

Legislation

The law covering the adoption of sewers is set out in the Sewerage Act 1999. Section 7 deals with the adoption of existing sewers and associated drainage apparatus and although it can be used to deal with sewers constructed for new developments we would recommend developers enter into an adoption agreement under section 8 of the Act.

When a new development is planned, the developer has the opportunity to construct the drainage infrastructure to a high standard as laid down in 'Manx Sewers for Adoption', our design and construction guide for developers working in the Isle of Man. Prior to commencement on site the drainage system can be offered to us for adoption and providing the system is designed and constructed to our standards, adoption can take place. Once the section 8 agreement has been entered into, we will carry out regular inspections on site to ensure compliance with our standards.

The developer may, however wish to construct the sewerage system serving the development without entering into an adoption agreement, and submit the sewers for adoption under section 7 of the Act when the entire development has been completed. It must be noted that whilst adoption under section 7 is possible it should not be considered as an automatic right and is not guaranteed. If this option is chosen we must consider the following before deciding whether adoption should take place:

- whether the sewers are constructed underneath a public highway
- the number of buildings which the sewer(s) serves and any future development it may serve
- the method of construction and condition of the sewers
- whether any owner of any building(s) the sewer serves objects to the proposed adoption

Other considerations for public adoption include sewers being located within the rear gardens of properties. Some developers may have chosen to let the sewers and manholes remain in private ownership and constructed them to different standards than agreed by us.

We reserve the right to request the developer to expose sections of sewer to demonstrate that approved material have been used in its construction.

Sewers are pipes carrying sewage from more than one property; these can be offered for public adoption. Drains are pipes carrying sewage from only one property to the public sewer, drains cannot be adopted by us.

Once the sewer has been adopted, the costs for maintenance are our responsibility.

Requests for the adoption of existing private sewers are considered on an individual basis. The owner of the sewerage system must provide full 'as constructed' drawings together with a CCTV (Closed Circuit Television) survey of the sewer being offered for adoption.

When you apply for adoption under section 7 you must complete the application for adoption of sewers under S7 Sewerage Act 1999 and supply the following information:

- A3 location plan highlighting only the sewers and manholes to be adopted
- As constructed drawings (as defined in MSFA) relating to Douglas 02 datum
- The parameters used in the sewer design, together with all foul and surface water calculations
- Material and workmanship specification used in construction
- CCTV survey and full decoding report
- The developer's Health and Safety file prepared in accordance with the current Construction and Design Management Regulations
- Details of and land, easement or other consent information relevant to the adoption
- Any additional supporting information

Once we have reviewed and approved the drainage drawings, CCTV survey and any remedial works have been completed, the final adoption of the sewers can commence.

If you require any further assistance with section 7 adoptions please contact us on 687687.

How can I get further information or advice?

Further information can be found on our website www.manxutilities.im alternatively contact our Customer Services Team on 687687.

If you have any practical needs where we could help - for example providing this information in another format (eg large print or in a different language) or are having difficulties completing application forms please contact our Customer Services Team on 687687, during our office hours.

Our office hours are 8:30am - 5:00pm Monday to Thursday and 8:30am - 4:30pm Friday.

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