

Self-certification: building over a public sewer or lateral drain

Please complete this form and return it to us at
developer.services@thameswater.co.uk or
Thames Water, Developer Services, Clearwater Court,
Vastern Road, Reading, RG1 8DB



Declaration: self-certification for building over a sewer

Before you complete this declaration, find out if you need a full or [self-certified build over agreement](#)

You don't need to print this form. Just type your answers straight into the boxes below and email it to us at developer.services@thameswater.co.uk

A - About the Landowner

This is the person we'll contact about the application and who will receive all correspondence. This must be the property owner's details, but could be filled out by someone acting on their behalf.

Type here



Title Mr Mrs Ms Miss Dr Other

First name(s)

Last name

B - Applicant contact details

We'll use these details to get in touch with you about your application.

Preferred contact number

Alternative number

Email address

C - About the site of development

Tell us about where the works are taking place.

Full postal address

Address line 1

Address line 2

Town

County

Postcode

Self-certified agreement criteria

To qualify for a self-certified build over agreement, the 13 statements below must be true, otherwise a [full application](#) is required. Please read each one carefully. The full terms and conditions are below.

Tick each box to confirm



1. I confirm the internal diameter of the public sewer/lateral drain is 150mm or less
2. I've verified the location and depth of the public sewer/lateral drain I intend to build over
3. I understand the liability for any damage/operational issues to the public sewer/lateral drain caused by my building works, rests with me
4. I'm not aware of any easements or restrictive covenants which would prohibit building work over or close to the public sewer/lateral drain
5. I confirm the public sewer/lateral drain is not made from pitch fibre (instead it's made from clay, plastic or concrete)
6. I confirm the public sewer/lateral drain is gravity-based foul, surface water or combined (and is not a pressurised/rising main)
7. I confirm the depth of the public sewer/lateral drain from the existing ground level to the bottom of the pipe (invert) is less than 2000mm
8. I confirm that the public sewer/lateral drain is at least 500mm from the external face of my building
9. I confirm there are no internal manholes or inspection chambers within the footprint of my proposed building
10. I confirm that no manhole will be added, removed or relocated
11. I confirm that my proposed structure will not require building over more than 6 metres of the public sewer/lateral drain
12. I confirm the extension will utilise strip/trench fill foundations that will be a depth greater, or equal to the invert of the sewer (piled or raft foundations require a full build over agreement)
13. I confirm there will be at least 150mm horizontal clearance from the public sewer/lateral drain to the floor slab or the edge of the foundations, and will be protected in line with H4 (Building Regulations 2010) and Thames Water specifications

Once completed, please email this form to developer.services@thameswater.co.uk. We'll then contact you within 30 days to confirm your self-certified build over agreement.

If you're unable to confirm all the above criteria or you're unsure on any of these statements, you'll need to apply for a full build over agreement.

Terms of acceptance: self-certification for building over a sewer

By submitting this application, you confirm that to the best of your knowledge, the information you have given is correct and complete and meets our criteria as set out above.

If the householder or the local authority's building control department requests a survey or inspection, you'll need to [submit a full application](#). We'll then carry out the survey/inspection following advance payment of our costs.

We'll not be liable for damage to any part of your building or premises as a result of the presence of the sewer.

You agree to indemnify us against all costs incurred as a result of any damage to our sewer caused by your work and/or the presence of the building you erect.

If, without our consent, you change your building work from that described in your answers to the above questionnaire, the self-certified build over agreement becomes invalid and you agree to indemnify us against all costs incurred in maintaining the sewer which would not have been incurred but for your works.

Our consent to your proposed work is subject to any conditions that may be imposed through the planning or building regulations process.

You agree to check and verify the depth and position of the sewer before you start work on site.

You have traced the sewer and checked that it is in a serviceable condition. Please note that sewers of this type occasionally have minor defects such as misaligned joints (often since new) or minor cracking. We accept such pipes as being in a serviceable condition.

Getting in touch

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



thameswater.co.uk/developerservices



developer.services@thameswater.co.uk



0800 009 3921

Monday – Friday, 8am – 5pm



**Thames Water, Developer Services, Clearwater Court,
Vastern Road, Reading, Berkshire RG1 8DB**



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

