

# Changes to septic tank regulations

**Are you compliant with the septic tank regulations coming into effect on 1<sup>st</sup> January**

Many homeowners in rural areas have septic tanks to manage waste water where no mains drainage is available. If you have a septic tank, you may be affected by the new rules introduced in 2015 and if you haven't already upgraded your system, you may need to do this before the regulations come into effect on 1<sup>st</sup> January 2020.

**SCP Building Products have 30 years experience in the sewage treatment industry and can offer free assistance in choosing the right plant. Here is a handy guide on the new regulations and how to ensure you are compliant.**

**Call our Drainage Specialist Team for FREE assistance in choosing the right plant for you on 01803 866599**

# General Binding Rules

# 2020



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## Who is affected by the regulations?

Any homeowner, in England or Wales, who currently has a septic tank directly discharging into a watercourse.

## What are the responsibilities for homeowners?

The Environmental Permitting (England and Wales) (Amendment) (England) Regulations 2014 came into force on 1 January 2015 and created General Binding Rules (GBRs) for septic tanks or small sewage treatment plants for domestic use. These rules were brought into effect to reduce the amount of pollution entering the nations watercourses from septic tanks. For this reason, the government are looking to end septic tanks discharging into local sources such as rivers and streams.

Under these new regulations, anyone who has a septic tank that still discharges into watercourses must upgrade or replace the system by 1<sup>st</sup> January 2020, or sooner if the EA (environment agency) find it to be causing a pollution issue, or you are selling the property.

## What can you do to ensure you are compliant?

If connecting to a main sewer is just not an option, there are two main ways you can comply with new regulations: Upgrade your septic tank to a sewage treatment plant to produce a cleaner form of waste water that can be discharged to a watercourse or install a drainage or soakaway system (also known as an infiltration system) to safely disperse waste into the ground without causing pollution.

## When is the deadline?

Upgrade your sewage treatment system must be completed by January 1, 2020, or if your property is up for sale, when the sale is complete.

If the Environmental Agency finds that you are currently polluting surface water as a result of discharge from a septic tank, you will be required to install a new system before 2020. In certain situations, you are given up to one year to upgrade, this is decided on a case by case basis.

## What can I do now?

You can find out if the 1<sup>st</sup> January 2020 septic tank regulations will affect you by calling our Drainage Specialist Team on 01803 866599 for FREE assistance on choosing the right plant for you and your property.

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## Is there anything else I need to know?

There are a few rules and guidelines to follow when upgrading your treatment plant: Here are some of the most important things to know:

- **Your treatment system must meet the right standards**
- **Your treatment system must be installed properly and have enough capacity**
- **You must have your treatment system regularly emptied and maintained**
- **If you sell your property you must tell the new owner about the sewage treatment system**
- **You must make sure your treatment system is properly decommissioned if you stop using it**
- **You must have planning permission and Building Regulations approval if you have or are planning to install a new sewage treatment plant.**

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