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The electronic official copy of the register follows this message.

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Official copy of register of title

Title number EGL504249

Edition date 12.03.2014

- This official copy shows the entries on the register of title on 23 JAN 2017 at 10:11:21.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 23 Jan 2017.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by Land Registry, Birkenhead Office.

A: Property Register

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

HAVERING

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 135 Ingrebourne Road, Rainham (RM13 9AH).
- 2 The Transfer dated 27 June 1988 referred to in the Charges Register was made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to such easements as are granted and reserved in the Transfer and the easements and rights specified in Paragraph 2 of Schedule 6 of the said Act.
- 3 The Transfer dated 27 June 1988 referred to above contains a provision as to light or air and boundary structures.
- 4 The covenants restrictions and stipulations mentioned in Clause 2(c) of the above Transfer are referred to in Entry No. 1 of the Charges Register of this title.

B: Proprietorship Register

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

Title absolute

- 1 (11.01.2010) PROPRIETOR: DARREN JAMES WOODS of 135 Ingrebourne Road, Rainham, Essex RM13 9AH.
- 2 (11.01.2010) The price stated to have been paid on 26 October 2009 was £200,000.
- 3 (11.01.2010) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

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

Title number EGL504249

- 1 The land is subject to a restrictive covenant contained in two Conveyances one dated 24 June 1921 made between Allen Ansell of the one part and William Peters of the other part and the other dated 17 October 1927 made between the said Allen Ansell of the 1st part Albert Frederick Stoy of the 2nd part and George James Anderson of the 3rd part that no caravan shall be allowed upon the land.
- 2 A Transfer of the land in this title and other land dated 27 June 1988 made between (1) The Mayor and Burgesses of the London Borough of Havering and (2) Richard Charles Hockley and Beatrice Maude Hockley contains restrictive covenants.

NOTE: Copy filed under EGL220545.

- 3 (12.03.2014) REGISTERED CHARGE dated 10 February 2014.
- 4 (12.03.2014) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Halifax Division, 1 Lovell Park Road, Leeds LS1 1NS.

End of register

These are the notes referred to on the following official copy

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

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

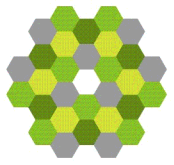
This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from Land Registry.

This official copy is issued on 23 January 2017 shows the state of this title plan on 23 January 2017 at 10:11:22. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

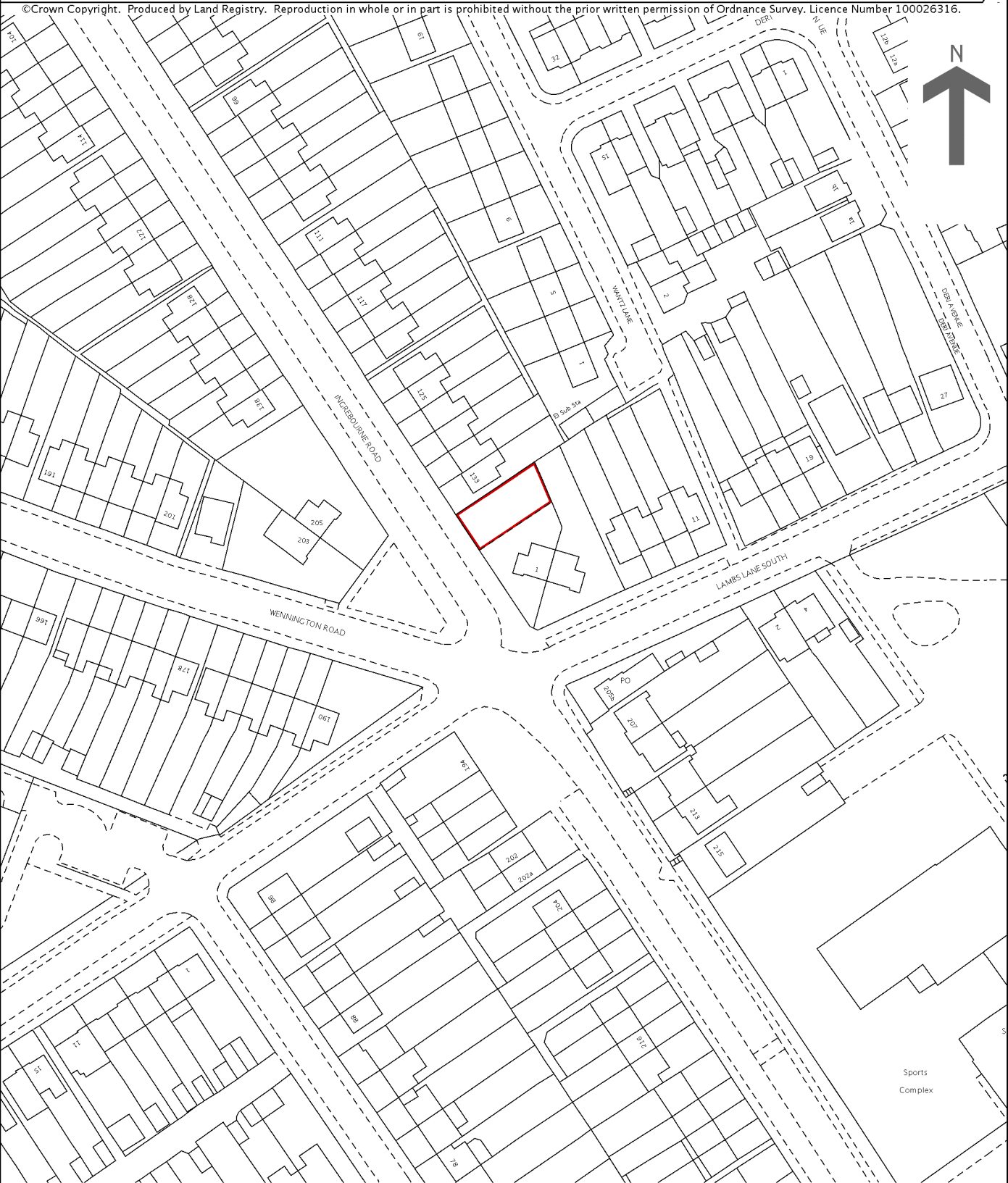
This title is dealt with by the Land Registry, Birkenhead Office .

Land Registry Official copy of title plan

Title number **EGL504249**
Ordnance Survey map reference **TQ5281NE**
Scale **1:1250**
Administrative area **Havering**



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These are the notes referred to on the following official copy

Title Number EGL504249

The electronic official copy of the document follows this message.

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H.M. LAND REGISTRY

LAND REGISTRATION ACTS 1925 to 1971
Housing Act 1985 Part V (as amended)
(Transfer of Part)

LONDON BOROUGH: Havering

TITLE No: EGL87062

PROPERTY: 1 Lambs Lane, Rainham

Dated this 27th day of June 1988

1. IN CONSIDERATION of TWENTY ONE THOUSAND FOUR HUNDRED Pounds (£ 21,400.00) the receipt whereof is hereby acknowledged THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF HAVERING (hereinafter called 'the Council') pursuant to Part V of the Housing Act 1985 as BENEFICIAL OWNER hereby transfers to

RICHARD CHARLES HOCKLEY and BEATRICE MAUDE HOCKLEY both of 1 Lambs Lane, Rainham, Essex



(hereinafter called 'the Transferee') the property described above and for the purposes of identification only edged red and coloured blue on the accompanying plan (being (part of) the land comprised in the title above referred to) (hereinafter called 'the Property') TOGETHER with the easements and other rights set out in the First Schedule hereto BUT EXCEPTING AND RESERVING the easements and other rights set out in the Second Schedule hereto SUBJECT to the covenants restrictions and other stipulations particulars of which are set out in the Third Schedule hereto

2. THE TRANSFEEE for himself and his successors in title hereby covenants with the Council that the Transferee will observe and perform the following conditions and stipulations:

- (a) (i) Pursuant to Section 155, Housing Act, 1985 if the Transferee shall within a period of three years from the date hereof sell grant a lease or otherwise dispose of the Property (a disposal being defined in sub-Clause (ii) below) he shall pay to the Council on demand the amount specified in Clause 2(b) below but if there is more than one such disposal then only the first of them
- (ii) A disposal falls within sub Clause (i) if it is a disposal within Section 159 of the above Act
- (b) The amount payable under Clause 2(a) shall be £ 32,100.00 but reduced by one third of that sum for each complete year which elapses after the date hereof and before the disposal
- (c) To observe and perform the covenants restrictions and other stipulations (if any) existing at the date hereof so far as the same affect the Property and are still subsisting and capable of being enforced and keep the Council effectually indemnified against all actions proceedings costs claims and demands whatsoever in respect of the said covenants restrictions and other stipulations (if any) or any of them so far as aforesaid

3. For the benefit and protection of Property retained by the Council (hereinafter called 'the Retained Property') or any part or parts thereof and so far as to bind so far as may be the Property into whosoever hands the same may come THE TRANSFEEE hereby covenants with the Council that the Transferee and the persons deriving title under him will at all times hereafter observe and perform the restrictions and stipulations set out in the Third Schedule hereto but so that the Transferee shall not be liable for a breach of this covenant occurring on or in respect of the Property or any part thereof after the Transferee shall have parted with all interest therein

4. The Council hereby applies to the Chief Land Registrar to enter on the Register a notice of the exceptions reservations and covenants hereinbefore referred to whether in favour of the Council or otherwise

5. IT IS HEREBY DECLARED AND AGREED as follows:

(a) The Transferee shall not be entitled to any right of light or air or other easement which would restrict or prevent or affect the full and free unencumbered use of any adjoining or adjacent land of the Council and whether or not for building or other purpose or in any way whatsoever and the Council as the owner of any such adjoining or adjacent land now or at any time hereafter owned by it may at any time or times hereafter obstruct the access of light or air to any building for the time being erected or standing upon the Property by erecting or altering any building or other structure on any land adjoining the Property

(b) This Transfer does not include any easement of way drainage light air or other easement or right which would or might interfere with or restrict the free use of the remainder of the Council's adjoining or adjacent land for building or any other purpose whatsoever

(c) The Transferee declares that the survivor of them ~~can~~ cannot give a valid receipt for capital money arising on a disposition of the Property

(d) That where the context so requires and admits the expressions Transferee and Council shall include the persons deriving title under them respectively and words importing the masculine gender shall include the feminine gender and words importing the singular number shall include the plural number and vice versa and where there are two or more persons included in the expression 'Transferee' covenants expressed to be made by a Transferee shall be deemed to be made by such persons jointly and severally

(e) (i) That in the case of dispute arising under any of the terms and provisions of this Transfer and in particular as to what shall constitute a fair and proper proportion of the cost of cleaning maintaining repairing renewing and rebuilding any of the matters expressed to be at the joint and equal expense of all persons entitled to the use of the services and facilities as are referred to in the First and Second Schedules hereto then all such disputes shall be determined by a single arbitrator to be appointed (in default of agreement between the parties) by the President for the time being of the Royal Institution of Chartered Surveyors in accordance with the Arbitration Acts 1950 - 1979

(ii) That the provisions of the Third Schedule shall so far as may be necessary be deemed to constitute an undertaking or agreement on the part of the Transferee within the meaning of Section 33 of the Local Government (Miscellaneous Provisions) Act 1982 and be enforceable not only against the Transferee but also against the successors in title of the Transferee and any persons claiming through or under him

6 IT IS HEREBY CERTIFIED that the transaction hereby effected does not form a part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds the sum of £ 30,000.00

IN WITNESS whereof the Council have caused their Common Seal to be hereunto affixed and the Transferee has set his hand and seal the day and year first before written

FIRST SCHEDULE
(easements and rights)

TOGETHER with the right in common with the owners and occupiers of the adjoining and neighbouring properties and all other persons (if any) entitled thereto at all times hereafter:

- (a) To the free passage and running of water soil gas electricity and other services through all drains channels sewers pipes wires cables water courses gutters and other conducting media (hereinafter called 'the Service Installations') in on under or belonging to the Retained Property and now used by the Property subject to the payment of a fair and proper proportion of the expense from time of cleaning maintaining repairing and renewing the same
- (b) To keep the eaves gutters spouts downpipes chimney cappings foundations and any similar structures (hereinafter together referred to as 'the Projections') incidental to the user of the buildings on the Property which overhang or protrude beneath the adjoining land comprised in the Retained Property
- (c) To enter after the giving of reasonable notice and at all reasonable times (except in the case of emergency) upon the adjoining land comprised in the Retained Property so far as may be necessary for the purposes of inspecting cleaning maintaining repairing renewing and rebuilding the buildings walls fences and other boundary structures on the Property the Service Installations and the Projections causing as little damage as possible the Transferee making good all damage occasioned by the exercise of such right subject to the provision that repair and maintenance of the same shall be at the joint and equal expense of all such persons entitled to the use thereof
- (d) To the benefit of all covenants made with the Council by any other person who is the Registered Proprietor of any land comprised in the Retained Property
- ~~(e) To full right and liberty for the Transferee and all persons authorised by the Transferee in common with all other persons entitled to the like right at all times by day or by night to go pass and repossess with or without vehicles over and along the land coloured green (and brown) on the said plan and on foot (at ground floor level only) over and along the land coloured green on the said plan the Transferee paying a due proportion of the expense of the repair and maintenance thereof to be determined in the manner aforesaid~~

SECOND SCHEDULE
(exceptions and reservations)

The Property is transferred subject to the rights (which so far as not already created are hereby reserved) of the Council and the Registered Proprietors from time to time of the Retained Property:

- (a) To the free passage and running of water soil gas electricity and other services from and to such land through all of the Service Installations in on under or belonging to the Property subject to the payment of a fair and proper proportion of the expenses from time to time of cleaning maintaining repairing and renewing the same
- (b) To keep the Projections incidental to the user of the buildings on the Retained Property which overhang or protrude beneath the Property
- (c) To enter after the giving of reasonable notice and at all reasonable times (except in the case of emergency) upon the property so far as may be necessary for the purposes of inspecting cleaning maintaining repairing renewing and rebuilding the buildings walls fences and other boundary structures on the Retained Property and the Service Installations and the Projections referred to in this Clause causing as little damage as possible and making good to the reasonable satisfaction of the Transferee all damage occasioned by the exercise of such right subject to the provision that repair and maintenance of the same shall be at the joint and equal expense of all such persons entitled to the use thereof
- ~~(d) Full right and liberty for the Council and all persons authorised by the Council (in common with all other persons entitled to the like right) at all times by day or by night to go pass and repossess with or without vehicles over and along the land coloured blue on the said plan on foot (at ground floor level only) over and along the land coloured blue on the said plan subject to payment of a due proportion of the expense of the repair and maintenance thereof as aforesaid~~
- (e) The right for the Council at any time hereafter to rebuild or alter any of the adjoining or neighbouring buildings on the Retained Property or build on adjoining or neighbouring land forming part of the Retained Property notwithstanding any interference thereby occasioned to the access of light or air to the Property

THIRD SCHEDULE
(restrictions and stipulations)

- 1 Henceforth to keep in good repair and renew whenever necessary the fence or boundary wall along the boundary of the Property marked with an inverted 'T' on the accompanying plan provided that any retaining wall erected along a boundary of the Property with the adjoining land comprised in the Retained Property and that part of any wall of the buildings on the Property supporting any building on the Retained Property are deemed party walls and shall be maintained jointly by the Transferee and the Registered Proprietor for the time being of such adjoining land
- 2 Not to use or permit or suffer to be used the Property in any way or manner which may be or become a nuisance or cause injury or damage to the Council or its successors in title and its tenant or tenants of the Retained Property
- 3 Nothing shall be done which may lessen the support or protection given by any party walls referred to in Clause 1 of this Schedule

~~4. Not to erect any garage or other building on the Property which shall lead onto the land coloured brown without the prior written consent of the Council such consent to be in addition to and subject to any other consent or approval required under the Town and Country Planning Acts and Building Regulations. The Council shall be entitled in approving the siting of such garage or building aforesaid to impose such restrictions as may reasonably be required (including a provision for inward opening doors or gates and siting in such manner to prevent projection or overhang onto the land coloured brown) to ensure the said access is kept clear and free from obstruction at all times.~~

4. There shall not be erected on the property hereby transferred or any part thereof any building or road access additional to the private dwellinghouse with garage standing on the property hereby transferred at the date of this transfer save for any necessary outbuildings reasonably required in connection with the use and enjoyment of the said private dwellinghouse.

THE COMMON SEAL of THE MAYOR AND BURGESSES of
THE LONDON BOROUGH OF HAVERING was hereunto
affixed in the presence of :

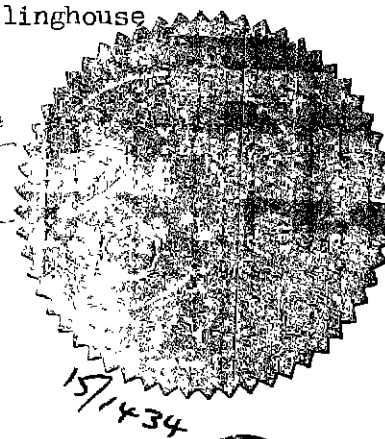
Richard

Mayor

P. J. Gildred

Authorised Officer

R R E L E
301270545



SIGNED SEALED AND DELIVERED by the said
RICHARD CHARLES HOCKLEY

R. C. Hockley

in the presence of .

Mr PJ Boxshall
94 SPRINGFIELD GDNS.
UPMINSTER
ESSEX RM14 3ET

Boxshall

BUILDING SERVICES MANAGER
SIGNED SEALED AND DELIVERED by the said
BEATRICE MAUDE HOCKLEY

B. M. Hockley

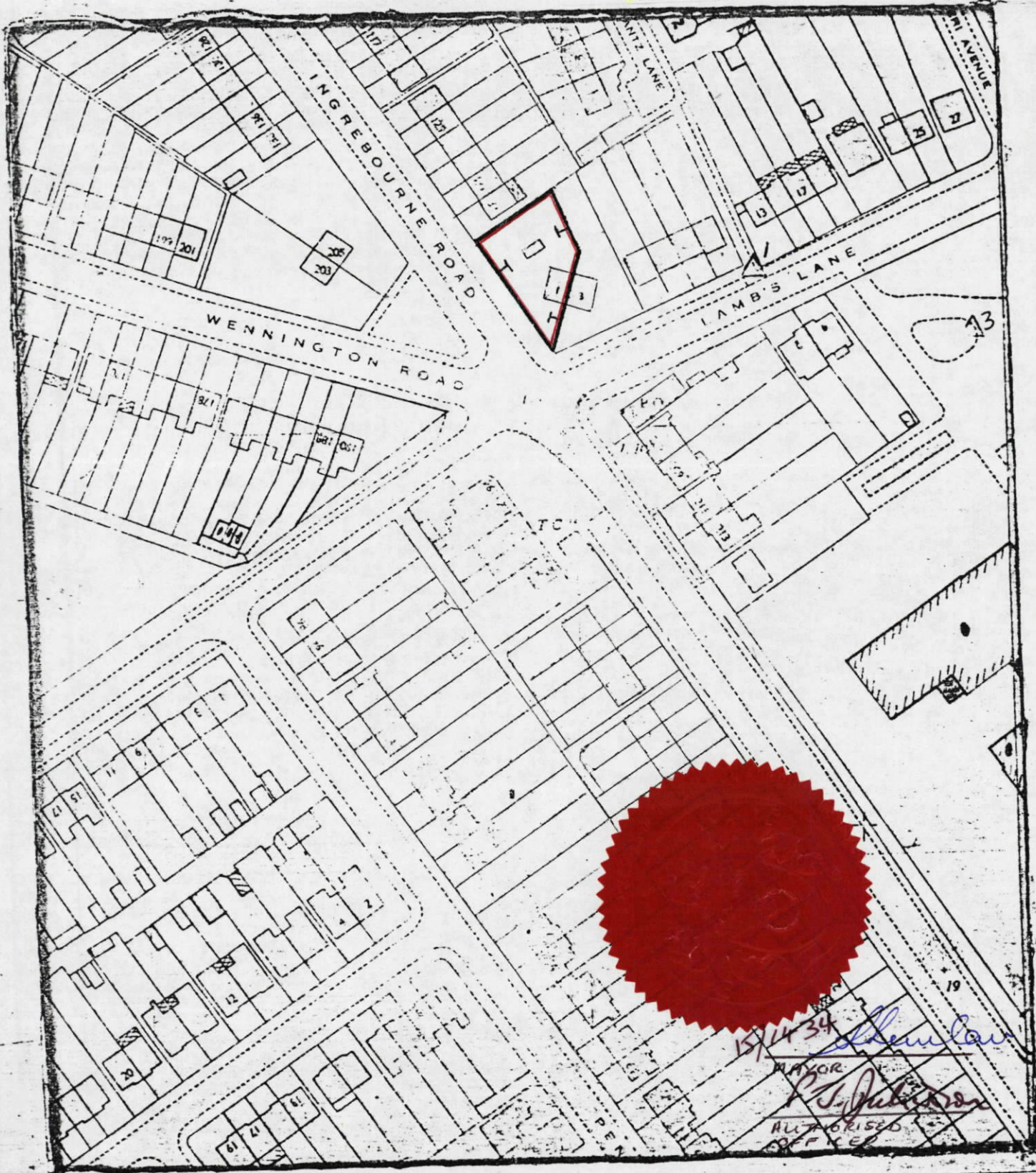
in the presence of .

Mr PJ, Boxshall
94 SPRINGFIELD GDNS
UPMINSTER
ESSEX RM14 3ET
BUILDING SERVICES MANAGER

Boxshall



PLAN



15/11/34
 Mayor
 T. Johnson
 AUTHORIZED OFFICE

X RCH X
 R.C. Hockley

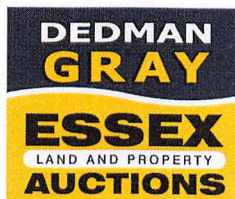
X B.M.H. X
 B.M. Hockley

1 LAMBS LANE
 RAINHAM



Area indicated 370 sq. metres
 or thereabouts

CF HOLT C Eng FICE FI Mun E
 Borough Engineer and Surveyor
 LONDON BOROUGH OF HAVERING
 scale 1/1250 date AUG. 198
 drawing no. R 4831



Property Information Questionnaire

About this form -

This form should be completed by the seller. The seller may be the owner or owners; a representative with the necessary authority to sell the property for an owner who has died; a representative with the necessary authority to sell the property for a living owner (e.g. a power of attorney) or be selling in some other capacity. The form should be completed and read as though the questions were being answered by the owner.

If you are the seller or agent, you should be aware that -

This form runs in line with the Consumer Protection Regulations 2008 and as such it must be completed as wholly and accurately as possible. Under the Consumer Protection Regulations 2008 both the seller and agent must disclose anything, within their knowledge, that would affect the transactional decision of the average consumer.

The purpose of this form is to help sellers and agents to understand the types of details that should be disclosed should they be known. It is to be read with the accompanying hazard report which identifies possible hazards given the location of the property and so subsequent environmental conditions. This form however should not be considered exhaustive and as such anything not included on the form that you feel would affect the decision of the average buyer should also be disclosed to potential purchasers.

If you are found to be in breach of the Consumer Protection Regulations 2008 then you could face both a fine and in worse case imprisonment of up to 2 years.

If you are the buyer you should be aware -

- This information contained in this document should have been completed truthfully and accurately by the seller. However, the information only relates to the period during which the seller has owned the property (see question 1) and does not replace official documents or legal information and you should confirm any information with your conveyancer.

The seller must provide the information set out in Part 1 of this questionnaire.

Where the property being sold is a leasehold property, the seller must also complete Part 2 of this questionnaire.

PART 1 - ALL PROPERTIES

a. The postal address of the property	135 INGERBOURNE ROAD RAINFHAM ESSEX RM13 9AH.
b. The name of the seller(s)	DARREN JAMES WOODS
c. The date the PIQ was completed:	
1. When was the property purchased?	[10] Month [2009] Year
2. Is your property a listed building or contained in a listed building?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know
3. What council tax band is the property in? <small>[Note: Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale]</small>	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H

<p>4. What parking arrangements exist at the property?</p>	<p> <input type="checkbox"/> Garage <input type="checkbox"/> Allocated parking space <input checked="" type="checkbox"/> Driveway <input checked="" type="checkbox"/> On street <input type="checkbox"/> Resident permit <input type="checkbox"/> Metered parking <input type="checkbox"/> Shared parking Other (please specify): </p>
<p>Other issues affecting the property</p>	
<p>5. Has there been any damage to your property as a result of storm or fire since you have owned it?</p> <p>5a. If "yes", please give details.</p>	<p> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know </p>
<p>6. If you have answered "yes" to question 5, was the damage the subject of an insurance claim?</p> <p>6a. If "yes", please state whether any of these claims are outstanding.</p>	<p> <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know </p>
<p>7. Are you aware of any flooding at the property since you have owned it?</p> <p>7a. If "yes", please give details.</p>	<p> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know </p>
<p>8. Have you checked the freely available flood risk data at the Environment Agency's website (http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx)?</p> <p>8a. If "yes", please give details.</p> <p>8b. If "no" the buyer is advised to check the Environment Agency website for an indication of flood risk in the area.</p>	<p> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know </p>
<p>9. Has there been any treatment of or preventative work for dry rot, wet rot or damp in the property since you have owned the property?</p> <p>9a. If "yes", please give details of any guarantees relating to work and who holds the guarantees.</p>	<p> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know </p>
<p>10. Has Japanese Knott ever grown within the property boundary or close vicinity?</p> <p>10a. If yes please provide detail:</p>	<p>Yes/No/Don't Know</p>

<p>11. Has the property ever be subject to subsidence?</p> <p>11a. If so please provide details over the issues and any remedial action</p>	<p>Yes/No/Don't Know</p>
<p>12. Has there ever been a boundary dispute between you and your neighbours?</p> <p>12a. If yes please provide details</p>	<p>Yes/No/Don't Know</p>
<p>13. Is the property subject to any excessive noise or disturbance that a potential purchaser should be aware of?</p> <p>13a. If yes please give details</p>	<p>Yes/No/Don't Know</p>
<p>14. Is the planned HS2 rail link to pass within 1 mile of the property?</p> <p>(This may be flagged up on the accompanying risk report but this is if HS2 is to be built within 5000m)</p>	<p>Yes/No/Don't Know</p>
<p>15. It the property subject to a Green Deal loan?</p>	<p>Yes/No/Don't Know</p>
<p>16. Has there been any failed transactions on the property within the last 12 months?</p> <p>16a. If yes please give details</p>	<p>Yes/No/Don't Know</p>
<p>17. Are there any other material issues with the property that any potential purchaser should be aware of?</p> <p>17a. If yes please provide detail</p>	<p>Yes/ No/Don't know</p>
<p>18. To your knowledge is there anything else that has occurred at the property and that would affect the transactional decision of the average buyer?</p> <p>18a. If yes please give details</p>	<p>Yes/No/ Don't know</p>
<p>Utilities and Services</p>	
<p>19. Is there central heating in your property?</p> <p>19a. If "yes", please give details of the type of central heating (examples: gas-fired, oil fired, solid fuel, liquid petroleum gas).</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know</p> <p><i>GAS.</i></p>

20. When was your central heating or other primary heating system last serviced?	<input checked="" type="checkbox"/> Serviced [year] a report is/is not available <input type="checkbox"/> Not serviced <input type="checkbox"/> Don't know 4/9/2015
21. When was the electrical wiring in your property last checked?	<input type="checkbox"/> Serviced [year] a certificate is/is not available <input type="checkbox"/> Not serviced <input checked="" type="checkbox"/> Don't know

22. Please indicate which services are connected to the property:

Services	Connected/To Be Connected (please state Y/N)
Electricity	Y
Gas	Y
Water mains or private water supply	Y
Drainage to public sewer (if not connected please indicate whether there is a cesspool or septic tank)	Y
Telephone	N
Cable TV or Satellite	N
Broadband	N

Changes to the property

23. Have you carried out any structural alterations, additions or extensions (e.g. provision of an extra bedroom or bathroom) to the property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know
23a. If "yes", please give details of the nature of the work	CARPORTS CONVERTED TO GARAGES
23b. Was building regulation approval obtained?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know
23c. Was planning permission obtained?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know
24d. Was listed building consent obtained?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know
If the response was "no" for any of (b) to (d), please state why not (e.g. "not required" or "work completed under approved person scheme").	

25. Have you had replacement windows, doors, patio doors or double glazing installed in your property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know
25a. If "yes", please give details of changes and guarantees, if held.	

Access

26. Do you have right of access through any neighbouring homes, buildings or land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know
26a. If "yes", please give details.	

27. Does any other person have a right of access through your property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know
27a. If "yes", please give details.	

Leasehold properties

<p>28. Is your property a leasehold property?</p> <p>If "yes" complete Part 2 of this questionnaire. If "no" there is no need to complete Part 2 of this questionnaire.</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>PART 2: LEASEHOLD</p>	
<p>Only complete this part if the property is a leasehold property.</p> <p>If the lease is a new one and has not yet been granted, please answer the questions based on the draft terms of the lease.</p> <p>Before entering into a binding commitment, buyers should confirm any matter relating to the leasehold ownership by reading the lease and checking the position with their conveyancer.</p>	
<p>Additional information for leasehold properties</p>	
<p>29. What is the name of the person or organisation to whom you pay?</p> <p>29a. Ground rent; and</p> <p>29b. Service charges (if different from (a) above)</p>	
<p>30. How many years does your lease have left to run?</p>	
<p>31. How much is your current annual ground rent?</p>	
<p>32. How much is your current annual service charge?</p>	
<p>33. How much is your current annual buildings insurance premium (if not included in the service charge)?</p>	
<p>34. Are you aware of any proposed or ongoing major works to this property?</p> <p>34a. If "yes", what type of works are they and what is the expected cost relating to this property (if known)?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know</p>
<p>35. Does the lease prevent you from:</p> <p>35a. Sub-letting?</p> <p>If "yes", please give details</p> <p>35b. Keeping pets?</p> <p>If "yes", please give details</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know</p>
<p>36. Does the lease allow you to:</p> <p>36a. Use a car park or space?</p> <p>If "yes", please give details</p> <p>36b. Have access to a communal garden (where applicable)?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know</p>

<p>37. Leases often permit or prevent certain types of activity relating to the use of the property, those referred to in question (25) are examples. Are there any other conditions or restrictions in the lease which could significantly impact on a person's use of the property?</p> <p>37a. If "yes", please specify.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know</p>
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Explanatory Notes to Numbered Items:


- 29. The landlord will normally be the person to whom the ground rent is payable, although it is possible that an agent may be employed to collect this on the landlord's behalf. The person or the organisation to whom the service charge is payable may be your landlord or head landlord or a residents' management company – you should find the landlord's details on your latest service charge demand. It is also possible that an agent has been employed to collect service charges on their behalf.
- 30. The number of years is calculated by taking the original number of years the lease was granted for and deducting the number of years that have expired since the lease was first granted.
- 31. This information will be found in the lease.
- 32. This information will be found in the lease.
- 33. This information will be found on the previous year's service charge demands.
- 34. Leaseholders should have been notified of this as part of the required consultation process where their contribution towards the work exceeds £250.

Please note: All leaseholders should have their own copy of the lease although sometimes this is held by the mortgage lender or the conveyancer who handled the purchase. A copy can normally be obtained from the Land Registry – www.landregisteronline.gov.uk. It is unlikely that the managing agent will be able to provide a copy of the lease.

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I hereby confirm the above information contained in this document has been completed truthfully and accurately as possible.

Signed by the Seller or seller's representative

.....


Name: DARRIN WOODS

Date: 23/1/17

Serial No:

662988

LANDLORD/HOMEOWNER GAS SAFETY RECORD



This form allows for the recording of results of checks as defined by the Gas Safety (Installation and Use) Regulations. Information recorded on this form does not confirm that the installation was installed by a Gas Safe registered business or that the installation complies with relevant Building Regulations. Chimney/flue/outlets were visually checked for adequate evacuation of combustion products. A detailed internal inspection has not been undertaken.

Details Of Registered Business	Job Address	Landlord/Agent Address
Business Name: <u>BTM PLUMBING & HEATING</u>	Name: <u>MR WOODS</u>	Name: <u>MR WOODS</u>
Gas Safe No: <u>53434</u>	Address: <u>135 INCOREBOURNE RD</u>	Address: <u>135 INCOREBOURNE RD</u>
Engineer Name: <u>SEAN WOODS</u> Gas Safe ID Card No: <u>3345711</u>	<u>RHINHAM</u>	<u>RHINHAM</u>
Address: <u>61 CELL AVENUE</u>		<u>RM13 9AH</u>
<u>WORNCHESTER</u>	Tel No: <u>RM13 9AH</u>	Tel. No: <u>07974924559</u>
Tel. No: <u>07850354317</u>	Is Accomodation Rented? (Y/N) <u>YES</u>	No. Of Appliances Tested: <u>0</u>

Gas Installation Pipework	Satisfactory Visual Inspection (Y/N) <u>YES</u>	Emergency Control Accessible (Y/N) <u>YES</u>	Satisfactory Gas Tightness Test (Y/N) <u>YES</u>	Equipotential Bonding Satisfactory (Y/N) <u>YES</u>
---------------------------	---	---	--	---

Appliance Details							
	Appliance Location	Appliance Make	Appliance Model	Appliance Type	Type of Flue (OF/RS/FL)	Landlords Appliance? Y/N	Appliance Inspected? Y/N
1	<u>KITCHEN</u>	<u>GLD WORM</u>	<u>BETA COMB 30L</u>	<u>COMBI BOILER</u>	<u>RS</u>	<u>YES</u>	<u>YES</u>
2	<u>KITCHEN</u>	<u>DELONGHI</u>	<u>NK</u>	<u>COOLER</u>	<u>FL</u>	<u>YES</u>	<u>YES</u>
3	/	/	/	/	/	/	/
4	/	/	/	/	/	/	/
5	/	/	/	/	/	/	/

Inspection Details									
	Working Pressure in mbar or heat input kW/Btu/h	Are Safety Devices Working? (Y/N)	Satisfactory Ventilation? (Y/N)	Flue Visual Condition (Pass/Fail/NA)	Spillage Test (Pass/Fail/NA)	Smoke Pellet Flue Flow Test (Pass/Fail/NA)	Combustion performance reading CO:CO2 ratio / Co2 / CO	Appliance Serviced? Y/N	Appliance Safe To Use? (Y/N)
1	<u>20mbar</u>	<u>YES</u>	<u>YES</u>	<u>PASS</u>	<u>N/A</u>	<u>N/A</u>	<u>0.0003 CO/CO2</u>	<u>YES</u>	<u>YES</u>
2	<u>20mbar</u>	<u>YES</u>	<u>YES</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>0.002 CO/CO2</u>	<u>NO</u>	<u>YES</u>
3	/	/	/	/	/	/	/	/	/
4	/	/	/	/	/	/	/	/	/
5	/	/	/	/	/	/	/	/	/

Defect(s) Identified	Remedial Work Undertaken	Warning Advice Issued (Y/N)
1		
2		
3		
4		
5		

Received By: <u>[Signature]</u>	Issued by: <u>[Signature]</u>
Print Name: <u>DARREN WOODS</u> Date: <u>4/9/14</u>	Print Name: <u>SEAN WOODS</u> Date: <u>4/9/14</u>

The Next Gas Safety Check Must Be Completed By:
4 19 15

Law Society Property Information Form (3rd edition)

Address of the property

135
Ingrebourne Road
Rainham
Essex

Postcode

Full names of the seller

Darren Woods

Seller's solicitor

Name of solicitor's firm

kenneth elliot + rowe

Address

Enterprise House
18 Eastern Road, Romford
Essex
RM1 3PJ

Email

mbs@ker.co.uk

Reference number

MBS/DSL/WOO045/001/

About this form

This form is completed by the seller to supply the detailed information and documents which may be relied upon for the conveyancing process.

It is important that sellers and buyers read the notes below.

Definitions

- 'Seller' means all sellers together where the property is owned by more than one person.
- 'Buyer' means all buyers together where the property is being bought by more than one person.
- 'Property' includes all buildings and land within its boundaries.

Instructions to the seller

- The answers should be prepared by the person or persons who are named as owner on the deeds or Land Registry title or by the owner's legal representative(s) if selling under a power of attorney or grant of probate or representation. If there is more than one seller, you should prepare the answers together or, if only one seller prepares the form, the other(s) should check the answers given and all sellers should sign the form.
- If you do not know the answer to any question, you must say so. If you are unsure of the meaning of any questions or answers, please ask your solicitor. Completing this form is not mandatory, but omissions or delay in providing some information may delay the sale.
- If you later become aware of any information which would alter any replies you have given, you must inform your solicitor immediately. This is as important as giving the right answers in the first place. Do not change any arrangements concerning the property with anyone (such as a tenant or neighbour) without first consulting your solicitor.
- It is very important that your answers are accurate. If you give incorrect or incomplete information to the buyer (on this form or otherwise in writing or in conversation, whether through your estate agent or solicitor or directly to the buyer), the buyer may make a claim for compensation from you or refuse to complete the purchase.
- You should answer the questions based upon information known to you (or, in the case of legal representatives, you or the owner). You are not expected to have expert knowledge of legal or technical matters, or matters that occurred prior to your ownership of the property.
- Please give your solicitor any letters, agreements or other papers which help answer the questions. If you are aware of any which you are not supplying with the answers, tell your solicitor. If you do not have any documentation you may need to obtain copies at your own expense. Also pass to your solicitor any notices you have received concerning the property and any which arrive at any time before completion of the sale.

Instructions to the buyer

- If the seller gives you, separately from this form, any information concerning the property (in writing or in conversation, whether through an estate agent or solicitor or directly to you) on which you wish to rely when buying the property, you should tell your solicitor.
- You are entitled to rely on the replies given to enquiries but in relation to the physical condition of the property, the replies should not be treated as a substitute for undertaking your own survey or making your own independent enquiries, which you are recommended to do.
- The seller is only obliged to give answers based on their own information. They may not have knowledge of legal or technical matters. You should not expect the seller to have knowledge of, or give information about, matters prior to their ownership of the property.

1 Boundaries

If the property is leasehold this section, or parts of it, may not apply.

1.1 Looking towards the property from the road, who owns or accepts responsibility to maintain or repair the boundary features:

- | | | |
|-------------------|---------------------------------|---|
| (a) on the left? | <input type="checkbox"/> Seller | <input type="checkbox"/> Neighbour |
| | <input type="checkbox"/> Shared | <input checked="" type="checkbox"/> Not known |
| (b) on the right? | <input type="checkbox"/> Seller | <input type="checkbox"/> Neighbour |
| | <input type="checkbox"/> Shared | <input checked="" type="checkbox"/> Not known |
| (c) at the rear? | <input type="checkbox"/> Seller | <input type="checkbox"/> Neighbour |
| | <input type="checkbox"/> Shared | <input checked="" type="checkbox"/> Not known |
| (d) at the front? | <input type="checkbox"/> Seller | <input type="checkbox"/> Neighbour |
| | <input type="checkbox"/> Shared | <input checked="" type="checkbox"/> Not known |

1.2 If the boundaries are irregular please indicate ownership by written description or by reference to a plan:

1.3 Is the seller aware of any boundary feature having been moved in the last 20 years? If Yes, please give details:

Yes No

NOT IN MY OWNERSHIP?

1.4 During the seller's ownership, has any land previously forming part of the property been sold or has any adjacent property been purchased? If Yes, please give details:

Yes No

1.5 Does any part of the property or any building on the property overhang, or project under, the boundary of the neighbouring property or road? If Yes, please give details:

Yes No

1 Boundaries (continued)

- 1.6 Has any notice been received under the Party Wall Act 1996 in respect of any shared/party boundaries? If Yes, please supply a copy, and give details of any works carried out or agreed:

Yes No
 Enclosed To follow

2 Disputes and complaints

- 2.1 Have there been any disputes or complaints regarding this property or a property nearby? If Yes, please give details:

Yes No

- 2.2 Is the seller aware of anything which might lead to a dispute about the property or a property nearby? If Yes, please give details:

Yes No

3 Notices and proposals

- 3.1 Have any notices or correspondence been received or sent (e.g. from or to a neighbour, council or government department), or any negotiations or discussions taken place, which affect the property or a property nearby? If Yes, please give details:

Yes No

- 3.2 Is the seller aware of any proposals to develop property or land nearby, or of any proposals to make alterations to buildings nearby? If Yes, please give details:

Yes No

4 Alterations, planning and building control

Note to seller: All relevant approvals and supporting paperwork referred to in section 4 of this form, such as listed building consents, planning permissions, Building Regulations consents and completion certificates should be provided. If the seller has had works carried out the seller should produce the documentation authorising this. Copies may be obtained from the relevant local authority website. Competent Persons Certificates may be obtained from the contractor or the scheme provider (e.g. FENSA or Gas Safe Register). Further information about Competent Persons Certificates can be found at: www.gov.uk.

Note to buyer: If any alterations or improvements have been made since the property was last valued for council tax, the sale of the property may trigger a revaluation. This may mean that following completion of the sale, the property will be put into a higher council tax band. Further information about council tax valuation can be found at: www.voa.gov.uk.

4.1 Have any of the following changes been made to the whole or any part of the property (including the garden)?

- (a) Building works (e.g. extension, loft or garage conversion, removal of internal walls). If Yes, please give details including dates of all work undertaken:

Yes No

- (b) Change of use (e.g. from an office to a residence)

Yes No

Year

- (c) Installation of replacement windows, roof windows, roof lights, glazed doors since 1 April 2002

Yes No

Year(s)

- (d) Addition of a conservatory

Yes No

Year

4.2 If Yes to any of the questions in 4.1 and if the work was undertaken during the seller's ownership of the property:

- (a) please supply copies of the planning permissions, Building Regulations approvals and Completion Certificates, OR:
- (b) if none were required, please explain why these were not required – e.g. permitted development rights applied or the work was exempt from Building Regulations:

Further information about permitted development can be found at: www.planningportal.gov.uk.

4 Alterations, planning and building control (continued)

4.3 Are any of the works disclosed in 4.1 above unfinished?
If Yes, please give details:

Yes No

4.4 Is the seller aware of any breaches of planning permission conditions or Building Regulations consent conditions, unfinished work or work that does not have all necessary consents? If Yes, please give details:

Yes No

4.5 Are there any planning or building control issues to resolve?
If Yes, please give details:

Yes No

4.6 Have solar panels been installed?

Yes No

If Yes:

(a) In what year were the solar panels installed?

Year

(b) Are the solar panels owned outright?

Yes No

(c) Has a long lease of the roof/air space been granted to a solar panel provider? If Yes, please supply copies of the relevant documents.

Yes No
 Enclosed To follow

4.7 Is the property or any part of it:

(a) a listed building?

Yes No
 Not known

(b) in a conservation area?

Yes No
 Not known

If Yes, please supply copies of any relevant documents.

Enclosed To follow

4 Alterations, planning and building control (continued)

4.8 Are any of the trees on the property subject to a Tree Preservation Order?

Yes No
 Not known

If Yes:

(a) Have the terms of the Order been complied with?

Yes No
 Not known

(b) Please supply a copy of any relevant documents.

Enclosed To follow

5 Guarantees and warranties

Note to seller: All available guarantees, warranties and supporting paperwork should be supplied before exchange of contracts.

Note to buyer: Some guarantees only operate to protect the person who had the work carried out or may not be valid if their terms have been breached. You may wish to contact the company to establish whether it is still trading and if so, whether the terms of the guarantee will apply to you.

5.1 Does the property benefit from any of the following guarantees or warranties? If Yes, please supply a copy.

(a) New home warranty (e.g. NHBC or similar)

Yes No
 Enclosed To follow

(b) Damp proofing

Yes No
 Enclosed To follow

(c) Timber treatment

Yes No
 Enclosed To follow

(d) Windows, roof lights, roof windows or glazed doors

Yes No
 Enclosed To follow

(e) Electrical work

Yes No
 Enclosed To follow

(f) Roofing

Yes No
 Enclosed To follow

5 Guarantees and warranties (continued)

(g) Central heating

Yes No
 Enclosed To follow

(h) Underpinning

Yes No
 Enclosed To follow

(i) Other (please state):

Enclosed To follow

5.2 Have any claims been made under any of these guarantees or warranties? If Yes, please give details:

Yes No

6 Insurance

6.1 Does the seller insure the property?

Yes No

6.2 Has any buildings insurance taken out by the seller ever been:

(a) subject to an abnormal rise in premiums?

Yes No

(b) subject to high excesses?

Yes No

(c) subject to unusual conditions?

Yes No

(d) refused?

Yes No

If Yes, please give details:

6.3 Has the seller made any buildings insurance claims?

Yes No

If Yes, please give details:

PATIO DOORS DAMAGED OCT 10 £2500.

7 Environmental matters

Flooding

Note: Flooding may take a variety of forms: it may be seasonal or irregular or simply a one-off occurrence. The property does not need to be near a sea or river for flooding to occur. Further information about flooding can be found at: www.defra.gov.uk.

7.1 Has any part of the property (whether buildings or surrounding garden or land) ever been flooded? If Yes, please state when the flooding occurred and identify the parts that flooded:

Yes No

If No to question 7.1 please continue to 7.3 and do not answer 7.2 below.

7.2 What type of flooding occurred?

(a) Ground water

Yes No

(b) Sewer flooding

Yes No

(c) Surface water

Yes No

(d) Coastal flooding

Yes No

(e) River flooding

Yes No

(f) Other (please state):

7.3 Has a Flood Risk Report been prepared? If Yes, please supply a copy.

Yes No
 Enclosed To follow

Further information about the types of flooding and Flood Risk Reports can be found at: www.environment-agency.gov.uk.

Radon

Note: Radon is a naturally occurring inert radioactive gas found in the ground. Some parts of England and Wales are more adversely affected by it than others. Remedial action is advised for properties with a test result above the 'recommended action level'. Further information about Radon can be found at: www.hpa.org.uk.

7.4 Has a Radon test been carried out on the property?

Yes No

If Yes:

(a) please supply a copy of the report

Enclosed To follow

(b) was the test result below the 'recommended action level'?

Yes No

7 Environmental matters (continued)

7.5 Were any remedial measures undertaken on construction to reduce Radon gas levels in the property?

Yes No
 Not known

Energy efficiency

Note: An Energy Performance Certificate (EPC) is a document that gives information about a property's energy usage. Further information about EPCs can be found at: www.gov.uk.

7.6 Please supply a copy of the EPC for the property.

Enclosed To follow
 Already supplied

7.7 Have any installations in the property been financed under the Green Deal scheme? If Yes, please give details of all installations and supply a copy of your last electricity bill.

Yes No
 Enclosed To follow

Further information about the Green Deal can be found at: www.gov.uk/decc.

Japanese knotweed

Note: Japanese knotweed is an invasive plant that can cause damage to property. It can take several years to eradicate.

7.8 Is the property affected by Japanese knotweed?

Yes No
 Not known

If Yes, please state whether there is a Japanese knotweed management plan in place and supply a copy.

Yes No
 Not known
 Enclosed To follow

8 Rights and informal arrangements

Note: Rights and arrangements may relate to access or shared use. They may also include leases of less than seven years, rights to mines and minerals, manorial rights, chancel repair and similar matters. If you are uncertain about whether a right or arrangement is covered by this question, please ask your solicitor.

8.1 Does ownership of the property carry a responsibility to contribute towards the cost of any jointly used services, such as maintenance of a private road, a shared driveway, a boundary or drain? If Yes, please give details:

Yes No

8 Rights and informal arrangements (continued)

8.2 Does the property benefit from any rights or arrangements over any neighbouring property? If Yes, please give details:

Yes No

8.3 Has anyone taken steps to prevent access to the property, or to complain about or demand payment for access to the property? If Yes, please give details:

Yes No

8.4 Does the seller know of any of the following rights or arrangements which affect the property?

- | | | |
|--|------------------------------|--|
| (a) Rights of light | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| (b) Rights of support from adjoining properties | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| (c) Customary rights (e.g. rights deriving from local traditions) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| (d) Other people's rights to mines and minerals under the land | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| (e) Chancel repair liability | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| (f) Other people's rights to take things from the land (such as timber, hay or fish) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

If Yes, please give details:

8.5 Are there any other rights or arrangements affecting the property? If Yes, please give details:

Yes No

Services crossing the property or neighbouring property

8.6 Do any drains, pipes or wires serving the property cross any neighbour's property?

Yes No
 Not known

8.7 Do any drains, pipes or wires leading to any neighbour's property cross the property?

Yes No
 Not known

8 Rights and informal arrangements (continued)

8.8 Is there any agreement or arrangement about drains, pipes or wires?

Yes No
 Not known

If Yes, please supply a copy or give details:

Enclosed To follow

9 Parking

9.1 What are the parking arrangements at the property?

OFF STREET, DRIVEWAY AND ON STREET.

9.2 Is the property in a controlled parking zone or within a local authority parking scheme?

Yes No
 Not known

10 Other charges

Note: If the property is leasehold, details of lease expenses such as service charges and ground rent should be set out on the separate TA7 Leasehold Information Form. If the property is freehold, there may still be charges: for example, payments to a management company or for the use of a private drainage system.

10.1 Does the seller have to pay any charges relating to the property (excluding any payments such as council tax, utility charges, etc.), for example payments to a management company? If Yes, please give details:

Yes No

11 Occupiers

11.1 Does the seller live at the property?

Yes No

11.2 Does anyone else, aged 17 or over, live at the property?

Yes No

If No to question 11.2, please continue to section 12 'Services' and do not answer 11.3–11.5 below.

11 Occupiers (continued)

11.3 Please give the full names of any occupiers (other than the sellers) aged 17 or over:

11.4 Are any of the occupiers (other than the sellers), aged 17 or over, tenants or lodgers?

Yes No

11.5 Is the property being sold with vacant possession?

Yes No

If Yes, have all the occupiers aged 17 or over:

(a) agreed to leave prior to completion?

Yes No *N/A*

(b) agreed to sign the sale contract? If No, please supply other evidence that the property will be vacant on completion.

Yes No *N/A*
 Enclosed To follow

12 Services

Note: If the seller does not have a certificate requested below this can be obtained from the relevant Competent Persons Scheme. Further information about Competent Persons Schemes can be found at: www.gov.uk.

Electricity

12.1 Has the whole or any part of the electrical installation been tested by a qualified and registered electrician?

Yes No

If Yes, please state the year it was tested and provide a copy of the test certificate.

Year
 Enclosed To follow

12.2 Has the property been rewired or had any electrical installation work carried out since 1 January 2005?

Yes No
 Not known

If Yes, please supply one of the following:

(a) a copy of the signed BS7671 Electrical Safety Certificate

Enclosed To follow

(b) the installer's Building Regulations Compliance Certificate

Enclosed To follow

(c) the Building Control Completion Certificate

Enclosed To follow

12 Services (continued)

Central heating

12.3 Does the property have a central heating system?

Yes No

If Yes:

(a) What type of system is it (e.g. mains gas, liquid gas, oil, electricity, etc.)?

(b) When was the heating system installed? If on or after 1 April 2005 please supply a copy of the 'completion certificate' (e.g. CORGI or Gas Safe Register) or the 'exceptional circumstances' form.

Date

Not known
 Enclosed To follow

(c) Is the heating system in good working order?

Yes No

(d) In what year was the heating system last serviced/maintained? Please supply a copy of the inspection report.

Year Not known
 Enclosed To follow
 Not available

Drainage and sewerage

Note: Further information about drainage and sewerage can be found at: www.environment-agency.gov.uk.

12.4 Is the property connected to mains:

(a) foul water drainage?

Yes No
 Not known

(b) surface water drainage?

Yes No
 Not known

If Yes to both questions in 12.4, please continue to section 13 'Connection to utilities and services' and do not answer 12.5–12.10 below.

12.5 Is sewerage for the property provided by:

(a) a septic tank?

Yes No

(b) a sewage treatment plant?

Yes No

(c) cesspool?

Yes No

12.6 Is the use of the septic tank, sewage treatment plant or cesspool shared with other properties? If Yes, how many properties share the system?

Yes No
 Properties share

12 Services (continued)

12.7 When was the system last emptied?

Year

12.8 If the property is served by a sewage treatment plant, when was the treatment plant last serviced?

Year

12.9 When was the system installed?

Year

Note: Some systems installed after 1 January 1991 require Building Regulations approval, environmental permits or registration. Further information about permits and registration can be found at: www.environment-agency.gov.uk.

12.10 Is any part of the septic tank, sewage treatment plant (including any soakaway or outfall) or cesspool, or the access to it, outside the boundary of the property?
If Yes, please supply a plan showing the location of the system and how access is obtained.

Yes No
 Enclosed To follow

13 Connection to utilities and services

Please mark the Yes or No boxes to show which of the following utilities and services are connected to the property and give details of any providers.

Mains electricity	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Provider's name	<input type="text" value="EON"/>	
Location of meter	<input type="text" value="FRONT OF HOUSE."/>	

Mains gas	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Provider's name	<input type="text" value="EON"/>	
Location of meter	<input type="text" value="FRONT OF HOUSE."/>	

Mains water	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Provider's name	<input type="text" value="BISOX ??"/>	
Location of stopcock	<input type="text" value="KITCHEN."/>	
Location of meter, if any	<input type="text" value="KITCHEN."/>	

Mains sewerage	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Provider's name	<input type="text" value="BISOX ??"/>	

Telephone	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Provider's name	<input type="text"/>	

Cable	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Provider's name	<input type="text"/>	

14 Transaction information

14.1 Is this sale dependent on the seller completing the purchase of another property on the same day?

Yes No

14.2 Does the seller have any special requirements about a moving date? If Yes, please give details:

Yes No

14.3 Does the sale price exceed the amount necessary to repay all mortgages and charges secured on the property?

Yes No

14.4 Will the seller ensure that:

(a) all rubbish is removed from the property (including from the loft, garden, outbuildings, garages and sheds) and that the property will be left in a clean and tidy condition?

Yes No

(b) if light fittings are removed, the fittings will be replaced with ceiling rose, flex, bulb holder and bulb?

Yes No

(c) reasonable care will be taken when removing any other fittings or contents?

Yes No

(d) keys to all windows and doors and details of alarm codes will be left at the property or with the estate agent?

Yes No

Signed:  _____

Dated: 23/1/17

Signed: _____

Dated: _____

Each seller should sign this form.

The Law Society is the representative body for solicitors in England and Wales.

Law Society Fittings and Contents Form (3rd edition)

Address of the property

135
Ingrebourne Road
Rainham
Essex

Postcode

Full names of the seller

Darren Woods

Seller's solicitor

Name of solicitor's firm

kenneth elliot + rowe

Address

Enterprise House
18 Eastern Road, Romford
Essex
RM1 3PJ

Email

mbs@ker.co.uk

Reference number

MBS/DSL/WOO045/001/

About this form

The aim of this form is to make clear to the buyer which items are included in the sale. It must be completed accurately by the seller as the form may become part of the contract between the buyer and seller.

It is important that sellers and buyers check the information in this form carefully.

Definitions

- 'Seller' means all sellers together where the property is owned by more than one person.
- 'Buyer' means all buyers together where the property is being bought by more than one person.



The Law Society

Page 1 of 8

www.lawsociety.org.uk

TA10

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Instructions to the seller and the buyer

In each row, the seller should tick the appropriate box to show whether:

- the item is included in the sale ('Included');
- the item is excluded from the sale ('Excluded');
- there is no such item at the property ('None').

Where an item is excluded from the sale the seller may offer it for sale by inserting a price in the appropriate box. The buyer can then decide whether to accept the seller's offer.

A seller who inserts a price in this form is responsible for negotiating the sale of that item directly with the buyer or through their estate agent. If the seller or buyer instructs their solicitor to negotiate the sale of such an item, there may be an additional charge.

Sellers and buyers should inform their solicitors of any arrangements made about items offered for sale.

If the seller removes any fixtures, fittings or contents, the seller should be reasonably careful to ensure that any damage caused is minimised.

Unless stated otherwise, the seller will be responsible for ensuring that all rubbish is removed from the property (including from the loft, garden, outbuildings, garages and sheds), and that the property is left in a reasonably clean and tidy condition.

1 Basic fittings

	Included	Excluded	None	Price	Comments
Boiler/immersion heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Radiators/wall heaters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Night-storage heaters	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Free-standing heaters	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Gas fires (with surround)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Electric fires (with surround)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Light switches	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Roof insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Window fittings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Window shutters/grilles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Internal door fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
External door fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Doorbell/chime	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

1 Basic fittings (continued)

	Included	Excluded	None	Price	Comments
Electric sockets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Burglar alarm	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
<i>Other items (please specify)</i>					
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			

2 Kitchen

Note: In this section please also indicate whether the item is fitted or freestanding.

	Fitted	Free-standing	Included	Excluded	None	Price	Comments
Hob	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Extractor hood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Oven/grill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Cooker	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Refrigerator/fridge-freezer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Freezer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Tumble-dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Washing machine	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
<i>Other items (please specify)</i>							
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

3 Bathroom

	Included	Excluded	None	Price	Comments
Bath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Shower fitting for bath	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Shower curtain	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Bathroom cabinet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Taps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Separate shower and fittings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Towel rail	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Soap/toothbrush holders	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Toilet roll holders	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Bathroom mirror	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

4 Carpets

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Dining room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Bedroom 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<i>Other rooms (please specify)</i>					
BED 4	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
BED 5 / STUDY	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			

5 Curtains and curtain rails

	Included	Excluded	None	Price	Comments
Curtain rails/poles/pellets					
Hall, stairs and landing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Living room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Bedroom 1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Bedroom 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
<i>Other rooms (please specify)</i>					
4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			
Curtains/blinds					
Hall, stairs and landing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Living room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Bedroom 1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Bedroom 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
<i>Other rooms (please specify)</i>					
4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			

6 Light fittings

Note: If the seller removes a light fitting, it is assumed that the seller will replace the fitting with a ceiling rose, a flex, bulb holder and bulb and that they will be left in a safe condition.

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Dining room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Bedroom 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Bedroom 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<i>Other rooms (please specify)</i>					
4	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			

7 Fitted units

Note: Fitted units include, for example, fitted cupboards, fitted shelves, and fitted wardrobes.

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Living room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Bedroom 1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Bedroom 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

7 Fitted units (continued)

	Included	Excluded	None	Price	Comments
<i>Other rooms (please specify)</i>					
Oth 4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>

8 Outdoor area

	Included	Excluded	None	Price	Comments
Garden furniture	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Garden ornaments	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Trees, plants, shrubs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Barbecue	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Dustbins	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Garden shed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Greenhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Outdoor heater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Outside lights	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Water butt	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Clothes line	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Rotary line	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
<i>Other items (please specify)</i>					
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>

9 Television and telephone

	Included	Excluded	None	Price	Comments
Telephone receivers	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Television aerial	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Radio aerial	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Satellite dish	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>

10 Stock of fuel

	Included	Excluded	None	Price	Comments
Oil	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Liquefied Petroleum Gas (LPG)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>

11 Other items

	Included	Excluded	Price	Comments
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>

Signed: _____

Dated: 23/1/17

Signed: _____

Dated: _____

Each seller should sign this form.

The Law Society is the representative body for solicitors in England and Wales.

Serial No:

662988

LANDLORD/HOMEOWNER GAS SAFETY RECORD



This form allows for the recording of results of checks as defined by the Gas Safety (Installation and Use) Regulations. Information recorded on this form does not confirm that the installation was installed by a Gas Safe registered business or that the installation complies with relevant Building Regulations. Chimney/flue/outlets were visually checked for adequate evacuation of combustion products. A detailed internal inspection has not been undertaken.

Details Of Registered Business		Job Address	Landlord/Agent Address
Business Name: BTH PLUMBING & HEATING	Name: MR WOODS	Name: MR WOODS	
Gas Safe No: 53434	Address: 135 INCORE BOURNE RD RHINHAM	Address: 135 INCORE BOURNE RD RHINHAM	
Engineer Name: SHAN WOODS Gas Safe ID Card No: 3345711	Tel No: RHINHAM	Tel No: 0797 692559	
Address: 61 CELL AVENUE HORNSCHURCH	Is Accomodation Rented? (Y/N) YES	No. Of Appliances Tested: 2	
Tel. No: 07850354817			

Gas Installation Pipework	Satisfactory Visual Inspection (Y/N) YES	Emergency Control Accessible (Y/N) YES	Satisfactory Gas Tightness Test (Y/N) YES	Equipotential Bonding Satisfactory (Y/N) YES
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Appliance Details							
	Appliance Location	Appliance Make	Appliance Model	Appliance Type	Type of Flue (OF/RS/FL)	Landlords Appliance? Y/N	Appliance Inspected? Y/N
1	KITCHEN	GRUOSFORM	BETA COM 30L	COMBI BOILER	RS	YES	YES
2	KITCHEN	DELONGHI	NK	COOKER	FL	YES	YES
3	/	/	/	/	/	/	/
4	/	/	/	/	/	/	/
5	/	/	/	/	/	/	/

Inspection Details									
	Working Pressure in mbar or heat input kW/Btu/h	Are Safety Devices Working? (Y/N)	Satisfactory Ventilation? (Y/N)	Flue Visual Condition (Pass/Fail/NA)	Spillage Test (Pass/Fail/NA)	Smoke Pellet Flue Flow Test (Pass/Fail/NA)	Combustion performance reading CO:CO2 ratio / Co2 / CO	Appliance Serviced? Y/N	Appliance Safe To Use? (Y/N)
1	20mbar	YES	YES	PASS	N/A	N/A	0.0003 CO/CO2	YES	YES
2	20mbar	YES	YES	N/A	N/A	N/A	0.002 CO/CO2	NO	YES
3	/	/	/	/	/	/	/	/	/
4	/	/	/	/	/	/	/	/	/
5	/	/	/	/	/	/	/	/	/

	Defect(s) Identified	Remedial Work Undertaken	Warning Advice Issued (Y/N)
1			
2			
3			
4			
5			

Received By: [Signature]	Issued by: [Signature]
Print Name: DARREN WOODS Date: 4/9/14	Print Name: SHAN WOODS Date: 4/9/14

The Next Gas Safety Check
Must Be
Completed By:
4 19 15



London Borough of Havering
**CERTIFICATE OF COMPLETION OF
BUILDING WORK**

The Building Act 1984
The Building Regulations 2000

Description of Work **New dwelling-
135 Ingrebourne Road**

Address or Location of Work **1 Lambs Lane Adj
Rainham
Essex**

Council's Reference Number **BA/7192/04/3**

Particulars of Submission **Full Plans were deposited under the
Building Regulations made under Section 1(3)
of The Building Act 1984.**

Date of Completion Inspection **10th July 2007**

Compliance with Building Regulations **It is certified that so far as the Council have been able to
ascertain, after taking all reasonable steps in that behalf, the
substantive requirements of Building Regulations are
satisfied.**

Limitations of Certificate **This Certificate relates only to the work described
above and not in the case of extension or alterations of
installation of fittings, to any work carried out to which
the regulations did not on this occasion apply, e.g. to
the existing building not affected by the extension or
the work of repair or the replacement of fittings, etc.**

COPY

DATE **11th July 2007**

SIGNED

BUILDING CONTROL MANAGER

Mercury House
Mercury Gardens
Romford
Essex
RM1 3SL



LONDON BOROUGH OF HAVERING

TOWN AND COUNTRY PLANNING ACT 1990

To: Terence Young Associates
4 Sutton Mead
Chelmsford
CM2 6QB

Mr & Mrs S Mellen
1 Lambs Lane South
Rainham
RM13 9XB

APPLICATION No: P1453.04

In pursuance of their powers as Local Planning Authority, the Council have considered your application and have decided to **GRANT PLANNING PERMISSION** for the following development :

Proposal: Erection of new dwelling
Location: Plot adj 1 Lambs Lane South
Rainham

subject to compliance with the following condition(s):

- 1 The development to which this permission relates must be commenced not later than five years from the date of this permission.

Reason:-

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 Before any of the development hereby permitted is commenced, samples of all materials to be used in the external construction of the building(s) shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason:-

To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area, and that the development accords with the Unitary Development Plan policy ENV1.

- 3 The proposed windows marked 'A' on the approved plans shall be permanently glazed with obscure glass to the satisfaction of the Local Planning Authority.

Reason:-

In the interests of privacy.

- 4 No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and shrubs on the site, and details of any to be retained, together with measures for the protection in the course of development. All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local Planning Authority.

Reason:-

In accordance with Section 197 of the Town and Country Planning Act 1990 and to enhance the visual amenities of the development.

- 5 Before any of the buildings hereby permitted is first occupied, screen fencing of a type to be submitted to and approved in writing by the Local Planning Authority, 2 metres (6ft. 7ins.) high shall be erected where shown by a blue line on the approved plan and shall be permanently retained and maintained thereafter to the satisfaction of the Local Planning Authority.

Reason:-

To protect the visual amenities of the development and prevent undue overlooking of adjoining property.

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no window or other opening (other than those shown on the submitted plan, a copy of which is attached), shall be formed in the flank wall(s) of the building(s) hereby permitted, unless specific permission under the provisions of the Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.

Reason:-

In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future.

- 7 The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans, particulars and specifications.

Reason:-

The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted.

- 8 Before the building(s) hereby permitted is first occupied, the area set aside for car parking shall be laid out and surfaced to the satisfaction of the Local Planning Authority and retained permanently thereafter for the accommodation of vehicles visiting the site and shall not be used for any other purpose.

Reason:-

To ensure that car parking accommodation is made permanently available to the standards adopted by the Local Planning Authority in the interest of highway safety, and that the development accords with the Unitary Development Plan policy TRN18.

- 9 No construction works or deliveries into the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday and 08.00 to 13.00 hours on Saturdays unless agreed in writing with the Local Planning Authority. No construction works or deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason:-

To protect residential amenity, and in order that the development accords with Unitary Development Plan policy ENV1.

INFORMATIVE:

Reason for approval: The proposed development is considered to be in accordance with the aims, objectives, and provisions of policies ENV1 and HSG1 of the Havering Unitary Development Plan.

Dated: 3rd September 2004

Michael Day

Michael Day
Head of Planning
London Borough of Havering
Mercury House, Mercury Gardens
Romford RM1 3SL

Important - attention is drawn to the notes overleaf

**NOTES IN CONNECTION WITH APPROVAL OF APPLICATIONS SUBJECT TO CONDITIONS
OR REFUSAL OF APPLICATIONS FOR PLANNING PERMISSION**

- (1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or to grant permission or approval subject to conditions, he may appeal to the First Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990 within three months of the date of this notice. (Appeals must be made on a form which is obtainable the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or from the Planning Inspectorate's web site, www.planning.inspectorate.gov.uk.)
- (2) When submitting the completed appeal form to the Department of the Environment, a copy should be sent to Legal Services, London Borough of Havering, Town Hall, Main Road, Romford, RM1 3BD. The First Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise his powers unless there are special circumstances which excuse the delay in giving notice of appeal. The First Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order. He does not in practise refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.
- (3) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the First Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Havering Council, a purchase notice requiring that council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.
- (4) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely Sections 70, 71 and 72(1) of the Act.



London Borough of Havering
Town and Country Planning Act 1990

PLANNING APPLICATION

For Office Use Only

Number P.1453.04

Received 3 AUG 2004

PLEASE READ THE ACCOMPANYING NOTES BEFORE COMPLETING THIS FORM
ANSWER EVERY QUESTION. PLEASE USE BLACK INK AND BLOCK LETTERS.

1. Applicant

Name MR. & MRS. S. MELLEN
Address 1 LAMB'S LANE SOUTH
RAINHAM,
Postcode RM13 9XB
Tel No. 01708 - 554469

2. Agent (if any)

Name TERENCE YOUNG ASSOCIATES
Address 4 SUTTON HEAD
CHELMSFORD
Postcode CM2 6QB
Tel No. 01245 - 465912 Ref

3. The Application Site

Address or Location PLOT ADJACENT TO 1 LAMB'S LANE SOUTH,
RAINHAM RM13 9XB
Area of Application Site 0.012 hectares OR _____ acres
Present use (or if vacant, last known use) OUTLINE APPROVAL P.2115.03

4. Short Description of Proposal including Proposed Use

ERECTION OF NEW DWELLING.

5. Type of Application (Please tick ONE of the boxes A-E only)

- A full application for new building works (or other operations) only
- B A full application for a change of use only
- C A full application for new building works or other operations AND a change of use
- D An outline application:

Is the site plan based on a site survey? YES NO (Please tick ONE box)
(Please tick those items to be considered as part of this application and NOT to be treated as reserved matters for subsequent approval)

Siting Design External Appearance Access Landscaping

E An application for approval of reserved matters: Previous application CENTRAL ADRSIN
Siting Design External Appearance Access Landscaping

6. Access

Does the proposal involve a new road access or any alteration to an existing road access? YES NO (Please tick ONE box)

Does the proposal involve any alteration to pedestrian access to the footway (or any other public right of way)? YES NO (Please tick ONE box)

Stamp: THE LONDON BOROUGH OF HAVERING, HEAD OF REGULATORY SERVICES, RECEIVED 3 AUG 2004

1	2	3	4

Stamp: RECEIVED 3/8/04, AMOUNT, LANDSCAPING, 220-06

7. Drainage

How will the foul sewage be disposed of? PUBLIC SEWER

How will the surface water be disposed of? PUBLIC SEWER

8. Trees

Are there any existing trees on the site? YES NO (Please tick ONE box)

Will any trees be removed or cut back as a result of the proposal? If yes, identify on plans. YES NO (Please tick ONE box)

9. Relationship to other Proposals

Does the proposal form a stage of a larger development which is not part of this application? YES NO (Please tick ONE box)

If yes, please give details

10. Contaminated Land

Is there any land within or adjacent to the application site which may have been contaminated or used for waste disposal at any time? YES NO (Please tick ONE box)

IF YES, SEE ACCOMPANYING NOTES FOR FURTHER INFORMATION REQUIRED.

11. New Housing Development

How many new dwellings will be built? ONE Houses/~~bungalows~~
..... Flats/maisonettes

IF YOUR APPLICATION IS FOR PRIVATE RESIDENTIAL DEVELOPMENT ONLY, PLEASE TURN TO QUESTION 21.

12. Vehicles

Please give the number of vehicles that enter the site on a normal working day.

	HGV	Other vehicles
Existing		
Proposed Additional		

Do the plans show provision for parking, loading and unloading within the site? YES NO (Please tick ONE box)

13. Disabled Access

Do the plans show access for disabled people? YES NO (Please tick ONE box)

14. Mineral Extraction and Waste Disposal

Is the application for winning/working of minerals or for waste disposal? YES NO (Please tick ONE box)

IF YES, SEE ACCOMPANYING NOTES FOR FURTHER INFORMATION REQUIRED.

15. Industrial and Commercial Uses

Does the proposal involve any industrial processes or the use of plant or machinery?

YES

NO

(Please tick **ONE** box)

If yes, please give details

What arrangements will be made for the storage and disposal of any trade refuse or trade effluent?

Is the proposal to replace premises elsewhere?

YES

NO

(Please tick **ONE** box)

If yes, please give address of existing premises

16. Hazardous Uses and Materials

Does the proposal involve the use or storage of hazardous materials (see **NOTES**)?

YES

NO

(Please tick **ONE** box)

If yes, please state what materials and approximate quantities

17. Floorspace

Please give details of the gross floorspace of all buildings within the application site (in square metres)

	Existing Floorspace	Existing Floorspace To be lost (through demolition or change of use)	Proposed Additional Floorspace (new build or change of use)
What is the amount of retail floorspace?			
What is the amount of office floorspace?			
What is the amount of industrial floorspace?			
What is the amount of warehousing floorspace?			
What is the amount of ancillary storage floorspace?			
What is the amount of any other floorspace?			
TOTAL			

If any other, please state use:

PLEASE ENSURE THAT EACH COLUMN ADDS TO THE TOTAL.

18. Employment

What is the total number of people employed on the site at present (if known)?

What will be the total number employed on the site following the proposed development?

Of these, how many will be transferred from other premises in your control?

19. Environmental Assessment Regulations

- A. I enclose an Environmental Statement (see accompanying NOTES). (Please tick)
- B. I will submit an Environmental Statement as soon as practicable. ONE box)
- C. I do not intend to submit an Environmental Statement.

20. Section 65 Certificate

- A. I enclose a Section 65 Certificate and a copy of the advertisement duly certified with name of newspaper and date of publication. (Please tick)
- B. A Section 65 Certificate is NOT required for this proposal (see accompanying NOTES) ONE box)

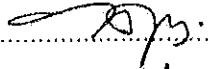
21. Ownership Certificate (Section 66)

An **OWNER** is any person who owns the freehold, or has a lease with at least seven years remaining, of **ANY PART** of the application site. If you are the **SOLE OWNER** of the whole site, complete **CERTIFICATE A** below. If any part of the site goes outside land in your sole ownership, even if only foundations, or if the site includes part of an agricultural holding, you must complete a different Certificate supplied by the planning office (see **NOTES**).

CERTIFICATE A

Under Section 66 (1) (a) of the Town and Country Planning Act 1990 I certify that:

1. At the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates.
2. None of the land to which the application relates is, or is part of, an agricultural holding.

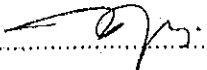
Signed  Date 30.7.04

On behalf of MR. & MRS. S. MCELLEN

22. Declaration

I apply for planning permission and declare that to the best of my knowledge all the information contained in this form and the accompanying documents is correct.

I enclose: **FOUR** copies of this form, **AND**
(Please **FOUR** copies of a site location plan, **AND**
tick **ALL** **FOUR** copies of all other plans and drawings, **AND**
appropriate An Ownership Certificate under Section 66 (except Reserved Matters applications), **AND**
boxes) The application fee of £ 220.00 (unless exempt) by ~~cash~~/cheque/PO No. 00167326.11

Signed  Date 30.7.04

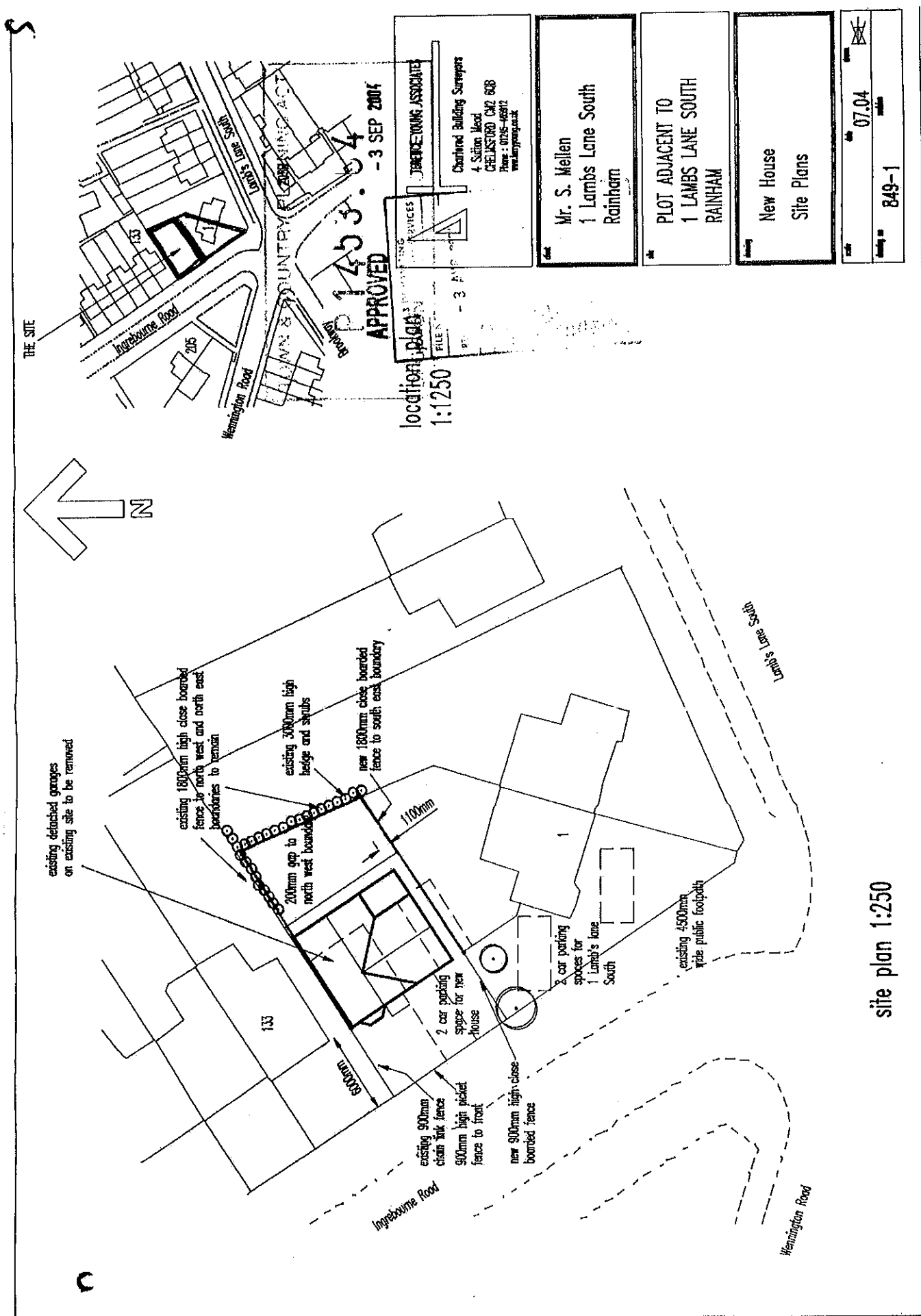
On behalf of MR. & MRS. S. MCELLEN

PLEASE CHECK THAT YOU HAVE ANSWERED ALL RELEVANT QUESTIONS, YOU HAVE ENCLOSED ALL THE DOCUMENTS LISTED IN THE DECLARATION TOGETHER WITH THE FEE, AND YOU HAVE SIGNED BOTH THE DECLARATION AND THE OWNERSHIP CERTIFICATE, OTHERWISE YOUR APPLICATION WILL BE INVALID AND CANNOT BE CONSIDERED.

Send your completed application to:-
Head of Regulatory Services, (Development Control), London Borough of Havering, Mercury House, Mercury Gardens, Romford, RM1 3SL

23. Consultations

If you have already sent a copy of this application to any other organisations, please give details:



APPROVED - 3 SEP 2007

location plan 1:1250

FILE NO. 97 - 3 PAV

PLANNING SERVICES

JEROME YOUNG ASSOCIATES

Chartered Building Surveyors

4 Sutton Road

CHELSEA ROAD

RAINFHAM

Phone: 01755-462072

www.jya.co.uk

Mr. S. Mellen

1 Lambs Lane South

Rainham

PLOT ADJACENT TO

1 LAMBS LANE SOUTH

RAINHAM

New House

Site Plans

DATE 07.04

SCALE 1:250

NO. 849-1

S

1453.04

1453.04

APPROVED - 3 SEP 2004
DATE

L.S. OF HAVERING HEAD OF REGULATORY SERVICES				
FILE NO.				
REC'D - 3 AUG 2004				
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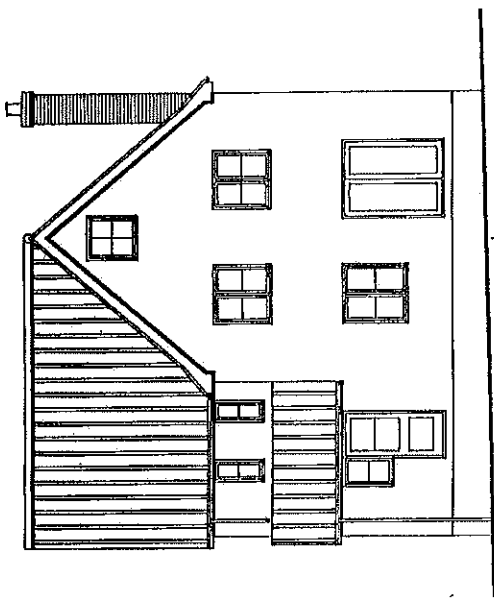
TERENCE YOUNG ASSOCIATES
 Chartered Building Surveyors
 4 Sutton Mead
 CHELSEFORD CM2 6PB
 Phone: 0755-469172
 tya@young.co.uk

Mr. S. Mellen
 1 Lambs Lane South
 Rainham

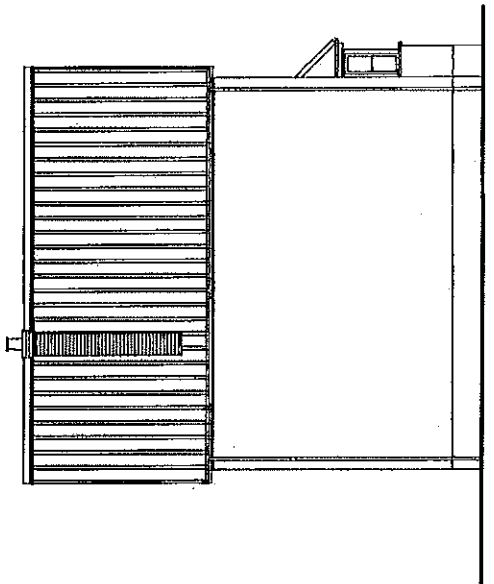
PLOT ADJACENT TO
 1 LAMBS LANE SOUTH
 RAINHAM

New House
 Elevations - 2

Scale: 1:100
 Date: 07.04
 Drawing No: 849-7



rear elevation - north east



side elevation - north west

Residential



The Law Society's CON29DW Drainage & Water Enquiry

SearchFlow Limited
42
Kings Hill Avenue
Kings Hill
West Malling
ME19 4AJKent

Search address supplied 135, Ingrebourne Road, RAINHAM, RM13 9AH

Your reference MS00000A01(DPS:5:CS:7504)

Our reference DWS/DWS Standard/2017_3492551

Received date 23 January 2017

Search date 23 January 2017

Notification of Price Changes...

From 1 September 2016 Thames Water Property Searches will be increasing the prices of its CON29DW, CommercialDW Drainage & Water Enquiries and Asset Location Searches.

This will be the first price rise in three years and is in line with the RPI at 1.84%. The increase follows significant capital investment in improving our systems and infrastructure, including the recent updates to the content of the Law Society's CON29DW and the CommercialDW Enquiries.

Enquiries received with a higher payment prior to 1 September 2016 will be non-refundable. For further details on the price increase please visit our website at www.thameswater-propertysearches.co.uk



Thames Water Utilities Ltd
Property Searches, PO Box 3189, Slough SL1 4WW
DX 151280 Slough 13



searches@thameswater.co.uk
www.thameswater-propertysearches.co.uk



0845 070 9148

CON29DW
DRAINAGE AND WATER ENQUIRY



CON29DW Drainage & Water Enquiry

Question	Summary Answer
Maps	
1.1 Where relevant, please include a copy of an extract from the public sewer map.	Map Provided
1.2 Where relevant, please include a copy of an extract from the map of waterworks.	Map Provided
Drainage	
2.1 Does foul water from the property drain to a public sewer?	Connected
2.2 Does surface water from the property drain to a public sewer?	Connected
2.3 Is a surface water drainage charge payable?	Charge Payable
2.4 Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?	No
2.4.1 Does the public sewer map indicate any public pumping station or any other ancillary apparatus within the boundaries of the property?	No
2.5 Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?	Yes
2.5.1 Does the public sewer map indicate any public pumping station or any other ancillary apparatus within the 50metres of any buildings within the property?	No
2.6 Are any sewers or lateral drains serving, or which are proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?	No
2.7 Has 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?	No
2.8 Is the building which is or forms part of the property, at risk of internal flooding due to overloaded public sewers?	Not At Risk
2.9 Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.	1.401 Kilometres
Water	
3.1 Is the property connected to mains water supply?	Connected
3.2 Are there any water mains, resource mains or discharge pipes within the boundaries of the property?	No
3.3 Is any water main or service pipe serving or which is proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?	No
3.4 Is the property at risk of receiving low water pressure or flow?	No
3.5 What is the classification of the water supply for the property?	Hard
3.6 Please include details of the location of any water meter serving the property.	See Details
Charging	
4.1.1 Who are the sewerage undertakers for the area?	Thames Water
4.1.2 Who are the water undertakers for the area?	Essex and Suffolk
4.2 Who bills the property for sewerage services?	Essex and Suffolk
4.3 Who bills the property for water services?	Essex and Suffolk
4.4 What is the current basis for charging for sewerage and/or water services at the property?	Metered
4.5 Will the basis for charging for sewerage and water services at the property change as a consequence of a change of occupation?	No

CON29DW Drainage & Water Enquiry

Search address supplied: 135, Ingrebourne Road, RAINHAM, RM13 9AH

Any new owner or occupier will need to contact Thames Water on 0800 316 9800 or log onto our website www.thameswater.co.uk and complete our online form to change the water and drainage services bills to their name.

The following records were searched in compiling this report: - the Map of Public Sewers, the Map of Waterworks, Water and Sewer billing records, Adoption of Public Sewer records, Building Over Public Sewer records, the Register of Properties subject to Internal Foul Flooding, the Register of Properties subject to Poor Water Pressure and the Drinking Water Register. Thames Water Utilities Ltd (TWUL), Clearwater Court, Vastern Road, Reading RG1 8DB, holds all of these.

TWUL, trading as Property Searches, are responsible in respect of the following:-

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

Please refer to the attached [Terms & Conditions](#).



Thames Water Property Searches is an Executive member of CoPSO (Council of Property Search Organisations).

CON29DW Drainage & Water Enquiry

Interpretation of CON29DW Drainage and Water Search

Appendix 1 contains definitions of terms and expressions used in this report.

For your guidance:

- Thames Water Property Searches Complaints Procedure:
 - Thames Water Property Searches offers a robust complaints procedure. Complaints can be made by telephone, in writing, by email (searches@thameswater.co.uk) or through our website (www.thameswater-propertysearches.co.uk)

As a minimum standard Thames Water Property Searches will:

- endeavour to resolve any contact or complaint at the time of receipt. If this isn't possible, we will advise of timescales;
- investigate and research the matter in detail to identify the issue raised (in some cases third party consultation will be required);
- provide a response to the customer within 10 working days of receipt of the complaint;
- provide compensation, if no response or acknowledgment that we are investigating the case is given within 10 working days of receipt of the complaint;
- keep you informed of the progress and, depending on the scale of investigation required, update with new timescales as necessary;
- provide an amended search, free of charge, if required;
- provide a refund if we find your complaint to be justified; take the necessary action within our power to put things right.

If you want us to liaise with a third party on your behalf, just let us know.

If you are still not satisfied with the outcome provided we will refer the matter to a Senior Manager for resolution who will respond again within 5 working days.

If you remain dissatisfied with our final response you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). Please refer to the final page of the search for further details.

Maps

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

A copy of an extract of the public sewer map is included, showing the public sewers, disposal mains and lateral drains in the vicinity of the property.

For your guidance:

- The Water Industry Act 1991 defines Public Sewers as those which Thames Water have responsibility for. Other assets and rivers, watercourses, ponds, culverts or highway drains may be shown for information purposes only.
- The company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.
- Assets other than public sewers may be shown on the copy extract, for information.

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

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

For your guidance:

- The "water mains" in this context are those, which are vested in and maintainable by the water company under statute.
- Assets other than public water mains may be shown on the plan, for information only.
- Water companies are not responsible for private supply pipes connecting the property to the public water main and do not hold details of these. These may pass through land outside of the control of the seller, or may be shared with adjacent properties. The buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.
- If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

CON29DW Drainage & Water Enquiry

Drainage

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.

For your guidance:

- Water companies are not responsible for any private drains that connect the property to the public sewerage system and do not hold details of these. The property owner will normally have sole responsibility for private drains serving the property. These may pass through land outside the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.
- If foul water does not drain to the public sewerage system, the property may have private facilities in the form of a cesspit, septic tank or other type of treatment plant.
- An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

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

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

For your guidance:

- Sewerage Undertakers are not responsible for any private drains that connect the property to the public sewerage system, and do not hold details of these.
- The property owner will normally have sole responsibility for private drains serving the property. These private drains may pass through land outside of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.
- In some cases, 'Sewerage Undertakers' records do not distinguish between foul and surface water connections to the public sewerage system.
- At the time of privatisation in 1989, Sewerage Undertakers were sold with poorly-kept records of sewerage infrastructure. The records did not always show which properties were connected for surface water drainage purposes. Accordingly, billing records have been used to provide an answer for this element of the drainage and water search.
- Due to the potential inadequacy of 'Sewerage Undertakers' infrastructure records with respect to surface water drainage, it is the customer's responsibility to inform the Sewerage Undertaker that they do not receive the surface water drainage service. If on inspection, the buyer finds that surface water from the property does not drain to a public sewer, then the property may be eligible for a rebate of the surface water drainage charge. For further information, please contact Thames Water on Tel: 0800 316 9800, or refer to the website at www.thameswater.co.uk.
- If surface water from the property does not drain to the public sewerage system, the property may have private facilities in the form of a soakaway or private connection to a watercourse.
- An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

2.3 – Is a surface water drainage charge payable?

Records confirm that a surface water drainage charge is payable for the property and the charge is £26.19 for the current financial year.

For your guidance:

- If surface water from the property drains to a public sewer, then a surface water drainage charge is payable.
- Where a surface water drainage charge is currently included in the property's water and sewerage bill but, on inspection, the buyer finds that surface water from the property does not drain to a public sewer, then the property may be eligible for a rebate of the surface water drainage charge. For further information, please contact Thames Water on Tel: 0800 316 9800 or refer to the website www.thameswater.co.uk.

CON29DW Drainage & Water Enquiry

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

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

For your guidance:

- Thames Water has a statutory right of access to carry out work on its assets. Employees of Thames Water or its contractors may, therefore, need to enter the property to carry out work.
- Please note if the property was constructed after 1st July 2011 any sewers and/or lateral drain within the boundary of the property are the responsibility of the householder.
- The approximate boundary of the property has been determined by reference to the Ordnance Survey Record or the map supplied.
- The presence of a public sewer running within the boundary of the property may restrict further development. The company has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the company, or its contractors, needing to enter the property to carry out work.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

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

The public sewer map included indicates that there is no public pumping station within the boundaries of the property.

For your guidance:

- Private pumping stations installed before 1 July 2011 will be transferred into the ownership of the sewerage undertaker.
- From the 1st October 2016 private pumping stations which serve more than one property have been transferred into public ownership but may not be recorded on the public sewer map.
- The approximate boundary of the property has been determined by reference to the Ordnance Survey Record or the map supplied.
- The presence of a public Pumping station running within the boundary of the property may restrict further development. The company has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the company, or its contractors, needing to enter the property to carry out work.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

CON29DW Drainage & Water Enquiry

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

The public sewer map included indicates that there is a public sewer within 30.48 metres (100 feet) of a building within the property.

For your guidance:

- From the 1st October 2011 there may be additional lateral drains and/or public sewers which are not recorded on the public sewer map but are also within 30.48 metres (100 feet) of a building within the property.
- The presence of a public sewer within 30.48 metres (100 feet) of the building(s) within the property can result in the local authority requiring a property to be connected to the public sewer.
- The measurement is estimated from the Ordnance Survey record, between the building(s) within the boundary of the property and the nearest public sewer.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

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

The public sewer map included indicates that there is no public pumping station within 50 metres of any buildings within the property.

For your guidance:

- Private pumping stations installed before 1 July 2011 will be transferred into the ownership of the sewerage undertaker.
- From the 1st October 2016 private pumping stations which serve more than one property have been transferred into public ownership but may not be recorded on the public sewer map.
- The presence of a public pumping station within 50 metres of the building(s) within the property can result in the local authority requiring a property to be connected to the public sewer.
- The measurement is estimated from the Ordnance Survey record, between the building(s) within the boundary of the property and the nearest public sewer.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

CON29DW Drainage & Water Enquiry

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?

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

The Surface Water sewer(s) and/or Surface Water lateral drain(s) are not the subject of an adoption agreement.

For your guidance:

- Any sewers and/or lateral drains within the boundary of the property are not the subject of an adoption agreement and remain the responsibility of the householder. Adoptable sewers are normally those situated in the public highway.
- This enquiry is of interest to purchasers of new homes who will want to know whether or not the property will be linked to a public sewer.
- Where the property is part of a very recent or ongoing development and the sewers are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of private drains and sewers for which they will hold maintenance and renewal liabilities.
- Final adoption is subject to the developer complying with the terms of the adoption agreement under Section 104 of the Water Industry Act 1991 and meeting the requirements of 'Sewers for Adoption' 6th Edition.

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?

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

For your guidance:

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

CON29DW Drainage & Water Enquiry

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

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

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

For your guidance:

- For reporting purposes buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
- A sewer is “overloaded” when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.
- “Internal flooding” from public sewers is defined as flooding, which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
- “At Risk” properties are those that the water company is required to include in the Regulatory Register that is presented annually to the Director General of Water Services. These are defined as properties that have suffered, or are likely to suffer, internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Company’s reporting procedure.
- Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the At Risk Register.
- Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Company.
- Public Sewers are defined as those for which the Company holds statutory responsibility under the Water Industry Act 1991.
- It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Company. This report excludes flooding from private sewers and drains and the Company makes no comment upon this matter.
- For further information please contact Thames Water on Tel: 0800 316 9800 or website www.thameswater.co.uk

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

The nearest sewage treatment works is Riverside STW which is 1.401 kilometres to the west of the property.

For your guidance:

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

Water

3.1 – Is the property connected to mains water supply?

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

For your guidance:

- The Company does not keep details of private supplies. The situation should be checked with the current owner of the property.

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

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

For your guidance:

- The boundary of the property has been determined by reference to the plan supplied. Where a plan was not supplied the Ordnance Survey Record was used. If the Water company mentioned in 4.1.2 is not Thames Water Utilities Ltd the boundary of the property has been determined by the Ordnance Survey.
- The presence of a public water main within the boundary of the property may restrict further development within it. Water companies have a statutory right of access to carry out work on their assets, subject to notice. This may result in employees of the company, or its contractors, needing to enter the property to carry out work.

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

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

For your guidance:

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

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

Records confirm that the property is not recorded on a register kept by the water undertaker as being at risk of receiving low water pressure or flow.

For your guidance:

- The boundary of the property has been determined by reference to the plan supplied. Where a plan was not supplied the Ordnance Survey Record was used.
- “Low water pressure” means water pressure below the regulatory reference level, which is the minimum pressure when demand on the system is not abnormal.
- Water Companies are required to include in the Regulatory Register that is presented annually to the Director General of Water Services, properties receiving pressure below the reference level, provided that allowable exclusions do not apply (i.e. events which can cause pressure to temporarily fall below the reference level)
- The reference level of service is a flow of 9 litres/minute at a pressure of 10metres / head on the customer's side of the outside stop valve (osv). The reference level of service must be applied on the customer's side of a meter or any other company fittings that are on the customer's side of the main stop tap. The reference level applies to a single property. Where more than one property is served by a common service pipe, the flow assumed in the reference level must be appropriately increased to take account of the total number of properties served. For two properties, a flow of 18 litres/minute at a pressure of 10metres/head on the customers' side of the osv is appropriate. For three or more properties the appropriate flow should be calculated from the standard loadings provided in BS6700 or the Institute of Plumbing handbook.
- **Allowable exclusions** The Company is required to include in the Regulatory Register properties receiving pressure below the reference level, provided that allowable exclusions listed below do not apply.
- **Abnormal demand:** This exclusion is intended to cover abnormal peaks in demand and not the daily, weekly or monthly peaks in demand, which are normally expected. Companies should exclude from the reported figures properties which are affected by low pressure only on those days with the highest peak demands. During the report year companies may exclude, for each property, up to five days of low pressure caused by peak demand.
- **Planned maintenance:** Companies should not report low pressures caused by planned maintenance. It is not intended that companies identify the number of properties affected in each instance. However, companies must maintain sufficiently accurate records to verify that low-pressure incidents that are excluded because of planned maintenance are actually caused by maintenance.
- **One-off incidents:** This exclusion covers a number of causes of low pressure; mains bursts; failures of company equipment (such as pressure reducing valves or booster pumps); firefighting; and action by a third party. However, if problems of this type affect a property frequently, they cannot be classed as one-off events and further investigation will be required before they can be excluded
- **Low-pressure incidents of short duration:** Properties affected by low pressures, which only occur for a short period, and for which there is evidence that incidents of a longer duration would not occur during the course of the year, may be excluded from the reported figures.
- Please contact your water company mentioned in Question 4.1.2 if you require further information on water pressure.

CON29DW Drainage & Water Enquiry

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

The water supplied to the property has an average water hardness of 120mg/l calcium which is defined as Hard by Essex and Suffolk Water.

For your guidance:

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

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

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

Records indicate that the property is served by a water meter, which is located within the dwelling-house which is or forms part of the property.

For your guidance:

- Where a meter does not serve the property and the customer wishes to consider this method of charging, they should contact the water undertakers mentioned in Question 4.1.2.

Charging

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

Thames Water Utilities Limited, Clearwater Court, Reading, RG1 8DB is the sewerage undertaker for the area.

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

Essex and Suffolk Water, PO Box 292, Durham, DH1 9TX is the water undertaker for the area.

4.2 – Who bills the property for sewerage services?

The property is billed for sewerage services on behalf of Thames Water by:

Essex and Suffolk Water
PO Box 292
Durham
DH1 9TX

Tel: 0845 782 0111
Fax: 0191 301 6202
Website: www.eswater.co.uk.

4.3 – Who bills the property for water services?

The property is billed for water services by:

Essex and Suffolk Water
PO Box 292
Durham
DH1 9TX

Tel: 0845 782 0111
Fax: 0191 301 6202
Website: www.eswater.co.uk.

CON29DW Drainage & Water Enquiry

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

The property is charged based on actual volumes of water measured through a water meter ("metered supply").

For your guidance:

- Water and sewerage companies' full charges are set out in their charges schemes which are available from the company free of charge upon request.
- The Water Industry Act 1991 Section 150, The Water Resale Order 2001 provides protection for people who buy their water or sewerage services from a person or company instead of directly from a water or sewerage company. Details are available from the Office of Water Services (OFWAT) website is www.ofwat.gov.uk.
- Where charges are given these are based on the data available at the time of the report.
- The Company may install a meter at the premises where a buyer makes a change of use of the property or where the buyer uses water for:
 - o Watering the garden other than by hand (this includes the use of sprinklers).
 - o Automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres.
 - o A bath with a capacity in excess of 230 litres.
 - o A reverse osmosis unit.

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

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

For your guidance:

- Water and sewerage companies' full charges are set out in their charges schemes which are available from the company free of charge upon request.
- The Water Industry Act 1991 Section 150, The Water Resale Order 2001 provides protection for people who buy their water or sewerage services from a person or company instead of directly from a water or sewerage company. Details are available from the Office of Water Services (OFWAT) website is www.ofwat.gov.uk.
- It is policy to meter all new water connections. This would result in charges being levied according to the measured tariff.
- The Company may install a meter at the premises where a buyer makes a change of use of the property or where the buyer uses water for:
 - o Watering the garden other than by hand (this includes the use of sprinklers).
 - o Automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres.
 - o A bath with a capacity in excess of 230 litres.
 - o A reverse osmosis unit.

Residential

CON29DW Drainage & Water Enquiry



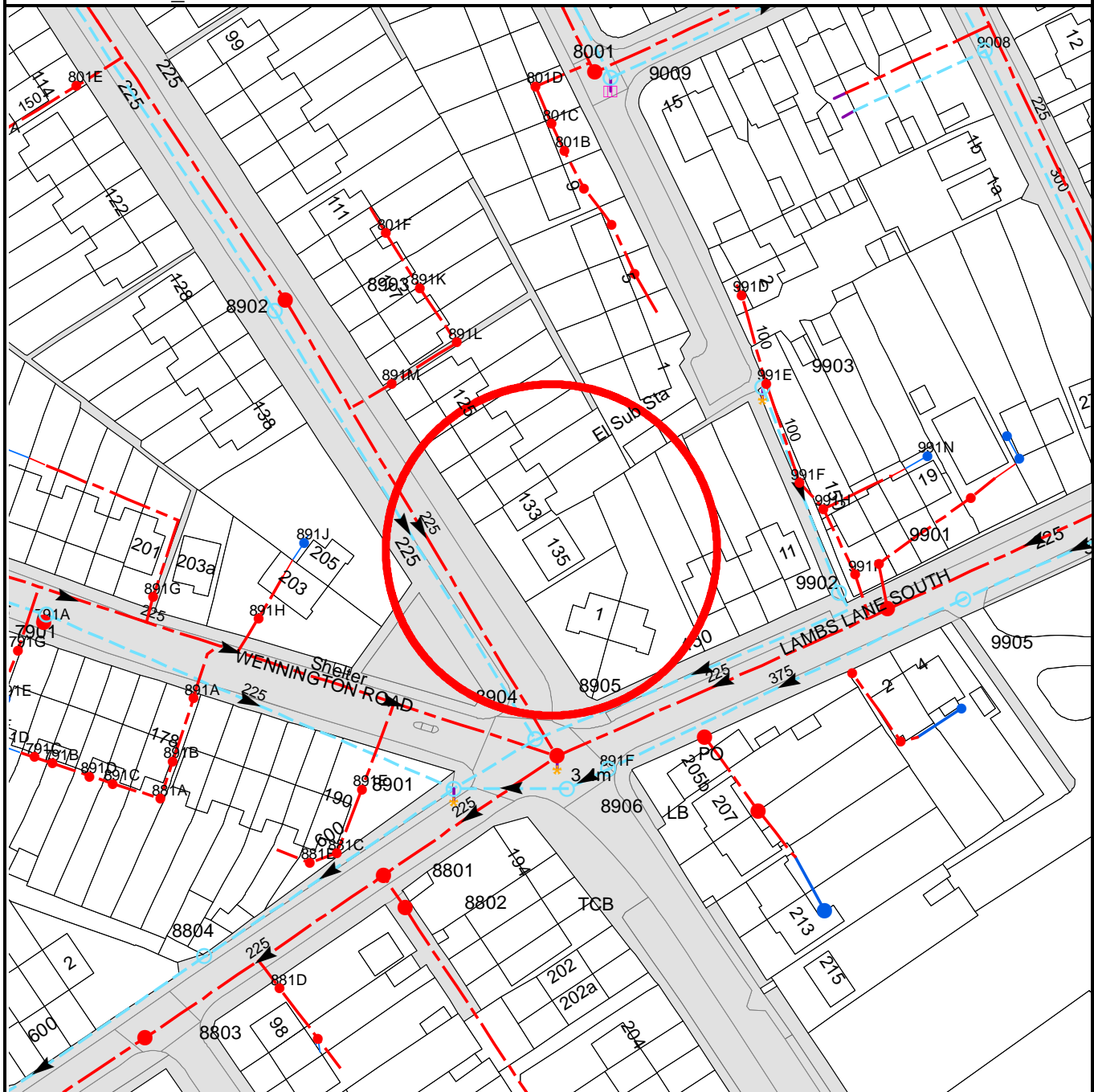
Payment for this Search

The charge will be added to the NLIS Account. This search was ordered through National Land Information Services, Russell Square House, 10-12 Russell Square, London WC1B 5LF.

Please note that none of the charges made for this report relate to the provision of Ordnance Survey mapping information.

All prices are in accordance with the standard terms of Property Searches; discounts are available, please contact us on 0845 070 9148 to obtain further details.

**Residential CON29DW Drainage & Water Search Sewer Map-DWS/DWS
Standard/2017_3492551**



The width of the displayed area is 200m












The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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Residential Drainage & Water Search Sewer Key



Public Sewer Pipes (Operated & Maintained by Thames Water)

-  **Foul Sewer:** A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
-  **Surface Water Sewer:** A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers, watercourses or a treatment works.
-  **Combined Sewer:** A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
-  **Trunk Sewer:** A strategic sewer which collects either foul or surface water flow from a number of subsidiary catchments and transfers this flow to a pumping station, river outfall or treatment works.
-  **Storm Overflow Sewer:** A sewer designed to convey excess rainfall to rivers or watercourses so that the flow does not exceed the capacity of normal sewers (which could cause flooding).
-  **Biosolids:** A sewer designed to convey sludge from one treatment works to another.
-  **Vent Pipe:** A section of sewer pipe connected between the top of a sewer and vent column, used to prevent the accumulation of gas in a sewer and thus allowing the system to operate properly.
-  **Rising Main:** A pipe carrying pumped flow under pressure from a low point to a high point on the sewerage network. Line style / colour and direction of fleck indicate sewer purpose and direction of flow within the pipe.
-  **Vacuum:** A foul sewer designed to remove foul sewerage under pressure (vacuum sewers cannot accept direct new connections).
-  **Proposed Foul Sewer**
-  **Proposed Surface Water Sewer**

Other Sewer Types (Not Operated or Maintained by Thames Water)

-  **Foul Sewer:** Any foul sewer that is not owned by Thames Water.
-  **Surface Water Sewer:** Any surface water sewer that is not owned by Thames Water.
-  **Combined Sewer:** Any combined sewer that is not owned by Thames Water.
-  **Gulley:** A sewer designed to convey surface water from large roads, motorways, etc. to watercourses or to public surface water sewers. These sewers are generally maintained by the relevant highway authority.
-  **Culverted Watercourse:** A watercourse running through a culvert or pipe which is the responsibility of the property owner or the Environment Agency.
-  **Abandoned Sewer:** A disused sewer. Usually filled with cement mixture or removed from the ground.

Other Symbols

-  **Undefined Ends:** These symbols represent the point at which a pipe continues but no records of its position are currently held by Thames Water. These symbols are rare but may be found on any of the public sewer types.
-  **Public/Private Pumping Station:** Foul or Surface water pumping station.

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.

- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
- 5) 'na' or '0' on a manhole level indicates that data is unavailable.
- 6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Searches on 0845 070 9148.



Valves/Regulators	Fittings/Symbols	Storage/Operations	Network Types	Specific Main Types	Area Types
P1 P2 P3 P4	[Various symbols for fittings]	[Various symbols for storage/operations]	Distribution Treated Raw Fire Supply	Abandoned Asbestos Abandoned Out of Commission Private	Water Quality District Metering Easement



User : CON29ESW Date : 23/01/2017 14:56:02
 Title : DWS_DWS_Standard_2017_34255 Sheet : TQ5281NE
 Centre Point : 552890,181946 Paper / Scale : A4@1:1250

The material contained on this plot has been reproduced from an Ordnance Survey map with permission of the controller of H.M.S.O. Crown Copyright Reserved Licence No. 100022480. The information shown on this plan should be regarded as approximate and is intended for guidance only. No liability of any kind whatsoever is accepted by Essex & Suffolk Water, its servants or agents for any omission. The actual position of any mains shown on the plan must be established by taking trial holes in all cases. Essex & Suffolk Water must be given two working days notice of their intention to excavate trial holes. Private connections are not shown but their presence should be anticipated. **WARNING** Where indicated on the plan there could be abandoned asbestos cement materials or shards of pipe. If excavating in the vicinity of these abandoned asbestos cement materials, the appropriate Health & Safety precautions should be taken. Essex & Suffolk Water accepts no liability in respect of claims, costs, losses or other liabilities which arise as the result of the presence of the pipes or any failure to take adequate precautions. Emergency Telephone Number: 0345 782 0399



Appendix 1 - terms and expressions in this report

“the 1991 Act” means the Water Industry Act 1991**(1)**;

“the 2000 Regulations” means the Water Supply (Water Quality) Regulations 2000**(2)**;

“the 2001 Regulations” means the Water Supply (Water Quality) Regulations 2001**(3)**;

“adoption agreement” means an agreement made or to be made under section 51A(1) or 104(1) of the 1991 Act**(4)**;

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

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

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

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

“disposal main” means (subject to section 219(2) of the 1991 Act) any outfall pipe or other pipe which—

(a) is a pipe for the conveyance of effluent to or from any sewage disposal works, whether of a sewerage undertaker or of any other person; and

(b) is not a public sewer;

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

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

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

“lateral drain” means—

(a) that part of a drain which runs from the curtilage of a building (or buildings or yards within the same curtilage) to the sewer with which the drain communicates or is to communicate; or

(b) (if different and the context so requires) the part of a drain identified in a declaration of vesting made under section 102 of the 1991 Act or in an agreement made under section 104 of that Act**(5)**;

“licensed water supplier” means a company which is the holder for the time being of a water supply licence under section 17A(1) of the 1991 Act**(6)**;

“maintenance period” means the period so specified in an adoption agreement as a period of time—

(a) from the date of issue of a certificate by a sewerage undertaker to the effect that a developer has built (or substantially built) a private sewer or lateral drain to that undertaker’s satisfaction; and

(b) until the date that private sewer or lateral drain is vested in the sewerage undertaker;

“map of waterworks” means the map made available under section 198(3) of the 1991 Act**(7)** in relation to the information specified in subsection (1A);

“private sewer” means a pipe or pipes which drain foul or surface water, or both, from premises, and are not vested in a sewerage undertaker;

“public sewer” means, subject to section 106(1A) of the 1991 Act**(8)**, a sewer for the time being vested in a sewerage undertaker in its capacity as such, whether vested in that undertaker—

(a) by virtue of a scheme under Schedule 2 to the Water Act 1989**(9)**;

(b) by virtue of a scheme under Schedule 2 to the 1991 Act**(10)**;

(c) under section 179 of the 1991 Act(11); or

(d) otherwise;

“public sewer map” means the map made available under section 199(5) of the 1991 Act(12);

“resource main” means (subject to section 219(2) of the 1991 Act) any pipe, not being a trunk main, which is or is to be used for the purpose of—

(a) conveying water from one source of supply to another, from a source of supply to a regulating reservoir or from a regulating reservoir to a source of supply; or

(b) giving or taking a supply of water in bulk;

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

“sewerage undertaker” means the company appointed to be the sewerage undertaker under section 6(1) of the 1991 Act for the area in which the property is or will be situated;

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

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

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

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

“water supply zones” in relation to a calendar year means the names and areas designated by a water undertaker within its area of supply that are to be its water supply zones for that year; and

“water undertaker” means the company appointed to be the water undertaker under section 6(1) of the 1991 Act for the area in which the property is or will be situated.

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

(1) 1991 c. 56.

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

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

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

(5) To which there are various amendments made by sections 102 and 104 by section 96 of the Water Act 2003.

(6) Inserted by section 56 of and Schedule 4 to the Water Act 2003.

(7) Subsection (1A) is inserted by section 92(5) of the Water Act 2003.

(8) Section 106(1A) is inserted by section 99 of the Water Act 2003.

(9) 1989 c. 15.

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

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

(12) Section 199 is amended by section 97(1) and (8) of the Water Act 2003.

CON29DW DRAINAGE & WATER ENQUIRY (DOMESTIC).
TERMS AND CONDITIONS

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

Definitions

'The Company' means Thames Water who produces the Report.

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

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

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

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

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

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

Agreement

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

1.1 The Customer the Client and the Purchaser agree that the placing of an Order for a Report and the subsequent provision of a copy of the Report to the Purchaser indicates their acceptance of these terms.

The Report

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

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

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

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

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

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

Liability

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

3.2 Where a report is requested for an address falling within a geographical area where two different companies separately provide Water and Sewerage Services, then it shall be deemed that liability for the information given by either company will remain with that company in respect of the accuracy of the information supplied. A company supplying information which has been provided to it by another company for the purposes outlined in this agreement will therefore not be liable in any way for the accuracy of that information and will supply that information as agent for the company from which the information was obtained.

3.3 The Report is produced only for use in relation to individual domestic property transactions which require the provision of drainage and water information and cannot be used for commercial development of domestic properties or commercial properties for intended occupation by third parties. When the Report is used for land only transactions the Company's entire liability (except to the extent provided by clause 3.4) in respect of all causes of action arising by reason of or in connection with the Report (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) shall be limited to £5,000.

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

Copyright and Confidentiality

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

4.2 The Customer or Client is entitled to make copies of the Report but may only copy Ordnance Survey mapping or data contained in or attached to the Report, if they have an appropriate licence from the originating source of that mapping or data

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

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

4.5 The enquiries in the Report are protected by copyright by the Law Society of 113 Chancery Lane, London WC2A 1PL and must not be used for any purpose outside the context of the Report.

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

Payment

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

General

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

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

6.3 Nothing in these terms and conditions shall in any way restrict the Customer the Clients or the Purchasers statutory or any other rights of access to the information contained in the Report.

6.4 These terms and conditions may be enforced by the Customer the Client and the Purchaser.

These Terms & Conditions are available in larger print for those with impaired vision.

Payment Terms and Conditions

All sales are made in accordance with Thames Water Utilities Limited (TWUL) standard terms and conditions unless previously agreed in writing.

1. All goods remain in the property of Thames Water Utilities Ltd until full payment is received.
2. Provision of service will be in accordance with all legal requirements and published TWUL policies.
3. All invoices are strictly due for payment 14 days from due date of the invoice. Any other terms must be accepted/agreed in writing prior to provision of goods or service, or will be held to be invalid.
4. Thames Water does not accept post-dated cheques-any cheques received will be processed for payment on date of receipt.
5. In case of dispute TWUL`s terms and conditions shall apply.
6. Penalty interest may be invoked by TWUL in the event of unjustifiable payment delay. Interest charges will be in line with UK Statute Law 'The Late Payment of Commercial Debts (Interest) Act 1998'.
7. Interest will be charged in line with current Court Interest Charges, if legal action is taken.
8. A charge may be made at the discretion of the company for increased administration costs.

A copy of Thames Water's standard terms and conditions are available from the Commercial Billing Team (cashoperations@thameswater.co.uk).

We publish several Codes of Practice including a guaranteed standards scheme. You can obtain copies of these leaflets by calling us on 0800 316 9800.

If you are unhappy with our service you can speak to your original goods or customer service provider. If you are not satisfied with the response, your complaint will be reviewed by the Customer Services Director. You can write to him at: Thames Water Utilities Ltd. PO Box 492, Swindon, SN38 8TU.

If the Goods or Services covered by this invoice falls under the regulation of the 1991 Water Industry Act, and you remain dissatisfied you can refer your complaint to Consumer Council for Water on 0121 345 1000 or write to them at Consumer Council for Water, 1st Floor, Victoria Square House, Victoria Square, Birmingham, B2 4AJ.

Ways to pay your bill

Credit Card	BACS Payment	Telephone Banking	Cheque
Call 0845 070 9148 quoting your invoice number starting CBA or ADS.	Account number 90478703 Sort code 60-00-01 A remittance advice must be sent to: Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW. or email ps.billing@thameswater.co.uk	By calling your bank and quoting: Account number 90478703 Sort code 60-00-01 and your invoice number	Made payable to ' Thames Water Utilities Ltd ' Write your Thames Water account number on the back. Send to: Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW or by DX to 151280 Slough 13

Thames Water Utilities Ltd Registered in England & Wales No. 2366661 Registered Office Clearwater Court, Vastern Rd, Reading, Berks, RG1 8DB.



Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Thames Water Property Searches, Clearwater Court, Vastern Road, Reading RG1 8DB, which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

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

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

The Code's core principles

Firms which subscribe to the Search Code will:

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

Complaints

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

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

TPOs Contact Details

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

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

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



RESIDENTIAL

HOMESCREEN

Search Report

Date 23-01-2017	Groundsure Reference SF-3584617	Address 135 Ingrebourne Road RAINHAM Essex, RM13 9AH
Grid Reference 552890 181945	Your Reference SF24619480000	

PROFESSIONAL OPINION


Contaminated Land



PASSED

Groundsure considers there is not a **High Potential Risk*** that the site will be identified as **Contaminated Land****. No further action is required in relation to Contaminated Land.

River, Coastal, and Surface Water flooding




IDENTIFIED

The property has been identified to lie in proximity to areas at risk of pluvial/fluvial or coastal flooding***. Further information may be obtained by purchasing a Groundsure Flood Report.

**High Potential Risk* is the level of risk which results in 1% of reports being In Need of Further Assessment.
** within the meaning set out in Part 2A of the Environmental Protection Act 1990

***Proximity is defined as within 50m of a pluvial flood risk and within 250m of a fluvial or coastal flood risk


Natural Ground Subsidence






PASSED

The property or an area within 25m has been assessed to have a **Negligible-Very Low** potential for natural ground subsidence.
Please see Section 4.2 for further information.

Radon



The property does not lie within a radon affected area. No radon protective measures are required.
Please see Section 4.3 for further information.

 <p>No significant issues identified</p>	 <p>Issues have been identified. Further investigation is recommended.</p>	 <p>Some issues have been identified which a prudent purchaser may wish to investigate further.</p>
--	---	--

Other Considerations

HS2 and Crossrail 1

The property does not lie within 5km of the proposed High Speed 2 (HS2) train route or within 500m of the proposed Crossrail 1 train route. No further recommendations are necessary.

Please note that this assessment takes account of both the original Phase 2b proposed route and the amended route proposed in 2016. As the Phase 2b route is still under consultation, Groundsure are providing information on both options until the final route is formally confirmed. Practitioners should take account of this uncertainty when advising clients.

Coal Mining

The study site does not lie in an area which may be affected by coal mining.

BGS Non-Coal Mining

The British Geological Survey (BGS) have not identified a risk of non-coal mining at the property.

Potential Infilled Land

Groundsure have not identified any past activities that can cause structural problems on or in proximity to the property.

Energy

The property has been identified to lie within 5km of one or more of the following:

Existing or proposed oil/gas/shale gas/coalbed methane wells; Existing or proposed wind turbines; Existing or proposed power stations or nuclear installations; Existing or proposed solar farms. For further information, you may wish to purchase a Groundsure Energy report.

Please note that no physical inspection of the property has been carried out in the preparation of this report. If you need any further assistance, please do not hesitate to contact our helpline on 0870 787 7625 quoting reference: SF-3584617

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Overview of Findings

Factor	Assessment	Subsection
Potentially Contaminative Historical Land Uses		
1:10,000 & 1:10,560 scale Historical Data	Passed	1.1
Potentially Infilled Land (1:10,000 & 1:10,560 scale survey)	Passed	1.2
Additional Information 1:2,500 scale Historical Data		
Historical Tanks	Passed	1.3
Historical Energy Features	Passed	1.4
Historical Petrol Stations	Passed	1.5
Historical Garage / Vehicle Repair	Passed	1.6
Historical Military / Ordnance Sites	Passed	1.7
Landfill and Waste Sites		
Landfill Sites	Passed	2.1
Landfills from Local Authority and Historical Mapping Records	Passed	2.2
Waste Treatment, Transfer or Disposal Sites	Passed	2.3
Environment Agency/Natural Resources Wales Licensed Waste Sites	Passed	2.4
Industrial Sites and Processes		
Potentially Contaminative Industrial Sites	Passed	3.1
Petrol & Fuel Sites	Passed	3.2
Historic IPC Authorisations	Passed	3.3
Part A(1) Authorised Processes	Passed	3.4
Part A(2) and Part B Authorised Processes and Enforcements	Passed	3.5
Radioactive Substance Authorisations	Passed	3.6
Licensed Discharges	Passed	3.7
Red List Discharge Consents	Passed	3.8
Water Industry Referrals	Passed	3.9
List 1 Dangerous Substances	Passed	3.10
List 2 Dangerous Substances	Passed	3.11
Dangerous or Hazardous Sites	Passed	3.12
Sites Determined as Contaminated Land under Part 2A EPA 1990	Passed	3.13
Environment Agency/Natural Resources Wales Recorded Pollution Incidents	Passed	3.14
Hazardous Substance Consents and Enforcements	Passed	3.15
Natural Hazards & Additional Factors		
Is the centre of the site within 250m of a flood risk?	Yes	4.1
Natural Ground Subsidence	Negligible - Very Low	4.2
Radon	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level	4.3
Radon Protective Measures	No radon protective measures are necessary	4.4
Mining		
Coal Mining	No	5.1
BGS Non-Coal Mining	Unclassified	5.2
Mining Cavities	No	5.3
Natural Cavities	No	5.4
Historical Mining	No	5.5
Historical Underground Workings	No	5.6

Aerial Photograph



Aerial photography supplied by Getmapping PLC.
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Site Address: 135 Ingrebourne Road RAINHAM Essex, RM13 9AH
Grid Reference: 552890 181945
Date of aerial image capture: 24-08-2014

Introduction to Detailed Findings

General - All mapped features within this report are given an identification number. This number identifies the feature on the maps which precede the following data sections. All distances provided are in metres and directions are given as compass headings.

Section 1.1 Historical maps are a widely recognised source of information for investigating site history. Nevertheless analysis of mapping at 1:10,560 and 1:10,000 scale will not always provide a complete site history. If you are concerned about the former uses of a site we would advise additional analysis of planning records and/or more detailed historical mapping.

Please note that the number of records identified relates to areas subject to potentially contaminative former activities and these do not necessarily correspond to the number of sites found within these areas.

Section 1.2 Systematic analysis of historical maps can highlight areas which over time have the potential to have been infilled with various materials. Such areas can relate to such features as ditches, ponds, clay, pits, brickfields, and quarries. Areas of infill do not always refer to landfill sites although they may sometimes indicate the presence of such sites. Such areas are normally infilled with inert materials although in some cases contaminative materials may have been used.

Sections 1.3 to 1.6 Selected highly contaminative land uses have been extracted from 1:2,500 and 1:1,250 scale historical mapping. This database covers the majority of the UK from the first available map, but where areas of the UK are not covered it is indicated in the report as 'No Data Available'. This indicates that no assessment of the risk from these features is included in the report. In this instance if you are still concerned about the former uses of a site we would advise additional analysis of planning records and/or more detailed historical mapping.

Section 1.7 Certain military installations were not noted on historic mapping for security reasons. Whilst not all military land is necessarily of concern, Groundsure has researched and digitised a number of Ordnance Factories and other military industrial features (e.g. Ordnance Depots Munitions Testing Grounds) which may be of contaminative concern. This research was drawn from a number of different sources and should not be regarded as a definitive or exhaustive database of potentially contaminative military installations. The boundaries of sites within this database have been estimated from the best evidence available to Groundsure at the time of compilation.

Section 2 -This information is gathered from a wide range of sources including the Environment Agency/Natural Resources Wales and the British Geological Survey (BGS). Data supplied by Environment Agency/Natural Resources Wales refers to waste management licences required by anyone involved in waste disposal under the Environmental Protection Act 1990. A survey by the BGS undertaken in 1972/3 provides data on some older landfill sites which were not subject to this legislation.

Section 3.1 The answer to this question is based on searches of current industrial data provided by PointX.

Section 3.2 The answer to this question is based on searches of current and recent petrol stations provided by Catalyst.

Section 3.3, 3.4, 3.6-3.11, and 3.14. This information is supplied by the Environment Agency/Natural Resources Wales

Section 4.1 The answer to this question is based upon 250m search radius from the centre of the search location for river and coastal flooding and a 50m search radius for surface water flooding. This information is supplied by JBA Risk Management.

Sections 4.2 to 4.4 The answer to these questions is based upon information found within 50m of the search centre.

Sections 5.1 to 5.2 The answer to these questions is based upon information found within 50m of the search centre.

Sections 5.3 and 5.4 These databases provide an indication of non-coal mining and natural ground cavities. They are used to provide an indication that activities that have the potential to cause ground instability issues are present in the general vicinity of the property. However the accuracy of the data is not sufficient to confirm if the property will be directly affected.

Sections 5.5 and 5.6 Systematic analysis of historical maps can highlight areas where either mining or underground workings have occurred in the past. The information is taken from features presented on historical maps which do not indicate the distance or direction which underground or mining workings extend beneath the surface. e.g features such as mine shafts only indicate the entrance to a mine, and by inference indicate the potential for underground features to extend outward from this point. Some features within this database may also relate to non-mining underground activities e.g. air shafts for underground railways.

1. Past Land Use

1.1 Potentially Contaminative Uses

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information.

Are there any potentially contaminative past land uses within 250m of the search centre?	No
Risk Assessment	Passed

Guidance: Database searched and no data found. No further action is recommended.

1.2 Potentially Infilled Land

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information.

Are there areas of potentially infilled land within 250m of the search centre?	No
--	----

Guidance: Groundsure has searched this database and no data was found. No further action is recommended.

1.3 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Are there any historical tanks within 100m of the search centre?	No
Risk Assessment	Passed

Guidance: Database searched and no data found. No further action is recommended.

1.4 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Are there any historical energy features within 100m of the search centre?	Yes
Risk Assessment	Passed

Guidance: These findings are not of concern. No further action is recommended.

Distance (m)	Direction	Use	Date
21	NE	Electricity Substation	1990
21	NE	Electricity Substation	1990
21	NE	Electricity Substation	1990
21	NE	Electricity Substation	1993
21	NE	Electricity Substation	

1.5 Additional Information – Historical Petrol Station Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Are there any historical petrol stations within 100m of the search centre?	No
Risk Assessment	Passed

Guidance: Database searched and no data found. No further action is recommended.

1.6 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Are there any historical garage and motor vehicle repair sites within 100m of the search centre?	No
Risk Assessment	Passed

Guidance: Database searched and no data found. No further action is recommended.

1.7 Historical Military/Ordnance Sites

Analysis of historic military records has identified the following information.

Are there any historical military industrial sites known to Groundsure within 100m of the search centre?	No
Risk Assessment	Passed

Guidance: Database searched and no data found. No further action is recommended.

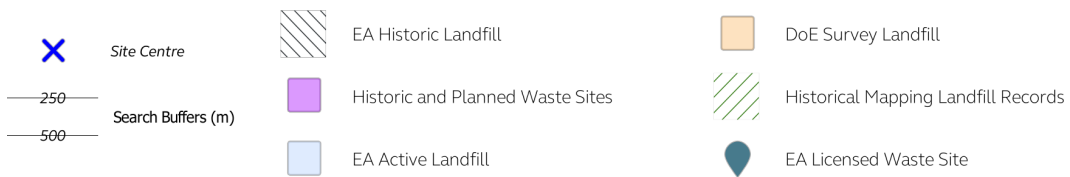
2. Landfill and Waste Sites

Landfill and Waste Sites Map



Landfill and Waste Sites Map

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Ordnance Survey licence 100035207



2.1 Landfill Sites

Are there any operational or non-operational landfill sites within 500m of the search centre?	Yes
Risk Assessment	Passed

Guidance: These findings are not of concern. No further action is recommended.

2.1.1 Environment Agency/Natural Resources Wales Active Landfill Sites

The following records are represented as polygons on the Landfill and Waste Sites map. Only polygons within 500m of the property are detailed.

ID	Distance (m)	Direction	Address	Operator	Landfill Type	Environmental Permitting Regulations Reference	Status
1	271	SE	South Hall Farm, New Road, Rainham, Essex, RM13 9EW	Havering Aggregates Limited	L05: Inert LF	HAV003	Modified

2.1.2 Environment Agency/Natural Resources Wales Historic Landfill Sites

Database searched and no data found.

2.1.3 British Geological Survey / DoE Landfill Site Survey

Database searched and no data found.

2.2 Records of Landfills in Local Authority and Historical Mapping Records

Are there any additional Landfills in Local Authority and Historical Mapping records within 500m of the search centre?	No
Risk Assessment	Passed

Guidance: Database searched and no data found

2.3 Waste Sites

Are there any operational or non-operational waste treatment, transfer or disposal sites within 500m of the search centre?	No
Risk Assessment	Passed

Guidance: Database searched and no data found

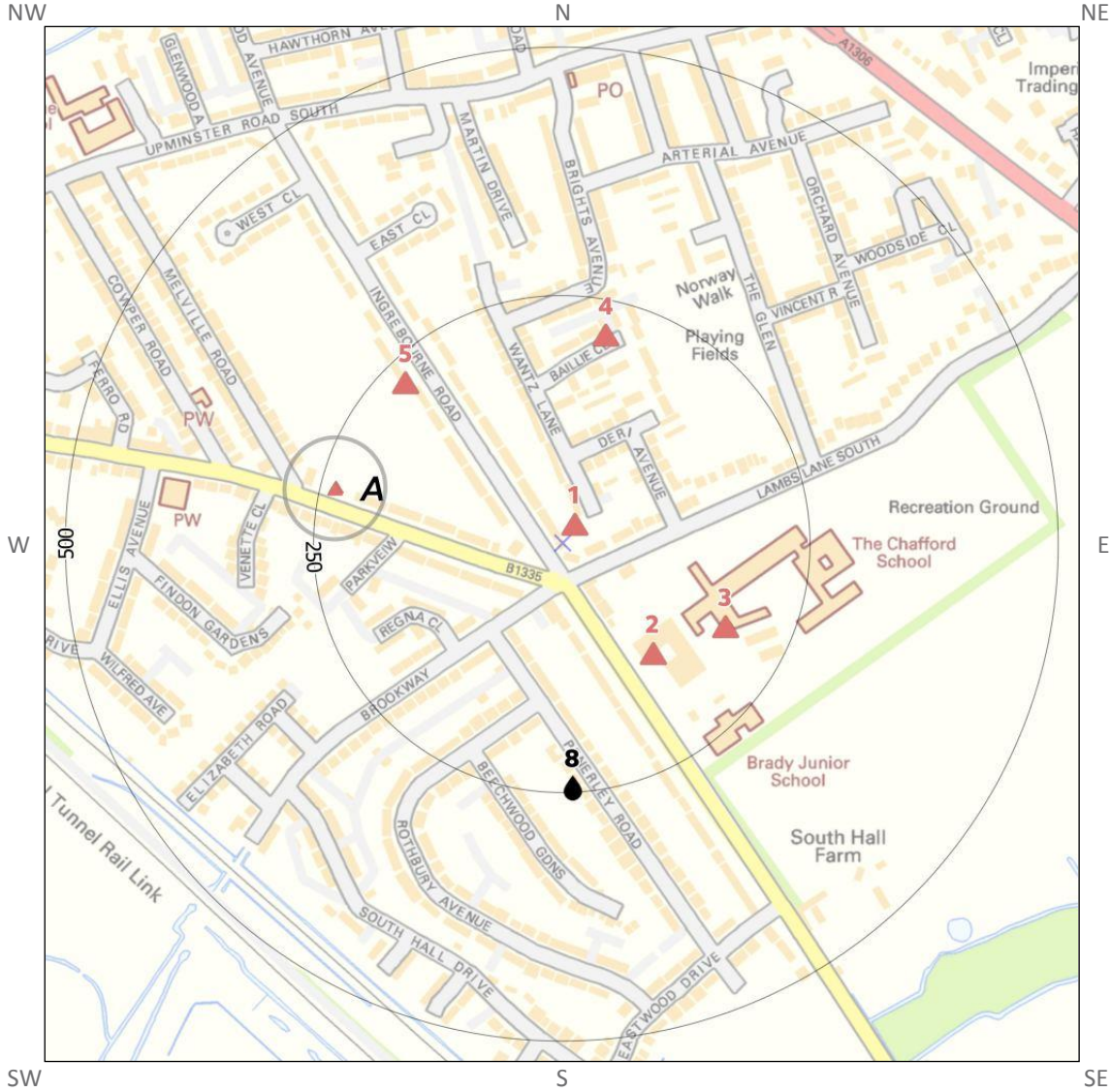
2.4 Environment Agency/Natural Resources Wales Licensed Waste Sites

Are there any Environment Agency/Natural Resources Wales Licensed Waste Sites within 500m of the search centre?	No
Risk Assessment	Passed

Guidance: Database searched and no data found

3. Industrial Sites and Processes

Industrial Sites and Processes Map



Industrial Sites and Processes Map

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- | | | | | | |
|--|--------------------|--|--|--|------------------------------------|
| | Site Centre | | Discharge Consents | | Part A(1) and IPPPC Authorisations |
| | Search Buffers (m) | | Dangerous substance list 2 | | Historic IPC Authorisations |
| | | | Dangerous substance list 1 | | Recorded Pollution Incidents |
| | | | Red List Discharge Consents | | COMAH/NIIHS Sites |
| | | | Petrol & Fuel Sites | | Radioactive Consents |
| | | | Water Industry Referrals | | Part A(2) & Part B Authorisations |
| | | | Potentially Contaminative Industrial Sites | | Hazardous Substance Consents |
| | | | | | EPA1990 |

3.1 Potentially Contaminative Industrial Sites

Are there any potentially contaminative industrial sites within 250m of the search centre?	Yes
Risk Assessment	Passed

Guidance: These findings are not of concern. No further action is recommended.

ID	Distance (m)	Direction	Company	Address	Activity	Category
1	23	NE	Electricity Sub Station	RM13	Electrical Features	Infrastructure and Facilities
2	143	SE	Electricity Sub Station	RM13	Electrical Features	Infrastructure and Facilities
3	184	SE	Chimney	RM13	Chimneys	Industrial Features
4	215	N	Electricity Sub Station	RM13	Electrical Features	Infrastructure and Facilities
5	226	NW	Michael Beavis	58, Ingrebourne Road, Rainham, RM13 9AL	Vehicle Hire and Rental	Hire Services
A6	235	W	Electricity Sub Station	RM13	Electrical Features	Infrastructure and Facilities
A7	236	W	Electricity Sub Station	RM13	Electrical Features	Infrastructure and Facilities

3.2 Petrol and Fuel Sites

Are there any petrol and fuel sites within 250m of the search centre?	No
Risk Assessment	Passed

Guidance: Database searched and no data found

3.3 Historic IPC Authorised Processes

Records of historic IPC Authorisations within 500m of the study site:	No
Risk Assessment	Passed

Guidance: Database searched and no data found

3.4 Part A(1) Authorised Processes

Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:	No
Risk Assessment	Passed

Guidance: Database searched and no data found

3.5 Part A(2) and Part B Authorised Processes and Enforcements

Are there any Part A(2) and Part B Authorised Processes and Enforcements within 250m of the search centre?	No
Risk Assessment	Passed

Guidance: Database searched and no data found

3.6 Radioactive Substance Authorisations

Are there any radioactive substance authorisations within 500m of the search centre?	No
Risk Assessment	Passed

Guidance: Database searched and no data found

3.7 Licensed Discharge Consents

Are there any licensed discharge consents within 250m of the search centre?	Yes
Risk Assessment	Passed

Guidance: These findings are not of concern. No further action is recommended.

ID	Distance (m)	Direction	Address	Permit Number	Receiving Water	Effluent Type	Status
8	245	S	RESIDENTIAL & ROAD DEVELOPMENT, WEN, RESIDENTIAL & ROAD DEVELOPMENT,, WENNINGTON ROAD, RAINHAM, ESSEX, -, -	CEWR.0008	WENNINGTON BRANCH SEWER	Miscellaneous	REVOKED - UNSPECIFIED

3.8 Red List Discharge Consents

Are there any Red List Discharge Consents within 250m of the search centre?	No
Risk Assessment	Passed

Guidance: Database searched and no data found

3.9 Water Industry Referrals

Are there any Water Industry Referrals within 250m of the search centre?	No
Risk Assessment	Passed

Guidance: Database searched and no data found

3.10 List 1 Dangerous Substances

Are there any List 1 dangerous substance inventory sites within 500m of the search centre?	No
Risk Assessment	Passed

Guidance: Database searched and no data found

3.11 List 2 Dangerous Substances

Are there any List 2 dangerous substance inventory sites within 500m of the search centre?	No
Risk Assessment	Passed

Guidance: Database searched and no data found

3.12 Dangerous or Hazardous Sites

Are there any COMAH & NIHHS sites within 500m of the search centre?	No
Risk Assessment	Passed

Guidance: Database searched and no data found

3.13 Sites Determined as Contaminated Land under Part 2A EPA 1990

Does the Local Authority hold information under Section 78R of the Environmental Protection Act 1990 for any sites within 250m of the search centre?	No
Risk Assessment	Passed

Guidance: Database searched and no data found

3.14 Environment Agency/Natural Resources Wales Recorded Pollution Incidents

Are there any Environment Agency/Natural Resources Wales recorded pollution incidents within 250m of the search centre?	No
Risk Assessment	Passed

Guidance: Database searched and no data found

3.15 Hazardous Substance Consents and Enforcements

Are there any Hazardous Substance Consents or Enforcement within 500m of the search centre?	No
Risk Assessment	Passed

Guidance: Database searched and no data found

4. Natural Hazards

4.1 JBA Pluvial, Fluvial and Tidal Flood Risk

Is the centre of the site within 250m of an area at risk of flooding?	Yes
---	-----

Guidance: The property has been identified to lie in proximity to areas at risk of pluvial/fluvial or coastal flooding*. Further information may be obtained by purchasing a Groundsure Flood Report.

*Proximity is defined as within 50m of a pluvial flood risk and within 250m of a fluvial or coastal flood risk.

4.2 Natural Ground Subsidence

What is the potential for natural ground subsidence* within the search area?	Negligible - Very Low
--	-----------------------

Guidance, The natural ground subsidence rating is obtained through the evaluation of six natural ground stability hazard datasets, which are supplied by the British Geological Survey (BGS). These datasets indicate the hazard posed by the occurrence of, Swell-Shrink Clay, Landslide, Compressible Ground, Collapsible Ground, Dissolution of Soluble Rocks and Running Sand. Many factors may contribute to ground subsidence problems. For instance, significant problems can arise in conurbations underlain by clay rich bedrock, such as over clay strata in the South East of England, or South Wales. Whilst surveyors are normally aware of local problem areas, data provided by the BGS can highlight areas where a significant potential for natural ground subsidence exists and which may need particular consideration.

Where negligible - very low potential is indicated, this means that you need take no further action in relation to natural ground subsidence in this area.

*The term "Subsidence" refers to ground movement that could cause damage to foundations in domestic or other properties.

4.3 Radon Affected Areas

Is the property in a radon Affected Area as defined by Public Health England (PHE) and if so what percentage of homes are above the Action Level?	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level
---	--

Guidance: Public Health England (PHE) recommends a radon 'Action Level' of 200 becquerels per cubic metre for the annual average of the radon gas concentration in a home. Where 1% or more of homes are estimated to exceed the Action Level (i.e. are in an Intermediate or Higher probability radon area) the area should be regarded as a radon Affected Area.

This report informs you whether the property is in a radon Affected Area and the percentage of homes that are estimated to be at or above the radon Action Level. This does not necessarily mean there is a radon problem in the property; the only way to find out whether it is above or below the Action Level is to carry out a radon measurement in an existing property.

PHE advises that radon gas should be measured in all properties within radon Affected Areas and that homes with radon levels above the Action Level (200 Bq m⁻³) should be remediated, and when achievable to below the Target Level of 100 Bq m⁻³. Householders with levels between the Target Level and Action Level should seriously consider reducing their radon level, especially if they are at greater risk, such as if they are current or ex smokers. Whether or not a home is in fact above or below the Action Level or Target Level can only be established by having the building tested. PHE provides a radon testing service which can be accessed at www.ukradon.org.

The information in this report provides an answer to one of the standard legal enquiries on house purchase in England and Wales, known as CON29 Standard Enquiry of Local Authority (part 1); 3.13 Radon Gas: Location of the Property in a Radon Affected Area.

If you are buying a currently occupied property in a Radon Affected Area, you should ask the present owner whether radon levels have been measured in the property. If they have, ask whether the results were above the Radon Action Level and if so, whether remedial measures were installed, radon levels were re-tested, and the results of re-testing confirmed the effectiveness of the measures.

Further information on radon is available from PHE or www.ukradon.org

4.4 Radon Protective Measures

Is the property in an area where radon protection measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary
---	--

Combined Radon Guidance: Radon is a colourless, odourless radioactive gas which is present in all areas of the United Kingdom, usually at levels that pose a negligible risk to homebuyers. However, in some areas levels of radon are much higher than in others, and in these cases it can pose a health risk. The data supplied by Public Health England (PHE) and the British Geological Survey (BGS) is not able to determine exact Radon levels, as this information can only be obtained through site-specific, in-situ testing. As less than 1% of properties in the area may be radon affected, PHE do not consider that further action is necessary.

Notes on Radon

RISKS OF RADON

Radon is a radioactive gas which occurs naturally. It has no taste, smell or colour. Special devices are needed to measure it. Radon comes out of the ground. Outdoors, it is diluted to very low levels. However, in some cases the radon level indoors can build up to high concentrations. In such cases, it does pose a serious risk to health.

ACTION LEVEL FOR RADON

Public Health England (PHE) recommends that radon levels should be reduced in homes where the average is more than 200 becquerels per cubic metre of air (Bq m⁻³). This recommendation has been endorsed by the Government. This Action Level refers to the annual average concentration in a home, so radon measurements are carried out with two detectors (in a bedroom and living room) over three months, to average out short-term fluctuations.

RADON AFFECTED AREAS

PHE defines radon Affected Areas as those with a 1% probability or more of a home having radon above the Action Level. PHE recommends that people in Affected Areas should test their homes for radon.

HOW TO REDUCE RADON LEVELS

PHE advises that radon gas should be measured in all properties within radon Affected Areas and that homes with radon levels above the Action Level (200 Bq m⁻³) should be remediated, preferably to below the Target Level of 100 Bq m⁻³. Householders with levels between the Target Level and Action Level should seriously consider reducing their radon level, especially if they are at greater risk, such as if they are current or ex smokers.

Indoor radon levels can usually be substantially reduced at a cost comparable to many home improvements, such as replacing carpets. Details of methods of reducing radon levels are given on the Building Research Establishment Website.

5. Mining

5.1 Coal Authority Coal Mining Records

Is the property within an area which may be affected by past, present or proposed underground coal mining?	No
--	----

Guidance: None required.

5.2 BGS Non-Coal Mining Hazards

What is the potential for undermining as a result of underground mineral extraction, excluding coal and minerals extracted as a consequence of coal mining?	Unclassified
---	--------------

Guidance: The study site lies in an area which is unclassified in relation to non-coal mining. This means that there is no known hazard from underground mine workings because the rock types present are such that no commodities or metal ores have been worked by underground mining methods. It should be noted, however, that there is always the possibility of the existence of other sub-surface excavations, such as wells, cess pits, follies, air raid shelters/bunkers and other military structures etc. that could affect surface ground stability but which are outside the scope of this dataset.

The mining hazard data (not including coal) layer draws together a diverse range of material derived from geology, which constrains distribution, supplemented by literature searches for historic locations and expert knowledge to assemble, interpret, and organise this information. Mining of coal is specifically excluded from this data set and information on Coal Mining areas can be found in the Coal Authority Coal Mining Records section above.

The data provides an assessment of the likelihood that past underground mining may have occurred in the area. It does not consider the depth of the extraction nor whether any remediation has previously been undertaken. Where extraction of such minerals has taken place in workings close to the surface (meaning to approximately 50m depth) the workings can pose a subsidence risk because they sometimes cause surface collapse. Old mine shafts and other mine openings in such areas can also lead to unexpected surface collapse.

The data provided by the British Geological Survey (BGS) are rated on a five point scale ranging from Rare, through Highly unlikely, Unlikely and Likely to Highly Likely that indicate how likely it is that past underground mining activities may have occurred.

5.3 Mining Cavities

Is the site located in an area of mining cavities?	No
--	----

Guidance: Database searched and no data found.

5.4 Natural Cavities

Is the site located in an area of natural cavities?	No
---	----

Guidance: This risk rating is obtained from the natural cavities dataset, which is supplied and digitally combined by Peter Brett Associates. There are no records within 250m of the site.

5.5 Historical Mining Features from Detailed Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information.

Are there any Mining features within 500m of the centre of the study site?	No
--	----

Guidance: No further action required.

5.6 Historical Underground Workings Features from Detailed Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information.

Are there any Historical Underground Working Features within 500m of the centre of the study site?	No
--	----

Guidance: No further action required.

6. Guide to Our Professional Assessment

Introduction

This report is designed for residential conveyancers and their clients and satisfies standard environmental due diligence enquiries, recommended by the Law Society. This information is not always covered by Standard Con 29 Enquiries made to Local Authorities.

Purpose of this Assessment

As part of this report Groundsure provide a professional assessment of the risks posed by key environmental information which could lead to the property being designated as 'Contaminated Land' as defined under Part 2A of the Environmental Protection Act 1990. This assessment is based on the following data:

- 1 Historical land use (compiled from 1:10,000 1:10,560 maps)
- 2 Additional Information Historical land use (compiled from 1:1,250 1:2,500 maps) – for selected areas.
- 3 Landfill and waste transfer/treatment or disposal sites (including scrap yards)
- 4 Current industrial uses (as defined by PointX data)
- 5 Catalyst Petrol Station
- 6 Part A(1), Part A(2) and Part B Authorisations
- 7 Control of Major Accident Hazards Sites (COMAH) and Notification of Installations Handling Hazardous Substances (NIHHS)
- 8 Dangerous Substances Inventory Releases (DSI)
- 9 Radioactive Substance Authorisations (RAS)
- 10 Discharge and Red List Discharge Consent
- 11 Sites Determined as Contaminated Land under Part 2A EPA 1990
- 12 Environment Agency/Natural Resources Wales Recorded Pollution Incidents
- 13 Historic Military / Ordnance Sites
- 14 Planning Hazardous Substance Consents

From this information Groundsure provide a statement regarding the likely designation of the property under Part 2A of EPA 1990 and the level of risk associated with the property is either Passed or In Need of Further Assessment. If the site is In Need of Further Assessment it does not necessarily mean that the site is unsuitable for purchase, but only that further assessment of the risk associated with the site is required. When a site is In Need of Further Assessment then the practitioner may, if required, discuss the case with one of the Groundsure consultants. Where a site is 'In Need of Further Assessment' Groundsure will, on request, attempt to arrange appropriate environmental insurance.

Method Statement

In assessing specific site risk, Groundsure follows principles used extensively throughout the environmental consultancy sector. Our system looks at the potential for specific industries to have generated residual contamination and for this contamination to remain at a site, or to have migrated to neighbouring sites. Sites are scored based on this system and if a site scores highly it indicates a high level of risk.

Limitations of the Study

This screening process reviews historical mapping and a range of current databases. The historical land use database reviewed for this study does NOT include 1:2,500 or 1:1,250 scale maps except for Groundsure's additional information database of selected features namely tanks, energy features, petrol filling stations and garages. This additional information database covers the majority of the UK, but not all. Where no assessment has been made "No Data Available" is presented in the report. Where 1:2500 or 1:1250 scale maps are utilised all relevant and available map epochs to Groundsure are used. Additionally, this review does NOT include specific enquiries to the Local Authority who may hold additional information and it does NOT include a site visit/inspection. Your attention is drawn to the Terms and Conditions of Groundsure Limited under which this service is provided.

Remediation

This report is covered by Groundsure's remediation contribution. For the purpose of this condition, 'Claimant' shall mean one of: (a) the Beneficiary, (b) the purchaser of the site from the Beneficiary or (c) the funder of (a) or (b) as applicable.

This condition shall apply solely to Groundsure Homebuyers, Homescreen, Enviroplus, Enviro Full Flood & Planning, Enviro All-in-one and Home Environmental reports with "Passed" rather than "In Need of Further Assessment" statuses.

Groundsure may, at its sole discretion without any admission of liability, make a contribution to the Claimant towards the costs of any clean up works required to be carried out under a notice served on a Claimant in respect of a site under Part II (A) Environmental Protection Act 1990 ("Remediation Notice") on the terms of this condition ("Clean up Award").

The Clean up Award: (a) is only available once in respect of a site and to one Claimant only; (b) shall only apply where the site is a single residential dwelling house or a single residential flat within a block of flats. For the avoidance of doubt, a Clean up Award will not be considered in respect of commercial property or to any site being developed or redeveloped whether for residential purposes or otherwise; and (c) shall only apply to contamination or a pollution occurring as at or prior to the date of Groundsure Homebuyers.

The Clean up Award will not be paid in respect of any of the following, including without limitation: (a) asbestos; (b) radioactive contamination arising directly or indirectly from or in connection with ionising radiations or contamination by radioactivity from any nuclear waste or fuel; from the combustion of nuclear fuel or the radioactive toxic explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof; (c) naturally occurring materials or their removal except where such materials are present in excess of their natural concentration; (d) any condition caused by acts of war or an act of terrorism; (e) any condition which is known or ought reasonably to have been known to the Claimant prior to the purchase of Groundsure Homebuyers; (f) non-compliance by the Claimant or any other person with respect to the site with any statute, regulation, byelaws complaint, or notice from any regulatory authority; (g) any property belonging to or in the custody or control of the Claimant which does not form a fixed part of the site or the structure; (h) any losses incurred following a material change in use of, alteration or development of the site; or (i) financial loss in respect of loss of rental, profit, revenue, savings, business or any consequential, indirect or economic loss, damages or expenses, including the cost of temporary accommodation or business interruption.

In the event the Claimant wishes to apply for a Clean up Award, it shall notify Groundsure in writing within 3 months of the date of the Remediation Notice. The Claimant shall comply with all reasonable requirements of Groundsure with regard to the commission and conduct of the clean up works to be carried out under the Remediation Notice. In the event that the Claimant breaches this provision including, without limitation, failing to obtain Groundsure's prior written consent in respect of estimates for such works Groundsure shall not be required to pay a Clean up Award.

Groundsure shall only pay a Clean up Award where a Remediation Notice is served within 36 months of the date of Groundsure Homebuyers. The maximum sum of any Clean up Award shall be £60,000 and shall be paid subject to the Claimant having paid to Groundsure an excess in respect of its claim of £5,000. Groundsure reserves the right at any time to withdraw the offer of payment of a Clean up Award. The Claimant shall take all reasonable steps to appeal such Remediation Notice and mitigate any costs incurred in connection with the remediation works required under the terms of any Remediation Notice. Groundsure reserves the right to withhold or reduce the amount of its Clean up Award in the event of a breach of this condition or an appeal is still active.

The Claimant shall take all reasonable steps to appeal such Remediation Notice and mitigate any costs incurred in connection with the remediation works required under the terms of any Remediation Notice. Groundsure reserves the right to withhold or reduce the amount of its Clean up Award in the event of a breach of this condition or an appeal is still active.

7. Contact Details

SearchFlow

Kings Hill Avenue, Kings Hill West Malling, Kent, ME19 4AJ
helpdesk@SearchFlow.co.uk
0870 787 7625



Environment Agency

Tel: 03708 506 506
National Customer Contact Centre, PO Box 544
Rotherham, S60 1BY
Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk



JBA Risk Management

South Barn, Broughton Hall, Skipton, BD23 3AE



Local Authority

London Borough of Havering. Address: Town Hall, Main Road,
Romford, RM1 3BB. Web:
<http://www.havering.gov.uk/Pages/index.aspx>. Tel: 01708 434
343

British Geological Survey Enquiries

Kingsley Dunham Centre, Keyworth, Nottingham
enquiries@bgs.ac.uk
Tel: 0115 936 3143. Fax: 0115 936 3276
www.bgs.ac.uk



The Coal Authority Property Search Services

200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18
4RG, DX 716176 MANSFIELD 5
Email: groundstability@coal.gov.uk
Phone: 0345 7626 848
Web: www.groundstability.com



Public Health England

Public information access office, Public Health England, Wellington
House, 133-155 Waterloo Road, London, SE1 8UG
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Main switchboard: 020 7654 8000
www.gov.uk/phe



Ordnance Survey

Adanac Drive, Southampton, SO16 0AS
Tel: 08456 050505



Getmapping PLC

Virginia Villas, High Street, Hartley Witney, Hampshire RG27 8NW
Tel: 01252 845444



CoPSO

The Old Rectory, Church Lane, Thornby, Northants NN6 8SN
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This report is produced by Groundsure Ltd, whose correspondence address is Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ (Tel: 08444 159 000, Email: info@groundsure.com).

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Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

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

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

The Code's core principles

Firms which subscribe to the Search Code will:

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

COMPLAINTS

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

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

TPOs Contact Details:

The Property Ombudsman scheme

Milford House

43-55 Milford Street

Salisbury

Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Email: admin@tpos.co.uk

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

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

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

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

Complaints should be sent to: Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com

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

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

Standard Terms and Conditions

Groundsure's Terms and Conditions can be viewed online at this link:

<https://www.groundsure.com/terms-and-conditions-sept-2016/>