

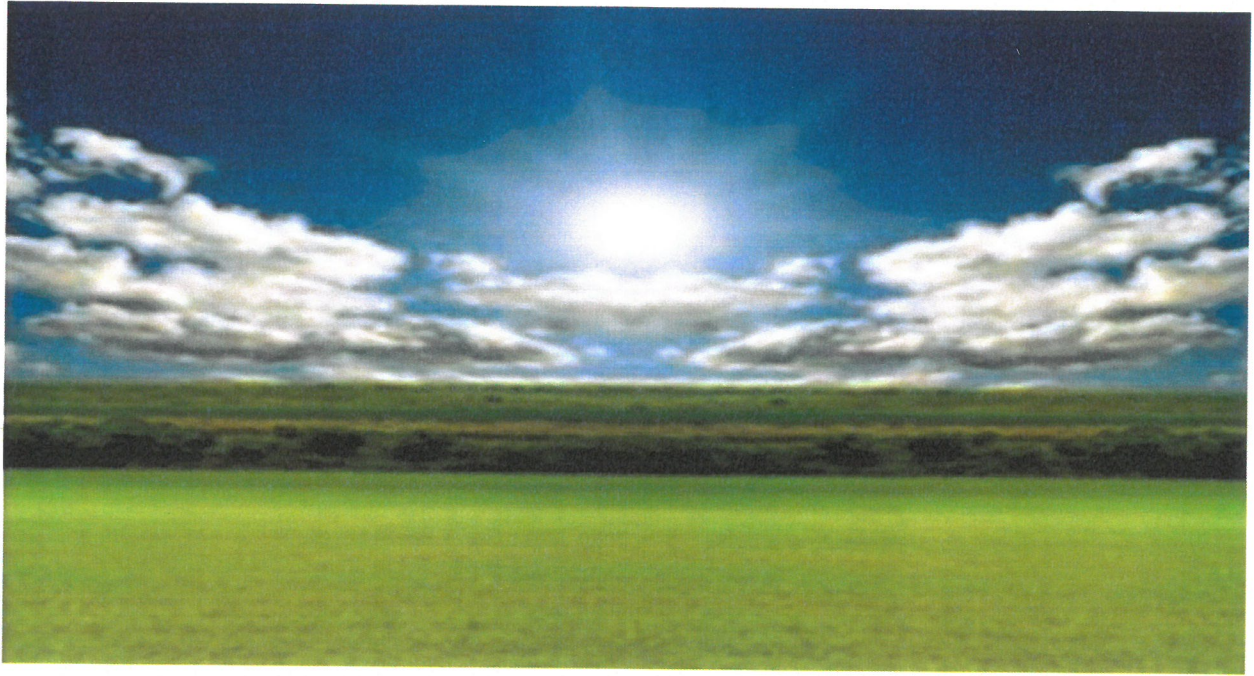


**The new 2020
sewage treatment
regulation**



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The current situation

The homeowner, under the code of practice by the Environment Agency, is responsible for the installation, maintenance and impact that the property's sanitation system may have on the environment.

New regulations are in place in both England and Wales in order to prevent any water pollution as a result of wastewater.

Since 2015 all septic system discharging directly to water are illegal, such as:

- To surface water
- To rivers
- To streams

If you are in a situation such as those listed above, you will have to upgrade your existing septic tank to align with the new environmental rules.



What is the 2020 regulation?

2020 is the deadline by which you have to update, or replace, your sewage treatment plant if it does not align with the regulations outlined under the Environmental Agency's "general Binding Rules."

To find more information about the binding rules you can consult the information outlined on the government page.

Where does it apply?

The 2020 sewage treatment regulation applies directly to England and Wales from 2015 onwards.



What are the obligations and responsibilities?

The first obligation is that your treatment system must follow the new British Standards (BS) regarding sanitation installations, such as:

BS EN 12566 for all the small sewage treatment plants

BS 6297:2007 for all the drainage fields

Your treatment plant is suitable if it met the British Standards when you installed the product, which is applicable:

- If it has a CE label on it
- If your installation has a certificate of conformity
- If it is on British Water's list of approved equipment for sanitation

Secondly, you must have a product adapted for the size of your house

Indeed, your sewage treatment must have enough capacity to handle the maximum wastewater from your home.

For example: If your house has the capacity for five individuals (PE 5), you will have to install a suitable sewage treatment system which can cater to this volume.

You can find an example guide outlining how you choose your tank size in relation to

Number of bedrooms in the house	Minimum population equivalent (PE) system
3	5
4	6
6	8
7	9

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What are the obligations and responsibilities?

If you decide to upgrade your current system, you will need then to follow the sizing requirements outlined by the British Water's Flows and Loads 4 guidance documents.

For example, if you want to extend your property (add more rooms or connect another house), you will have to check if your sewage system can handle the extra load as a result of the extension. If the data states that it will not, you will have to upgrade your system.

You will have to maintain your system.

All sewage systems require yearly maintenance in order to protect both the product and the environment, this is essential.

If you own a sewage treatment system, you will need to get it serviced and desludged at least once a year by a professional (or follow the manufacturer's advice). The sludge removed must be taken and disposed of by a registered professional.



What happens if your treatment system is not functioning correctly?

If your treatment system is not functioning correctly (odours & smells, leaks, etc.) you will have to get it repaired. When your tank requires fixing or maintenance, please contact us to speak to one of our qualified engineers.

Please remember, if you sell your house with a sewage treatment system you will have to provide the future owner with the full details of the installation (date of installation, maintenance dates, technical interventions and so on).

Lastly, if the sewage treatment system is not in use anymore, you are obliged to remove it without causing any pollution.

What are your options to meet the 2020 regulations?

Option 1: Connect your house to the public sewer.

How do you know if you can?

You need to contact your local water company. If you have a public sewer near your house, you will have to check if you can connect to it. You will be able to connect your home if you are within 30-meter distance a from the public sewer pipe.

Option 2: Check if you can install an infiltration system on your property. However, you need to be aware that this process is also under regulation and requires a lot of space.

Option 3: Upgrade your installation with sewage treatment plant. This solution does not require much space and complies with local regulations.