

Case Study



Housing development new treatment plant installation

At a Glance

CHALLENGES

- Outdated septic tank system from the 1960s
- Non-compliant system
- Complex land boundaries and site limitations
- Ensuring no disruption to residents during works
- Lack of existing power supply on site

BENEFITS

- ✓ Fully compliant, modern sewage treatment system
- ✓ Long-lasting, high-specification equipment
- ✓ Reduced emptying costs
- ✓ Improved environmental performance
- ✓ Positive relationship with residents

Objectives

The developer inherited an aging septic tank system, originally installed when the properties were first built in the 1960s. When Binder took over the emptying contract, it became clear that the system was no longer compliant with the General Binding rules.

The Housing Association took a proactive approach and asked Binder to propose a modern, compliant solution. Binder's construction team carried out a detailed site visit, assessing the existing drainage system and designing a new sewage treatment solution that overcame the site's land boundary challenges and space limitations.

A key priority was ensuring minimal disruption to residents throughout the works, while future-proofing the site for long-term reliability and compliance.

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Solutions

Following the initial site assessment, Binder's construction team designed a new system, which was signed off by the client. A clear schedule of works was provided and communicated through weekly meetings (on-site or via Teams), keeping everyone updated throughout the 4–5 week project.

The works were carefully planned to avoid day-to-day disruption for residents. The new installation included three tanks:

- A primary pump station to move foul water to the new treatment system
- A treatment plant delivering high-quality effluent
- A final pump station to discharge clean effluent safely into a nearby watercourse

Additional work included liaising with UK Power Networks to install a new power supply to the site, removing that burden from the client. Fencing and hedging were also arranged to screen the compound and maintain the aesthetics for local residents.

Binder's in-house teams, including tankering, business development, and construction (engineers and electricians), worked seamlessly together, ensuring the systems operated in sync without relying on external suppliers. The project was overseen by Surveyor/Site Supervisor David Riley, who coordinated all parties and maintained strong communication with the client and residents, supported by his 30+ years of experience.

The project was delivered on schedule and to budget, leaving developer with a reliable, compliant system ready for long-term use.

Benefits

- ✓ The site now has a fully compliant and future-proof sewage treatment system
- ✓ Reduced frequency and costs for emptying
- ✓ Equipment longevity supported by a clear servicing programme
- ✓ Improved environmental compliance through regular system sampling
- ✓ Stronger relationship with developer and positive rapport with residents, setting the foundation for future upgrades across other sites



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Testimonial



As Senior Asset Surveyor, I oversaw the delivery of a major project to install a new sewage treatment plant at a large residential development in North Norfolk. The contract was awarded to Binder Limited, who completed the work to a very high standard and provide ongoing maintenance for the system.

Binder Limited approached the project with a clear understanding of the technical and logistical challenges. The installation required the safe removal of outdated facilities and integration of a modern plant within a live housing environment. They worked collaboratively with residents, the local authority, and our teams to minimise disruption and maintain professional communication.

The works were delivered safely, on time, and within budget, with exemplary health and safety compliance. Their engineers showed strong technical competence, responding effectively to unforeseen challenges to keep progress on track.

Aftercare from Binder Limited has been reliable and efficient, giving us confidence the system will operate effectively for years to come.



Director Charlie Binder and Surveyor/Site Supervisor David Riley from Binder Ltd handing keys to the compound over to Robert Whitton, Senior Surveyor