

## CON29DW FLOOD+: Digging a little deeper

When your client opts for a CON29DW FLOOD+, their peace of mind is our top priority. As well as checking for sewers running beneath the house, which could ruin any plans to add an extension or conservatory, we'll check whether the house is connected to the public water and sewer systems, and confirm who's responsible for all water and drainage pipes serving the property.

It is not always obvious when a property is at risk of flooding, particularly from ground water and surface water. CON29DW FLOOD+ provides responses to six additional questions regarding the most common types of flooding, giving you all the information you need in one comprehensive yet concise report.

Our CON29DW FLOOD+ search will provide your client with the following vital information:

### Maps

#### **Copy of public sewer map**

Shows the location of public sewers, pumping stations, manholes and other assets near the property. Sewers close to, or under a property could restrict future development.

#### **Copy of map of waterworks**

Shows public water mains and associated apparatus near to the property. Highlights and issues that may affect the property.

#### **Copy of map showing flood risk from rivers and the sea**

Shows the risk to the property of flooding from rivers and the sea. (Only provided when risk is identified.)

### Drainage

#### **Connection to public foul sewer**

Owners of unconnected properties are responsible for all costs of operation and maintaining private treatment processes, as well as any possible future costs due to rising environmental standards or the need to connect to a public sewer. Properties not connected to the public system should have alternative drainage methods, such as septic tanks and cess pits. These are usually maintained by the property owners.

#### **Connection to public surface water sewer**

Properties not connected will usually drain via methods such as soakaways or draining to watercourses. These properties will receive reduced water bills but may experience problems with drainage.

#### **Surface water drainage charge**

In some instances, a property may be connected, but no surface water drainage charges payable, such as when the sewers are in the process of being adopted.

**Sewers within boundaries**

Public sewers within property boundaries can restrict future development, and water companies hold statutory rights of access.

**Pumping stations within boundaries**

Besides potentially restricting development, pumping stations require regular inspection and maintenance, which can be inconvenient for property owners. Pressurised sewers leading from pumping stations are subject to tighter restrictions than standard gravity sewers.

**Whether there are public sewers within 100 feet of the building**

If an unconnected property has inadequate drainage facilities and there is a public sewer within 100 feet, the local authority may require the property owner to pay for connection.

**Pumping stations within 50 metres of property**

Water companies need to regularly access pumping stations for repair and maintenance. Pressurised sewers, noise and odour can also be an issue.

**Details of any adoption agreements**

Sewers serving new homes are the responsibility of the property developer until they are adopted by the water company. Our search will clarify whether or not the sewers in your client's new neighbourhood have been adopted by Severn Trent Water.

**Guidance to the existence of any building over agreement on or close to the property**

If an asset belonging to a Water Company passes underneath or close to a property, it should be protected under planning regulations by a Building Over Agreement or consent.

**The risk of public sewers flooding the property**

States whether the property is at risk from internal flooding from overloaded public sewers, as well as any proposed actions to reduce the risk.

**Location of the nearest public sewage treatment works**

Provides the distance and direction to the nearest public works. Sewage works can cause problems with odours and insects.

## Water

**Whether the property is connected to the public water supply**

Private water supplies are subject to strict examination and control by local environmental health officers.

**Water mains within boundary**

Although less common than public sewers within property boundaries, water mains can also restrict future development, and water companies hold statutory rights of access to their assets.

**Water mains adoption agreements**

Like sewers, newly laid water mains can originally be privately maintained.

**Risk of low water pressure or flow**

States whether the property is at risk from low water pressure, and details of actions being taken to reduce this.

**Water classification**

Hard water can cause a build-up of limescale, which can affect domestic appliances such as kettles and washing machines.

**Location of water meter**

If the property is fitted with a water meter the search will tell you its location.

## Billing

**Sewerage undertaker**

Advises which water company is responsible for sewerage services at the property.

**Water undertaker**

Advises which water company is responsible for water services at the property.

**Who bills the property for sewerage services**

Advises which company bills the property for sewerage services. This can be different to the company actually responsible for disposal.

**Who bills the property for water services**

Advises which company bills the property for water services. As with sewerage, this is not necessarily the same company responsible for providing mains water.

**Current basis of charging**

States whether the property is billed on a measured (metered) or unmeasured method.

**Change in basis of charging**

The way a property is billed can change upon change of occupation.

## Flooding

In addition to the CON29DW drainage and water Information, you receive flooding information for a 25m radius of the property. This information is provided by Landmark Information group.

**Whether the property is at risk from flooding from rivers**

States whether the property is at risk from flooding from rivers. A map is provided where relevant.

**Whether the property is at risk from flooding from the sea**

States whether the property is at risk from flooding from the sea. A map is provided where relevant.

**Whether the property benefits from flood defences**

States if the property is situated in an area that benefits from the presence of major flood defences.

**Surface Water Flood Risk**

Identifies the risk of surface water flooding, within 25 m of the property.

**Susceptibility to Ground Water Flooding**

Highlights whether there is potential for groundwater flooding within a 25m radius of the property.

**Insurance Claim rating**

Gives an indication of the number of flood related insurance claims made in the area of the property.

## The CON29DW FLOOD+ Search Report

A CON29DW FLOOD+ provides vital information regarding water and sewerage services at a property.

As experts in all areas of water and drainage, we're confident that our search contains all the information you and your client need in order to make an informed decision about a property and avoid any last minute complications over the sale.

The report presents all information clearly and concisely, and is designed to provide at-a-glance answers to the following questions:

Section	No.	Question
Maps	1.1	Where relevant, please include a copy of an extract from the public sewer map.
	1.2	Where relevant, please include a copy of an extract from the map of waterworks.
Drainage	2.1	Does foul water from the property drain to a public sewer?
	2.2	Does surface water from the property drain to a public sewer?
	2.3	Is a surface water drainage charge payable?
	2.4	Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?
	2.4.1	Does the public sewer map indicate any public pumping station or any other ancillary apparatus within the boundaries of the property?
	2.5	Does the public sewer map indicate any public foul sewer within 30.48 metres (100 feet) of any buildings within the property?
	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?
	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?
	2.7	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?
2.8	Is the dwelling-house which is or forms part of the property at risk of internal flooding due to overloaded public sewers?	
2.9	Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.	

Water	3.1	Is the property connected to mains water supply?
	3.2	Are there any water mains, resource mains or discharge pipes within the boundaries of the property?
	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?
	3.4	Is the property at risk of receiving low water pressure or flow?
	3.5	What is the classification of the water supply for the property?
	3.6	Please include details of the location of any water meter serving the property.
Billing	4.1.1	Who is responsible for providing sewerage services to the property?
	4.1.2	Who is responsible for providing water services to the property?
	4.2	Who bills the property for sewerage services?
	4.3	Who bills the property for water services?
	4.4	What is the current basis for charging for sewerage and water services at the property?
	4.5	Will the basis for charging for sewerage and water services at the property change as a consequence of a change of occupation?
Flooding	5.1	What is the risk of flooding from rivers, within 25 m of the property?
	5.2	What is the risk of flooding from the sea within 25 m of the property?
	5.3	Is the property in or within 25m of an area benefiting from flood defences?
	5.4	What is the risk of surface water flooding within 25m of the property?
	5.5	What is the susceptibility of the property to potential groundwater flooding?
	5.6	What is the insurance claim rating for the property?