

Sample Home Information Pack

Home Information Pack Index

Home Information Pack Index

Insert address of property to be sold below and include postcode.

17 Any Street,
Any Town,
County,
YY3 5XX

About this form:

- Under the Home Information Pack (No. 2) Regulations 2007, you must include an index which lists all the documents included in your Home Information Pack.
- You may use this form as an index. Required documents need to be included in all cases where relevant: authorised documents do not. Please seek professional advice if you are unsure about what to include in your Home Information Pack.
- All the documents in your Home Information Pack must be listed in the index, whether or not they are required or authorised.
- Where a document required by the Regulations is unavailable or unobtainable, the index should indicate that a required document is missing, which document it is and the reason why.
- Where the document exists and can be obtained, the index should indicate the steps being taken to obtain it and the date by which you expect to obtain the document, updating this date if it changes. It should also indicate the reason for a delay or any likely delay.
- The index to your Home Information Pack should be updated whenever the pack or a pack document is added or removed.
- Someone can complete this form on behalf of a seller.
- The Regulations tell you what documents are required to go in the Home Information Pack, and which documents are authorised to be included. Documents that are neither required or authorised should not be included in the Pack and advertising material should not be included. Guidance on the Regulations is available at www.homeinformationpacks.gov.uk

PART 1 – General – Required Documents

Please look at each document listed in column 1 and then complete the relevant entry in either column 2 or column 3

Column 1 Home Information Pack document	Column 2 Included <input checked="" type="checkbox"/> date on document and any further information	Column 3 If it is a required document for your property: <ul style="list-style-type: none"> • Confirmation that proof of the request for the document is included (for documents required within 28 days of marketing) • reason why not included; • steps being taken to obtain it; • date when it is expected to be obtained; • any reason for further delay and further date by which the document is expected.
1. Index	<input checked="" type="checkbox"/>	
2a. Energy Performance Certificate and Recommendation Report – or:	<input checked="" type="checkbox"/>	
2b. Predicted Energy Assessment	<input type="checkbox"/>	
3. Sale statement	<input checked="" type="checkbox"/>	
Title information		
4. Official copy of the individual register (for registered properties only)	<input checked="" type="checkbox"/>	
5. Official copy of the title plan (for registered properties only)	<input checked="" type="checkbox"/>	
6. Certificate of official search of the index map (for unregistered properties only)	<input type="checkbox"/>	
7. Documents provided by seller to prove title (for unregistered properties only)	<input type="checkbox"/>	
8. Leases, tenancies or licences for dwellings in a sub-divided building that are being marketed as a single property and where part of the property is being sold with vacant possession	<input type="checkbox"/>	

Column 1 Home Information Pack document	Column 2 Included <input checked="" type="checkbox"/> date on document and any further information	Column 3 If it is a required document for your property: <ul style="list-style-type: none"> • Confirmation that proof of the request for the document is included (for documents required within 28 days of marketing) • reason why not included; • steps being taken to obtain it; • date when it is expected to be obtained; • any reason for further delay and further date by which the document is expected.
Search reports		
9. Local land charges	<input checked="" type="checkbox"/>	
10. Local enquiries	<input checked="" type="checkbox"/>	
11. Drainage and water enquiries	<input checked="" type="checkbox"/>	

Part 2 – Commonhold properties – Required Documents

Column 1 Home Information Pack document	Column 2 Included <input checked="" type="checkbox"/> with date and any further information	Column 3 If it is a required document for your property: <ul style="list-style-type: none"> • Confirmation that proof of the request for the document is included (for documents required within 28 days of marketing) • reason why not included; • steps being taken to obtain it; • date when it is expected to be obtained; • any reason for further delay and further date by which the document is expected.
1. Land Registry individual register and title plan for common parts	<input type="checkbox"/>	
2. Land Registry copy of commonhold community statement	<input type="checkbox"/>	
3. Management rules and regulations outside the commonhold community statement	<input type="checkbox"/>	
4. Requests for payment towards commonhold assessment for the past 12 months	<input type="checkbox"/>	

Column 1 Home Information Pack document	Column 2 Included <input checked="" type="checkbox"/> with date and any further information	Column 3 If it is a required document for your property: <ul style="list-style-type: none"> • Confirmation that proof of the request for the document is included (for documents required within 28 days of marketing) • reason why not included; • steps being taken to obtain it; • date when it is expected to be obtained; • any reason for further delay and further date by which the document is expected.
5. Requests for payment towards reserve fund for the past 12 months	<input type="checkbox"/>	
6. Requests for payment towards insurance for common parts for the past 12 months (if separate to commonhold assessment or reserve fund)	<input type="checkbox"/>	
7. Name and address of managing agents and/or other manager (current and any proposed)	<input type="checkbox"/>	
8. Amendments proposed to the commonhold community statement, and other rules	<input type="checkbox"/>	
9. Summary of works affecting the commonhold (current and any proposed)	<input type="checkbox"/>	
10. Where the commonhold interest has not been registered at the Land Registry: the proposed commonhold community statement and an estimate of costs expected of the the unit-holder in the first 12 months	<input type="checkbox"/>	

Part 3 – Leasehold properties – Required Documents

Column 1 Home Information Pack document	Column 2 Included <input checked="" type="checkbox"/> with date and any further information	Column 3 If it is a required document for your property: <ul style="list-style-type: none"> • Confirmation that proof of the request for the document is included (for documents required within 28 days of marketing) • reason why not included; • steps being taken to obtain it; • date when it is expected to be obtained; • any reason for further delay and further date by which the document is expected.
1. The lease, being either: <ul style="list-style-type: none"> • an “official” copy • the original lease or a true copy of it; or • an edited information document 	<input type="checkbox"/>	
2. Management rules and regulations outside the lease	<input type="checkbox"/>	
3. Summaries or statements of service charges for past 36 months	<input type="checkbox"/>	
4. Requests for payment towards service charges for the past 12 months	<input type="checkbox"/>	
5. Request for payment towards ground rent for the past 12 months	<input type="checkbox"/>	
6. Requests for payment for building or personal insurance for the past 12 months (if separate to service charges or ground rent)	<input type="checkbox"/>	
7. Name and address of landlord (current and any proposed)	<input type="checkbox"/>	
8. Name and address of managing agents or other manager (current and any proposed)	<input type="checkbox"/>	
9. Amendments proposed to: <ul style="list-style-type: none"> • the lease; and/or • rules and regulations 	<input type="checkbox"/>	

Column 1 Home Information Pack document	Column 2 Included <input checked="" type="checkbox"/> with date and any further information	Column 3 If it is a required document for your property: <ul style="list-style-type: none"> • Confirmation that proof of the request for the document is included (for documents required within 28 days of marketing) • reason why not included; • steps being taken to obtain it; • date when it is expected to be obtained; • any reason for further delay and further date by which the document is expected.
10. Summary of works or long term agreement affecting the property (current and any proposed)	<input type="checkbox"/>	
11. Proposed lease (new properties)	<input type="checkbox"/>	
12. Estimate of service charges, ground rent and insurance payments (building and personal) expected during the 12 months after completion (new properties)	<input type="checkbox"/>	

PART 4 – Authorised Documents

Home Information Pack document	Included <input checked="" type="checkbox"/> date on document and any further information
Please list any authorised documents that have been included relevant to this property below:	
1.	<input type="checkbox"/>
2.	<input type="checkbox"/>
3.	<input type="checkbox"/>
4.	<input type="checkbox"/>
5.	<input type="checkbox"/>
6.	<input type="checkbox"/>
7.	<input type="checkbox"/>
8.	<input type="checkbox"/>
9.	<input type="checkbox"/>
10.	<input type="checkbox"/>
11.	<input type="checkbox"/>
12.	<input type="checkbox"/>
13.	<input type="checkbox"/>
14.	<input type="checkbox"/>
15.	<input type="checkbox"/>
16.	<input type="checkbox"/>
17.	<input type="checkbox"/>
18.	<input type="checkbox"/>
19.	<input type="checkbox"/>

**Energy
Performance
Certificate**

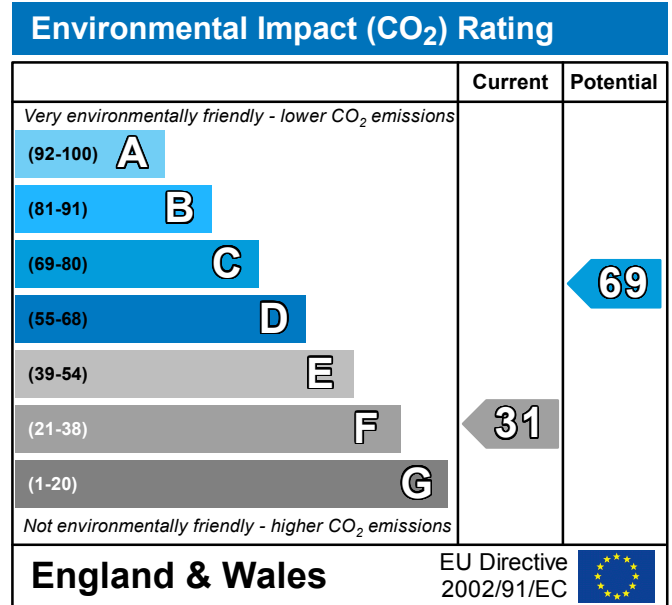
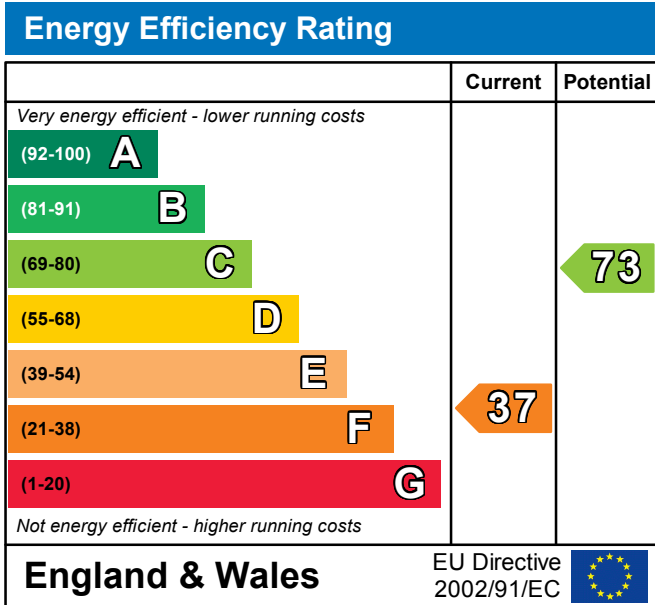
Energy Performance Certificate



17 Any Street,
Any Town,
County,
YY3 5XX

Dwelling type: Detached house
Date of assessment: 02 February 2007
Date of certificate: [dd mmmm yyyy]
Reference number: 0000-0000-0000-0000
Total floor area: 166 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	453 kWh/m ² per year	178 kWh/m ² per year
Carbon dioxide emissions	13 tonnes per year	4.9 tonnes per year
Lighting	£81 per year	£65 per year
Heating	£1173 per year	£457 per year
Hot water	£219 per year	£104 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Certification mark

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by [scheme name], to a scheme authorised by the Government. This certificate was produced using the RdSAP 2005 assessment methodology and has been produced under the [regulations]. A copy of the certificate has been lodged on a national register.

Assessor's accreditation number: [accreditation number]
Assessor's name: [assessor name]
Company name/trading name: [company name]
Address: [company address]
[address continued]
Phone number: [phone]
Fax number: [fax]
E-mail address: [e-mail]
Related party disclosure: [disclosure]

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from our website at [website address] together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used. The average energy efficiency rating for a dwelling in England and Wales is band E (rating 46).

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your building. Different methods of calculation are used for homes and for other buildings. Details can be found at www.communities.gov.uk.

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings in the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple every day measures that will save money, improve comfort and reduce the impact on the environment, such as:

- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.

Visit the Government's website at www.communities.gov.uk to:

- Find how to confirm the authenticity of an energy performance certificate
- Find how to make a complaint about a certificate or the assessor who produced it
- Learn more about the national register where this certificate has been lodged
- Learn more about energy efficiency and reducing energy consumption

Recommended measures to improve this home's energy performance

17 Any Street,
Any Town,
County,
YY3 5XX

Date of certificate: [dd mmmm yyyy]
Reference number: 0000-0000-0000-0000-0000

Summary of this home's energy performance related features

The following is an assessment of the key individual elements that have an impact on this home's performance rating. Each element is assessed against the following scale: Very poor / Poor / Average / Good / Very good.

Element	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Cavity wall, as built (no insulation)	Poor	Poor
Roof	Pitched, 250 mm loft insulation	Good	Good
Floor	Solid, no insulation (assumed)	–	–
Windows	Partial double glazing	Poor	Poor
Main heating	Boiler and radiators, mains gas	Average	Average
Main heating controls	Programmer, room thermostat and TRVs	Average	Average
Secondary heating	None	–	–
Hot water	From main system, no cylinderstat	Poor	Poor
Lighting	Low energy lighting in 75% of fixed outlets	Very good	Very good
Current energy efficiency rating		F 37	
Current environmental impact (CO₂) rating		F 31	

Recommendations

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table.

Lower cost measures (up to £500)	Typical savings per year	Performance ratings after improvement	
		Energy efficiency	Environmental impact
1 Cavity wall insulation	£411	E 53	E 46
2 Low energy lighting for all fixed outlets	£11	E 53	E 46
Sub-total	£422		
Higher cost measures (over £500)			
3 Hot water cylinder thermostat	£102	D 58	E 51
4 Replace boiler with Band A condensing boiler	£323	C 73	C 69
Total	£847		
Potential energy efficiency rating		C 73	
Potential environmental impact (CO ₂) rating		C 69	

Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home.

5 Replace single glazed windows with low-E double glazing	£40	C 75	C 71
6 Solar photovoltaics panels, 25% of roof area	£49	C 77	C 74
Enhanced energy efficiency rating		C 77	
Enhanced environmental impact (CO ₂) rating		C 74	

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO₂) emissions.

About the cost effective measures to improve this home's performance ratings

Lower cost measures (typically up to £500 each)

These measures are relatively inexpensive to install and are worth tackling first. Some of them may be installed as DIY projects. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

1 Cavity wall insulation

Cavity wall insulation, to fill the gap between the inner and outer layers of external walls with an insulating material, reduces heat loss. The insulation material is pumped into the gap through small holes that are drilled into the outer walls, and the holes are made good afterwards. As specialist machinery is used to fill the cavity, a professional installation company should carry out this work, and they should carry out a thorough survey before commencing work to be sure that this type of insulation is right for this home. They should also provide a guarantee for the work and handle any building control issues. Further information can be obtained from National Cavity Insulation Association (<http://dubois.vital.co.uk/database/ceed/cavity.html>).

2 Low energy lighting

Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.

Higher cost measures (typically over £500 each)

3 Cylinder thermostat

A hot water cylinder thermostat enables the boiler to switch off when the water in the cylinder reaches the required temperature; this minimises the amount of energy that is used and lowers fuel bills. The thermostat is temperature sensor that sends a signal to the boiler when the required temperature is reached. To be fully effective it needs to be sited in the correct position and hard wired in place, so it should be installed by a competent plumber or heating engineer.

4 Band A condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, but there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is registered with a competent persons scheme¹, and can therefore self-certify the work for Building Regulation compliance. Ask a qualified heating engineer to explain the options.

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home.

5 Double glazing

Double glazing is the term given to a system where two panes of glass are made up into a sealed unit. Replacing existing single-glazed windows with double glazing will improve comfort in the home by reducing draughts and cold spots near windows. Double-glazed windows may also reduce noise, improve security and combat problems with condensation. Building Regulations apply to this work, so either use a contractor who is registered with a competent persons scheme¹ or obtain advice from your local authority building control department.

¹ For information on competent persons schemes enter "existing competent person schemes" into an internet search engine or contact your local Energy Saving Trust advice centre on 0800 512 012.

6 Solar photovoltaics (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. The Solar Trade Association has up-to-date information on local installers who are qualified electricians and any grant that may be available. . Planning restrictions may apply in certain neighbourhoods, and you should check this with the local authority. Building Regulations apply to this work, so a local authority building control department should be informed, unless the installer is registered with a competent persons scheme¹, and can therefore self-certify the work for Building Regulation compliance. Ask a suitably qualified electrician to explain the options.

Footnote: Information on competent persons schemes can be found on the Building Regulations website. Information on existing competent person schemes can be found on the Building Regulations website.

Footnote: Information on existing competent person schemes can be found on the Building Regulations website.

Footnote: Information on existing competent person schemes can be found on the Building Regulations website.

Footnote: Information on existing competent person schemes can be found on the Building Regulations website.

Footnote: Information on existing competent person schemes can be found on the Building Regulations website.

Footnote: Information on existing competent person schemes can be found on the Building Regulations website.

Footnote: Information on existing competent person schemes can be found on the Building Regulations website.

Footnote: Information on existing competent person schemes can be found on the Building Regulations website.

Footnote: Information on existing competent person schemes can be found on the Building Regulations website.

Footnote: Information on existing competent person schemes can be found on the Building Regulations website.

Footnote: Information on existing competent person schemes can be found on the Building Regulations website.

Footnote: Information on existing competent person schemes can be found on the Building Regulations website.

Footnote: Information on existing competent person schemes can be found on the Building Regulations website.

Footnote: Information on existing competent person schemes can be found on the Building Regulations website.

Footnote: Information on existing competent person schemes can be found on the Building Regulations website.

Footnote: Information on existing competent person schemes can be found on the Building Regulations website.

Footnote: Information on existing competent person schemes can be found on the Building Regulations website.

Footnote: Information on existing competent person schemes can be found on the Building Regulations website.

Footnote: Information on existing competent person schemes can be found on the Building Regulations website.

Footnote: Information on existing competent person schemes can be found on the Building Regulations website.

Footnote: Information on existing competent person schemes can be found on the Building Regulations website.

Footnote: Information on existing competent person schemes can be found on the Building Regulations website.

Footnote: Information on existing competent person schemes can be found on the Building Regulations website.

Footnote: Information on existing competent person schemes can be found on the Building Regulations website.

Footnote: Information on existing competent person schemes can be found on the Building Regulations website.

Footnote: Information on existing competent person schemes can be found on the Building Regulations website.

Sale Statement

	Statement
6. The capacity of the seller	<input checked="" type="checkbox"/> The owner or owners <input type="checkbox"/> A representative with the necessary authority to sell the property for an owner who has died <input type="checkbox"/> A representative with the necessary authority to sell the property for a living owner (for example with a power of attorney) <input type="checkbox"/> Other (please give details):
7. The property is being sold:	<input checked="" type="checkbox"/> With vacant possession <input type="checkbox"/> Section 171((2) of the Housing Act 2004 applies and part of the property is not being sold with vacant possession. Explanation of circumstances as follows:

Evidence of Title

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



OFFICIAL COPY OF REGISTER ENTRIES

This official copy shows the entries subsisting on the register on
01 December 2006 at 16:19:20.

This date **must be quoted as the 'search from date' in any official search**
application based on this copy.

Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence
to the same extent as the original.

Issued on 01 December 2006.

This title is dealt with by **Land Registry, Plymouth Office.**

Land Registry

Title Number :

Edition Date :

A: Property Register

This register describes the land and estate comprised in the title.

BATH AND NORTH EAST SOMERSET

- 1 (01.10.2001) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being A Property, An Address,
- 2 (01.10.2001) The mines and minerals together with ancillary powers of working are excepted.
- 3 (01.10.2001) The land in this title has the benefit of the rights granted by a Deed dated 15 August 1975 made between (1) A Person and A.N. Other (2) Further person and (3) A. N Other

-NOTE: Copy in Certificate.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title Absolute

- 1 (13.02.2004) PROPRIETOR: A.N. Owner of A Property.
 - 2 (13.02.2004) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
 - 3 (13.02.2004) The Transfer to the proprietor contains covenants in respect of the Charge dated 5 October 2001 referred to in the Charges Register.
-

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (01.10.2001) The land in this title is subject to the rights granted by a Deed dated 23 June 1995 made between (1) A.N. Owner (2) A.N.Other

The said Deed also contains restrictive covenants by the grantor.

-NOTE: Copy in Certificate. Copy filed.

- 2 (07.11.2001) REGISTERED CHARGE dated 5 October 2001 to secure the moneys including the further advances therein mentioned.
- 3 (07.11.2001) Proprietor: #A Company# (Co. Regn. No. xxxxxx) of An Address.
- 4 (07.11.2001) The Charge Certificate relating to the charge dated 5 October 2001 in favour of A Company is retained in HM Land Registry (Section 63 of the Land Registration Act 1925).

END OF REGISTER

NOTE 1: The date at the beginning of an entry is the date on which the entry was made in the Register.

NOTE 2: Symbols included in register entries do not form part of the register and are used by Land Registry for internal purposes only.



These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy shows the state of the title plan on 01 December 2006 at 16:19:20.

It may be subject to distortions in scale.

Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

Issued on 01 December 2006. This title is dealt with by the Land Registry, PLYMOUTH office.

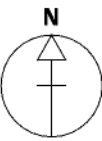
This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from Land Registry.

This title plan shows the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground. For more information see Land Registry Public Guide 7 - Title Plans.





TITLE NUMBER

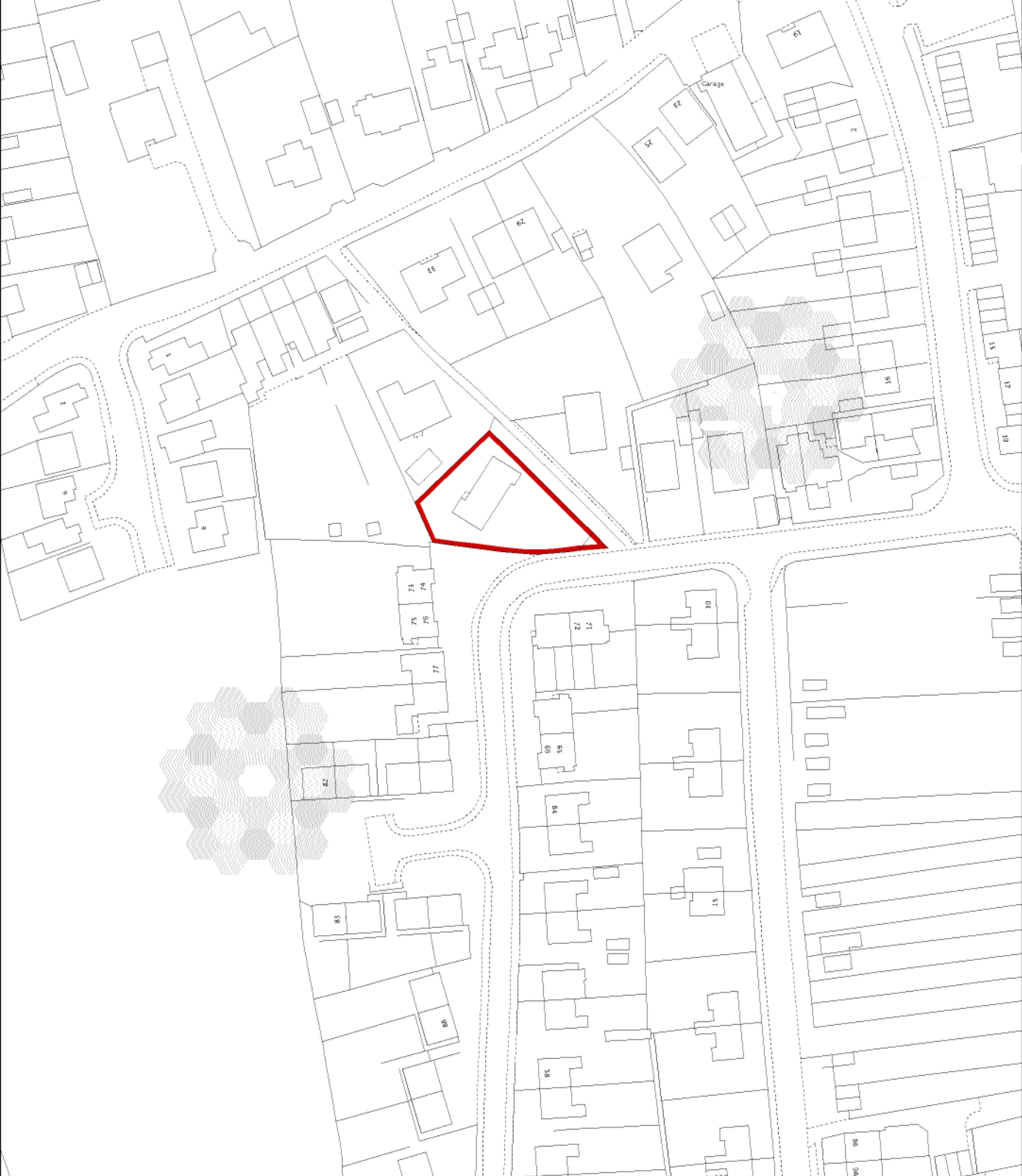


BATH AND NORTH EAST SOMERSET

ORDNANCE SURVEY MAP REFERENCE:

SCALE: 1:1250

©CROWN COPYRIGHT. Produced by HMLR. Further reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number GD272728.



Standard searches

The duplicate of this form must also be completed:
a carbon copy will suffice

For directions, notes and fees see overleaf

Insert name and address of registering authority in space below

Fairwood BC
Fairwood Lane
Fairwood Surrey
FA1 1TZ

Register of local land charges

Requisition for search and official certificate of search

Requisition for search

(A separate requisition must be made in respect of each parcel of land except as explained overleaf)

An official search is required in Part(s) of ¹ the register of local land charges kept by the above-named registering authority for subsisting registrations against the land [defined in the attached plan and]² described below.

fold

Description of land sufficient to enable it to be identified

10-11 Leamington Avenue Fairwood

Name and address to which certificate is to be sent

A.B.C Solicitors
10 High Street
Fairwood
Surrey FA1 2JB

Signature of applicant (or his solicitor)

Date

11th May 2007

Telephone number

020 8341 1122

Reference

ABC/LA

Enclosure



Official certificate of search

To be completed by authorised officer

It is hereby certified that the search requested above reveals ~~no~~ subsisting registrations³

or the — registrations described in the Schedule hereto up to and including the date of this certificate.

Signed

On behalf of

FAIRWOOD BC

Date

15th May 2007

- 1 Delete if inappropriate. Otherwise insert Part(s) in which search is required.
- 2 Delete if inappropriate. (A plan should be furnished in duplicate if it is desired that a copy should be returned.)

- 3 Delete inapplicable words. (The Parts of the Schedule should be securely attached to the certificate and the number of registrations disclosed should be inserted in the space provided. Only Parts which disclose subsisting registrations should be sent.)

- 4 Insert name of registering authority.

Directions and notes

1 This form and the duplicate should be completed and sent by post to or left at the office of the registering authority.

2 A separate requisition for search should be made in respect of each parcel of land in respect of which a search is required except where, for the purpose of a single transaction, a certificate is required in respect of two or more parcels of land which have a common boundary or are separated only by a road, railway, river, stream or canal.

3 'Parcel of land' means land (including a building or part of a building) which is separately occupied or separately rated or, if not occupied or rated, in separate ownership. For the purpose of this definition an owner is the person who (in his own right or as trustee for any other person) is entitled to receive the rack rent of land, or, where the land is not let at a rack rent, would be so entitled if it were so let.

4 The certificate of the result of an official search of the register refers to any subsisting registrations, recorded against the land defined in the application for search, in the Parts of the register in respect of which the search is requested. The Parts of the register record:

Part 1	General financial charges.
Part 2	Specific financial charges.
Part 3	Planning charges.
Part 4	Miscellaneous charges.
Part 5	Fenland ways maintenance charges.
Part 6	Land compensation charges.
Part 7	New towns charges.
Part 8	Civil aviation charges.
Part 9	Opencast coal charges.
Part 10	Listed buildings charges.
Part 11	Light obstruction notices.
Part 12	Drainage scheme charges.

5 An office copy of any entry in the register can be obtained on written request and on payment of the prescribed fee.

Fees

Official search (including issue of official certificate of search)	
in any one part of the register	£1.90
in the whole of the register	£5.00
and in addition, but subject to a maximum additional fee of £13.00, in respect of each parcel above one, where several parcels are included in the same requisition (see notes 2 and 3 above) whether the requisition is for search in the whole or any part of the register	80p
Office copy of any entry in the register (not including a copy or extract of any plan or document filed by the registering authority)	£1.40
Office copy of any plan or other document filed by the registering authority	Such reasonable fee as may be fixed by the registering authority according to the time and work involved.

All fees must be prepaid

FAIRWOOD BOROUGH COUNCIL

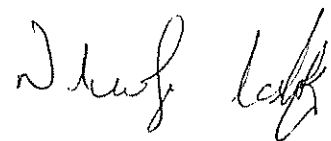
Part 3 PLANNING CHARGES

Nature of charge and reference to notice, order, instrument or other document and to enactment under or by virtue of which charge is created or enforceable 1	Place at which inspection may be made of any document, or certified copy thereof, mentioned in Column 1 2	Date of registration 3
Riverside South Conservation Area No. 24 designated on 11 th February 2003 under Section 69 of the Town and Country Planning Act 1990.	Directorate of Environmental Services, (Planning), Fairwood Borough Council	16 th March 2003

**PART 3b OTHER PLANNING CHARGES
CONTINUED ON SCHEDULE OVERLEAF**

Part 4 MISCELLANEOUS PROHIBITIONS AND RESTRICTIONS

Nature of prohibition or restriction; and reference to order, scheme, instrument, resolution, covenant, agreement or other document, under or by virtue of which prohibition or restriction is created or enforceable 1	Where prohibition or restriction registered on behalf of another local authority, name of that authority 2	Place at which inspection may be made of any document (other than a public general statute), or certified copy thereof, mentioned in column 1 3	Date of registration 4
Fairwood No. 4 Smoke Control Order 1963. Operative 1 st October 1964. Clean Air Act 1956, s.11.		Environmental Health Department, Fairwood Borough Council	26 th January 1973



.....Local Registrar
FAIRWOOD BOROUGH COUNCIL

**FAIRWOOD BOROUGH COUNCIL
REPLIES TO STANDARD ENQUIRIES OF LOCAL AUTHORITY**

PROPERTY: 10-11 LEAMINGTON AVENUE

FAIRWOOD

PART 1

1. PLANNING AND BUILDING REGULATIONS

Informative: (1) This reply does not cover other properties in the vicinity of the property. (2) As from 1st April 2002 the installation of a replacement window, rooflight or roof window or specified type of glazed door must either have building regulation approval or be carried out and certified by a person who is registered under the Fenestration Self-Assessment Scheme by the Glass and Glazing Federation.

1.1 Planning and Building Regulation Decisions and Pending Applications

(a - g) DETAILS OF APPLICATIONS WHICH HAVE BEEN GRANTED, REFUSED OR ARE NOW PENDING ARE SHOWN ON THE ATTACHED SCHEDULE(S)

NONE ISSUED

How can copies of any of the above be obtained?
Telephone (020) 8123 4567

1.2 Planning Designations and Proposals

Informative: This reply reflects policies or proposals in any existing development plan and in any formally proposed alteration or replacement plan, but does not include policies contained in planning guidance notes.

THAMES POLICY

SASC

ARCH

CONS

ENVIRONMENT AGENCY FLOOD

ZONES 2 AND 3

Please address all your enquiries to:

Planning Policy Team
Telephone (020) 8123 4567

Unitary Development Plan designations and proposals are described within the additional reference notes enclosed.

2. ROADS

Informative: If a road, footway or footpath is not a highway, there may be no right to use it. The Council cannot express an opinion, without seeing the title plan of the property and carrying out an inspection, whether or not an existing or proposed highway directly abuts the boundary of the property.

(a) LEAMINGTON AVENUE

is / is not maintainable at the public expense within the meaning of the Highways Act 1980.

(b) NO / NOT APPLICABLE

(c) NONE

(d) NOT APPLICABLE

3. OTHER MATTERS

3.1 Land Required for Public Purposes

NO

3.2 Land to be acquired for Road Works

NO

3.3 Drainage Agreements and Consents

ALL RECORDS HAVE BEEN PASSED TO THAMES WATER UTILITIES LTD.

Informative: Enquiries should also be made of the local sewerage undertaker.

3.4 Nearby Road Schemes

(a) NO / SEE ATTACHED

(b) NO / SEE ATTACHED

(c) NO / SEE ATTACHED

(d) NO / SEE ATTACHED

(e) NO / SEE ATTACHED

(f) NO / SEE ATTACHED

3.5 Nearby Railway Schemes

NONE

3.6 Traffic Schemes

Informative: In some circumstances, road closure orders can be obtained by third parties from magistrates courts or can be made by the Secretary of State for Transport, without involving the Council.

- (a) NO / YES
- (b) NO / YES
- (c) ~~NO~~ / YES
- (d) NO / YES
- (e) NO / YES
- (f) NO / YES
- (g) ~~NO~~ / YES
- (h) NO / YES
- (i) NO / YES
- (j) NO / YES
- (k) ~~NO~~ / YES
- (l) NO / YES

Please address all your enquiries to:

Telephone 020 8123 4567

3.7 Outstanding Notices

NO

3.8 Infringement of Building Regulations

NO

3.9 Notices, Orders, Directions, Proceedings under Planning Acts

Informative: The Historic Buildings and Monuments Commission (also called English Heritage) also have powers to issue building preservation notices for listed buildings in London Boroughs and enquiry should also be made of them if appropriate.

(a - m) NO

3.10 Conservation Area

NO

3.11 Compulsory Purchase

NO

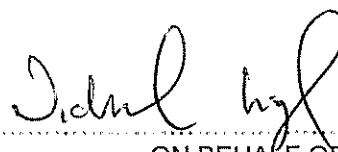
3.12 Contaminated Land

Informative: In discharging its Statutory Duties under Part IIA of the Environmental Protection Act 1990 in relation to contaminated land, this Council has formulated a strategy establishing an approach to the inspection of its area over the next five years. The inspection regime is being progressed in accordance with the Strategy. A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination or the risk of it, and the reply may not disclose steps taken by another council in whose area adjacent or adjoining land is situated.

- (a) NONE
- (b) NO
- (c) NO
- (d) NONE


3.13 Radon Gas

FAIRWOOD BOROUGH COUNCIL IS NOT SITUATED IN A RADON AFFECTED AREA.



ON BEHALF OF
FAIRWOOD BOROUGH COUNCIL

15 MAY 2007

Application Number and Date	Applicant's Details	Location and Description of Development	Decision
Application No Date Valid Date Determined	34506 27/07/1987 10/11/1987	R Roake Ash Surrey	10-11 Leamington Avenue Landscaping details pursuant to condition 5 of S3250
Application No Date Valid Date Determined	35201 28/01/1987 06/04/1987	Browns Park Road Cranleigh	10-11 Leamington Avenue Erection of part three/part four storey building to provide nine flats and associated car parking (Nos 10/11)
			Conditional permission 06/04/1987 

Further information is available from the Planning Administration Team on 020 8123 3456

Example:

Listing of Building Control Index on

Thursday 26 April, 2007

10-11 Leamington Avenue, Fairwood, Surrey

Application Number and Type	Description of Development	Application Status	Completion Certificate
07/6310/PARTP Part P (Electrical Installation)	PART P Notification of Electrical Installation: Installed a Gas Boiler Installed by	Received 23/02/2007 Decision Not Applicable	Completed 17/11/2006
K/700005/IN Initial Notice (Valid)	Nhbc Erection of 9 Flats (In/4)	Deposited 16/04/1987	Completed 13/06/1989
27399 Full Plans	PROPOSED HOUSE	Deposited 22/11/1911	
37286B Full Plans	ALTS	Deposited 12/02/1914	
48490 Full Plans	COVERED WAY	Deposited 04/01/1930	
81228 Full Plans	NEW BATHRM	Deposited 21/04/1950	
71229 Full Plans	USE AS NURSING HOME	Deposited 01/05/1950	
51325 Full Plans	USE OF 2 G/F RMS AS NURSERY FOR CHILD MINDING	Deposited 31/12/1956	
01684 Full Plans	CONVERSION INTO 2 FLATS (FR) 08.03.63	Deposited 01/04/1963	

ADDITIONAL REFERENCE NOTES FOR PART 1 ENQUIRIES

1.1 (a - g), 1.2 and 3.9 (a - m)

TPA

Thames Policy Area (Policy OL14) - A designation which takes the boundary of the Thameside SASC. The purpose of this designation is to forge a consistent London-wide approach to planning policies relating to the Thames.

SASC

Strategic Area of Special Character - Areas of special character of metropolitan, as opposed to local importance. Identified in the Greater London Development Plan comprising areas of architectural and historic interest and major open space of high landscape value.

ARCH

Area of Archaeological Significance - A site where significant archaeological remains may survive and site investigation will be required. (BE19)

CONS

Conservation Area - An area of Special Architectural or Historic Interest identified by the Local Planning Authority under the Planning (Listed Buildings and Conservation Area) Act 1990. The Local Planning Authority has a statutory duty to preserve and enhance the character or appearance of such areas. Buildings in such areas are protected from unauthorised demolition and trees may not be felled or pruned without consent.

FLOODING

Policy OL18. In areas at risk from flooding, the council will resist development which will increase the risk of flooding. The Environment Agency has produced 'flood zone' maps which identify areas of land that are at risk of flooding. The flood zone maps can be viewed on the Environment Agency website: www.environment-agency.gov.uk

1.1 (a - g) INSPECTION AND COPIES

Copies of planning consents / section 52 / section 106 agreements from Year 2000 are available to download **free of charge** from the Council's website (some earlier records are also available) **website** www.kingston.gov.uk. All other copies are available from the Council's Planning Administration Team. Planning consents, section 52 / section 106 agreements: Price on application.

Tel: (020) 8123 3456
Fax: (020) 8123 3457
Website: www.fairwoodbc.gov.uk/planning

Copies of Building Regulations / Approval Notices / Completion Certificates can be obtained from the Council's Building Control Team. Approval Notices are £6.00 per copy and Completion Notices: Price on application.

Tel: (020) 8123 3456
Fax: (020) 8123 3457
Website: www.fairwoodbc.gov.uk/buildingcontrol

3.9 (a - m) ENFORCEMENT AND STOP NOTICES

Further information is available from the appropriate Neighbourhood Planning Manager's Team – Telephone (020) 8123 3456

3.9 (l) TREE PRESERVATION ORDERS

Copies of Tree Preservation Orders: Price on application.

Tel: (020) 8123 3456
Fax: (020) 8123 3457
Website: www.fairwoodbc.gov.uk/trees

OPTIONAL ENQUIRIES OF LOCAL AUTHORITY
(2002 Edition)



Please type or use BLOCK LETTERS. This form and a plan must be submitted in duplicate.

A.

To (Local Authority address) :

Fairwood BC
Fairwood Lane
Fairwood Surrey
FA1 1TZ

For Local Authority Completion only

Search No:
The replies are attached

Signed:
Proper Officer

Dated:

B.

Address of the land/property:

NLPG UPRN:

Address 1: 10 - 11 Leamington Avenue

Address 2:

Street:

Locality:

Town/Village:

County:

Post Code:

C.

Optional Enquiries (please tick as required):

- 4. Road proposals by private bodies
- 5. Public paths or byways
- 6. Advertisements
- 7. Completion Notices
- 8. Parks and countryside
- 9. Pipelines
- 10. Houses in multiple occupation
- 11. Noise abatement
- 12. Urban development areas
- 13. Enterprise zones
- 14. Inner urban improvement areas
- 15. Simplified planning zones
- 16. Land maintenance notices
- 17. Mineral consultation areas
- 18. Hazardous substance consents
- 19. Environmental and pollution notices
- 20. Food safety notices
- 21. Hedgerow notices

D.

Fees:

£ is enclosed/NLIS transfer
(delete as applicable)

Signed:

Dated:

Reference:

Tel No:

Fax No:

E-mail Contact:

E.

Please reply to:

ABC Solicitors
10 High Street
Fairwood
Surrey FA1 2JA

DX Number:

Notes.

- A. Enter name and address of Council for the area to whom this form has been officially submitted. If the property is near a local authority boundary, consider raising certain enquiries (e.g. road schemes) with the adjoining Council.
- B. Enter address and description of the property. Please quote the NLPG UPRN (Unique Property Reference Number) where known.
- C. Questions 1-3 appear on CON 29 Part I Standard Enquiries of Local Authority.
- D. A fee will be charged for any enquiries that the Council is willing to answer. Details of fees can be obtained from the Council or your chosen NLIS Channel.
- E. Enter the name and address/DX address of the person or company lodging this form.

A plan in duplicate must be attached. This form may be returned if the land/property cannot easily be identified.

OPTIONAL ENQUIRIES FROM BOX C

ROAD PROPOSALS BY PRIVATE BODIES

4. What proposals by others ⁽ⁱ⁾ still capable of being implemented, have the Council approved (for any of the following, the limits of construction of which are within 200 metres of the property):
- The construction of a new road, or
 - The alteration or improvement of an existing road, involving the construction, whether or not within existing highway limits, of a subway, underpass, flyover, footbridge, elevated road, dual carriageway, the construction of a roundabout (other than a mini-roundabout) ⁽ⁱⁱ⁾ or the widening of an existing road by the construction of one or more additional traffic lanes?
- (i) This enquiry refers to proposals by bodies or companies (such as private developers) other than the Council (and where appropriate the County Council) or the Secretary of State.
- (ii) A mini-roundabout is a roundabout having a one-way circulatory carriageway around a flush or slightly raised circular marking less than 4 metres in diameter and with or without flared approaches

PUBLIC PATHS OR BYWAYS

- 5.1 Is any public path, bridleway or road used as a public path or byway which abuts on, or crosses the property shown in a definitive map or revised definitive map prepared under Part IV of the National Parks and Access to the Countryside Act 1949 or Part III of the Wildlife and Countryside Act 1981?
- 5.2 If so, please mark its approximate route on the attached plan

ADVERTISEMENTS

Entries in the Register

- 6.1 Please list any entries in the Register of applications, directions and decisions relating to consent for the display of advertisements
- 6.2 If there are any entries, where can that Register be inspected?

Notices, Proceedings and Orders

- 6.3 Except as shown in the Official Certificate of Search:
- has any notice been given by the Secretary of State or served in respect of a direction or proposed direction restricting deemed consent for any class of advertisement?
 - have the Council resolved to serve a notice requiring the display of any advertisement to be discontinued?
 - If a discontinuance notice has been served, has it been complied with to the satisfaction of the Council?
 - have the Council resolved to serve any other notice or proceedings relating to a contravention of the control of advertisements?
 - have the Council resolved to make an order for the special control of advertisements for the area?

COMPLETION NOTICES

7. Which of the planning permissions in force have the Council resolved to terminate by means of a completion notice under s 94 of the Town & Country Planning Act 1990?

PARKS AND COUNTRYSIDE

Areas of Outstanding Natural Beauty

- 8.1 Has any order under s.87 of the National Parks and Access to the Countryside Act 1949 been made?

National Parks

- 8.2 Is the property within a National Park designated under s 7 of the National Parks and Access to the Countryside Act 1949?

PIPELINES

9. Has a map been deposited under s 35 of the Pipelines Act 1962, or Schedule 7 of the Gas Act 1986, showing a pipeline laid through, or within 100 feet (30.48 metres) of the property?

HOUSES IN MULTIPLE OCCUPATION

10. Is the property included in a registration of houses scheme (houses in multiple occupation) under s 346 of the Housing Act 1985, containing control provisions as authorised by s 347 of that Act?

NOISE ABATEMENT

Noise Abatement Zone

- 11.1 Have the Council made, or resolved to make, any noise abatement zone order under s 63 of the Control of Pollution Act 1974 for the area?

Entries in Register

- 11.2 Has any entry been recorded in the Noise Level Register kept pursuant to s 64 of the Control of Pollution Act 1974?
- 11.3 If there is any entry, how can copies be obtained and where can that Register be inspected?

URBAN DEVELOPMENT AREAS

- 12.1 Is the area an urban development area designated under Part XVI of the Local Government, Planning and Land Act 1980?
- 12.2 If so, please state the name of the urban development corporation and the address of its principal office

ENTERPRISE ZONES

13. Is the area an enterprise zone designated under Part XVIII of the Local Government, Planning and Land Act 1980?

INNER URBAN IMPROVEMENT AREAS

14. Have the Council resolved to define the area as an improvement area under s 4 of the Inner Urban Areas Act 1978?

SIMPLIFIED PLANNING ZONES

- 15.1 Is the area a simplified planning zone adopted or approved pursuant to s 83 of the Town & Country Planning Act 1990?
- 15.2 Have the Council approved any proposals for designating the area as a simplified planning zone?

LAND MAINTENANCE NOTICES

16. Have the Council authorised the service of a maintenance notice under s 215 of the Town & Country Planning Act 1990?

MINERAL CONSULTATION AREAS

17. Is the area a mineral consultation area notified by the county planning authority under Schedule 1 para 7 of the Town & Country Planning Act 1990?

HAZARDOUS SUBSTANCES CONSENTS

- 18.1 Please list any entries in the Register kept pursuant to s 28 of the Planning (Hazardous Substances) Act 1990.
- 18.2 If there are any entries:
- How can copies of the entries be obtained?
 - Where can the Register be inspected?

ENVIRONMENTAL AND POLLUTION NOTICES

19. What outstanding statutory or informal notices have been issued by the Council under the Environmental Protection Act 1990 or the Control of Pollution Act 1974? (This enquiry does not cover notices under Part IIA or Part III of the EPA, to which enquiries 3.12 or 3.7 apply)

FOOD SAFETY NOTICES

20. What outstanding notices or information notices have been issued by the Council under the Food Safety Act 1990?

HEDGEROW NOTICES

- 21.1 Please list any entries in the record maintained under regulation 10 of the Hedgerows Regulations 1997?
- 21.2 If there are any entries:
- How can copies of the matters entered be obtained?
 - Where can the record be inspected?

NOTES:

This form must be submitted in duplicate and should be read in conjunction with the guidance notes available separately.

- Unless otherwise indicated, matters will be disclosed only if they apply directly to the property described in Box B
- "Area" means any area in which the property is located.
- References to "the Council" include any predecessor Council and also any council committee, sub-committee or other body or person exercising powers delegated by the Council and their "approval" includes their decision to proceed. The replies given to certain enquiries cover knowledge and actions of both the District Council and County Council.

- References to the provisions of particular Acts of Parliament or Regulations include any provisions which they have replaced and also include existing or future amendments or re-enactments.
- The replies will be given in the belief that they are in accordance with information presently available to the officers of the replying Council, but none of the Councils or their officers accept legal responsibility for an incorrect reply, except for negligence. Any liability for negligence will extend to the person who raised the enquiries and the person on whose behalf they were raised. It will also extend to any other person who has knowledge (personally or through an agent) of the replies before the time when he purchases, takes a tenancy of, or lends money on the security of the property or (if earlier) the time when he becomes contractually bound to do so.

Drainage and Water Enquiry

Responses as required by the Home Information Pack Regulations 2007

The information in this document refers to: -

Property: 31 THE DRIVE

This document was produced by: -

A. N Water Company

Address line 1

Address line 2

Address line 3

Address line 4

Address line 5

Telephone

Facsimile

e-mail - searches@water.co.uk

Reference: _____

For any queries relating to this report please e-mail or write to our Customer Liaison Team at the above address quoting Reference Number:

This document was ordered by: -

Client A. N Search

Address Address line 1

Address line 2

Address line 3

D1 1

Client Ref: 50000000

FAO: A. N. Other

The following records were searched in compiling this report: - the Map of Public Sewers, the Map of Waterworks, Water and Sewer billing records, Adoption of Public Sewer records, Building Over Public Sewer records, the Register of Properties subject to Internal Foul Flooding, the Register of Properties subject to Poor Water Pressure and the Drinking Water Register. All of these are held by A. N. Water Co.

J Waterman, is the person responsible in respect of the following: -

- (i) any negligent or incorrect entry in the records searched;
- (ii) any negligent or incorrect interpretation of the records searched; and
- (iii) any negligent or incorrect recording of that interpretation in the search report
- (iv) compensation payments

**Question
Number**

Q 1 Interpretation of Drainage and Water Enquiry

Answer **Appendix 1 of this report contains definitions of terms and expressions identified in Part 2 of Schedule 9 of Statutory Instrument 2007 No 992.**

Informative Not Applicable

Q 2 Enquiries and Responses

Answer **This drainage and water search complies with the (proposed) requirements of Statutory Instrument 2007 No 992 Schedules 7 and 9 to Regulation 9(m) as it contains the enquiries and the appropriate responses set out in Part 2 of Schedule 9.**

The records were searched by J. Waterflow of A.N. Water Co. who has no, nor not likely to have, any personal or business relationship with any person involved in the sale of the property.

This search report was prepared by J. Waterflow of A.N. Water Co. who has no, nor not likely to have, any personal or business relationship with any person involved in the sale of the property.

Informative The Terms and Conditions under which this response to enquiries is provided are laid out in Appendix 2.

The Complaint Process

A. N. Water Co. offers a staged, robust and uniformly efficient complaints process. Formal complaints can be made by telephone, in writing or by e-mail (searches@water.co.uk).

Whilst we will endeavour to resolve complaints by telephone, complaints could require a degree of investigation and in some cases 3rd party consultation. We will however advise you on how soon we can respond.

Depending on the scale of investigation required, we will keep you informed of the progress and update you with new timescales if necessary.

If we fail to give you a written response within 5 working days, A.N. Water Co will refund you £10.00 compensation regardless of the outcome of your complaint.

If your complaint is about the time taken to complete a search, we will automatically issue the search free of charge if it takes us longer than 10 working days to respond.

If we consider your complaint to be justified, or we have made any errors in your search result, we will automatically refund your search fee. We will provide you with a revised search and also undertake the necessary action to put things right as soon as practically possible. Customers will be kept informed of the progress of any action required.

Received Date 30/03/2007 Response Date 10/04/2007

Ref:

300000

**Question
Number**

Q 3 **Where relevant, please include a copy of an extract from the public sewer map.**

Answer **A copy of an extract from the public sewer map is included in which the location of the property is identified.**

Informative Public sewers are defined as those for which the Sewerage Undertaker holds statutory responsibility under the Water Industry Act 1991.

The Sewerage Undertaker is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.

Sewers indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended that these details are checked with the developer, if any.

Assets other than public sewers may be shown on the copy extract, for information.

The presence of a public sewer running within the boundary of the property may restrict further development within it.

The Sewerage Undertaker has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the Sewerage Undertaker or its contractors needing to enter the property to carry out work.

Q 4 **Does foul water from the property drain to a public sewer?**

Answer **Records indicate that foul water from the property drains to a public sewer.**

Informative Sewerage Undertakers are not responsible for any private drains or sewers that connect the property to the public sewerage system, and do not hold details of these.

The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility, with other users, if the property is served by a private sewer which also serves other properties. These may pass through land outside of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

If foul water does not drain to the public sewerage system the property may have private facilities in the form of a cesspit, septic tank or other type of treatment plant.

An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

**Question
Number**

Q 5 Does surface water from the property drain to a public sewer?

Answer Records indicate that surface water from the property does drain to a public sewer.

Informative Sewerage Undertakers are not responsible for any private drains or sewers that connect the property to the public sewerage system and do not hold details of these.

The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility with other users, if the property is served by a private sewer which also serves other properties. These may pass through land outside of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

In some cases, Sewerage Undertakers' records do not distinguish between foul and surface water connections to the public sewerage system. If on inspection the buyer finds that the property is not connected for surface water drainage, the property may be eligible for a rebate of the surface water drainage charge. Details can be obtained from the Sewerage Undertaker.

If surface water does not drain to the public sewerage system the property may have private facilities in the form of a soakaway or private connection to a watercourse.

An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

Q 6 Are any sewers or lateral drains serving or which are proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?

Answer Records indicate that certain sewers serving the development, of which the property forms part, are the subject of an application for adoption by the Company under S104 of the Water Industry Act 1991.

A statutory adoption agreement is in place. The Maintenance period has not commenced.

The agreement is supported by a bond.

Informative This enquiry is of interest to purchasers of new homes who will want to know whether or not the property will be linked to a public sewer.

Where the property is part of a very recent or ongoing development and the sewers are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of private drains and sewers for which they will hold maintenance and renewal liabilities.

Final adoption is subject to the developer complying with the terms of the adoption agreement under Section 104 of the Water Industry Act 1991.

**Question
Number**

Q 7 Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?

Answer The public sewer map indicates that there are no public sewers, disposal mains or lateral drains within the boundaries of the property. However, it has not always been a requirement for such public sewers, disposal mains or lateral drains to be recorded on the public sewer map. It is therefore possible for unidentified sewers, disposal mains or lateral drains to exist within the boundaries of the property.

Informative The boundary of the property has been determined by reference to the Ordnance Survey record.
The presence of a public sewer running within the boundary of the property may restrict further development. The Sewerage Undertaker has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the Sewerage Undertaker or its contractors needing to enter the property to carry out work.
Sewers indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended that these details be checked with the developer, if any.
Assets other than public sewers may be shown on the copy extract, for information only.

Q 8 Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?

Answer The public sewer map indicates that there is a public sewer or lateral drain subject to an existing adoption agreement within 30.48 metres (100 feet) of a building within the property.

Informative The presence of a public sewer within 30.48 metres (100 feet) of the building(s) within the property can result in the local authority requiring a property to be connected to the public sewer.
The measure is estimated from the Ordnance Survey record, between the building(s) within the boundary of the property and the nearest public sewer.
Sewers indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended that these details are checked with the developer, if any.
Assets other than public sewers may be shown on the copy extract, for information only.

**Question
Number**

Q 9 Has a sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?

Answer There are no records in relation to any approval or consultation about plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain. However, the sewerage undertaker might not be aware of a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain.

Informative Buildings or extensions erected over a sewer in contravention of building controls may have to be removed or altered.
Prior to 2003 A.N. Water Co. had sewerage agency agreements with the local authorities therefore details of any agreements/consents or rejections may not have been forwarded on to our offices before this date.

Q 10 Where relevant, please include a copy of an extract from the map of waterworks.

Answer A copy of an extract from the map of waterworks is included in which the location of the property is identified.

Informative The "water mains" in this context are those which are vested in and maintainable by the Water Undertaker under statute.
Assets other than public water mains may be shown on the plan, for information only.
Water Undertakers are not responsible for private supply pipes connecting the property to the public water main and do not hold details of these. These may pass through land outside of the control of the seller, or may be shared with adjacent properties. The buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.
If an extract of the public water main record is enclosed it will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.
The presence of a public water main running within the boundary of the property may restrict further development within it. Water Undertakers have a statutory right of access to carry out work on their assets, subject to notice. This may result in employees of the Water Undertaker or its contractors needing to enter the property to carry out work.

Q 11 Is any water main or service pipe serving or which is proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?

Answer The property is part of an established development and is not subject to an adoption agreement.

Informative This enquiry is of interest to purchasers of new homes who will want to know whether or not the property will be linked to the mains water supply.

**Question
Number**

Q 12 Who are the Sewerage and Water Undertakers for the area?

Answer **A. N. Water Co. xxxx xxxxxxxxxx
xxxxxxx
www.water..... is the sewerage undertaker for the area.**

**A. N. Water Co. xxxxxxxx xxx xxxx xxx
xxxxxxx
www.water..... is the water undertaker for the area.**

Informative Not Applicable

Q 13 Is the property connected to mains water supply?

Answer **Records indicate that the property is connected to mains water supply.**

Informative Details of private supplies are not kept by the Water Undertaker. The situation should be checked with the current owner of the property.

Q 14 Are there any water mains, resource mains or discharge pipes within the boundaries of the property?

Answer **The map of waterworks does not indicate any water mains, resource mains or discharge pipes within the boundaries of the property.**

Informative The boundary of the property has been determined by reference to the Ordnance Survey record.

The presence of a public water main within the boundary of the property may restrict further development within it. Water Undertakers have a statutory right of access to carry out work on their assets, subject to notice. This may result in employees of the Water Undertaker or its contractors needing to enter the property to carry out work.

Q 15A.A What is the current basis for charging for sewerage and water services at the property?

Answer **The charges are based on actual volumes of water measured through a water meter (metered supply).**

Informative Water and Sewerage Undertakers' full charges are set out in their charges schemes which are available from the relevant Undertaker free of charge upon request.

The Water Industry Act 1991 Section 150, The Water Resale Order 2001 provides protection for people who buy their water or sewerage services from a person or company instead of directly from a Water or Sewerage Undertaker. Details are available from the Office of Water Services (OFWAT) Web Site: www.ofwat.gov.uk.

Received Date 30/03/2007 Response Date 10/04/2007

**Question
Number**

Q 16 Will the basis for charging for sewerage and water services at the property change as a consequence of a change of occupation?

Answer There will be no change in the current charging arrangements as a consequence of a change of occupation.

Informative Water and Sewerage Undertakers' full charges are set out in their charges schemes which are available from the relevant Undertaker free of charge upon request.
It is policy to meter all new water connections. This would result in charges being levied according to the measured tariff.
The Water Undertaker may install a meter at the premises where a buyer makes a change of use of the property or where the buyer uses water for:
* Watering the garden, other than by hand (this includes the use of sprinklers)
* Automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres.
* In a bath with a capacity in excess of 230 litres (measured to the centre line of the overflow).
* In a shower unit of a type specified in paragraph 4c of the table in Regulation 5 of the Water Fitting Regulations.
* A reverse osmosis unit.

Is a surface water drainage charge payable?

Q 17

Answer Records confirm that a surface water drainage charge is payable for the property at £32.00.

Informative Where surface water from a property does not drain to the public sewerage system no surface water drainage charges are payable.
Where surface water charges are payable but if on inspection the buyer finds that the property is not connected for surface water drainage, the property may be eligible for a rebate of the surface water drainage charge. Details can be obtained from the Sewerage Undertaker.

Q 18 Please include details of the location of any water meter serving the property.

Answer Records indicate that the property is served by a water meter, which is located within the dwelling house which is or forms part of the property, and in particular is located garage.

Informative Where the property is not served by a meter and the customer wishes to consider this method of charging they should contact:
A. N. Water Co. xxxxx, xxxxxxxx

**Question
Number**

Q 19 Who bills the property for sewerage services?

Answer **The property is billed for sewerage services by A. N. Water Co.**
 xxxxxx

Informative Not applicable

Q 20 Who bills the property for water services?

Answer **The property is billed for water services by A. N. Water Co.**
 xxxxxx

Informative This is the company to notify the change of occupant to, on completion of sale.

Q 21 Is the dwelling-house which is or forms part of the property at risk of internal flooding due to overloaded public sewers?

Answer **The property is not recorded as being at risk of internal flooding due to overloaded public sewers.**

Informative A sewer is "overloaded" when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.

"Internal flooding" from public sewers is defined as flooding, which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.

"At Risk" properties are those that the Sewerage Undertaker is required to include in the Regulatory Register that is reported annually to the Director General of Water Services.

These are defined as properties that have suffered or are likely to suffer internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Sewerage Undertaker's reporting procedure.

Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included in the At Risk Register.

Properties may be at risk of flooding but not included in the Register where flooding incidents have not been reported to the Sewerage Undertaker.

Public sewers are defined as those for which the Sewerage Undertaker holds statutory responsibility under the Water Industry Act 1991.

It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Sewerage Undertaker. This report excludes flooding from private sewers and drains and the Sewerage Undertaker makes no comment upon this matter.

**Question
Number**
Q 22 **Is the property at risk of receiving low water pressure or flow?**
Answer **Records confirm that the property is not recorded on a register kept by the water undertaker as being at risk of receiving low water pressure or flow.**
Informative The boundary of the property has been determined by reference to the Ordnance Survey record.

"Low water pressure" means water pressure below the regulatory reference level which is the minimum pressure when demand on the system is not abnormal.

Water Undertakers are required to include in the Regulatory Register that is reported annually to the Director General of Water Services properties receiving pressure below the reference level, provided that allowable exclusions do not apply (i.e. events which can cause pressure to temporarily fall below the reference level).

The reference level of service is a flow of 9 litres/minute at a pressure of 10 metres head on the customer's side of the main stop tap. The reference level of service must be applied on the customer's side of a meter or any other company fittings that are on the customer's side of the main stop tap.

The reference level applies to a single property. Where more than one property is served by a common service pipe, the flow assumed in the reference level must be appropriately increased to take account of the total number of properties served.

For two properties, a flow of 18 litres/minute at a pressure of 10 metres head on the customers' side of the main stop tap is appropriate. For three or more properties the appropriate flow should be calculated from the standard loadings provided in BS6700 or Institute of Plumbing Handbook.

Allowable exclusions:

The Water Undertaker is required to include in the Regulatory Register properties receiving pressure below the reference level, provided that allowable exclusions listed below do not apply.

Abnormal demand:

This exclusion is intended to cover abnormal peaks in demand and not the daily, weekly or monthly peaks in demand, which are normally expected. Water Undertakers should exclude from the reported DG2 - (Low Pressure Register) figures properties which are affected by low pressure only on those days with the highest peak demands. During the report year Water Undertakers may exclude, for each property, up to five days of low pressure caused by peak demand.

Planned maintenance:

Water Undertakers should not report under DG2 - (Low Pressure Register) low pressures caused by planned maintenance.

It is not intended that Water Undertakers identify the number of properties affected in each instance. However, Water Undertakers must maintain sufficiently accurate records to verify that low-pressure incidents that are excluded from DG2 - (Low Pressure Register) because of planned maintenance, are actually caused by maintenance.

One-off incidents:

This exclusion covers a number of causes of low pressure; mains bursts; failures of company equipment (such as pressure reducing valves or booster pumps); fire fighting and action by a third party.

However, if problems of this type affect a property frequently, they cannot be classed as one-off events and further investigation will be required before they can be excluded.

Low pressure incidents of short duration:

Properties affected by low pressures that only occur for a short period, and for which there is evidence that incidents of a longer duration would not occur during the course of the year, may be excluded from the reported DG2 - (Low Pressure Register) figures.

Received Date 30/03/2007 Response Date 10/04/2007

**Question
Number**

Q 23 Please include details of a water quality analysis made by the water undertaker for the water supply zone in respect of the most recent calendar year.

Answer The analysis confirmed that all tests met the standards prescribed by the 2000 Regulations or the 2001 Regulations.

Informative Water Undertakers have a duty to provide wholesome water that meets the standards of the Water Supply (Water Quality) Regulations 2000.

However, the householder is responsible for any deterioration in water quality that is a result of the domestic distribution system (the supply pipe and the plumbing within the property) that results in the standards not being met.

In England and Wales these Regulations implement the requirements of the European Drinking Directive 98/83/EC. The 2000 Regulations impose standards for a range of parameters, which are either health based to ensure the water is safe to drink or to ensure the water is aesthetically acceptable. They also require that drinking water should not contain any element, organism or substance (whether or not a parameter) at a concentration or value which would be detrimental to public health.

Water quality is normally tested at the tap used for domestic consumption normally in the kitchen. However, the householder is responsible for any deterioration in water quality that is a result of the domestic distribution system (the supply pipe and the plumbing within the property) that results in the standards not being met.

If there are concerns that lead pipes within the property may be causing high levels of lead in your drinking water please contact your Water Undertaker. For contact details please see Question 12.

The Water Undertaker carries out a monitoring programme to establish water quality that includes random sampling from domestic properties. It will notify the consumers of any failures to meet the water quality standards that are due to the condition or maintenance of the domestic distribution system.

The data collected by the Water Undertaker is subject to external review by the Drinking Water Inspectorate (DWI) and by local and health authorities. In addition to reviewing quality data the DWI also carry out audits during which any area of the Water Undertaker's operation can be examined. Further information may be found at www.dwi.gov.uk.

If you require further advice regarding these failures please see Question 12 for contact details.

**Question
Number**

Q 24 Please include details of any departures authorised by the Secretary of State under Part 6 of the 2000 Regulations from the provisions of Part 3 of those Regulations.

Answer There are no such authorised departures for the water supply zone.

Informative Authorised departures are not permitted if the extent of the departure from the standard is likely to constitute a potential danger to human health.
For contact details please see Question 12.

Q 25 Please confirm the distance from the property to the nearest boundary of the nearest sewage treatment works.

Answer The nearest Sewage Treatment Works is 0.74 miles (1.2km), West North West of the property. The name of the Sewage Treatment Works is A.N. Sewer Co., and the owner is A.N.Water Co..

Informative The nearest sewage treatment works will not always be the sewage treatment works serving the catchment within which the property is situated i.e. the property may not necessarily drain to this works.
The Sewerage Undertaker's records were inspected to determine the nearest sewage treatment works.
It should be noted therefore that there may be a private sewage treatment works closer than the one detailed above that has not been identified. As a responsible utility operator, United Utilities seeks to manage the impact of odour from operational sewage works on the surrounding area. This is done in accordance with the "Code of Practice on Odour Nuisance from Sewage Treatment Works" issued via the Department of Environment, Food and Rural Affairs (DEFRA). This Code recognises that odour from sewage treatment works can have a detrimental impact on the quality of the local environment for those living close to works. However DEFRA also recognises that sewage treatment works provide important services to communities and are essential for maintaining standards in water quality and protecting aquatic based environments. For more information visit www.water.water.water

Appendix 1 - General Interpretation

1. (1) In this Schedule-

"the 1991 Act" means the Water Industry Act 1991(a);

"the 2000 Regulations" means the Water Supply (Water Quality) Regulations 2000(b);

"the 2001 Regulations" means the Water Supply (Water Quality) Regulations 2001(c);

"adoption agreement" means an agreement made or to be made under Section 51A(1) or 104(1) of the 1991 Act (d);

"bond" means a surety granted by a developer who is a party to an adoption agreement;

"bond waiver" means an agreement with a developer for the provision of a form of financial security as a substitute for a bond;

"calendar year" means the twelve months ending with 31st December;

"discharge pipe" means a pipe from which discharges are made or are to be made under Section 165(1) of the 1991 Act;

"disposal main" means (subject to Section 219(2) of the 1991 Act) any outfall pipe or other pipe which-
(a) is a pipe for the conveyance of effluent to or from any sewage disposal works, whether of a sewerage undertaker or of any other person; and
(b) is not a public sewer;

"drain" means (subject to Section 219(2) of the 1991 Act) a drain used for the drainage of one building or any buildings or yards appurtenant to buildings within the same curtilage;

"effluent" means any liquid, including particles of matter and other substances in suspension in the liquid;

"financial year" means the twelve months ending with 31st March;

"lateral drain" means-

- (a) that part of a drain which runs from the curtilage of a building (or buildings or yards within the same curtilage) to the sewer with which the drain communicates or is to communicate; or
- (b) (if different and the context so requires) the part of a drain identified in a declaration of vesting made under Section 102 of the 1991 Act or in an agreement made under Section 104 of that Act (e);

"licensed water supplier" means a company which is the holder for the time being of a water supply licence under Section 17A(1) of the 1991 Act(f);

"maintenance period" means the period so specified in an adoption agreement as a period of time-

- (a) from the date of issue of a certificate by a Sewerage Undertaker to the effect that a developer has built (or substantially built) a private sewer or lateral drain to that undertaker's satisfaction; and
- (b) until the date that private sewer or lateral drain is vested in the Sewerage Undertaker;

"map of waterworks" means the map made available under Section 198(3) of the 1991 Act (g) in relation to the information specified in subsection (1A);

"private sewer" means a pipe or pipes which drain foul or surface water, or both, from premises, and are not vested in a Sewerage Undertaker;

"public sewer" means, subject to Section 106(1A) of the 1991 Act(h), a sewer for the time being vested in a Sewerage Undertaker in its capacity as such, whether vested in that undertaker-

- (a) by virtue of a scheme under Schedule 2 to the Water Act 1989(i);
- (b) by virtue of a scheme under Schedule 2 to the 1991 Act (j);

Received Date 30/03/2007 Response Date 10/04/2007

(c) under Section 179 of the 1991 Act (k); or
(d) otherwise;

"public sewer map" means the map made available under Section 199(5) of the 1991 Act (l);

"resource main" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a trunk main, which is or is to be used for the purpose of-

- (a) conveying water from one source of supply to another, from a source of supply to a regulating reservoir or from a regulating reservoir to a source of supply; or
- (b) giving or taking a supply of water in bulk;

"sewerage services" includes the collection and disposal of foul and surface water and any other services which are required to be provided by a Sewerage Undertaker for the purpose of carrying out its functions;

"Sewerage Undertaker" means the company appointed to be the Sewerage Undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated;

"surface water" includes water from roofs and other impermeable surfaces within the curtilage of the property;

"water main" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a pipe for the time being vested in a person other than the water Undertaker, which is used or to be used by a Water Undertaker or licensed water supplier for the purpose of making a general supply of water available to customers or potential customers of the undertaker or supplier, as distinct from for the purpose of providing a supply to particular customers;

"water meter" means any apparatus for measuring or showing the volume of water supplied to, or of effluent discharged from any premises;

"water supplier" means the company supplying water in the water supply zone, whether a water undertaker or licensed water supplier;

"water supply zone" means the names and areas designated by a Water Undertaker within its area of supply that are to be its water supply zones for that year; and

"Water Undertaker" means the company appointed to be the Water Undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated.

(2) In this Schedule, references to a pipe, including references to a main, a drain or a sewer, shall include references to a tunnel or conduit which serves or is to serve as the pipe in question and to any accessories for the pipe.

(a) 1991 c. 56.

(b) S.I. 2000/3184. These Regulations apply in relation to England.

(c) S.I. 2001/3911. These Regulations apply in relation to Wales.

(d) Section 51A was inserted by Section 92(2) of the Water Act 2003 (c. 37). Section 104(1) was amended by Section 96(4) of that Act.

(e) Various amendments have been made to Sections 102 and 104 by Section 96 of the Water Act 2003.

(f) Inserted by Section 56 of and Schedule 4 to the Water Act 2003.

(g) Subsection (1A) was inserted by Section 92(5) of the Water Act 2003.

(h) Section 106(1A) was inserted by Section 99 of the Water Act 2003.

(i) 1989 c. 15.

(j) To which there are various amendments made by Section 101(1) of and Schedule 8 to the Water Act 2003.

(k) To which there are various amendments made by Section 101(1) of and Schedule 8 to the Water Act 2003.

(l) Section 199 was amended by Section 97(1) and (8) of the Water Act 2003.

Appendix 2 DRAINAGE AND WATER ENQUIRY (DOMESTIC)

TERMS AND CONDITIONS

Customer and Clients are asked to note these terms, which govern the basis on which this drainage and water report is supplied

Definitions

'Company' means A.N.Water Co. who produces the Report

'Order' means any request completed by the Customer requesting the Report.

'Report' means the drainage and/or water report prepared by The Company in respect of the Property.

'Property' means the address or location supplied by the Customer in the Order.

'Customer' means the person, company, firm or other legal body placing the Order, either on their own behalf as Client, or, as an agent for a Client.

'Client' means the person, company or body who is the intended recipient of the Report with an actual or potential interest in the Property.

Agreement

1. The Company agrees to supply the Report to the Customer and the Client subject to these terms. The scope and limitations of the Report are described in paragraph 2 of these terms. Where the Customer is acting as an agent for the Client then the Customer shall be responsible for bringing these terms to the attention of the Client.

The Customer and Client agree that the placing of an Order for a Report indicates their acceptance of these terms.

The Report

2. Whilst The Company will use reasonable care and skill in producing the Report, it is provided to the Customer and the Client on the basis that they acknowledge and agree to the following:-

2.1 The information contained in the Report can change on a regular basis so The Company cannot be responsible to the Customer and the Client for any change in the information contained in the Report after the date on which the Report was produced and sent to the Client.

2.2 The Report does not give details about the actual state or condition of the Property nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the Property for any particular purpose, or relied upon for determining saleability or value, or used as a substitute for any physical investigation or inspection. Further advice and information from appropriate experts and professionals should always be obtained.

2.3 The information contained in the Report is based upon the accuracy of the address supplied by the Customer or Client.

2.4 The Report provides information as to the location & connection of existing services and should not be relied on for any other purpose. The Report may contain opinions or general advice to the Customer and the Client and The Company cannot ensure that any such opinion or general advice is accurate, complete or valid and accepts no liability therefore.

2.5 The position and depth of apparatus shown on any maps attached to the Report are approximate, and are furnished as a general guide only, and no warranty as to its correctness is given or implied. The exact positions and depths should be obtained by excavation trial holes and the maps must not be relied on in the event of excavation or other works made in the vicinity of The Company's apparatus.

Liability

3. The Company shall not be liable to the Client for any failure defect or non-performance of its obligations arising from any failure of or defect in any machine, processing system or transmission link or anything beyond The Company's reasonable control or the acts or omissions of any party for whom The Company are not responsible.

3.1 Where a report is requested for an address falling within a geographical area where two different Companies separately provide Water and Sewerage Services, then it shall be deemed that liability

for the information given by either Company will remain with that Company in respect of the accuracy of the information supplied. A Company supplying information which has been provided to it by another Company for the purposes outlined in this agreement will therefore not be liable in any way for the accuracy of that information and will supply that information as agent for the Company from which the information was obtained.

3.2 The Report is produced for use in relation to individual domestic property transactions and cannot be used for commercial developments of domestic properties or commercial properties for intended occupation by third parties.

3.3 The Company shall accept liability for death or personal injury arising from its negligence.

Copyright and Confidentiality

4. The Customer and the Client acknowledge that the Report is confidential and is intended for the personal use of the Client. The copyright and any other intellectual property rights in the Report shall remain the property of The Company. No intellectual or other property rights are transferred or licensed to the Customer or the Client except to the extent expressly provided

4.1 The Customer or Client is entitled to make copies of the Report but may only copy the maps contained in the, or attached to the Report, if they have an appropriate Ordnance Survey licence.

4.2 The Customer and Client agree (in respect of both the original and any copies made) to respect and not to alter any trademark, copyright notice or other property marking which appears on the Report.

4.3 The maps contained in the Report are protected by Crown Copyright and must not be used for any purpose outside the context of the Report.

4.4 The Customer and the Client agree to indemnify The Company against any losses, costs, claims and damage suffered by The Company as a result of any breach by either of them of the terms of paragraphs 4.1 to 4.4 inclusive.

Payment

5. Unless otherwise stated all prices are inclusive of VAT. The Customer shall pay for the price of the Report specified by The Company, without any set off, deduction or counterclaim. Unless the Customer or Client has an account with The Company for payment for Reports, The Company must receive payments for Reports in full before the Report is produced. For Customers or Clients with accounts, payment terms will be as agreed with The Company.

General

6. If any provision of these terms is or becomes invalid or unenforceable, it will be taken to be removed from the rest of these terms to the extent that it is invalid or unenforceable. No other provision of these terms shall be affected.

6.1 These terms shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts.

6.2 Nothing in this notice shall in any way restrict the Customer or Clients statutory or any other rights of access to the information contained in the Report.

received Date 30/03/2007 Response Date 10/04/2007

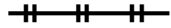

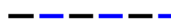



Extract from the Map of Public Sewers

Red or Brown - Foul Sewers
Blue - Surface Water Sewers

A.N Water Co.

S

Legend

	Abandoned Sewer
	Public Sewers
	Highway Drain
	Private Sewers
	Pumping Main
	Section 104 Sewers

The position of underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. The actual positions may be different from those shown on the plan and private pipes sewers or drains may not be recorded. not accept any liability for any damage caused by the actual positions being different from those shown.

© 2006. The plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown and Water copyrights are reserved. Unauthorised reproduction will infringe these copyrights.





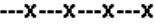
Received Date 30/03/2007 Response Date 10/04/2007

Extract From the Map of Water Mains

A.N Water Co.

Mapping By S

Legend

	Distribution Mains
	Trunk Mains
	Non Potable Mains
	Proposed Mains
	Disused Mains (these may still be live)

The position of underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. The actual positions may be different from those shown on the plan and private service pipes may be shown by a broken blue line. United Utilities will not accept any liability for any damage caused by the actual positions being different from those shown.

© 2006. The plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown and Water copyrights are reserved. Unauthorised reproduction will infringe these copyrights.

Received Date 30/03/2007 Response Date 10/04/2007