



CET Underground Services

Incorporating Ansa UK Limited

Investigation Report

A faded background image showing a construction site. In the foreground, a worker in a red hard hat and high-visibility vest is working on a large, rectangular concrete structure, possibly a manhole or a large pipe. In the background, other workers and some greenery are visible.

ANSA Utilities supply underground service solutions across the UK; we pride ourselves on offering our customers a national service with the care of local expertise through a team of trained experts. ANSA Utilities is a strong heritage brand, with over 20 years expertise across the domestic and commercial markets. Today, we are one of the biggest providers of outsourced surveys, reporting and repair services to UK insurers.

Ansa have been providing off main sewerage solution to house holder, commercial property and the insurance industry for many years and are fully conversant with the current regulation, all work and consideration would be in line with BS EN 12566 for treatment plants and BS 6297:2007 code of practice for the design and installation of drainage fields for use in wastewater treatment.

New regulation came into force on the 1st of January 2020 state the following-

Homeowners with septic tanks that discharge directly into ditches, streams, canals, rivers, surface water, drains or any other type of water course will need to replace or upgrade their drainage either when they sell their property or before 1 January 2020 whichever is sooner.

Homeowners are responsible for their choice, installation and maintenance of their wastewater system under a new code of practice introduced by environmental agency. They have a legal responsibility to minimise the impact of their sewage waste if they manage it within the bounds of their property e.g. with a septic tank or sewage treatment plant (Binding Rules - England, DEFRA, January 2015).

ALL Septic Tanks that currently ultimately discharge into watercourses will have to be either:

Replaced using sewerage treatment plant with full BS EN 12566-3 Certification instead, or The discharge to the watercourse stopped and diverted to a drainage field, designed, and constructed to the current British Standard BS6297 2007

There are three options available.

1. Have the drainage connected to a main sewer?
2. Install a drainage field constructed to British standard BS6297 2007
3. install a new sewerage treatment plant to treat the wastewater prior it being discharged.

You must have your septic tank repaired or replaced if it has any of the following faults

Cracked pipes, walls, faulty motor joints, missing dip pipes

- Leaks through pipes or walls
- Blocked pipes either going to, in or after the tank
- Drainage field problems – septic tank and manholes backing up, saturated areas of ground near the drainage field, pooling of water around the tank or soak away
- Smells from the tank or drainage field

All remedial works on the system must be done by a competent person/company

When you sell your property, you must inform the new owner that they are responsible for a septic tank discharge, and this must include

- A full description of the septic tank and drainage field
- The location of the septic tank and drainage field
- Details of the maintenance required for the tank
- Records of the maintenance that you have done to the system, records must be kept for 7 years

Job Number:

UGSC-006704

Date:

17/11/2025

Client Reference:

10834637

Attendance Date:

14/11/2025

Customer Name:

Paul briggs

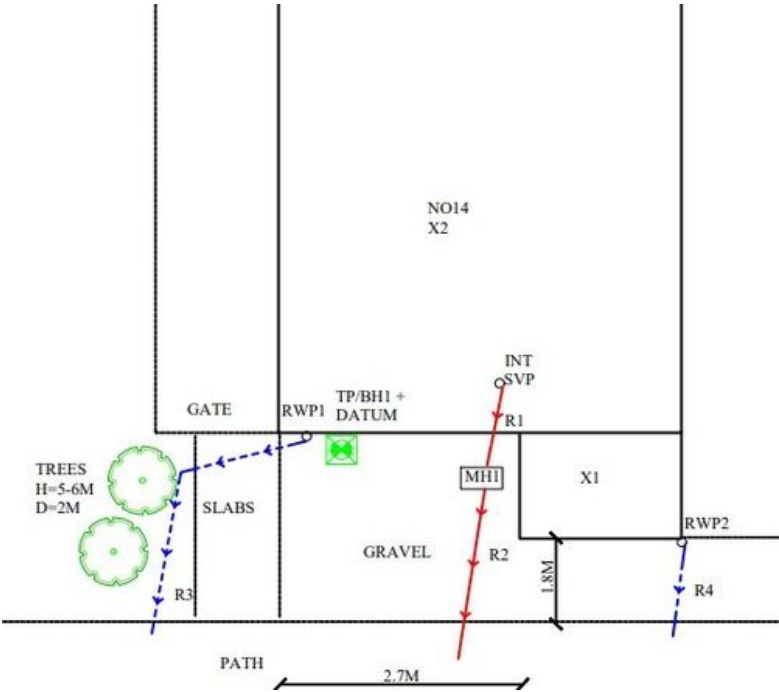
Site Address:

14 Fakenham Close, Reading, RG6 4AB

UGSC-006704-CF7971 Client Report

Site Report	
Report Type	Drain Survey Report
Report Number	1
Report Summary	Site visit date: 14/11/2025. Drain repairs instructed: Rec 1 RWP2 D/S - Run Excavate and replace rest bend and 1.0m of pipe work. Completed. Works completed at a value of £377.69 + vat.

Site Plans



Photographs



