

Developers Guide to the Adoption and Vesting of Existing Sewers (S102)

April 2022



YorkshireWater

Introduction

The purpose of this document is to provide a guide on how to apply for the adoption of existing sewers.

The guide provides information on how to apply to have existing private sewers and sewerage assets (already in the ground) adopted under Section 102 (S102) of the Water Industry Act 1991.

The Sewer Adoption, Diversion and Requisition Team is responsible for undertaking technical assessments on existing sites put forward for adoption, undertaking of site inspections, posting notices and issuing the Vesting Declaration on adoption of the assets put forward under S102.

Sewer Adoption, Diversion and Requisition Team Structure

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Senior Engineer
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Developer Services Inspections (Sewerage)

Team Leader – Michelle Shackleton

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Adoption of Existing Sewers (S102)

The application must come from an owner, or owners, of the sewers and sewerage assets proposed for adoption.

Adoption Requirements

The sewers and associated assets must conform to our adoption criteria.

Existing sewers / sewerage assets already in the ground put forward for adoption are not expected to be comparable with new sewers / assets designed and constructed to the latest standards. However, they are expected to be comparable with the average existing public sewer in the area. They should be free from wrong connections, should be self-cleansing and should be free from defects and deficiencies which significantly reduce the life of the system or cause unacceptable operational problems such as repeat blockages, pollution or flooding at a frequency of more than once in every ten years.

Manholes should be provided of such a size, and at suitable locations, to allow safe access for maintenance purposes. Manhole covers should be in reasonable condition and be suitable and safe for the loadings imposed by traffic.

Sewers to be adopted must have a proper outfall with necessary discharge consents in place.

Sewer size must be at least 150 mm diameter for surface water or 100 mm diameter for foul.

Sewer location should preferably be located in the highway or in land reserved for a street but providing other factors are favourable could be located in front gardens. Sewers to be adopted should not be located under buildings or in locations where access for maintenance is particularly difficult. Sewers should serve two or more properties or cross a boundary.

The sewers must be in reasonably good condition judged from recent complaints history and a visual inspection of manholes. The sewers must be cleaned, and a camera survey carried out to establish the condition of the sewer. Defects in the sewer would be sufficient to refuse adoption.

The sewer system being considered for adoption must be looked at as a whole and if on balance, taking into account performance and condition deficiencies, the sewers could only be brought up to the standard of the public sewerage system in the area by expenditure representing a significant proportion of the cost of renewal of the sewers, the adoption may be refused.

The sewers and manholes must be constructed using materials found generally in the public sewer system and in most circumstances sewers will be salt glazed clayware, concrete or other materials currently approved for sewer use in the Design and Construction Guidance contained within the Code for Adoption.

The Application Process

Only the legal owners of a private sewer (including pumping stations and other ancillaries) can put them forward for adoption and therefore the applicant must be able to prove ownership.

You are required to submit a 'complete application' for all existing private sewers and sewerage assets being offered for adoption in accordance with the Design and Construction Guidance, Local Practices and Technical Standards contained within the Code for Adoption.

The 'Application for the Adoption of Existing Sewers' form must be completed in full and submitted to Developer Services along with all the required supporting information to define the application as a 'complete submission'.

On receipt of your application (by paper or online), your submission will be reviewed by the Adoptions Senior Engineer who will provide you with an 'acknowledgement letter' within seven calendar days. Your application will then be passed to an Adoptions Technician who will commence the technical assessment of the site and provide a response to you with 28 calendar days.

Please note that each site is considered on its own merits and site specific requirements.

Your application for the adoption of an existing sewer system is subject to technical assessment, administrative and inspection charges. We will invoice for these charges when your application has been assessed and the system inspected. All fees must be paid prior to the Formal Notices to Adopt being served. All of our charges can be found in our 'New Connection Charging Arrangements 2022/2023' document at yorkshirewater.com/developers/developer-services-charges



**More information
can be found here
[yorkshirewater.com/
developers/sewerage/
sewer-adoptions](https://yorkshirewater.com/developers/sewerage/sewer-adoptions)**



**You are able
to apply online at
[developerservices.
yorkshirewater.com/
sign-up-sign-in](https://developerservices.yorkshirewater.com/sign-up-sign-in)**

The Assessment Process

Once you have submitted your completed application form, camera survey and drawings, we will technically assess your submission and provide an initial response detailing whether we will consider your proposal for adoption.

Assessment

If the application does not meet our adoption criteria, we will tell you the reasons for this and what you need to do to rectify the proposals.

You must be able to provide evidence as to who is the legal owner(s) of the sewers before the adoption can be progressed.

Notice Period

Once the remedial works have been carried out to bring the sewers up to adoptable standard, Yorkshire Water will then serve two months' notice on all owners of the sewer(s).

If objections are received within the two month period, these will need to be resolved by yourselves prior to adoption.

Inspection

Once we have reviewed the drawings and camera survey, we will visit the site to undertake an inspection of the sewers / manholes / pumping station in accordance with the Design and Construction Guidance, Local Practices and Technical Standards contained within the Code for Adoption.

Vesting Declaration

If after this two month period, if no objections have been received, and providing that all easements, land transfers and other legal matters have been concluded, the owners will be issued with a vesting declaration stating that the sewers have been adopted as public.

Yorkshire Water will then be responsible for the operation, maintenance and repair of the assets going forward and we will update our sewer records.

Remedial Works

Following the inspection, we will provide you with a report detailing any remedial works that must be carried out before the adoption process can begin.

These remedial works must be completed at your expense.

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