

RESIDENTIAL CONVEYANCING CPD COURSE

Tuesday 14th November 2017
Harvest Fields Centre




AGENDA

- 1:00 p.m. Welcome – Owen Davies, Severn Trent Searches
- 1:05 p.m. Mining searches – Andrew Simpson, Coal Authority
- 1:50 p.m. New ordering portal overview – Adam Carter, Severn Trent Searches
- 2:05 p.m. Environmental update – Neil Wood, Future Climate Info
- 2:50 p.m. Coffee break
- 3:00 p.m. The CON29DW – Owen Davies, Severn Trent Searches
- 4:00 p.m. Finish

- **Notes:**
- Course code: **CMZ/STRS**
- Please could you complete the feedback form in your packs
- Health and safety notices

MINING SEARCHES



 The Coal Authority

Welcome

NEW ORDERING PORTAL: OVERVIEW

Adam Carter BEng (Hons)
Business Improvement Manager

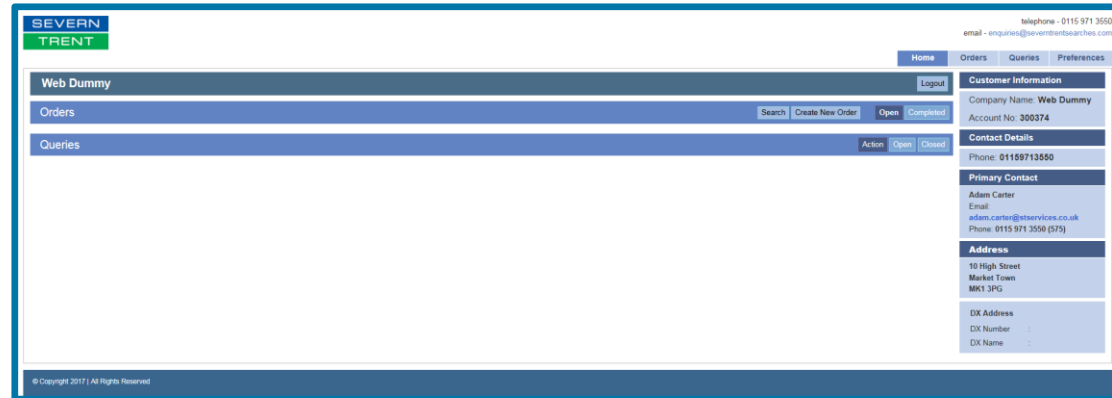
OVERVIEW

- Existing ordering website was first launched in 2008 and last revised in 2010
- Customer feedback has shown that 88% of responders were either satisfied or very satisfied and liked the speed and simplicity of the site
- However, research also suggested that additional functionality would be very welcome

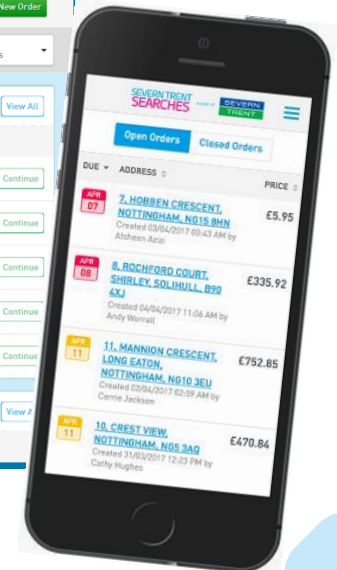
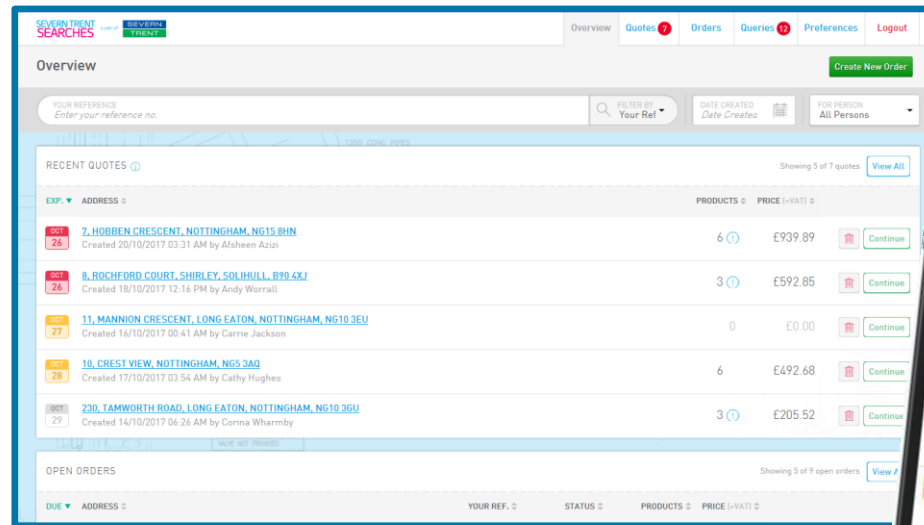
- Improve the overall customer experience
 - Evolution of existing site
 - Interface to be up to date
- Provide a faster and more reliable service
- Enhanced functionality including
 - Order quotes
 - Visible product turnaround times
 - Recommended and Favourite searches

INTERFACE: OLD VS NEW

Current site



New site



NEW – ORDER QUOTES

1350 CONC PIPES

RECENT QUOTES 1

Showing 5 of 7 quotes [View All](#)

EXP. ▼ ADDRESS ⇅

PRODUCTS ⇅ PRICE (+VAT) ⇅

OCT 26

[7, HOBHEN CRESCENT, NOTTINGHAM, NG15 8HN](#)

Created 20/10/2017 03:31 AM by Afsheen Azizi

6 !

£939.89

[Continue](#)

OCT 26

[8, ROCHFORD COURT, SHIRLEY, SOLIHULL, B90 4XJ](#)

Created 18/10/2017 12:16 PM by Andy Worrall

3 !

£592.85

[Continue](#)

OCT 27

[11, MANNION CRESCENT, LONG EATON, NOTTINGHAM, NG10 3EU](#)

Created 16/10/2017 00:41 AM by Carrie Jackson

0

£0.00

[Continue](#)

OCT 28

[10, CREST VIEW, NOTTINGHAM, NG5 3AQ](#)

Created 17/10/2017 03:54 AM by Cathy Hughes

6

£492.68

[Continue](#)

OCT 29

[230, TAMWORTH ROAD, LONG EATON, NOTTINGHAM, NG10 3GU](#)

Created 14/10/2017 06:26 AM by Corina Wharmby

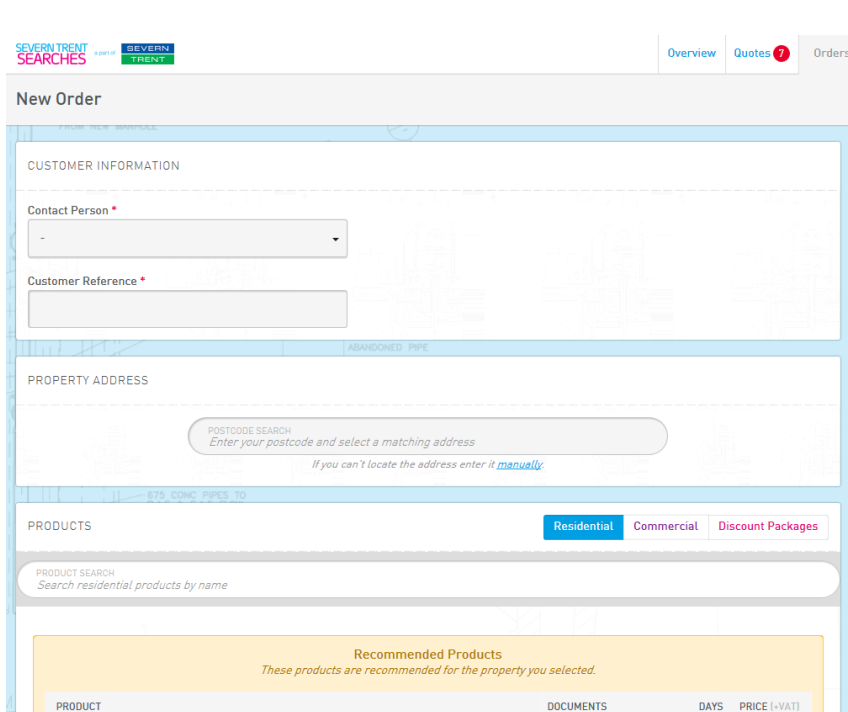
3 !

£205.52

[Continue](#)

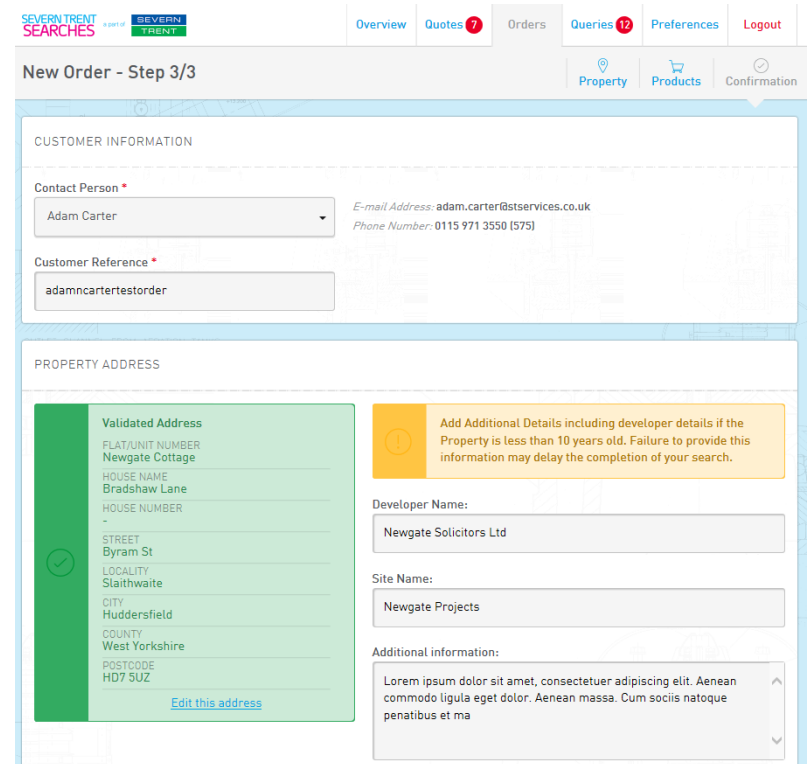
- Quote system to allow a price for a search to be built
- Return to convert the quote into an order
- Colour coded to show age/time left

NEW – ORDER CREATION OPTIONS



The screenshot shows the 'New Order' form in a web application. The header includes the 'SEVERN TRENT SEARCHES' logo and navigation links for 'Overview', 'Quotes' (with a red notification icon), and 'Orders'. The form is titled 'New Order' and is divided into several sections: 'CUSTOMER INFORMATION' with fields for 'Contact Person' and 'Customer Reference'; 'PROPERTY ADDRESS' with a 'POSTCODE SEARCH' field and a note about manual entry; 'PRODUCTS' with tabs for 'Residential', 'Commercial', and 'Discount Packages'; and a 'Recommended Products' section at the bottom. The background features a faint map of a city.

New Order Form
Single page order creation



The screenshot shows the 'New Order - Step 3/3' wizard in a web application. The header includes the 'SEVERN TRENT SEARCHES' logo and navigation links for 'Overview', 'Quotes' (with a red notification icon), 'Orders', 'Queries' (with a red notification icon), 'Preferences', and 'Logout'. The wizard is titled 'New Order - Step 3/3' and has tabs for 'Property', 'Products', and 'Confirmation'. The form is divided into two main sections: 'CUSTOMER INFORMATION' with fields for 'Contact Person' (Adam Carter), 'E-mail Address' (adam.carter@stservices.co.uk), 'Phone Number' (0115 971 3550), and 'Customer Reference' (adamncartertestorder); and 'PROPERTY ADDRESS' with a 'Validated Address' section showing details for 'Newgate Cottage' and a 'Developer Name' field (Newgate Solicitors Ltd). The background features a faint map of a city.

New Order Wizard
With fewer steps

NEW – ORDER CREATION FEATURES

PRODUCTS

Residential Commercial Discount Packages

PRODUCT SEARCH
Search products by name

☆	PRODUCT	DOCUMENTS	DAYS	PRICE (+VAT)
ALERTS				
Recommended Products <i>These products are recommended for the property you selected.</i>				
☆	<input type="checkbox"/> Res LLC1 & CON29 Nottingham ⓘ		3	£98.00
FAVOURITES				
YOUR FAVOURITES				
☆	<input checked="" type="checkbox"/> Residential CON29DW ⓘ	Residential Terms & Conditions	3	£45.60
☆	<input type="checkbox"/> Residential CON29 Optional Enquiry* ⓘ		3	£0.00
☆	<input type="checkbox"/> Land Registry Official Copy & Title Plan ⓘ		3	£10.40
☆	<input checked="" type="checkbox"/> Res Coal Mining Out of Area Report ⓘ		3	£16.80

CON29DW searches LA Searches (A-Z) Land Registry Environmental Mining Specialist Insurance Chancel

TITLE OF PRODUCT GROUP				
☆	<input checked="" type="checkbox"/> Residential CON29DW ⓘ	Residential Terms & Conditions	3	£45.60
☆	<input type="checkbox"/> Residential CON29DW EXPEDITED ⓘ		3	£72.00

Recommended Products

Based on alerts for that property

Your Favourites

Panel for your starred products

Turnaround Times

Expected for each individual product

NEW – OPEN ORDERS

OPEN ORDERS

Showing 5 of 9 open orders

View All

DUE ▼	ADDRESS ⇅	YOUR REF. ⇅	STATUS ⇅	PRODUCTS ⇅	PRICE (+VAT) ⇅		
OCT 22	7, HOBHEN CRESCENT, NOTTINGHAM, NG15 8HN Created 20/10/2017 03:40 AM by Afsheen Azizi	Ref1515515	IN PROGRESS	4	£5.95	Chase	Receipt Details
OCT 23	8, ROCHFORD COURT, SHIRLEY, SOLIHULL, B90 4XJ Created 20/10/2017 11:21 AM by Andy Worrall	T1	IN PROGRESS	3 ⚠	£335.92	Chase	Receipt Details
OCT 26	11, MANNION CRESCENT, LONG EATON, NOTTINGHAM, NG10 3EU Created 18/10/2017 02:21 AM by Carrie Jackson	miketest2	IN PROGRESS	10 ⚠	£752.85	Receipt	Details
OCT 26	10, CREST VIEW, NOTTINGHAM, NG5 3AQ Created 17/10/2017 09:40 AM by Cathy Hughes	AC Atlas TEST	IN PROGRESS	2 ⚠	£470.84	Receipt	Details
OCT 27	230, TAMWORTH ROAD, LONG EATON, NOTTINGHAM, NG10 3GU Created 16/10/2017 07:53 AM by Corina Wharmby	Test04Live	RECEIVED	5 ⚠	£563.17	Receipt	Details

- Colour coded status to show turnaround times (overdue etc.)
- Products can be added to an order while the order is still in progress

QUERIES

OPEN QUERIES				Showing 5 of 12 queries	View All
DATE	DETAILS	YOUR REF.	QUERY	STATUS	
OCT 21	7, HOBHEN CRESCENT, NOTTINGHAM, NG15 8HN 00:31 AM by Afsheen Azizi (Order #758520)	test	Land Registry Plan Request	Reply	
OCT 29	8, ROCHFORD COURT, SHIRLEY, SOLIHULL, B90 4XJ 02:53 AM by Andy Worrall (Order #651929)	Test02Live	Site Visit - Water Pipe	Reply	
NOV 05	11, MANNION CRESCENT, LONG EATON, NOTTINGHAM, NG10 3EU 02:15 AM by Carrie Jackson (Order #1377740)	Phone test	Multisite Flood+ query	Reply	
NOV 01	10, CREST VIEW, NOTTINGHAM, NG5 3AQ 12:13 PM by Cathy Hughes (Order #1811499)	T1		Reply	
OCT 25	230, TAMWORTH ROAD, LONG EATON, NOTTINGHAM, NG10 3GU 12:50 PM by Corina Wharmby (Order #144791)	SatTest06		Details	

Carrie Jackson
Thank you for your order.

To allow us to proceed with your order, please could you provide us with a location plan of the property showing the entire boundary in relation to existing named roads and landmarks. A land registry plan or similar would be ideal.

Kind regards

28/10/2017 12:47 PM

Sure, here you go. Will these be enough?

[Water.pdf](#) [Plan-23525626.jpg](#)

30/10/2017 10:32 AM

Reply

Upload File(s)

Click to choose file(s) or drop them here.

[Reply](#)

- Queries requiring replies grouped at the top of the page
- Simpler 'conversation' style flow to messaging

ANY QUESTIONS?

ENVIRONMENTAL SEARCHES

Environmental Update

Understanding Reports & Dealing with Further Actions



Neil Wood BSc (Hons)
Business Development Manager
Future Climate Info

CON29DW

DRAINAGE AND WATER ENQUIRY

COFFEE BREAK



SEVERN
TRENT

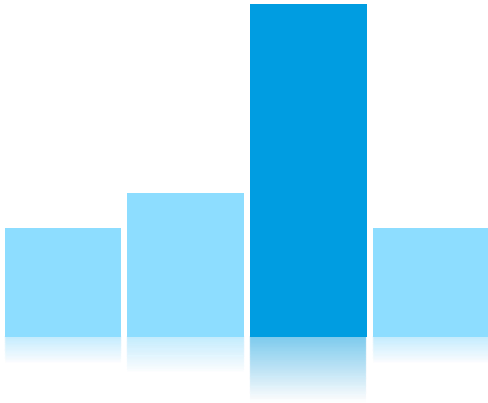
CON29DW

Owen Davies
Business Development Manager



CON29DW
DRAINAGE AND WATER ENQUIRY

WHO WE ARE



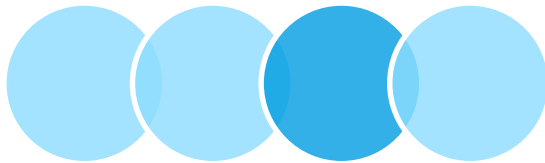
Severn Trent Searches is one of the largest search providers in the region



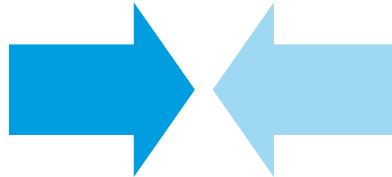
We compile the official CON29DW Drainage and Water Enquiry



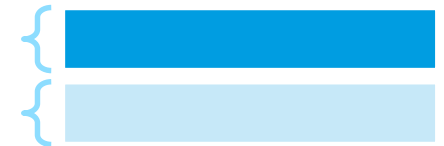
To date we have completed over 2M CON29DW searches



We are part of Severn Trent PLC, which also includes Severn Trent Water



We work directly with Severn Trent Water to compile the CON29DW, ensuring the most accurate, comprehensive search available



We also provide an extensive range of other searches, including local authority, environmental, mining, chancel liability and flood

AIMS & OBJECTIVES

This CPD will:

- Look at the purpose and implications of the questions and answers within the CON29DW
- Look at some common questions asked regarding the CON29DW
- Highlight any additional risks which may arise as a result of information provided within the CON29DW
- Look at recent updates to the CON29DW
- Provide an update on the Private Drains and Sewers (PDaS) transfer, proposed changes to sewer adoption procedures, and Sustainable Drainage Systems (SuDS)
- Provide an overview of the CON29DW Flood+

Attendees should subsequently:

- Understand the rationale behind all of the questions and answers
- Advise clients of the need (or otherwise) for further action
- Understand possible additional implications for clients as a result of the transfer

THE CON29DW



Contains 25 questions and answers

Introduced in 2002, it was expanded with the advent of HIPs in 2007

Divided into four sections – maps, drainage, water supply and billing

Produced directly from Severn Trent Water records

Uncapped liability

We also work alongside other water companies for properties in border areas

Recommended by the Law Society

CON29DW: THE QUESTIONS

Maps:

Sewer plans

Water plans

Drainage:

Foul and surface water connections

Location of mains

Adoption agreements

Build overs

Pumping stations

Internal flooding

Treatment works

Water:

Connections

Location of mains

Adoption agreements

Water pressure and flow

Water hardness

Water meters

Billing:

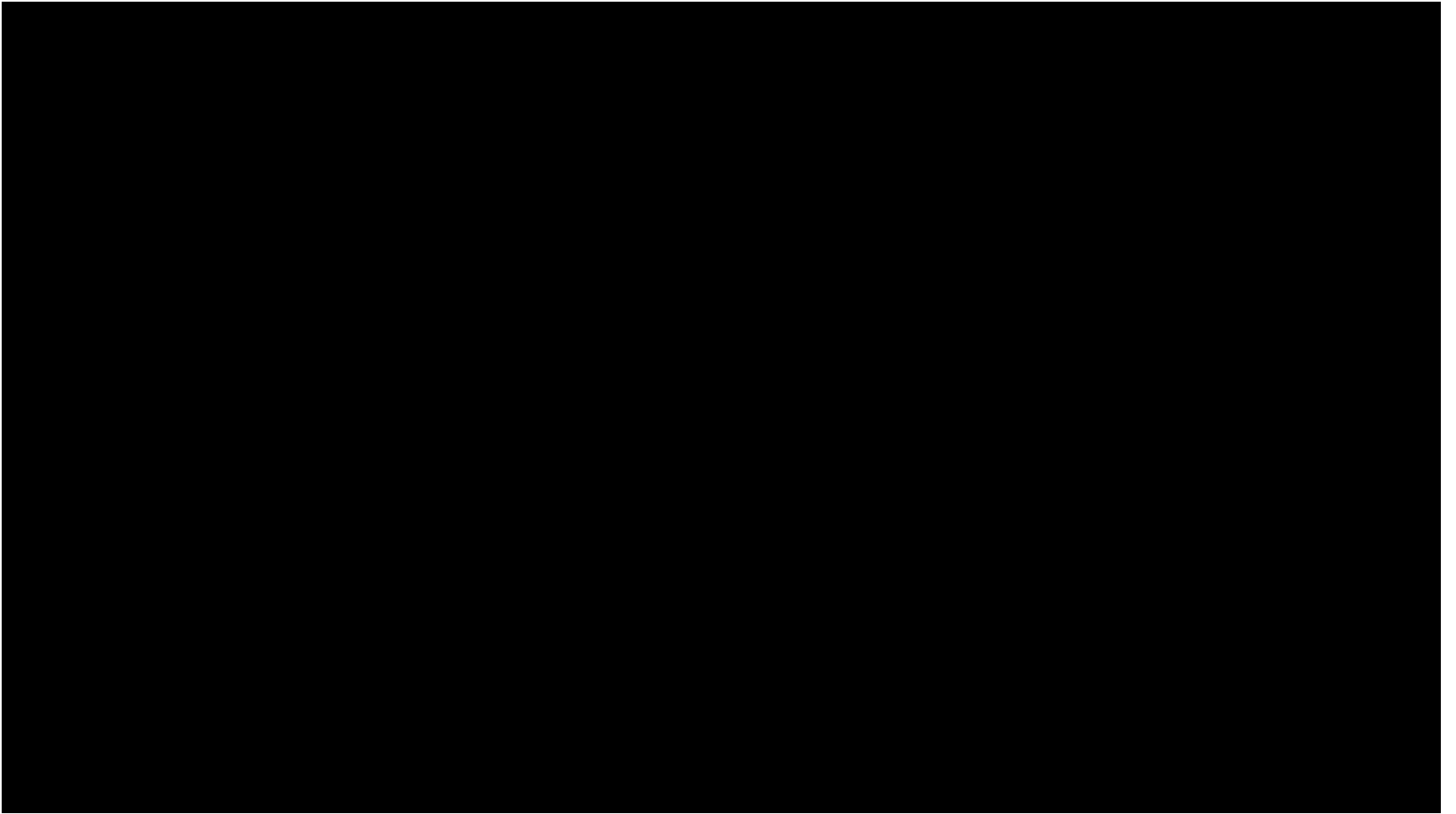
Sewerage and water undertakers

Who bills the property

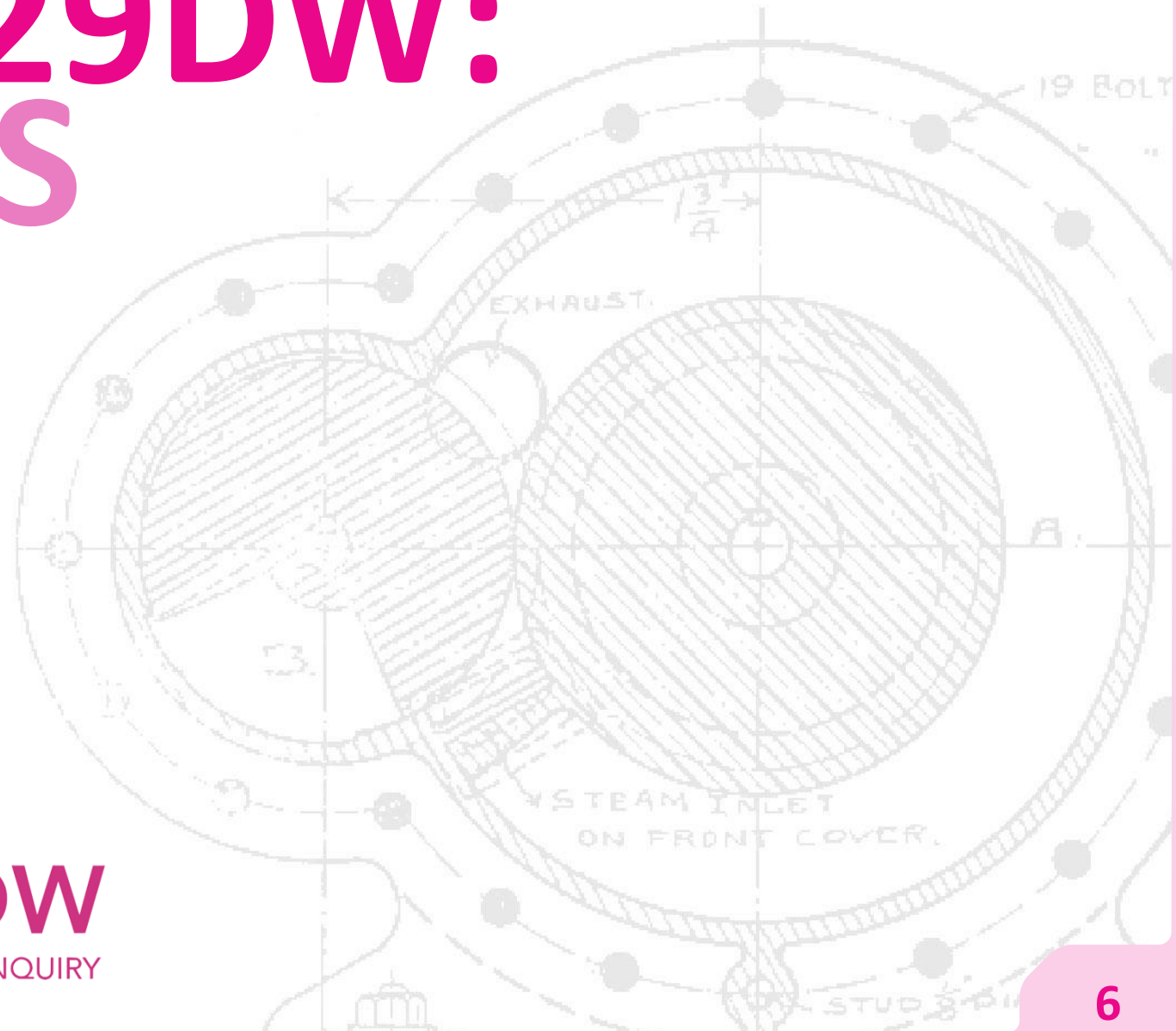
Basis of charging

Changes in charging

CON29DW: WHY IS IT IMPORTANT?



CON29DW: MAPS



MAPS:

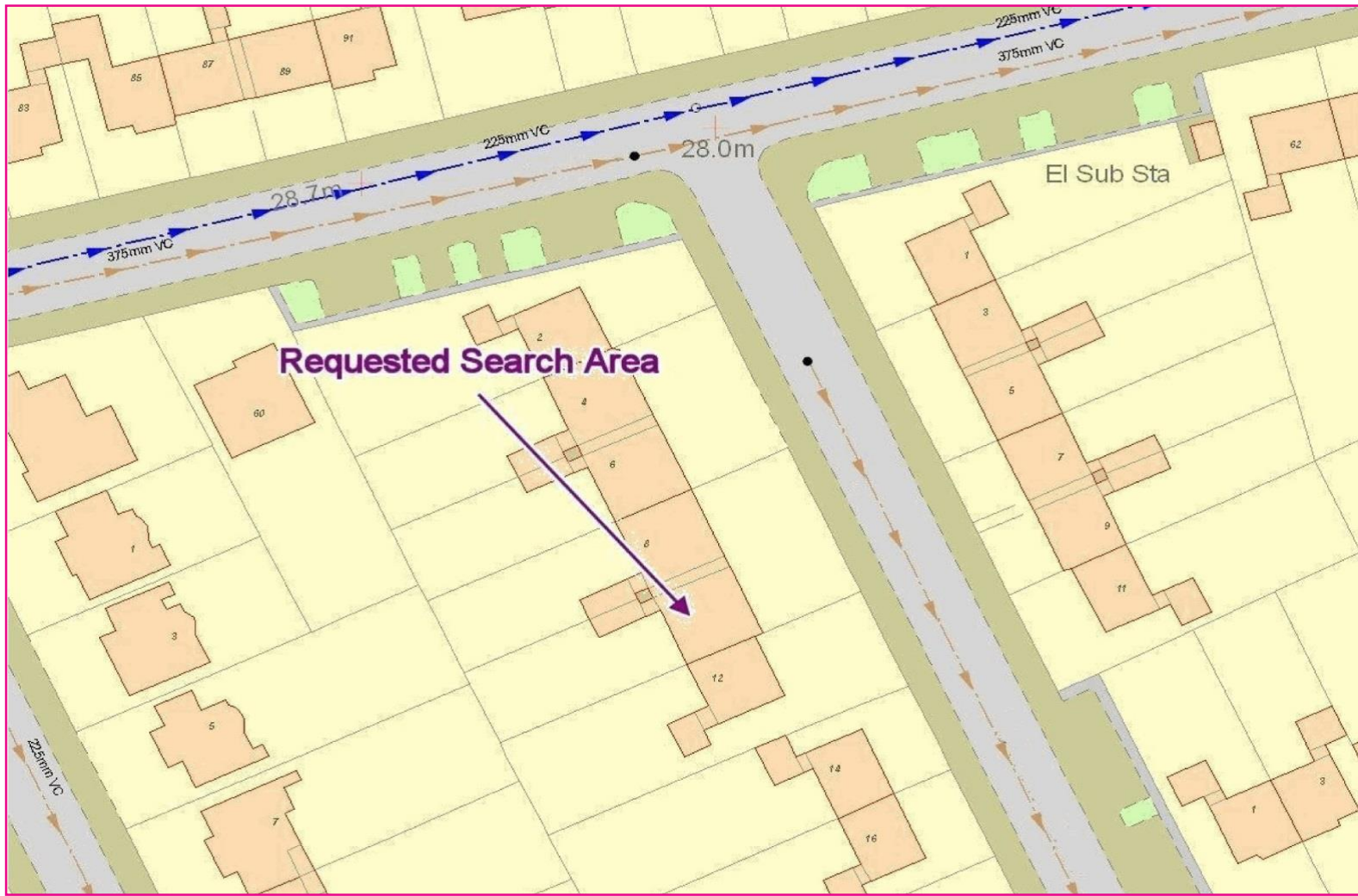


- The CON29DW features plans showing the sewer and water mains serving a property
- This allows homebuyers to see how close the services are, as well as any likely issues

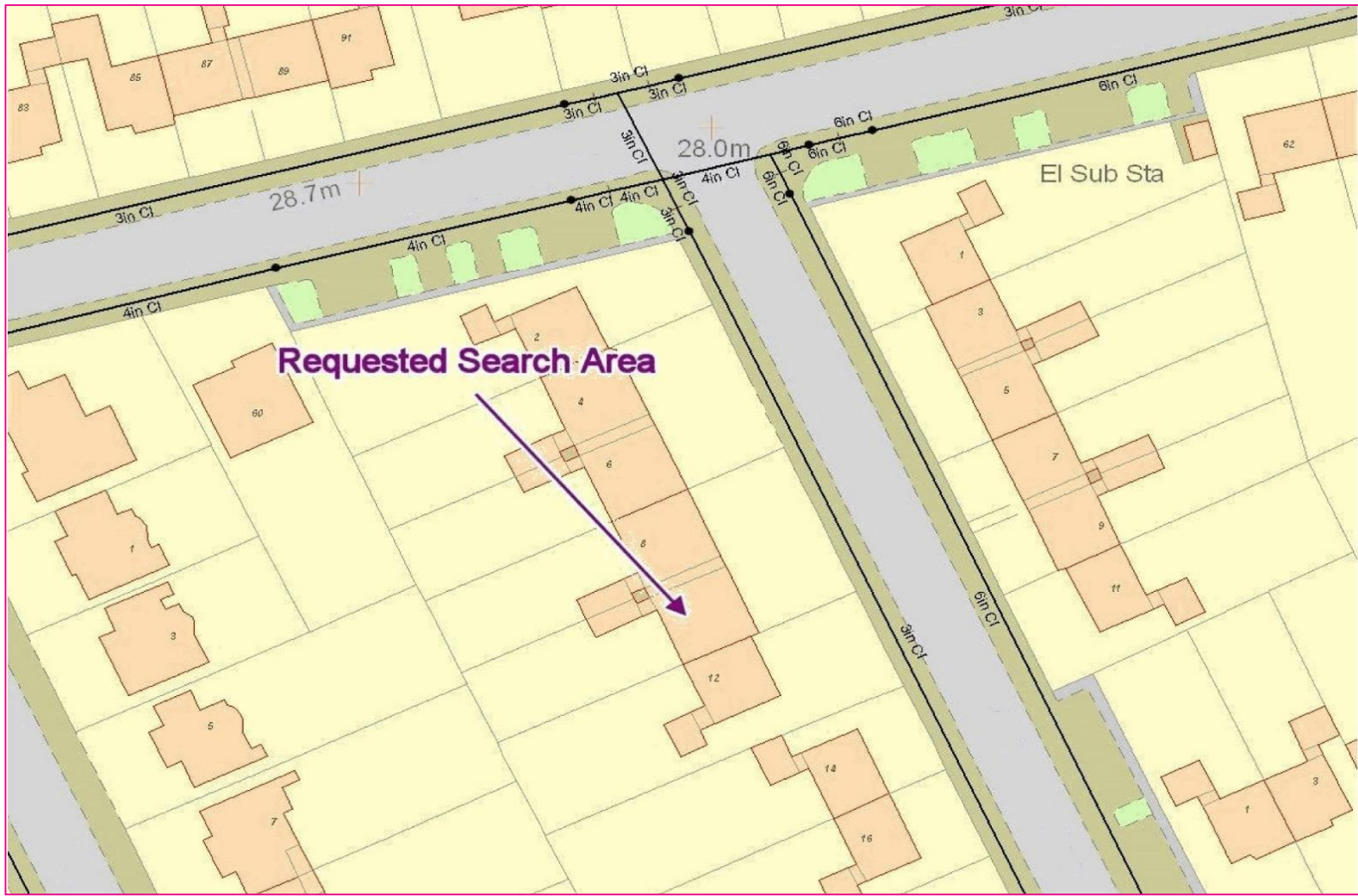


- Some properties in border areas have different companies responsible for drainage and water supply. In these instances, the CON29DW will provide plans from both companies
- Unlike sewers, water mains are rarely located within property boundaries, and water companies will not allow them to be built over

SEWER MAPS:



WATER MAPS:



COMMON SEWERAGE NETWORK SYMBOLOGY

Foul

Anything from inside a property + trade waste



Surface water

Rainwater & other natural sources



Combined

Both foul & surface water



Rising main

Pressurised main from pumping station



Pumping station

Pumps sewage uphill



Manhole

Sewer access point



COMMON WATER NETWORK SYMBOLOGY

Distribution main

Up to 300m



Trunk main

Up to 600m



Aqueduct

Anything up to 2000m



Abandoned main

Disused water main

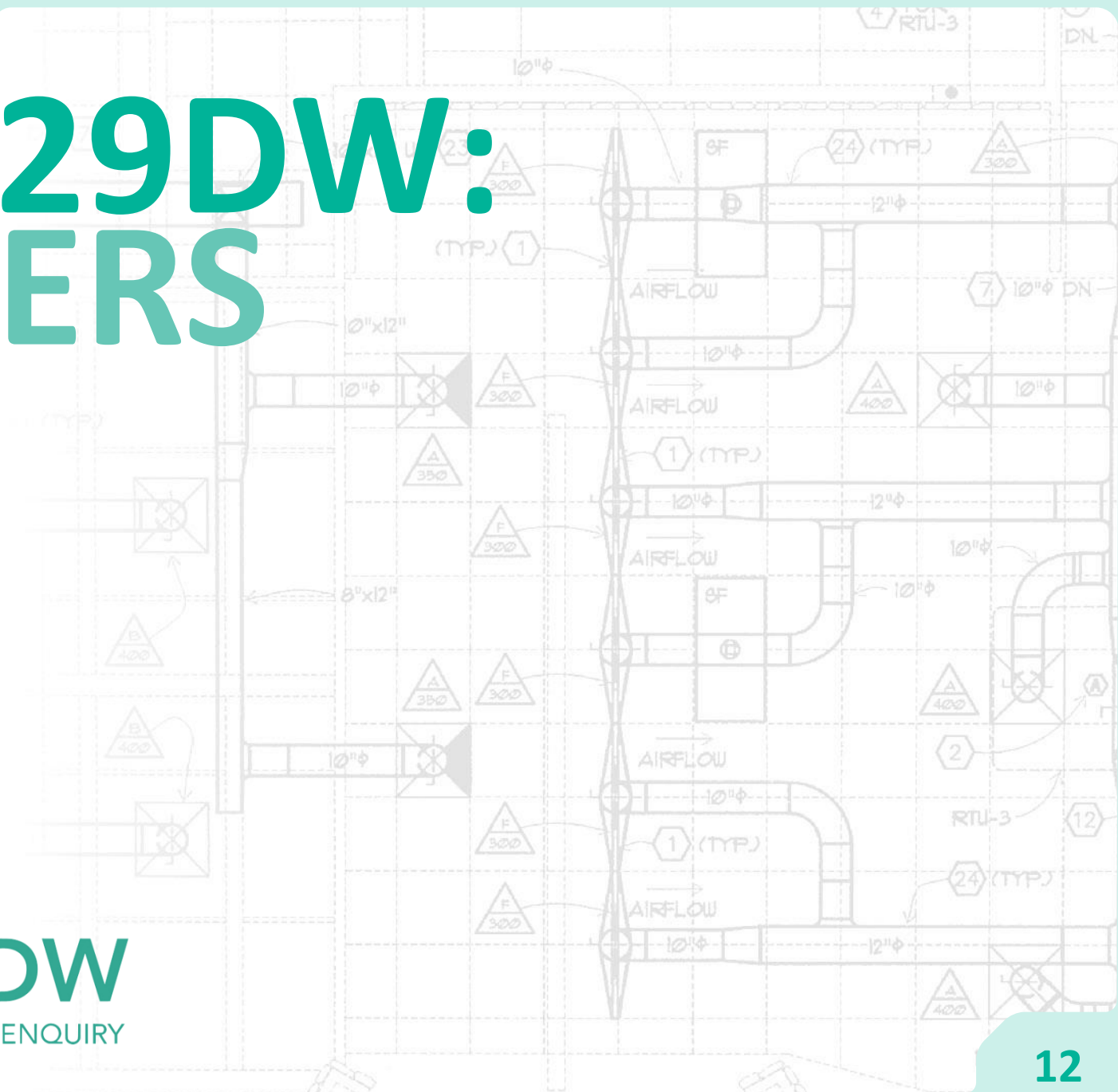


Pumping station

Pumps water uphill



CON29DW
DRAINAGE AND WATER ENQUIRY



SEWERS: GENERAL INFORMATION

It is the area of the CON29DW that generates the most queries

CON29DW



■ Drainage ■ Other

DID YOU KNOW?

A sewer is any disposal pipe serving two or more properties. A drain serves only a single property. A drain lying outside a property boundary is referred to as a lateral drain

Areas covered include:

Connections for foul and surface water drainage

Sewers within property boundaries

Proximity of sewers to property

Build over agreements

Section 104 adoption agreements

Sewer flooding

Proximity to treatment works

Pumping stations

LOCATION OF SEWERS:

Sewers within property boundaries

- Remain the property of water companies
 - Companies have statutory rights of access for maintenance and repair of their assets
 - Can have restrictions on development – water companies are routinely consulted on developments over or near their assets, and have the right to veto or demand changes to proposed developments
-

Building over sewers

- Historically, build over agreements between water companies and property owners have been required
 - Nowadays this is done as part of a standard planning application
-

Sewers within 100ft (30.48m)

- Local authorities have powers to force properties to connect to the public network if there is a sewer within 100ft
- Property owners can also be responsible for a substantial length of private pipe, although this is less common following the private sewer transfer

CASE STUDY



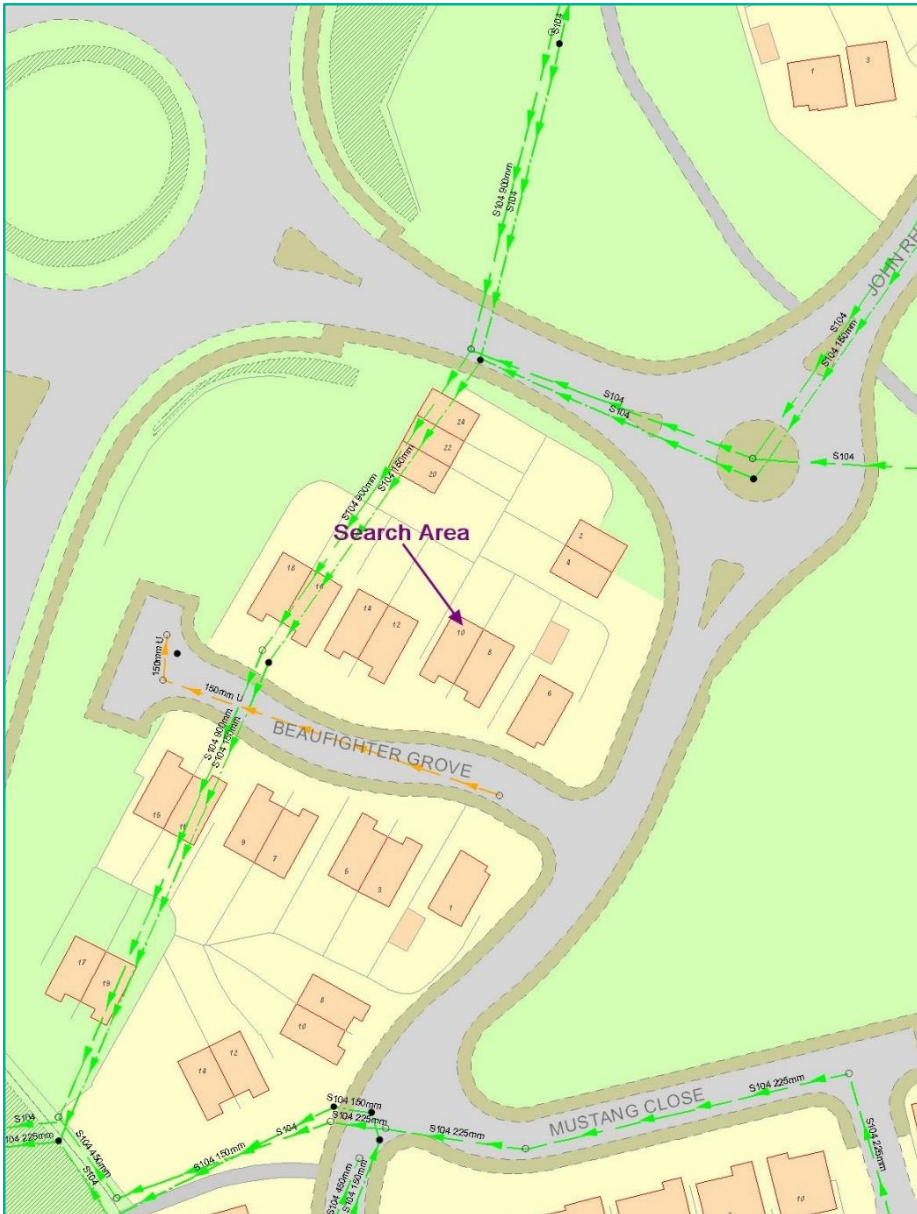
Sewer within 100ft and the danger of assuming you're connected

1. A customer of ours bought a property assuming it drained to the public sewer
2. The current owner believed it did, Severn Trent Water billed the property for sewage, and the CON29DW informed him it was connected
3. Unfortunately, it wasn't. It drained to a cess pit in the garden, and Severn Trent Water had been incorrectly billing the property
4. When the cess pit started to leak, polluting the garden, the owner had to pay to fix the damage, as well as connecting the property to the public sewer
5. Under S21 of the Building Act (1984), where there's an environmental risk, the local authority has the power to force a homeowner to connect their property to the public sewerage system, providing there's a sewer within 100ft (30.48m)
6. As the owner had a CON29DW, we reimbursed the cost of the connection – almost £4000

SECTION 104 ADOPTION AGREEMENTS

- Sewers are generally adopted under Section 104 of the Water Industry Act (1991)
- This is currently a voluntary agreement between a developer and the water company
- Water company agrees to adopt sewers after they are laid, and after a maintenance period, where they will monitor performance
- During this period, they remain the responsibility of the developer, and the water company has no obligations regarding repair or maintenance of the sewers
- This can have implications for homeowners should the developer cease trading, or should the sewers be under par and therefore not suitable for adoption.

SECTION 104 EXAMPLE:



Notes:

- Unadopted sewers may not be plotted accurately, as in this case
- Transferred sewers, as shown here, may be incomplete

PRIVATE SEWER TRANSFER:

- In October 2011, the majority of private sewers and lateral drains in England and Wales were transferred into public ownership
- The last such transfer occurred in 1937
- The transfer included the majority of apparatus connected to the public network prior to July 2011
- Exceptions included – sewers on Crown Land, successful appeals, networks within a single curtilage, and pipes which don't discharge into the public system
- Changes in sewer adoption procedures will be implemented, the key feature of which is mandatory adoption. No date has yet been confirmed for implementation
- These new adoption procedures will be followed six months later by a secondary transfer, covering any assets laid after July 2011
- New adoption procedures and secondary transfer have already been implemented in Wales
- The delay is causing issues, with a substantial number of private pipes laid since 2011

SEWERS: PRE OCTOBER 2011



Key

Combined sewer (public):



Private sewer



Private drain:

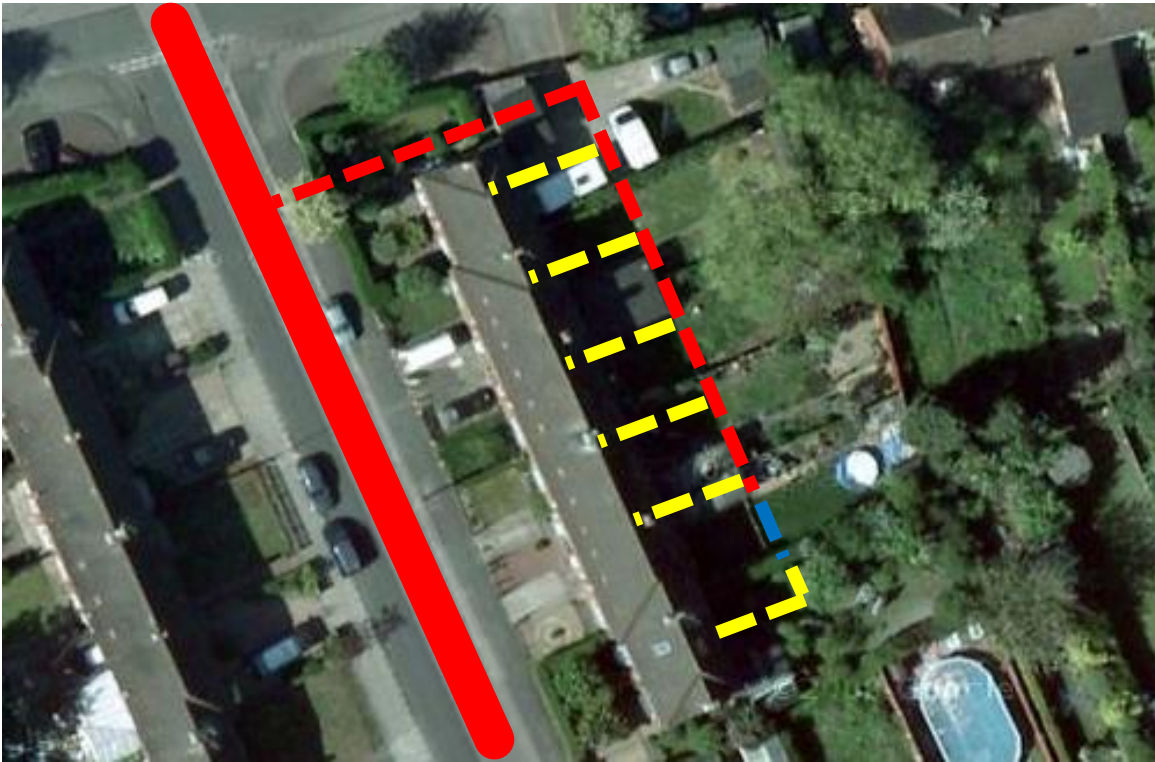


Private lateral drain:



- In this situation, everything in private land is privately owned
- The water company is only responsible for the sewers in the public highway

SEWERS: POST OCTOBER 2011



Key

Combined sewer (public):



Public sewer



Private drain:



Public lateral drain:



- Private sewers and lateral drains have now been transferred into public ownership
- Drains within property boundaries remain private

PRIVATE SEWER TRANSFER EXAMPLE:



- Water companies have plotted some of these transferred sewers from local authority and developer records. The majority will be plotted during the course of normal operations
- Because of the two stage transfer, depending on when they were connected to the public system, some estates have a mixture of adopted and unadopted sewers, as in this example

PRIVATE PUMPING STATIONS:

- Because pumping stations are more complex than sewers, water companies were given five years to identify and adopt private pumping stations
- This period expired on **1st October 2016**.
- Approximately 900 pumping stations in our region have transferred
- Because many private pumping stations will not have been to the specifications required by water companies, they will initially be subject to more regular maintenance than other pumping stations.
- Because this can be disruptive, two new questions have been added into the CON29DW to highlight the presence of formerly private pumping stations
- Question 2.4.1. indicates whether a formerly private pumping station or ancillary apparatus is located within a property boundary
- Question 2.5.1. indicates whether a formerly private pumping station or ancillary apparatus is located within 50 metres of a property

					
Public	Private	S104	Transferred	Abandoned	Highway drain

BUILDING OVER PUBLIC SEWERS



1. Historically if you wanted to build over a sewer you would have to enter into an agreement under Section 18 of the Building Act 1984 & Building (Amendment) Regulations 2001 Part H
2. This was usually a tri-partite agreement between the water authority (as was), the local authority and the homeowner. There are about 3,500 of these in the Severn Trent region
3. We haven't signed a section 18 agreement since last century. This is now covered by part of the building control process

SEWAGE TREATMENT WORKS



- The CON29DW will tell you the distance and direction of the nearest treatment works
- Properties close to works can experience problems with odours, as well as insects
- Tankers and other water company vehicles may also be disruptive

SEWER FLOODING

- Is the property at risk of internal flooding?
- Occurs when sewers are overwhelmed by heavy rainfall, due to a permanent problem, such as small diameter or flat gradient
- Water companies are required to maintain a register of properties at risk of flooding once every ten years
 - This risk register is not fixed – properties are added and removed all the time
 - Following the Private Sewer Transfer, many inadequate formerly private sewers are now public, so the size of the register will grow over the next few years
- Where a public sewer is prone to flooding, the CON29DW includes a bespoke report detailing proposed actions to reduce or remove the risk

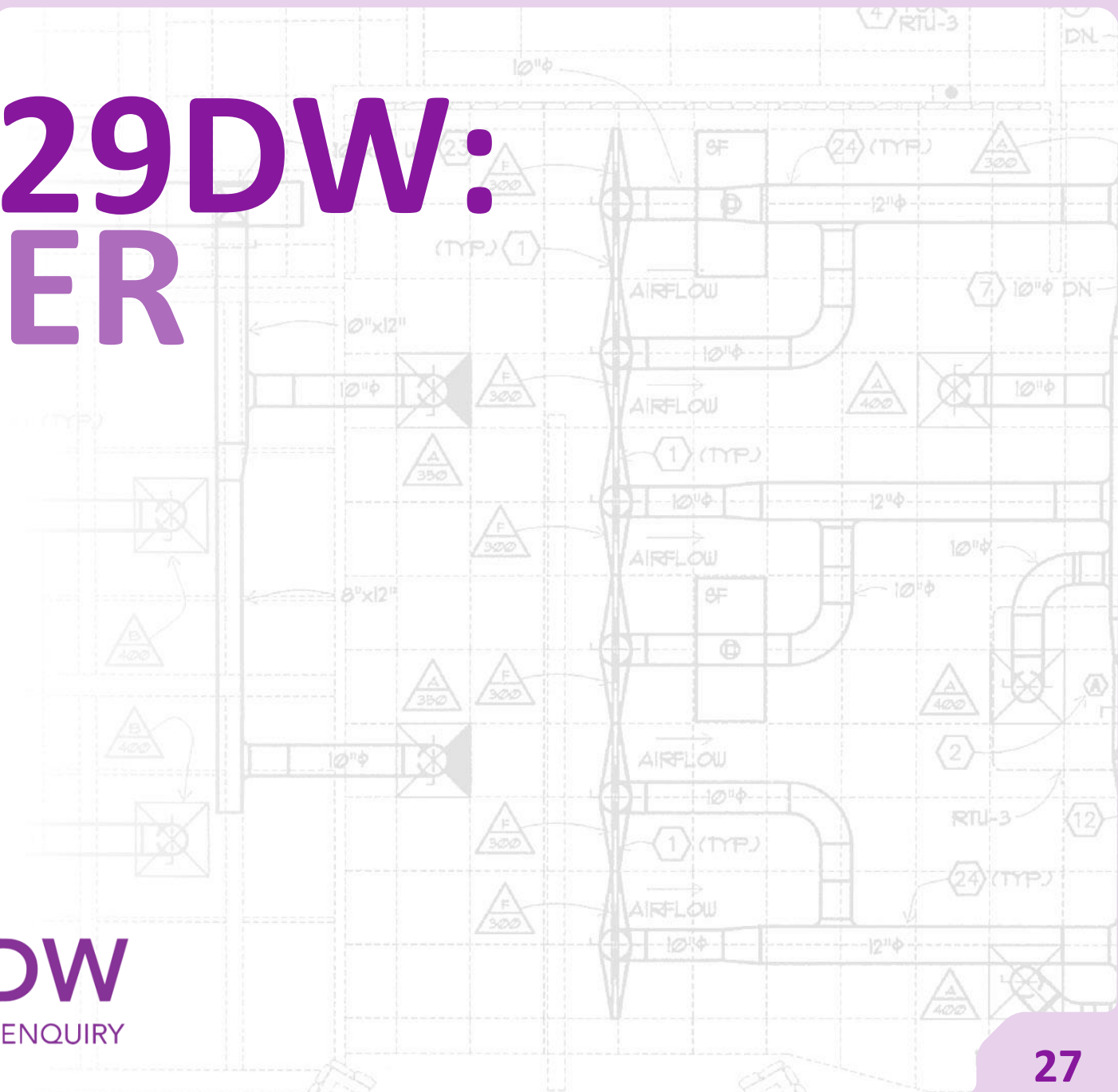
SUSTAINABLE DRAINAGE SYSTEMS

- Sustainable Drainage Systems (SuDS) provide alternative methods for the disposal of rainwater, such as balancing ponds and permeable paving
- DEFRA has been working towards including SuDS in new developments for some time, under the Flood and Water Management Act (2010)
- Controversy over who would maintain and charge for these services, with no single solution in place
- Since April 2015, major developments – defined as 10 properties or more – must use SuDS, unless demonstrated to be inappropriate
- Water and Sewerage Companies are currently exploring the idea of adopting SuDS features themselves



CON29DW: WATER

CON29DW
DRAINAGE AND WATER ENQUIRY



WATER SUPPLY: MAIN TO FRONTAGE



Key

Water main (public):



Communication pipe (public):



Supply pipe (private):



Stopcock:



- This is the typical situation with urban properties
- Water companies retain responsibility for pipework up to the stopcock, typically at the property boundary

WATER SUPPLY: NO MAIN TO FRONTAGE



Key

Water main (public):



Communication pipe (public):



Supply pipe (private):

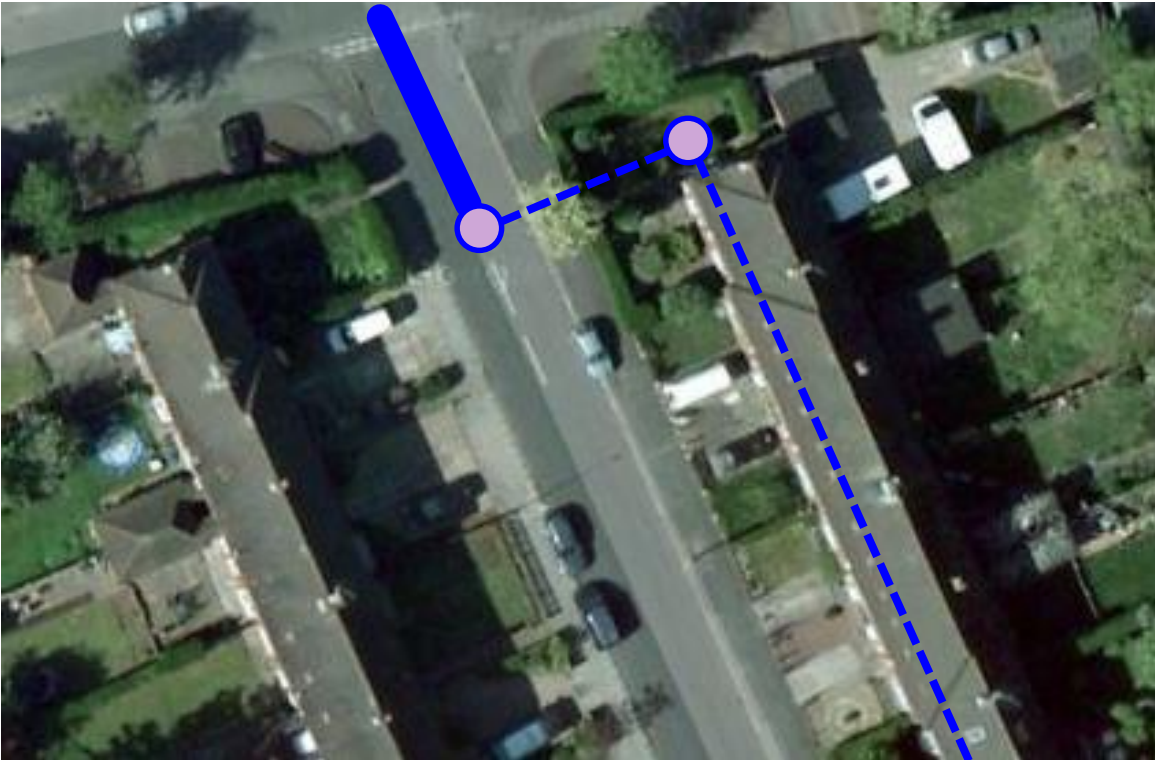


Stopcock:



- Less common, sometimes properties may not have a public main outside their property
- In these circumstances, all pipework beyond the public main will be the homeowner's responsibility
- This can include pipework located in the public highway

WATER SUPPLY: SHARED SUPPLY



Key

Water main (public):



Communication pipe (public):



Supply pipe (private):



Stopcock:



- In this situation, a row of houses are fed off a single, private supply
- This can affect water pressure, depending on usage in the other properties
- Also, with the stopcock located in the first property, turning off their supply will affect all properties in the run

WATER SUPPLY: MAIN TO GABLE



Key

Water main (public):



Communication pipe (public):



Supply pipe (private):

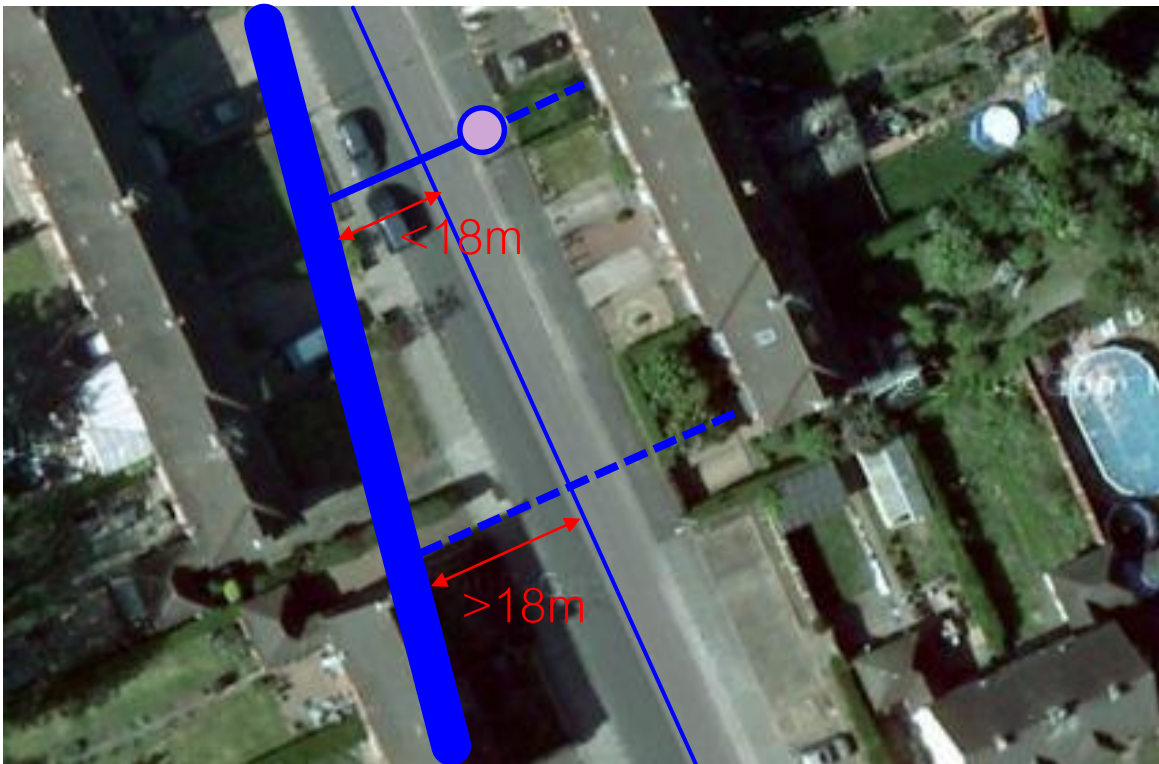


Stopcock:



- In this situation, a private supply pipe passes through a neighbouring property
- Homeowners do not have automatic access to neighbouring land, and can therefore experience difficulty accessing their pipes for repair

WATER SUPPLY: MAIN IN PRIVATE LAND



Key

Water main (public):



Communication pipe (public):



Supply pipe (private):



Stopcock:



- This is known as the 18 metre rule – WIA S159
- If the main is within 18m of the centre of the highway, the lateral pipe, up to the property boundary will be public, as normal
- If however, it is more than 18m, the entire supply pipe will be private

LOW WATER PRESSURE

- OFWAT rules state that water companies “must maintain a minimum pressure in the communication pipe of seven metres static head (0.7 bar)”
- Water pressure can be affected by the altitude of properties, demand on the system, inadequate pumping facilities, inadequate water mains and leaks.
- The number of properties is decreasing all the time. In 1991 the figure stood at 380,000. By 2008 it was just under 5,000.
- Where a property is at risk, the CON29DW includes a bespoke report detailing proposed actions to reduce or remove the risk

WATER HARDNESS

- This is a recent addition to the CON29DW, replacing the questions on water quality and water standards
- Unlike water quality, problems with water hardness are more common, with more noticeable effects for homeowners
- The most obvious consequence of hard water is a build up of limescale around taps and household appliances such as kettles and washing machines
- Hardness comes from naturally occurring calcium and magnesium mineral salts which are dissolved from the rocks through which rain water flows
- Although hard water is more common in chalk and limestone areas, as water companies move water around their network, geographical location may not be a reliable indicator
- Hardness is expressed as the equivalent amount of calcium carbonate in parts per million (mg/l).

CON29DW: CHARGING



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DRAINAGE AND WATER ENQUIRY

BASIS OF CHARGING

- The CON29DW informs you whether a property is billed on a measured or unmeasured basis
- Unmeasured applies to pre 1991 properties, and is based on the rateable value of the property
- Properties built from 1991 onwards are fitted with water meters
- These are also installed on request from homeowners, who can revert back within a certain time period
- Water companies have the right to install a meter on change of occupation, and to insist that properties fitted with a meter are billed on that basis



On the rare occasions a meter can't be fitted, properties can be billed on assessed volume

BORDER AREAS

- Severn Trent shares borders with several other water companies
- Boundaries for water supply and drainage are not identical
- Therefore, in border areas, different companies may provide different services
- Within the Severn Trent region, there are also some regional water companies operating, most notably South Staffordshire Water
- Companies are sometimes responsible for sewage disposal outside their area, as with Severn Trent's venture in Aldershot
- In border areas, the CON29DW will be provided by the company responsible for drainage



THE CON29DW FLOOD+

- The **CON29DW Flood+** is a brand new search developed by Severn Trent Searches in partnership with Landmark
- The search contains all 25 questions from the CON29DW, covering the four existing areas – maps, drainage, water supply and charging
- In addition, there is a new section containing five new questions regarding flooding. These cover:
 - ✓ Whether the property is at risk from river, coastal, surface water or groundwater flooding
 - ✓ Flood defences in the vicinity of the property
 - ✓ Insurance claims for flooding
- Completely redesigned, more modern search
- “Client care letters” included as standard, explaining any potential issues with the property

CON29DW

DRAINAGE AND WATER ENQUIRY

FLOOD+

SEVERN TRENT SEARCHES

BEVERN TRENT

Property Address

10 SAMPLE STREET

Order Date

Friday, 1 July 2016

SAMPLE CITY

SC1 1SC

Order No

#####

Customer Ref

Sample Flood+

SUMMARY

Drainage and Water

The drainage and water enquiry does not show anything abnormal for a residential property, which would be a cause for concern. The property is connected to the mains water supply and public sewers, and is not recorded as being at risk of internal flooding due to overloaded public sewers. The property has not been identified as at risk of receiving low water pressure or flow. Water quality analyses for the water supply zone in which the property is situated, has not the prescribed standards.

We recommend that you read the full report and guidance notes to ensure you are fully informed about drainage and water at the property.

Flood

Landmark have provided flood information for the property. The flood risk from rivers and the sea within 25m of the property has not been identified. The risk of surface water flooding within 25m of the property is high, and the property's susceptibility to potential ground water flooding is low.

The insurance claim rating for the property is low.

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

We recommend that you read the full report and guidance notes to ensure you are fully informed about flooding at the property.

Drainage and Water

Typical

Flood

Uncommon

A CLIENT CARE LETTER is located at the back of the report

0115 971 3550

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QUESTIONS

31 July 2015

10 Sample Street, Sample City, SC1 1SC

Is a copy of an extract from the public

✓

Is a sewer map included in which the location of the property

Map Provided

Is a copy of an extract from the map of

✓

Is a map of waterworks included in which the location of the

Map Provided

Guidance Notes

Plots that are shown on the map of waterworks as water mains, resource mains or discharge pipes are defined as those for which Severn Trent Water holds statutory responsibility under the Water Industry Act 1989. Details of other water supply, resource mains or discharge pipes may be shown on the plan, but are not included in the map of waterworks and are not included in the public water supply map. The map of waterworks does not show details of these. These may cross 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 respective repair or renewal. The extent of the map of waterworks should extend to 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.

Question 2.1

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

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

Yes

Guidance Notes

The connection status of the property is based on information held on the billing records by the responsible water company. Sewerage Undertakers are not responsible for any private drains and private sewers that do not connect the property to the public sewerage system, and do not hold details of these. The property owner and tenant have site 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 but does not connect into the public sewerage system, there may pass through front gardens of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their respective repair or renewal.

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CONTACT DETAILS

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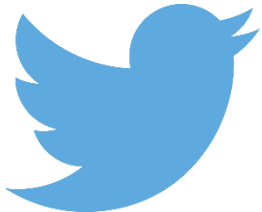
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CON29DW

DRAINAGE AND WATER ENQUIRY

**DO YOU HAVE
ANY QUESTIONS?**

SEVERN
TRENT