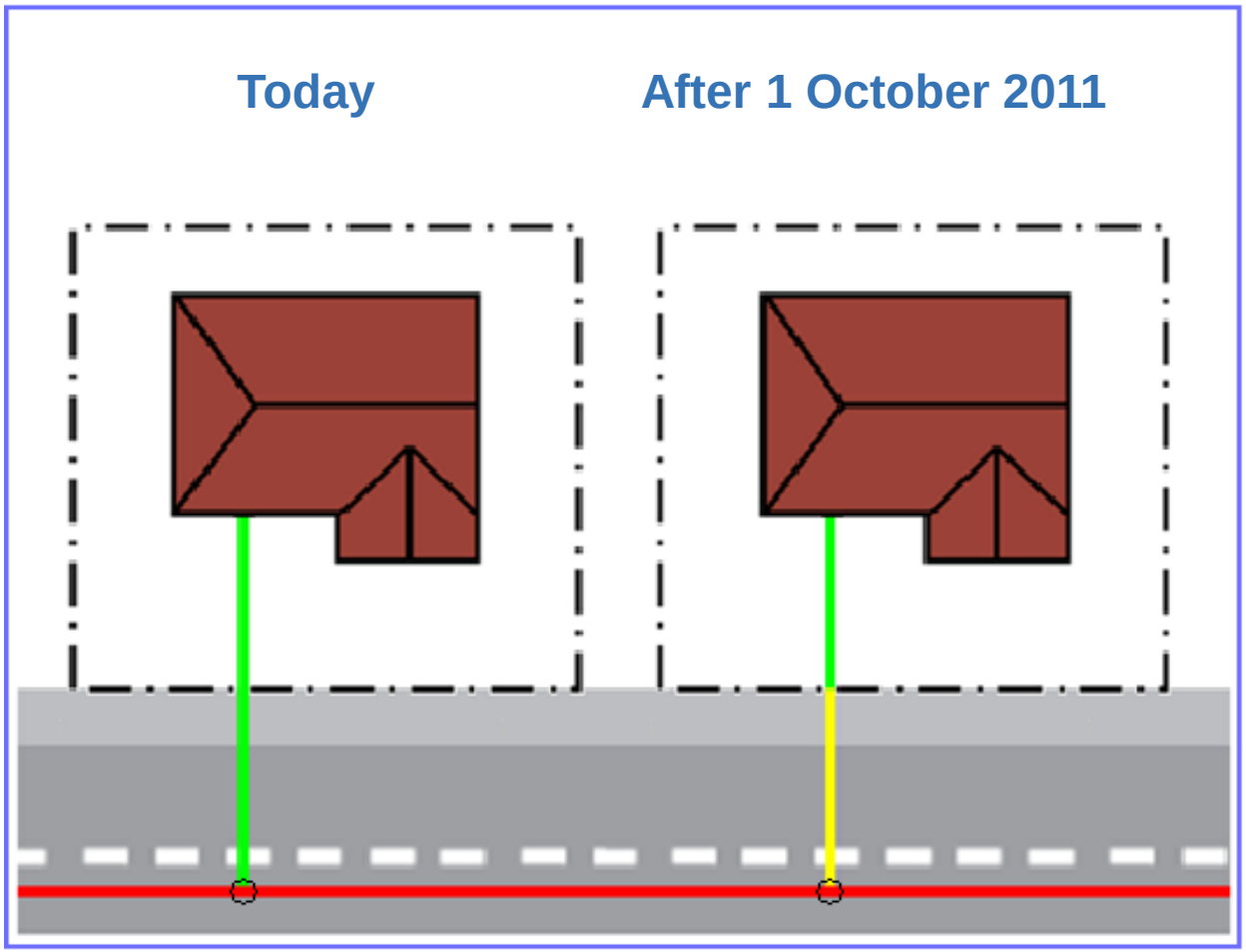
Guide to Transfer of Private Sewers Regulations 2011

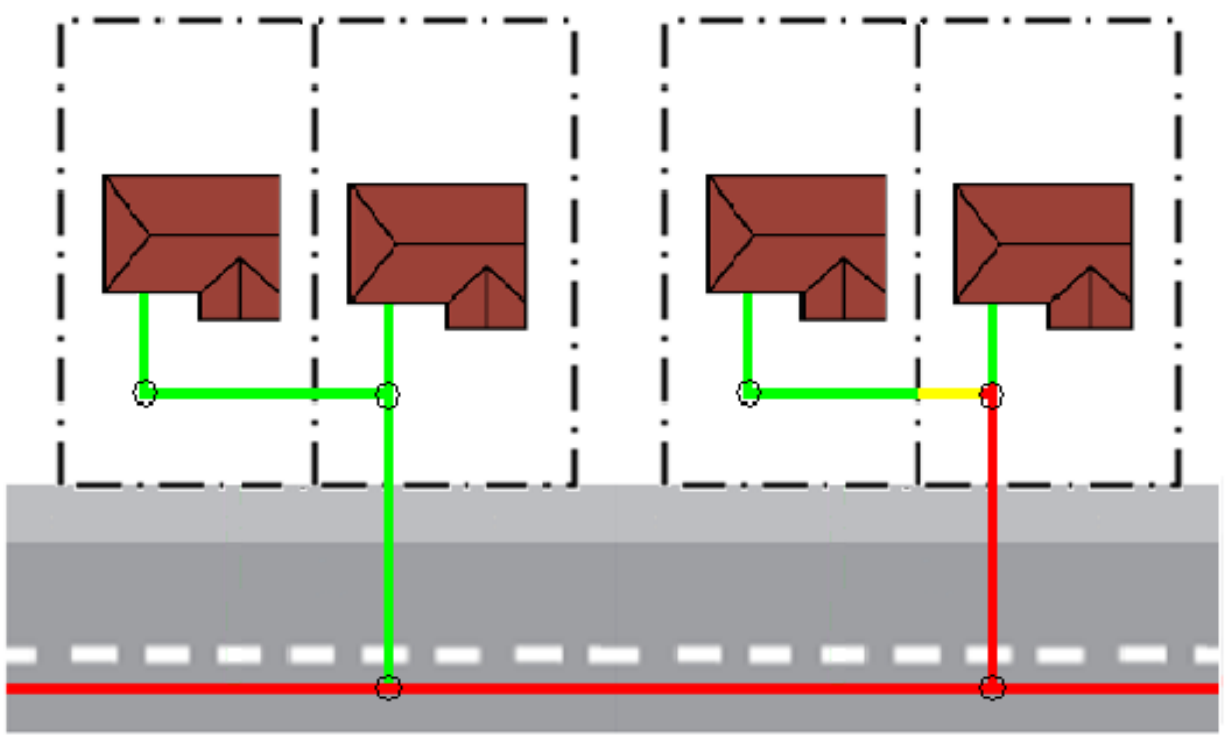
Detached Properties (Not Sharing a Sewer)



Private drain from the rear of the footpath to its connection with the public sewer transfers to the Company as a lateral drain.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company
- Private Pipe – Responsibility of the property owner
- Lateral Drain – Responsibility of the sewerage Company
- Manhole

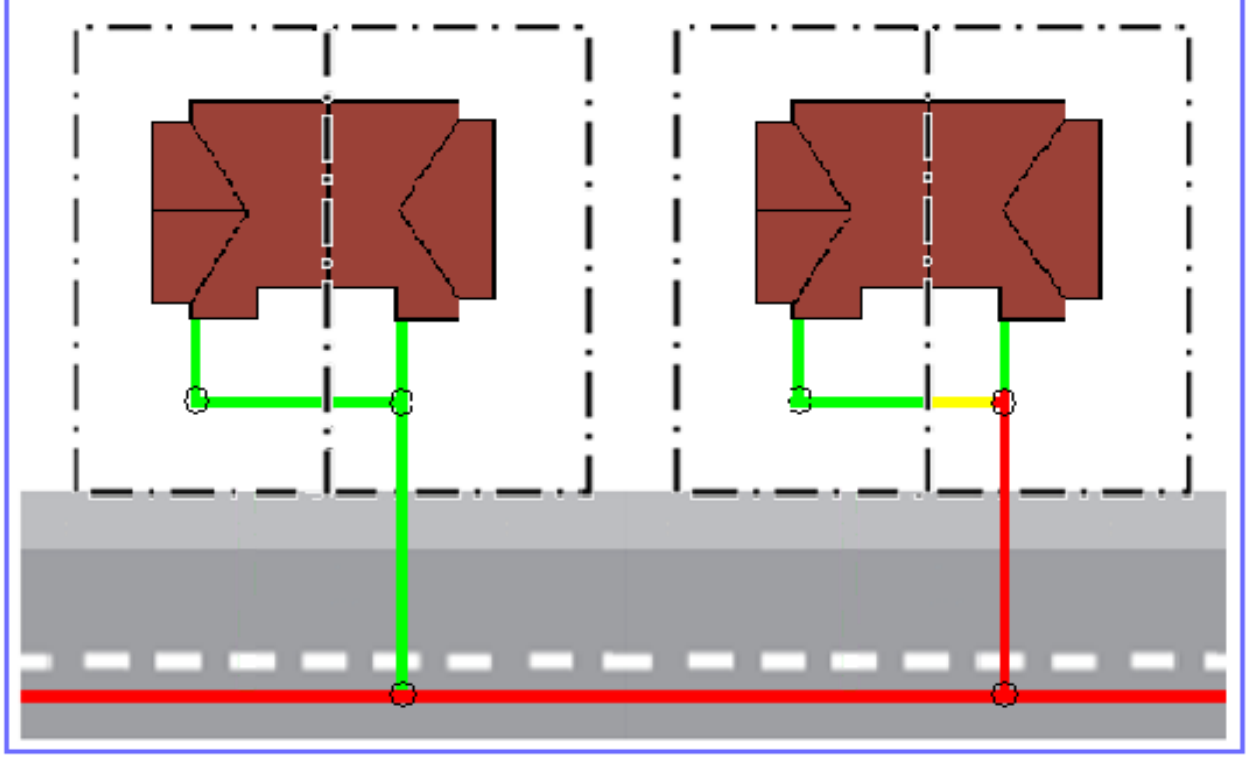
Detached Properties (Sharing a Sewer)



The private sewer transfers to the Company as a public sewer. The private drain from the boundary of the property served to the transferred public sewer transfers to the Company as a lateral drain.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company
- Private Pipe – Responsibility of the property owner
- Lateral Drain – Responsibility of the sewerage Company
- Manhole

Adjoining Properties (Semi Detached)

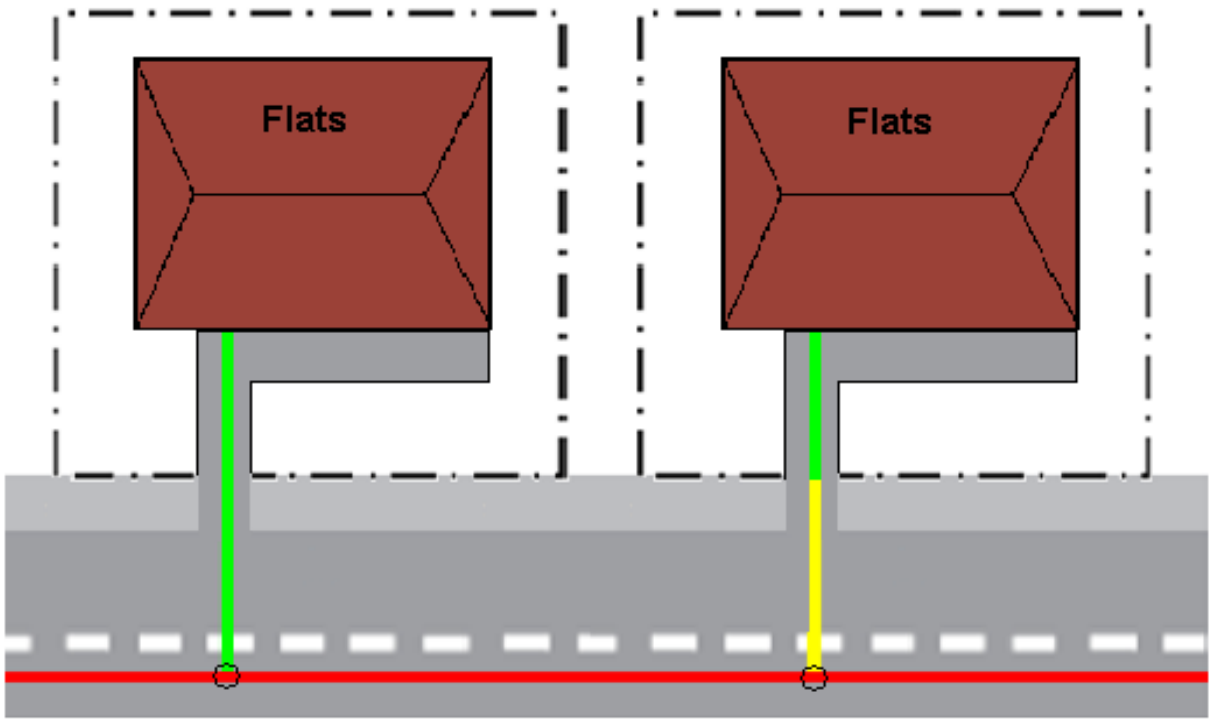


The private sewer transfers to the Company as a public sewer. The private drain from the boundary of the property served to the transferred public sewer transfers to the Company as a lateral drain.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company
- Private Pipe – Responsibility of the property owner
- Lateral Drain – Responsibility of the sewerage Company
- Manhole

Flats or Multiple Dwellings or Non Residential

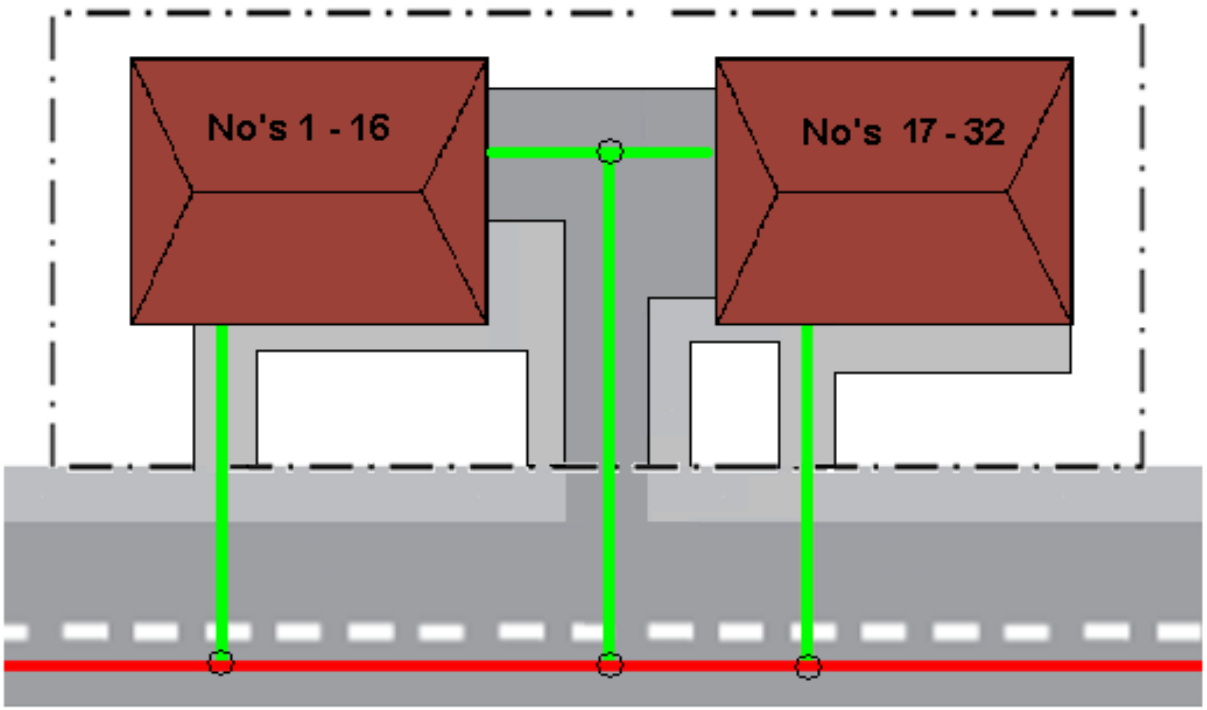
Today **After 1 October 2011**



The pipe draining the several flats remains private within the curtilage of the building until the boundary with the highway.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company
- Private Pipe – Responsibility of the property owner
- Lateral Drain – Responsibility of the sewerage Company
- Manhole

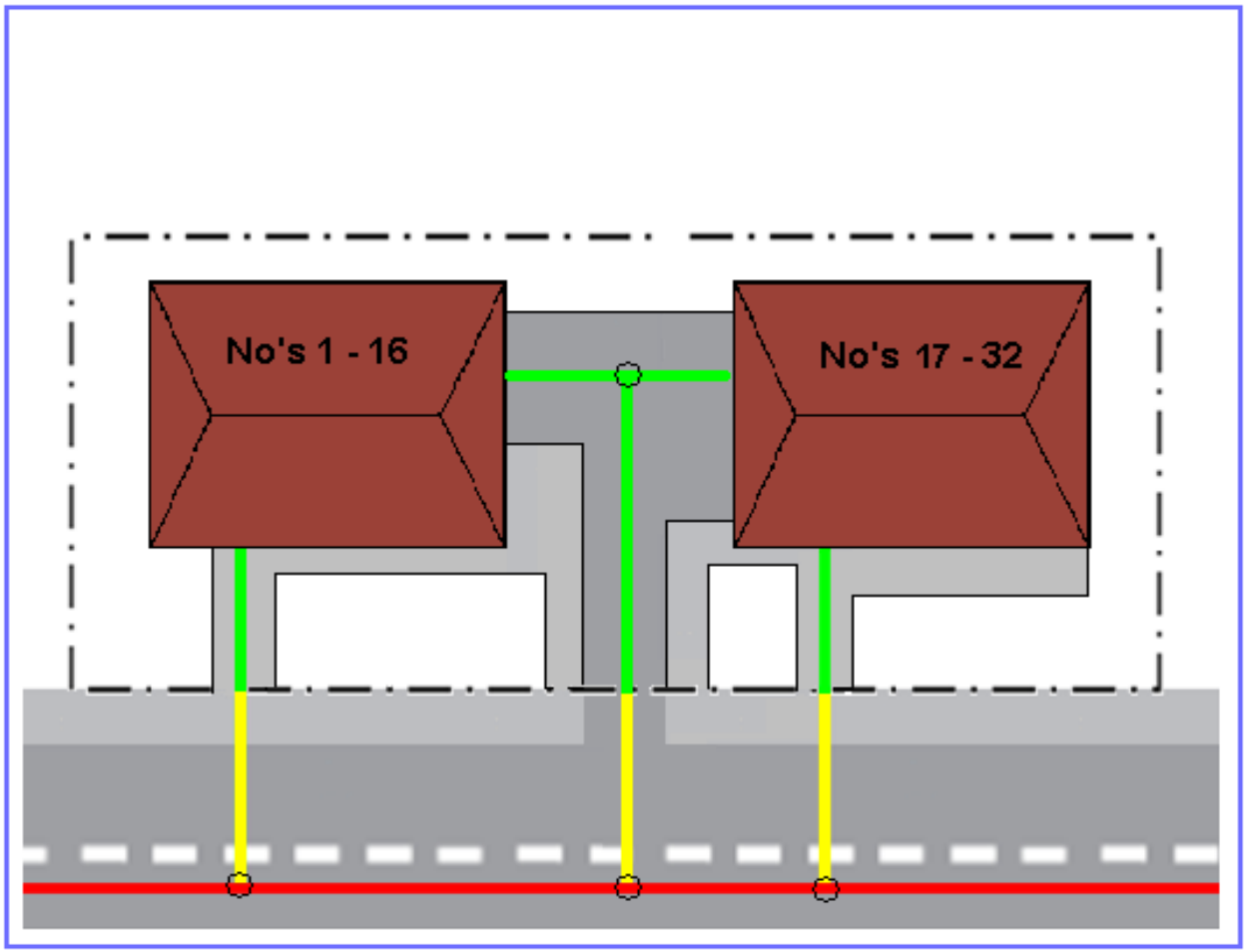
Flats or Multiple Dwellings or Non Residential (Today)



The properties have a shared area of car parking which is managed in common with the other block. There is no area obviously attributable to either. The pipe draining the two buildings is a drain as it drains two premises within a single curtilage.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company
- Private Pipe – Responsibility of the property owner
- Lateral Drain – Responsibility of the sewerage Company
- Manhole

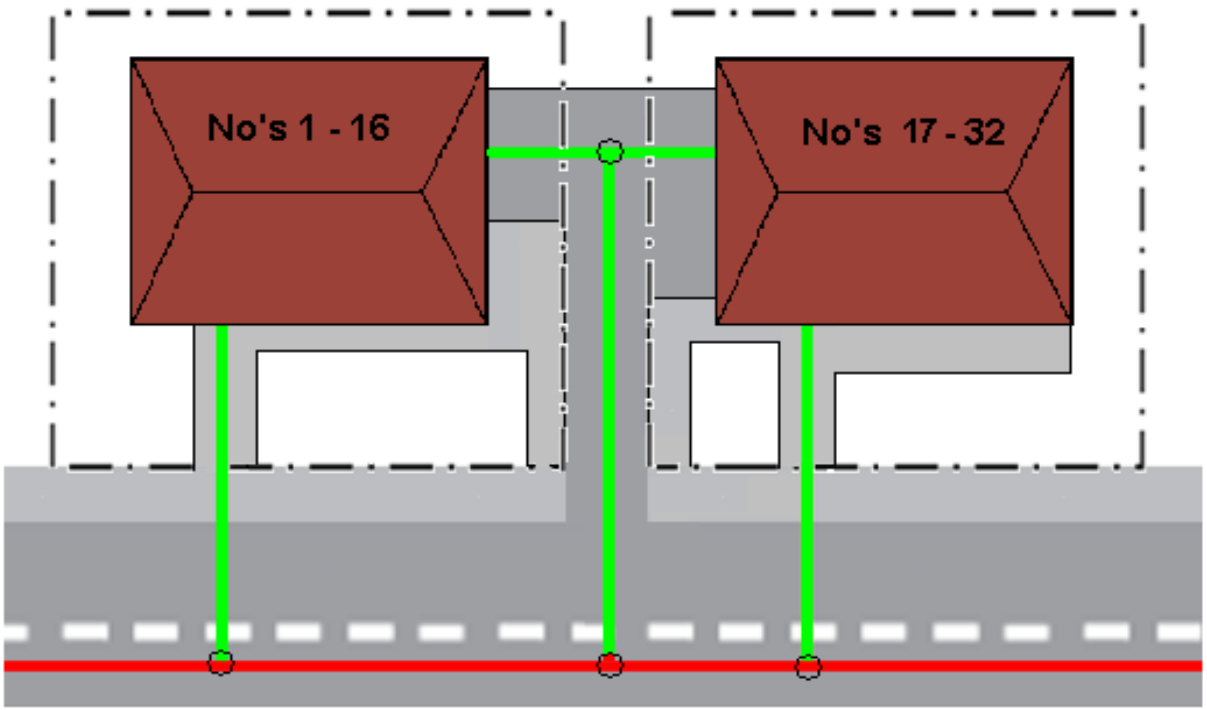
Flats or Multiple Dwellings or Non Residential (After 1 October 2011)



The pipes draining the several buildings remain private within the single curtilage until their boundary with the highway.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company
- Private Pipe – Responsibility of the property owner
- Lateral Drain – Responsibility of the sewerage Company
- Manhole

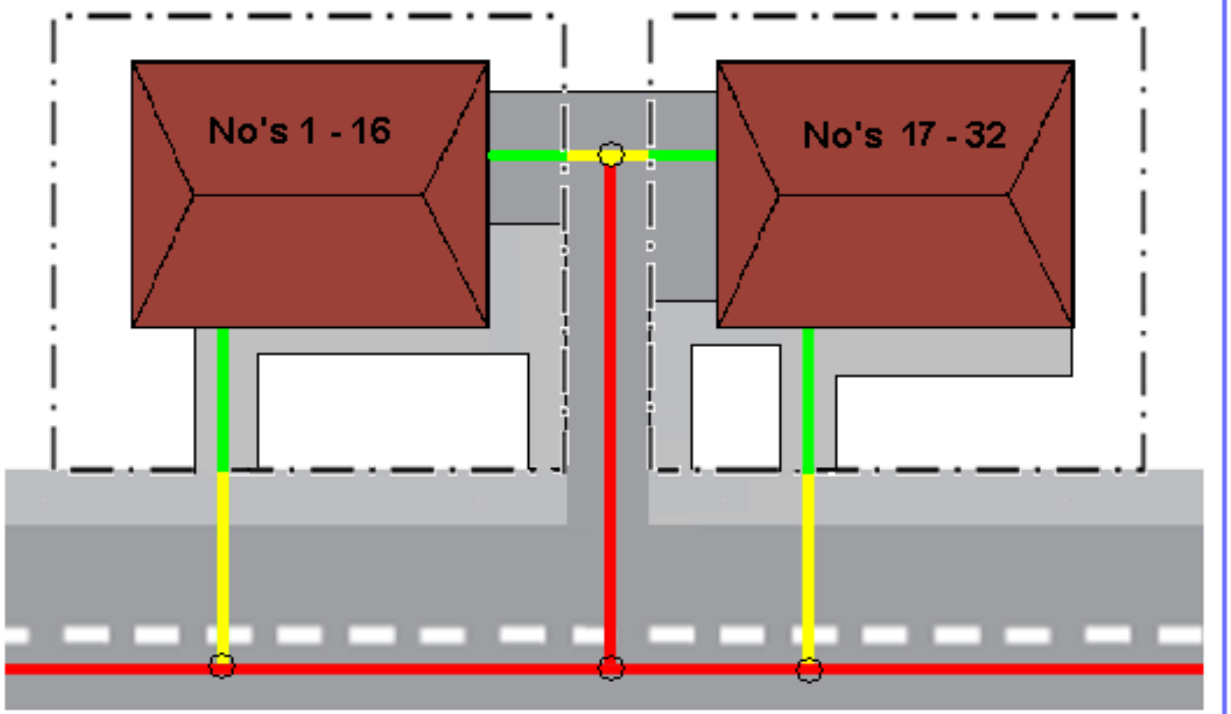
Flats or Multiple Dwellings or Non Residential (Today)



The two blocks each have a separate area around them. They do not have a shared area which is managed in common with the other block. There are clear areas obviously attributable to each block. The pipe draining the two blocks is a private sewer as it drains two separate premises.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company
- Private Pipe – Responsibility of the property owner
- Lateral Drain – Responsibility of the sewerage Company
- Manhole

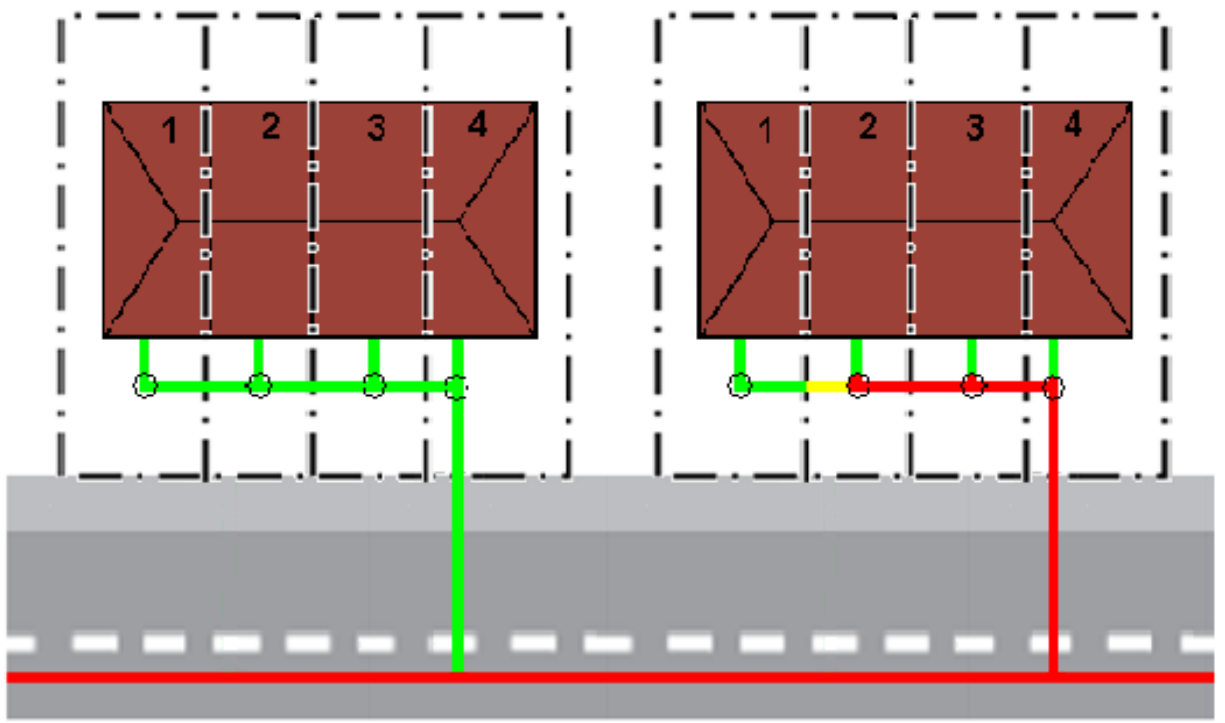
Flats or Multiple Dwellings or Non Residential (After 1 October 2011)



The pipes draining the several blocks remain private within the curtilage of each of the blocks but will transfer to the Company from the point where they leave each block's curtilage.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company
- Private Pipe – Responsibility of the property owner
- Lateral Drain – Responsibility of the sewerage Company
- Manhole

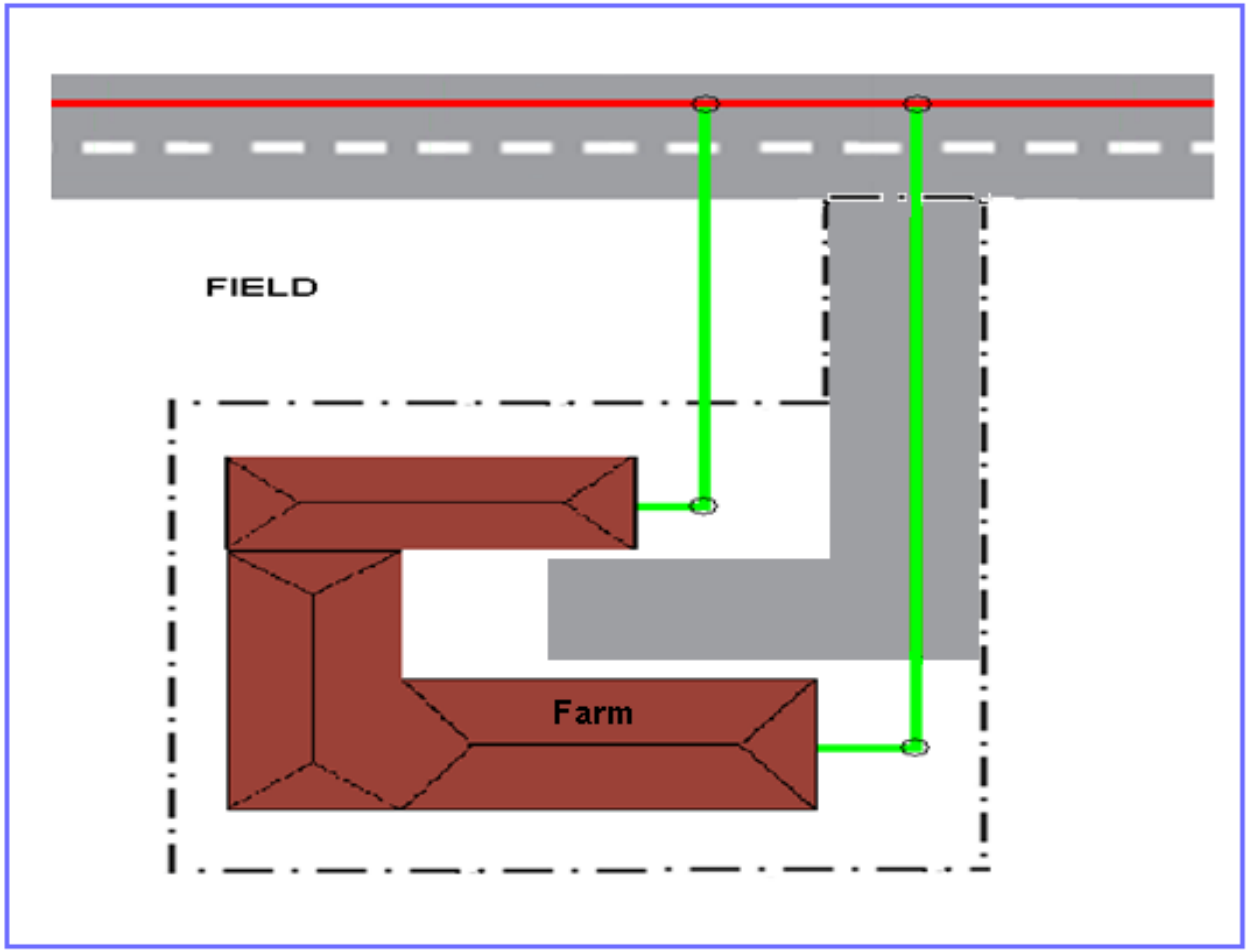
Terraced Properties



The private sewer transfers to the company as a public sewer. The private drain from the boundary of Property 1 to the transferred public sewer transfers to the Company as a lateral drain.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company
- Private Pipe – Responsibility of the property owner
- Lateral Drain – Responsibility of the sewerage Company
- Manhole

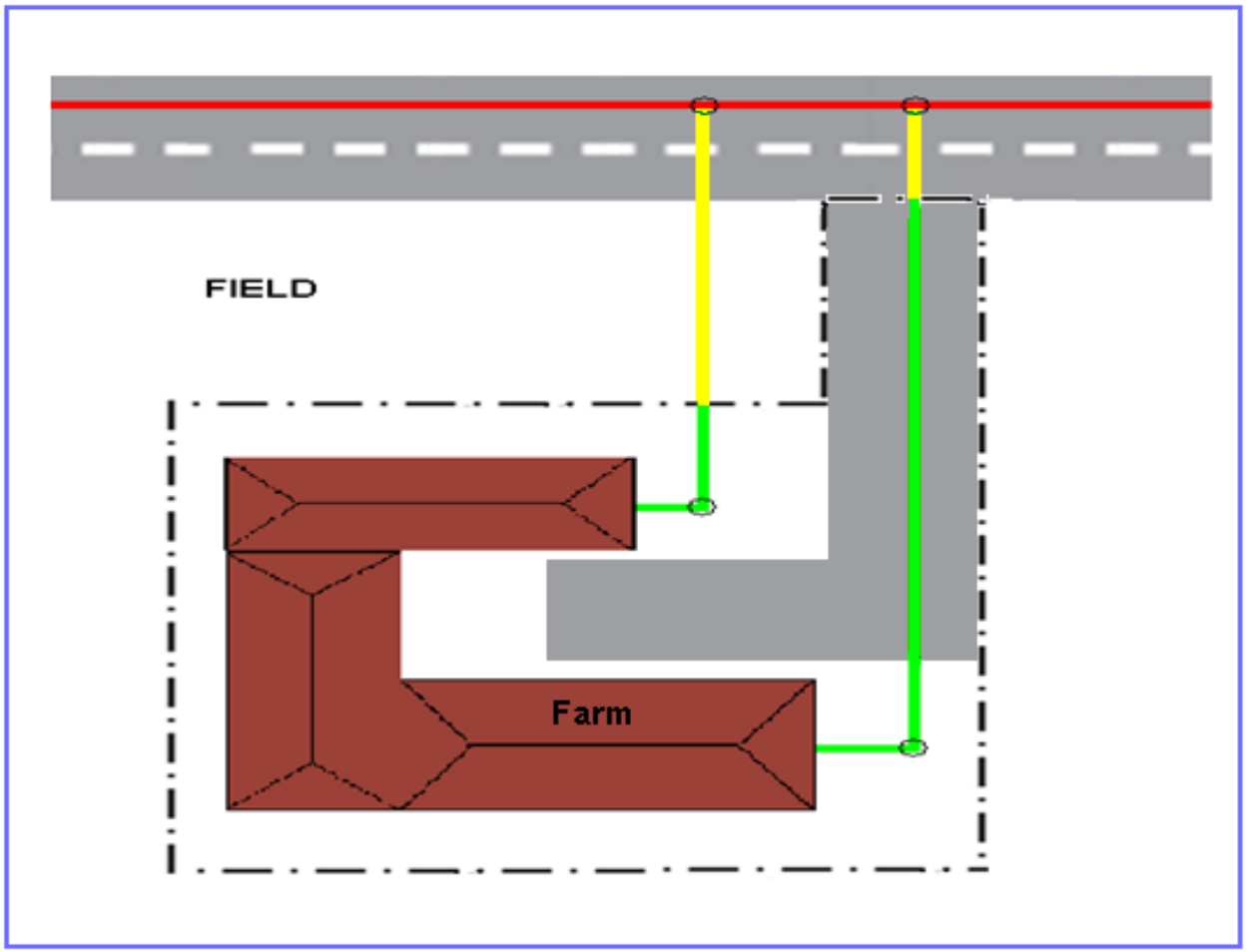
Field and Farm (Today)
(These may be in the same ownership)



One private drain leaves the curtilage and crosses a field to reach the highway where the public sewer is located. The other drain runs under the drive to the highway.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company
- Private Pipe – Responsibility of the property owner
- Lateral Drain – Responsibility of the sewerage Company
- Manhole

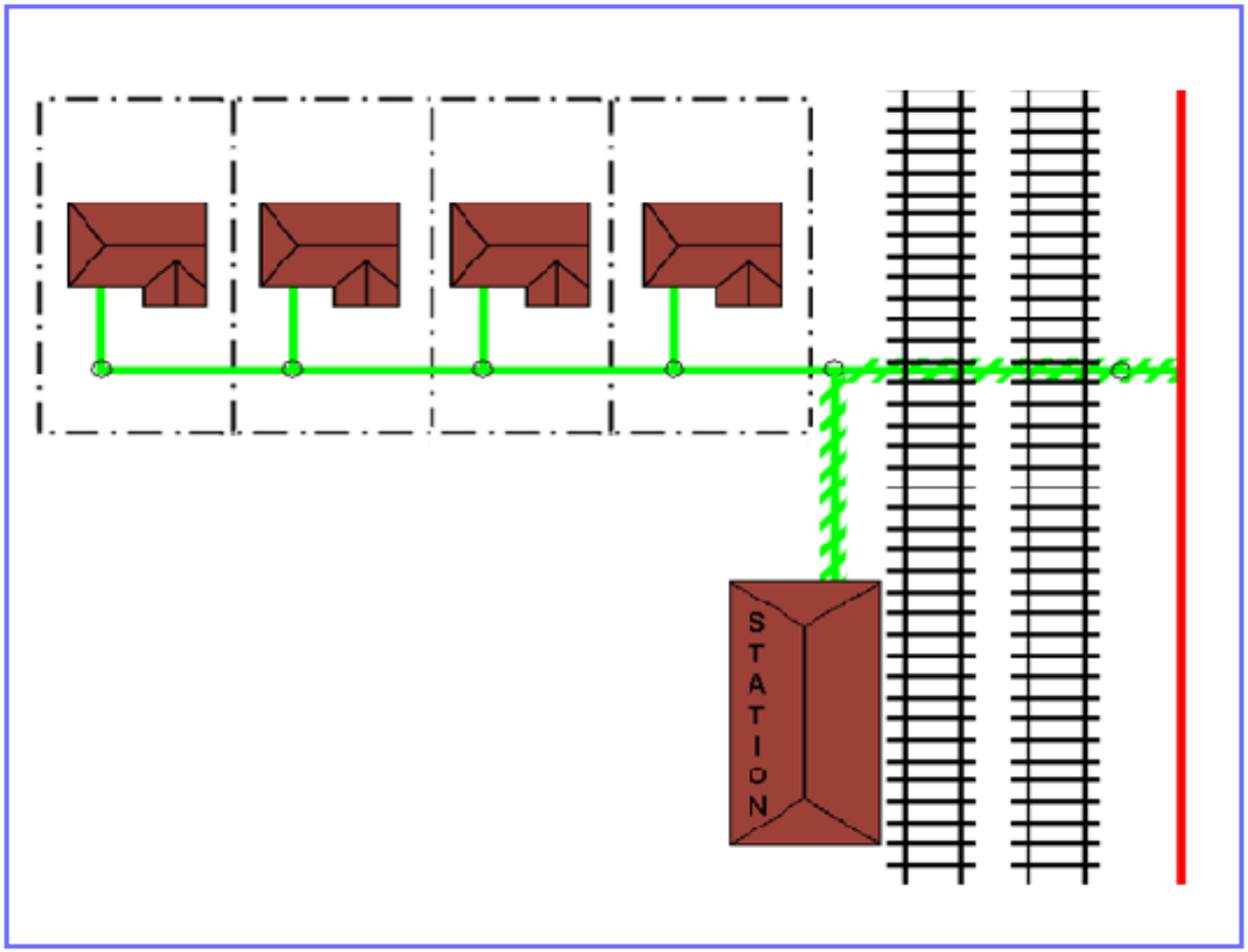
Field and Farm (After 1 October 2011)
(These may be in the same ownership)



The drain crossing the field is outside of the curtilage and therefore will transfer to the Company from the point it leaves the curtilage. The drive is used for the benefit of the farm and the drain laid in it will not transfer to the Company.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company
- Private Pipe – Responsibility of the property owner
- Lateral Drain – Responsibility of the sewerage Company
- Manhole

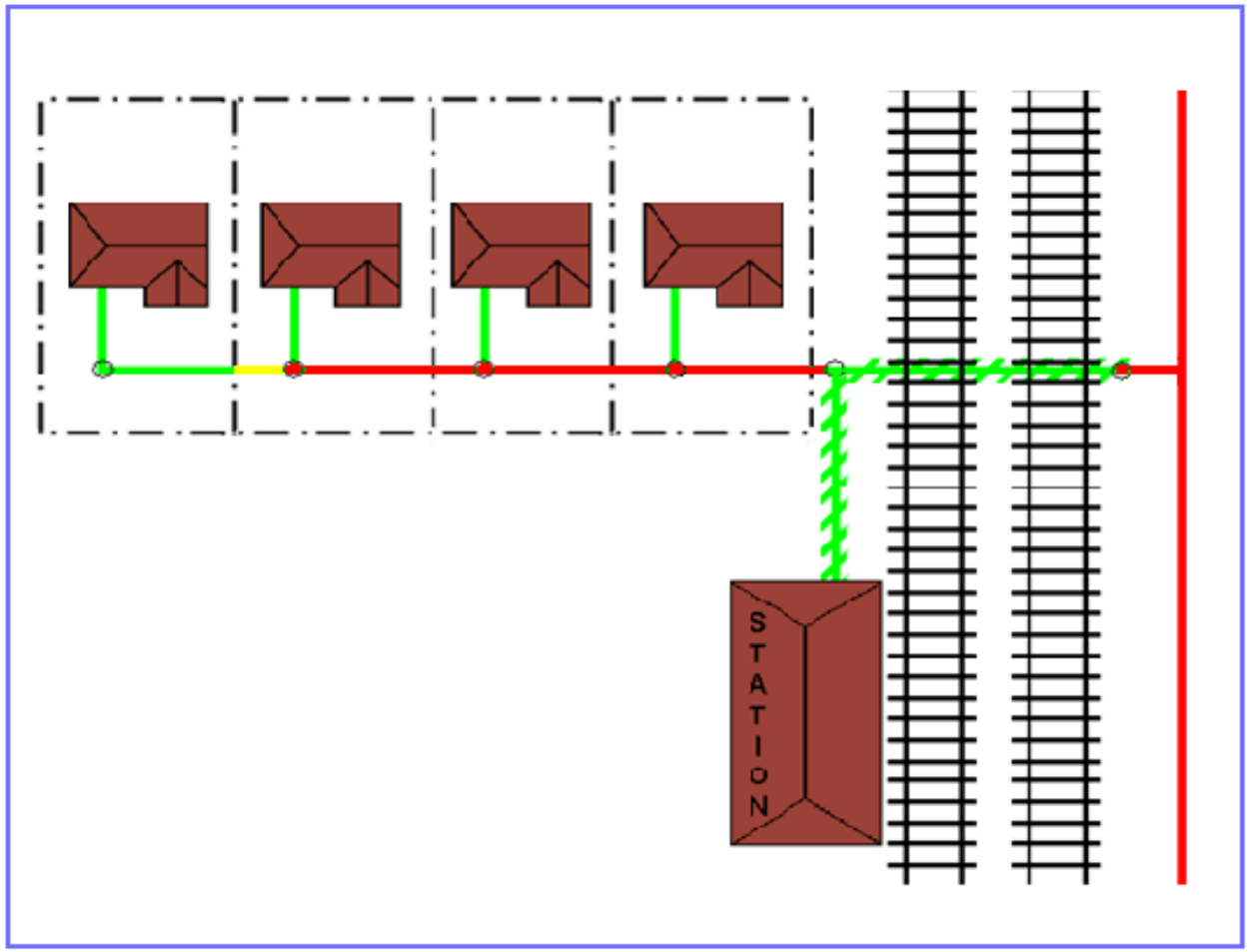
Private Sewer Crossing Railway (Today)



The house owners are responsible for the private drains and sewers, even where they cross railway land.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company
- Private Pipe – Responsibility of the property owner
- Lateral Drain – Responsibility of the sewerage Company
- Manhole
- Private Pipe – responsibility of Railway Company

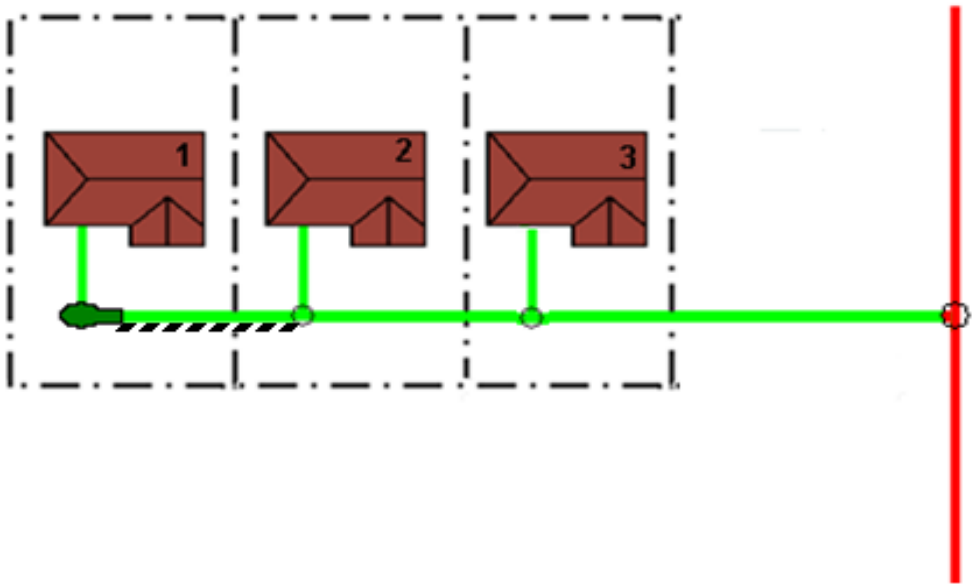
Private Sewer Crossing Railway (After 1 October 2011)



The pipe under the railway land will transfer to the Company as it is not owned by the railway company.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company
- Private Pipe – Responsibility of the property owner
- Lateral Drain – Responsibility of the sewerage Company
- Manhole
- Private Pipe – responsibility of Railway Company

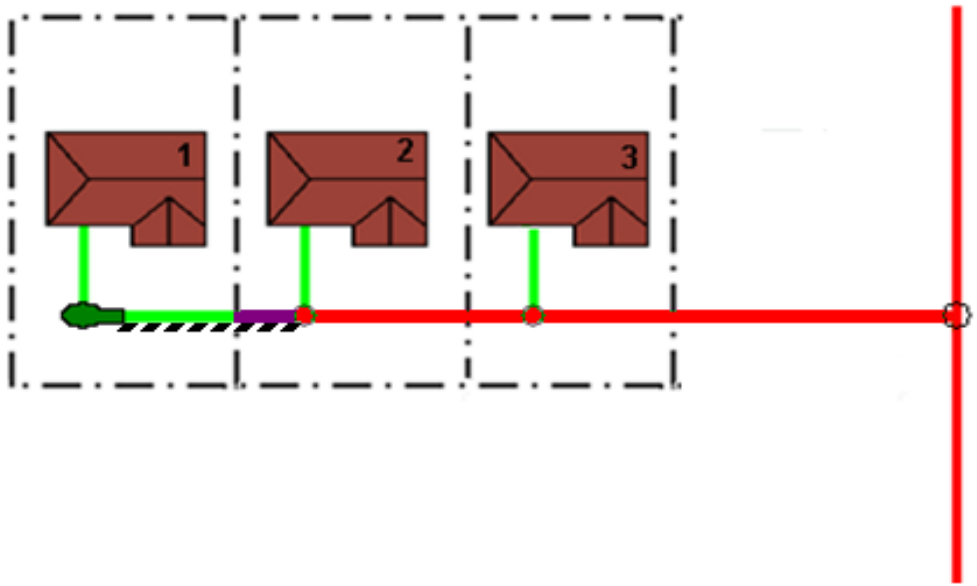
Pumping Station Inside Curtilage (Today)



Private pumping station serving only one property and situated within the property curtilage. Pumps to the manhole in No 2.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company
- Private Pipe – Responsibility of the property owner
- Manhole
- Private Pumping Station
- Indicates pressurised section of pipe

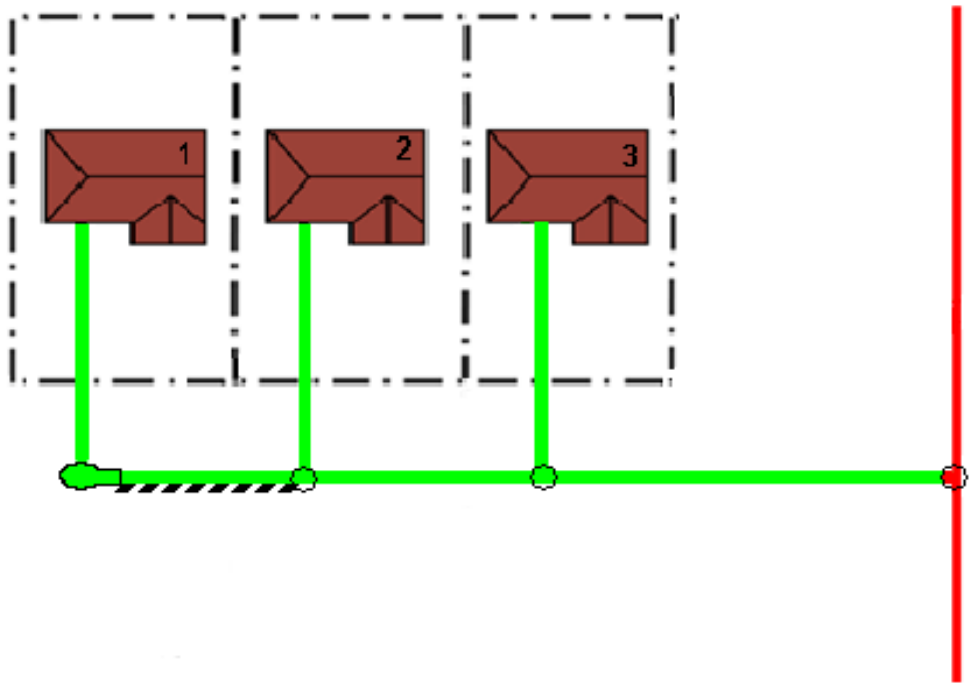
Pumping Station Inside Curtilage (After 1 October 2011)



The lateral drain from the curtilage of property 1 to its connection with the gravity sewer will transfer by 1 October 2016. As it is under pressure it will not transfer on 1 October 2011. The pumping station is within the curtilage and so is not a lateral drain and will not transfer.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company
- Private Pipe – Responsibility of the property owner
- Pumped Lateral Drain – Responsibility of the sewerage Company by 1 October 2016
- Manhole
- Private Pumping Station
- Indicates pressurised section of pipe

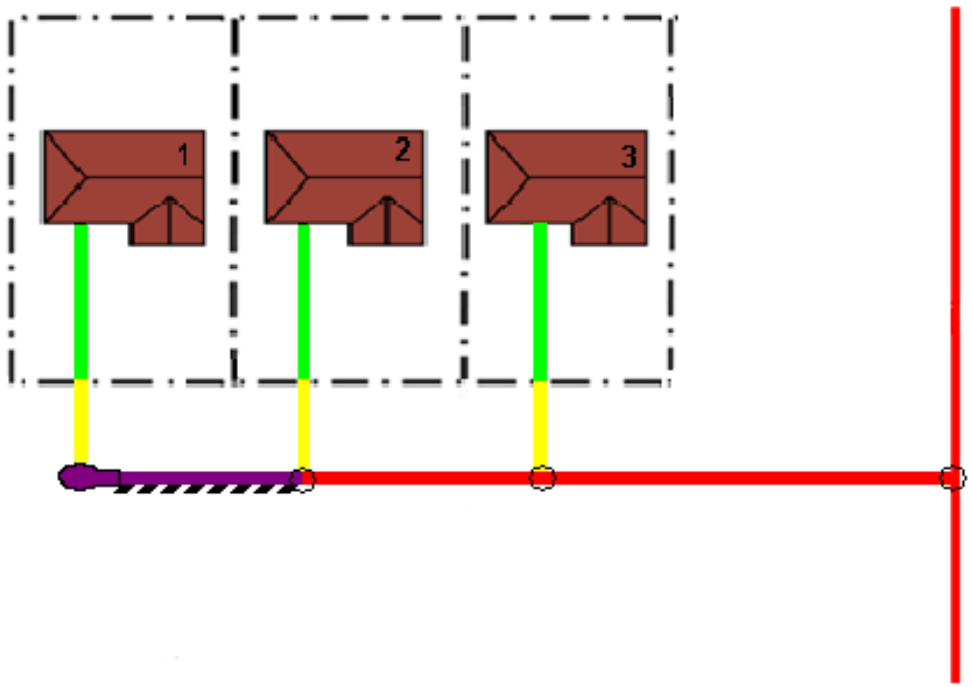
Pumping Station Outside Curtilage (Today)



Pumping station is outside the curtilage of the single property that it serves.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company
- Private Pipe – Responsibility of the property owner
- Manhole
- Private Pumping Station
- Indicates pressurised section of pipe

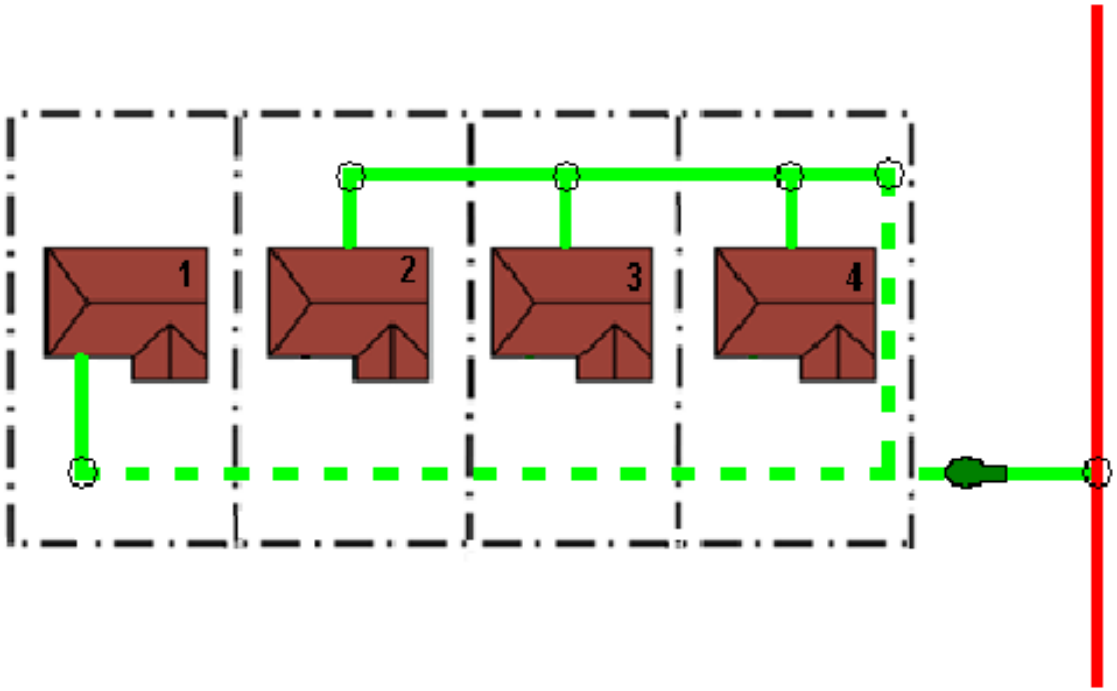
Pumping Station Outside Curtilage (After 1 October 2011)



The lateral drains from the property curtilages are under gravity and transfer on 1 October 2011. The pumping station and pressurised section of pipe are also outside the curtilage of the property and therefore are a lateral drain which will transfer by 1 October 2016.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company
- Private Pipe – Responsibility of the property owner
- Lateral Drain – Responsibility of the sewerage Company
- Pumped Lateral Drain – Responsibility of the sewerage Company by 1 October 2016
- Manhole
- Pumping Station – Responsibility of the sewerage company by 1 October 2011

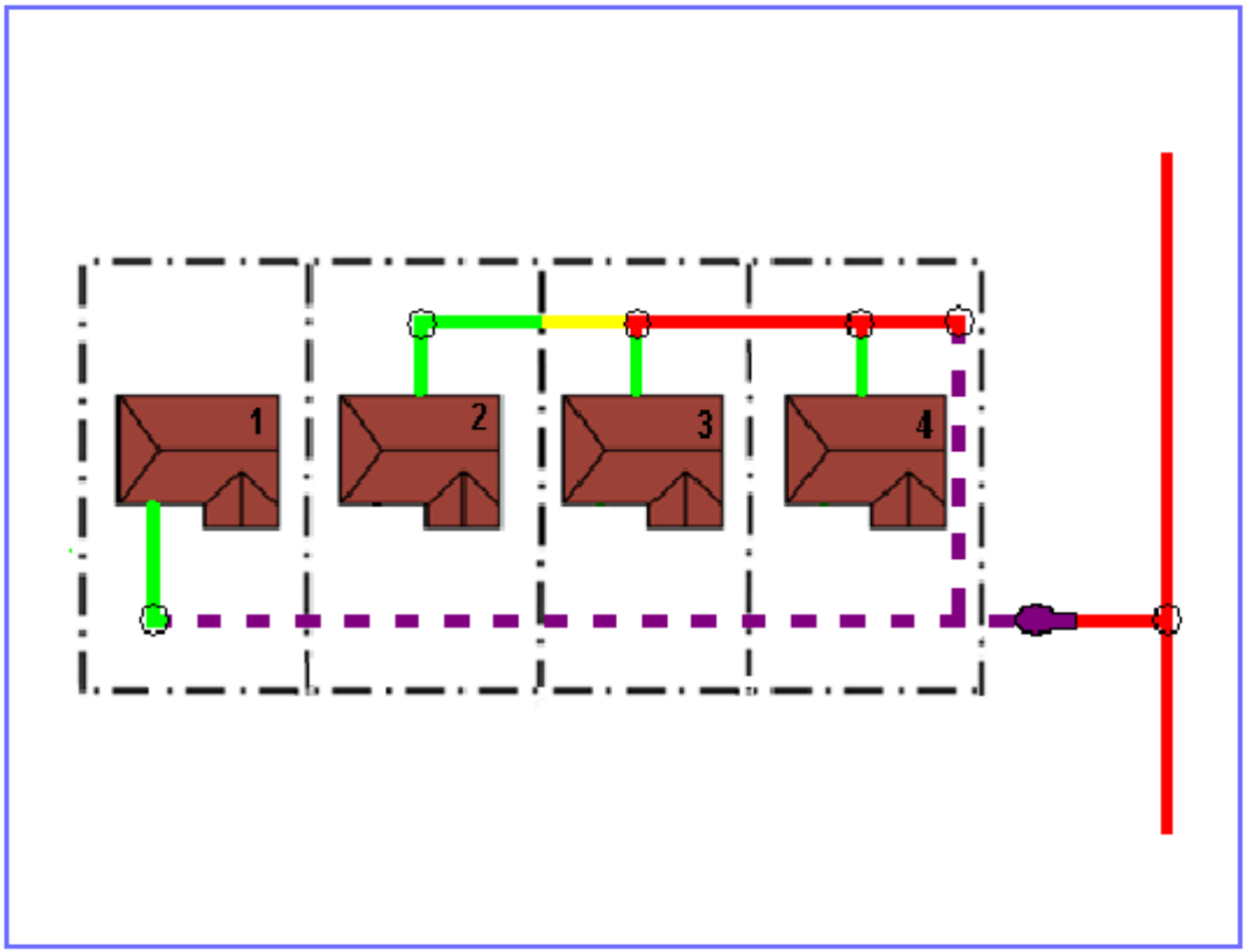
Vacuum Sewer Systems (Today)



The pumping station is outside the curtilage of all the properties but the vacuum pipe which is part of the pumping station passes into several properties.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company
- Private Pipe – Responsibility of the property owner
- Manhole
- Private Vacuum Pipe – Responsibility of the property owner
- Private Vacuum Pumping Station

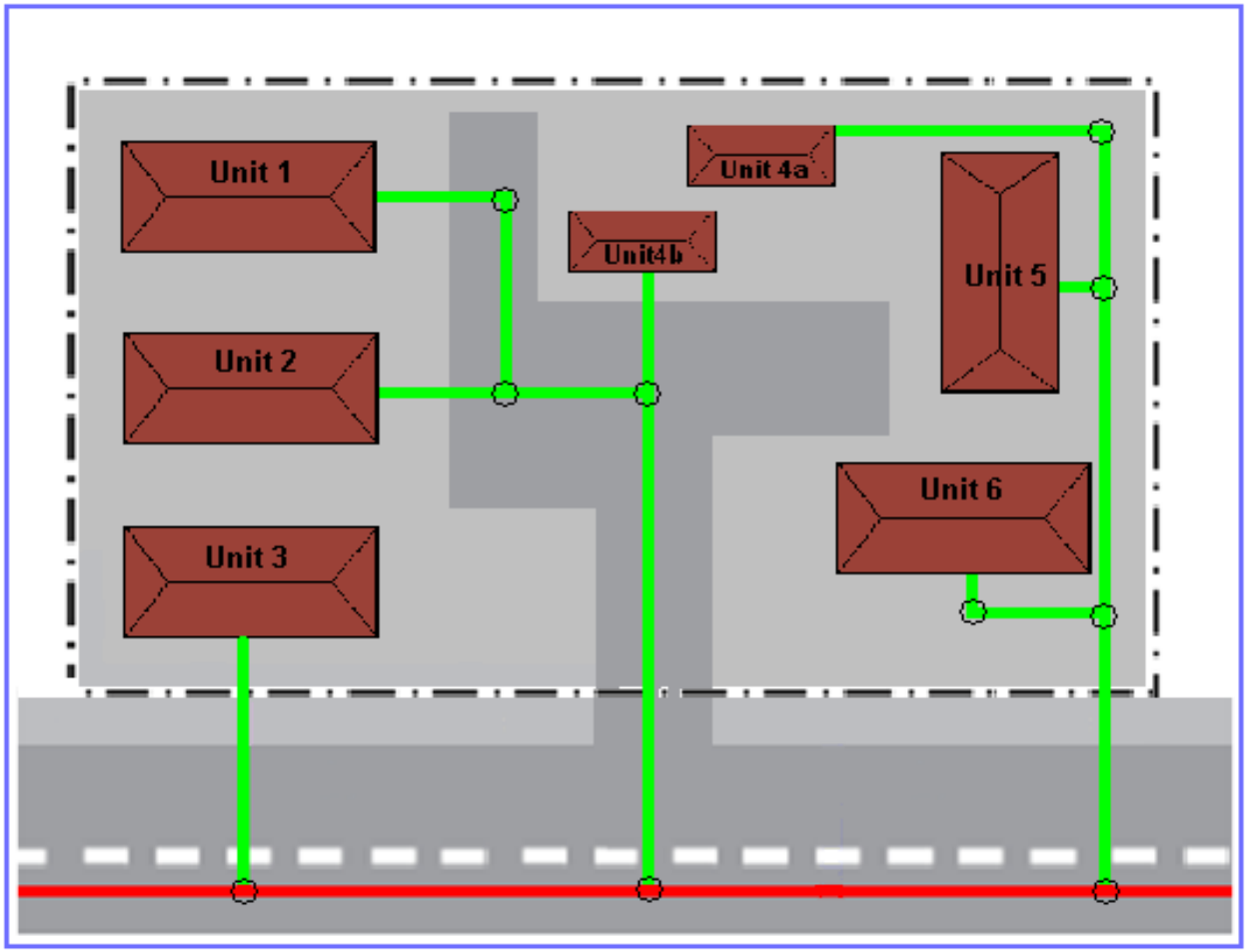
Vacuum Sewer Systems (After 1 October 2011)



All of the vacuum pipes (including the section within No 1) will transfer by October 2016 as the system is an accessory to a pumping station which will also transfer by October 2016. The diagram assumes that the section of pipe from the pumping station to the public sewer operates by gravity.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company
- Private Pipe – Responsibility of the property owner
- Lateral Drain – Responsibility of the sewerage Company
- Manhole
- Private Vacuum Pipe – Responsibility of the Sewerage Company by 1 October 2016
- Vacuum Pump Station – Responsibility of the Sewerage Company by 2016

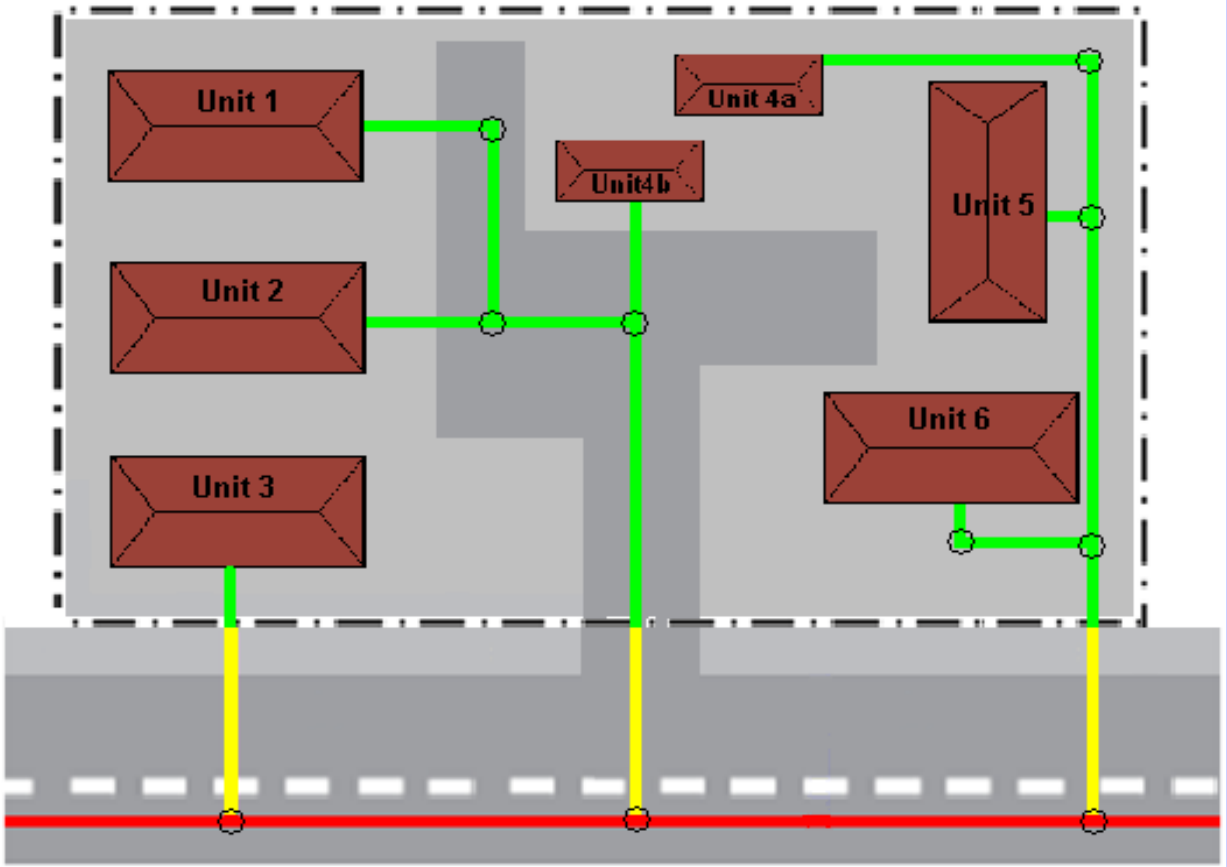
Industrial Units (Today)



The units have individually allocated car parking but the access and car parking area is not otherwise divided into separate curtilages for each unit. The whole site is incorporated as a single unit.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company
- Private Pipe – Responsibility of the property owner
- Lateral Drain – Responsibility of the sewerage Company
- Manhole

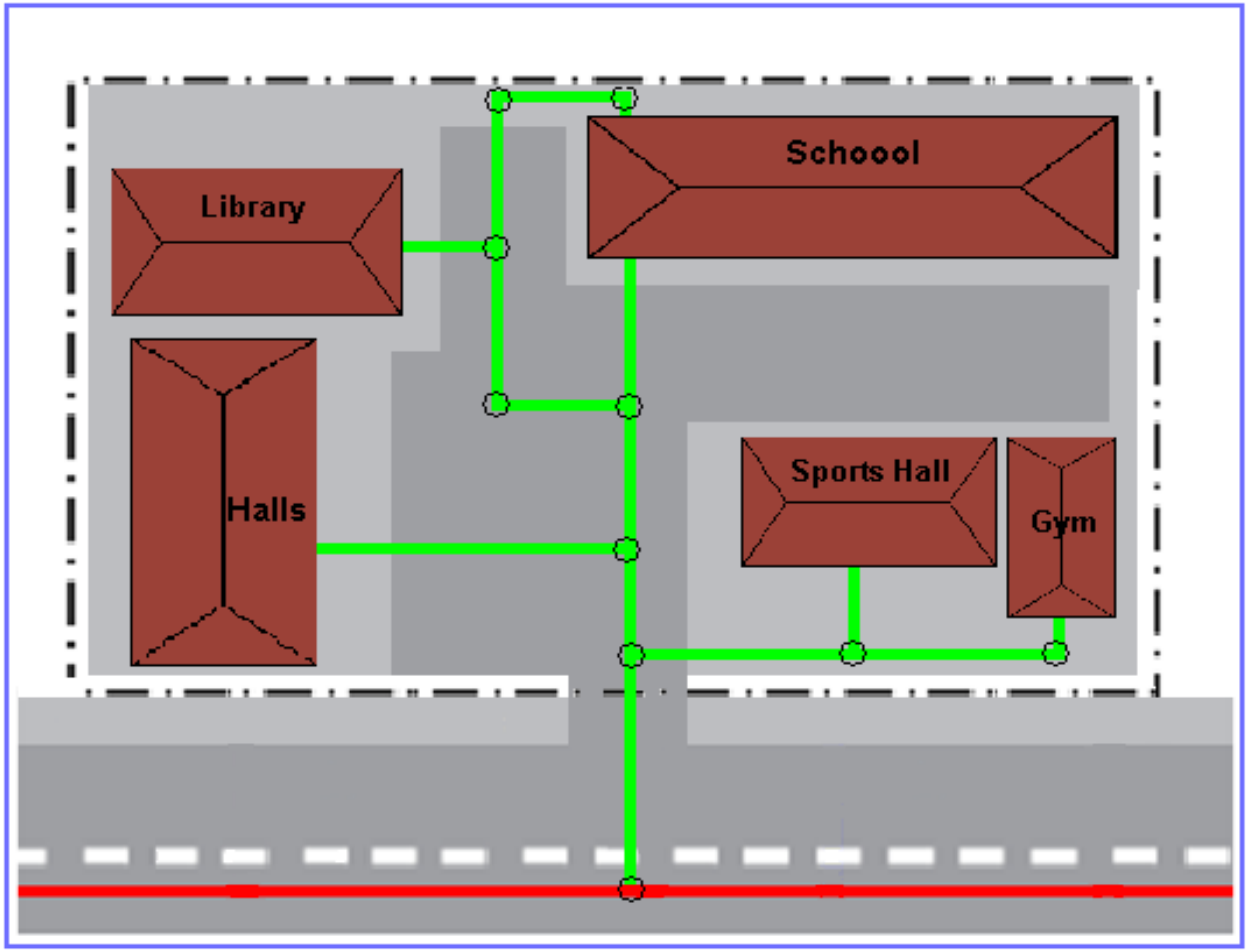
Industrial Units (After 1 October 2011)



The units do not have separate curtilages. The pipes draining more than one are therefore drains and do not transfer to the sewerage company until the point where they leave the site.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company
- Private Pipe – Responsibility of the property owner
- Lateral Drain – Responsibility of the sewerage Company
- Manhole

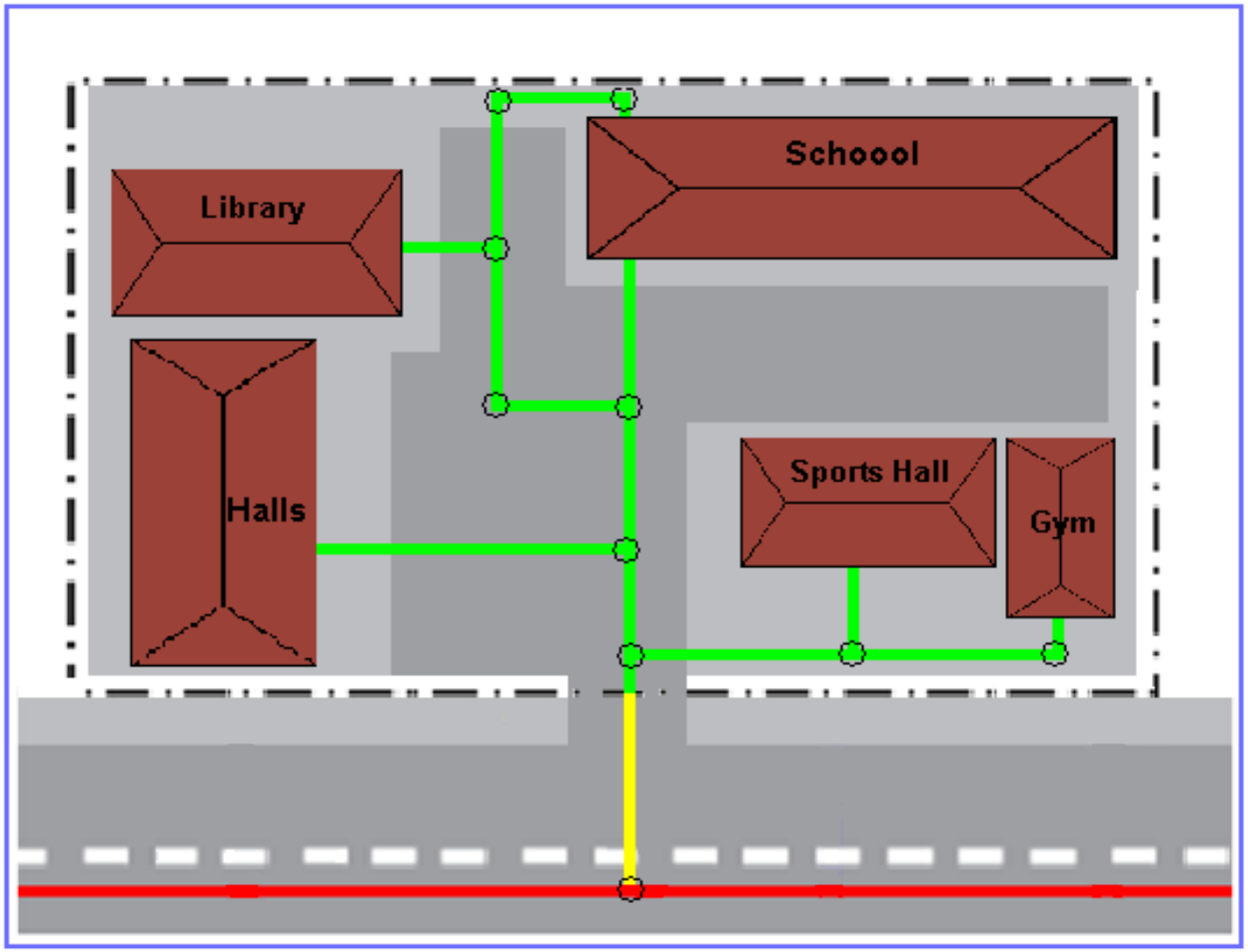
Educational Campuses (Today)



Site all owned and managed by the school. Medical companies and similar establishments are likely to be treated in the same way.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company
- Private Pipe – Responsibility of the property owner
- Lateral Drain – Responsibility of the sewerage Company
- Manhole

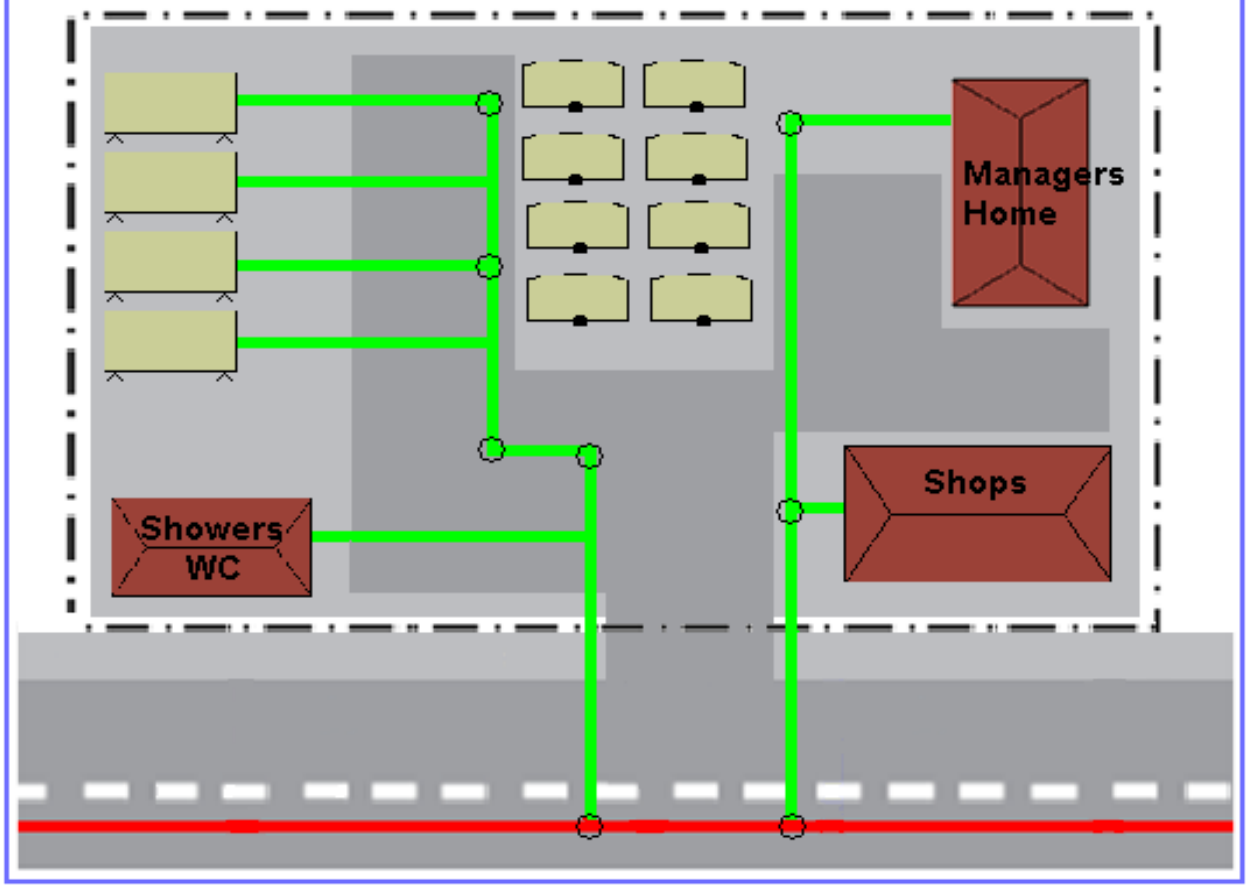
Educational Campuses (After 1 October 2011)



Buildings are all within a single curtilage. The pipes serving the buildings are all drains. Only the lateral drain outside the site transfers on 1 October 2011.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company
- Private Pipe – Responsibility of the property owner
- Lateral Drain – Responsibility of the sewerage Company
- Manhole

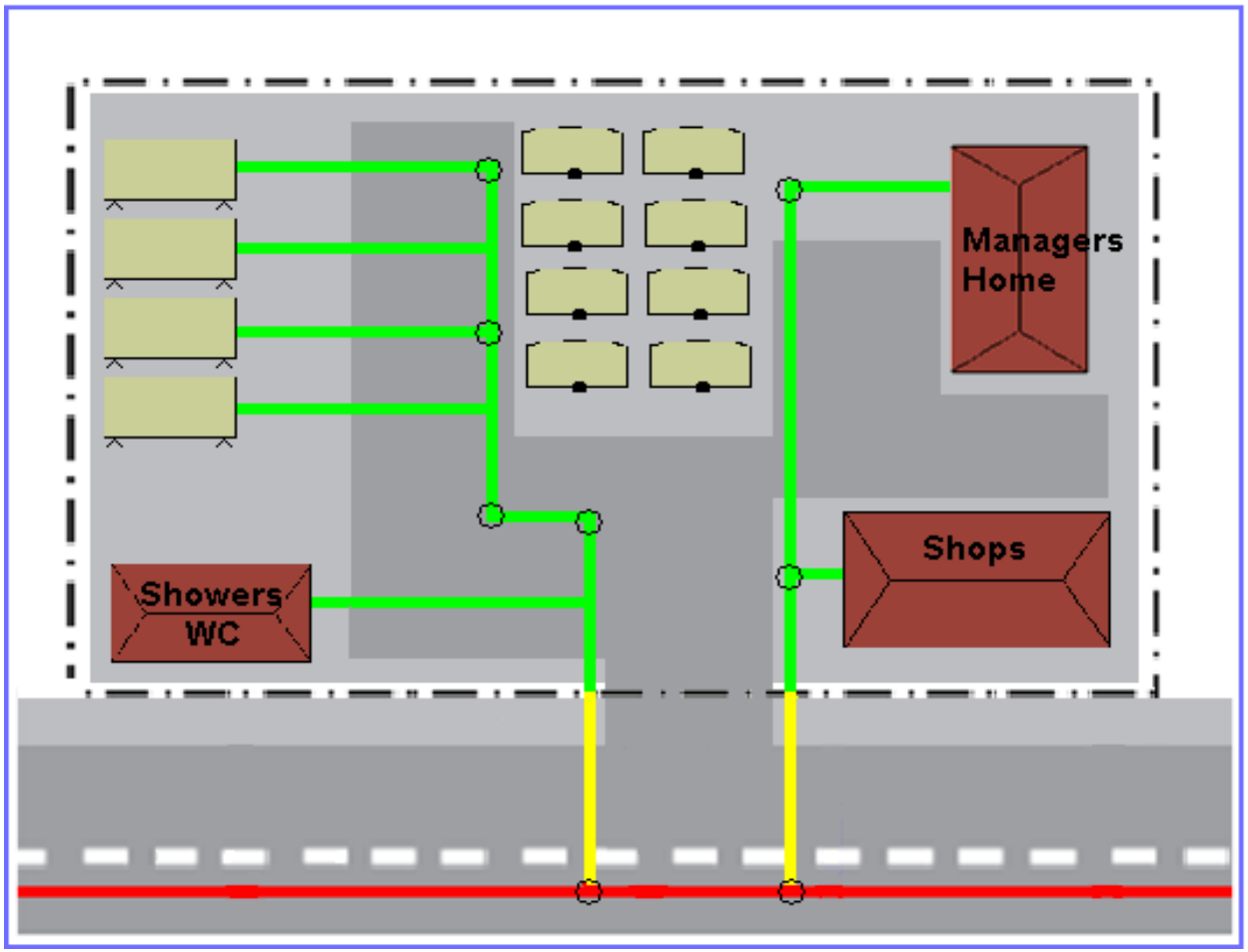
Park Sites (Today)



The manager's house, shops, mobile homes and caravans are all owned and managed as a single site.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company
- Private Pipe – Responsibility of the property owner
- Lateral Drain – Responsibility of the sewerage Company
- Manhole

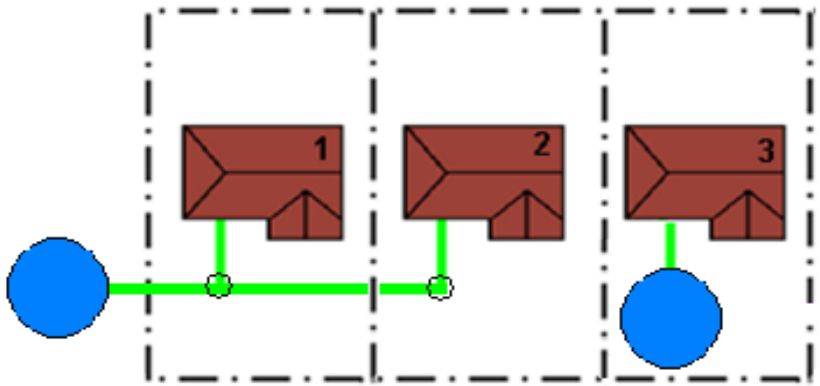
Park Sites (After 1 October 2011)



As all the buildings and mobile homes are within a single curtilage, the pipes serving them are drains. Only the lateral drains outside the site transfer on 1 October 2011

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company
- Private Pipe – Responsibility of the property owner
- Lateral Drain – Responsibility of the sewerage Company
- Manhole

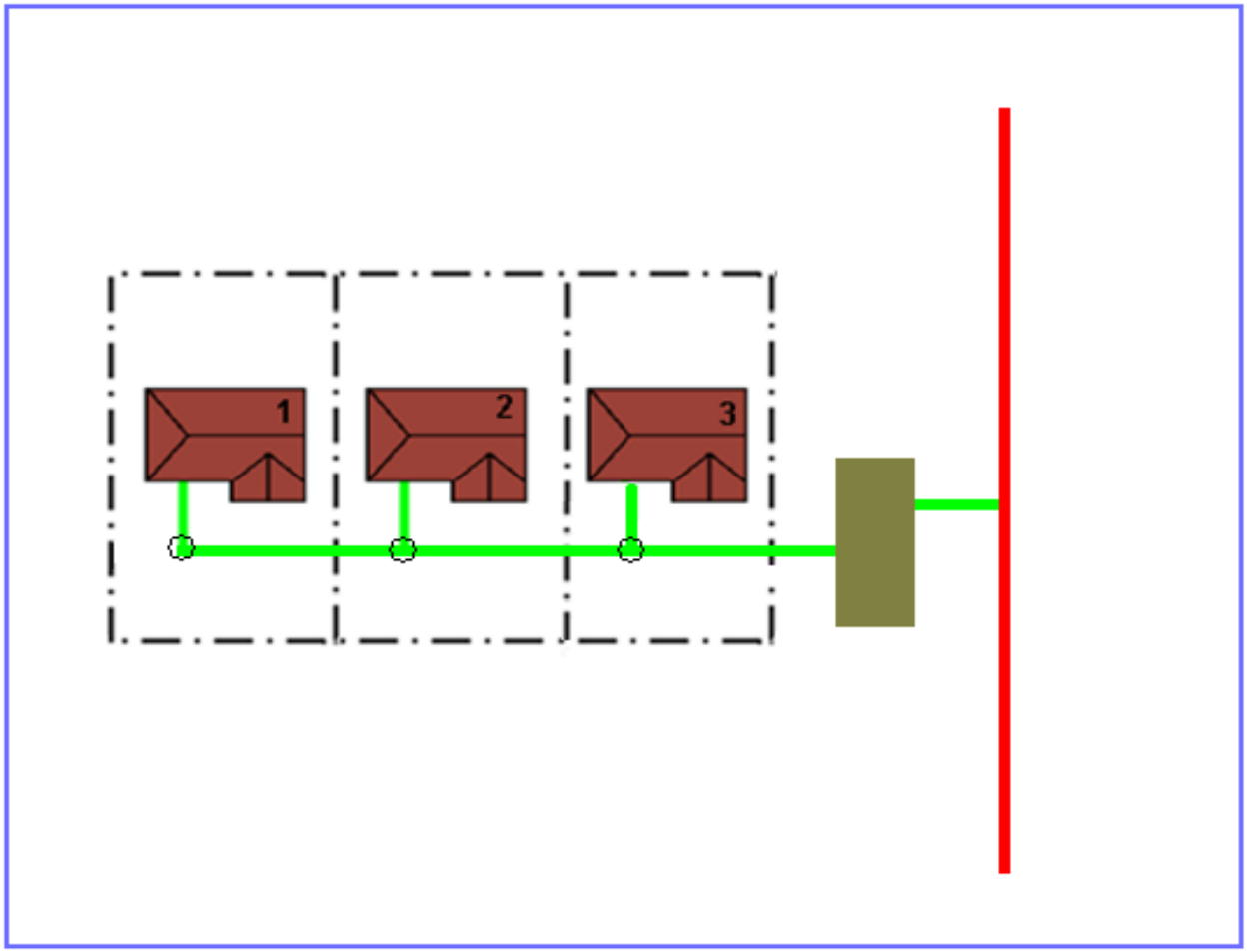
Septic Tank or Soakaway (No Change)



None of the properties communicate with the public sewerage system and therefore none of the pipes will transfer.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company
- Private Pipe – Responsibility of the property owner
- Manhole
- Septic Tank or Soakaway

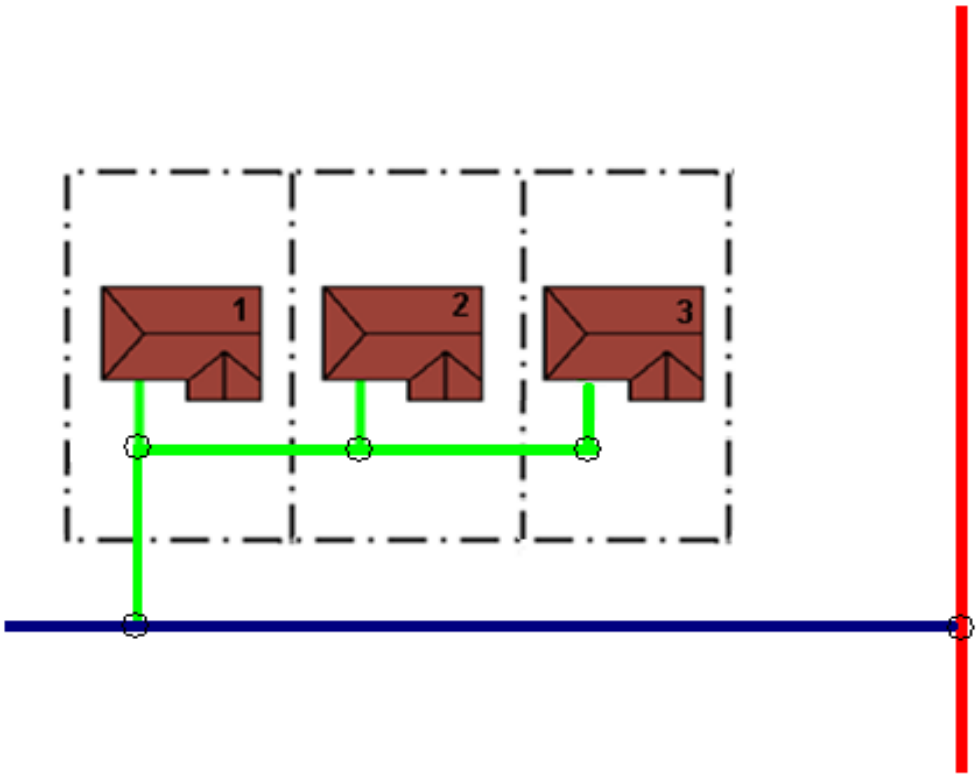
Private Sewers Discharging to Private STW which Discharges to a Public Sewer (No Change)



Sewerage is not discharged into the public sewer, only effluent from the treatment works, consequently no pipes transfer.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company
- Private Pipe – Responsibility of the property owner
- Manhole
- Private Sewerage Treatment Works

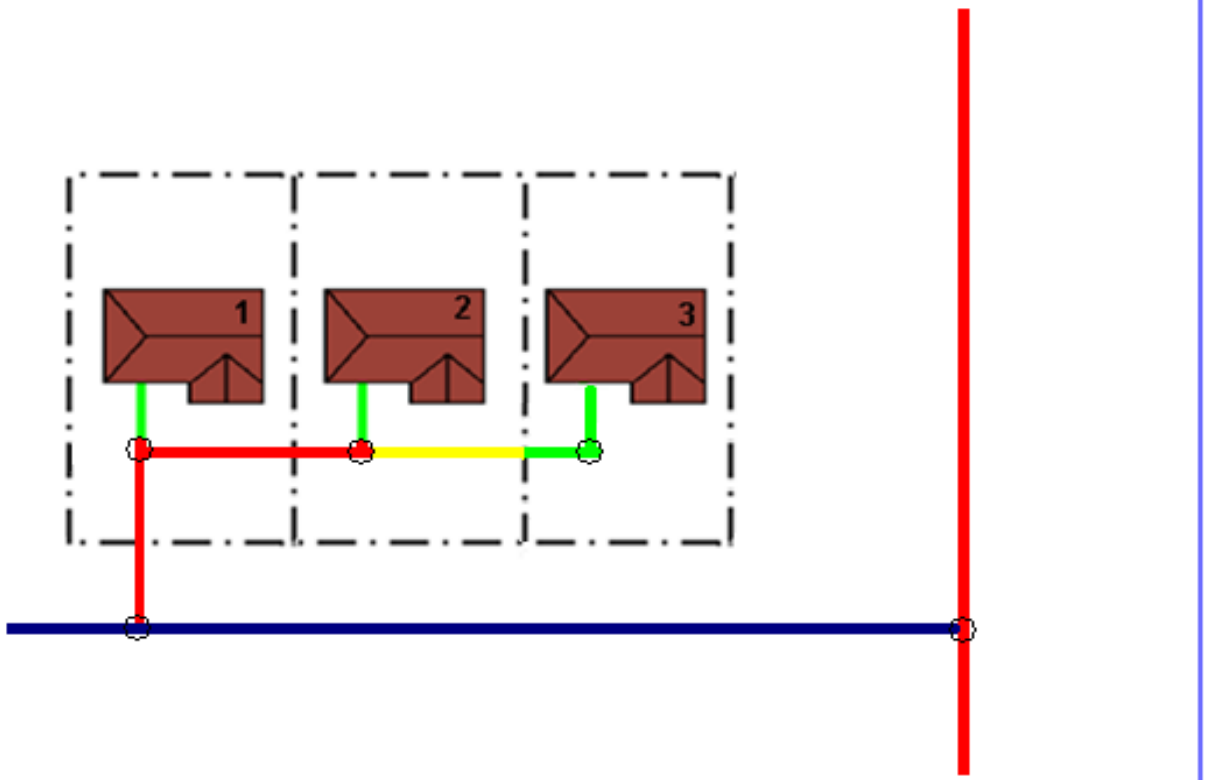
Drainage Via Highway Drain to Sewer (Today)



Surface water is discharged to the public sewerage system via a highway drain.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company
- Private Pipe – Responsibility of the property owner
- Lateral Drain – Responsibility of the sewerage Company
- Highways Drain
- Manhole

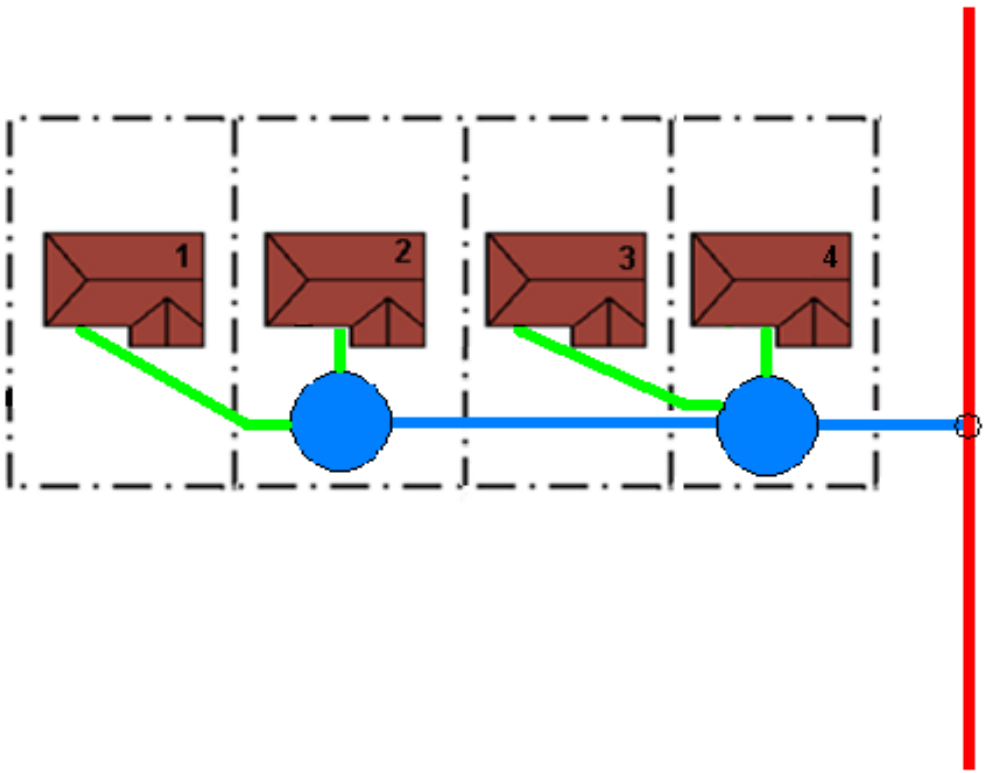
Drainage Via Highway Drain to Sewer (After 1 October 2011)



The lateral drains and sewer will transfer on 1 October 2011 even though they discharge via a highways drain which will remain the responsibility of the Highways Agency.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company
- Private Pipe – Responsibility of the property owner
- Lateral Drain – Responsibility of the sewerage Company
- Highways Drain
- Manhole

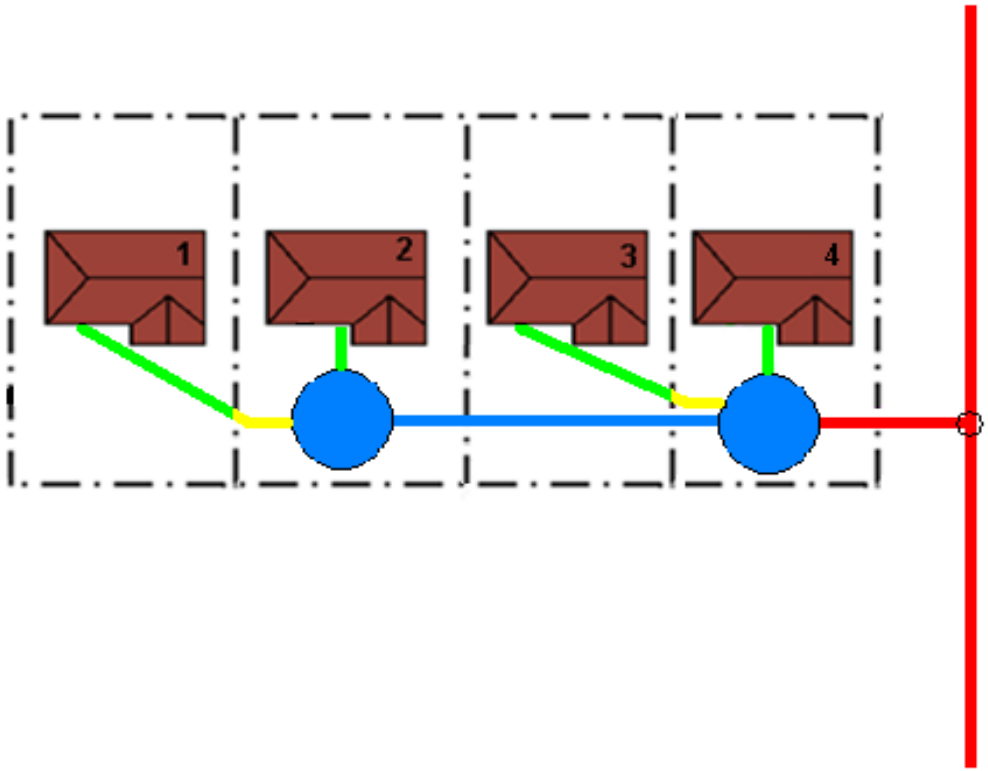
Linked Soakaways (Today)



Surface water drains into the private soakaway systems which in turn drain into the public sewerage system.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company
- Private Pipe – Responsibility of the property owner
- Lateral Drain – Responsibility of the sewerage Company
- Manhole
- Soakaway and Soakaway pipes

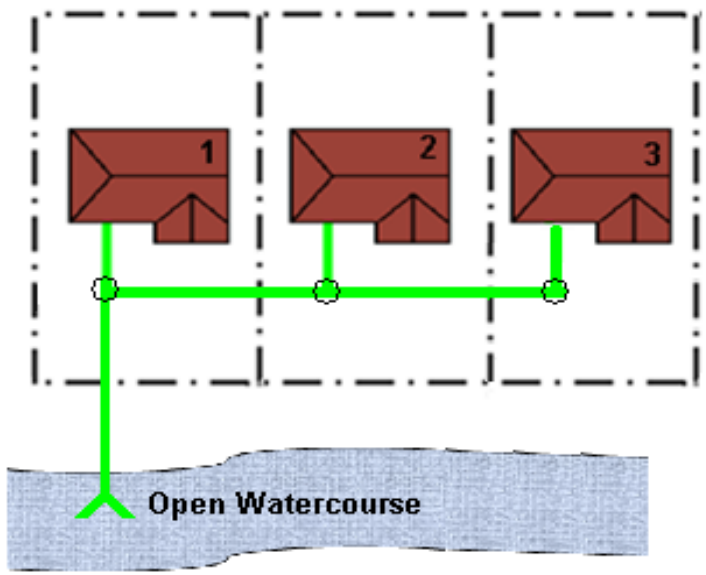
Linked Soakaways (After 1 October 2011)



Soakaways do not transfer to sewerage companies. The drains and sewers which drain the buildings will transfer on 1 October 2011 even though they discharge via a soakaway which will remain private.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company
- Private Pipe – Responsibility of the property owner
- Lateral Drain – Responsibility of the sewerage Company
- Manhole
- Soakaway and Soakaway pipes

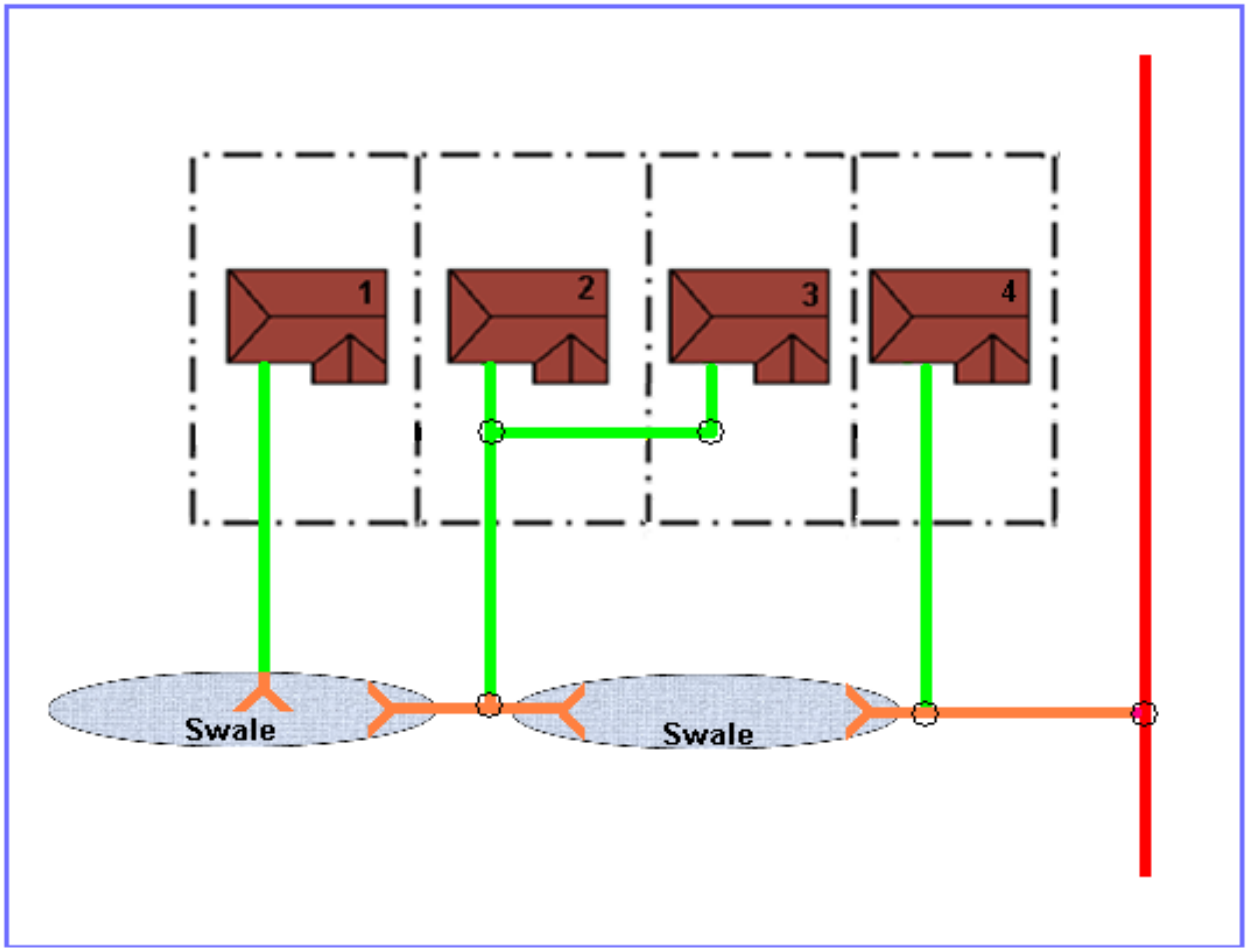
Sewers Discharging to Watercourses (No Change)



None of the properties communicate with the public sewerage system and therefore none of the pipes will transfer.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company
- Private Pipe – Responsibility of the property owner
- Lateral Drain – Responsibility of the sewerage Company
- Manhole

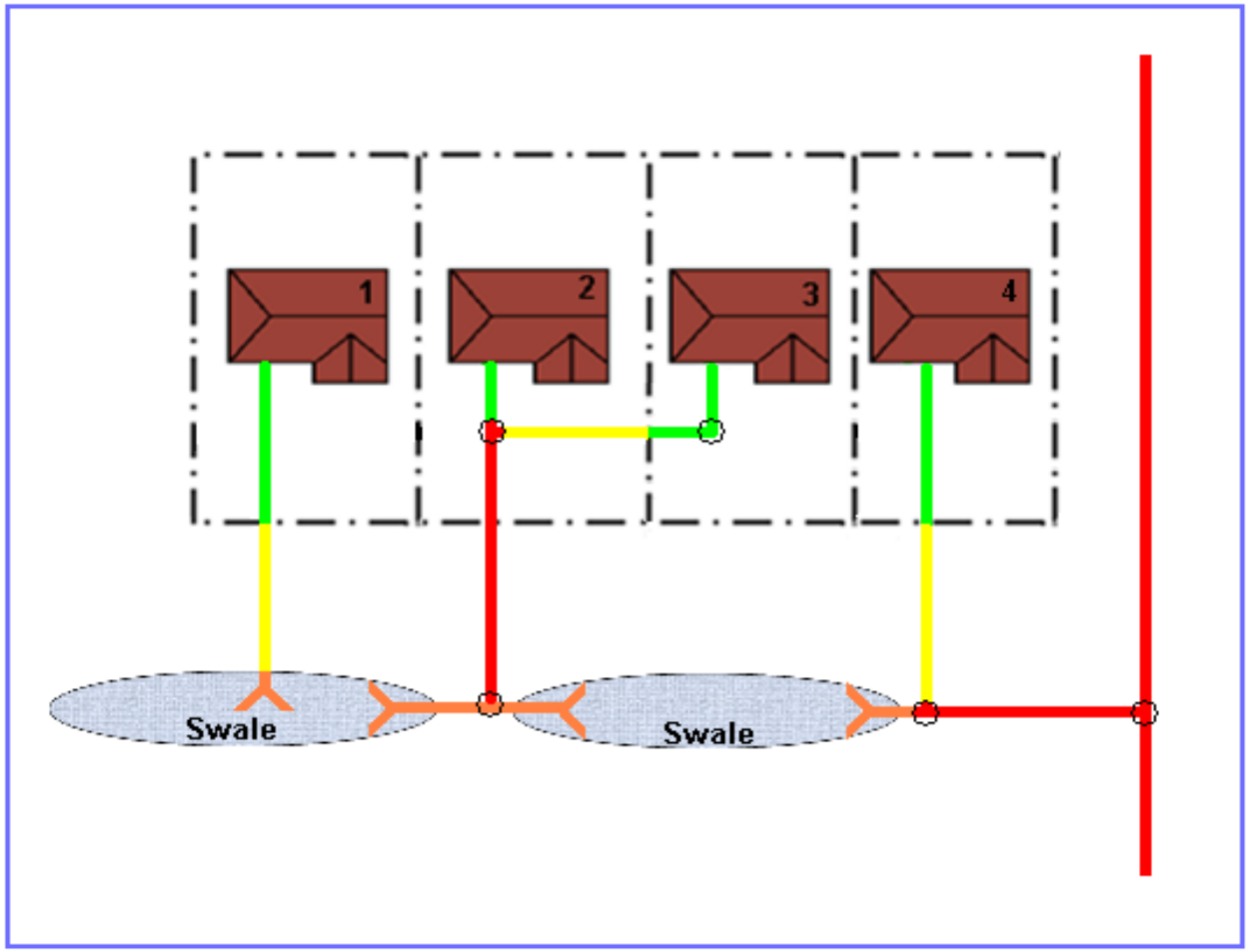
Example with Swale (Today)



Surface water drains into the private swale systems which in turn drains into the public sewerage system. The diagram assumes that the Swale was built as part of the overall drainage scheme.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company
- Private Pipe – Responsibility of the property owner
- Lateral Drain – Responsibility of the sewerage Company
- Swale Pipe
- Manhole

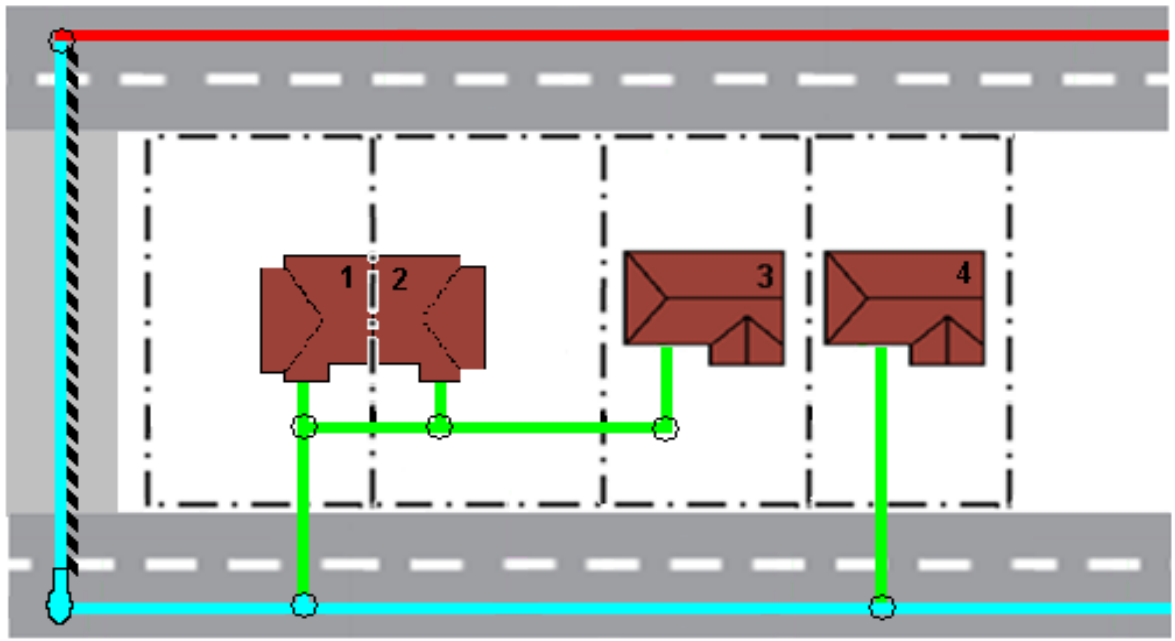
Example with Swale (After 1 October 2011)



Swales do not transfer to sewerage companies. The drains and sewers which drains buildings will transfer on 1 October 2011 even though they discharge via a swale which will remain private.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company
- Private Pipe – Responsibility of the property owner
- Lateral Drain – Responsibility of the sewerage Company
- Swale Pipe
- Manhole

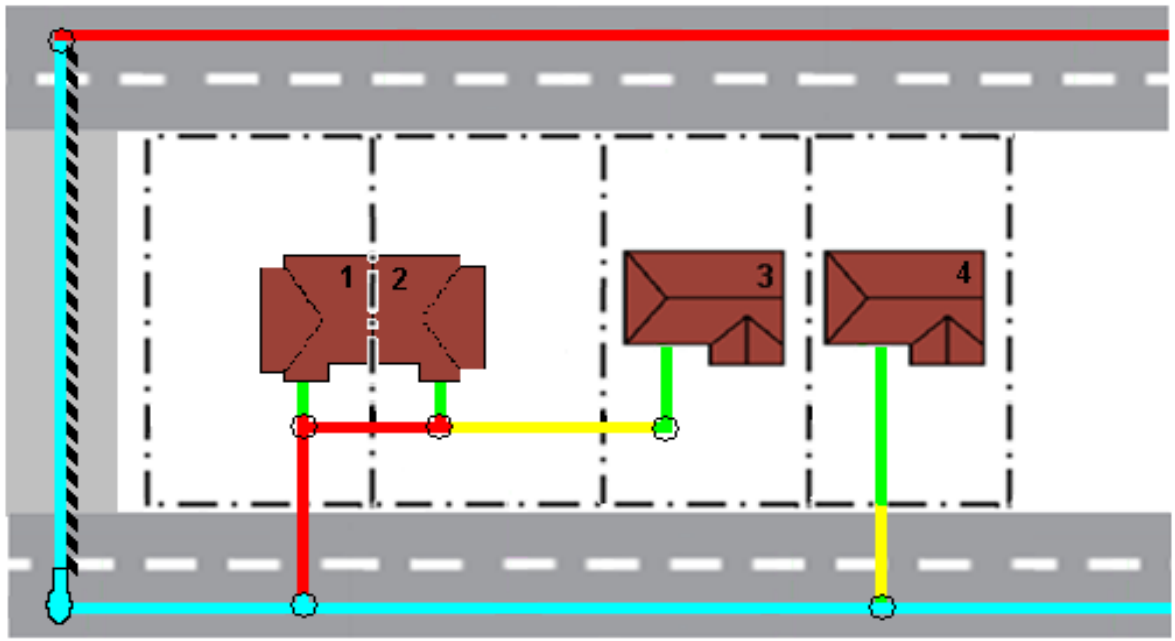
Cross Boundary Sewer Scenario (Today)



All the properties are within the area of sewerage company A but are served initially by a sewer belonging to sewerage company B.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company A
- Public Sewer – Responsibility of the sewerage Company B
- Public Pumping Station
- Private Pipe – Responsibility of the property owner
- Manhole
- Indicates pressurised section of pipe

Cross Boundary Sewer Scenario (After 1 October 2011)



The private sewers and lateral drains are within the area of sewerage company A and communicate with the public sewers of sewerage company A even though they discharge via public sewers belonging to sewerage company B which will remain the responsibility of sewerage company B.

- Property Curtilage Boundary
- Public Sewer – Responsibility of the sewerage Company A
- Public Sewer – Responsibility of the sewerage Company B
- Public Pumping Station
- Private Pipe – Responsibility of the property owner
- Manhole
- Indicates pressurised section of pipe
- Lateral Drain – Responsibility of the sewerage Company A