



Sewer Adoption Process

DEVELOPER'S GUIDE



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1.0 What is Sewer Adoption

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 (IWNL).

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 IWNL.

2.0 How to apply for sewers to be adopted under section 104?

- Complete a Sewer Adoption Application Form and return it to the address on the form, together with the relevant supporting documents. IWNL currently do not charge for this initial application. It is important that the applicant provides 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.

3.0 What happens next?

- We will acknowledge the application within 14 days of receipt.
- We will confirm whether the application is complete or not.
- If the application is complete we will provide a response within 28 days of receipt advising you whether your proposals are acceptable or not.
- If the application does not meet the criteria, we will advise the applicant of why we have rejected it and what is needed to do to rectify the situation.
- Provided the applicant's proposals are acceptable they will be invited to enter into a Section 104 agreement.

4.0 Which information do we require?

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;
- 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 of any legal fees.



5.0 Agreement, construction and maintenance

THE AGREEMENT

The Section 104 Agreement, will follow standard form as set out in Part 6 of Sewers for Adoption Latest 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

Applicant 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 with you for a closed circuit television (CCTV) survey to be carried out (at your expense) 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 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.

6.0 How to make an application

To make an application, please complete the application form which is available on request from developerenquiries@iwnl.co.uk.

7.0 How to contact us

If you have any questions regarding this process, you can contact our Developer Services team by phone or email, or by writing to us at the address below:

Independent Water Networks
Driscoll 2
Ellen Street
Cardiff
CF10 4BP

Email: developerenquiries@iwnl.co.uk
Telephone: 02920 442716

Our office hours

Monday – Friday 8:30am to 17:00pm

