

How to lay a new or replacement supply pipe

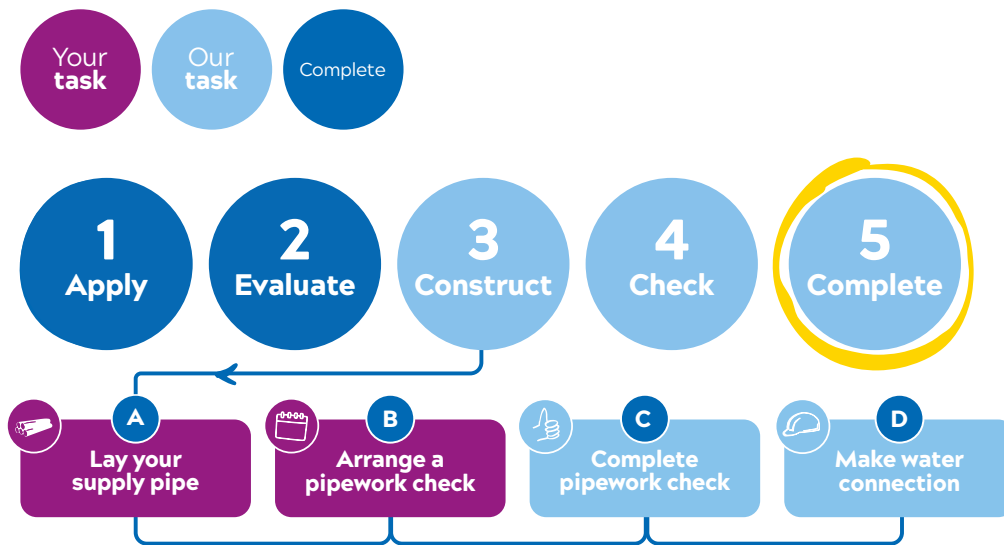
A guide to pass your
external pipework check first
time and your responsibilities



Your water connection journey

We're on hand every step of the way in your new water connection journey.

Here's a guide to help you complete
Step 3A: Lay your supply pipe



Why do I need to lay my pipework in a certain way?

- [The Water Supply \(Water Fittings\) Regulations 1999](#) are a legal requirement to keep water quality safe.
- The regulations include information on how external pipework and internal plumbing must be installed and maintained. These are similar in nature to Building and Gas regulations.
- We must complete a check on the external pipework you have laid to make sure that it's safe to connect to the water network.
- We'll work with you to make sure your external pipework meets regulations.

Who can lay my pipework?

- We advise that you appoint a reputable contractor who understands the Water Regs to lay your pipework.
- You can find a list of **approved contractors** at watersafe.org.uk

If you use one of our approved contractors, we can move straight to **Step 3D: Make water connection**. Just send us the certificate provided for your project.



How to pass your external pipework check first time

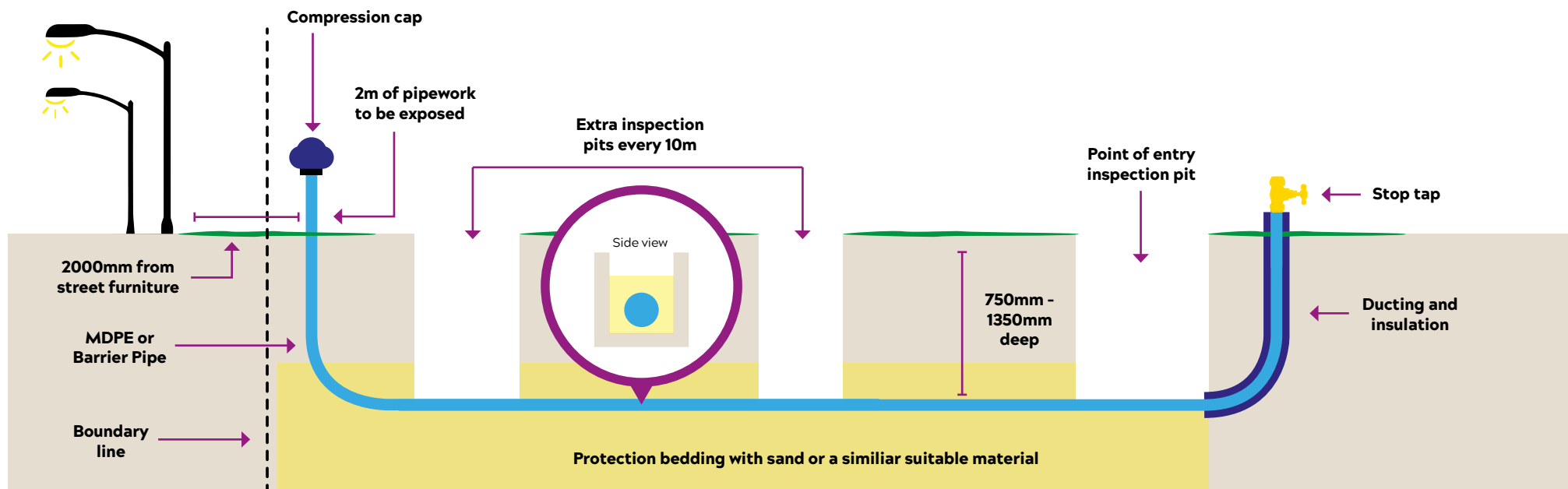
We are required to inspect your **new** or **replacement** pipework (and associated fittings) to ensure it follows the [Water Supply \(Water Fittings\) Regulation 1999](#) before any connections can be made to the existing water network.

We've detailed below the four requirements that **must be visible** during our site visit (and a fifth requirement for multiple plot connections).

Simply follow the diagram below or show it to your contractor to ensure you pass first time.

Important information

If you have difficulty with any of these requirements, call us and we'll be able to help you over the phone. **If you're unsure, please don't lay any external pipework.**



1. Correct pipework



The pipework is the correct material and diameter.

The correct material (Blue MDPE or barrier) helps maintain water quality if contaminated ground is identified. The correct diameter is important to establish a sufficient flow and pressure.

When the minimum depth of 750mm cannot be achieved, contact Anglian Water for advice.

2. Correct tailpipe requirements



A minimum 2 metres of pipework exposed and the end of your tailpipe sealed with a compression cap coming up from ground level on the edge of your boundary and/or at the agreed connection point. This will be marked by us with a blue 'TP'. We will endeavour to be at least 2 metres clear from any street furniture i.e. lamppost, telegraph pole, etc.

Important information

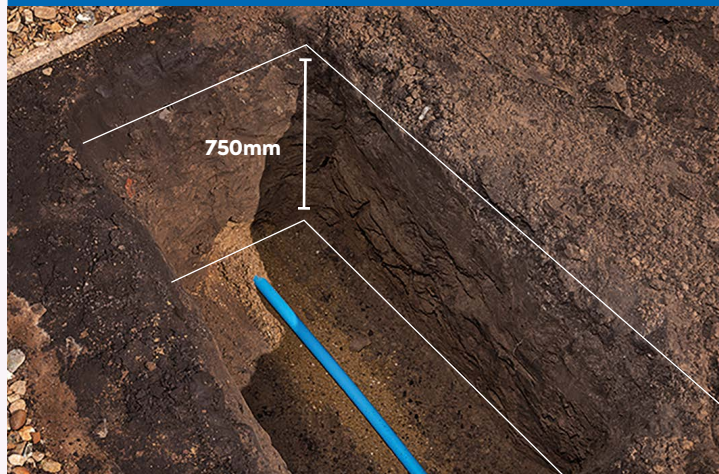


Your responsibilities are to lay your service pipe to the agreed marked location within your project report. If at any point you need to lay through land that is not owned by yourself, please agree entry with the landowner. You may also be required to arrange easements and compensation. Anglian Water will not advise on the service pipe route and does not grant permission to lay through private land.

3. Point of entry inspection pit



Extra inspection pits



4.

A minimum of one inspection pit at the point of entry into the property with the pipework exposed, showing the insulation and ducting. Extra inspection pits are required to every 10 metres when the distance from point of entry to your boundary is over 10 metres (or a half way inspection pit when the total distance is between 11m-19m). Use the drawing on page 3 for reference. *Please note the insulation must be a minimum 9mm thickness.*

Evidence of the new or replacement pipework at a minimum depth of 750mm

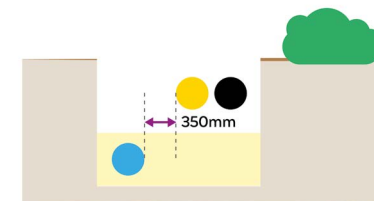
(maximum depth 1350mm) and bedded down using sand or a similar suitable material for protection.

IMPORTANT: Do not seal the ducting before your inspection has passed

and only use sealants which are non-oil based or use a cap-end.

Note: Your water pipe must be at least 350mm away from all other utilities.

Surrounding area - Other utilities



Other utilities must be at least 350mm away from the water pipe if they're in the same trench.

5. Use an approved stop-tap



A correctly installed and approved internal stop-tap is in place (see pages 11, 12 and 13).

6. Correctly and clearly label



Pipework must be individually labelled if there are multiple connections, to show which property or plot each pipe will supply (plot numbers are fine).

Important information



Without these checks in place, not passing your EPC (External Pipework Check) first time may bring additional charges for subsequent visits or remote inspections.

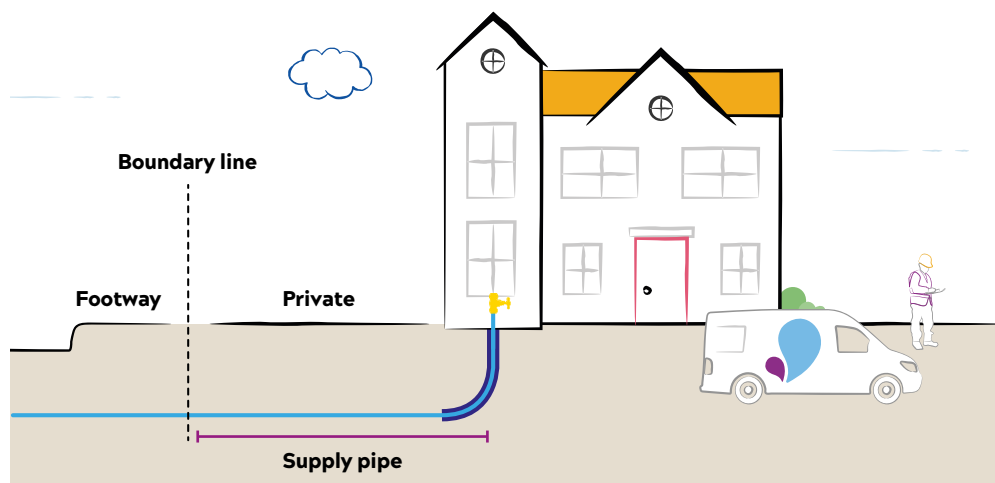
Without these checks in place, it is likely that we will be unable to pass your EPC first time. Not passing first time will cause delays to your connection and a possible financial penalty due to a revisit.

Supply pipe ownership

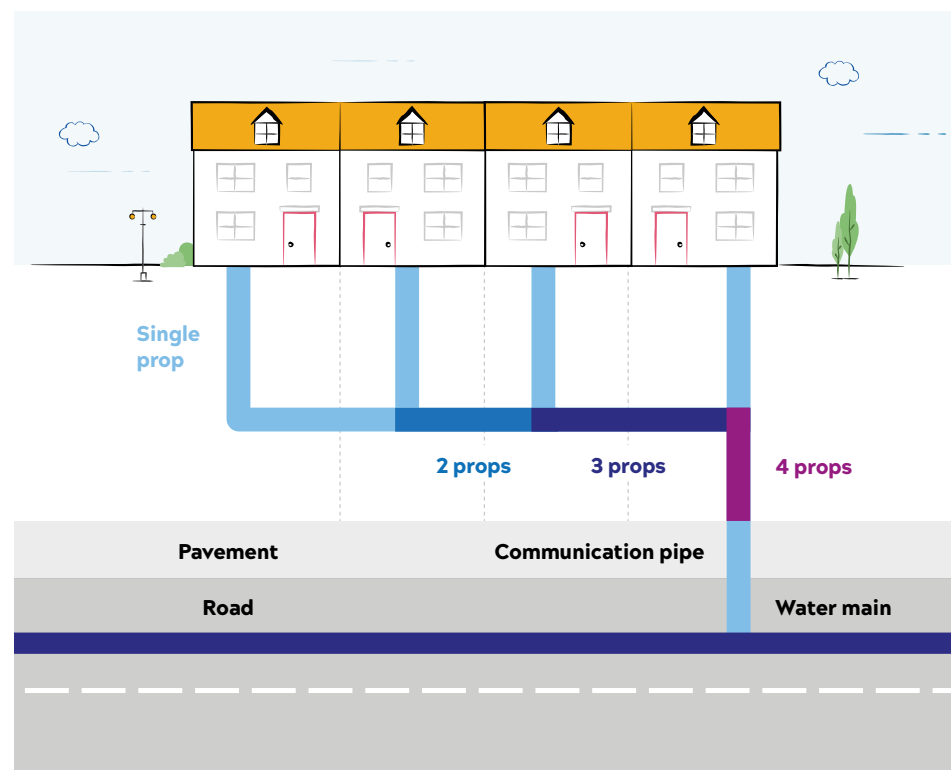
The supply pipe is not the responsibility of Anglian Water, but any new pipework will need to pass the External Pipework Check (EPC) before it is connected to the existing water network.

Supply pipes, in most cases, is the section of pipe between the property boundary and the internal stop tap as shown below.

If you are laying a **new** or **replacement** supply, it is important that you **do not** lay any pipework before you have contacted Anglian Water, as we may need to work with you to establish the safest and most practicable location for the new connection. We may also want to advise you on the diameter of your new pipework.



Ownership of a supply pipe depends on who is fed off that section of pipe, meaning some sections have joint ownership (sometimes known as common, shared or joint supplies). Since April 1990, the installation of common supplies is no longer accepted, meaning all new builds require an independent supply.



Replacement supply pipes

A replacement supply pipe is new pipework to an existing property that is already supplied with potable water.

You may opt to replace your existing supply pipe due to the following scenarios;

- You are enlarging or relocating your existing water supply.
- Your existing water supply is dated and affecting water quality flow or pressure.
- Your existing property is demolished for a new property or properties to be developed.
- Your existing property is on a common shared supply.
- Your existing property is being divided into flats or multiple properties.

The majority of work which we need to complete is rechargable to the applicant. However, if the material of your supply pipe is lead, you may qualify for a free lead replacement connection for the works we need to complete.

To qualify for a free lead replacement connection, the following must apply;

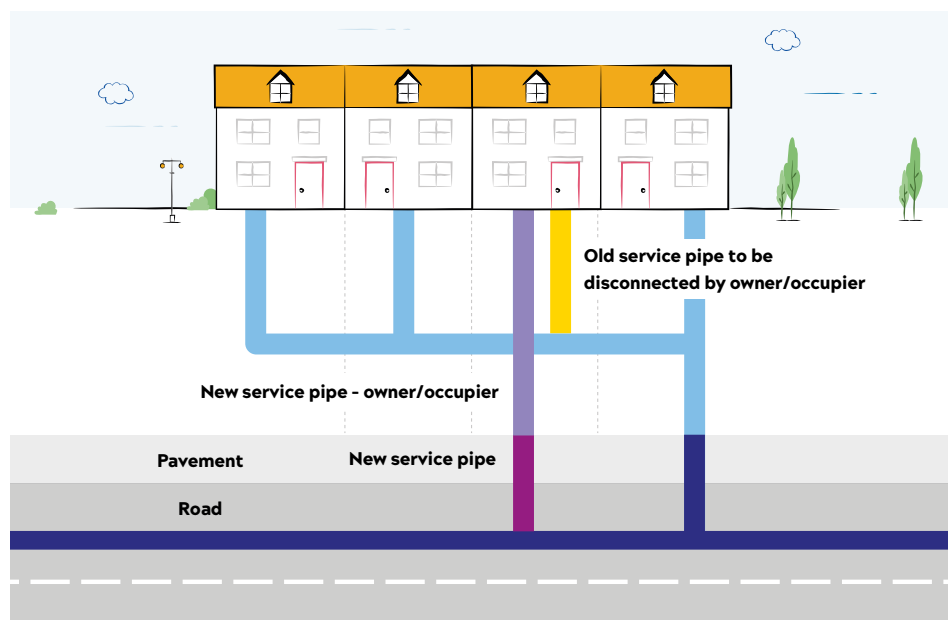
- The existing water service pipe from the property highway boundary up to the Anglian Water main must be lead.
- You lay a replacement supply to the agreed location from your survey

Disconnection of the old supply

Where a single independent supply is being replaced it is **Anglian Water's responsibility** to disconnect the old water service pipe at the main.

Where a single supply is being disconnected from a common supply, and is located within private land, it is your responsibility to disconnect the old water supply from the common main.

If you replace your supply pipe from a shared supply, you are responsible for disconnecting your old feed from the existing connection point and then laying a new pipe to the agreed connection point.



Redevelopment of sites with existing supplies

If you are developing a site where a previous property has been demolished or the existing property is being redeveloped, any existing live water supplies may not comply to the [Water Supply \(Water Fittings\) Regulations 1999](#). It is a legal requirement that all new pipework to new and converted properties comply with the 1999 regs, so you may have to replace your existing supply pipe.

There may also be water quality issues associated with existing lead or iron pipe, or if the supply has not been used for more than six months. We always recommend that any existing supplies are replaced. However, in some cases these can (with Anglian Water's approval) be used following successful chlorination, flushing and passing samples.

Other essential requirements

Preventing contamination

Our primary aim is to protect the water supply network, and ensure that your water remains safe and drinkable at all times. It's important that your supply pipe is not laid in, or passes through (where possible), any areas that are likely to cause contamination.

These include:

- Soil which has biological contamination
- Soil that's near a gas main
- Refuse or refuse chutes
- Ash pits
- Sewers
- Drains
- Cesspools or inspection chambers
- Chemicals or petrol chemicals have been used
- Oil tanks

Barrier pipework

Where ground has been identified as contaminated, barrier pipe must be installed. Barrier pipe made from the same material (polyethylene) as standard blue pipe, but has a thin layer of aluminium to prevent any leaching of oils, petrols, etc. which may be in the ground. All joints on a barrier pipe system must be wrapped in aluminium tape to prevent contaminants entering the water supply.

Barrier pipe can be identified by the thin black lines running down the length of the pipe.

Barrier pipe



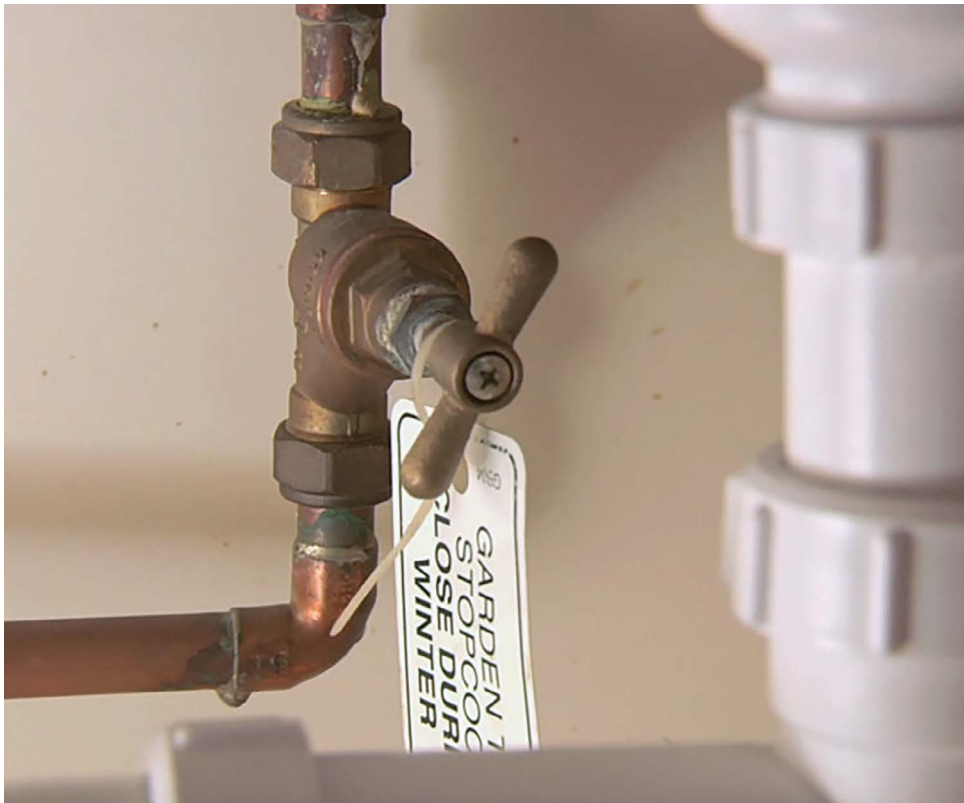
Standard pipe



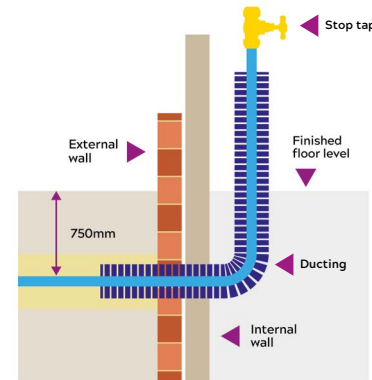
If the ground has been 'remediated' by removing the surface and replacing it with clean soil, please provide a remediation certificate and full chemical analysis to prove this.

Pipework entering the property

It's important your pipework enters the property in the correct way. You may need to insulate your pipework as it enters the property, so take a look at the special requirements scenarios to see if they apply to you.



Ducting

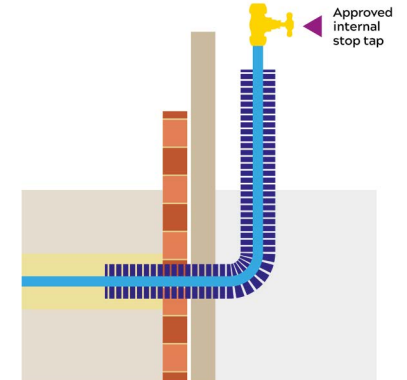


- When the pipework enters the property it must be ducted in appropriately sized ducting.
- Seal the ducting using non-oil based sealant.

Quick information

You might need to insulate your pipework first before ducting it. We've provided some scenarios on the next page 'Special requirements: insulation.'

Internal stop tap



- A BS 1010 internal stop tap must be installed as close as possible to where the pipework enters the property.
This must be above floor level and be easily accessible at any time.

Special requirements:

Insulation

If any of the following scenarios apply to you, **insulate your pipework before you duct it.**

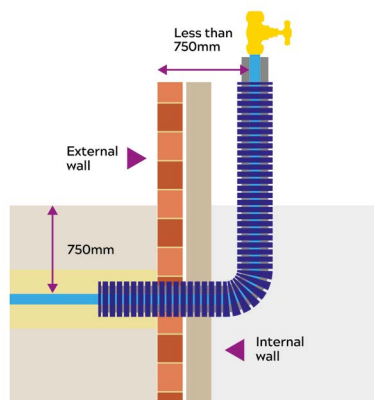
Quick information

The insulation should be closed cell (waterproof).

Information on insulation can be found at wras.co.uk

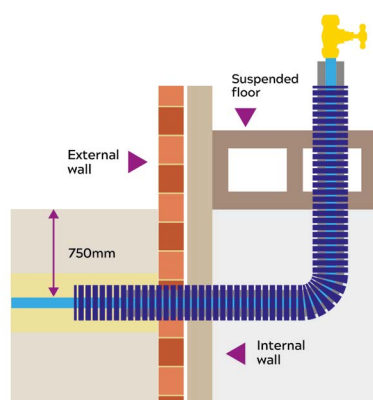


Scenario 1



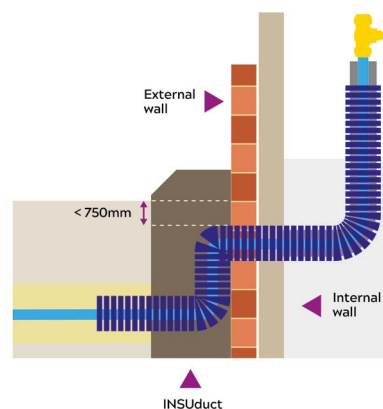
- Your pipework enters the property less than 750mm from the external face of the wall.

Scenario 2



- Your pipework comes up through a suspended floor (vented or unvented).

Scenario 3



- Your pipework enters the building at a depth of less than 750mm.
WRAS approved products, such as INSUduct, can be used to help insulate pipework entering the property less than 750mm deep.

Quick information

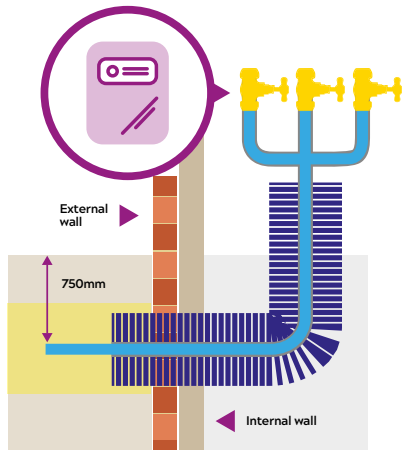
If you're installing insulation, please don't seal the ducting - we need to check the insulation inside first.

Flats and apartments

Internal meter manifold requirements

It's important that once the pipework is within the property, it's plumbed in and routed correctly.

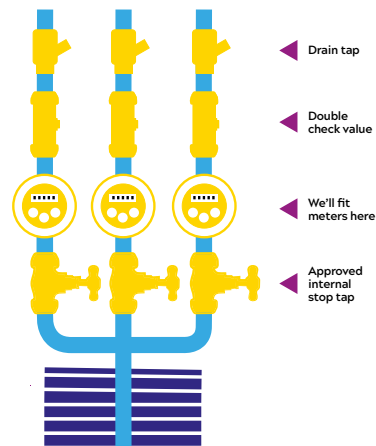
Water meter



- In flats, most water meters are located on the outside.

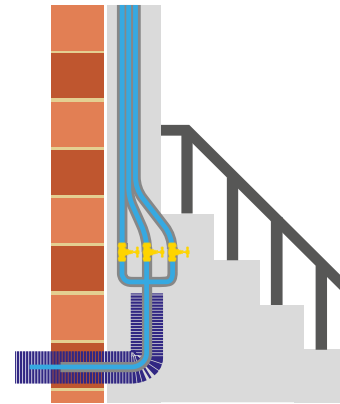
If you are planning to locate your water meters inside, you'll need to build a meter cupboard, with a manifold, in a communal area.

Communal areas



- A stop tap should be installed where the pipe enters the main part of the building.
- A double check valve and drain tap should also be installed.
- Leave adequate spacing so that the meter can be easily fitted.

Communal areas



- Pipework must be fed through communal areas, such as stairwells and corridors.
- Pipework must not be fed through flats that the supply does not serve.

Responsibilities internally

- All pipework and manifold fittings must comply with Water Supply (Water Quality) Regulations 2000 and Water Supply (Water Fittings) Regulations 1999
- Internal manifold must be installed by the Developer as per the example diagram
- Anglian Water will supply and install the meters
- The manifold system must be regulation 4 compliant and installed a maximum of one metre from finished floor level. They should also be fitted with yellow trickle flow plugs
- The installation shall include an isolation valve for each unit downstream of the meter
- The installation shall include a non return valve and drain off point downstream of the meter
- Each unit shall have it's own meter
- Internal meters can only be used where each unit is self contained and capable of single occupancy, ie no shared kitchens or bathrooms
- Internal manifold(s) must be installed before the water connection is completed and will be required for a successful underground water regulations inspection
- Meter manifolds shall be located in an area of common access, ie a meter cupboard, enclosure or plant room
- Each manifold port shall be tagged prior to meters being installed, detailing which unit it supplies
- The Developer shall ensure each occupier knows the location of their meter
- Access to meters must be available 24 hours a day, 365 days a year
- If the meter cupboard is to be locked, then only the same system in common use of gas and electricity meters will be permitted
- Suitable lighting shall be provided for reading of the meters
- The meters will remain the property of Anglian Water Services Limited, but the manifold and interval pipework shall be the responsibility of the owner(s) of the property.

For further information

Please contact our water connections team if you have any further questions about laying your supply pipe.

Call: **0345 60 66 087**

Email: connections@anglianwater.co.uk

Website: anglianwater.co.uk

