

Sewer requisition

These guidance notes are provided to help you fill in a sewer requisition application form. The notes should be read in conjunction with the Water Industry Act 1991. Relevant sections are:

- Section 98 – duty to comply with sewer requisition.
- Section 99 – financial conditions of compliance.
- Section 100 – calculation of relevant deficit.
- Section 101 – determination of completion date and route.

On-site Section 104 adoption agreements or Section 185 diversions are separate arrangements to a requisition.

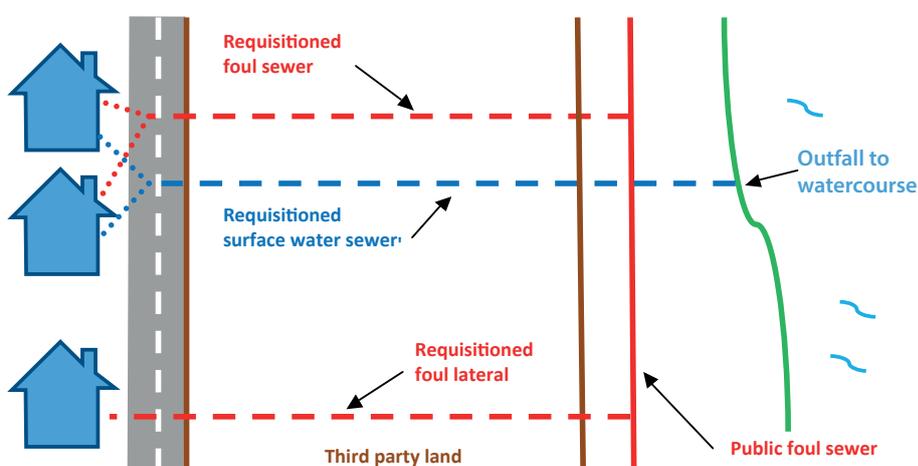
What is a sewer requisition?

Sometimes an agreement cannot be reached between a developer and a private land owner to lay a new sewer to connect to the public system. Under Section 98 of the Water Industry Act you can formally request a new public sewer to cross the land to serve the development.

Sewers are normally only requisitioned for domestic purposes, either to serve new development or as a first time service to existing properties.

The requisitioned sewer will be constructed by Wessex Water. It is termed as a public sewer if it serves two or more properties, or an adopted lateral if it serves only one property.

Costs incurred in transferring or acquiring the freehold of land required for pumping stations or other sewerage assets will be included in the cost of the requisition.



Who can requisition a sewer?

Public sewers and lateral drains can be requisitioned by the owner or occupier of a property, or the relevant local authority. You must have been granted full planning permission for a proposed development before sewer construction can start. If outline planning has been agreed, then appraisal can start whilst full planning is finalised.

To requisition a surface water sewer, you must have agreed formal discharge consent from the riparian owner of the watercourse where the outfall is to be located. Riparian ownership is the property alongside the watercourse. Without a discharge consent agreement in place, the sewer cannot be connected.

Can I requisition a sewer for commercial properties?

Although legislation refers to requisitioning off-site sewers for domestic purposes, any commercial development containing an element of domestic flow will be considered. Non-domestic flows may need trade effluent consent.

What information do I need to provide?

In order for Wessex Water to produce a budget estimate, you need to provide the following information:

- Site plan.
- Third party land ownership details and any information relating to previous dealings with third parties.
- Proposed site layout, levels, details of on-site drainage arrangements, and flow data.
- Site investigation information (if known). This includes soils reports, and any contamination records.
- Number of domestic dwellings, or anticipated water consumption for non-domestic developments.
- Anticipated rate of occupation of dwellings (not the rate of completions), to cover a total of 12 years.
- Valid planning consent.
- Confirmation of discharge consent with the riparian owner if a surface water sewer outfalls to a watercourse.

What do I need to do?

Step 1 Application

Please complete the sewer requisition application form and return it with the initial payment to the local Developer Service office. All relevant sections should be completed on the form, as insufficient information can result in the application being delayed or returned. Contact details are at the end of these notes.

Step 2 Making payment

Payment can be by cheque made payable to Wessex Water Services Ltd, or we can invoice you so you can pay by BACS.

Step 3 Estimate and funding

Wessex Water will issue an offer letter, with details of the deposit required based on a budget estimate. On acceptance, you will return a signed agreement and commit to the cost of the works.

Step 4 Design and construction

We will determine the connection point by taking flow rate and capacity into account. The best engineering solution will be discussed, the scheme will be designed, and a construction programme will then be agreed. When construction is complete we will confirm when the final connection is made.

Step 5 Final contribution review

We will review the final costs on completion. Depending on the payment option you chose, we will advise if you are due a refund or if additional funding is required. The initial payment will be offset against this.

How much will it cost?

You must make an initial payment to cover our cost of preliminary investigations and production of a budget estimate:

- £2500 for public sewer/s or £5000 where site survey work or computer modelling is involved.
- £500 for an adoptable lateral.
- Initial payment may be subject to additional costs due to further appraisal of any waste water concerns

Wessex Water will identify the preferred route, scope of works, and a provisional programme. An estimate is produced, using budget rates in the absence of detailed design information. We will issue an offer letter, which will give details of the estimate, and confirm the deposit required to carry out the works. The deposit represents the expected risk of the requisition to Wessex Water and there are payment options to choose from. All works and compensation are funded by the Requisitioner.

On acceptance of the offer, return of a signed Agreement will commit the Requisitioner to the full cost of the works. VAT is zero rated for new residential development.

Do I need to pay any other charges?

If new properties are being built, infrastructure charges are payable in addition to the requisitioned works. Details are in our Charges information. VAT is zero rated for new residential development.

What are my payment options?

You have two options to choose from:

1. Commuted payment

Based on the deposit identified from the estimate, you make a single payment. When the scheme is complete, the actual cost will be used to confirm the required payment. You will be liable for any increased costs we have incurred in excess of the estimate, or a refund where costs are reduced.

2. Annual deficiency payment

Payment can be made under the Relevant Deficit method by placing the required deposit with Wessex Water. Annual payments will be taken from this deposit spread over a twelve year period. We calculate an annual borrowing charge, which will be paid from the deposit, less any annual sewerage income we receive from properties connected during that period. The deposit is surety to guarantee the payments over the twelve years and is based on the actual costs of laying the sewer. Should the scheme become economic in that time or there is a balance of monies left at the end of the period, the difference will be refunded. If the deposit is insufficient to cover the annual deficiency payments, you will be liable for further charges as they arise.

Please note that deficit payments do not relate to lateral drains where full costs are required in advance of the works.

What is a £1 contract?

In some cases Wessex Water may be prepared to enter into a '£1 contract'. Example reasons may be a complicated demolition and construction programme on site, timescale or resources. The use of a £1 contract is at our discretion.

In these cases we agree to the Requisitioner designing and constructing the sewer on our behalf. Wessex Water will pay the Requisitioner £1 as a nominal contract sum. We will serve statutory land entry notice but all scheme costs including compensation will be payable by the Requisitioner.

During £1 contracts, the Requisitioner takes on the role as principle contractor. Construction must be carried out by an approved sub-contractor and your Health and Safety Plan must comply with our requirements. We will inspect and test the works. On completion, you will arrange a CCTV survey and production of as-constructed plans and levels.

We can discuss this option in more detail when the offer letter is issued.

What is included in the estimate?

Based on the information you provide, our estimated costs will include:

- Legal fees.
- Survey.
- Detailed design.
- Environmental checks.
- Land entry.
- Construction including plant, materials, associated works and welfare facilities.
- Health and Safety Plan.
- NRSWA and utility information.
- Operational or temporary measures.
- Reinstatement.
- Site inspection and testing.
- Approximate compensation to third parties.
- Any other constraints or factors identified.

What are Wessex Water's land entry powers?

Wessex Water has power under the Water Industry Act 1991 to lay pipelines in private land. We can serve land entry, and negotiate easements for crossing third party land to serve your site.

We are unable to serve notice upon the Crown, MOD or other Statutory Undertakers such as EA, British Waterways or Network Rail. The cost of negotiating easements through such land is included in the budget estimate.

How long does a requisition take?

Wessex Water will provide an offer letter within six to eight weeks from receiving the application and initial payment, subject to modelling, operational considerations and waste water concerns.

From receiving the returned signed agreement sheet, we will liaise with you and agree a construction programme. We aim to start on site within six months, but this is dependent on factors such as land entry, confirmation of planning permission, tying in with the development's on-site construction programme, operational logistics, environmental issues and any other constraints.

If a £1 contract is agreed, the timescale will depend on liaison, and Wessex Water serving statutory land entry notices.

What happens if I decide not to go ahead?

If you decide not to proceed at any stage before the payment of the Final Contribution, any previous payments will be refunded upon request, after deducting reasonable costs incurred by Wessex Water.

Once started it is likely that the deposit will be fully used and cannot be refunded if the scheme is aborted.

Send your application to:

North - Wessex Water, Kennet Way, Trowbridge, BA14 8RN
Tel: 01225 522682 email development.north@wessexwater.co.uk

South - Wessex Water, Poole STW, Cabot Lane, Poole, BH17 7BX
Tel: 01202 643461 email development.south@wessexwater.co.uk

West - Wessex Water, Riverside, Chilton Trinity, Bridgwater, TA6 3JS
Tel: 01823 225219 email development.west@wessexwater.co.uk

