

# **Sewer Adoption Application:**

## Guidance notes

# Sewer Adoption Application Guidance Notes

These notes provide information for the sewer adoption process and guidance to aid the completion of our sewer adoption application documentation. The notes are not exhaustive and more detailed information is provided in the current edition of *Sewers for Adoption*.

## Legislation and process

Legislation covering the adoption of sewers, including pumping stations and other ancillaries, is contained within the Water Industry Act 1991. Section 104 covers the adoption of private sewers to be constructed at a future date subject to an agreement with the sewerage undertaker (Northumbrian Water).

Sewerage assets, offered for adoption, should be designed and constructed in accordance with the standards that are included in the latest edition of *Sewers for Adoption*. This is published by the Water Research Centre (WRc) and representatives of both the Home Builders Federation and Water UK were involved in its preparation. Once adopted, the sewers are vested in the ownership of Northumbrian Water.

*Sewers for Adoption* is available to order from the WRc web site at <http://sfa.wrcplc.co.uk/>.

Implicit in the guide is that public sewers should be located in highways or public open spaces.

## How to apply for sewers to be adopted under Section 104

Please complete a Sewer Adoption Application Form and return it to the address on the form, together with the relevant supporting documents and an initial vetting fee of £500. It is important that you provide us with a fully completed and accurate submission as we reserve the right to charge you for the time spent on in assessing your application where we deem the time we spend to be unreasonable.

In line with Government guidance, we encourage wherever practical, the disposal of surface water via alternative disposal methods other than the public sewerage system. Soakaways or infiltration areas should be used on free draining soils.

Where consent to discharge is required from the Environment Agency, British Waterways or Railtrack, the applicant must not agree to any conditions without our prior approval.

## What happens next?

We will acknowledge your application within 14 days of receipt. We will tell you whether the application is complete or not.

If your application is complete we will provide you with a response within application 28 days of receipt advising you whether your proposals are acceptable or not. If the application does not meet the criteria, we will tell you why we have rejected it and what you need to do to rectify the situation.

Provided your proposals are acceptable you will be invited to enter into a Section 104 agreement.

We require the following information to enable the preparation of the S104 Agreement:

- Additional copies of drawings to be provided by the applicant for inclusion in the Agreement
- A Schedule to be completed to include:
  - Solicitors contact details acting for the applicant
  - Our estimated construction cost for the sewerage works, and the balance of the fees required. The fee will be the greater of £500 or 2.5% of our estimated construction cost, minus the initial vetting fee of £500 paid with Section 104 application.
  - The legal fees that will be payable to Northumbrian Water
  - The value of the cash deposit or bond required. This will be 10% of the estimated cost of the works, with a minimum of £5,000 or the value of the works if they are less than £5,000.
  - For any pumping stations and rising mains included in the agreement, an additional surety of 15% of the agreed constructions costs of the pumping stations and rising mains will be required.
- Confirmation that we must be notified prior to any construction works, on the adoptable drainage, commencing on site and agree to the start date.

The draft Section 104 agreements will be issued within 14 days of receiving the above information and payment of our legal fees.

## The Agreement

The Section 104 Agreement, will follow standard form as set out in Part 6 of *Sewers for Adoption 6<sup>th</sup> Edition*. Please note that as this an agreed standard form of agreement we are not able to agree to any variation to it.

## Commencement of Sewer Construction

Construction should only begin on the adoptable sewers when you have received a signed S104 Agreement. You are required to notify us and agree a construction start date, following receipt of the Agreement. If you commence construction in advance of the Agreement, you are doing so at your own risk and adoption by us may be compromised.

## Maintenance Period

You must notify us when at least 51% of the properties within the development are occupied and request a joint inspection of the sewerage assets (offered for adoption) with one of our representatives. Following a satisfactory inspection and the submission of as built drawings a provisional vesting certificate will be issued. During the maintenance period and up to the time when the Final Certificate is issued, the sewers (and any sewage pumping stations) remain in your ownership and it is your responsibility to operate and maintain them.

Approximately three months before the end of the maintenance period, we will arrange for a closed circuit television (CCTV) survey to be carried out on the sewers which are included in the Agreement. You will be required to ensure that the sewers are free from all debris prior to this survey.

## Adoption of the Sewers

Prior to the end of the maintenance period, we will make a final inspection and, on completion of any outstanding remedial work (at your expense), a final certificate confirming vesting of the sewers will be issued.










## Contact Details

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

New Development Sewerage Team  
 Northumbrian Water  
 Leat House  
 Pattinson Road  
 Washington  
 NE38 8LB

**Or email to:**  
[newdevelopmentsewerage@nwl.co.uk](mailto:newdevelopmentsewerage@nwl.co.uk)

## Drawing Key:

Section 104 & S102 Sewer Adoption			
KEY	LINE TYPE	COLOUR	EXAMPLE
Site Boundary	Solid Line	Green	
Foul Sewers	Dash Dot Line	Brown	
Surface Water Sewers	Dashed Line	Blue	
Combined Sewers	Solid Line	Red	
Easement	Cross Hatched or Solid	Yellow	
Foul Rising Main	Dash Dot Line	Brown	
Surface Water Rising Main	Dashed Line	Blue	
Manholes	Solid Circle	Foul – Brown SW – Blue Combined – Red	
Pumping Station	Solid Triangle	Foul – Brown SW – Blue Combined – Red	

## Northumbrian Water's Safety Requirements and Amendments to Sewers for Adoption 6th Edition

We will consider applications made under Sewers for Adoption 7th Edition before the implementation of Section 42 of the Flood and Water Management Act and the Mandatory Build Standards.

<b>PUMPING STATIONS</b>	Pumping stations to conform with current NWL specification E702. Early consultation with NWL New Development is essential - Contact: John Hann (john.hann@nwl.co.uk)
	Clause 2.18.3 - NWL require the 15m zone around a pumping station to be wholly within the Developers site and measured from the outside of the compound. No encroachment on adjacent sites will be permitted
<b>DESIGN</b>	All manholes shall have a minimum clear opening of 675mm
	NWL will only adopt storage sized for any 30 year storm event. Any excess storage to satisfy other requirements (ie Planning) will not be adopted by Northumbrian Water
	For manholes deeper than 6m - Consult NWL
	Rocker pipes not required on pipe diameters above 1200mm
	Type A Manholes shall be provided with ladders (to comply with clause 4.2.37 of 6th Ed), therefore we do not accept 900mm entry shafts
	Step irons to be used in manholes type B, C & D (type D only used with prior agreement)
	No sewers to be located in back gardens or areas with restricted access
	Type C manholes are preferred to Type E manholes. A modified Type E with a minimum 1350mm diameter ring size with a 1240 x 675mm clear opening can be used.
Hydraulic control manholes to include a bypass controlled by penstock	
<b>MATERIALS</b>	Concrete blocks will only be used if their specification is identical to Class B Eng. Bricks. i.e. shall contain minimum SR cement content of 360kg/m <sup>3</sup> : max. water cement ratio of 0.45: min. compressive strength of 50N/mm and max. water absorption of 7.0%
	NWL do not permit the use of precast concrete cover frame seating rings
	C20 concrete is preferred as haunch to manhole cover frames
	Pre-Cast concrete outfall structures up to an outfall pipe diameter of 375mm, single piece construction, sewer connecting through the headwall not butting up against it, bedded as per Figure 2.1 in Sewers for Adoption 6, to BS EN 1917 & BS 5911-3
	Materials that currently do not require an Innovative Product application: <ul style="list-style-type: none"> <li>• Wavin Ultrarib, Marley Quantum, Poly Sewer – max 3m lengths; max diameter 300mm; permitted in highways</li> <li>• Rigistorm XL – up to 1800mm diameter in public open space only</li> <li>• Asset Weholite – in public open space only</li> <li>• FP McCann Easi-Base manholes (not wide wall rings)</li> </ul>
<b>SuDS</b>	SuDS receiving flows from Section 104 sewers must be adopted by the Local Authority or retained by the developer. A SuDS Maintenance agreement is required in all instances.
	Outfalls into SuDS ponds: Invert to be above the 100yr flood level
	Inlets and Outlets for ponds must be kept separate. NWL will adopt up to and including the outfall into the pond, the SuDS owner will be responsible for the outlet from the pond as described below.
	Outlet from ponds can be connected back into either S104 SW sewers or existing public sewers (subject to NWL Pre-Development approval). The pond outlet to silt trap to hydraulic control to connection to the sewer would remain as part of the SuDS structure and owned and maintained by the Local Authority or Developer.

The above information is Northumbrian Water's current standard, and is subject to review.

