



Your guide to the sewer adoption process

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Checking your capacity and point of connection

If you're preparing to buy some land or submit a planning application, we recommend you submit a pre-planning application as soon as possible. We'll use the information you provide to check if our existing network has enough capacity to serve your development. If we need to upgrade our network to meet your development's needs, we'll investigate and discuss the best way to do this with you.

Reviewing your design

Before you can start laying new adoptable sewers on site, you'll need to submit your plans, gain our approval and formally sign an agreement. All designs need to be in line with the Code for Adoption industry standards and contain [the minimum information](#) we need to process them. Once we've approved your design, you'll need to enter into a [model adoption agreement](#).

Starting work

Both the developer and any involved third parties need to sign the model adoption agreement and return it to us with the relevant legal fees. Before work starts, please [arrange a pre-start meeting](#) on-site to discuss any bespoke elements in your design and confirm our requirements. We'll help you to identify any risks that may delay construction or approval of the new assets, and we'll agree your programme and our planned inspection regime. Please pay all inspection fees in advance.

Inspecting your sewer

While you're constructing the new sewers, we'll carry out periodic construction inspections and air testing if appropriate. Please use our [construction guide](#) to check you're complying with the required standards and regulations. If you make any on-site changes, please let us know so that we can approve them. Once construction is complete and you've passed 50% occupancy in the new properties, we'll schedule your pre-maintenance inspection.

Starting your maintenance period

Before you commence the 12-month maintenance period, we'll inspect all your manholes and ask you to provide a CCTV survey as part of our pre-maintenance inspection. If we find any issues, we'll ask you to fix them before we issue your provisional certificate of completion. Don't forget to supply all the relevant supporting documentation at this stage, too (including as-built plans).

Completing a final inspection

Approximately 10 months into the maintenance period, we'll contact you to arrange a final inspection. If we find any defects, you will need to carry out remedial work. You'll also need to secure all legal documents and discharge rights before we can adopt your sewer.

Adopting your sewer

If you don't need to carry out remedial work or you've already completed it to a satisfactory standard, we'll formally sign off the site and release you from defect liability. We'll then issue a final vesting certificate to confirm we've adopted the new assets, which we'll be responsible for maintaining from then on.