

UW Policy Document

UW's approach to adopting pumping stations on NAV sites.

This document sets out United Utilities Water's policy towards wastewater pumping station adoption on a New Appointment and Variation (NAV) site.

For the avoidance of doubt, all references to 'pumping stations' within this policy document mean 'wastewater pumping stations'. It is not UW policy to adopt clean water pumping stations.

1. United Utilities Water's policy on adopting wastewater pumping stations

UW will adopt wastewater pumping stations on a NAV site under either section 104 (New Connections to the Network) or section 102 (Existing Connections Request for Adoption) subject to section 103 (Adoption of cross-border sewers etc.) of the Water Industry Act 1991 (as amended), subject to the following conditions:

- The NAV requests that UW adopts the asset(s).
- The asset(s) should meet the relevant technical standards¹, which are also applicable to developers. We note that the technical standards changed on 1 April 2020 to align with the requirements of Ofwat's 'Code for Adoption Agreements'. The new standards are found within Water UK's new 'Design and Construction Guidance', which is supported by a revised version of UW's 'Pumping Station Addendum' document. Water companies have also developed some guidance on transitional arrangements which can be found on Water UK's website.
- We would require the upstream and downstream network to be designed and constructed to the relevant national standards, such as those set out in Ofwat's 'Code for Adoption Agreements' document. UW's expectations for the standard of the upstream network are set out in Water UK's draft industry standard agreement. However, we anticipate we may need to add an additional clause to cover the rising main connecting the asset to our network.
- We would require a land transfer relating to the pumping station to UW together with the grant of any easements required for any rising mains which UW would adopt. We would also require an easement for rights of access to and from the pumping station and also to such parts of the third party land where the rising main is situated (for example, public open space or off-site land that is not highway. This issue is discussed in more detail in section 3).
- We would not adopt a pumping station that does not discharge into UW's network. For example, where a site pumps surface water directly to a watercourse.

2. Point of discharge

The point of discharge is the point at which the NAV site drains foul and/or surface water into UW's network. Where UW adopts a wastewater pumping station on a NAV site, we would consider the point of discharge from the NAV site to be the point of entry into the pumping station. We note that this may mean the point of discharge sits within the NAV's site boundary.

For the avoidance of doubt, this means that UW will also adopt the rising main that connects the pumping station to UW's network. Consequently, and as set out in section 1, this rising main would also need to meet the relevant technical standards.

¹ We have included links to all technical standards documents in appendix 1.

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3. Operational access to the NAV site

Given our view on the point of discharge as set out in section 2, we are cognisant that in some circumstances, UW will operate assets within the NAV's area of appointment. This means that we would require access to our assets on the NAV's site. For this reason, we would require a land transfer relating to the pumping station to UW together with the grant of any easements required for any rising mains which UW would adopt. We would also require an easement for rights of access to and from the pumping station and also to such parts of the third party land where the rising main is situated, as per our usual developer process.

Given that such circumstances are likely to be site-specific in nature, we consider that a shared agreement on the need for such provisions within the bulk discharge agreement in some circumstances is sufficient at this stage. Given this mutual understanding, I expect that productive site-specific discussions can be held during the bulk discharge agreement process. However, we are keen to ensure that the principles guiding UW's approach in such circumstances are clear. As such, we would be happy to discuss this issue in more detail at any time.

4. Bulk charges for NAVs with a UW adopted wastewater pumping station

Our published charges statement 'Bulk Charges for NAVs' contains separate charges for NAV sites with and without a wastewater pumping station. The charge for sites with a wastewater pumping station is lower to reflect the additional costs UW is avoiding as a result of the NAV operating the wastewater pumping station.

In the case where UW adopts the on-site wastewater pumping station, UW would no longer avoid these costs. This means that in such cases, we will charge the NAV on the basis of our 'standard use' bulk charge.

United Utilities' charges statement 'Bulk charges for NAVs' can be accessed under the NAV charging arrangements section on the New Appointments and Variations page—

<https://www.unitedutilities.com/builders-developers/water-services/nav-guidance/new-appointment-and-variations/>