



# Sewer Adoption Process

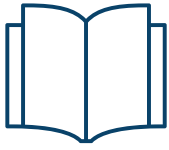
DEVELOPER'S GUIDE



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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 Independent Water Networks Limited (IWNL).

Sewerage assets, offered for adoption, should be designed and constructed in accordance with the standards that are included in the latest Sewerage Sector Guidance. This is published by Water UK.

Once adopted, the sewers are vested in the ownership of IWNL.



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

### 2.1 Commercial agreement and applications

The commercial agreement between the developer and IWNL will be agreed between GTC sales or Power On Connections as our sister companies as a part of their Multi Utility package or through a SLP multi utility provider. The agreement has three separate components:

- Standard sewer adoption, where manholes and pipes are adopted for the surface water and foul water networks.
- Pumping station Adoption, where a pumping station is required, this can only be included when the site includes for over 100 plots.
- Surface water attenuation components can also be included when there are over 100 plots.

Once the commercial agreement between the Developer and BUUK has been completed, the developer and/or the consultant will complete IWNL's Sewer Adoption Application Form and return it to [assetdelivery@iwnl.co.uk](mailto:assetdelivery@iwnl.co.uk) together with the relevant supporting documents.

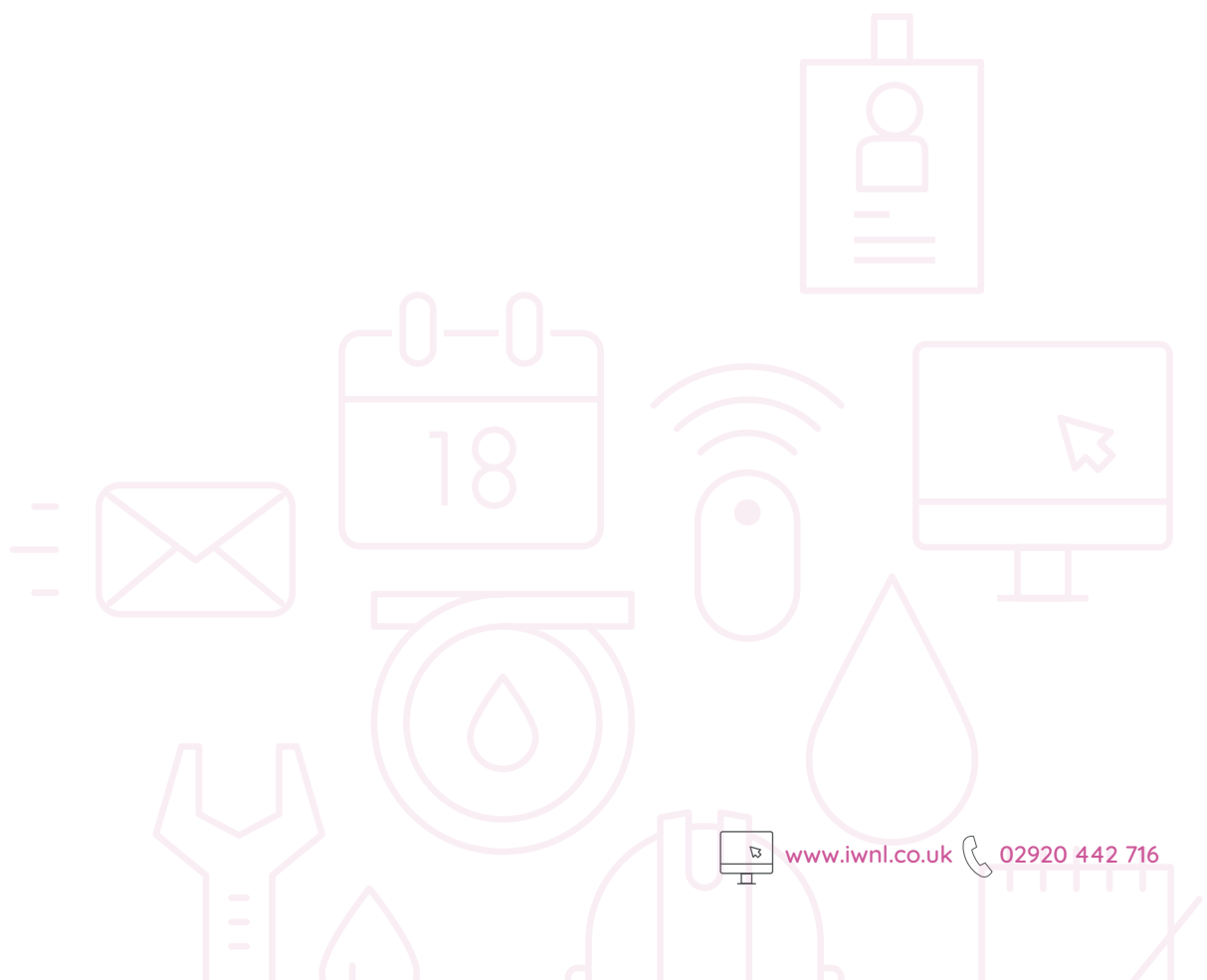
IWNL do not charge for this initial application. It is important that the applicant provides us with a fully completed and accurate submission.

### 2.2 Specifications for design

IWNL expect the design to be undertaken using the current Sewerage Sector Guidance (SSG), Appendix C - Design and Construction Guidance (DCG) formerly Sewers For Adoption version eight. Pumping stations offered for adoption should follow the DCG and also IWNL's Pumping Station Adoption Guide. SuDS and attenuation features offered for adoption should follow Ciria C753 -The SuDS manual.

Where consent to discharge is required from the Environment Agency, British Waterways or Railtrack, the applicant will not to resolve this directly with the relevant body.

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.



## 2.3 Information checklist for S104 applications

All 'sites will require a copy of the ground investigation and soil analysis report to be forwarded for inspection and for the developer's consultant to complete IWNL's contaminated land assessment form. A plan should be included detailing the location of any trial pits and/or boreholes.

The drainage Strategy should be included as well as information on fluvial and coastal flood risks.

The Technical review will undertake an assessment of the documents which are detailed in the checklist in Table 1.

**TABLE 1 - S104 CHECKLIST**

No.	Item required	Details required
i	Location Plan (PDF)	- 1:2500 scale, red line site boundary, coordinates
ii.	S104 Site layout Plan PDF (Single drawing if possible) & CAD	- Adoptable drainage networks - Existing and non-adoptable drainage greyed out - Shows all SuDS, pumping stations, rising main, watercourses - Shows road and building layouts - Shows Easements and site boundaries
iii	Detailed Drainage Plans PDF	- All existing and proposed drainage details including all proposed private drains (coloured as per SSG Appendix vi) Impermeable Area Plan
iv	Longitudinal sections PDF	- 1:500 horizontal by 1:100 vertical - Showing levels, cover and invert levels - Showing pipes, gradients, material, and bedding type
v	Manhole Schedule	- Manhole schedules indicating types and levels
vi	Clash check evidence	- Check that design does not clash with any existing or proposed utilities.
vii	Hydraulic design calculations PDF of results output & MDX/.csv file	- For both foul and surface water sewers - Minimum return periods of 1 or 2yr, 30yr, 100yr+40%CC - CSV export of network if not using Microdrainage
viii	Construction details PDF	- Manhole schedules indicating types and levels - Pumping station/ attenuation components etc details - Flow control chambers, outfall structures, manhole details or any other ancillary structures including Headwalls.
ix	Overland flood routes	- Not required if modelling indicates no flooding on 1:100yr + 40%CC return period
x	Pumping station information PDF (If necessary)	- General arrangement details - Wet well capacity/ storage, spillage time - Rising main details and capacity - Structural calculations and drawings - Pump manufacturer's design
xi	Surface water discharge consent	- Applicable if surface water outfall - Provide consent for headwall structures from relevant authorities
xii	Downstream discharge consents	- Applicable if discharging in another network - For both FW and SW (S106 or similar)



### 3.0 Technical review

IWNL will acknowledge the application within 5 working days of receipt and will confirm whether the application is complete or not.

We will undertake a Technical Review of the information supplied and provide a response within 10 working days of receipt advising you whether your proposals are acceptable or not. We will provide a comment sheet asking for further information, or any issues or amendments we require with the design.

Once the applicant's proposals are acceptable, they will be sent a Technical Approval Certificate and invited to enter a Section 104 agreement.

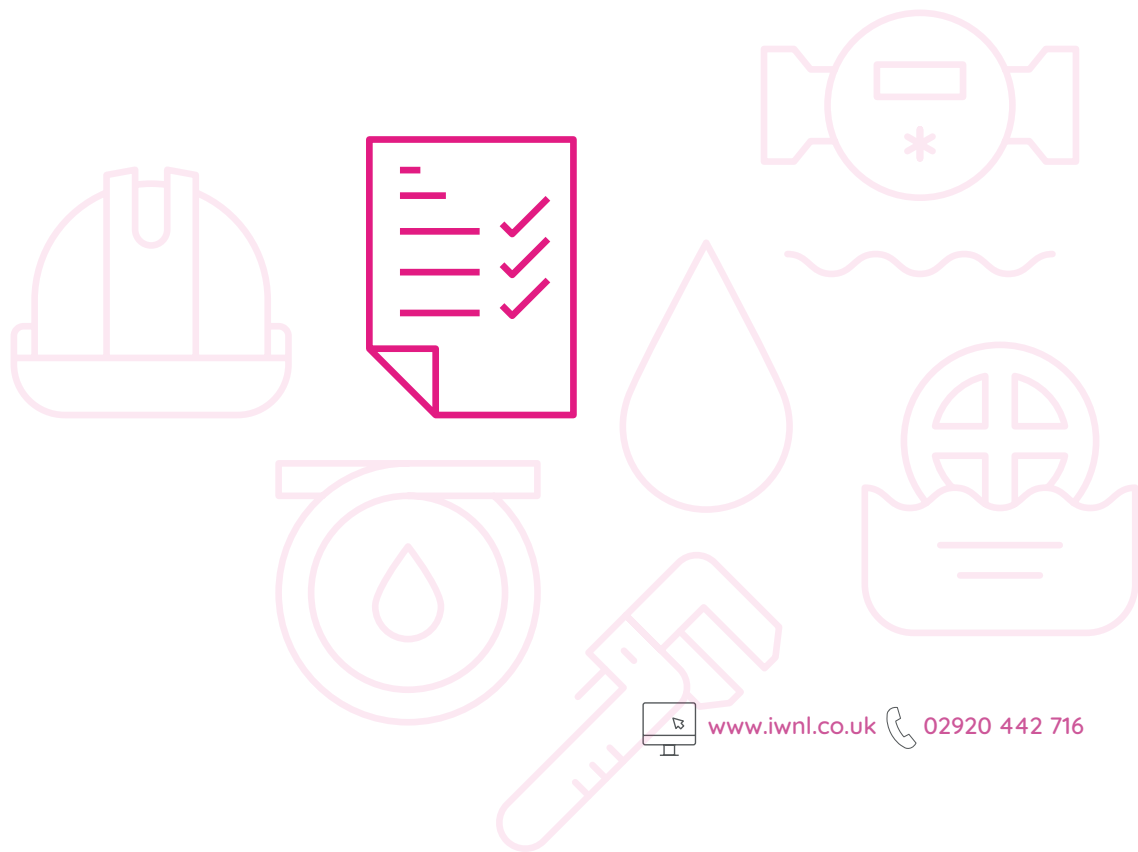
### 4.0 S104 agreement

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:
  - o Solicitors contact details acting for the applicant.
  - o 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.

The Section 104 Agreement, will follow standard form as provided as Appendix F to the Sewerage Sector Guidance.. This an agreed standard form of agreement as produced by Water UK and should not need to be varied.



## 5.0 Adoption of sewers

### 5.1 Construction

Construction should only begin on the adoptable sewers when you have received Technical Approval and a signed Model Adoption (Section 104) 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 IWNL may be compromised.

During the construction period our Regional Asset Surveyors will visit the site to inspect the construction techniques taking place and undertake Air Testing of the newly formed sewers. Further details can be found in Requirements for Inspection Testing IW-CIC-OP-0315.

### 5.2 Maintenance period

The developer must notify us when a significant percentage 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 and CCTV information a provisional vesting certificate will be issued. This triggers the developers twelve month maintenance period. During the maintenance period and up to the time when the Final Certificate is issued, the sewers (and any sewage pumping stations) remain in the developer's ownership and it is the developer's responsibility to operate and maintain them.

Approximately three months before the end of the maintenance period, IWNL 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.

#### 5.2.3 Final vesting

Prior to the end of the maintenance period, we will make a final inspection and, on completion of any outstanding remedial work, a final certificate confirming vesting of the sewers will be issued.

## 6.0 Contact us

To make an application, please complete the application form which is available on the website - [www.iwnl.co.uk/developers/](http://www.iwnl.co.uk/developers/)

If you have any questions regarding this process please send your enquiry to [assetdelivery@IWNL.co.uk](mailto:assetdelivery@IWNL.co.uk)

