

Septic tanks.

Your property is connected to a septic tank system as such there are guidelines which need to be followed both to allow the septic tank to function properly and to prevent blockages to the drains.

Unfortunately modern cleaning materials can adversely affect both the drains and tanks causing blockages and breakdowns which are very costly.

Your tenancy agreement includes the following clause;

“The Tenant should ensure, by arrangement with the Landlord, that any septic tank serving the property is cleaned and emptied as often as necessary and at least once in every year of the tenancy. The Landlord reserves the right to arrange for the tank to be emptied and serviced on behalf of the Tenant, recharging them a full or fair and reasonable proportion according to use of the cost incurred.”

Generally the estate deals with emptying of your tank and do not make a charge for this, regulations have changed and it is becoming more costly to do this. It would be very helpful if you would comply with the following points, which have been produced by the Environment Agency, to minimise problems and expense. Please bear in mind that 99% of blocked drains are caused by the wrong things being discharged into the drains rather than anything wrong with the drains themselves.

- **Try to use only household products labelled “suitable for septic tanks”, “environmentally friendly” or “low phosphate”.**
- **Use household cleaning products in moderate amounts, minimise detergent use in washing machines and dishwashers.**
- **Try to use less water, space out laundry/dishwashing loads to prevent lots of waste water washing through the system at once.**
- **Use a sink strainer as food scraps cause sludge build ups.**
- **Never flush anything other than bodily waste and toilet paper down the toilet- put everything else in the rubbish bin.**
- **Never dispose of grease or cooking oil down any drain, pour into a container and dispose of in the rubbish bin.**
- **Never put paints solvents or any other chemicals down any drain, these must be disposed of at a civic amenity site.**

	KITCHEN TOWELS, SANITARY ITEMS, COTTON BUDS, CONDOMS, NAPPIES, MOIST TOILET TISSUE, WIPES These can block your drains. They are not broken down in the tank, and so cause the sludge to build up more quickly.
	OILS, GREASE, FAT These will solidify and block your drains. They are not broken down in the tank, and so cause the sludge to build up more quickly. Fats ‘waterproof’ the soakaway, stopping it from working.
	BLEACHES, PAINTS, DISINFECTANTS, PESTICIDES, MEDICINES, SOLVENTS, CAUSTIC SODA, DRAIN CLEANERS These kill the bacteria in your tank (stopping the system from digesting waste) and pollute the environment.
	HOUSEHOLD CLEANING PRODUCTS CONTAINING PHOSPHATES Phosphates are a major pollutant of watercourses. Septic tanks do not remove them so low phosphate products must be used.