



Price & Myers
37 Alfred Place
London
WC1E 7DP



DS reference number
DS6081086



developer.services@thameswater.co.uk



0800 009 3921
Mon-Fri 8am-5pm

03 September 2021

We've accepted your design

Dear Mr Ling,

RE: Sewer Diversion under Section 104/116 of the Water Industry Act 1991

Site address: Agar Grove, London, NW1 9QN.

Thank you for your diversion application for the above site. As the foul sewer and surface sewer you propose to divert is of a non-strategic nature, we would process your original S185 Sewer Diversion application under a Section 104/116 diversion Agreement. This will allow your own suitably qualified contractor, whose operatives are qualified for working in confined spaces, to undertake the diversion works which will be inspected by Thames Water and subject to a legal Agreement. Diversion of a sewer under Section 104/116 requires Thames Water to agree to adopt the new sewer in advance of construction (S104), and divest/abandon as a public sewer the old section (S116).

We're happy to confirm that we can accept your proposals in principle, as per drawing AGV-PAM-I-ZZ-DR-C-007500 Rev P02 subject to completion of a suitable Section 104/116 Agreement.

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 start preparing your agreement. Don't forget that any missing information could cause delays or add to your costs.

- Complete all sections marked 'Developer'
- Pay your inspection and project management fees of £1,432.63 - 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.
- Cash deposit for the amount of £28,652.50, Thames Water will require a cash deposit in lieu of the normal bond or surety.

We'll then instruct our solicitors to carry out the necessary land checks and prepare the Section 104/116 agreement for your site. **The agreement needs to be signed by all parties before you can start work.**

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.

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
- Receive a satisfactory CCTV survey of all adoptable sewers
- Have a completed and signed Agreement in place

If you're constructing sewers using thermoplastic pipework less than 400mm in diameter, please wait to carry out the CCTV survey at the end of the maintenance period to confirm that any high-pressure jetting hasn't damaged or deformed the pipework and the CCTV survey must be a light ring survey to measure the deflection or ovality within the pipes. 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, 80% value of the total cash deposit will be released.

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 and refund the final 20% of the deposit to conclude the diversion.

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.

Yours sincerely



Alan Dovey

Adoptions Engineer

Enclosed with this letter:

Legal instruction proforma

Inspection form

Construction guide