



Mr Michael Holt
78 Radstock Road
READING
RG1 3PR



Our ref: DSB1023566



0800 009 3921

Monday to Friday, 8am to 5pm

06 April 2019

Self-certified build over agreement

Dear Michael Holt

Thank you for submitting details about the works you intend carrying out at your property.

Your proposed works

We're pleased to tell you that we have no objections to your proposals. Our agreement is based on the answers you've given to our questions, shown below:

- I am building a single- or double-storey residential extension.
- There is no easement or legal agreement related to the sewer I plan to build over or near, and in the last five years I am not aware of any smells or blockages.
- There are no manholes serving other properties inside my land.
- There is a sewer outside my planned building over half a metre from my foundations.
- The sewer beneath or near my planned building runs in a straight line (without any bends).
- I don't plan on doing any work on the sewer.
- The bottom of the sewer is less than two metres below ground level.
- The sewer is up to 160mm in diameter.
- The sewer is made of clay.
- There is at least 300mm between the underside of the floor slab in my planned building and the crown of the sewer.
- I am using trench fill foundations.
- My foundations will be at least 150mm deeper than the bottom of the sewer.
- The foundations will be designed so no additional weight is on top of the sewer.

If you're unable to carry out your work in the way your answers describe and amend your design, you'll need to get back in touch with us again to check what you need to do next.

You'll also need to stop work and consult us if you find the condition or location of the sewer is not as you've described. If you fail to do so, it's likely to lead to extra cost and delays in the long term.

In either case, please call Developer Services on 0800 009 3921.

What happens next?

We're now happy for you to continue with the works above, while ensuring the sewer is protected at all times, in line with the terms and conditions below.

Please note you may have received consent for sewers which do not fall within our ownership. This agreement is only valid for properties within our region, for which we provide sewerage services.

With reference to the conditions, please note that if you carry out any work that differs from what you've described in your questionnaire answers, this self-certified build over agreement will be invalid and you'll be liable for any costs we incur to repair or maintain the sewer which are necessary because of your works. The costs for this vary depending on the nature of the works required and are generally more expensive when a sewer is built over, due to its inaccessibility.

We do not accept liability for any damage to any part of your building or premises as a result of the presence of the sewer.

We recommend that you keep a copy of this agreement and its attachment with the title deeds to the property. If you sell the property at a future date, you should make the prospective purchaser aware that this agreement is in place.

If you have any questions, please contact Developer Services on 0800 009 3921, or email us at developer.services@thameswater.co.uk.

Yours sincerely

Thames Water

Build over a public sewer – self-certification

Acceptance of our terms

You confirm that to the best of your knowledge, the information you have given is correct and complete and meets our criteria as set out below.

If the householder or the local authority's building control department requests a survey or inspection, you will need to submit a full application. We will carry out the survey/inspection following advance payment of our costs.

We will not be liable for damage to any part of your building or premises as a result of the presence of the sewer.

You agree to indemnify us against all costs incurred as a result of any damage to our sewer caused by your work and/or the presence of the building you erect.

If, without our consent, you change your building work from that described in your answers to our online questionnaire, the self-certified build over agreement becomes invalid and you agree to indemnify us against all costs incurred in maintaining the sewer which would not have been incurred but for your works.

Our consent to your proposed work is subject to any conditions that may be imposed through the planning or building regulations process.

You agree to check and verify the depth and position of the sewer before you start work on site.

Criteria for self-certification

1. The proposed building must be for domestic purposes only and an attached single- or double-storey extension, conservatory, annex or garage.
2. The proposed building must be attached to the existing property.
3. You must not build a new detached domestic property over the sewer.

4. You must not make any alterations or new connections to the sewer. If a new connection is required, this must be subject to a separate application.
5. You must not construct any structures above, or enclosing, manholes on the public sewer, even when they have double-sealed bolt down covers.
6. Your foundations must be at least 500mm from the outside of any manholes located outside the property.
7. The building foundations must be strip or trench fill only.
8. The sewer must be no more than two metres below ground.
9. The sewer must be no more than 160mm in diameter.
10. The sewer must be made of either clay or plastic.
11. The sewer must not change direction, size or gradient beneath the proposed building.
12. The sewer must be at least 500mm from foundations which run parallel to it.
13. The sewer must have at least 150mm of granular surround where it crosses through walls.
14. The proposed building must not transmit any additional loads to the sewer.
15. The foundations must extend at least 150mm below the underside of the sewer.
16. Your internal floor slab must be at least 300mm above the top of the sewer.
17. The sewer must always be accessible via your land or your next-door neighbour's.
18. You are not aware of any problems such as blockages, flooding, or smells emanating from the sewer.
19. You have traced the sewer and checked that it is in a serviceable condition. Please note that sewers of this type occasionally have minor defects such as misaligned joints (often since new) or minor cracking. We accept such pipes as being in a serviceable condition.