



LicenceToAlter



All you need to know about Macerators

enquiries@LicenceToAlter.com
LicenceToAlter.com

In simple terms, a macerator is a pump that drives water and liquid waste from one part of a property to another.



All you need to know about Macerators

How a Macerator Works:

It uses a fast rotating cutting blade to break up waste and toilet paper so it can be pumped under pressure through small bore pipes to the sewer.

This allows you to re-site toilets, showers and other wet facilities to rooms not otherwise connected to a building's original drainage system and where running of new drainage pipework is restricted.

The use of macerators provides flexibility in the citing of wet areas, allowing you to change the layout of a flat, moving the kitchen or bathroom to a different room.

A common term used for a macerator unit is "Saniflo", which is the name of one macerator manufacturer.

In many circumstances, a macerator is a simple and hassle-free solution, but problems can arise, especially when used in a block of flats. The main problems are noise and leaking.

For these reasons, in many residential blocks of flats, the use of macerator units is prohibited by landlords.

Considerations:

Where the landlord will permit the use of macerators (and subject to any other restrictions on the relocation/creation of wet areas), there are three key considerations that should be dealt with by formal consent/licence to alter:

- 1. Acoustic isolation**
The macerator should be placed in a location where noise will not be audible in the property or neighbouring property/flat. If necessary, sound insulation and/or anti-vibration pads should be installed.
- 2. Leak-proof bund**
The macerator should be placed in a leak-proof bund, or tank, so that in the event of any leakage, the liquid will be contained and not escape into the property or neighbouring properties/ flats.
- 3. Annual service**
The macerator should be serviced on an annual basis, to ensure it is working properly, de-scaled when necessary and any leaks are discovered and dealt with. In order to facilitate annual servicing, the macerator must be accessible, i.e., not trapped behind tiles or plaster without removable panels! If all of these conditions are met, the risks associated with leaks and noise affecting other flats can be reduced. However, further specifications and Building Regulations must also be followed.

Technical Considerations:

- The installation will be subject to the requirements of the Building Regulations.
- Horizontal pipes should have a minimum fall of 1:100, discharge pipework should be copper or solvent welded, not push fit, and pipes should have smooth radius bends and good levels of support.
- Air admittance valves are needed where pipework falls to a lower floor, and it should be noted that the modern type of close-coupled WC does not have enough space between the cistern and pan to locate the macerator at the rear of the pan without additional boxing.
- An un-switched spur is required in a location that will not be subject to splashing.
- Finally, all homes must also have access to a standard gravity-fed appliance and a personal washing appliance that is not connected to a macerator.

How can EK Licence To Alter help?

EK Licence To Alter have vast experience in dealing with leaseholder alterations. Our skills and expertise in this area enable us to provide clear advice to both leaseholders and landlords. We are regularly appointed to act as the landlord's surveyor to monitor leaseholder works and often for large and complex alteration projects.

Earl Kendrick Building Surveyors, an established and award winning firm of chartered building surveyors, have spent years perfecting the procedures for the licence to alter consent process. We worked to hone and finesse the process from start to finish making it stress-free for managing agents whilst managing multiple parties throughout. EK Licence to Alter is solely dedicated to the licence to alter discipline.

If you would like to know more about EK Licence To Alter and the services we provide, please contact us:

London Office: 020 3667 1510

Manchester Office: 0161 804 8439

Birmingham Office: 07764 788 405

Bristol Office: 07590 881 621

Brighton Office: 01273 974 416

Cotswolds Office: 01666 331 614

enquiries@LicenceToAlter.com



Julian Davies
Group Managing Director
julian@earlkendrick.com



Bill Pryke
Director
EK Licence to Alter
bill@earlkendrick.com