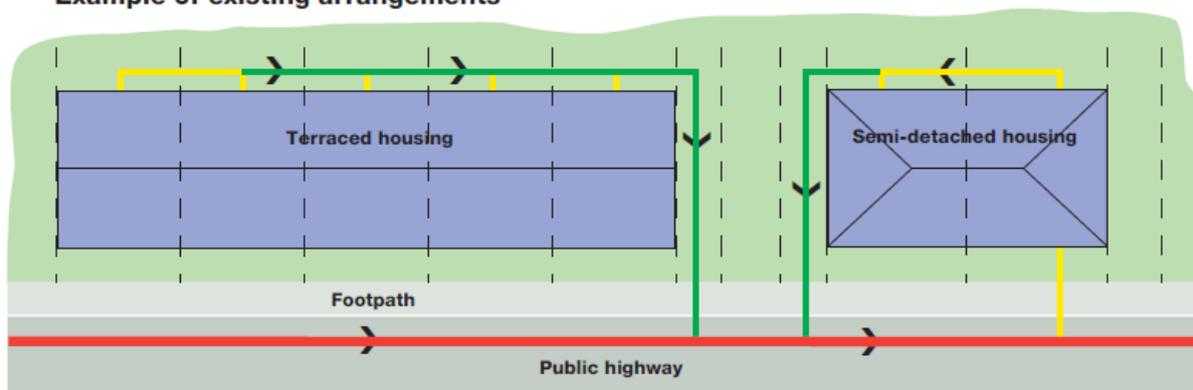


Newcastle Building Control Services

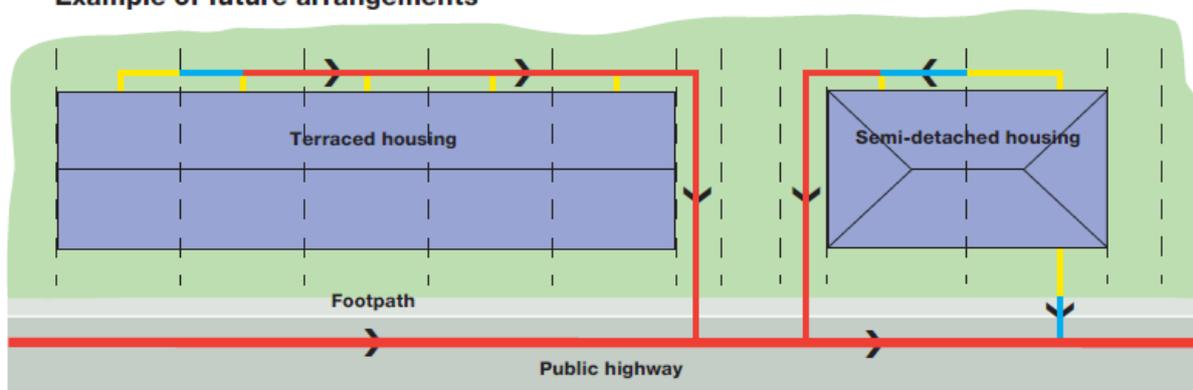
Guidance Note: Private Drains & Sewers Transfer of Ownership to Northumbrian Water Ltd On 1 October 2011

On 1 October 2011, ownership of **shared private sewers and lateral drains** will transfer to Northumbrian Water Ltd (NWL). The diagrams below illustrate the changes:

Example of existing arrangements



Example of future arrangements



Key

- Private sewer, responsibility of home owner.
 - Private drain, responsibility of home owner.
 - Lateral drain is the part of a drain serving a single property, that lies on third party land and is the responsibility of Northumbrian Water.
 - Public sewer, responsibility of Northumbrian Water.
- Direction of flow.

If you share below ground drainage with a neighbouring property which discharges to a public sewer, on 1 October 2011 this will become the property & responsibility of NWL.

If you intend to build over, in the vicinity of, make alterations or new connections to these drains you will need to consult with NWL before proceeding.

If you submit your Building Regulations Application to Building Control using the full plans submission it is important to accurately indicate the position of existing drainage affected by your proposals.

If you use the Building Notice procedure this should be accompanied by a drainage plan if the proposals relate to drainage alterations or a ground floor extension to the building.

Please note that NWL will not permit you to build over an existing manhole / inspection chamber which as of 1 October 2011 is located on a public sewer. Access points to such drains should be positioned outside of the building footprint. NWL will also need to arrange a CCTV survey to verify the condition of the existing drains before you proceed with the build.

Further information on the future transfer of private drains is available from the website of Northumbrian Water at <http://www.nwl.co.uk/privatedrainsandsewers.aspx>