

New connection to a public sewer

Application form

You can go to our website thameswater.co.uk/buildover and apply online or complete this form and return to Thames Water, Developer Services, Clearwater Court, Vastern Road, Reading RG1 8DB



Guidance notes

Section 106/107, Water Industry Act 1991 (as amended by the Water Act 2003)

Sewer connections can be made directly to a public sewer or indirectly to a private drain that in turn discharges to a public sewer. Where the public sewer to which you are connecting is situated within land owned by the applicant, we will not adopt the drain, therefore the lesser fee of £278 will be charged.

Direct connections

We will only carry out the connection ourselves if you need to connect into a trunk sewer. In such cases, you will be responsible for the cost of the work. We will be responsible for all matters relating to the New Roads and Street Works Act and (if applicable) any serving of notices.

We will then take ownership of the pipe from the demarcation chamber to the public sewer. The property owner will be responsible for pipework from the demarcation chamber into the building.

In all other cases, you will need to construct the connection. Once it has been completed, we will take responsibility for the pipe between the existing public sewer and the demarcation chamber. The chamber should be as close to the highway boundary as possible.

The construction must be to a standard we accept. You will need to install a chamber at the boundary of the property for maintenance purposes. The materials used for the connection must be to the standard set in 'Sewers for Adoption', published by the Water Research Council (WRC) and the Thames Water Addendum, available at www.wrcplc.co.uk/sfa. We will not permit the use of plastic pipes within the public sewer or lateral drain, unless the plastic pipe can withstand 4,000 psi jetting pressure.

You must also comply with all relevant legal requirements. For example, all works in the street must be in line with the New Roads and Street Works Act, and you will be responsible for restoring the surface. You will need to liaise directly with the highway authority about this. In addition, please note that if your connection involves laying pipework in land owned by a third party, you will need to obtain their permission before doing so.

Connections to pipes should be made at a manhole or using a preformed junction unless an alternative method has been authorised. Direct connections to pumping mains are not permitted. If you elect to construct the direct connection yourself the standard fee includes the technical vetting of the application, issue of a legal consent and inspections of the connection on site. On satisfactory completion a certificate of vesting for the relevant pipe length(s) will be issued when the new connection is made.

Indirect connections

If you are not connecting directly to the public sewer (i.e. you are connecting to private drainage that in turn discharges to a public sewer) you will need to complete the sections of the form relating to indirect connection(s) only.

1. Legislation - Legislation covering connections to public sewers is contained in Sections 106 to Section 109 of the Water Industry Act 1991 (the Act). Section 106 of the Act provides that the owner or occupier of any premises may have his drains or private sewer communicate with the public sewers of a sewerage undertaker.

A request for Thames Water to construct a lateral drain will be considered as a requisition under section 98-101 of the Water Industry Act 1991 and as such all reasonable costs will need to be paid by the customer.

Whether your connection is direct or indirect, an application form must be completed. It is a criminal offence to connect to the public sewerage system without our consent.

2. Infrastructure charges - All sewer connections that connect a property to the public sewer for the first time are subject to a sewerage infrastructure charge. This charge is in addition to the connection fees, however will be invoiced at a later date. A leaflet is available to read or print, in relation to infrastructure charges, on www.thameswater.co.uk within the page for 'Connecting to a public sewer'.

3. Asset information - To obtain sewer records information please call our Property Searches team on tel: **0845 070 9148**. Alternatively you can apply in writing to: **Thames Water Utilities Ltd, PO Box 3189, Slough, SL1 4WW** or e-mail searches@thameswater.co.uk. A charge will be made for this service. Alternatively, this information can be viewed at your local authority offices.

4. Applicant information requirements - Any drawings you submit with your application should be in the scale range **1:100 to 1:500** and include a location plan and details showing the lowest floor levels relative to ground levels at the proposed point of connection. When detailing the private drainage, applicants are advised to assume that the public sewer may surcharge up to ground level in certain circumstances. Particular care should be taken where proposals include basements or semi-basements, or where development is proposed in low-lying areas such as adjacent to rivers.

It is necessary to show the number and position of all connections on the drawings together with the details of pipe sizes and design flows for each connection, particularly for the surface water connections and/or on non-domestic sites. The existing sewer should also be shown on your drawing.

The application details are essential for the company to assess the method of making each connection with a view to ensuring such methods are not prejudicial to the sewerage system.

5. Surface water and foul water connections - In accordance with the Act foul water may not be connected to a surface water sewer and a surface water connection may not be connected to a foul water sewer without consent of the sewerage undertaker. Such a connection may only be permitted when a 'combined' public sewerage system exists. If your proposal includes connection to a 'combined' public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary.

Connections are not permitted for the removal of ground water. Backdrop connections are not permitted unless expressly requested by Thames Water for operational reasons.

6. Trade effluent - The discharge of non-domestic effluent is not permitted until; Thames Water has issued a valid trade effluent consent. If anything other than domestic sewage discharged into the public sewers without a trade effluent consent, an offence is committed and applicant will be liable to the penalties contained in Section 118 of the Act.

Applications should contact trade effluent prior to seeking a connection approval, to discuss trade effluent consent and conditions of discharge. A trade effluent reference number should be obtained and included in the relevant box of the attached application form. The address for our trade effluent team is: **Thames Water, Process Quality Waste, Crossness Sewage Treatment, Belvedere Road, Abbey Wood, London, SE2 9AQ** or alternatively, you can telephone them on **0203 577 9200** or email

wwqservicedesk@thameswater.co.uk. An application for consent can be completed on www.thameswater.co.uk by following the link for 'Business' and then 'Trade Effluent'.

Section 107 - Under Section 107 of the Act Thames Water may insist on carrying out the connection, however it will only do so where there is valid operational or strategic reasoning, for example trunk and man entry sewers. In most cases we will allow you to choose the option of making the connection to the sewer yourself.

8. Issuing consent - We will inform you of a consent decision within 21 days of receipt of a complete application. However, in cases where we consider that we should make the connection ourselves, we will let you know within 14 days of receipt of your application.

Thames Water may refuse a connection where the mode of construction or condition of the drain or private sewer to be connected to the public sewer is such that it does not satisfy the standards reasonably required by Thames Water or that undertaking the works will be detrimental to the public sewer system

If the proposed connection is acceptable, consent will be issued. In some cases, this consent may be subject to adjustments to your proposals, for example, whether the connection is by junction of manhole.

9. Construction - It is a legal requirement that any contractor employed to work on the public sewerage system is competent and suitably qualified in respect of current Health & Safety legislation. This includes certified personnel in respect of confined working and all the necessary public indemnity insurances required.

In most cases, development sites will be subject to the requirements of the Construction Design and Management Regulations 1994 and will have a Planning Supervisor appointed. Sufficient evidence must accompany the application to satisfy Thames Water that these requirements have been met. Thames Water may inspect the work at the time of connection for auditing purposes.

Under no circumstances must any person enter or connect to the public sewerage system without a Thames Water Operational Safety Authorisation (TWOSA). If the connection requires working within the highway, you will need to serve the appropriate notices on the local highway authority.

New connection to a public sewer

Please complete all sections of this form in BLOCK CAPITALS



A. About the person applying

This is the person we'll contact about the application and will receive all correspondence. This can be the property owner or someone acting on their behalf.

Are you applying as? An individual or A company

Company name

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

Full postal address Address line 1:

Address line 2:

Town:

County: Postcode:



C. Nominated contact

Who should we contact to process your application? Applicant Someone else
(Please tick one)

If someone else:

Title Mr Mrs Ms Miss Dr. Other:

First name(s)

Last name

Preferred contact number

Continued...

Alternative number

Email address

Full postal address

Address line 1:

Address line 2:

Town:

County:

Postcode:



D. Where the work is taking place

What is the address of the property being connected?

Same as applicant Same as nominated contact Somewhere else
(Please tick one)

If somewhere else:

Site name

Full postal address

Address line 1:

Address line 2:

Town:

County:

Postcode:



E. Invoices

Who should we send invoices to?

Same as applicant Same as nominated contact Somewhere else
(Please tick one. This person will also receive the quote)

If somewhere else:

Title

(Please tick one)

Mr Mrs Ms Miss Dr. Other:

First name(s)

Last name

Full postal address

Address line 1:

Address line 2:

Town:

County:

Postcode:

Email address



F. Connection details

Who supplies the site water?

Who is the local authority/
Borough Council for the site?

Planning application reference:

Proposed connection date:

DD MM YYYY
-- / -- / ----

Are you connecting surface
water to the public sewer?

Yes No

Is a trade effluent
agreement required?

Yes No Don't know

Trade effluent reference number:

Is this an existing property
connecting to the sewer
for the first time?

Yes No Don't know

This includes individual properties that have never been connected to mains drainage before and are currently using septic/cesspool tanks. Please note, this does not apply to new properties.

If Yes, what is the 10-digit
Thames Water account
number?

How many properties will be
served by this connection?



G. Working out the costs

Connection 1

What are you building?

New Housing New commercial New industrial Other

Type of connection:

Foul Surface Water Combined

Number of connections:

Your connecting pipe
diameter:

100mm 225/300mm 375mm Gully Other:

Method of connection:

(Please tick one)

If you would like to add
another connection please
use the space provided
at the end of this form,
which is called "Additional
Connections"

1. Direct connection in 3rd party land *price per connection is £485*
2. Direct connection on private land *price per connection is £278*
3. Direct connection of an adoption site *price per connection is £273*
4. Indirect connection via existing private drainage *price per indirect connection is £87*
5. Gully connection *price per connection is £277*



H. Get a quote for construction

We can also provide a quote for constructing your proposed connection/lateral drain. We do not propose to add any wording about the benefits of using TW.

Would you like a quote? Yes No

What VAT classification is your development? (Please tick one)
New build house or flat Relevant residential or charitable Listed
Commercial, existing or other Conversion Mixed



I. Enclose your documents

All drawings must be of suitable detail and have a drawing reference number on them.

What we need from you to process your application:

- **Detailed drainage plan**
This should show new buildings, roads, sewer locations and their depths.
- **Detailed connection plan**
This should show proposed drainage details, sizes/depths and proposed connection points to the public sewer
- **Evidence of health and safety/CDM competence**
Only applicable if carrying out construction. This is a method statement for maintaining safety and existing sewer flows during connection works.



J. Checklist and Declaration

Please ensure that you have included the following items with this application form:

1) Drawings 2) Appropriate fees 3) Please state total fees included £

Failure to include any of the above will be deemed as an incomplete application and result in the application being delayed or returned. Please note, in some cases Thames Water may have to ask for a submitted/design layout to be amended due to flooding or attenuation.

I/we confirm that the lateral drain will be constructed to adoptable standards and upon completion of works Thames water will issue a declaration of vesting. I/we confirm that this application is complete and the information supplied is in accordance with Sewers for Adoption 6th Edition Addendum. By signing this application, you are not automatically granted permission to connect and you must not start work until you have received our Notice of Consent.

Signature

Name in BLOCK CAPS

Date

Under no circumstances must any person enter the public sewerage system without the express authorisation of Thames Water.



Additional connections (If more than one in section G)

Connection 2

What are you building?

New Housing New commercial New industrial Other

Type of connection:

Foul Surface Water Combined

Number of connections:

Your connecting pipe diameter:

100mm 225/300mm 375mm Gully Other:

Method of connection:

(Please tick one)

If you would like to add another connection please use the space provided at the end of this form, which is called "Additional Connections"

- | | | |
|---|---|------|
| 1. <input type="checkbox"/> Direct connection in 3rd party land | <i>price per connection is</i> | £485 |
| 2. <input type="checkbox"/> Direct connection on private land | <i>price per connection is</i> | £278 |
| 3. <input type="checkbox"/> Direct connection of an adoption site | <i>price per connection is</i> | £273 |
| 4. <input type="checkbox"/> Indirect connection via existing private drainage | <i>price per indirect connection is</i> | £87 |
| 5. <input type="checkbox"/> Gully connection | <i>price per connection is</i> | £277 |

Connection 3

What are you building?

New Housing New commercial New industrial Other

Type of connection:

Foul Surface Water Combined

Number of connections:

Your connecting pipe diameter:

100mm 225/300mm 375mm Gully Other:

Method of connection:

(Please tick one)

If you would like to add another connection please use the space provided at the end of this form, which is called "Additional Connections"

- | | | |
|---|---|------|
| 1. <input type="checkbox"/> Direct connection in 3rd party land | <i>price per connection is</i> | £485 |
| 2. <input type="checkbox"/> Direct connection on private land | <i>price per connection is</i> | £278 |
| 3. <input type="checkbox"/> Direct connection of an adoption site | <i>price per connection is</i> | £273 |
| 4. <input type="checkbox"/> Indirect connection via existing private drainage | <i>price per indirect connection is</i> | £87 |
| 5. <input type="checkbox"/> Gully connection | <i>price per connection is</i> | £277 |

Getting in touch with us

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 8.00am-5.00pm



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

If you have any other questions for Thames Water



thameswater.co.uk



0800 980 8800

- Queries relating to your bill
- Change of address
- Meter readings

Minicom service if you are deaf or hard of hearing 0800 316 6899

0800 316 9800

- For emergencies
- Other non-billing enquiries
- Literature

Minicom service if you are deaf or hard of hearing 0800 316 9898

To contact us from abroad +44 1793 366011



Thames Water, PO Box 286, Swindon, SN38 2RA



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