

WELCOME

SEVERN TRENT
SEARCHES

a part of

SEVERN
TRENT



Land
Registry





Severn Trent Property Searches
4 October 2016
Jamie Winch

Local Land Charges Programme



Local Land Charges

Vision

The LLC Programme will deliver a single LLC register for England, implementing the powers granted to Land Registry under the Infrastructure Act 2015



Land Registry

Your land and property rights:
guaranteed and protected

We give assurance

We guarantee our services and provide confidence to the property market

We have integrity

We value honesty, trust and doing the right thing in the right way

We drive innovation

We are forward thinking, embrace change and are continually improving our processes

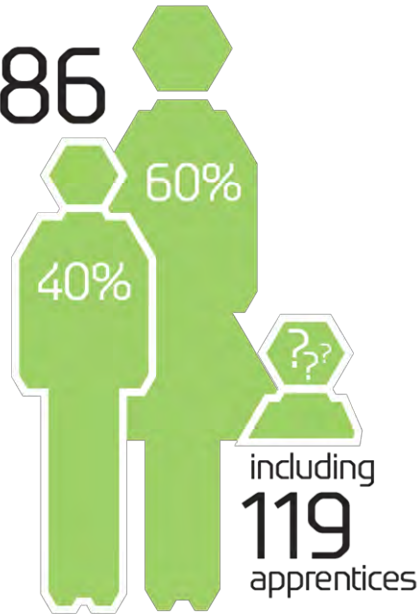
We are professional

We value and grow our knowledge and professional expertise



Number of employees at
31 March

4,486



Average full-time
equivalent 4,035

Customer satisfaction score in 2015/16

94%



Total number of applications for
services

Total 30,020,012

Electronic 28,224,225 94%



Number of awards



for **diversity** (Employers Network for Equality and Inclusion), **MapSearch** (Civil Service Digital Award) and **Lean** (Institute for Continuous Improvement in Public Services)

Registered titles

24.5 million



Registered land

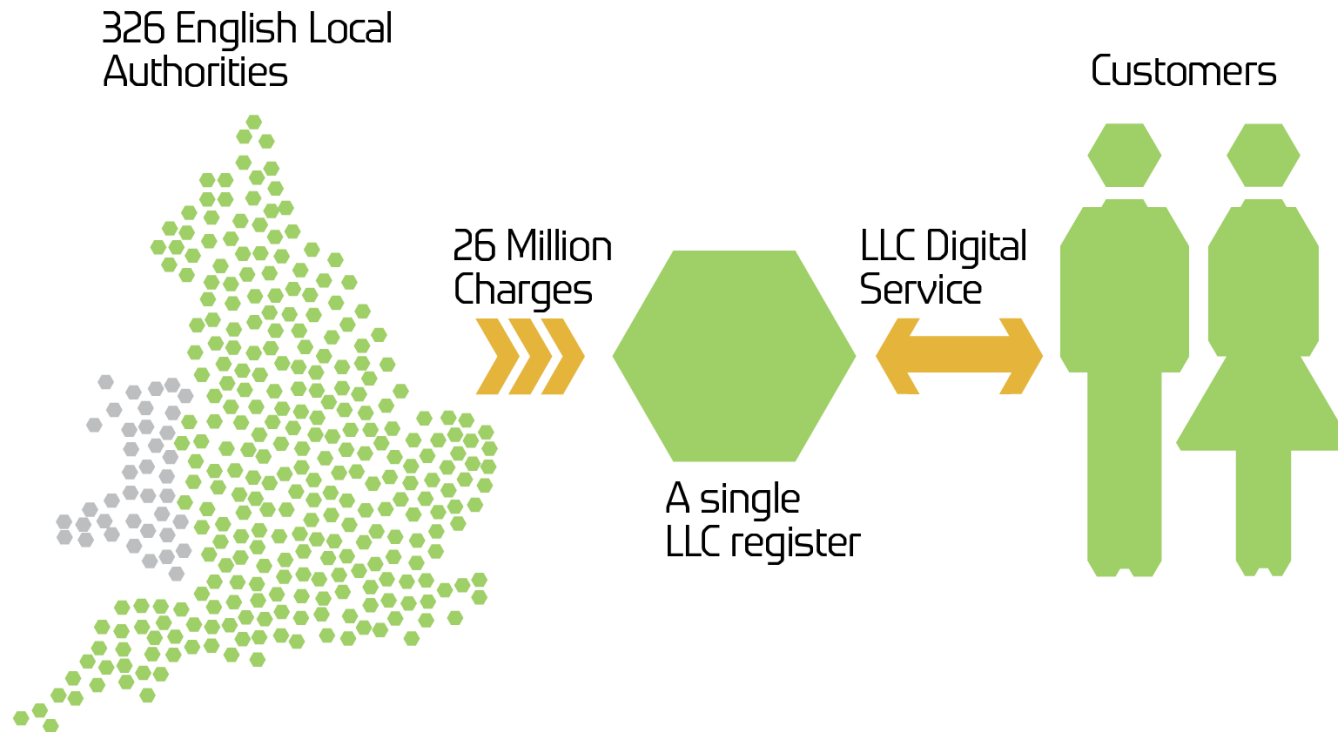
87.9%

Of 15.4m hectares in England and Wales



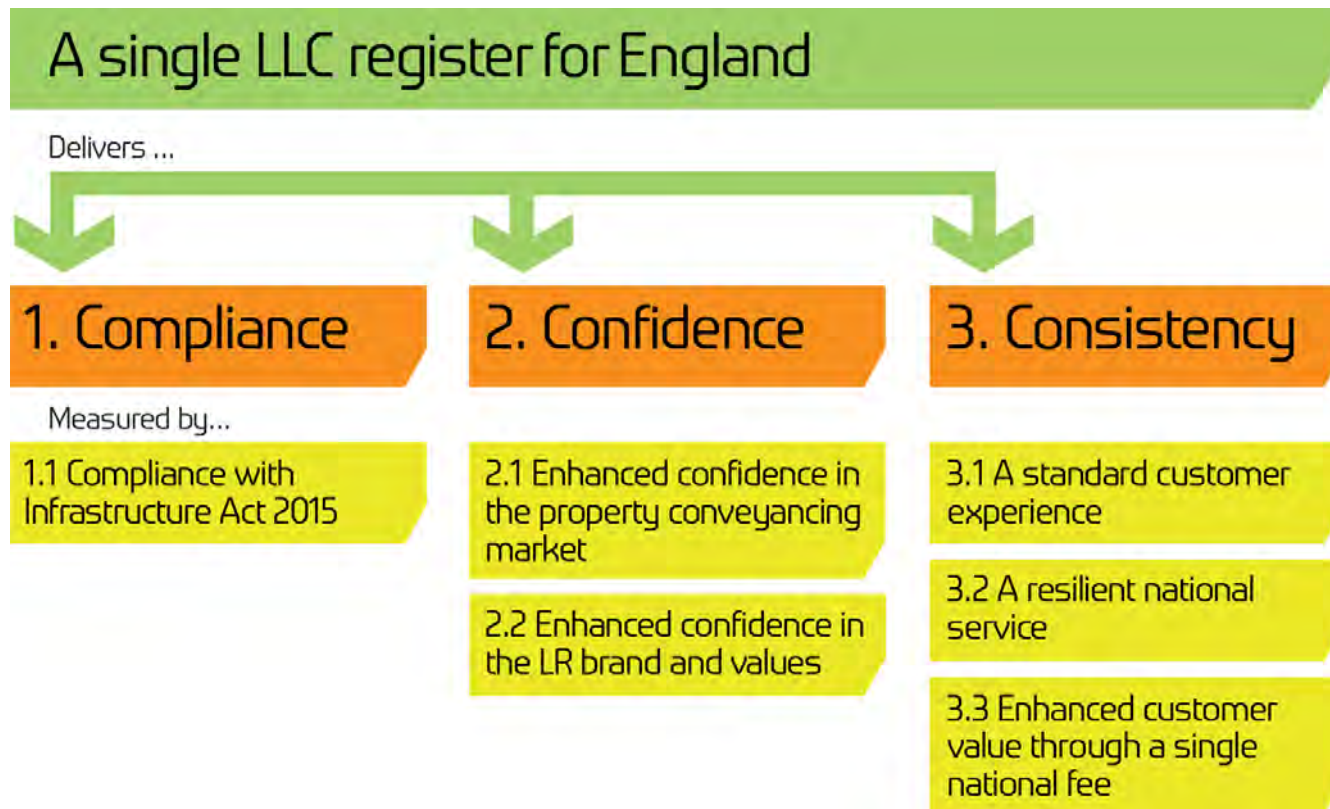


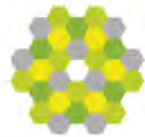
What is the scale of change?





Benefits



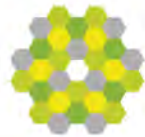


Indicative timeline

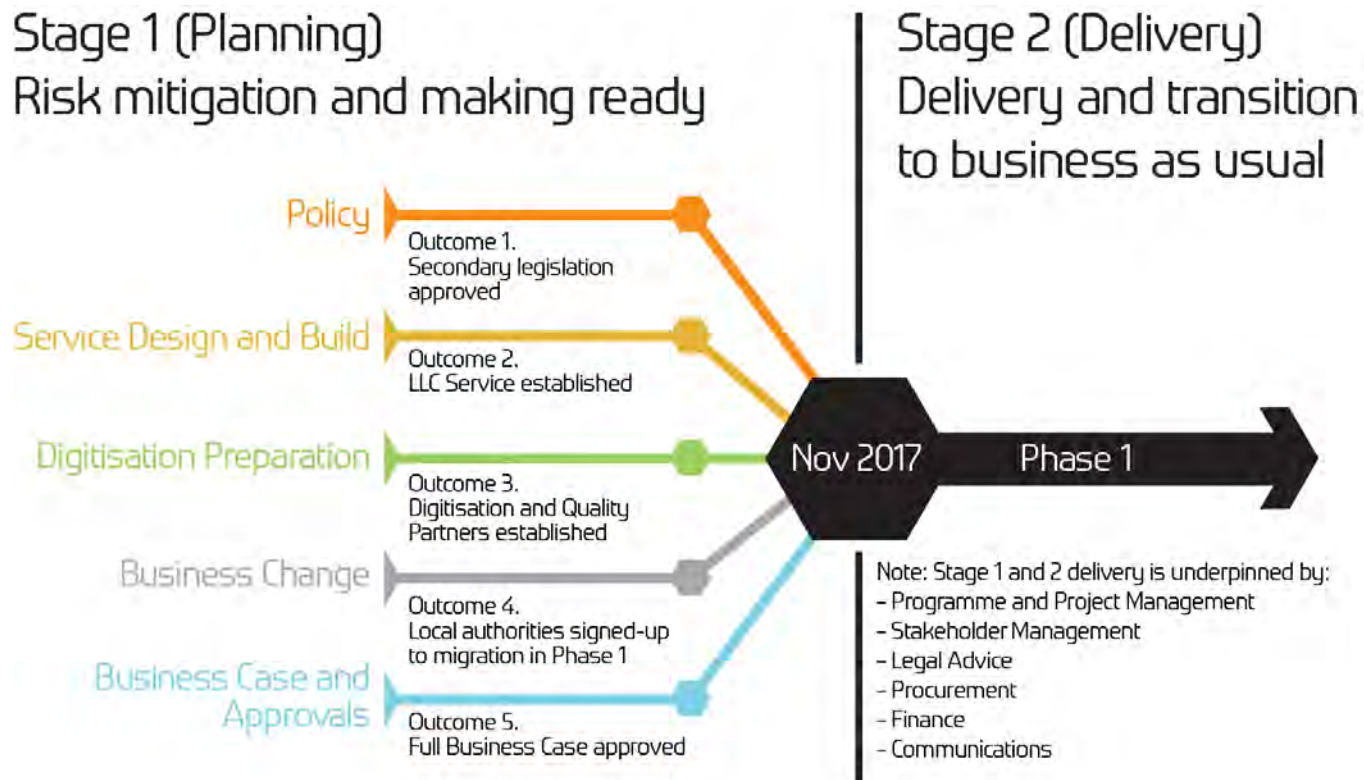
Stage 1 (Planning)
Risk mitigation and
making ready

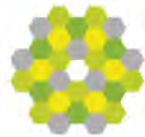
Stage 2 (Delivery)
Delivery and transition to BAU





Stage 1 outcomes





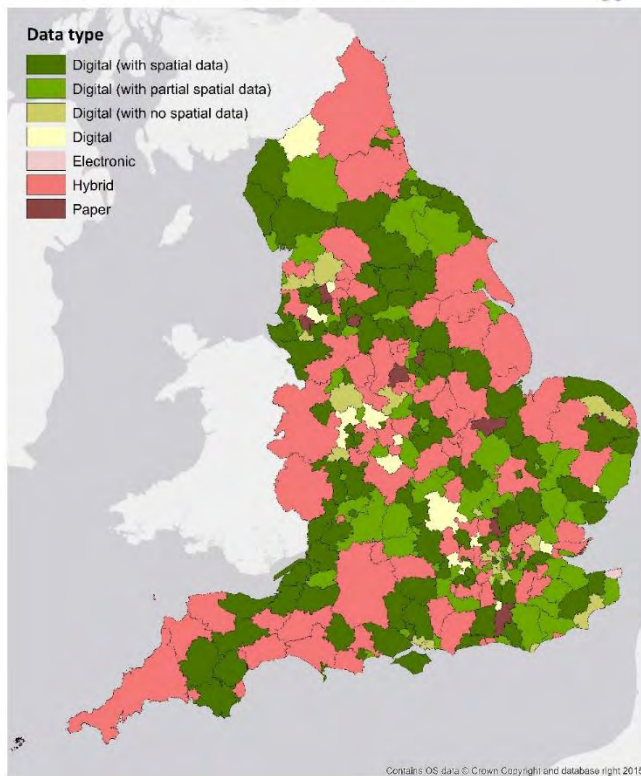
Who are our stakeholders?



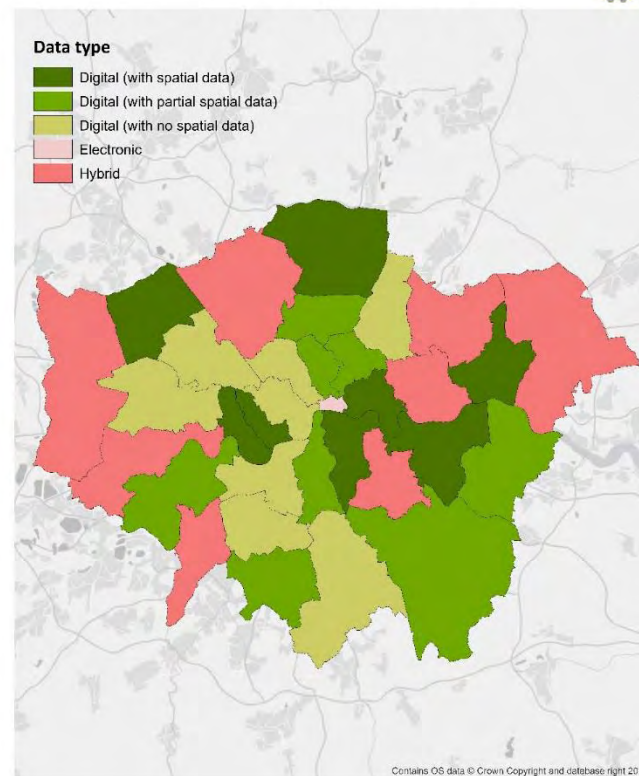


LLC Data Types

Local Land Charges - Data Types by District

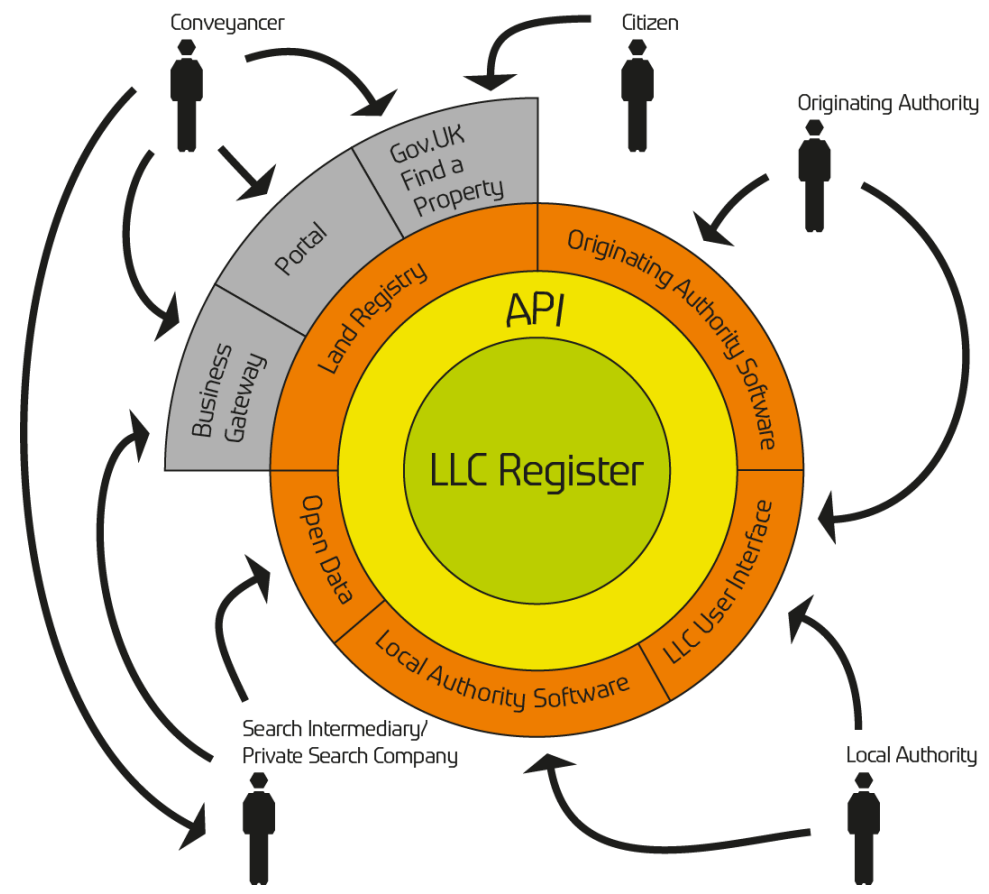


Local Land Charges - Data Types in London



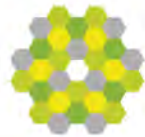


The LLC Service





Business e-Services



Portal Homepage

My Portal Home

Information Services

- Request Official copies
- Official Search of Whole with Priority
- Official Search of Part with Priority
- Official Search of Whole without Priority
- MapSearch *** FREE ***
- Application Enquiry *** FREE *****
- Search of the Index Map
- Home Rights Search
- Outline Application
- ENDs Enquiry
- Search of the Index of Relating Franchises and Manors
- Enquiry by Property Description - Title View
- Register View - pdf
- Register View - html
- Title Plan View
- Document View

Land Charges Services



This is your account home page, where you can access all of your services.

Today's date: 17 February 2016

Your role is eConveyancer Edit, Submit and eDRS.


You last logged in on 17 February 2016 13:37:05 GMT

If these details are incorrect, please log out and contact us.

Service hours

[Service availability and planned maintenance](#)

Fair processing

[Use of information for fraud prevention and protection of public funds](#) 

Notifications

There are no new messages since you last logged in.

[PDF downloads](#) - no new items to be viewed.

To be notified when your applications are complete and you have new PDF downloads available. Activate your notification feed in [notifications](#).

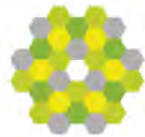
Current despatch details

Despatch address: 136066
HALIFAX

Any postal search results, official copies etc ordered through business e-services will be sent to this address unless this address is changed. See Administrative services.

Direct debit

All charges incurred will be charged to the default Variable Direct Debit (Key # 6113328) unless this is changed. See Administrative services.



Application List View

Application Enquiry ?

Application list

Enquiry time: 17 FEB 2016 at 14:18:25

Title Number: AGL117262 [New enquiry](#)

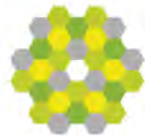
[Discharge Activity](#) [Printer-friendly version](#)

Dispositional First Lease, 10 APR 2012 6 Somerset Street, Stretmere. Customer Reference: 29/91/H1692/1	New Title: AGL253672	Show details
Dispositional First Lease, 10 APR 2012 25 Somerset Street, Stretmere. Customer Reference: 29/91/R1448/1	New Title: AGL253647	Show details
Dispositional First Lease, 10 APR 2012 48 Somerset Street, Stretmere. Customer Reference: 29/91/V1146/1	New Title: AGL253630	Show details
Dispositional First Lease, 10 APR 2012 53 Somerset Street, Stretmere. Customer Reference: 29/91/S1968/1	New Title: AGL253604	Show details

My Portal Home

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- Register View - pdf
- Register View - html
- Title Plan View



Title Details Screen

My Portal Home

Information Services

- Request Official copies
- Official Search of Whole with Priority
- Official Search of Part with Priority
- Official Search of Whole without Priority
- MapSearch *** FREE ***

Application Enquiry * FREE *****

- Search of the Index Map
- Home Rights Search
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- Register View - html
- Title Plan View
- Document View

Land Charges Services

Document Registration Service

Network Services

General Facilities

Administrative Services

Application details

Enquiry time: 17 FEB 2016 at 14:33:21

Dispositional First Lease, 05 FEB 2016

[GR541236](#) (New Title)

[GR518864](#) (Parent Title)

[GR519500](#) (Parent Title)

[GR519510](#) (Parent Title)

[GR519520](#) (Parent Title)

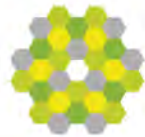
[GR519530](#) (Parent Title) and others

[New enquiry](#)

[Save as PDF](#)

[Still Need To Contact Us?](#)

Land Registry Reference:	FB84234
Application Type:	Dispositional First Lease
Priority Date:	05 Feb 2016
Priority Time:	07:32:08
Property Description:	No property description recorded for this application
Lodged By:	ACCUHIP LTD DD ACCOUNT 5 CORONATION STREET ELLAND HX5 0DF
Customer Reference:	testcase08094
Application Received By:	Business Gateway
Processing Office:	Gloucester Office
Application Progress:	Delayed Prior Pending Application(s) Notice(s) issued on 05 Feb 2015 Expires on 05 Mar 2016 Requisition(s) issued on 06 Feb 2016 Site Survey requested on 06 Feb 2016 Warning of Cancellation issued on 17 Feb 2016



e-DRS

https://eservices.landregistry.gov.uk/www/wps/my... Registration Service - Land R...

Document Registration

Required fields are marked by *

Reference

* Your reference:

Title numbers

* Title number:

Title number	Property	Remove
K1	11 Beechcroft Avenue, Bexleyheath (DA7 6QR)	<input type="button" value="Remove"/>
K2	68 Appledore Avenue, Bexleyheath (DA7 6QH)	<input type="button" value="Remove"/>

Attach the application forms and supporting documents

Attach any further applications or supporting documents from the drop-down list below:

* Application / document:

MD Ref: Charge date: (dd/mm/yyyy)

* File location:

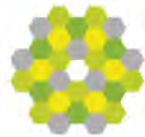
* Certification:

- I/We certify this attachment is a true copy of the original document
- I/We certify this attachment is a true copy of a document which is certified by a conveyancer to be a true copy of the original
- This attachment is an uncertified copy

Attachment	Certification	File	Remove
AP1 Application to change the register	Certified	AP1.pdf	<input type="button" value="Remove"/>

Notes

Enter any information relating to your application:



e-Despatch

The screenshot shows a web browser window with the URL <https://eservices.landregistry.gov.uk/www/wps/my>. The page title is "Land Registry" and the breadcrumb is "Business e-services". The main content area is titled "PDF Downloads" and includes a search section with the following elements:

- Select download category:** A red box highlights this text. Below it are radio buttons for "My downloads", "Business Unit downloads", "Postal application downloads", and "Another user's downloads". A dropdown menu is set to "Ackerman, Glendon".
- View downloads:** A section with instructions on how to view downloads for the selected category. It includes three buttons: "View all downloads", "View new downloads", and "View previously viewed downloads".
- Search:** Two search boxes are present. The first is labeled "Title number" (highlighted with a red box) and the second is labeled "Customer reference" (highlighted with a red box). Each has a "Search" button.
- Notifications:** A section at the bottom stating "You can receive notification of your new PDF downloads by RSS feed. Activate your feed now in [Notifications](#)."

A left-hand navigation menu is visible, with "PDF Downloads" highlighted under the "General Facilities" section.



Future Enhancements

Introduce an online AP1

Investigate possibility of portal calculating fees automatically

Notify portal users by email when new downloads are available

Give consideration to all other potential upgrades to portal as there is user appetite for them

Develop a Correspondence Download Area but retain the direct email notification

Have more document types available via the portal

Make FR1 application available via the portal

Consider introducing a list of most commonly used attachments for users to select from when making a new application

Introduce the option of a single PDF for receiving Register, Title Plan and accompanying documents in addition to the separate documents

Add additional Search by filters to the download area

Consider increasing the file size limit to at least 20mb



Your land and property rights:
guaranteed and protected

We give assurance

We have integrity

We drive innovation

We are professional

gov.uk/land-registry





ENVIRONMENTAL REPORTS

Are environmental reports putting your
clients at risk?

Geoff Offen

MANAGING DIRECTOR AT FUTURE CLIMATE INFO

October 2016

Today's Agenda



Today's market and the risks to your firm



Due diligence drivers



Is all the information relevant?



How to pick the right product

Today's Market - Claims

- Highest claims rate is in conveyancing
- Searches are a part of PII claims
- Follow Law Society guidance on environmental searches to help avoid claims
- Plethora of different search products available – some confusion over what each search contains



Today's Market - Pressures

Now

- High claims rates
- Outcomes Focussed Regulation
- Conveyancing Quality Schemes
- Alternative Business Structures

Future

- More deregulation to come
- Increased competition
- Slicker systems
- Better consumer information



Today's Market – Online Shopping

- Buyers and sellers can now shop online
- Using price comparison-style sites
- Commoditisation of services
- Conveyancing at fixed prices, not normally value based
- Fees are typically £500 - £1,500 (including VAT)



Impacts

- More pressure on you in terms of:
 - Time, Process, and Cost of disbursements
 - Understanding the products you are using

What happens if

- You don't make a search at all?
- The search is missing something?
- You misinterpret the search?
- The end client is left to interpret the search?

Due Diligence Drivers

- Common practice to get an environmental search
- Best Practice to get an environmental search – professional guidance
- Real flooding, contaminated land, and ground stability cases
- Real impacts on quiet enjoyment, saleability and value
- Emerging issues such as Fracking, HS2, wind farms – people want to know

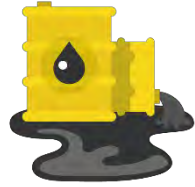


- **Professional** guidance on flood
- **Professional** guidance on contaminated land
- **No professional** guidance on ground stability
- **No professional** guidance on fracking, etc.



Due Diligence Drivers – Law Society

Contaminated Land



- Practice note (Dec 14)
- CON 29 search?
 - There is no contamination
 - **The site has not been inspected**
 - **No conclusion about the site has yet been reached**, even if a site inspection has finished

Flood



- Practice note (Feb 16)
 - Flood affects mortgageability, insurability, saleability and value
 - Good practice, oversight compliance
 - Consider **which flood search**
 - **Checking flood insurance terms**
 - Considering advice from a specialist

Environmental Data

ENVIRONMENTAL analyses the impacts from key risks including: nearby Artificial Ground, Contaminated Land Insurability, Contaminated Land Register Entries and Notices, Current Industrial Land Uses, Environmental Permits, Petrol Stations, Landfill Sites Past and Present, Telecommunications Transmitters, Potentially Contaminated Land from Past Industrial Land Uses, Pollution Incidents, Potentially In-Filled Land, Pylons and Electricity Lines, Radon Gas, Regulated Environmental Processes, and Surface Dangers or Hazards.



Different data, different replies:

- Potentially contaminated land – ‘Further action’
- Pylons and electricity lines – ‘Pass with Advisory’ to get information on EMF’s
- Radon gas – ‘Pass with Advisory’ individual property test needed

Environmental

Flood

Ground Stability

Energy & Infrastructure

Contaminated Land Risk - ITV News June 2016

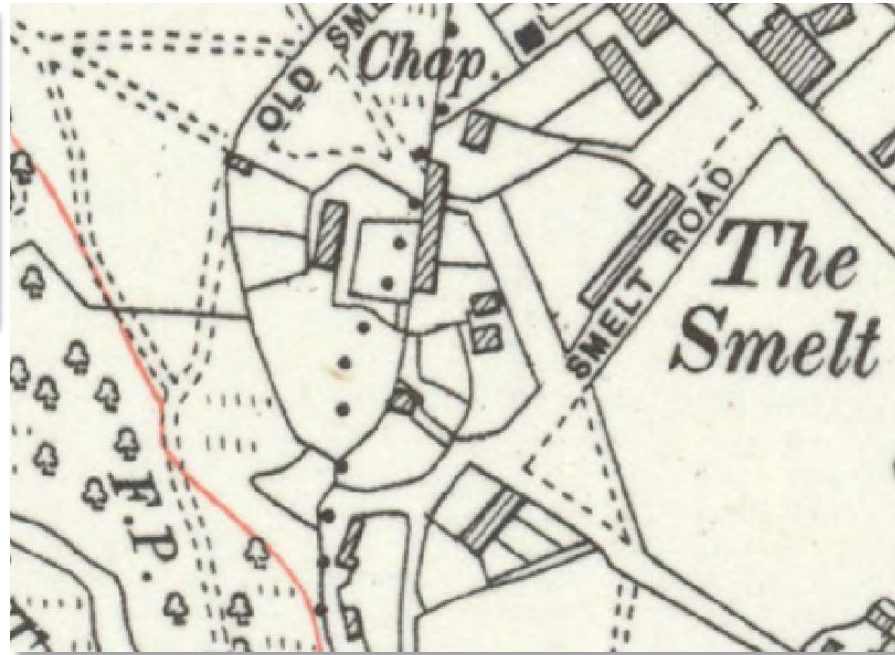
- Local authorities have no budget to investigate contamination
- Funding reduced to £0.5M in 2014 and phased out April 2017
 - Approximately 300,000 hectares of soil across the country are affected by legacy contamination
 - Danger that contaminated sites are being left unidentified with consequential public health impacts
 - Relying on the planning system to clean up contaminated land may be fine in areas with high land values, but it means that contamination in poorer areas will go untreated

Recent Contaminated Land Case Study - Wrexham

18 properties received a contaminated land notice



Very early lead mining nearby



The old maps indicate lead smelting

Potentially Infilled Land?



Environmental

Flood

Ground Stability

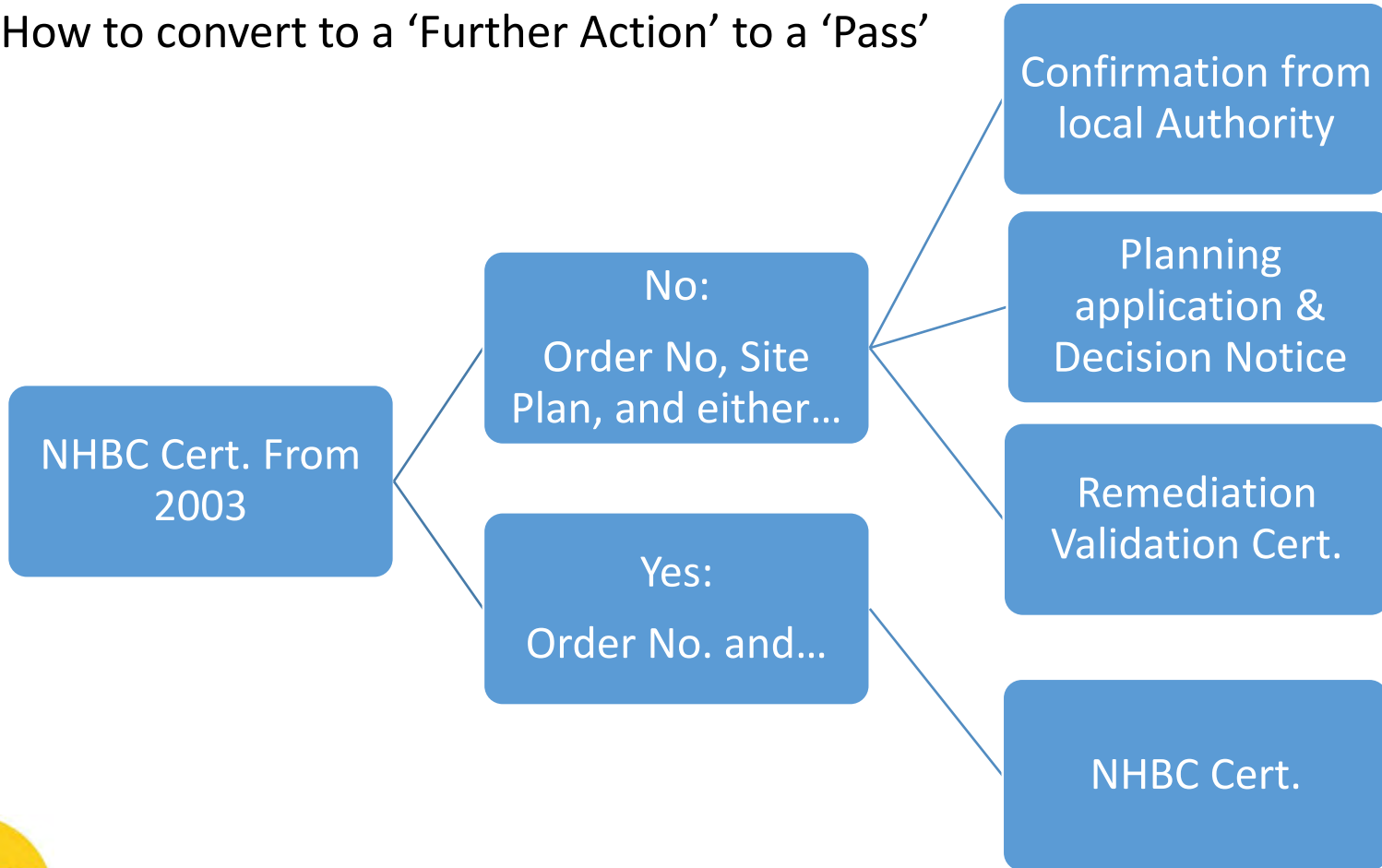
Energy &
Infrastructure

Further Actions?

- You may need to make more specific enquiries to ascertain the true nature of contamination on a site
- If it appears that contamination is an issue, the Law Society Practice Note recommends;
 - advising of the consequences of acquiring interests in contaminated land and the potential liability for contamination and to have to comply with a remediation notice
 - advising of the steps that can be taken to assess the risks

Converting to a 'Pass'

How to convert to a 'Further Action' to a 'Pass'



FCI reduce 'Further Actions'

- Accurate boundary search using Land Registry data
- Triggered only on relevant data
- Tight data-specific reporting distances
- Self learning system, once investigated and 'Passed' the system remembers
- Self learning can be applied to a whole development, given the right information

Contaminated Land Insurance

- Insurance policy is already included by FCI
- In every FCI 'Passed' report (and converted)
- £100,000 cover for 6 years
- Buyer and lender protected
- Different from a 'voluntary contribution'
- Additional insurance options available

FLOOD analyses the impacts from the key risks listed by the Law Society including: Flooding from Rivers, The Sea, and Surface Water Flooding, Groundwater Flooding Susceptibility, Historic Flooding, Flood Insurability, Flood Storage Areas, and nearby Surface Water Features.



Groundwater?

- British Geological Survey
- Jeremy Benn Associates
- ESI

River and Sea?

- Environment Agency
- Jeremy Benn Associates

Insurability?

- Jeremy Benn Associates
- Crawford's?

Surface Water?

- Jeremy Benn Associates



Full risk assessment - Complete data - No upselling

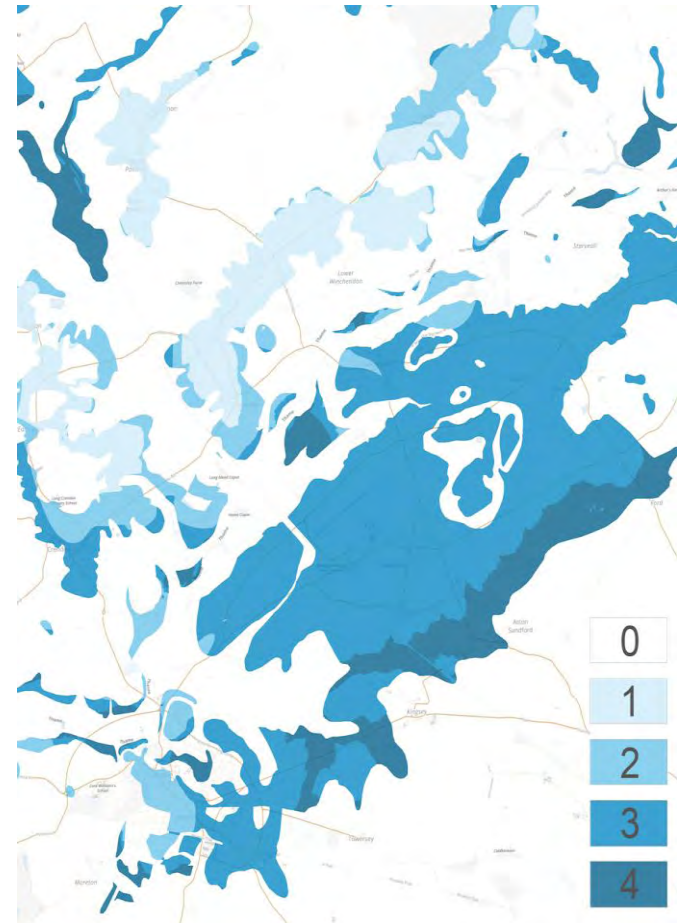
Flood Data- Introducing 5m Groundwater Data

An FCI market first:

- Far greater level of detail than before
- Property specific groundwater flood risk reporting
- Covers risks from all aquifers
- 5 metre resolution hazard grid, using a ‘traffic-light’ system.

Flood insurance (and Flood Re) may not include “rising” groundwater, flood has to be “abnormal”

If there is a risk it is advisable to check the insurance cover



Environmental

Flood

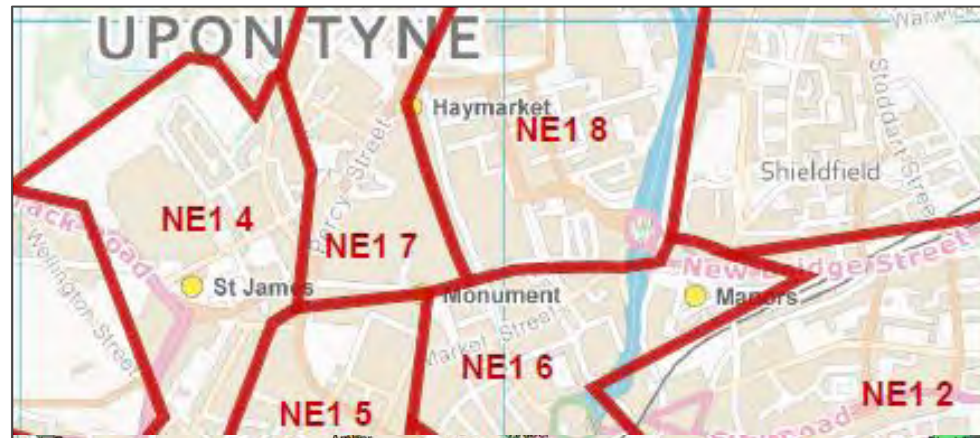
Ground Stability

Energy & Infrastructure

Full risk assessment - Complete data - No upselling

Flood Insurability

- An overall rating covering 2,500 properties based on insurance claims ...
- ... or a 5 metre resolution Floodability rating used by 85% of insurers?



JBA Floodability Rating

Likelihood of flooding

Rating	Explanation
No Colour	Very Low
Green	Low
Amber	Moderate
Red	Moderate to High
Black 1	High
Black 2	Very High

- JBA Floodability data indicates the overall likelihood of flooding occurring based on their comprehensive flood risk maps used by 85% of insurers
- Where a higher rating is indicated further investigation into flood risk is advisable
- Locations rating Black 1 (High) and Black 2 (Very High) are more likely to correlate to a property being ceded into Flood Re by a participating insurer

Reducing Flood Further Actions

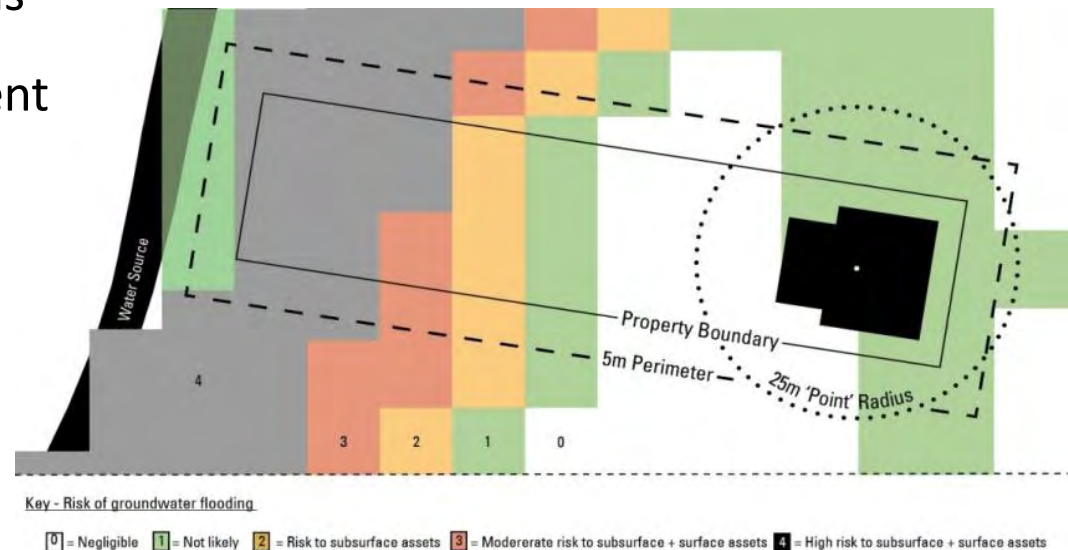
- Use a search that minimises further actions
 - Searches on the land registry boundary
 - Takes into account the reliability and accuracy of the different datasets
 - Self learning system, takes into account any notified measures taken to mitigate flooding

Flood Search Limitations

- Remember, a flood search is a “desk top” search based on sophisticated risk modelling by leading authorities
- It should be the best information from the best sources, for the least money
- But the climate sometimes proves everyone wrong....
- Client still has the options of an on site flood risk assessment and/or a flood protection survey

What sets us apart on Flood?

- **One search**, with complete and up to date flood risk information
- **Insurability risk data** ideally from JBA
- **5m Groundwater risk data**
- **The area of the search is the property boundary** as opposed to a point and radius
- Flood risk assessment across all the risks
- Practical next steps advice



- Not-for-profit flood insurance scheme April 2016
- Some 350,000 homes may benefit
- Affordable flood insurance for at-risk homeowners at a set price
- For household premises up to 3 residential units
- Other exclusions
- www.floodre.co.uk/eligibility
- <http://www.lawsociety.org.uk/support-services/advice/practice-notes/flood-risk/>

Eligible To Be Ceded

Farmhouse Dwellings and Cottages (where the insurer can split out the dwelling element)

Bed and Breakfast - paying council tax and insured under a home insurance contract

Mobile homes for 'buy to let' (if personally owned)

Home Workers

Individual Leaseholders protecting own dwelling

Leasehold blocks containing three units or fewer, and the freeholder lives in the block

Residential 'buy to let' (meets criteria 1-6 inclusive)

Tenant's / Individual's Contents (even in large block/flats not eligible for buildings cover)

Holiday / Second Homes

[Some light reading:](http://www.lawsociety.org.uk/support-services/advice/practice-notes/flood-risk/)

<http://www.lawsociety.org.uk/support-services/advice/practice-notes/flood-risk/>

Not Eligible

Farm Outbuildings (not included in the definition of a dwelling)

Bed and Breakfast - paying business rates

Static Caravan Site Owners (for commercial gain)

Company Houses / Flats

Freeholders / Leaseholders insuring blocks/large numbers of properties for commercial gain

Leasehold blocks (any size) where the insurance contract is in the name of a management company

Residential 'buy to let' where the owner (and policy holder) does not live at the premises

Blocks of Residential Flats

Multi-use under Commercial or Private Ownership

Other Owned / Insured:

- Social Housing Properties
- Housing Association's Residential Properties
- Contingent Buildings Policies (e.g. held by banks)

Environmental

Flood

Ground Stability

Energy & Infrastructure

Flood Re is only for 25 years

- After that there'll be 'risk reflective pricing'
- Not a complete or permanent solution
- In the interim **homeowners**, local authorities and the government have to try to mitigate the effects of flooding

Ground Stability Module

Environmental

Flood

Ground Stability

Energy & Infrastructure

GROUND STABILITY analyses the impacts from key risks including: Ball Clay Mining Areas, Brine Compensation Areas, China Clay Mining Areas, Coal Mining Areas, Geohazards such as Clay Shrinkage, Landslips, Landslides and Sink Holes, Limestone Mining Areas, Past Mining Hazards in Minerals other than coal, Modified Ground, Natural Cavities, Potentially In-filled Land and Tin Mining Areas.



Impacts

- Collapse?
- Subsidence?
- Gas?

Causes

- Mine entrances
- Shallow mining
- Surface mining
- Sinkholes
- Ground movement



Collapse of four garages into subsidence hollow caused by the dissolution of gypsum at Ripon, North Yorkshire, 1997.

© British Geological Survey

Full risk assessment - Complete data - No upselling



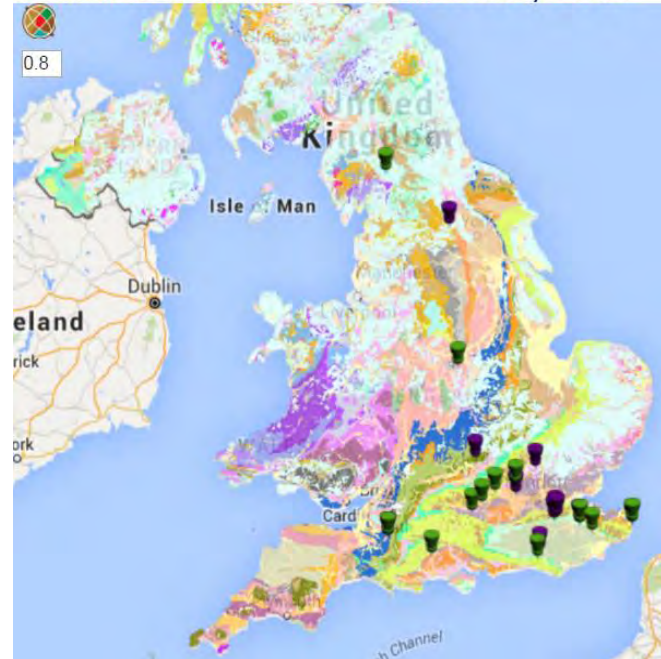
Ground Stability Data

- How frequent?
 - Climate change
 - Increased rainfall
 - Increased sinkholes
- December 13 / January 14 worst weather for 248 years
- More than 20 sinkholes Feb 14
- Desmond, Eva, Frank 2015?

Ground Stability Actions?

- Sinkholes risk area? – flag to the buildings surveyor
- Shrink well risk area? – flag to the buildings surveyor

Sinkholes that occurred in February 2014



© British Geological Survey

Environmental

Flood

Ground Stability

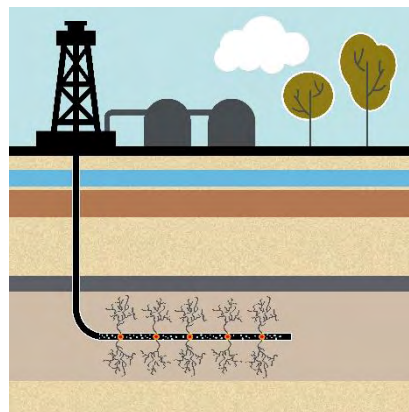
Energy & Infrastructure

Energy & Infrastructure Data

ENERGY & INFRASTRUCTURE analyses the impacts from key risks including: Carbon Capture and Storage, Coal Bed Methane Extraction, Crossrail, Current and Future Hydropower Installations, Gas Recovery from Mines, HS2, Licensed Oil, Gas, and Shale Gas Exploration and Extraction, Major Energy, Environmental, and Transport Infrastructure, Power Stations, Solar Farms, Underground Coal Gasification and Wind Farms.



For example: HS2, Shale Gas and wind farms



Environmental

Flood

Ground Stability

Energy & Infrastructure

Full risk assessment - Complete data - No upselling

How to pick the right supplier?

Which Supplier?

- Over 200 search suppliers to choose from
- Three main environmental search companies
- **Over** 30 residential “environmental” search products – all with tangible differences



Choose a supplier which...

- ✓ Will give you an impartial choice
- ✓ Can offer you the complete range of searches
- ✓ Understands the difference between the searches and which is right for your client’s needs

SEVERN TRENT
SEARCHES

Simple Product Choice

ESSENTIAL
FULL FLOOD
ENVIRONMENTAL

£39.00 + VAT

COMMERCIAL FROM -

STANDARD

GROUND
STABILITY
FULL FLOOD
ENVIRONMENTAL

£45.00 + VAT

£95.00 + VAT

PREMIUM

ENERGY &
INFRASTRUCTURE
GROUND
STABILITY
FULL FLOOD
ENVIRONMENTAL

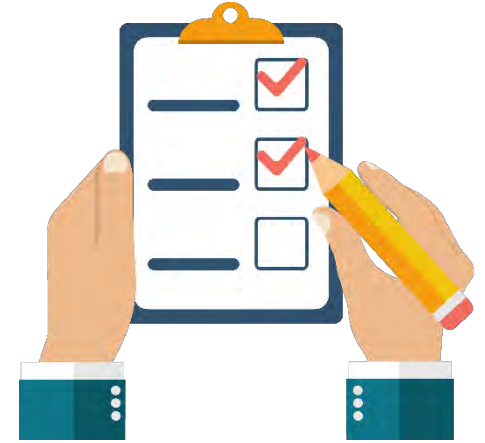
£50.00 + VAT

£100.00 + VAT

How to pick the right search

What to look for

1. Complete and accurate information
2. Risk assessment on everything (all key risks)
3. Easy to read and use, minimal pages
4. Saves money for your client, helps you be competitive
5. Saves you time and effort on further actions, and also on your printing cost



How to pick the right search

1. Complete and Accurate?

- Fully complies with the Law Society practice notes
- Provides a comprehensive search - doesn't "screen" the risks
- Includes contaminated land insurance
- Searches on the Land Registry property boundaries (for accuracy)

2. Risk assessment on everything?

- Professional risk assessment on every part of the search?
- Based on complete information?
- Analyses and adjusts the risks across multiple datasets?
- Uses exception layers and other methods to reduce 'Further Actions'?

3. Easy to read and use?

- Only get the data you really need to see.
- Can the report be read and understood by most clients? Is the report client friendly, and written in non-technical language?
- Does the report contain tailored professional guidance on the next steps, not just risk information?

4. Saves money for your client?

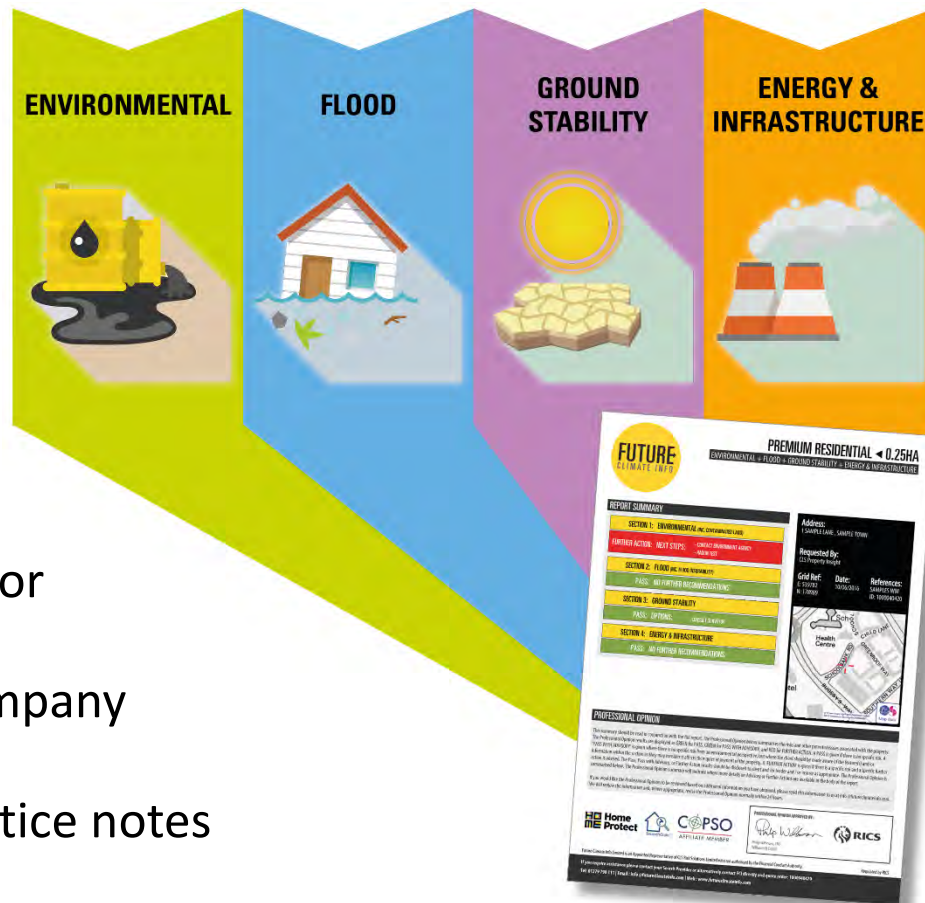
- Which search provides the best value in terms of complete information, a full risk assessment, and for the least cost?
- At 100 property transactions a month, your firm could be overcharging your client base by £60,000 a year!

5. Saves you time, effort and cost?

- Why waste time chasing unnecessary “further actions” when a property has already been investigated and “passed”?
- Is your search something that you can readily pass to clients, and something that you don’t need to explain too much yourself?
- Will your search save you money on printing costs? (Between the best and the worst, at say 100 reports a month, and 2 copies each, you could save your firm £1,000 a month!)

About FCI

- Highly accurate, using Land Registry boundaries
- Non-technical and easy to understand - just 8-10 pages
- Advice on next steps from a Chartered Environmental Surveyor
- Provided by a RICS regulated company
- Compliant with Law Society practice notes
- Passed searches for residential properties are backed by insurance for Contaminated Land Remediation for 6 years and up to £100,000



FCI PREMIUM
Available for
**RESIDENTIAL &
COMMERCIAL**

Geoff Offen

Managing Director

T: +44 (0) 7809 337431

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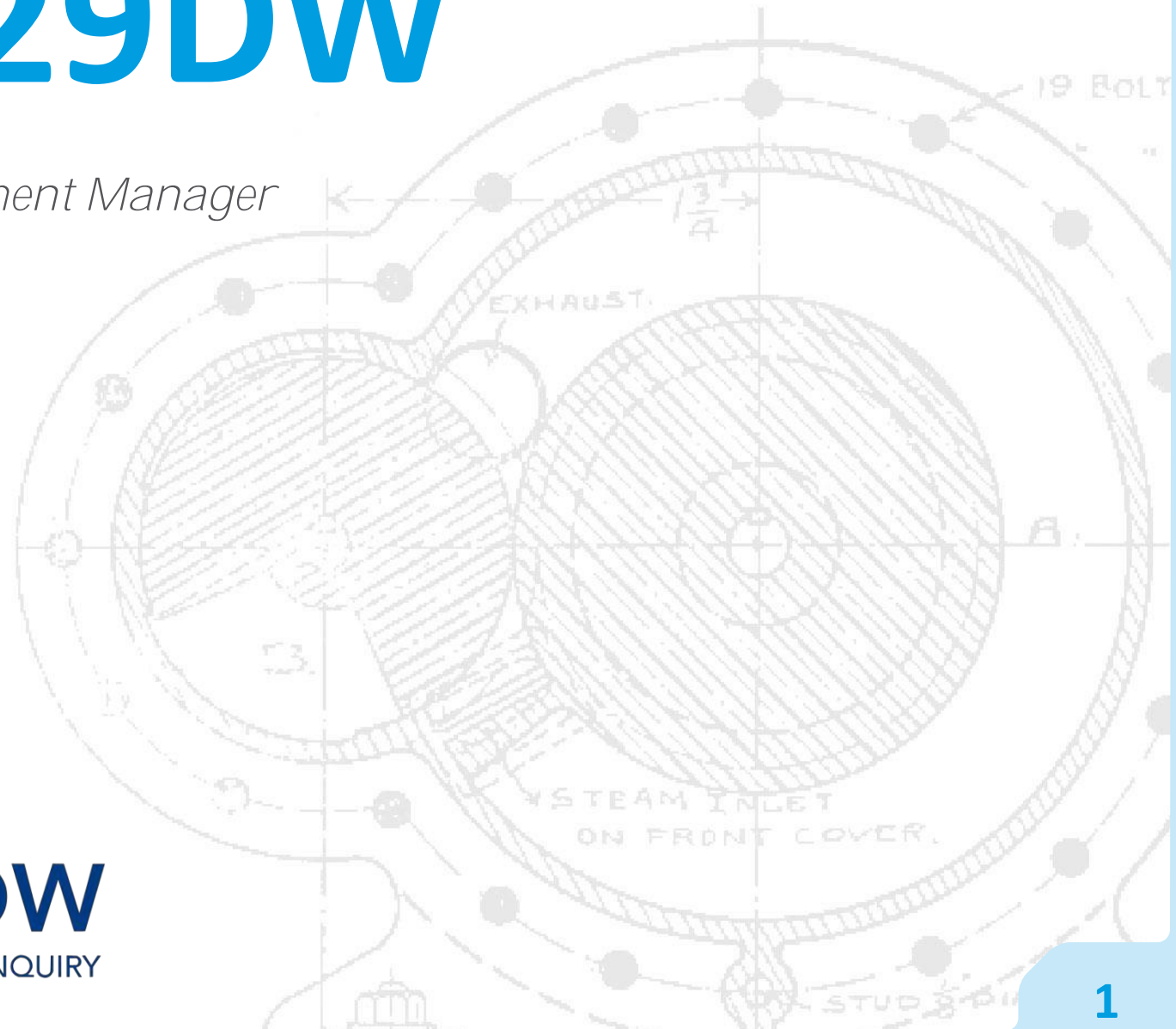
E: geoff@futureclimateinfo.com

W: www.futureclimateinfo.com



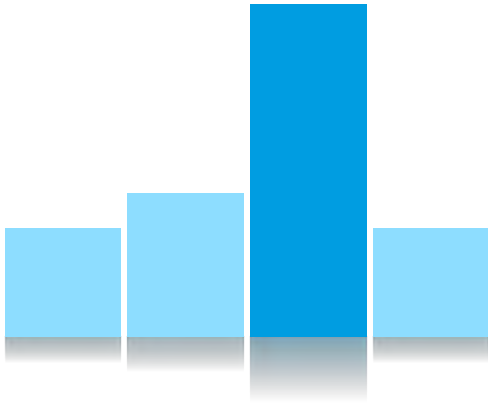
CON29DW

*Owen Davies
Business Development Manager*



CON29DW
DRAINAGE AND WATER ENQUIRY

WHO WE ARE



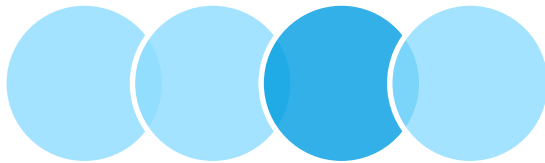
Severn Trent Searches is one of the largest search providers in the region



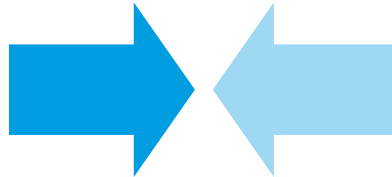
We compile the official CON29DW Drainage and Water Enquiry



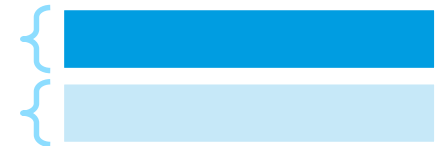
To date we have completed over 2M CON29DW searches



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
- Be fully aware of all water hazards (*obligatory golf joke*)

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:

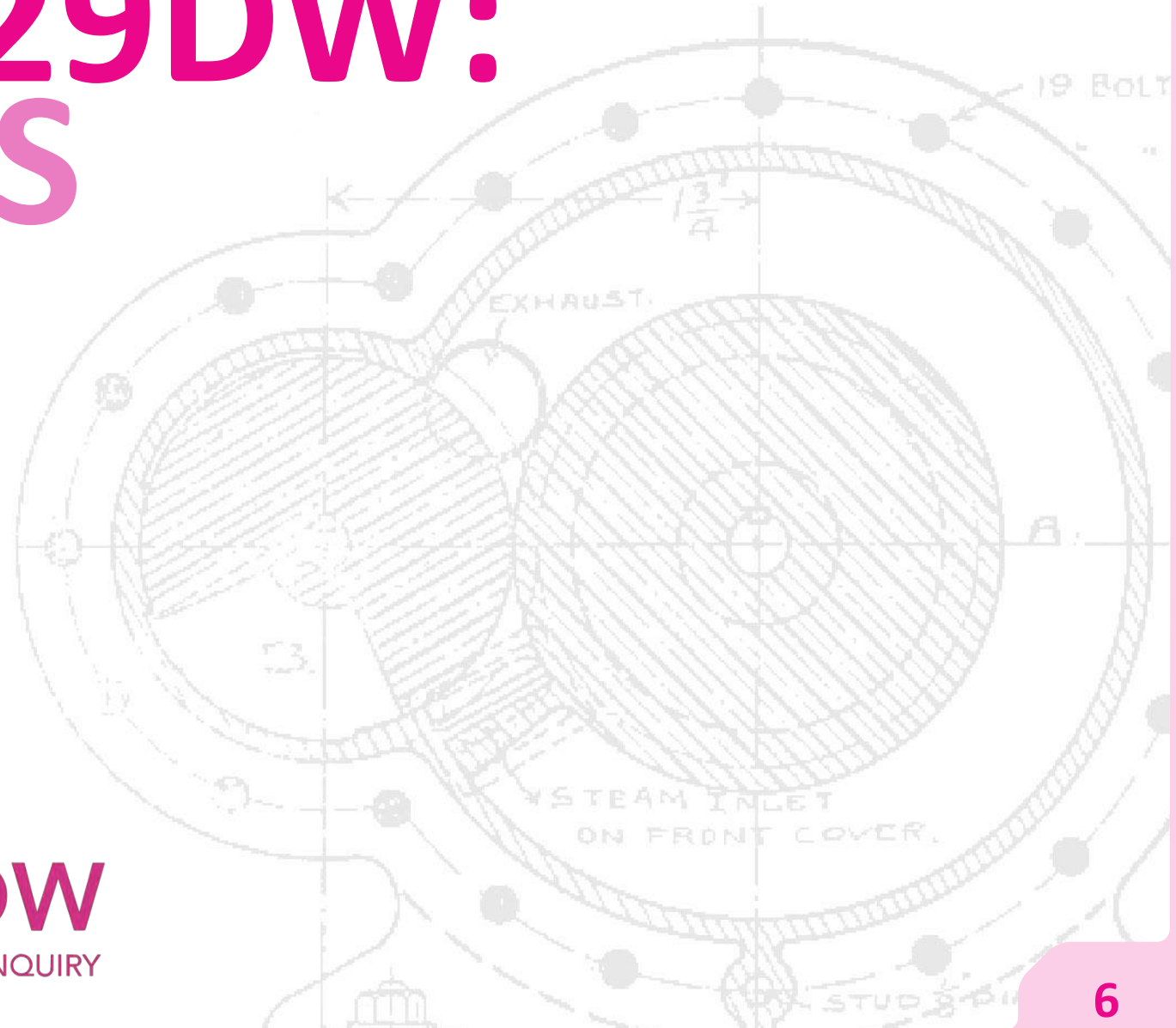
Sewerage and water undertakers

Who bills the property

Basis of charging

Changes in charging

CON29DW: MAPS



MAPS:

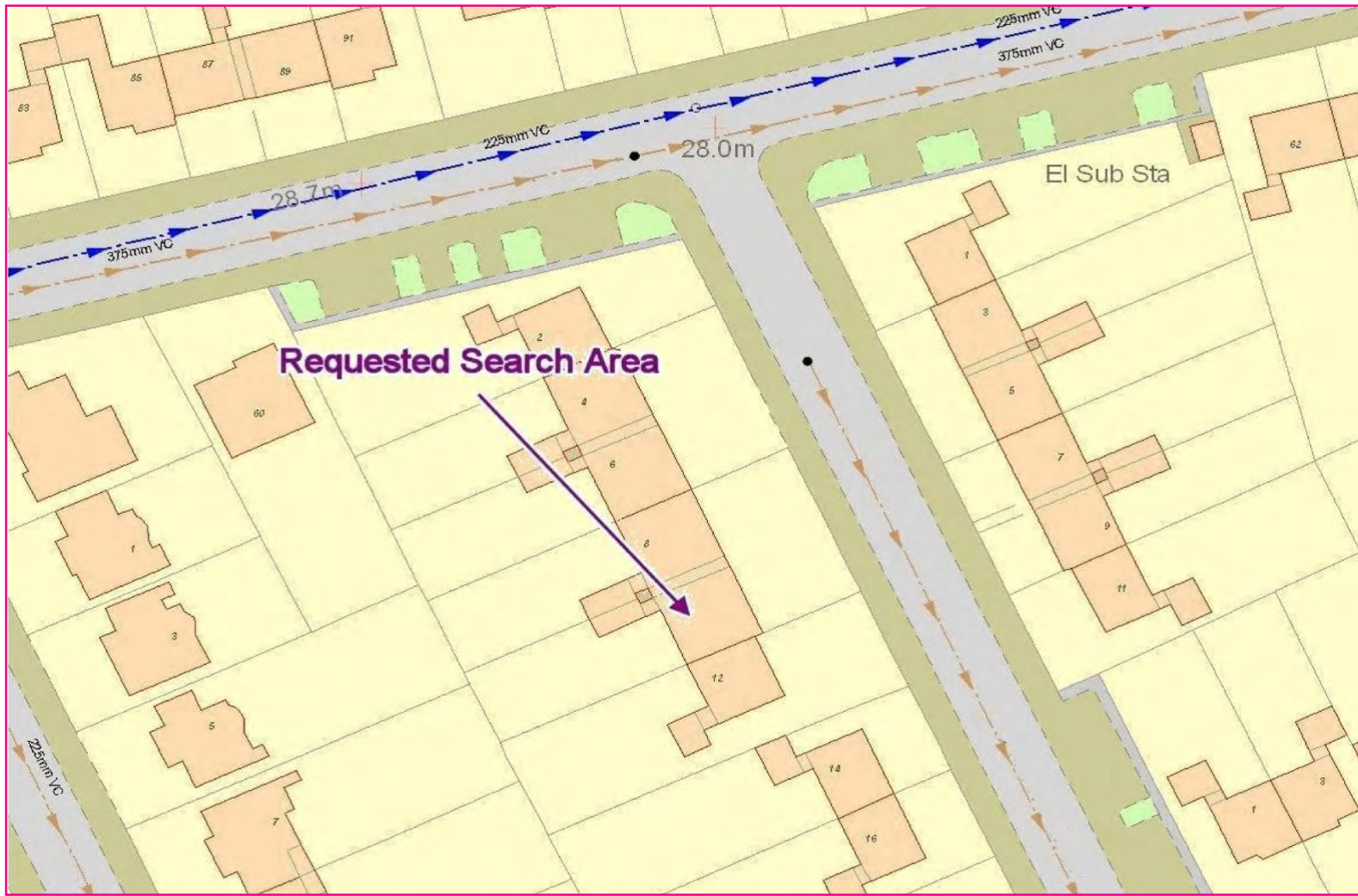


- The CON29DW features plans showing the sewer and water mains serving a property
- This allows homebuyers to see how close the services are, as well as any likely issues

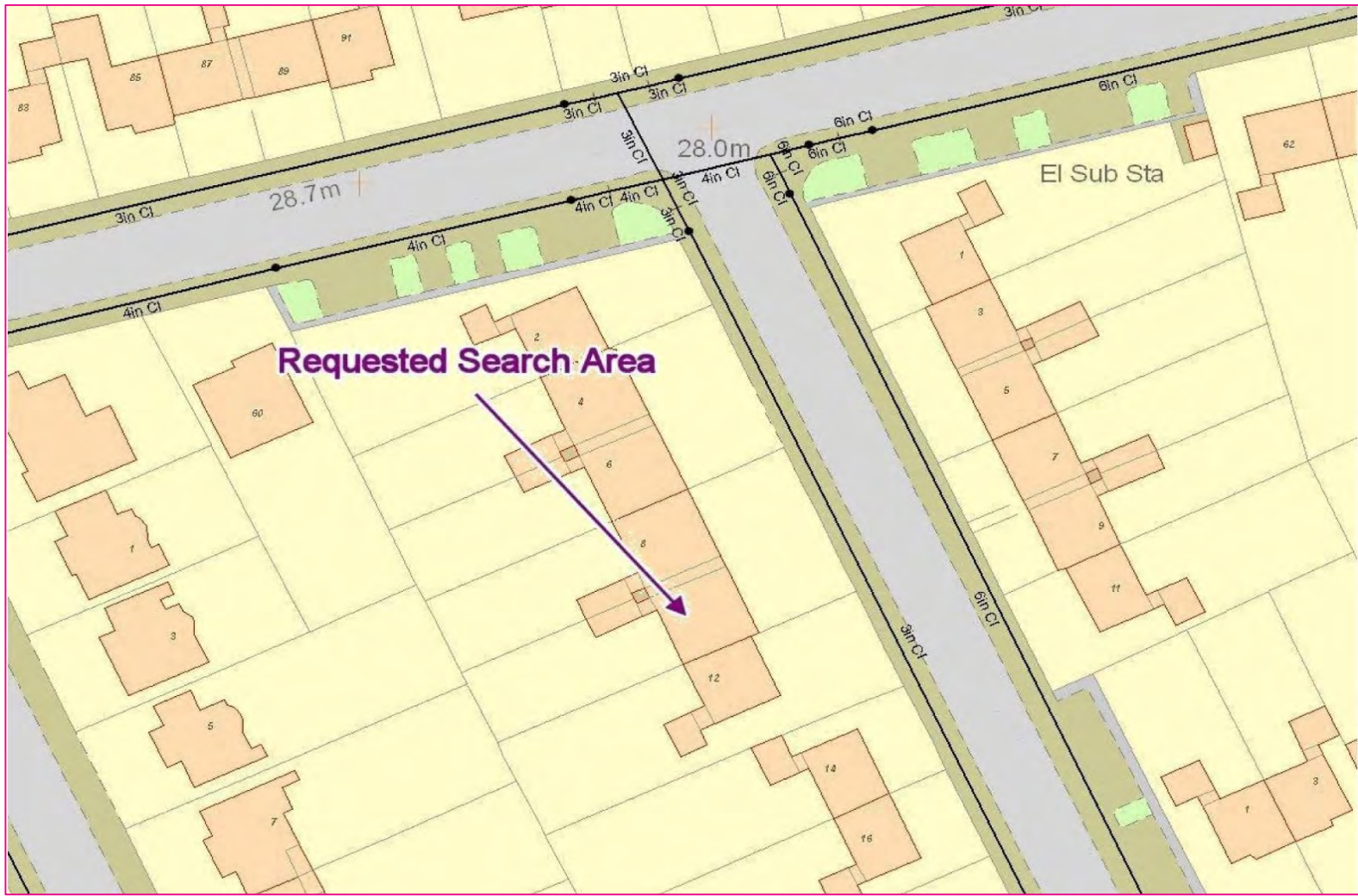


- Some properties in border areas have different companies responsible for drainage and water supply. In these instances, the CON29DW will provide plans from both companies
- Unlike sewers, water mains are rarely located within property boundaries, and water companies will not allow them to be built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



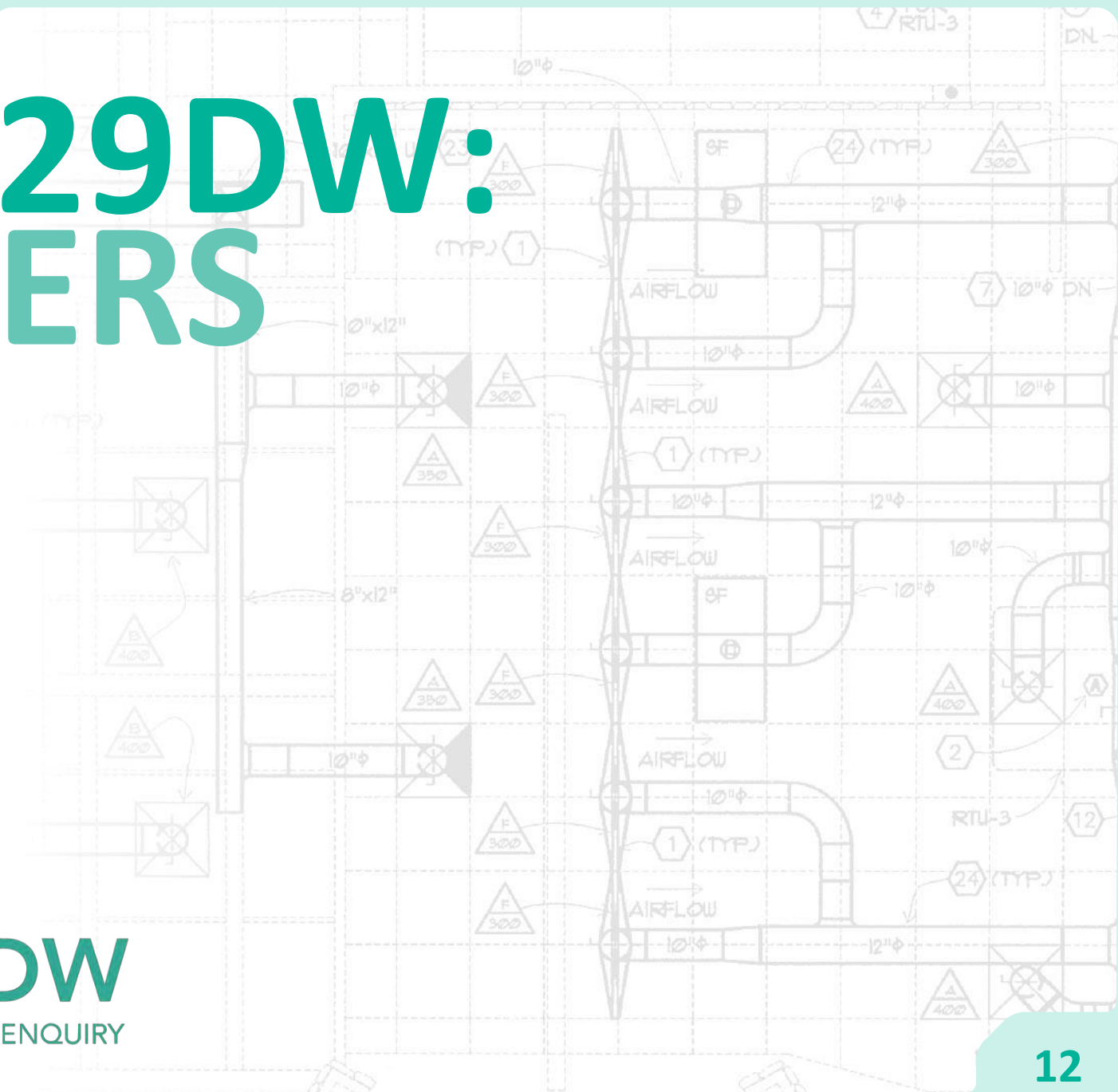
Pumping station

Pumps water uphill



CON29DW: SEWERS

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



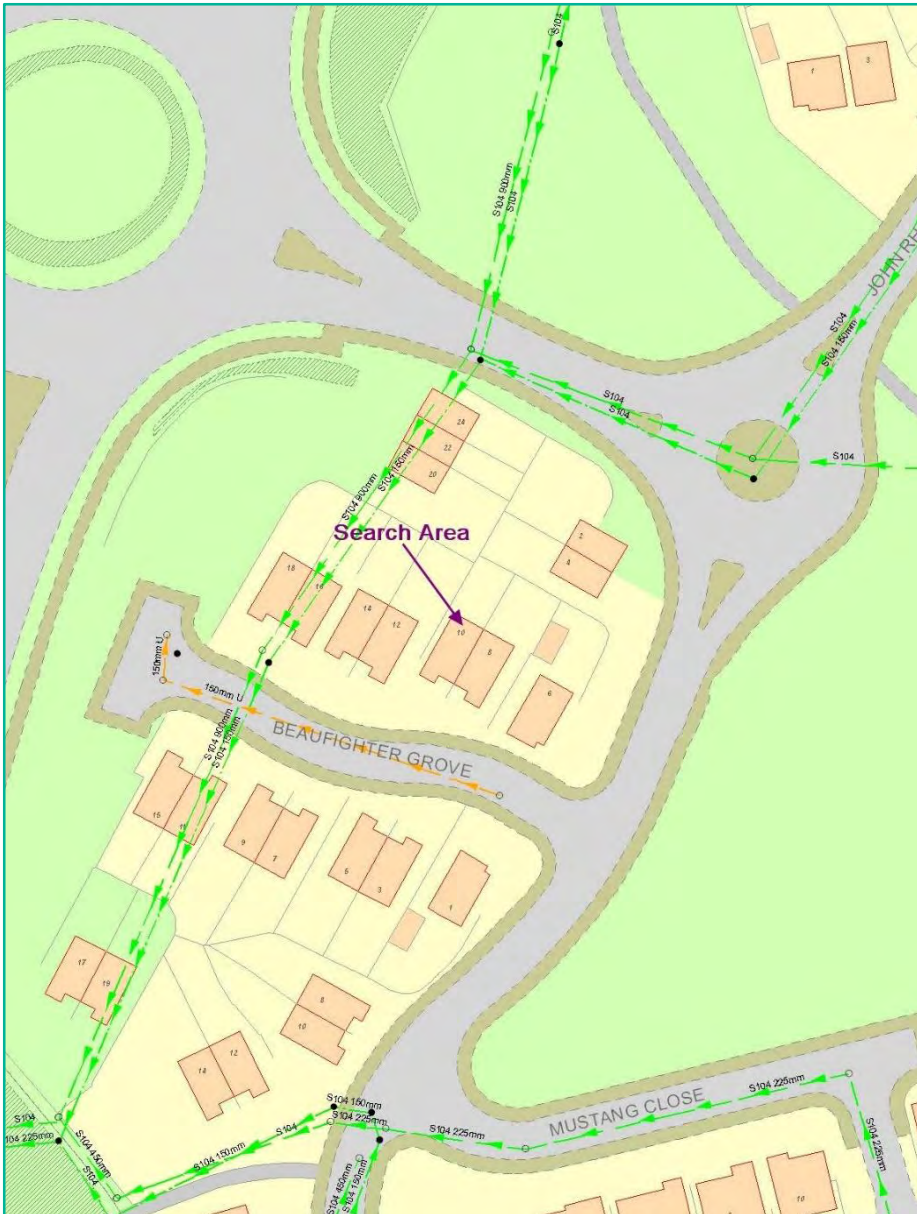
Sewer within 100ft and the danger of assuming you're connected

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

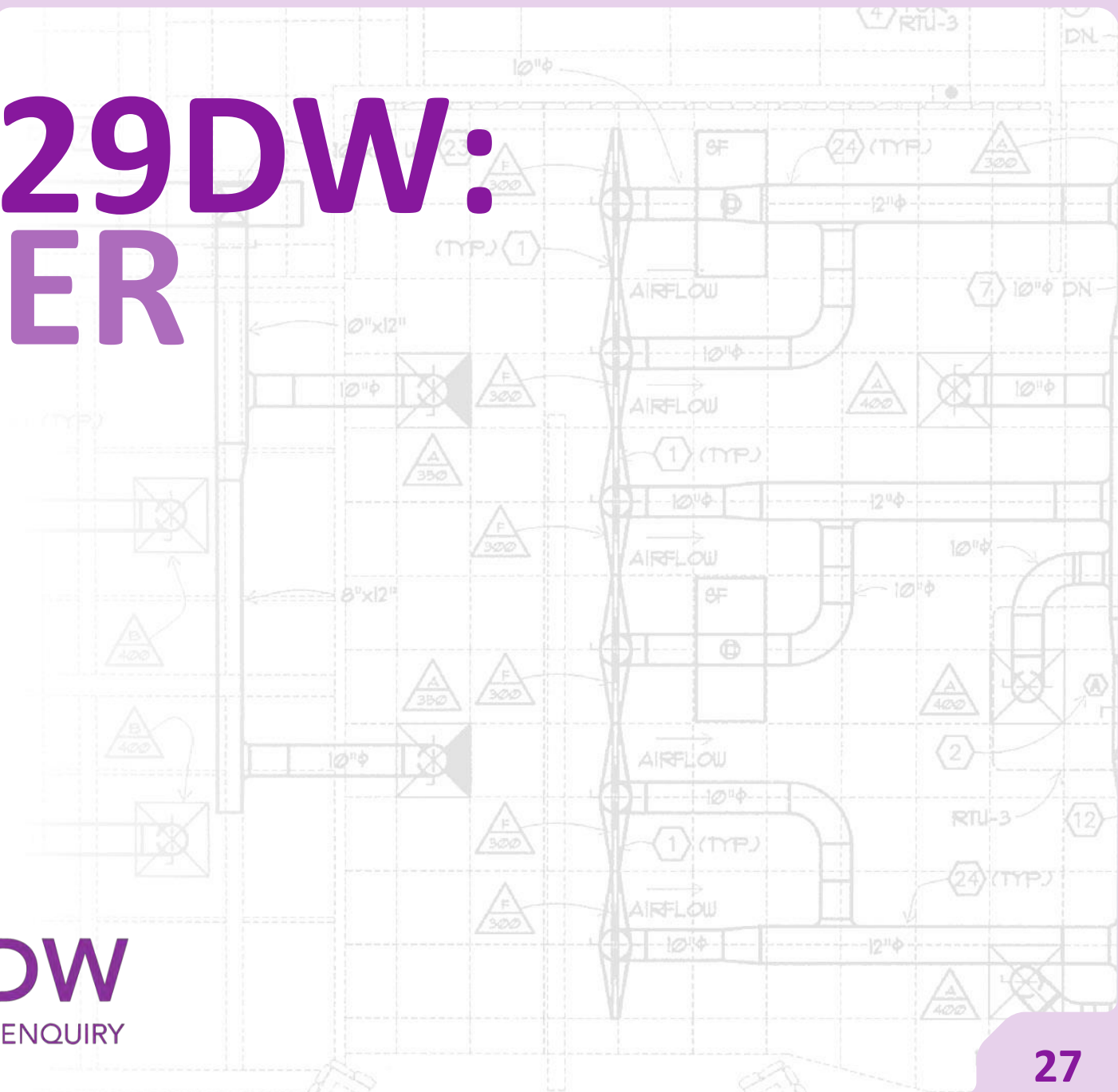
SUSTAINABLE DRAINAGE SYSTEMS

- 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



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 whether any water mains have a hole in one (leakage).
- 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



CON29DW
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
- Water companies work closely with each other, and will automatically forward CON29DWs for properties that are out of bounds



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 FLOOD+
DRAINAGE AND WATER ENQUIRY

SEVERN TRENT SEARCHES
a part of SEVERN TRENT

Property Address: 10 SAMPLE STREET, SAMPLE CITY, SC1 1SC
Order Date: Friday, 1 July 2015
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 analysis for the water supply zone in which the property is situated, has met 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 | enquiries@severntrentsearches.com | www.severntrentsearches.com

QUESTIONS 31 July 2015
10 Sample Street, Sample City, SC1 1SC

Is a copy of an extract from the public sewer map included in which the location of the property? **Map Provided**

Is a copy of an extract from the map of flood watermarks included in which the location of the property? **Map Provided**

Guidance Notes
Flores that are shown on the map of watermarks are water marks, reservoir marks or discharge pipes are defined as those for which a Water Undertaker holds responsibility. Responsibility for other water marks, reservoir marks or discharge pipes may be shared with other water undertakers. The map does not show details of these. These may vary through and outside of the control of the water undertaker. It may be shared with other water undertakers. The buyer may wish to investigate whether any other water marks, reservoir marks or discharge pipes are located in the vicinity of the property. It should be possible to estimate the likely length and make 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 authorities are not responsible for any private water supply and public sewers that do not connect the property to the public sewerage system, such as in our field drains of these. The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility with other owners if the property is served by a private sewer which also serves other properties but does not connect to the public sewerage system. These may vary through the schedule of the control of the water and the buyer may wish to investigate whether any other water marks, reservoir marks or discharge pipes are located in the vicinity of the property. It should be possible to estimate the likely length and make of any private water supply pipe connecting the property to the public water network.

Page 5

CONTACT DETAILS

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NG1 9HQ

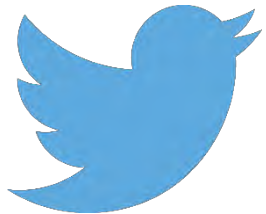
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/SevernTrentSearches



www.severntrentsearches.com

CON29DW

DRAINAGE AND WATER ENQUIRY

**DO YOU HAVE
ANY QUESTIONS?**

SEVERN

TRENT