

Deed and Servitude Proposal Plan – Developer Guide

Following the launch of the new Facilitation Process as of April 1st 2017, developers will be asked to provide Scottish Water with information in the form of a plan (“Deed and Servitude Proposal Plan”). The information provided on the Deed and Servitude Proposal Plan will enable Scottish Water to identify its relevant legal requirements.

Please also refer to the information required in the relevant application forms:

Application for New Sewers to Serve Housing Developments (SF1)

Application for New Water Mains to Serve Housing Developments (WF1)

The Deed and Servitude Proposal Plan will be reviewed as part of the technical audit that Scottish Water carries out on an application. This audit will be to ensure that the correct legal steps are taken to allow assets to vest in Scottish Water in accordance with its vesting policy.

As referred to in the vesting policy, Scottish Water is unable to vest until:

- appropriate arrangements are in place for transfer of title to Scottish Water for above ground assets (SUDS, waste water pumping stations, service reservoirs, water treatment works, waste water treatment works and water booster stations) and may also include some below ground assets e.g. storm tanks; and
- for both above and below ground assets, access rights to the relevant asset for the purposes of maintenance, renewal and repair etc. have been secured in the appropriate form either through statutory notice or a deed of servitude, if required.

All drawings must be fully completed and submitted with the relevant application form (WF1/SF1). All Deed and Servitude Proposal Plans must meet the following criteria:

- 1 Ensure that plans prepared are in accordance with the Registers for Scotland Deed Plan Criteria.
- 2 Comply with the proposed technical drawing standards as set out in Sewers for Scotland and Water for Scotland latest editions.
- 3 Show the necessary information to identify Scottish Water’s legal requirements as set out below.

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The below points detail the required legal information which must be illustrated on the Deed and Servitude Proposal Plan.

- Where any above ground asset or below ground asset other than a water main or sewer pipe e.g. a storm tank is detailed in the construction specification, the location of the asset, and whether the land on which the asset is to be located is developer or third party owned.
- Where any water main, sewer pipe or surface water route is detailed in the construction specification, the location of the water main, sewer pipe or surface water route, and whether the land on which it is to be located is developer or third party owned.
- The location of any road (whether or not it is intended that such road will be adopted), and connected area e.g. driveway or car park.



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For more information:

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For further support please contact the Development Operations team or your designated Development Manager.

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