

Minor public sewers



Half of residential properties in cities and towns in the Thames Water area could have a public sewer on their land.

What are ex-Section 24 sewers?

Ex – Section 24 sewers are a mostly unknown class of public sewer which:

- connect two or more properties to the public sewer in the road

and where

- the properties and the connecting sewer were constructed prior to April 1965 in inner-London or prior to October 1937 everywhere else in the UK.

Where are they?

Ex-Section 24 sewers typically run through back and front gardens, under houses, extensions, conservatories and garages. They run in ways that are not predictable because individual builders decided where they would go. Where there are ex-Section 24 sewers, there is a strong likelihood they may run under buildings.

Ex-Section 24 sewers are often not marked on the public map of sewers.

They almost always run through private property.



So what does this mean for you?

What does this mean for customers?

The presence of an ex-Section 24 sewer reduces the property owner's liability. Usually this means that the house owner will only have responsibility for a short section of private drain.

Development restrictions

Ex-Section 24 sewers may cause problems if the house owner wishes to develop their property, for example a ground floor extension. We may require a sewer diversion, a 'building over' agreement or reinforced foundations before the development can proceed.

This work must be paid for by the house owner.

Thames Water's responsibility

If there is a blockage or collapse on an ex-Section 24 sewer, Thames Water will deal with it. Many householders may ring a blockage clearance contractor and pay for it themselves, not realising that it is Thames Water's responsibility.

Building over issues

It is important that you contact Thames Water as early as possible if you are considering building works and you suspect that an ex-section 24 sewer could be present on your property. This will enable us to agree the necessary steps with you in order to avoid problems in the future.

For further information and assistance, please contact Developer Services - Wastewater. Contact details are provided on the back of this leaflet.

www.developerservices.co.uk



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