



DS reference number
DS6099333



developer.services@thameswater.co.uk



0800 0093921
Mon-Fri 8am-5pm

01 December 2022

We've accepted your design

Dear Katianna,

RE: Adopting your sewer under Section 104 of the Water Industry Act 1991

Site address: Oxford Road, Loveday CE Primary School, White post Road Bodicote, Cherwell OX15 4BN

Thanks for asking us to adopt your new sewer under Section 104 of the Water Industry Act 1991.

We're happy to confirm that we can accept your proposals in principle, as per drawing **2192-S104 Section 104 Agreement-Rev B** and that they're suitable for inclusion within a Section 104 agreement. Please note that this letter does not offer any commitment for us to adopt without a S104 Agreement being completed within 12 months.

Please note the above acceptance can't be used for the discharge of any drainage-related planning conditions.

What to do next

Please fill out the enclosed legal pro-forma document carefully so that we can instruct our solicitors to start preparing your agreement. Don't forget that any missing information could cause delays or add to your legal costs.

- Complete all sections marked 'Developer'.
- Pay the project management fees of **£ 3,477.6** - this is for Thames Water engineers to inspect works periodically during construction, witness the sewer air tests, reviewing CCTV surveys & As Built drawings, to undertake maintenance inspections of all manholes and any associated remedials and the issuing of all appropriate legal certificates.
- Source and advise us about your surety (eg a bank/the National House Building Council) to be party to the agreement – they'll be liable for £5,000 and will be required to sign the legal Agreement.

We'll then instruct our solicitors to carry out the necessary land checks and prepare the Section 104 agreement for your site. You'll need this before you can start work.

If your programme is urgent, you can request an early start using the enclosed inspection form. If you commence work without doing this, you may need to pay to excavate and/or alter your sewerage works to prove you've constructed them in line with the agreed standards.

Preparing your plans

Remember to include the following statement on all your plans: *All adoptable drainage works to be constructed as detailed in the Code for Adoption Design and Construction Guidance and Thames Water's local practice.*

Please don't show private drainage in colour on your proposed agreement plan.

Starting work

Send the enclosed inspection request form to Sewer.Adoptions@thameswater.co.uk so that we can arrange any pre-start meetings or inspections as quickly as possible.

For the work itself, you can use any competent contractor of your choice as long as their workers are qualified to operate in confined spaces and have all relevant HSE requirements.

Please don't plant large trees/shrubs that have an overhanging canopy or moderate to high water demand within your sewer easement.

Connecting your sewer

To make the final connection from your site into our existing public sewerage network, you'll need to apply separately under Section 106 of the Water Industry Act 1991.

You can do this online at thameswater.co.uk/developerservices

Moving to maintenance

Before we can place your sewers onto a maintenance period, we'll need to:

- Undertake a satisfactory inspection of all the manholes and outfalls
- Receive satisfactory as-built drawings showing as-laid invert and cover levels of all manholes
- Confirm that at least 50% of the properties are occupied
- Receive a satisfactory CCTV survey of all adoptable sewers

If you're constructing sewers using thermoplastic pipework less than 400mm in diameter, please wait to carry out the Light Ring CCTV survey at the end of the maintenance period to confirm that any high-pressure jetting hasn't damaged or deformed the pipework. The CCTV survey must be undertaken in accordance with the Manual for Sewer Condition Classification 5th Edition. For complex developments, we may also ask you to provide additional air testing to demonstrate compliance of your plastic pipework.

After we've issued a provisional certificate of completion and started your 12-month maintenance period, you can release your surety provider from their obligations.

Adopting your sewer

After your 12-month maintenance period ends, we'll need to carry out a satisfactory inspection before we issue your final vesting certificate.

If you need to discuss your development at any point during this process, please call or email us using the details at the top of this letter, quoting your DS application reference number.

Best regards,

Kind Regards

Nathanael Bryant Sanjaya

Developer Services – Adoptions Engineer

Office: 0800 009 3921

Mobile: 07747642636

developer.services@thameswater.co.uk

Clearwater Court, Vastern Road, Reading, RG1 8DB

Find us online at developers.thameswater.co.uk

Get advice on making your sewer connection correctly at connectright.org.uk



Enclosed with this letter:

Legal instruction proforma

Inspection form

Sewer adoption process guide

Construction guide