

Public Sewers – Adoption of a Public Sewer (Sec 104 Water Industry Act 1991)



Southern Water is responsible for the wastewater services of over 4.1 million customers. Any new sewer to be adopted on residential/non-residential developments must comply with the requirements of **Sewers for Adoption a design and construction guide for developers, in order to be subject to an 'adoption agreement'*.

Sewers for Adoption is a nationally recognised document and has been prepared in consultation with Water UK and the House Builders Federation. The guide, together with all sewerage undertakers' addenda, is available from www.wrcplc.co.uk/sfa

Applying for the adoption of a new sewer

When you apply to have a sewer or lateral drain adopted under Section 104 you must complete the attached application form and send it to the address shown, together with all the relevant information, plans and an initial deposit of £587.50 (inc. VAT).

A separate S106 Sewer Connection application form for each connection to the public sewerage system, together with the appropriate fee, should also be submitted.

Pipe Specification

It is Southern Water's preference that sewers offered for adoption, with a nominal pipe range of 150mm-300mm (inclusive) are constructed to the following specification:

- Systems that are resistant to a jetting pressure of 4000psi
- Systems that minimise the number of joints in the system, by using 3 metre pipe length
- Systems that do not have lip seal joints, hence preventing root ingress.

Consent to Discharge

Where 'a consent to discharge' is required from the Environment Agency, you must not agree to any conditions without first obtaining approval from Southern Water. Similarly, any restrictions on the discharge from surface water sewers that are to be offered for adoption should not be agreed without first obtaining the approval of Southern Water.

In the event of surface water discharging to a river or other watercourse through an outfall, the riparian owner will be required to grant legal easements to Southern Water. If the developer is the riparian owner and is already entering into a Deed of Grant of Easement with Southern Water in respect of sewers being laid in land which is to remain private, the rights to discharge may be included in the Deed of Grant. If not, a Deed of Grant is to be entered into by the riparian owner in order to grant rights to discharge to the river or other watercourse via the outfall. It shall be the developer's responsibility to secure such rights prior to adoption.

If the river or other watercourse is in the control of a body such as a Port Authority, although the developer may have obtained the consent of the Port Authority to construct the works, Southern Water will also need legal easements as it does not have statutory powers to discharge through the outfall.

The developer will be responsible for the legal costs and disbursements of Southern Water in connection with the grant of legal easements.

Surface Water Disposal

Southern Water (and its predecessors), along with all other Sewerage Undertakers, have endorsed the guidelines laid down in *Sewers for Adoption* since its introduction in 1980. **Sewers for Adoption*, as with previous editions, identifies hydraulic design requirements for both foul and surface water systems. With regard to surface water systems, *Sewers for Adoption* states that "The system should be designed not to flood any part of the site in a 1 in 30 year return period design storm unless a different standard is used by the Undertaker". Southern Water designs new and upgraded surface water systems to a 1 in 30 year design. The company has in the past, and in the future will continue to, request that Developers design surface water systems to the 1 in 30 year design standard. Environment Agency guidelines state that storage below ground should not exceed the 1 in 30 year design. All additional storage up to the 1 in 100 year should be provided for above ground.

Southern Water agrees that the concept that run-off from development sites should mimic the site before it was developed is sound but it must be recognised that much of the area being drained after development takes place is of land drainage origin. Sewerage Undertakers do not have a responsibility for this element and therefore it is appropriate to design systems that can deal with piped flows as well as overland flows. Above ground attenuation meets the objectives of both the Environment Agency, Sewerage Undertakers and land owners in an environmentally sympathetic way and at an economic cost.

Southern Water is supportive of the concept underpinning SUDS. However, it is felt that it is inappropriate for all sites and that the technical thinking needs to be developed further before it can be considered for general introduction. Southern Water does not adopt SUDS systems.

Land drainage and groundwater will not be allowed to discharge into the public sewerage systems either directly or via private drains or sewers.

Balancing Ponds

Balancing Ponds will not be adopted by Southern Water. Nor will we accept on-line balancing ponds on sewers that are to be offered for adoption. The invert level of Surface Water sewers that are to be offered for adoption and that discharge to a balancing pond must be higher than that of the pondweir or overflow.

Highway Drainage

The developers' attention is drawn to clause 1.12 of *Sewers for Adoption* which states that the Sewerage Undertaker is not obliged to accept highway drainage to the existing public sewerage system. In areas where the existing sewer network is known to be already overloaded, or where there are viable alternatives to using the existing sewer network to serve highway drainage, the developer will be required to investigate alternative methods of disposing of highway drainage and runoff with the relevant Highway Authority.

Section 104 Applications

Complete the application form S104, and return to Network Development at the address given below

The completed application and accompanying drawings, calculations etc, will be checked for compliance with the requirements of **Sewers for Adoption*, Southern Water addenda, the combined addendum and these guidance notes. Where the submission complies, it will be passed to a development co-ordinator who will notify you within 4 weeks of:

- The acceptability of the proposal and an indication of what may be adopted.
- Our estimated cost of the work and fee required prior to construction.

(The fee will be the greater of £500, or 2.5% of our estimate of the cost of the works. Any fees already paid will be deducted from this figure. However Southern Water will need reimbursing for re-designs.) Estimates reflect the costs Southern Water would incur in carrying out the works.

Cash Deposit/Surety Bond.

This will be 10% of the estimated construction value of the works, to a minimum value of £5,000. An additional surety of 15% of the estimated construction value of any pumping station(s) will be required.

Standard Agreements

The necessary standard Agreements will be prepared by our Legal Department, for which a separate legal fee is payable when the Agreement is signed.

Please be aware that no amendments to this Agreement will be accepted. Attempts to change the Agreement will lead to delay and increased legal costs.

To enable our Legal Department to progress with the preparation of the Agreement, the details of the surety and copies of the required drawings must be sent to Southern Water one week after notification that Southern Water accepts your proposals. Where 3 signatures are required on the agreement, we will require 10 copies of all agreed drawings that will be annexed to the Agreement and a further 3 copies for each additional signatory.

Construction Notification

Before commencement of the works Southern Water must be notified of the commencement date in advance. The balance of fees must be paid. During construction Southern Water inspectors will visit your site.

Notice of Completion and Provisional Certificate

When the works are complete and the majority of the premises served by the sewers are occupied, Southern Water will require a **'Notice of Completion'**. By this stage we will also require copies of the 'as built' record drawings. If after a further inspection we are satisfied that the work has been constructed to the approved standard, we will issue a **'Provisional Certificate'**.

The adoptable sewer or lateral drain remains your responsibility for a maintenance period of a minimum of 12 months and during this period you must carry out and pay for any repairs or maintenance. Suitably qualified personnel should regularly maintain Pumping Stations in accordance with the equipment manufacturers specification.

CCTV Survey

No later than 8 weeks before the end of the maintenance period, the sewer or lateral drain will have to be jet cleaned in order to undertake a Closed Circuit Television Survey.

Health and Safety Plan/ CDM regulations

The developers Health and Safety Plan, prepared in accordance with the Construction (Design and Management) Regulations 1994, should also be submitted no later than 8 weeks before the end of the maintenance period. This will include all appropriate certificates/ manuals etc.

Final Inspection

Any remedial works required should be rectified before the 12-month maintenance period has expired. At the end of the maintenance period we will undertake a final inspection, and on completion of any outstanding work, a **'Final Certificate'** will be issued.

Formal Adoption

If there are any outstanding issues such as transfer of land ownership or completion of easement agreements etc, these will need to be completed before adoption of the sewers can be considered. Southern Water will not adopt any sewer unless the sewer into which it discharges has also been adopted. When all outstanding matters have been resolved, we will issue the **'Vesting Certificate'**, which completes the formal adoption of the sewers. The Surety (Bond) can only be released when the vesting has taken place.

Should you require any further information or assistance, please contact:

**Southern Water Services Limited
Atkins Limited
Network Development
Anglo St James House
39A Southgate Steet
Winchester
Hampshire
SO23 9EH**

**phone: 01962 858688
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