

Application for the adoption of existing sewers under Section 102 of the Water Industry Act 1991

Filling out this form

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If you would like to continue to download and complete
this form and email it to us, please make sure you follow
these steps:

1. Download the PDF to your PC (Save it locally, for example on your desktop)
2. Open it using [Adobe Acrobat Reader](#), and fill it out
3. Save the completed version
4. Email it to us at technical.sewerage@yorkshirewater.co.uk

Please note: the fees listed in this form are fixed until **31 March 2026**. You
can find the most up-to-date version of this form at [yorkshirewater.com/
developers/sewerage/sewer-adoptions/](https://yorkshirewater.com/developers/sewerage/sewer-adoptions/)

This application form should be used if you are proposing the adoption of existing sewers (already in the ground) under Section 102 of the Water Industry Act 1991.

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

The sewers and associated assets must conform to our adoption criteria. For further details, please refer to our [Developers Guide for the Adoption and Vesting of Existing Sewers \(S102\)](#).

The information you provide will be used solely in accordance with Yorkshire Water's [Privacy Policy](#). Please be aware, we may contact you to seek feedback on your experience with this service.

A summary of the criteria is provided below:

Existing sewers/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 150mm diameter for surface water or 100mm 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.

Sewer Condition – 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.

Sewer System – the 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.

Sewer Material – 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 fees for adoption of existing sewers are as follows:

- Residents (per application): No Charge
- Developer/contractor (per application): 2.5% of the cost of the construction works (minimum of £1,900.00)
- Additional checks: £180.00 per hour

Please refer to our current Charging Arrangements for all fees applicable to the sewer adoption process: yorkshirewater.com/developers/developer-services-charges/

All fees will be invoiced directly to the developer unless stated otherwise.

Please await invoice before making payment.

What happens next?

Once your completed application has been received, a full technical assessment will be made by one of our Adoption Technicians within 28 calendar days of receipt.

Once the technical assessment has been made, a joint inspection of the sewers / manholes / pumping station(s) to be adopted will need to be carried out and any remedial works required should comply with the Design and Construction Guidance, Local Practices and Technical Standards contained within the Code for Adoption. These must be completed prior to adoption at your expense. A report will be prepared by the Developer Services Inspector giving the recommendations for approval / rejection for the adoption of the sewers / associated assets.

We require five working days notice to allow an appointment to be made with a Developer Services Inspector through our dedicated scheduler.

Once the site has been approved for adoption then formal S102 Notices will be served on the affected properties. If no objections are received within two months of the date of the Notices being posted, then the sewers will become vested in Yorkshire Water and recorded on our records as public sewers. Any objections received will need to be resolved by yourselves prior to adoption.

Completing your application form

This application form and supporting information must be submitted in paper copies by post, delivered by hand or can be sent electronically to technical.sewerage@yorkshirewater.co.uk

You may also apply online at developerservices.yorkshirewater.com/sign-up-sign-in

Please complete in **BLOCK CAPITALS** using blue or black ink or enter your details below electronically.

1. About you

Are you the Developer Designer Other (please specify)

Your name

Your company's name

Your home or company address

Postcode

Telephone number

E-mail address

2. Details of the site

Site Address

Postcode (nearest)

Grid reference: Easting (6 figures)

Grid reference: Northing (6 figures)

Number of plots

Site contact

Telephone number

E-mail address

3. Section 102 details

Who is the landowner?

Developer Resident Other (please state)

The developer / resident (owner of the sewers)

Name

Address

Postcode

Telephone number

E-mail address

The landowner

Name

Address

Postcode

Telephone number

E-mail address

Will a third party landowner be affected by the proposed sewer adoption?

Yes No

If yes, please provide details

Name

Address

Postcode

4. Scope

What network are you putting forward for adoption?

Foul Only Surface Water Only Both – Foul and Surface Water

Is there a Pump Station?

Yes No

Are there any adoptable Surface Water assets?

Yes No

If yes, please provide detail

Is there an adoptable Storage Tank?

Yes No

Do you have a recent camera survey and report of the existing sewer(s) to be adopted?

Yes No

5. Submission Requirements

Please refer to our Developers Guide to the Adoption and Vesting of Existing Sewers (S102) for more detail on the submission requirements.

Please tick if provided.

Location plan showing:

- Site boundary edged in green
- The OS benchmark details used for level data
- GPS details where levels established by this method

Site plan showing:

- Site boundary edged in green
- Roads
- Sewers including lateral drains (coloured)
- To include pipe material, size, length, gradient and direction of flow
- Sustainable drainage components (coloured)
- Pumping station including compound (if required)
- Rising mains (if required)
- Road gullies/highway drains (not coloured)
- Watercourses
- Site contours
- Private drainage (not coloured)
- Storage/attenuation (if required)
- Outfalls/headwalls (if required)
- North point
- Building locations
- Ground floor levels
- Existing trees and landscaping

Longitudinal sections (sewers and rising mains) showing:

- Existing cover and invert levels
- Pipe diameters
- Pipe lengths
- Pipe gradients
- Bedding classification and details
- Air valves and washouts (if required)
- Pipe material
- Pipe strength
- Location of other services
- Ground Investigation Report

Camera survey showing:

- Camera survey of existing sewer(s) to be adopted
- Accompanying written survey report and plan

Manhole schedules showing:

- Cover and invert level
- Manhole type
- Cover type and size
- Chamber size and depth

Construction details:

- Manholes
- Demarcation chambers
- Pumping stations (if required)
- Flow control chambers (if required)
- Outfall structures (if required)
- Special manholes (if required)
- Attenuation tanks/basins
- Sustainable drainage components

Pump station information and drawings showing:

- General arrangement details
- Wet well capacity/storage/time to spillage
- Rising main capacity
- Surge calculations
- Storage calculations (must provide 4hrs emergency for foul)
- Floatation check
- Pump manufacturers design
- Pump head discharge curve

Statutory consents, permissions and additional information:

- Discharges consents/licenses to watercourses, coastal outfalls, canals etc.
- Permission of riparian owner for discharge
- Land drainage consent (outfall structure)

Land transfers and ownership:

- Details of ownership, including the necessary rights of access, of all land conveyed to undertaker

Adoptable Surface Water Assets

- Scheme design statement
- Site layout and asset drawings
- Design checklists for each proposed sustainable drainage asset
- Detailed infiltration assessment (where proposed)
- CDM risk assessment (operation and maintenance)
- Construction method statement
- Scheme maintenance plan
- Land ownership details
- Body responsible for amenity maintenance
- Body responsible for flood risk management

6. Declaration

I request that Yorkshire Water process my application based on the information I have provided and confirm all information is correct to the best of my knowledge.

I understand that any abortive time spent by Yorkshire Water in checking an incomplete and / or incorrect submission will be recharged to the developer as set out in our Charging Arrangements.

I can confirm that I am the owner of the coloured sewers and associated assets proposed for adoption and that this application has been checked by ourselves and complies with the requirements of Section 102 of the Water Industry Act 1991.

I agree that Yorkshire Water may use the supporting information provided for any purpose connected with this application and with the company’s statutory Sewerage and Water undertakings.

I understand that the minimum fee of £1,900.00 will be charged if I decide not to progress the application.

By ticking this box I agree to the above declaration

Print name

Date

Position in company

Please email this completed form to:
technical.sewerage@yorkshirewater.co.uk

Or you can post it to:
Developer Services
Yorkshire Water Services Ltd
PO Box 52
Bradford BD3 7YD

If you need to get in touch



Call the Developer Services team on 0345 1 20 84 82

Our Developer Services office is open Monday to Friday 8am–5pm.



Visit our website yorkshirewater.com/developers/



Tweet us [@YWHelp](https://twitter.com/YWHelp)



Write to us

Yorkshire Water Services Ltd, PO Box 52, Bradford, BD3 7YD

Other useful numbers

Contact centre

0345 1 24 24 24

(billing enquiries)

Asian language

0345 1 24 24 21

Text telephone/minicom

0345 1 24 24 23

24 hour automated services

0345 1 24 72 47

(meter readings and payments)

Fax number

01274 372 800

How much could you save?



Use our online calculator

See how you could save water and energy around the home.



Buy discounted water saving gadgets

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