

Requested on: 12/07/2016
Produced on: 12/07/2016

Our reference: 56539201
Your reference: Sample Report

CON29DW

RESIDENTIAL DRAINAGE AND WATER ENQUIRY

SEARCH ADDRESS

SAMPLE HOUSE,
SAMPLE STREET,
SAMPLE TOWN,

For any queries please contact our dedicated customer service team on **01225 526206**.

Our standard terms and conditions for Residential Drainage and Water enquiries apply to this report. They are included in this document and are available on our website www.wessexsearches.com.

The following records are searched in compiling this drainage and water report:

- The public sewer maps.
- The maps of public water mains.
- Water and sewerage billing records.
- The register of properties subject to internal foul flooding.
- The register of properties subject to poor water pressure.
- The records of build over consents.
- The records of sewer adoption agreements.

Where relevant; information is provided from Bristol Water, Bournemouth Water and Wessex Water.

INTRODUCTION

Dear Sir/Madam,

RE: SAMPLE HOUSE,SAMPLE STREET,SAMPLE TOWN, – 56539201

Please find enclosed the results of your Drainage and Water Search request for the above site dated 12/07/2016.

Wessex Searches has made all reasonable efforts to ensure the accuracy of this information, but provides it subject to the following conditions:

- Service pipes and drainage connections may not be shown.
- Our liability for any inaccuracies or omissions in the information is limited and your attention is drawn to the terms and conditions attached to this search and those on the CON29DW order form.
- No reference is made in the information to any interest or right of the Company on any land, this is not to be taken as conclusive evidence that no such interest or right exists.

These reservations are in addition to any statutory regulations which may apply. Please refer to notes at the end of this search report for further information and advice on sewers and water mains and for the full terms and conditions under which this report is supplied.

The person who prepared this report has not knowingly had any personal or business relationship with any individual involved in the sale of the property.

Records searched in order to compile this report, including the public sewer and water maps, customer account information and any other statutory registers, together with records on build-over consents and sewer adoption agreements, are all held by the relevant water and/or drainage company identified in this report.

Where relevant, mapping extracts supplied by Ordnance Survey are reproduced by permission of the Controller of HMSO, © Crown Copyright Wessex Water Enterprises Ltd. Licence no.2279151.

For more information on the searches & services offered by Wessex Searches, please visit www.wessexsearches.co.uk.

Thank you for your enquiry. If you require further assistance, please contact us by emailing contactus@wessexsearches.co.uk or phone **01225 526206**.

Yours faithfully,

Laura Greenman
Wessex Searches

Did you know?

Wessex Searches is a trading name for Wessex Water Enterprises limited

We are the official provider of the CON29DW and Commercial Drainage and Water Enquiry for Wessex Water Services Limited, Bournemouth Water Limited and Bristol Water Limited.

We can also provide you with a one stop shop for all your residential and commercial property searches across England and Wales.

Professional standards compliance.



Wessex Searches is an executive member of CoPSO (Council of Property Search Organisations), the trade association working towards a more efficient and effective market for searches.



We also comply with the rules set out in the PCCB (Property Codes Compliance Board) Search Code, a code of practice that ensures the delivery of high quality products across the property search industry.

Your guide to changes in private sewers and pumping stations.

On 1 October 2011 ownership of private sewers and lateral drains changed in accordance with The Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The contents of this search may not reflect all of these changes. Please visit <http://www.wessexwater.co.uk/about-us/publications/private-sewers-leaflet/> for more details. Further information is also supplied in Appendix 3.

Further changes in ownership of private pumping stations takes place in October 2016.

SUMMARY SHEET

Question	Response
MAPS	
1.1	Where relevant, please include a copy of an extract from the public sewer map. See Details
1.2	Where relevant, please include a copy of an extract from the map of waterworks. See Details
DRAINAGE	
2.1	Does foul water from the property drain to a public sewer? Yes
2.2	Does surface water from the property drain to a public sewer? Yes
2.3	Is a surface water drainage charge payable? Yes
2.4	Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property? No
2.4.1	Does the sewer map indicate any public pumping station or any other ancillary apparatus within the boundaries of the property? No
2.5	Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property? No
2.5.1	Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres of any buildings within the property? No
2.6	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? No
2.7	Has the 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? No
2.8	Is the normally occupied building which is or forms part of the property at risk of internal flooding due to overloaded public sewers? No
2.9	Please state the distance from the property to the nearest boundary of the nearest sewage treatment works. See Details
WATER	
3.1	Is the property connected to mains water supply? Yes
3.2	Are there any water mains, resource mains or discharge pipes within the boundaries of the property? No
3.3	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? No
3.4	Is the property at risk of receiving low water pressure or flow? No
3.5	What is the classification of the water supply for the property? See Details
3.6	Please include details of the location of any water meter serving the property. See Details
CHARGING	
4.1.1	Who is responsible for providing the sewerage services for the property? See Details
4.1.2	Who is responsible for providing the water services for the property? See Details
4.2	Who bills the property for sewerage services? See Details
4.3	Who bills the property for water services? See Details
4.4	What is the current basis for charging for sewerage and/or water services at the property? See Details

4.5	Will the basis for charging for sewerage and water services at the property change as a consequence of a change of occupation?	No
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MAPS

1.1 PUBLIC SEWER MAP

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

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

- 1) *The Water Industry Act 1991 defines Public Sewers as those which Wessex Water Services Limited have responsibility for. Other assets and rivers, watercourses, ponds, culverts or highway drains may be shown for information purposes only.*
- 2) *Any private sewers or lateral drains which are 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 these details be checked with the developer.*
- 3) *If you have not supplied us with a plan indicating the property boundary, the boundary shown on the map provided within this report is our estimate.*

1.2 MAP OF WATERWORKS

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

A copy of an extract from the map of waterworks is included, showing water mains, resource mains or discharge pipes in the vicinity of the property.

- 1) *The "water mains" in this context are those which are vested in and maintainable by the water company under statute.*
- 2) *Assets other than public water mains may be shown on the plan, for information only.*
- 3) *Water companies 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.*
- 4) *Within the Wessex Water supply region only - if you have not supplied us with a plan indicating the property boundary, the boundary shown on the map provided within this report is our estimate.*

DRAINAGE

2.1 FOUL WATER

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

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

- 1) *Water companies are not normally responsible for any private drains serving the property and do not hold details of these. The property owner will normally have sole responsibility for private drains serving the property. From 1st October 2011, lateral drains and private sewers serving the property may become public.*
- 2) *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.*

2.2 SURFACE WATER

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

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

- 1) *Water companies are not responsible for private drains and sewers that connect the property to the public sewerage system and do not hold details of these. From 1st October 2011, lateral drains and private sewers serving the property may become public.*
- 2) *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*
- 3) *In some cases, water company records do not distinguish between foul and surface water connections to the public sewerage system*
- 4) *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 company*
- 5) *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.*

2.3 SURFACE WATER DRAINAGE CHARGES

Is a surface water drainage charge payable?

Records confirm that a surface water drainage charge of £20.00 is payable for the property.

- 1) *Where surface water from a property does not drain to the public sewerage system no surface water drainage charges are payable.*
- 2) *Where surface water drainage charges are payable but upon inspection the property owner believes that surface water does not drain to the public sewerage system, application can be made to the company to end surface water charges.*
- 3) *This charge forms part of the annual water and sewerage service charge.*
- 4) *If the property was constructed after 6th April 2015 the Surface Water drainage may be served by a Sustainable Drainage System. Further information may be available from the Developer or Question 3.3 of the CON29 from the local authority from 4th July 2016.*

2.4 PUBLIC SEWERS WITHIN THE BOUNDARY OF THE PROPERTY

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

The public sewer map indicates that there are no public sewers, disposal mains or lateral drains within the boundaries of the property. However, from 1st October 2011 there are lateral drains and/or public sewers which are not recorded on the public sewer map but which may further prevent or restrict development of the property.

- 1) *The approximate boundary of the property has been determined by reference to the Ordnance Survey record or the map supplied*
- 2) *Please note if the property was constructed after 1st July 2011 any sewers and/or lateral drain within the boundary of the property are the responsibility of the householder*

2.4.1 PUBLIC SEWER APPARATUS WITHIN THE BOUNDARY OF THE PROPERTY

Does the sewer map indicate any public pumping station or any other ancillary apparatus within the boundaries of the property?

The public sewer map included indicates that there is no public pumping station or other ancillary apparatus within the boundaries of the property. However, from the 1st October 2016 private pumping stations which serve more than one property will be transferred into public ownership but may not be recorded on the public sewer map until that time. Any

other ancillary apparatus is shown on the public sewer map and referenced in the legend.

2.5 PUBLIC SEWERS NEAR TO THE PROPERTY

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

The public sewer map does not indicate any public foul sewers within 30.48 metres (100 feet) of the building(s) within the property. However from the 1st October 2011 private sewers were transferred into public ownership and may not be recorded on the public sewer map and it is our professional opinion that there will be a public sewer within 30.48 metres (100 feet) of any buildings within the property.

- 1) *It is recommended that investigations are made into the drainage arrangements of the property as the owner may be liable for repairs to the drainage system.*
- 2) *From 1st October 2011 there may be additional lateral drains and/or public sewers which are not recorded on the public sewer map but are also within 30.48 metres (100 feet) of a building within the property.*
- 3) *The measure is estimated from the Ordnance Survey record, between the building(s) within the boundary of the property and the nearest public sewer.*
- 4) *Any private sewers or lateral drains which are 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 these details be checked with the developer.*

2.5.1 PUBLIC SEWER APPARATUS WITHIN THE BOUNDARY OF THE PROPERTY

Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres of any buildings within the property?

The public sewer map included indicates that there is no public pumping station or other ancillary apparatus within 50 metres of any buildings within the property. However, from the 1st October 2016 private pumping stations which serve more than one property will be transferred into public ownership but may not be recorded on the public sewer map until that time. Any other ancillary apparatus is shown on the public sewer map and referenced on the legend.

2.6 PUBLIC ADOPTION OF SEWERS AND LATERAL DRAINS

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?

Records indicate that sewers serving the development, of which the property forms part, are not the subject of an existing adoption agreement or an application for such an agreement.

- 1) *Please see ADDITIONAL INFORMATION SECTION - PRIVATE SEWER TRANSFER for more information relating to changes to S104 agreements following 1st October 2011.*
- 2) *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.*
- 3) *Where the property is part of a very recent or on-going 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*
- 4) *Any sewers and/or lateral drains within the boundary of the property are not the subject of an adoption agreement and remain the responsibility of the householder. Adoptable sewers are normally those situated in the public highway*

2.7 BUILDING OVER OR NEAR A PUBLIC SEWER, DISPOSAL MAIN OR DRAIN

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?

There are no records in relation to any approval or consultation 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. 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.

- 1) *Buildings or extensions erected over a sewer in contravention of building controls may have to be removed or altered.*
- 2) *From 1st October 2011 private sewers, disposal mains and lateral drains were transferred into public ownership and the sewerage undertaker may not have been approved or consulted about any plans to erect a building or extension on the property over or in the vicinity of these.*

2.8 RISK OF FLOODING DUE TO OVERLOADED PUBLIC SEWERS

Is the building which is or forms part of the property at risk of internal flooding due to overloaded public sewers?

The property is not recorded as being at risk of internal flooding due to overloaded public sewers. From 1st October 2011 private sewers, disposal mains and lateral drains were transferred into public ownership. It is therefore possible that a property may be at risk of internal flooding due to an overloaded public sewer which the sewerage undertaker is not aware of. For further information, it is recommended that enquiries are made of the vendor.

- 1) *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.*
- 2) *“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.*
- 3) *“At Risk” properties are those that the water company is required to include in the Regulatory Register that is reported annually to the Water Services Regulatory Authority (OFWAT). 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 Company’s reporting procedure.*
- 4) *Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the at Risk register.*
- 5) *Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Company.*
- 6) *Public sewers are defined as those for which the Company holds statutory responsibility under the Water Industry Act 1991.*
- 7) *It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Company. This report excludes flooding from private sewers and drains and the Company makes no comment upon this matter.*
- 8) *For reporting purposes buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.*

2.9 SEWAGE TREATMENT WORKS

Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.

The nearest sewage treatment works is 1.380 km to the West of the property. The name of the sewage treatment works is GILLINGHAM

- 1) *The nearest sewage treatment works will not always be the sewage treatment works serving the catchment within which the property is situated.*
- 2) *The Sewerage undertaker’s records were inspected to determine the nearest sewage treatment works.*
- 3) *It should be noted therefore that there may be a private sewage treatment works closer than the one detailed above that have not been identified.*

- 4) *As a responsible utility operator, Wessex Water seeks on all its operational sites to manage the impact of odour from our sewage works on the surrounding area in accordance with the Code of Practice on Odour Nuisance from Sewage Treatment Works issued via the Department of 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.*

WATER

3.1 CONNECTION TO MAINS WATER SUPPLY

Is the property connected to mains water supply?

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

3.2 WATER MAINS, RESOURCE MAINS OR DISCHARGE PIPES

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

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

- 1) *The boundary of the property has been determined by reference to the Ordnance Survey record.*
- 2) *The presence of a public water main within the boundary of the property may restrict further development within it. Water companies have a statutory right of access to carry out work on their assets, subject to notice. This may result in employees of the company or its contractors needing to enter the property to carry out work.*

3.3 ADOPTION OF WATER MAINS AND SERVICES PIPES

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?

Records confirm that water mains or service pipes serving the property are not the subject of an existing adoption agreement or an application for such an agreement.

- 1) *This enquiry is only of interest to buyers of new homes who will want to know whether or not the property will be linked to the mains water supply.*

3.4 RISK OF LOW WATER PRESSURE OR FLOW

Is the property at risk of receiving low water pressure or flow?

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.

- 1) *The boundary of the property has been determined by reference to the Ordnance Survey record.*
- 2) *“Low water pressure” means water pressure below the regulatory reference level which is the minimum pressure when demand on the system is not abnormal.*
- 3) *Water Companies are required to include in the Regulatory Register that is reported annually to the Water Services Regulatory Authority (OFWAT) 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).*
- 4) *The reference level of service is a flow of 9 litres/minute at a pressure of 10metres head on the customer's side of the main stop tap (mst). 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 10metres head on the customers' side of the mst 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.*
- 5) *Allowable exclusions
The Company is required to include in the Regulatory Register properties receiving pressure below the reference level, provided that allowable exclusions listed below do not apply.*
- 6) *One-off incidents:
This exclusion covers a number of causes of low pressure; mains bursts; Failures of company equipment (such as PRVs or booster pumps); Firefighting; 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.*

3.5 WATER HARDNESS ANALYSIS

What is the classification of the water supply for the property?

The water supplied to the property has an average water hardness of 262 mg/l of Calcium Carbonate which is defined as Hard by Wessex Water Services Ltd.

Water hardness can be expressed in various indices, for example the hardness settings for dishwashers are commonly expressed in Clark degrees, but check with the manufacturer as there are also other units. The following table shows the normal ranges of hardness

Hardness category	Calcium (mg/l)	Calcium carbonate (mg/l)	English Clarke degrees	French degrees	General/German degrees
Soft	0 to 20	0 to 50	0 to 3.5	0 to 5	0 to 2.8
Moderately soft	21 to 40	51 to 100	3.6 to 7	6 to 10	2.9 to 5.6
Slightly hard	41 to 60	101 to 150	8 to 10.5	11 to 15	5.7 to 8.4
Moderately hard	61 to 80	151 to 200	10.6 to 14	16 to 20	8.5 to 11.2
Hard	81 to 120	201 to 300	15 to 21	21 to 30	11.3 to 16.8
Very hard	Over 120	Over 300	Over 21	Over 30	Over 16.8

SAMPLE TABLE FOR INFORMATION ONLY

3.6 WATER METERS

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

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 outside in the footpath.

CHARGING

4.1.1 SEWERAGE UNDERTAKER

Who is responsible for providing the sewerage services for the property?

Wessex Water Services Limited, Operations Centre, Claverton Down Road, Bath, BA2 7WW is responsible for providing the sewerage services for the property.

4.1.2 WATER UNDERTAKER

Who is responsible for providing the water services for the property?

Wessex Water Services Limited, Operations Centre, Claverton Down Road, Bath, BA2 7WW is responsible for providing the water services for the property.

4.2 SEWERAGE BILLS

Who bills the property for sewerage services?

The property is billed for sewerage services by Bristol Wessex Billing Services Limited, 1 Clevedon Walk, Nailsea, Bristol, BS48 1WW. Telephone: 0845 600 3 600.

Website: www.wessexwater.co.uk

4.3 WATER BILLS

Who bills the property for water services?

The property is billed for water services by Bristol Wessex Billing Services Limited, 1 Clevedon Walk, Nailsea, Bristol, BS48 1WW. Telephone: 0845 600 3 600.

Website: www.wessexwater.co.uk

4.4 CURRENT BASIS FOR SEWERAGE AND WATER CHARGES

What is the current basis for charging for sewerage and/or water services at the property?

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

- 1) *Water and Sewerage companies' full charges are set out in their charges schemes which are available from the company free of charge upon request.*

4.5 CHARGES FOLLOWING CHANGE OF OCCUPATION

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

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

Please be advised that from October 2016 Wessex Water will seek to install a water meter on properties which are currently unmetered on change of occupier following a property sale or a new tenancy.

INTERPRETATION of Drainage and Water Search

Appendix 1 of this report contains definitions of terms and expressions referred to within the search result.

ENQUIRIES AND RESPONSES

The search report on the above property was completed on 12/07/2016

In the event of any queries about the preparation of this search report, enquiries should be directed to contactus@wessexsearches.co.uk or the Wessex Searches Manager, Wessex Water Enterprises at the address below.

Wessex Water Enterprises has put in place procedures to ensure that customers receive support in the event of any complaint. Our formal Complaints Procedure is set out in Appendix 3.

The address for all correspondence is Wessex Water Enterprises Ltd, Wessex Water Operations Centre, Claverton Down, Bath BA2 7WW.

APPENDIX 1

"**the 1991 Act**" means the Water Industry Act 1991[61];

"**the 2000 Regulations**" means the Water Supply (Water Quality) Regulations 2000[62];

"**the 2001 Regulations**" means the Water Supply (Water Quality) Regulations 2001[63];

"**adoption agreement**" means an agreement made or to be made under section 51A(1) or 104(1) of the 1991 Act[64];

"**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 of any buildings or yards appurtenant to buildings within the same curtilage;

"**combined Sewer**" A sewer carrying both foul water as well as surface water.

"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[65];

"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[66];

"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 [67] 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;

"private sewage treatment plant" Generally a small treatment works (which could be a septic tank) owned and operated by a community, hotel or household. Treatment plants should conform to the same operational and environmental standards applied to sewage works operated by the water company. Accordingly, the running costs for small plants can be substantial and as environmental standards are raised there may be a need for additional capital investment.

"private water supply" Where a property has no connection to the water mains, a suitable private spring or surface water source may be used. This may require extensive treatment to make the supplies safe and will be subject to examination and control by the local environmental health officer. Approval under the Building Act 1984 for new building work for domestic properties will not be granted unless adequate water supplies and drainage facilities are available,.

"public sewer" means, subject to section 106(1A) of the 1991 Act[68], 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[69];

(b) by virtue of a scheme under Schedule 2 to the 1991 Act[70];

(c) under section 179 of the 1991 Act[71]; or

(d) otherwise;

"public sewer map" means the map made available under section 199(5) of the 1991 Act[72];

"pre-1936 Sewers" The Public health Act of 1936 set out a range of responsibilities for the operation and maintenance of sewerage systems but the Act recognised that little was known about the existing sewer network . Some had been maintained by private individuals and others by local authorities. Some of the costs had been re-charged to the owners and the location of all these early sewers had not been surveyed and was unknown. The Act acknowledged the different status of these early sewers and made different provisions in respect of them.

"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;

"rising mains/pumping mains" These are pipes carrying untreated sewage pumped under pressure. There is no right to connect into them.

"septic tank" A settlement chamber, which provides treatment to sewage and drainage waters. Overflow from the tank goes to a soak-away or drainage field, occasionally to a sewer. Septic tanks are unpowered. Properties

operating then are responsible for the operation, the maintenance and occasional emptying of the chamber. Septic tanks function excellently in well drained land. It is becoming less acceptable to operate a septic tank in low-lying land, particularly near rivers and streams. Any pollution problems precipitated by poorly performing septic tanks may mean they need to be decommissioned and connections to the public sewer network need to be undertaken.

"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;

"soakaway or drainage field" Buried pipes or aggregates that allow treated effluents or surface waters to disperse. They are owned and maintained by the property owner.

"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" in relation to a calendar year 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.

APPENDIX 2

DRAINAGE AND WATER ENQUIRY TERMS AND CONDITIONS

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

Definitions

'The Company' means the water service company or their data service provider producing 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

"Purchaser" means the actual or potential purchaser of an interest in the Property including their mortgage lender.

Agreement

1.1 The Company agrees to supply the Report to the Customer and to allow it to be provided to the Client and the Purchaser subject, in each case, to these terms. The scope and limitations of the Report are described in paragraph 2 of these terms. The Customer shall be responsible for bringing these terms to the attention of the Client and the Purchaser as necessary.

- 1.2 The Customer, the Client and the Purchaser agree that the placing of an Order for a Report and the subsequent provision of a copy of the Report to the Purchaser 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 the Client and the Purchaser 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 the Client and the Purchaser for any change in the information contained in the Report after the date on which the Report was first produced and sent to the Customer.
 - 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 to The Company.
 - 2.4. The Report provides information as to the location & connection of existing services and other information in relation to drainage and water enquiries and should not be relied on for any other purpose. The Report may contain opinions or general advice to the Customer, the Client and the Purchaser which The Company cannot ensure is accurate, complete or valid and for which it accepts no liability.
 - 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 their 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

- 3.1 The Company shall not be liable to the Customer, the Client or the Purchaser 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 is not responsible.
- 3.2 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 that supplies 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.
- 3.3 The Report is produced only for use in relation to individual domestic property transactions and cannot be used for commercial development of domestic properties or commercial properties for intended occupation by third parties. When the Report is used for land only transactions the Company's entire liability (except to the extent provided by clause 3.4) in respect of all causes of action arising by reason of or in connection with the Report (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) shall be limited to £5,000. If a report is purchased the Company's entire liability (except to the extent provided by clause 3.4) in respect of all causes of action arising by reason of or in connection with the Report (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) shall be limited to £2,000,000.
- 3.4 The Company shall accept liability for death or personal injury arising from its negligence.

Copyright and Confidentiality

- 4.1 The Customer the Client and the Purchaser acknowledge that the Report is confidential and is intended for the personal use of the Client and the Purchaser. 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 the Client or the Purchaser except to the extent expressly provided
- 4.2 The Customer or Client is entitled to make copies of the Report but may only copy Ordnance Survey mapping or data contained in or attached to the Report, if they have an appropriate licence from the originating source of that mapping or data
- 4.3 The Customer the Client and the Purchaser 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.
- 4.4 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.
- 4.5 The enquiries contained in the Report are protected by copyright owned by The Law Society of 113 Chancery Lane, London, WC2A 1PL and must not be used for any purpose outside the context of the Report.
- 4.6 The Customer the Client and the Purchaser agree on a joint and several basis to indemnify The Company against any losses, costs, claims and damage suffered by The Company as a result of any breach by any of them of the terms of paragraphs 4.1 to 4.4 inclusive.

Payment

- 5.1 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 has an account with The Company for payment for Reports, The Company must receive payment for Reports in full before the Report is produced. For Customers with accounts, payment terms will be as agreed with The Company.

General

- 6.1 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.
- 6.2 These terms shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts.
- 6.3 Nothing in these terms and conditions shall in any way restrict the Customer's, the Clients or the Purchasers statutory or any other rights of access to the information contained in the Report
- 6.4 We may disclose personal data you provide about yourself, or your clients, to other companies within our group in accordance with Data Protection Act 1998 and other applicable laws. We will analyse and utilise any information we collect so that we are able to correctly administer, develop and improve our business and services.
- 6.5 These terms and conditions may be enforced by the Customer, the Client and the Purchaser

APPENDIX 3

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.

- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to: Laura Greenman, Searches Operations Manager, Wessex Searches, Operations Centre, Claverton Down Road, Bath, BA2 7WW. Phone number: 01225 526206, Fax: 01225 528994, email: contactus@wessexsearches.co.uk.

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

APPENDIX 4

From 1 October 2011 by virtue of a scheme made under the Water Industry (Schemes for **Adoption of Private Sewers**) Regulations 2011 (“the 2011 Regulations”) and by virtue of section 105A of the Water Industry Act 1991 (“the 1991 Act”) private sewers and lateral drains which immediately before 1 July 2011 communicated with a public sewer became vested in sewerage undertakers.

Under the 2011 Regulations adoptable private sewers and private lateral drains the subject of an agreement under section 104 also vest in sewerage undertakers if immediately before 1 July 2011 they communicated with a public sewer. The section 104 agreement insofar as it relates to that sewer or lateral drain is treated as terminating on that date.

Where adoptable private sewers and private lateral drains the subject of an agreement under section 104 did not immediately before 1 July 2011 communicate with a public sewer they will vest on the earlier of the date of vesting under the agreement or the date of vesting pursuant to a supplementary scheme made under Regulation 4 to the 2011 Regulations. The section 104 agreement insofar as it relates to that sewer or lateral drain is treated as terminating on the date of vesting.

Where an agreement covers assets which do not and will not communicate with a public sewer those assets will remain private and subject to the provisions of the agreement.

The attached extracts from the public sewer map may show sewers and private laterals the subject of an agreement under section 104 of the Act as being private notwithstanding the fact that they may have vested in Wessex Water pursuant to the 2011 Regulations. Wessex Water is in the process of confirming with developers the date of communication with public sewerage and will be updating the public sewer map when this information is known.

Where there is any doubt as to the status of a particular length of pipe it is recommended that Wessex Water is contacted for advice.

Details of sewers and private laterals the subject of an agreement under section 104 of the Act have not been compiled from an “as constructed” record and Wessex Water will be updating the sewer map when that information is provided by developers. Until then it is recommended that details of the route these pipes follow be checked with the developer.

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Wessex Searches, Wessex Water Operations Centre, Claverton Down, Bath, BA2 7WW, phone number: 01225 526206, fax: 01225 528994, email: contactus@wessexsearches.co.uk, which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury

Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

CONTACT US

Telephone: 01225 526 206

Post:

Wessex Searches, Wessex Water Operations Centre, Claverton Down, Bath BA2 7WW

Email: Contactus@wessexsearches.co.uk

Web: www.wessexsearches.co.uk



Twitter:
[@wessexsearches](https://twitter.com/wessexsearches)



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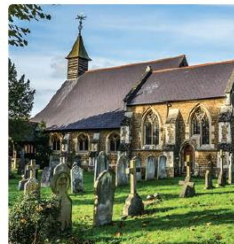


Energy and
infrastructure

Chancel

Flood

Mining



Our Ref: 565392

Search Order ID: 565392


Your Ref: Sample Report

SAMPLE HOUSE, SAMPLE STREET, SAMPLE TOWN,



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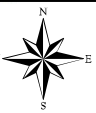
WATER MAINS		SITES	
	Distribution Main		Source
	Washout Main		Reservoir
	Raw Water Main		Pump
	Abandoned Main		Treatment Works
	Private Main		
FITTINGS			
	Valve - Open		Endcap
	Valve - Closed		Break Pressure Tank
	DMA Valve		Collecting Tank
	Black Cap Valve		Hatch Box
	Washout Valve		Trough
	Air Valve		
	Pressure Reducing Valve		
	Non Return Valve		
	Pressure Sustaining Valve		
	Fire Hydrant		
	Washout Hydrant		
	Meter		



Date: 12/07/2016

Centre: 381737.34,126052.09^W

Scale: 1:1000



Information in this plan is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies. Sewers and lateral drains adopted by Wessex Water under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 are to be plotted over time and may not yet be shown. In carrying out any works, you accept liability for the cost of any repairs to Wessex Water apparatus damaged as a result of your works. You are advised to commence excavations using hand tools only. Mechanical digging equipment should not be used until pipe work has been precisely located. If you are considering any form of building works and pipe work is shown within the boundary of your property or a property to be purchased (or very close by) a surveyor should plot its exact position prior to commencing works or purchase. Building over or near Wessex Water's apparatus is not normally permitted.