

Adoption of an existing sewer

Guidance Notes

Water Industry Act 1991

Please read these **Guidance Notes** carefully before completing the attached form.

Legislation

Legislation covering the adoption of sewers, which includes pumping stations and other accessories, is contained within the Water Industry Act 1991 (the Act). Section 102 of the Act covers the adoption of existing private sewers. Once adopted they become public sewers and will be maintained by Thames Water.

Circumstances for adoption

When deciding whether Thames Water should adopt a private sewer we must have regard to all the circumstances of the case, in particular, the following points are taken into consideration:

- Whether the sewer is adapted to, or required for, any general system of sewerage which the undertaker has provided, or proposes to provide, for the whole or any part of the area;
- Whether the sewer is constructed under a highway or under land reserved by a planning scheme for a street;
- The number of buildings which the sewer is intended to serve, and whether (regard being had to the proximity of other buildings or future development) it is likely to be required to serve additional buildings;
- The method of construction and state of repair of the sewer; and
- In a case where an owner objects, whether the making of the proposed declaration under Section 102 of the Act would be seriously detrimental to him/her.

Inspection of the sewer

If the sewer is one that Thames Water considers should form part of the public sewerage system and provided there are no fundamental legal objections, such as ownership disputes and appropriate design and location, we will inspect the sewer at the applicant's expense. This inspection will include a closed circuit television survey

If the sewer is defective, you will be required to bring it up to the specified standard, following which we will make a further inspection. The standards required are those set out in Sewers for Adoption - a Design and Construction Guide for Developers. Copies are available from the Water Research Centre web site at www.wrcplc.co.uk/sfa.

Adoption

Before adopting the sewer, Thames Water must first give notice to the owner(s) of the sewer. Only after two months have elapsed and no objections have been raised, may we adopt the sewer.

Subject to the above and any legal formalities (for example the transfer of land for a pumping station and rights to discharge surface water to a watercourse) we will make a declaration of vesting, which completes the adoption.

Your right to appeal

- If Thames Water refuse to adopt your sewer, you may appeal to OFWAT
- Anyone objecting to the proposal may also appeal to OFWAT

A request to appeal should be sent to the following address:
Office of Water Services
Centre City Tower
7 Hill Street
Birmingham B5 4UA

Applying for adoption of an existing sewer

When you apply to have a sewer adopted under Section 102, you must complete the attached application form and send it to the address at the end of these guidance notes, together with the following items:

- A deposit of £1000 must accompany your application to cover our initial costs. All additional costs incurred throughout the adoption process will be recharged to the applicant.
- The parameters used in the design of the sewers and calculations (if available).
- The specifications of the materials and workmanship used in the construction of the sewer (if available).
- Location plan highlighting the sewer to be adopted and "as constructed" drawings.
- Details of all properties connected to the sewer.
- Confirmation that all owners of the sewer support the adoption of the sewer.
- The Developer's Health and Safety file prepared in accordance with the Construction Design and Management Regulation 1994, (if appropriate).

On completion, please return the full application form to; Thames Water, Developer Services, Reading Bridge House, Reading Bridge, Reading, Berkshire, RG1 8PR

Application for a sewer adoption

Section 102

Please complete all sections of this form in BLOCK CAPITALS

A. Applicant/owner details

Title	<input type="text"/>	Surname	<input type="text"/>
Forename	<input type="text"/>	Address	<input type="text"/>
Tel no.	<input type="text"/>		
Mobile no.	<input type="text"/>		
Fax no.	<input type="text"/>		
		Postcode	

A1. Please give details of all owners of land within the sewerage system proposed for adoption that are entitled to use the sewer other than the applicant.

(please use a separate sheet if necessary)

Title	<input type="text"/>	Surname	<input type="text"/>
Forename	<input type="text"/>	Address	<input type="text"/>
Tel no.	<input type="text"/>		
Mobile no.	<input type="text"/>		
		Postcode	

Title	<input type="text"/>	Surname	<input type="text"/>
Forename	<input type="text"/>	Address	<input type="text"/>
Tel no.	<input type="text"/>		
Mobile no.	<input type="text"/>		
		Postcode	

Title	<input type="text"/>	Surname	<input type="text"/>
Forename	<input type="text"/>	Address	<input type="text"/>
Tel no.	<input type="text"/>		
Mobile no.	<input type="text"/>		
		Postcode	

B. Agents details (if applicable)

Company name	<input type="text"/>		
Title	<input type="text"/>	Surname	<input type="text"/>
Forename	<input type="text"/>	Address	<input type="text"/>
Tel no.	<input type="text"/>		
Mobile no.	<input type="text"/>		
Fax no.	<input type="text"/>		
		Postcode	

C. Location of sewer(s)

Name	<input type="text"/>	Address	<input type="text"/>
Local Authority	<input type="text"/>	Postcode	

D. Other details

D1 Date of construction, if known / /

D2 Number of properties Domestic Industrial

D3 Are surface water sewers required? (if no, go to question D5) Yes No

D4 Do surface water sewers discharge direct to a watercourse? Yes No
If yes, please confirm whether there is a discharge consent with the Regulatory Authority (Environment Agency/BWB/LA).
(Please note that Thames Water only accepts the discharge of uncontaminated surface water into its public surface water sewers which should not require a discharge consent from the EA)

D5 Is there a legal right to discharge to the watercourse from the riparian owner of the land? Yes No

D6 Does the system subject to this adoption include a pumping station? Yes No
If yes, is it Foul water Surface water

D7 Is any part of the system subject to this adoption under private land? Yes No

D8 Give details of any inspections carried out on the system during construction by Thames Water or by any other body (use a separate page if necessary)

D9 List the coloured plans accompanying this application which define the sewer(s) and pumping station(s) that are the subject of this sewer adoption application

E. Checklist and declaration

Please ensure that you have included the following items with this application form:

- 1) Initial deposit of £1000. Your cheque should be made payable to Thames Water Utilities Ltd and the site address must be written on the back. If you wish to pay by credit card, please indicate card holders name and daytime telephone number.

Cardholders name

Daytime Tel no.

- 2) All requirements referred to in pages 6 and 7 of the Sewers for Adoption 6th Edition.

Failure to include any of the above will be deemed as an incomplete application and result in the application being delayed or returned.

I/we confirm that this application is complete and the information supplied is in accordance with Sewers for Adoption 6th Edition Addendum and Guidance Notes.

I/we undertake to pay Thames Water any reasonable costs incurred in preparing the adoption Agreement.

I/we understand that any cancelled applications will result in a minimum charge of £87 to cover abortive costs.

Please note, by signing this application you are not automatically granted technical approval or guaranteed adoption.

Signature

Full name in BLOCK CAPITALS

Company

Position in Company

Date

/ /

Getting in touch with us

For enquiries regarding this application or any other questions relating to your building or development work please contact us on:

0845 850 2777

Monday - Friday 8.00am-5.00pm

You can write to us at:

Thames Water, Developer Services, Reading Bridge House, Reading Bridge, Reading, Berkshire RG1 8PR

Alternatively you can email us on developer.services@thameswater.co.uk or visit our website address at www.thameswater.co.uk/developerservices

You can contact Thames Water 24 hours a day, 365 days a year. We record all our calls to ensure that we always give you a quality service.

0845 9200 888

- [Queries relating to your bill](#)
- [Change of address](#)
- [Meter readings](#)

Minicom service if you are deaf or hard of hearing:
0845 7200 899

To contact us from abroad:
+44 1793 366011

If you prefer you can write to us at:
Thames Water PO Box 286
Swindon SN38 2RA

Visit the Thames Water website at
www.thameswater.co.uk

0845 9200 800

- [For emergencies](#)
- [Other non-billing enquiries](#)
- [Literature](#)

Minicom service if you are deaf or hard of hearing:
0845 7200 898

Have you any comments about this leaflet?

We will be happy to hear from you regarding this or any other matter where you feel our service to you could be improved.

This leaflet can be supplied in braille or audio-tape upon request.