



SCOTTISH WATER

Water Industry Commission for Scotland (WICS) ANNUAL RETURN 2025/26

Section H – Asset Inventory

Contents

1	Table H1: Summary	3
2	Table H2: Water Non-Infrastructure	7
3	Table H3: Water Infrastructure	11
4	Table H4: Wastewater Infrastructure	16
5	Table H5: Wastewater Non-Infrastructure	19
6	Table H6: Support Services	23

Section H – Asset Inventory

1 Table H1: Summary

1.1 Overview

Section H reports the number of infrastructure and non-infrastructure assets in the Scottish Water inventories that were operational on 31 March 2026. In comparison, Section E tables report assets that were operational at any time during the year, so assets that were operational during the year but decommissioned before year end will appear in Section E but not in Section H. The exceptions to this are combined sewer overflows, sewers and water mains assets that are only reported if they are operational at the end of the year due to the frequency of status changes that occur making tracking changes throughout the year overly complex.

Section H also reports the gross and net modern equivalent asset values (MEAV) for each site level asset class e.g. Water Treatment Works (WTW). The MEAV is calculated using an asset related cost algorithm matched to asset data at unit level for non-infrastructure assets and individual pipe level for infrastructure assets. Units are a collection of equipment that perform a process based on the Maximo asset hierarchy structure. The MEAV for each unit are summed to give the site MEAV. When the MEAV for a site is built up, all units present at that point in time (as at year-end) are priced using cost models. Then an allowance for inflation, using the Consumer Price Index, is added and then on-costs, e.g. contractor overheads, are added. The relevant sites are summed to give the total Gross MEAV for the asset class. The Net MEAV is calculated for non-infrastructure assets based on the Gross MEAV and the proportion of the assets remaining life by its expected overall life.

Net MEAV = Gross MEAV x Asset remaining life / Expected overall asset life. The MEAV has been recalculated for all assets and is influenced by:

- Inflation indexing
- Changes in inventory between end of March 2025 to end of March 2026
- The assessment of on-costs
- The allocation of assets and units to cost models
- The application of a capital project rebate

1.1.1 Revisions to cost model and approach to estimating

Table H1 is a summary table of Tables H2 to H6. The gross valuation is dominated by the infrastructure (H3 & H4) valuation of £110.725 billion, comprising 86.8% of the total.

The non-infrastructure (H2 & H5) valuation is £16.647 billion, which is 13.0% of the total valuation with the remaining £203.162 million (0.2%) allocated to Support Services (H6) such as vehicles and IT equipment.

Sludge treatment facilities by disposal type have a Gross MEAV variance of 34%. The change is largely due to the transfer of ownership of Daldowie STC from PFI to Scottish Water.

The MEAV has remained largely consistent with AR25 with the primary change being driven by inflation with a 3.32% increase in CPI. There are no cost models for sustainable urban drainage systems, so continue to be reported with zero value.

The confidence grades for all asset types MEAV remains the same, as in AR25.

Lines H1.1-H1.13 - Asset Inventory

In AR26 Scottish Water reported gross asset inventory valuation of £127.575 billion. The breakdown by asset type is provided in Table 1 below. The gross valuation is dominated by the infrastructure valuation of £110.725 billion, comprising 86.8% of the total. The non-infrastructure total valuation is £16.647 billion, which is 13.0% of the total valuation. Support services valuation is £203.162 million representing 0.2% of the gross asset inventory valuation.

The AR25 Gross MEAV for Water Non-Infrastructure was reported as £7,549.6m but this has been corrected to £7,548.5m due to the removal of Yarrowfeus WTW (see Section 2.2.1 for details). This has resulted in an overall corrected AR25 Gross MEAV value of £122,600.7m rather than the previously reported £122,601.7m. Table 1 shows the corrected value for AR25.

Table 1: Gross asset inventory valuation by asset type.

Asset Type	AR25 Gross MEAV (£m)	% of Total	AR26 Gross MEAV (£m)	% of Total
Water Non-Infrastructure	7,548.5	6.2	7,780.4	6.1
Water Infrastructure	23,881.3	19.5	24,650.2	19.3
Wastewater Infrastructure	82,531.3	67.3	86,074.7	67.5
Wastewater Non-Infrastructure	8,446.4	6.9	8,866.1	6.9
Support Services	193.2	0.2	203.2	0.2
Total	122,600.7	100	127,574.6	100

Table 2 below shows the change in the total gross asset valuation of Scottish Water assets from AR25 to AR26 by asset category.

The AR25 Gross MEAV for Water treatment works was reported as £4,258.5m but this has been corrected to £4,257.2m due to the removal of Yarrowfeus WTW (see Section 2.2.1 for details). This has resulted in an overall corrected AR25 Gross MEAV value of £122,600.7m rather than the previously reported £122,601.7m. Table 2 shows the corrected value for AR25.

Table 2: Change in the total gross asset valuation of Scottish Water assets from AR25 to AR26 by asset category.

Line Ref	Asset Category	AR25 Gross MEAV (£m)	% of Total	AR26 Gross MEAV (£m)	% of Total	Change (£m)	% Change
H1.1	Water treatment works	4,257.2	3.5	4,297.9	3.4	40.7	1.0
H1.2	Water storage	2,865.7	2.3	3,031.1	2.4	165.4	5.8
H1.3	Water pumping stations	425.4	0.3	451.4	0.4	26.0	6.1
H1.4	Water resources	4,556.0	3.7	4,672.9	3.7	116.9	2.6
H1.5	Water mains	19,325.4	15.8	19,977.3	15.7	651.9	3.4
H1.6	Sewers	80,106.5	65.3	83,531.9	65.5	3,425.3	4.3
H1.7	Sewer structures	1,773.2	1.4	1,884.1	1.5	110.9	6.3
H1.8	Sea outfalls	651.5	0.5	658.8	0.5	7.2	1.1
H1.09	Sustainable Urban Drainage	0.0	0.0	0.0	0.0	0.0	0.0
H1.10	Sewage pumping stations	1,786.8	1.5	1,876.9	1.5	90.1	5.0
H1.11	Sewage treatment works	6,220.9	5.1	6,401.9	5.0	180.9	2.9
H1.12	Sludge treatment facilities by disposal type	438.6	0.4	587.4	0.5	148.8	33.9
H1.13	Support services	193.2	0.2	203.2	0.2	10.0	5.2
	Total	122,600.7	100	127,574.6	100	4973.9	4.1

A summary of the asset categories that had a variance greater than +/- £200m or +/- 30% in any one asset category is contained in Table 3 below.

Table 3: Summary of the changes incorporating a variance greater than +/- £200m or +/- 30% in any one asset category.

Asset Category	Change (£m)	% Change
Water mains	651.9	3.4
Sewers	3,425.3	4.3
Sludge treatment facilities by disposal type	148.8	33.9
Total	4,226.1	

The total net value of the Scottish Water non-infrastructure asset inventory (including support services depreciable assets) is £4.484 billion. The changes to the net valuation by asset category between AR25 and AR26 are outlined in Table 4 below.

The AR25 Net MEAV for Water treatment works was reported as £1,137.465m but this has been corrected to £1,137.335m due to the removal of Yarrowfeus WTW (see Section 2.2.1 for details). This has resulted in an overall corrected AR25 Net MEAV value of £4,437.069m rather than the previously reported £4,437.199m. Table 4 shows the corrected value for AR25.

Table 4: Changes in net valuation by asset category.

Line Ref	Asset Category	AR25 Net MEAV (£m)	% of Total	AR26 Net MEAV (£m)	% of Total	Change (£m)	% Change
H1.1	Water treatment works	1,137.335	25.6	1,103.041	24.6	-34.294	-3.0
H1.2	Water storage	886.297	20.0	936.151	20.9	49.854	5.6
H1.3	Water pumping stations	140.339	3.1	146.438	3.3	6.099	4.3
H1.10	Sewage pumping stations	603.580	13.6	614.753	13.7	11.173	1.9
H1.11	Sewage treatment works	1,489.254	33.6	1,492.824	33.3	3.571	0.2
H1.12	Sludge treatment facilities by disposal type	76.329	1.7	76.386	1.7	0.057	0.1
H1.13	Support services	103.935	2.3	114.234	2.5	10.299	9.9
	Total	4,437.069	100	4,483.827	100	46.758	1.1

Line H1.1 Water treatment works Short AP and Med AP Net MEAV has decreased by 26% and 12% respectively. This is due to ageing water treatment works moving to higher depreciation bands.

Line H1.12 Sludge treatment facilities by disposal type has seen at least a 24% increase across each of the five Gross Value of Element categories which are populated, this is largely due to the transfer of Daldowie STC to Scottish Water ownership. This change has also caused the increase in Net MEAV for Land.

Line H1.13 Support services Very Short AP Gross and Net MEAV have increased by 40% and 199% respectively. This largely due to the increase in information systems assets.

1.2 Data

The data for the non-infrastructure asset inventory is extracted from the Works & Asset Management system (Maximo) whereas the infrastructure inventory is extracted from the Geospatial Information system (GIS). The cost models are provided by the Scottish Water internal costing team. R2309 cost models have been used and costs inflated using CPI.

The Works & Asset Management system used for AR25 was Ellipse but due to obsolescence under Scottish Water's Digital Policy it was replaced with Maximo during AR26 so Maximo was used to extract the non-infrastructure asset inventory.

The residual life method used to estimate the life expectancy of the assets remains the same as previous years and therefore has had no impact on significant changes in the Gross or Net Value of element categories. However, there have been some material changes to the element category values but these are in line with the overall changes, due to inflation or changes to the asset stock as described later against the relevant lines.

The confidence grades for Table H1 are assessed individually considering the proportion of each asset as opposed to defaulting to the lowest value in Tables H2-H6. The confidence grades for the asset stock remain unchanged from AR25.

Some figures within the commentary may be subject to rounding; this will account for minor variances. The reason for the variances is that the level below the summary tables uses calculations to provide more detailed information.

2 Table H2: Water Non-Infrastructure

2.1 Overview

Table H2 provides information on the water non-infrastructure asset inventory. The gross asset valuation for AR26 has increased to £7.780 billion. This represents an increase of £231m, equivalent to 3.06%. However, correcting for the removal of Yarrowfeus WTW from AR25 (see Section 2.2.1 for details) the gross asset valuation has increased by £232, equivalent to 3.07%, of which +3.32% is the direct result of inflation and changes to the asset stock (-0.25%). There has been a reduction of 29 sites.

Table H2 has three subsections: water treatment works, water storage and water pumping stations. The greatest change in the Gross MEAV within each subsection is:

- Water treatment works has a 3.7% increase in Gross MEAV reported in **Line H2.3** SW2 treatment works. This increase is due to inflation, additional units, and site data improvements.
- Water storage has a 5.8% increase in Gross MEAV reported in **Line H2.9** Service reservoirs. This increase is due to inflation, additional units, site data improvements, and the addition of larger sites compared to those which have been removed.
- Water pumping stations has an 6.6% increase in Gross MEAV reported in **Line H2.13** Booster. This increase is due to inflation, additional units, site data improvements, and the addition of larger sites compared to those which have been removed.

As described in Table H1, the number of assets reported in the Section H differ to those in the Section E due to the inclusion of assets which have been operational during the year for Section E and the end of year only status of assets included in Section H.

The confidence grades for MEAV have remained the same as AR25, given that the data quality level has been sustained but not improved.

2.2 Performance Trends

2.2.1 Lines H2.1-H2.8 Water Treatment Works

The number of Water Treatment Works reported for AR26 is 220. This is a decrease of five compared to AR25 since AR25 should have reported 225 operational sites given WTW000708 Yarrowfeus (WIC H Grade of 5, Band 0) was included in error. This site was abandoned during AR25 so should not have been included in the H table for AR25.

The details of the changes in Water Treatment Works due to sites being added or removed in AR26 are shown in Table 5 below.

Table 5: Changes in reported Water Treatment Works due to removals or additions.

Plant No	Site	AR26 Status	WIC H Grade	Band
WTW000003	AMLAIIRD WTW	Removed	4	4
WTW000033	BURNCROOKS WTW 1960	Removed	4	4

WTW000128	KILBERRY WTW 1998	Removed	4	0
WTW000209	PICKETLAW WTW 1995	Removed	4	4
WTW000681	MANSE ST GALASHIELS WTW 1964	Removed	4	3

Invercannie WTW (WTW000587) moved from a band 4 to band 5. There were no other changes to the WIC H Grades of bands for these assets.

Line H2.3 SW2 Treatment works increased from £927.506 million to £962.259 million. In addition to inflation, the primary change in valuation is due to the addition of three substation units at Balmore WTW with a valuation of £4.5m.

The confidence grade for the asset stock remains the same as for AR25, A2, as the data quality level has been sustained but not improved.

The gross asset valuation for WTW for AR26 has increased from £4.258 billion to £4.298 billion due to inflation but offset by the removal of six sites. However, correcting for the removal of Yarrowfeus WTW from AR25 the gross asset valuation has increased from £4.257 billion.

The confidence grade for the asset valuation has remained at B4 for **Lines H2.3, H2.5 and H2.6** and C4 for **Lines H2.2, H2.4, H2.7 and H2.8** due to the data quality level has been sustained but not improved.

2.2.1 Lines H2.9-H2.10 Water Storage

The number of Water Storage Assets reported for AR26 is 1270.000. This is a net decrease of 15 assets from AR25 as a result of the removal of 23 service reservoirs, offset by the addition of 8 service reservoirs. These are listed in Table 6 below.

Table 6: Changes to reported Water Storage Assets due to additions and removals.

Plant No	Site	AR26 Status	WIC H Grade	Band
TWS003640	SELKIRK SOUTH COMMON CWT	Added	9	4
TWS003744	INVERCANNIE CWT TWS	Added	9	4
TWS003753	GRETNA DSR	Added	9	2
TWS003759	CAMPS MTU CWT	Added	9	0
TWS003771	GREYCAIRNS TWS	Added	9	0
TWS003772	MARCHBANK 2 CWT	Added	9	4
TWS003773	PATESHILL 1 CWT	Added	9	4
TWS003774	ROSEBERY 1 CWT	Added	9	3
TWS000122	BURNCROOKS SQUARE CWT 1985	Removed	9	2
TWS000256	DOUGLAS DSR	Removed	9	2
TWS000276	DUNOON NO 4 DSR	Removed	9	0
TWS000655	SKEOCH DSR	Removed	9	2
TWS000790	BALALLAN WEST DSR 1960	Removed	9	0
TWS000873	KNOCKARTHUR UPPER DSR 1945	Removed	9	0
TWS000920	GARRYNAMONIE DSR 1960	Removed	9	0
TWS000930	SOLLAS DSR 1960	Removed	9	0
TWS000939	COLBOST DSR 1960	Removed	9	0

TWS001131	CULBO DSR 1970	Removed	9	0
TWS001165	ROSEMARKIE DSR 1960	Removed	9	1
TWS001238	CONICAVEL DSR 1994	Removed	9	0
TWS001368	AIRLIE VILLAGE DSR 1949	Removed	9	0
TWS001410	ROTHIENORMAN DSR 1995	Removed	9	0
TWS001670	DUNCRIEVE CWT 1960	Removed	9	0
TWS001922	ARNPRIOR BPT	Removed	9	0
TWS001929	BALLINGRY HIGH DSR	Removed	9	0
TWS002161	THORNBUSH QUARRY CWT 1999	Removed	9	2
TWS002241	COWHILL DSR	Removed	9	2
TWS002280	MACDUFF LOW DSR	Removed	9	0
TWS003439	HILLEND HIGH DSR	Removed	9	2
TWS003451	BACKIES CWT	Removed	9	1
TWS003453	APPLECROSS DSR	Removed	9	0

There were no changes to the WIC H Grades for these assets. Data cleansing has continued, adding and rationalising tanks at unit level, resulting in updated valuations for sites which already exist. The following site change occurred due to improvements in data quality:

- TWS003443 MARCHBANK 1 CWT shifted from band 5 to band 3 due to an updated design capacity following the creation of a second CWT at Marchbank (TWS003772), resulting in the 27ML design capacity being split 9 and 18 respectively.

The confidence grade for the asset stock remains the same as for AR25, A2, as the data quality level has been sustained but not improved.

The gross asset valuation for Water Storage for AR26 increased from £2.866 billion to £3.031 billion due to inflation and ongoing cleansing work related to tanks.

The cleansing of tanks has involved the addition of tanks cells so it aligns with the data requirements of the Management Approach. This has lead to tanks being added to already operational sites.

The confidence grade for the asset valuation has remained at B4, as the data quality level has been sustained but not improved.

2.2.1 Lines H2.11-H2.13 Water Pumping Station

The number of Water Pumping Station assets reported for AR26 is 775. This is a net decrease of eight assets from AR25, as a result of the following changes:

- Intake (RWP): One (1) removed – net change of -1
- Source (GWS): Four (4) removed – net change of -4
- Booster (TWP): Eight (8) added, 11 removed – net change of -3

The affected sites are listed below in Table 7.

Table 7: Changes to reported Water Pumping Stations due additions and removals.

Plant No	Site	AR26 Status	WIC H Grade	Band
TWP001328	PORTREE TORVAIG TWP 2014	Added	13	0
TWP001373	GREENOCK MAUKINHILL TWP 2019	Added	13	2

TWP001389	LAIRDS CAST NEW TWP	Added	13	4
TWP001399	BROOMLOAN ROAD TWP	Added	13	5
TWP001417	STANELY GLENNIFER ROAD TWP	Added	13	2
TWP001422	ALLFORNOUGHT TWP	Added	13	2
TWP001428	CAMPS MTU TWP	Added	13	0
TWP001430	WEST LINTON BADDINSGILL TWP	Added	13	1
RWP000230	BANFF WRACK RWP 1964	Removed	11	3
GWS000127	SPEY DIPPLE GWS 1970	Removed	12	4
GWS000210	THE WRACK BOREHOLE GWS 1964	Removed	12	0
GWS000368	ANCUM LOCH GWS 1965	Removed	12	0
GWS000389	YARROWFEUS GWS 1988	Removed	12	0
TWP000022	BLAIRLINNANS P.S.	Removed	13	0
TWP000153	LOCHSIDE TWP	Removed	13	1
TWP000161	MAUKINHILL TWP	Removed	13	2
TWP000280	BALIVANICH TWP	Removed	13	1
TWP000287	GLEN TWP 1980	Removed	13	1
TWP000525	LAIRDS CAST TWP 2001	Removed	13	4
TWP000566	KNAB BOOSTER TWP 1975	Removed	13	2
TWP001162	BANCHORY BROCKTON TWP	Removed	13	2
TWP001183	HIGH STENRIES TWP	Removed	13	0
TWP001237	ACHARACLE TWP 2009	Removed	13	2
TWP001285	CARNESS TWP 2012	Removed	13	2

There were no changes to the WIC H Grades and bands for these assets.

The confidence grade for the asset stock remains the same as for AR25, A3, as the data quality level has been sustained but not improved.

The asset valuation for Water Pumping Stations for AR26 increased from £425.400 million to £451.390 million primarily due to inflation and the addition of units through data cleansing activity.

The confidence grade for the asset valuation has remained at B4, as the data quality level has been sustained but not improved.

2.2 Data

Maximo is the data source for the inventory data. The valuations utilise the R2309 cost models. Confidence grades are detailed in Performance Trends - Section 2.2 where relevant.

Data has been improved in the inventory for tanks so that investment can be better managed through the Management Approach however this detail has not changed the confidence in the asset inventory or valuation as reported in the Annual Return as the data is at a higher level of the asset hierarchy.

There is no forecast data for Table H2.

3 Table H3: Water Infrastructure

3.1 Overview

Table H3 provides information on the water infrastructure asset inventory. The gross asset valuation for AR26 has increased to £24.650 billion. This represents an increase of 3.2% which is due to inflation. There is little change from AR25 in the asset numbers and length reported in Table H3.

Table H3 has two subsections: water resources and water mains. The greatest change in the Modern Equivalent Asset Value (MEAV) within each subsection is:

- Raw Water Aqueducts MEAV has increased by £91.3m (3.4%) mainly due to inflation although there is also a 9.2km increase in asset length.
- Communications pipes (other) MEAV has increased by £114.5m (4.0%) due to inflation and an 0.7% increase in asset number.

There is a difference in the way sites are reported between Section H and Section E. The sources in Table E4 are only included if they are direct sources, as per the definitions document, as the lines report the distribution input from each source in columns 110-140, therefore indirect sources are omitted. Section E also only reports assets that are operational (including emergency assets) during the year. Table H3 reports all assets that are operational, emergency, out of service or work in progress (as classified in the Works & Asset Management system (Maximo), at the end of the year. As such this table will not include assets that were operational during the year but removed prior to year-end. Note that **Line H3.3** - raw water aqueducts are infrastructure assets that are sourced from the Scottish Water Geospatial Information system (GIS) and have no equivalent asset in Table E4.

As methods and cost models are unchanged from AR25, the confidence grades remain the same. Each confidence grade is detailed in Performance Trends - Section 3.2.

3.2 Performance Trends

H3.1 Water Resources – Dams & Impounding Reservoirs

The number of Dams & Impounding Reservoirs reported for AR26 is 195, which is four fewer than AR25. Six assets have been removed and two have been added as shown in Table 9.

Table 9: Changes to reported Dams & Impounding Reservoirs due to additions and removals.

Plant No	Site	AR26 Status	Added / Removed
DIR000129	LOCH CRAIG DIR 1932 NS529509	OPERATIONAL	Added
DIR000203	TOBERMORY DIR NM486544	OPERATIONAL	Added
DIR000087	GRYFE DIR 1 1872 NS283717	RETAINED	Removed
DIR000099	KAIM LOCH DIR 1940 NS344625	RETAINED	Removed
DIR000111	KNOCKNAIRSHILL DIR 1911 NS307733	RETAINED	Removed
DIR000239	LOCH BRISHIMI DIR NC163459	DISPOSED	Removed
DIR000321	CLUNAS DIR NH863460	RETAINED	Removed
DIR000721	HOGLINNS WATER DIR ND247912	RETAINED	Removed

The confidence grade for the asset stock remains the same as for AR25, C4, as the data quality level has been sustained but not improved.

The asset valuation for Dams and Impounding Reservoirs for AR26 increased, due to inflation, from £1.84 billion to £1.87 billion. Calculation of the MEAV for Dams and Impounding Reservoirs is based on extrapolation of historic costs from 2007 due to insufficient data being available to produce a cost model.

The confidence grade for the asset valuation remains the same as for AR25, C4, as the data quality has been sustained but not improved.

H3.2 Water Resources – Raw Water Intakes

The number of Raw Water Intakes reported for AR26 is 264, which is the same as AR25. There are three added sites and three have been removed, as shown in Table 10.

Table 10: Changes to reported Raw Water Intakes due additions and removals.

Plant No	Site	AR26 Status	Design Capacity
RWI000173	PENKILL RWI NX234981	Added	0.010
RWI001085	RAASAY WTW EMERGENCY RWI	Added	0.791
RWI001086	ETTRICK WATER EMERGENCY RWI NT449274	Added	0.791
RWI000199	SUMMIT SPRING RWI NS990142	Removed	0.045
RWI000611	NEWCASTLETON SPRING RWI 1908	Removed	0.450
RWI000998	SHENWELL SPRING RWI NJ426450	Removed	0.791

The confidence grade for the asset stock remains the same as for AR25, C5, as the data quality has been sustained but not improved.

The asset valuation for Raw Water Intakes for AR26 increased, due to inflation, from £29.21 million to £30.18 million. Calculation of the MEAV for Raw Water Intakes is calculated using a model based on extrapolation of historic costs from 2007 due to insufficient project data costs being available.

The confidence grade for the asset valuation remains the same as for AR25, C5, as the data quality has been sustained but not improved.

H3.3 Water Resources – Raw Water Aqueducts

The total length of Raw Water Aqueducts in this reporting year is 1,671.54km. This is an increase of 9.2 km from AR25.

The confidence grade for the asset stock remains the same as for AR25, B2, as the data quality level has been sustained but not improved.

The asset valuation for Raw Water Aqueducts has increased from £2.68 billion to £2.78 billion. The valuation has mainly increased due to inflation offset by the reduction in total asset length.

Approximately 3.0% (49.1km) of the total length of Raw Water Aqueducts required the diameter to be estimated based on infill methods. The pipe diameter is required to produce an asset valuation. The confidence grade for the asset valuation remains the same as for AR25, B2, as the data quality level has been sustained but not improved

H3.4 Water Mains – Mains Potable

The total length of Potable Mains in this reporting year is 49,487.14km. This is an increase of 102.2km from AR25.

The confidence grade for the asset stock remains the same as for AR25, A2 as the data quality level has been sustained but not improved.

The asset valuation for this reporting year has increased from £16.170 billion to £16.702 billion. The valuation has increased due to inflation and a small increase in the total length of mains.

The diameter of a main is required to produce an asset valuation. Approximately 0.3% (154.0km) of the total length of Potable Mains required the diameter to be estimated using infill methods.

The accuracy of the confidence grade for the asset valuation remains at B3, as in AR25, as the data quality level has been sustained but not improved.

H3.5 Mains Other

The total length of Mains Other in this reporting year is 147.4km. This is an decrease of 0.2km from AR25, which is an 0.1% decrease in length.

The confidence grade for the asset stock remains the same as for AR25, A3, as the data quality level has been sustained but not improved.

The asset valuation for this reporting year has increased from £77.4 million to £77.9 million. This is due to the increase in inflation offset by a decrease in asset length.

The accuracy of the confidence grade for the asset valuation remains at B3, as in AR25, as the data quality has been sustained but not improved.

H3.6 Communication Pipes (Lead)

The total number of Communication Pipes (Lead) in this reporting year is 45,696 equivalent to 2.4% of total communication pipes. This is a decrease of 1,458 from AR25 due to both the planned and opportunistic removal of lead pipes from our network.

Scottish Water bases its understanding of the number of lead communication pipes in the network on a statistical survey which estimated the number at approximately 4% of total number of communication pipes in 2010. Each subsequent year this estimate is reduced based on the activity on our network to remove lead communication pipes. We aim to refine the estimate by using a risk assessment approach to target water quality sampling in areas likely to have lead communication pipes. We are also undertaking pilot projects for the replacement of lead communication and supply pipes in Tighnabruaich, Kyle of Lochalsh and a Dynamic Mechanical Analysis (DMA) in Edinburgh which will help confirm or refine our estimates.

The confidence grade for the asset stock remains the same as for AR25, B4, as the data quality has been sustained but not improved.

The asset valuation for this reporting year has increased from £73.91 million to £74.00 million due to the increase in inflation offset by the reduction in the number of assets.

The confidence grade for the asset valuation has remained the same as for AR25, B4, as the data quality has been sustained but not improved.

H3.7 Communication Pipes (Other)

The total number of Communication Pipes (Other) in this reporting year is 1,830,649. This is an increase of 12,287 from AR25 due to new housing and commercial developments being connected to our network.

The confidence grade for the asset stock remains the same as for AR25, B4, as the data quality level has been sustained but not improved.

The asset valuation for this reporting year has increased from £2.850 billion to £2.965 billion. The valuation has increased due to the increase in inflation and the increase in the number of pipes.

The confidence grade for the asset valuation has remained the same as for AR25, B4, as the data quality level has been sustained but not improved.

H3.8 Water Meters

The total number of Water Meters in this reporting year is 138,040. This is a slight increase of 70 (0.1%) from AR25.

The confidence grade for the asset stock remains the same as for AR25, A3, as the data quality level has been sustained but not improved.

The asset valuation for this reporting year has increased from £153.51 million to £158.53 million. The valuation has increased due to the increase in inflation and the slight increase in the number of assets.

The confidence grade for the asset valuation has remained the same as for AR25, B3, as the data quality has been sustained but not improved.

3.3 Data

Data sources and confidence grades are detailed in Performance Trends - Section 3.2 where relevant.

There have been no notable data improvement programmes in AR26.

There are no forecast data for Table H3.

4 Table H4: Wastewater Infrastructure

4.1 Overview

Table H4 provides information on the wastewater infrastructure asset inventory. The gross asset valuation for AR26 has increased to £86.075 billion. This represents an increase of 4.3% caused primarily by the increase in inflation and an increase in the total length of sewers in H4.1.

Table H4 has four subsections: sewers, sewer structures, sea outfalls and sustainable drainage systems. The greatest change within each subsection is:

- Sewers has a 4.3% increase in gross MEAV reported in **Line H4.1** Sewers. This increase is due to inflation and an increase in sewer length.
- Sewer structures have a 15.9% increase in gross MEAV reported in **Line H4.4** Other sewer structures mainly driven by the 12.3% increase in the asset stock.
- Sea outfalls have a 1.3% increase in gross MEAV reported in **Line H4.5** Short Sea outfalls. This increase is due to inflation and changes to the asset stock.
- Sustainable urban drainage system assets have a 23.9% increase in number of assets reported. This increase is due to new assets being installed throughout the year. Scottish Water does not currently have an appropriate cost model to calculate the MEAV for sustainable urban drainage systems so gross MEAV is excluded from this table submission. Note net MEAV would not be applied to this asset type because infrastructure assets are assumed not to depreciate.

As methods and cost models are largely unchanged from AR25, the confidence grades remain the same for assets and MEAV. Each confidence grade is detailed in Performance Trends - Section 4.2.

4.2 Performance Trends

H4.1 Sewers

The total length of Sewers in this reporting year is 55,835.8km. This is an increase of 635.7km from AR25. The increase is due to new sewers and new sewer laterals. The reported length of laterals is 20,458.5km, an increase of 202.9km since AR25. The reported lateral length comprises 3,804.8km derived directly from GIS and 16,653.7km estimated from the difference in connection numbers times an average length of lateral.

The confidence grade for the asset stock remains the same as for AR25, B2, as the data quality level has been sustained but not improved.

The asset valuation for this reporting year has increased from £79.370 billion to £82.748 billion. The valuation has increased due to the length of new sewers commissioned and the increase in inflation.

The confidence grade for the asset valuation has remained the same as for AR25, B4, as the data quality level has been sustained but not improved.

H4.2 Sewers – Sewage and Sludge Pumping Mains

The total length of Sewage and Sludge Pumping Mains in this reporting year is 1,492.3km. This is an increase of 23.3km from AR25.

The confidence grade for asset stock remains the same as for AR25 at A4, as the data quality level has been sustained but not improved.

The asset valuation for this reporting year has increased from £736.505 million to £784.312 million. The valuation has increased due to the length of the mains commissioned and the increase in inflation.

The confidence grade for the asset valuation has remained the same as for AR25, B3, as the data quality level has been sustained but not improved.

H4.3 Combined sewer and emergency overflows

The number of combined sewer and emergency overflows in the report year is 4,237, an increase of 11 from AR25.

The confidence grade for asset stock remains the same as for AR25 at A3, as the data quality level has been sustained but not improved.

The asset valuation for this reporting year increased from £1.194 billion to £1.213 billion. The valuation has increased due to inflation but offset by improved data quality through the rationalisation of screens to storm tanks rather than at CSOs.

The confidence grade for the asset valuation has remained the same as for AR25, B4, as the data quality level has been sustained but not improved.

H4.4 Other Sewer Structures

The number of Other Sewer Structures is 647, which is an increase of 71 from AR25. This figure has been taken from the Works & Asset Management system (Maximo) and reflects the increase in the number of sewer storage tanks being built. The confidence grade for the asset stock remains at B3.

The asset valuation for this reporting year increased from £579.004 million to £671.319 million. The valuation has increased due to an increase in inflation and in asset stock.

The confidence grade for the asset valuation has remained the same as for AR25, B4, as the data quality level has been sustained but not improved.

4.2.1 Lines H4.5 and H4.6 - Sea Outfalls: Short and Long Sea Outfalls

Short Sea Outfall categories have increased by 7 to 1,188 in AR26 and long sea outfall numbers have remained at 55.

The confidence grade for asset stock remains the same as for AR25, B2, as the data quality level has been sustained but not improved.

The asset valuation for both outfall types has increased from £651.515 million to £658.762 million due to inflation but offset by improvements to the length of outfalls.

The confidence grade for the asset valuation has remained the same as for AR25, B4, as the data quality level has been sustained but not improved.

4.2.2 Lines H4.7-H4.11 - Sustainable Drainage Systems (SUDS)

The total number of Sustainable Urban Drainage Systems in AR26 is 741 which is an increase of 143 from AR25. This increase is solely due to new assets being installed.

The volume (m³) data was sourced from the Maximo Works & Asset Management system for SUDS sites to designate size bands to the asset stock. 31% of the 741 reported SUDS sites were populated with capacities from this source and the remainder were designated with the median of known volumes, 700m³, which put them into Size Band 2.

The confidence grade for asset stock remains at A3 to reflect the number of volumes infilled as there is uncertainty in the correct banding of SUDS rather than the total number.

Scottish Water does not currently have an appropriate cost model to assess MEAV for SUDS assets therefore zero MEAV figures are reported.

4.3 Data

Data sources and confidence grades are detailed in Performance Trends - Section 4.2 where relevant.

There were no notable data improvement programmes in AR26. There are no forecast data for Table H4.

5 Table H5: Wastewater Non-Infrastructure

5.1 Overview

Table H5 provides information on the wastewater non-infrastructure asset inventory. The gross asset valuation for AR26 has increased to £8.866 billion. This represents an increase of £420m equivalent to 4.97%, of which +3.32% is the direct result of inflation and +1.65% is the direct result of changes to the inventory.

Table H5 has three subsections: sewage pumping stations, sewage treatment works and sludge treatment facilities by disposal type. The greatest change in the MEAV within each subsection is:

- Sewage pumping stations have a 5.54% increase in Gross MEAV for **Line H5.1** Sewage pumping stations (in-line). This increase is due to inflation and changes in the inventory.
- Sewage treatment works have a 5.40% increase in Gross MEAV for **Line H5.3** - cess & septic tanks. This increase is due to inflation and changes in the inventory.
- Sludge treatment facilities by disposal type has a 34.33% increase in Gross MEAV for **Line H5.9** Sludge treatment – cake disposal. The increase is due to inflation and changes in the inventory, predominately the transfer of Daldowie from PFI ownership to Scottish Water ownership.

As described in Table H1, the number of assets reported in the Section H differ to those in the Section E due to the inclusion of assets which have been operational during the year for Section E and the end of year only status of assets included in Section H.

The confidence grades for MEAV have remained the same as AR25, given the data quality level has been sustained but not improved.

5.2 Performance Trends

5.2.1 Lines H5.1 and H5.2 - Sewage Pumping Stations

The total number of SPSs (Sewage Pumping Stations) in this reporting year is 2,376. This is an increase of 28 from AR25. The affected sites are listed in Table 11 below.

Table 11: Changes to reported Sewage pumping stations due additions and removals.

Plant No	Site	AR26 Status	WIC H Grade	Band
SPS000556	PORTREE VIEWFIELD RD WWPS	Added	29	1
SPS003029	CARDENDEN DUNDONALD WWPS	Added	29	1
SPS003040	NEWBURGH MAIN STREET WWPS	Added	29	1
SPS003644	EDINBURGH WESTERN HARBOUR NO1 SPS	Added	29	2
SPS003681	ERROL NORTHBANK WWPS	Added	29	2
SPS003753	JOHNSTON BURNS DRIVE WWPS 2008	Added	29	1
SPS003789	BRAIDWOOD LANARK RD WWPS	Added	29	1
SPS003854	AUCHINLECK BARONY RD WWPS	Added	29	2
SPS003872	MILLGATE FRIOCKHEIM WWPS 2005	Added	29	1
SPS003942	SANDHEAD BREWIS TERR WWPS 2010	Added	29	1
SPS003974	DOUNE STN WYND SPS 2010	Added	29	1
SPS004088	LIVINGSTON ALDERSTONE RD WWPS	Added	29	1
SPS004107	LINWOOD BRIDGE STREET WWPS 2013	Added	29	2
SPS004113	WHITESIDE WWPS	Added	29	1
SPS004145	DOLLAR LOVERS LOAN WWPS	Added	30	1
SPS004191	BISHOPTON CRAIGTON DRIVE WWPS	Added	29	3
SPS004192	BISHOPTON BARRANGARY ROAD WWPS	Added	29	3
SPS004207	DREGHORN LOAN SPS 2016	Added	29	1
SPS004215	GORTON ROAD WWPS 2016	Added	29	1
SPS004326	BANCHORY EAST WWPS 2002	Added	29	3
SPS004329	STANLEY LINN RD SPS 2016	Added	29	2
SPS004427	NEWCRAIGHALL WWPS 2018	Added	29	1
SPS004461	KINGENNIE WWPS 2004	Added	29	2
SPS004513	ALLOA DUNLIN DRIVE WWPS 2019	Added	29	1
SPS004546	BORTHWICK CASTLE ROAD WWPS	Added	29	1
SPS004575	LIVINGSTON BROTHERTON WOOD WWPS	Added	29	1
SPS004589	COATBRIDGE SWEETHILL TERR WWPS	Added	29	1
SPS004661	DUMBARTON GLEN SHIRA DR WWPS	Added	29	1
SPS004789	W CALDER BRIESTONHILL VIEW WWPS	Added	29	1
SPS004791	SHOTTS MUNRO PLACE WWPS	Added	29	1
SPS004825	STIRLING NEWPARK FARM WWPS	Added	29	1
SPS004834	BLACKDOG ABERDEEN WWPS	Added	29	2
SPS004998	HOLEMILL CARAVAN PARK WWPS	Added	30	2
SPS001791	PETTYCUR BAY WWPS	Removed	29	1
SPS001831	CUPAR FERRYFIELD WWPS	Removed	29	2
SPS001926	KINGHORN HARBOUR WWPS	Removed	29	3

Plant No	Site	AR26 Status	WIC H Grade	Band
SPS002926	LERWICK GULBERWICK WWPS	Removed	30	3
SPS003736	KINROSS 229 HIGH STREET SPS	Removed	29	1

The following site change occurred due to improvements in data quality of the site design capacity:

- SPS003023 ORMISTON WWPS moved from band 3 to band 2.
- SPS003842 INVERURIE URYSIDE ROAD WWPS moved from band 1 to band 3.
- SPS003859 LEVEN FOREST PATH WWPS moved from band 1 to band 2.
- SPS004348 STEPPS DUNLOP CLOSE WWPS 2011 moved from band 1 to band 3.
- SPS004437 INVERNESS MERKINCH PL WWPS 2020 moved from band 1 to band 2.
- SPS004438 ABERLADY MEADOWSIDE WWPS 2018 moved from band 1 to band 2.
- SPS004514 BUSBY CARTSIDE DRIVE WWPS 2020 moved from band 1 to band 4.
- SPS004527 LENZIE BLACKLAND PLACE WWPS moved from band 1 to band 2.
- SPS004534 KIRKCALDY KINGDOM PRK WWPS 2019 moved from band 1 to band 3.
- SPS004535 MILTON SHIELDAIG ROAD SPS moved from band 1 to band 2.

The confidence grade for asset stock remains the same as for AR25, A3, as the data quality level has been sustained but not improved.

The gross asset valuation for this reporting year has increased from £1.787 billion to £1.877 billion. The valuation has increased primarily due to inflation and minor changes in the inventory.

The confidence grade for the asset valuation has remained at B4, as the data quality level has been sustained but not improved.

5.2.2 Lines H5.3 to H5.7 - Sewage Treatment Works (STWs)

The total number of STWs (Wastewater Treatment Works) in this reporting year is 1,840. This is consistent with AR25. However, there have been some additions and removals, the affected sites are listed in Table 12 below.

Table 12: Changes to reported Sewage Treatment Works due additions and removals.

Plant No	Site	AR26 Status	WIC H Grade	Band
STW000274	ISLE OF SEIL SEAVIEW SEP 2025	Added	31	0
STW003840	LERWICK GULBERWICK WWTW	Added	31	2
STW003843	KINGHORN HARBOUR WWTW	Added	33	0
STW000096	BRIDGE OF DEE NETH SEP	Removed	31	0
STW001297	FERNES COTTES SEP 1970	Removed	31	0
STW002101	KINGHORN PETTYCUR WWTW	Removed	33	3

The confidence grade for asset stock remains the same as for AR25, A2, as the data quality level has been sustained but not improved.

The gross asset valuation for this reporting year has increased from £6.221 billion to £6.402 billion. The valuation has increased primarily due to inflation and offset with minor changes to the inventory.

The confidence grade for the asset valuation has remained the same at B4, as the data quality level has been sustained but not improved.

5.2.3 Lines H5.8 and H5.9 Sludge Treatment Facilities

The total number of sludge treatment facilities in AR26 is 23. This is an increase of one from AR25. The affected sites are listed in Table 13 below.

Table 13: Changes to reported Sludge Treatment Facilities due additions and removals.

Plant No	Site	AR26 Status	WIC H Grade	Band
STC000016	DALDOWIE STC	Added	37	5

The confidence grade for the asset stock remains the same as for AR25, A2, as the data quality level has been sustained but not improved.

The gross asset valuation for AR26 has increased from £438.619 million to £587.431 million. The valuation has increased due to inflation but predominately because of Daldowie STC transferring to Scottish Water ownership.

The confidence grade for the asset valuation has remained at B4, as the data quality level has been sustained but not improved.

5.3 Data

Data sources and confidence grades are detailed in Performance Trends - Section 5.2 where relevant.

There are no forecast data for Table H5.

6 Table H6: Support Services

6.1 Overview

Table H6 provides information on the support services asset inventory. The gross asset valuation for AR26 has increased to £203.162 million. This represents a increase of 5.2% which is mostly caused by new Information System (computers) purchases and updated valuation information for existing servers. Inflation is not applied to these asset types.

The greatest change is shown in **Line H6.6**, with an increase in the number and MEAV for Information Systems, producing a 165% increase in the gross MEAV to £12.7million.

6.2 Performance Trends

6.2.1 Lines H6.1 and H6.2 - Offices & laboratories, Depots & Workshops

There is one new office reported in AR26 and one depot removed as shown in Table 14.

Table 14: Added / Removed Offices H6.1

Building	Area (m ²)	Added / Removed
Waverley Court (Office)	1000	Added
Kilmory Depot	200	Removed

The confidence grade of **Line H6.1** remains at B2 for AR26, and the confidence grade of **Line H6.2** remains at B3, as the data quality level has been sustained but not improved.

The Offices & Laboratories asset valuation for the reporting year has increased from £58.381 million to £59.381 million for AR26. For Depots & Workshops it has decreased from £13.564 million to £13.064 million.

The confidence grade for the asset valuation remains the same as for AR25, C4, as the data quality level has been sustained but not improved.

Line H6.4 Vehicle & Plant

The value of Vehicles (band 1) and Plant (band 2) reported in Line H6.4 has increased from £76.958 million to £78.806 million, due to an increase in the number of vehicle and plant assets.

The confidence grade remains the same as for AR25, B3, as the data quality level has been sustained but not improved.

Line H6.5 Telemetry Systems

The number of Telemetry sites in AR26 is 5,112, which is a decrease of 72 from AR25. The decrease is due to an overestimation of the number of telemetry sites included in AR25. 131 sites were included that had telemetry units with a status of Abandoned or Demolished and therefore should not have been counted. Using the corrected figure from AR25, there would be an increase of 59 telemetry sites in AR26. The gross MEAV has decreased to £23.464 million as a result of the correction to the erroneously included sites in AR25. The net MEAV has increased from £4.281 million to £4.652 million.

In the Maximo asset inventory system, install dates have been added to previously reported sites that did not have dates and new telemetry has been installed during the year (76 telemetry sites with install dates between AR25 and AR26). As many of the telemetry installations were in recent years, the net value calculated is based on a high percentage of the gross value. If there is no date the net value is assumed to be 20% of the gross value. The new install date information therefore resulted in the increase in the net MEAV as a more accurate value could be calculated

The confidence grade for the asset stock remains the same as for AR25, A2, as the data quality level has been sustained but not improved. The confidence grade for the asset valuation remains the same as for AR25, B3, as the data quality level has been sustained but not improved.

Line H6.6 Information Systems

Laptops (band 1) have increased from 4,514 to 6,007. 5,500 new laptops and 25 desktops with an expected five year lifecycle were purchased in July 2025 to replace existing equipment. Servers (band 3) have increased from 249 to 1,086 as a result of new information supplied in AR26.

The confidence grade for the asset stock remains the same as for AR25, A2, as the data quality level has been sustained but not improved.

The asset valuation for this reporting year has increased from £4.791 million to £12.676 million.

The confidence grade for the asset valuation remains the same as for AR25, B2, as the data quality level has been sustained but not improved.

Line H6.7 Other Non-Operational Assets

The number of Other Non- operational assets has increased by 1 to 36 as a result of the inclusion of the building listed in Table 15.

Table 15: Added / Removed Other Non-operational Assets H6.7

Asset Name	Building Type	Added / Remove
Lambhill Cottage	Other non-op house	Added

The confidence grade for the asset stock has remained the same as for AR25, B3, as the data quality level has been sustained but not improved.

The confidence grade for the asset valuation has remained the same as for AR25, C4, as the data quality level has been sustained but not improved.

6.3 Data

Data sources and confidence grades are detailed in the commentary where relevant.

There are no forecast data for Table H6.