



Diversions

If you will be constructing something over or near to a main, or otherwise obstructing our access to a main, then we may need to divert it. Our mains may also need to be diverted if you will be reducing or increasing the cover over them, either temporarily or permanently.

Locate our Mains

See our website for further information on obtaining a plan showing the approximate positions of our apparatus.

Clearances and Easements

Some mains have specific easements; all of our mains are protected by legislation. We will look at each situation on a case by case basis and advise you of our requirements in each case.

To give you an idea:

- Easements typically range from 5m to 10m wide, depending on the diameter of the main. They are not always centred on the main.
- We generally require that our smallest mains have 0.5m clearance from the foundation of any wall or fence and 1.5m clearance from the footings of any structure. For larger mains around 4m clearance is required.

We are not only concerned about permanent structures – such as new buildings, house extensions, sheds, barns etc – but also temporary structures such as cranes and site cabins. The enclosure of our mains behind temporary site hoardings would also not be acceptable.

Feasibility and Cost

In some instances the cost of diverting a main will be prohibitive. In such cases it is often cheaper to alter the proposals for the site, so that they do not affect the main, and we can provide advice in relation to this. In exceptional cases it



may be completely impossible to divert a main.

The cost for diverting a very short length of small diameter main might start at around £5,000. Longer lengths of larger diameter mains can run into several £100,000s.

Applying for a Diversion

The process differs slightly depending on the type/size of main. Generally mains that are less than 300mm in internal diameter can be considered to be small mains and those 300mm and above large mains.

Small Mains

There is a fixed application fee for smaller diameter mains – see our Charges Scheme Leaflet for details of our current application fees. If you are applying for new mains for a development site then the diversion will be included as part of this, and therefore you do not need to pay a separate fee.

Once we've designed the diversion you will be told the estimated cost of it. You will be asked to pay the estimated cost (inclusive of VAT) as an advance payment if you wish to proceed. On completion of the diversion any difference between the final cost (inclusive of VAT) and the amount deposited will be refunded or charged to you, as appropriate.

Large Mains

For larger diameter mains please contact us for details of the application fee that will apply, as it will vary in line with the amount of work needed to produce a preliminary design. Application fees normally start at around £2,500 and are payable regardless of whether you have submitted a related application for new mains.

You will be provided with a rough budget price only, first of all. If you decide you wish to proceed we will ask you to pay a deposit. We will then complete a detailed design for the work and carry out the diversion itself. As for smaller mains, you will be charged the actual cost of the job upon its completion.

A list of the items and information that you will need to provide us with when making an application can be found in our Developers' Charter.

Why Mains Should be Diverted

Our mains are pressurised and some of them operate at very high pressures. When they fail or are damaged the resulting damage to properties situated on top of them, or in very close proximity, can be considerable. If our access to one of our



mains is impaired, because it is under a building or behind locked site hoarding, for example, it can take far longer to fix a burst, which can result in greater damage to property as well as greater inconvenience to anyone who is relying on the affected main for their water supply.



Decreasing the cover over our mains can cause them to fail, especially if vehicles are subsequently driven over them. Increasing the cover over our mains can cause difficulties when we need to repair or maintain them, as deeper excavations will be required.

Existing Obstructions

If you have already built-over or obstructed access to one of our mains let us know. We will normally, as a courtesy, offer you the opportunity to have the main diverted. As a last resort we could, however, take out an injunction on the owner of the obstructing structure to have the structure removed.