

WONDERFUL ON TAP



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16 December 2022

Charges for the adoption of sewers at Beech Drive, Coalville

Dear Sirs,

Thanks for asking us to provide you with a breakdown of the charges for adopting your proposed sewers.

Full approval

We've reviewed your on-site design (drawing(s) PJS22-058 DR-506 Rev B) and we're pleased to confirm your drainage proposals meet with our requirements. This is based on our assumption that you've done the necessary work to confirm that all outfall levels are appropriate and allow an effective discharge, in accordance with your on-site design.

Please take time to read this document in full as information to support your next steps towards securing a legal agreement and pre-start meeting, as well as an option for an early start meeting prior to an agreement being completed is outlined. Information is also included to support you through the steps required to have your sewers adopted upon construction completion.

To help you understand how your charges have been calculated, we've included a breakdown below. These have been taken from our latest [Charging Arrangement Document](#) and if you'd like to find out more – please take a look on our website.

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Type of charge	Description of charge	No. units /metres	Inspection unit rate – 2.5%	Bond unit – 10%	Inspection charge	Bond charge	VAT rate
Gravity sewers (per metre)	Inspection charge – 2.5%	677	£10.69		£7,237.13		0%
Includes in-line storage less than 1350mm diameter	Bond charge – 10%	677		£42.78		£28,962.06	0%
Ancillary charges	Headwall per unit	3	£62.65	£250.58	£187.95	£751.74	0%
	Flow control chamber per unit	1	£62.65	£250.58	£62.65	£250.58	0%
	m ³ storage over 1350mm diameter	0	£12.53	£50.12	£0.00	£0.00	0%
	Pumping station per unit cost	£0.00			£0.00	£0.00	0%
	Rising main not exceeding 225mm diameter per metre – inspection charge	0	£2.49		£0.00		0%
	Rising main not exceeding 225mm diameter per metre rate – bond charge	0		£9.93		£0.00	0%
	Adoptable lateral drains	0	£4.01	£16.04	£0.00	£0.00	0%
Note: the inspection charges and agreement charges are payable to proceed to agreement. The bond charges can either be a cash bond or surety. Please indicate on the payment sheet.		Total inspection charges		£7,487.73			
		Total Agreement charges		£214.77			
		Total bond charges		£29,964.38			

Other charges

Here's a breakdown of the other charges, as listed within our Charging Arrangement Document, which will also apply to your site.

These further charges are based on your site design and will be requested at an appropriate time within the adoption process. These other charges are correct at time of issue but as they are not part of your quotation above, may change through different charging years to reflect costs at the time.

Type of charge	Amount	VAT
Sustainable Drainage System (SUDS) Easement	£1,500.00 plus disbursements	20%
Unilateral Deed of Grant	£900.00 plus disbursements	20%

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Things you need to know

Agreements

This letter informs you of our technical approval of the design as shown on drawings PJS22-058 DR-506 Rev B and outlines the charges that need to be paid in order to proceed with the (S104) Adoption Agreement.

If you wish Severn Trent to draft the model Agreement, we'll need payment of the legal fees and a completed Request for Information form returned to us.

Alternatively where you have designed your site to the Design and Construction Guidance (DCG) as part of the Sewerage Sector Guidance (SSG) you may draft your own Adoption Agreement using the Model Sector Sewer Adoption Agreement available from [here](#) from the Water UK Codes for Adoption pages. Please note that no alterations to the terms of the model agreement are permitted.

Where you choose to draft the agreement yourselves, please inform us of your intention to do so and then return the agreement signed by all parties to Severn Trent for review along with the payment detailed above.

Site inspections

Once the Agreements are in place and all inspection charges have been paid, we can arrange a pre start meeting on-site. Our Waste Construction Project Manager (CPM) will come to site to discuss the following:

- Site health & safety requirement
- Construction Design and Management (CDM) contacts
- Material requirements
- Construction requirements
- Inspection call-off periods
- Construction programme
- Pumping station inspection requirements
- Connection points

In order to request a pre-start meeting, please complete our [Pre-Start Request Form](#) and submit it to our sewer.adoptions@severntrent.co.uk inbox. Within 7 days of receipt of all the information required, our Waste CPM will call you to arrange a pre-start meeting.

Early starts

Once the Technical Acceptance and or Conditional Acceptance has been issued you may request an Early start on site before the Agreement is signed. In order to request an early start, please complete our [Early Start Request Form](#) and submit it to our sewer.adoptions@severntrent.co.uk inbox. Subject to receiving the required information we will agree an early start with you and our Waste CPM will call to arrange a pre-start meeting.

Your early start notice will be valid for an agreed period of time during which an S104 agreement must be progressed and completed. Should the agreement not be returned for completion within this time the early start notice would be withdrawn and further work would be at risk. Should the site progress further you risk the S104 being withdrawn.

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Changes to the approved designs

Should you need to alter any aspect of the approved design, please let us know so that we can make sure any changes are approved and documentation updated. Depending on the extent of the changes there may be additional charge(s) to pay and we may need to enter into a Deed of variation. Please refer to our Charging Arrangement Document for costs which may be incurred.

Sustainable Drainage Systems (SUDS)

Any site which has a sustainable drainage system (SUDs), will require the discharge and flood rights to be granted in perpetuity to Severn Trent, before the sewers can be adopted as Severn Trent has no statutory power in respect of such discharges.

This will require a SUDs easement to be entered into and the associated costs in obtaining such easements are outlined in our Charging Arrangement Document.

Where Severn Trent are being offered the SUDs for adoption the easement will need to contain provision for the separation of responsibility for future maintenance. Where the SUDs are not offered for adoption, we'll only adopt sewers discharging to above ground balancing areas where there are adequate administration arrangements in place and the balancing areas are owned and maintained by the local authority, or where there is a formal Agreement in place to do so in the future.

Consent to discharge

Severn Trent hold no statutory right to discharge to assets other than sewers. Where your site contains a discharge to a watercourse or similar, you'll need to secure a deed of grant of easement over the discharge, for Severn Trent to ensure we have right to discharge in perpetuity. This can cause significant or permanent delays in sewer adoption so we would advise that you ensure you can achieve this at as early a stage as possible. You must ensure that you have obtained the rights of discharge from the riparian owner.

Maintenance period

Once your site has reached 51% occupancy, please send the following to our sewer.adoptions@severntrent.co.uk inbox:

- An electronic copy of the as-built drawings – A re-labelled construction drawing is not acceptable
- Record Cards showing sewer details
- A CCTV survey showing no defects
- Confirmation the telemetry is installed on any pumping station offered for adoption & pump Station fully constructed
- A copy of the site's CDM file if not already provided and details of any site hazards found during construction
- Confirm H&S details for any inspection with any traffic management requirements to undertake inspection activities safely

Once we've received the above documentation, we'll call you within 14 days to arrange a pre-maintenance inspection. Following inspection we will send you either a snagging list, showing the remedial works needed, or a Maintenance Certificate.

At this point we will also advise you of any legal requirements (SUDS easement, consent to discharge, pumping station land transfer) which will need to be completed during the maintenance period and before the sewers can be adopted.

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Sewer Connections

If you need to connect to the public sewer, you'll need to apply to connect under Section 106 of the Water Industry Act (1991). The approval of a sewer design under Section 104 of the Water Industry Act (1991) **does not** constitute an approval to connect to the public sewer.

Application forms are available on our website – www.stwater.co.uk/developers. Our charges for an application to connect to the public sewers (\$106) can be found in our latest Charging Arrangement Document.

What happens next

These charges are valid for 6 months, which means that you have until the 16 June 2023 to:

- Pay the relevant charges, return the payment form. The inspection charges are payable to proceed to agreement. The bond charges can either be a cash bond or a surety. Please indicate this on the Payment Sheet.
- Supply us with a signed model agreement or complete and return the Request for Information form, ensuring all relevant parties are detailed, so we can issue one for you.

It's important that you tell us the correct information on the Request for information form otherwise it may result in us having to update and reissue the Agreement, which will result in a further charge.

Once we've got all the information required, we'll either send you an Adoption Agreement that needs to be signed and returned for completion, or return a signed copy to you depending on which route you've taken.

If we haven't received the fees or an agreement isn't in place by the 16 June 2023 we'll assume that you're not going ahead with the work and the approval will be withdrawn and the file closed.

Yours faithfully,

A handwritten signature in black ink that reads "G. Akehurst".

Gareth Akehurst
Adoptions Engineering Technician
Developer Services

Enclosures:

- Request for information
- Payment form

Useful numbers:

- To discuss your application please call Gareth Akehurst on 07966722211.
- For general enquiries about water or waste connections please call 0800 707 6600.
- For all emergencies, such as a leak or sewer flooding, please call our 24/7 Operations department on 0844 783 4444.