2005 Act and made amendments to, inter alia, the 2007 Directions.
- E. In exercise of its powers and functions under section 11(2) of the 2005 Act and having consulted generally and in particular with Scottish Water, the Central Market Agency, Citizens Advice Scotland and each licenced provider, the Commission now makes these directions for the purposes of securing the participating in an orderly manner and in a manner that is not detrimental to the exercise of Scottish Water's core functions, of licensed providers in the provision of licensed services.
- F. In issuing these directions the Commission is not prevented from issuing further directions, of a general or specific nature, to Scottish Water or any other person on the same subject matter as these directions or on any other matter which the Commission considers appropriate in accordance with its powers and functions.

2. **Citation, commencement and interpretation**

- A. These directions may be cited as The Water Services (Wholesale Charges at Vacant Premises Reform) (Amendment) Directions 2026.
- B. These directions will come into force on 25 September 2026.
- C. Except as otherwise provided in these directions, words and expressions used shall have the same meaning as defined for the purposes of The Water Services etc (Scotland) Act 2005 and The Water Services (Codes and Services) Directions 2007.
- D. In these directions, the following words and expressions shall have the following meanings:

2005 Act	The Water Services etc (Scotland) Act 2005
2007 Directions	The Water Services (Codes and Services) Directions 2007
2018 Directions	The Water Services (Wholesale Charges at Vacant Premises Reform) Directions 2018

3. **Directions amending the Water Services (Wholesale Charges at Vacant Premises Reform) Directions 2018**

- A. The following amendments to the Water Services (Wholesale Charges at Vacant Premises Reform) Directions 2018 shall have effect from 25 September 2026:

a. Those amendments shown in schedule 1 to these directions.

Done at Stirling, 25 September 2026
For and on behalf of the Water Industry Commission for Scotland

A handwritten signature in black ink, appearing to read 'David Satti', written in a cursive style.

David Satti, Chief Executive

SCHEDULE 1

In the Water Services (Wholesale Charges at Vacant Premises Reform) Directions 2018, at Schedule 1, the following text where it appears after sub paragraph E:

“In the Water Services (Codes and Services) Directions 2007, after paragraph 13, there is inserted the following:

“13A. Directions to comply with vacant premises temporary transfer requirements

- A. Scottish Water shall comply with the temporary transfer document as approved by the Commission, including any requirement thereunder (a) for the Commission's approval or consent, (b) for compliance with directions issued by the Commission, (c) for or relating to determinations made by the Commission, and (d) for compliance with any directions issued by the Commission under paragraph 13A.B below.*
- B. The Commission may (following such consultation as the Commission may consider appropriate) issue directions relieving Scottish Water of its obligations under paragraph 13A.A to such extent as may be specified in those directions and/or providing that the temporary transfer document shall have effect with or subject to such modifications as are specified in those directions.”;*

shall be deleted and in its place inserted:

“In the Water Services (Codes and Services) Directions 2007, after paragraph 13A, there is inserted the following:

“13B. Directions to comply with vacant premises temporary transfer requirements

- A. Scottish Water shall comply with the temporary transfer document as approved by the Commission, including any requirement thereunder (a) for the Commission's approval or consent, (b) for compliance with directions issued by the Commission, (c) for or relating to determinations made by the Commission, and (d) for compliance with any directions issued by the Commission under paragraph 13B.B below.*
- B. The Commission may (following such consultation as the Commission may consider appropriate) issue directions relieving Scottish Water of its obligations under paragraph 13B.A to such extent as may be specified in those directions and/or providing that the temporary transfer document shall have effect with or subject to such modifications as are specified in those directions.”*