

Drainage Audit Report

Property:	Bonaventure Kimbolton Leominster HR6 0EX
Client:	Mr Geoff Morris
Date of inspection:	28 April 2021
Date of report:	24 May 2021
Audit carried out by:	Louis Mayglothling

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Dear Mr Morris,

On 28 April 2021, I carried out an inspection of the foul drainage systems at the property, excluding hidden, concealed and inaccessible parts of the system. We have detailed our findings, comments and recommendations below.

1. Introduction

Mr Morris contacted Mayglothling Waste Ltd. and requested a survey of the existing drainage system in place at Bonaventure.

Further to your recent instruction I have carried out a drainage audit at the above-mentioned property and pleased to provide the following report. I am told that you wish to understand more about the sewage treatment equipment on site.

2. Purpose of this report

To provide our assessment of the general condition of the drainage system at the property at the time of our visit, highlighting any readily identifiable defects to help you to decide what improvements you would like to carry out to the drainage systems.

3. Information Provided

In preparing this report I have relied on information provided by the existing owner and my own observations with regard to the extent of the drainage systems on site.

4. Inspection

At the time of my visit the property was occupied and the sewage system in use. The system in place is a two-chamber septic tank which discharges to a drainage field. Upon arrival, the system needed emptying to enable us to assess the system fully.

Upon arrival, the system was full at normal levels. The system was then partially emptied, this revealed that the inlet dip pipe was not attached, but the outlet dip pipe was. The importance of dip pipes are as follows:

Inlet: is to deposit raw and fresh sewage beneath the crust to help reduce smell.

Outlet: is to help separate solids from liquids and prevent solids entering the drainage field potentially causing it to block and fail.

Whilst we were emptying the septic tank, we could not see any evidence of any effluent running back into the septic tank from the drainage field suggesting that it was functioning efficiently.

Once the system had been emptied, we could see that the septic tank appeared structurally sound showing no signs of any cracks, bulges or damage. There were no sign signs of root or ground water ingress.

Overall, the system appeared to be working well, showing no signs of failure and in reasonable condition.

5. Property information

a. Access

The sewage system is located within the property boundary and at a serviceable distance from the hard standing drive which runs alongside. Future maintenance could be facilitated by vacuum tanker to desludge the tank or clear blocked drains.

b. Drains

The foul drains run from the property into a final inlet inspection chamber and then directly into the system.

c. Manholes

There are 2 inspection chambers, both of which were of concrete construction and in a functional condition. No outlet manhole was present.

d. Storm systems

Storm water is separate to foul.

e. Foul systems

Two-chamber concrete septic tank with baffle wall discharging via gravity to a drainage field.

f. Final effluent discharge

Final effluent discharges to a drainage field.

g. Electrical equipment

There was no electrical sewage equipment on site.

h. Treatment systems

There was no treatment system in place.

i. Pumping systems

There was no pump chamber on site.

6. Summary of action required

Overall, the system appeared to be in a good condition showing no signs of failure. I would however recommend that an inlet dip pipe be installed – please see attached quotation.

Drainage Audit Report – Is it compliant?

Older than 2015

Discharges to surface water	Discharges to ground	General binding rule	Complies
	X	The discharge must be 2 cubic metres or less per day in volume.	YES
X		The discharge must be 5 cubic metres or less per day in volume	N/A
X	X	The sewage must only be domestic.	YES
X	X	The discharge must not cause pollution of surface water or groundwater.	YES
	X	The sewage must receive treatment from a septic tank and infiltration system (drainage field) or a sewage treatment plant and infiltration system.	YES
X		The sewage must receive treatment from a sewage treatment plant.	N/A
	X	The discharge must not be within a groundwater Source Protection Zone 1 or within 50 metres from any well, spring or borehole that is used to supply water for domestic or food production purposes.	YES
X		For discharges in tidal waters, the discharge outlet must be below the mean spring low water mark.	N/A
X	X	All works and equipment used for the treatment of sewage effluent and its discharge must comply with the relevant design and manufacturing standards ie the British Standard that was in force at the time of the installation, and guidance issued by the appropriate authority on the capacity and installation of the equipment.	System pre dates 2015
X	X	The system must be installed and operated in accordance with the manufacturer's specification.	Not known
X	X	Maintenance must be undertaken by someone who is competent.	Not known
X	X	Waste sludge from the system must be safely disposed of by an authorised person.	Mayglothing Waste-YES

X	X	If a property is sold, the operator must give the new operator a written notice stating that a small sewage discharge is being carried out, and giving a description of the waste water system and its maintenance requirements.	Not known
X	X	The operator must ensure the system is appropriately decommissioned where it ceases to be in operation so that there is no risk of pollutants or polluting matter entering groundwater, inland fresh waters or coastal waters.	Not known

7. Photographs



Inlet manhole



Drainage field
location



Manhole



Manhole



Tank being emptied

END