



Home Information Pack

Home Information Pack

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- The content of the HIP is based (in part) on information and documents provided by the seller.
- Where there is a doubt or inconsistency between the HIP, including its sale statement and the sale particulars, the HIP shall prevail and take precedence.
- Whilst we take care in preparing the HIP the buyer and seller should ensure that his/her Property Lawyer confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.
- This HIP may not be transferred to another person. Unless the HIP is an authorised printed version provided by Optima Legal or is an electronic link version, it shall be invalid and may not be relied upon.
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Section 1 Index

Home Information Pack Index

Insert address of property to be sold below and include postcode:

43, Harington Road, Formby, Liverpool, Merseyside, L37 1NT

About this form:

- Under the Home Information Pack (No. 2) Regulations 2007, you must include an index which lists all the documents included in your Home Information Pack.
- You may use this form as an index. Required documents need to be included in all cases where relevant: authorised documents do not. Please seek professional advice if you are unsure about what to include in your Home Information Pack.
- All the documents in your Home Information Pack must be listed in the index, whether or not they are required or authorised.
- Where a document required by the Regulations is unavailable or unobtainable, the index should indicate that a required document is missing, which document it is and the reason why.
- Where the document exists and can be obtained, the index should indicate the steps being taken to obtain it and the date by which you expect to obtain the document, updating this date if it changes. It should also indicate the reason for a delay or any likely delay.
- The index to your Home Information Pack should be updated whenever the pack or a pack document is added or removed.
- Someone can complete this form on behalf of a seller.
- The Regulations tell you what documents are required to go in the Home Information Pack, and which documents are authorised to be included. Documents that are neither required or authorised should not be included in the Pack and advertising material should not be included. Guidance on the Regulations is available at www.homeinformationpacks.gov.uk
- All requests for documents comply with paragraph (1) of Regulation 19 of the Home Information Pack Regulations 2007

PART 1 – General – Required Documents

Please look at each document listed in column 1 and then complete the relevant entry in either column 2 or column 3

Column 1 Home Information Pack document	Column 2 Included <input checked="" type="checkbox"/> date document received and any further information	Column 3 If it is a required document for your property: • Confirmation that proof of the request for the document is included (for documents required within 28 days of marketing) • reason why not included; • steps being taken to obtain it; • date when it is expected to be obtained; • any reason for further delay and further date by which the document is expected.
1. Index	<input checked="" type="checkbox"/> 04 Mar 2009	
2. Energy Performance Certificate and Recommendation Report or Predicted Energy Assessment:	<input checked="" type="checkbox"/> 02 Mar 2009	
3. Sale Statement	<input checked="" type="checkbox"/> 04 Mar 2009	
Title information		
4. Official copy(ies) of the individual register (for registered properties only)	<input checked="" type="checkbox"/> 26 Feb 2009	
5. Official cop(ies) of the title plan (for registered properties only)	<input checked="" type="checkbox"/> 26 Feb 2009	
6. Certificate of official search of the index map (for unregistered properties only)	<input type="checkbox"/>	Not Included
7. Documents provided by seller to prove title (for unregistered properties only)	<input type="checkbox"/>	Not Included

Column 1 Home Information Pack document	Column 2 Included <input checked="" type="checkbox"/> date document received and any further information	Column 3 If it is a required document for your property: <ul style="list-style-type: none"> • Confirmation that proof of the request for the document is included (for documents required within 28 days of marketing) • reason why not included; • steps being taken to obtain it; • date when it is expected to be obtained; • any reason for further delay and further date by which the document is expected.
8. Leases, tenancies or licences for dwellings in a sub-divided building that are being marketed as a single property and where part of the property is being sold with vacant possession	<input type="checkbox"/>	Not Included
Search Reports		
9. Local Land Charges	<input checked="" type="checkbox"/> 27 Feb 2009	
10. Local Enquiries	<input checked="" type="checkbox"/> 27 Feb 2009	
11. Drainage and water enquiries	<input checked="" type="checkbox"/> 02 Mar 2009	

Part 2 – Commonhold properties – Required Documents

Column 1 Home Information Pack document	Column 2 Included <input checked="" type="checkbox"/> date document received and any further information	Column 3 If it is a required document for your property: <ul style="list-style-type: none"> • Confirmation that proof of the request for the document is included (for documents required within 28 days of marketing) • reason why not included; • steps being taken to obtain it; • date when it is expected to be obtained; • any reason for further delay and further date by which the document is expected.
1. Land Registry individual register and title plan for common parts	<input type="checkbox"/>	Not Included
2. Land Registry copy of commonhold community statement	<input type="checkbox"/>	Not Included
3. Management rules and regulations outside the commonhold community statement	<input type="checkbox"/>	Not Included
4. Requests for payment towards commonhold assessment for the past 12 months	<input type="checkbox"/>	Not Included
5. Requests for payment towards reserve fund for the past 12 months	<input type="checkbox"/>	Not Included

Column 1 Home Information Pack document	Column 2 Included <input checked="" type="checkbox"/> date document received and any further information	Column 3 If it is a required document for your property: <ul style="list-style-type: none"> • Confirmation that proof of the request for the document is included (for documents required within 28 days of marketing) • reason why not included; • steps being taken to obtain it; • date when it is expected to be obtained; • any reason for further delay and further date by which the document is expected.
6. Requests for payment towards insurance for common parts for the past 12 months (if separate to commonhold assessment or reserve fund)	<input type="checkbox"/>	Not Included
7. Name and Address of managing agents and/or other manager (current and proposed)	<input type="checkbox"/>	Not Included
8. Amendments proposed to the commonhold community statement and other rules	<input type="checkbox"/>	Not Included
9. Summary of works affecting the commonhold (current and proposed)	<input type="checkbox"/>	Not Included
10. Where the commonhold interest has not been registered at the land registry: the proposed commonhold community statement and an estimate of costs expected of the unit-holder in the first 12 months	<input type="checkbox"/>	Not Included

Part 3 – Leasehold properties – Required Documents

Column 1	Column 2	Column 3
Home Information Pack document	Included <input checked="" type="checkbox"/> date document received and any further information	If it is a required document for your property: <ul style="list-style-type: none"> • Confirmation that proof of the request for the document is included (for documents required within 28 days of marketing) • reason why not included; • steps being taken to obtain it; • date when it is expected to be obtained; • any reason for further delay and further date by which the document is expected.
1. The lease, being either: <ul style="list-style-type: none"> • an “official” copy • the original lease or a true copy of it; or • an edited information document 	<input type="checkbox"/>	Not Included
2. Management rules and regulations outside the lease	<input type="checkbox"/>	Not Included

Column 1 Home Information Pack document	Column 2 Included <input checked="" type="checkbox"/> date document received and any further information	Column 3 If it is a required document for your property: <ul style="list-style-type: none"> • Confirmation that proof of the request for the document is included (for documents required within 28 days of marketing) • reason why not included; • steps being taken to obtain it; • date when it is expected to be obtained; • any reason for further delay and further date by which the document is expected.
3. Summaries or statements of service charges for past 36 months	<input type="checkbox"/>	Not Included
4. Requests for payment towards service charges for the past 12 months	<input type="checkbox"/>	Not Included
5. Request for payment towards ground rent for the past 12 months	<input type="checkbox"/>	Not Included
6. Requests for payment for building or personal insurance for the past 12 months (if separate to service charges or ground rent)	<input type="checkbox"/>	Not Included
7. Name and address of landlord (current and any proposed)	<input type="checkbox"/>	Not Included
8. Name and address of managing agents or other manager (current and any proposed)	<input type="checkbox"/>	Not Included

Column 1 Home Information Pack document	Column 2 Included <input checked="" type="checkbox"/> date document received and any further information	Column 3 If it is a required document for your property: <ul style="list-style-type: none"> • Confirmation that proof of the request for the document is included (for documents required within 28 days of marketing) • reason why not included; • steps being taken to obtain it; • date when it is expected to be obtained; • any reason for further delay and further date by which the document is expected.
9. Amendments proposed to: <ul style="list-style-type: none"> • the lease; and/or • rules and regulations 	<input type="checkbox"/>	Not Included
10. Summary of works or long term agreement affecting the property (current and any proposed)	<input type="checkbox"/>	Not Included
11. Proposed lease (new properties)	<input type="checkbox"/>	Not Included
12. Estimate of service charges, ground rent and insurance payments (building and personal) expected during the 12 months after completion (new properties)	<input type="checkbox"/>	Not Included

PART 4 – Authorised Documents

Home Information Pack document	Included <input checked="" type="checkbox"/> date document received and any further information
Please list any authorised documents that have been included relevant to this property below:	
1.	<input type="checkbox"/>
2.	<input type="checkbox"/>
3.	<input type="checkbox"/>
4.	<input type="checkbox"/>
5.	<input type="checkbox"/>
6.	<input type="checkbox"/>
7.	<input type="checkbox"/>
8.	<input type="checkbox"/>
9.	<input type="checkbox"/>
10.	<input type="checkbox"/>
11.	<input type="checkbox"/>
12.	<input type="checkbox"/>
13.	<input type="checkbox"/>
14.	<input type="checkbox"/>
15.	<input type="checkbox"/>
16.	<input type="checkbox"/>

Section 2

Energy Performance Certificate

Energy Performance Certificates (“EPCs”) tell home buyers and sellers how energy efficient a home is on a scale of A-G. The most efficient homes, which should have the lowest fuel bills, are in band A.

The Certificate also shows, on a scale of A-G, the impact the home has on the environment. Better rated homes should have less impact through carbon dioxide (CO₂) emissions.

The average property in the UK is in bands D-E for both ratings. The Certificate includes recommendations on ways to improve the home’s energy efficiency to save you money and help the environment.

The EPC provides the property with an energy rating in line with the European Union Directive on energy efficiency and global communities made internationally to reduce carbon dioxide (CO₂) emissions.

The rating is calculated by one of the Government’s licensed and approved energy rating software organisations. The software is designed to generate general recommendations as to further improvements that may be put into effect to improve the energy efficiency rating.

EPCs may only be carried out by suitably qualified and accredited Energy Assessors or Home Inspectors.

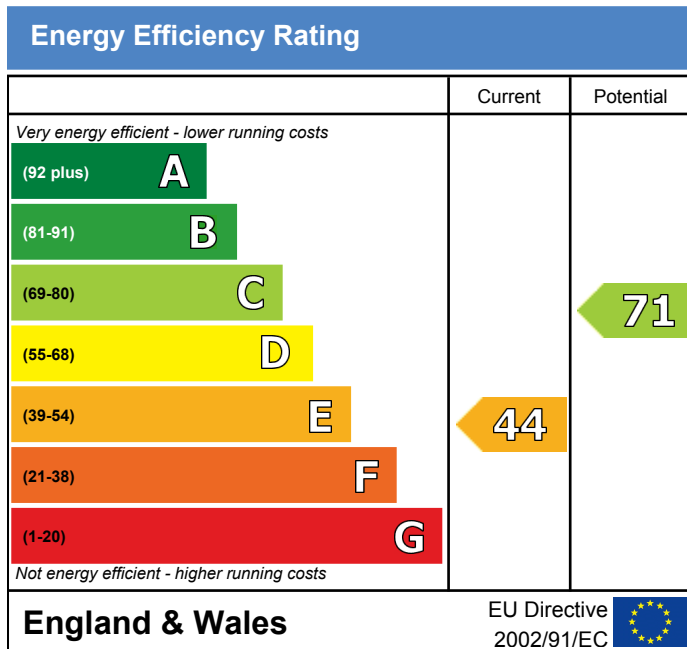
Energy Performance Certificate



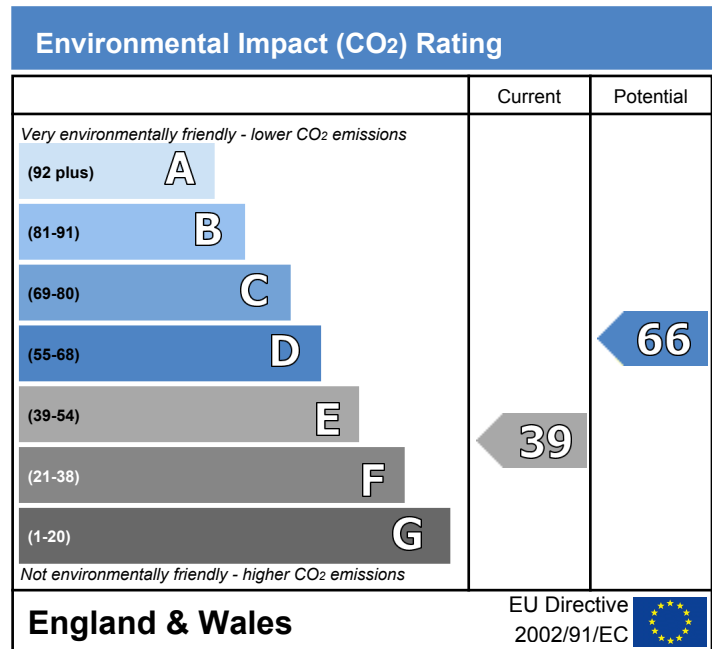
43, Harington Road,
Formby,
LIVERPOOL, L37 1NT

Dwelling type: Detached bungalow
Date of assessment: 02 March 2009
Date of certificate: 02 March 2009
Reference number: 8001-6527-5210-6822-7006
Total floor area: 89 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	450 kWh/m ² per year	228 kWh/m ² per year
Carbon dioxide emissions	6.7 tonnes per year	3.4 tonnes per year
Lighting	£85 per year	£43 per year
Heating	£827 per year	£471 per year
Hot water	£204 per year	£103 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call **0800 512 012** or visit www.energysavingtrust.org.uk/myhome

Certification mark

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Elmhurst Energy Systems Ltd, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2005 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 as amended. A copy of the certificate has been lodged on a national register.

Assessor's accreditation number: EES/004355
Assessor's name: Mr. David Plant
Company name/trading name: Connells Survey & Valuation
Address: 8A Frank Foley Way, Stafford, ST16 2ST

Phone number: 01772 603053
Fax number: 01525 218661
E-mail address: david.plant@connells.co.uk
Related party disclosure:

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are as above. You can get contact details of the accreditation scheme from their website at www.elmhurstenergy.co.uk together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used. The average Energy Efficiency Rating for a dwelling in England and Wales is band E (rating 46).

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home. Different methods of calculation are used for homes and for other buildings. Details can be found at www.communities.gov.uk/epbd.

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings on the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

Visit the Government's website at www.communities.gov.uk/epbd to:

- Find how to confirm the authenticity of an energy performance certificate
- Find how to make a complaint about a certificate or the assessor who produced it
- Learn more about the national register where this certificate has been lodged
- Learn more about energy efficiency and reducing energy consumption

Recommended measures to improve this home's energy performance

43, Harington Road,
Formby,
LIVERPOOL, L37 1NT

Date of certificate: 02 March 2009
Reference number: 8001-6527-5210-6822-7006

Summary of this home's energy performance related features

The following is an assessment of the key individual elements that have an impact on this home's performance rating. Each element is assessed against the following scale: Very poor / Poor / Average / Good / Very good.

Elements	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Cavity wall, as built, partial insulation (assumed)	Average	Average
Roof	Pitched, 12 mm loft insulation	Very poor	Very poor
Floor	Solid, no insulation (assumed)	-	-
Windows	Fully double glazed	Average	Average
Main heating	Boiler and radiators, mains gas	Good	Good
Main heating controls	Programmer, room thermostat and TRVs	Average	Average
Secondary heating	Room heaters, mains gas	-	-
Hot water	From main system, no cylinderstat	Average	Average
Lighting	No low energy lighting	Very poor	Very poor
Current energy efficiency rating		E 44	
Current environmental impact (CO ₂) rating		E 39	

Low and zero carbon energy sources

None

Recommendations

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table.

Lower cost measures (up to £500)	Typical savings per year	Performance ratings after improvement	
		Energy efficiency	Environmental impact
1 Increase loft insulation to 270 mm	£232	D 56	E 50
2 Cavity wall insulation	£89	D 61	D 55
3 Increase hot water cylinder insulation	£29	D 62	D 57
4 Low energy lighting for all fixed outlets	£33	D 65	D 58
5 Hot water cylinder thermostat	£49	D 67	D 61
Sub-total	£432		
Higher cost measures (over £500)			
6 Replace boiler with Band A condensing boiler	£67	C 71	D 66
Total	£499		
Potential energy efficiency rating		C 71	
Potential environmental impact (CO ₂) rating			D 66

Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home. However you should check the conditions in any covenants, planning conditions, warranties or sale contracts.

7 Solar water heating	£22	C 72	D 68
8 Solar photovoltaic panels, 2.5 kWp	£159	B 82	C 77
Enhanced energy efficiency rating		B 82	
Enhanced environmental impact (CO ₂) rating			C 77

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO₂) emissions.

About the cost effective measures to improve this home's energy ratings

If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

Lower cost measures (typically up to £500 each)

These measures are relatively inexpensive to install and are worth tackling first. Some of them may be installed as DIY projects. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

1 Loft insulation

Loft insulation laid in the loft space or between roof rafters to a depth of at least 270 mm will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation should not be placed below any cold water storage tank, any such tank should also be insulated on its sides and top, and there should be boarding on battens over the insulation to provide safe access between the loft hatch and the cold water tank. The insulation can be installed by professional contractors but also by a capable DIY enthusiast. Loose granules may be used instead of insulation quilt; this form of loft insulation can be blown into place and can be useful where access is difficult. The loft space must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about loft insulation and details of local contractors can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

2 Cavity wall insulation

Cavity wall insulation, to fill the gap between the inner and outer layers of external walls with an insulating material, reduces heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. The insulation material is pumped into the gap through small holes that are drilled into the outer walls, and the holes are made good afterwards. As specialist machinery is used to fill the cavity, a professional installation company should carry out this work, and they should carry out a thorough survey before commencing work to ensure that this type of insulation is suitable for this home. They should also provide a guarantee for the work and handle any building control issues. Further information about cavity wall insulation and details of local installers can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

3 Hot water cylinder insulation

Increasing the thickness of existing insulation around the hot water cylinder will help to maintain the water at the required temperature; this will reduce the amount of energy used and lower fuel bills. An additional cylinder jacket or other suitable insulation layer can be used. The insulation should be fitted over any thermostat clamped to the cylinder. Hot water pipes from the hot water cylinder should also be insulated, using pre-formed pipe insulation of up to 50 mm thickness, or to suit the space available, for as far as they can be accessed to reduce losses in summer. All these materials can be purchased from DIY stores and installed by a competent DIY enthusiast.

4 Low energy lighting

Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.

5 Cylinder thermostat

A hot water cylinder thermostat enables the boiler to switch off when the water in the cylinder reaches the required temperature; this minimises the amount of energy that is used and lowers fuel bills. The thermostat is a temperature sensor that sends a signal to the boiler when the required temperature is reached. To be fully effective it needs to be sited in the correct position and hard wired in place, so it should be installed by a competent plumber or heating engineer.

Higher cost measures (typically over £500 each)

6 Band A condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, but there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is registered with a competent persons scheme, and can therefore self-certify the work for Building Regulation compliance. Ask a qualified heating engineer to explain the options.

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home. You should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these measures. If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

7 Solar water heating

A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This will significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. The Solar Trade Association has up-to-date information on local installers and any grant that may be available.

8 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. The British Photovoltaic Association has up-to-date information on local installers who are qualified electricians and on any grant that may be available. Planning restrictions may apply in certain neighbourhoods and you should check this with the local authority. Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is appropriately qualified and registered as such with a competent persons scheme¹, and can therefore self-certify the work for Building Regulation compliance.

What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO₂ emissions.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme.

¹ For information on approved competent persons schemes enter "existing competent person schemes" into an internet search engine or contact your local Energy Saving Trust advice centre on 0800 512 012.

Section 3

Sale Statement

This document confirms the following:

- Who is selling the property.
- In what capacity they are selling the property, for example as a representative of an owner who has died.
- Whether the legal title to the property has been registered at Land Registry or not.
- Whether the property is sold with vacant possession upon completion or not.
- The tenure of the property. Tenure can be one of the following:

“Freehold” is where the ownership lasts forever. It can be passed to heirs and successors.

“Leasehold” is where the ownership is for a stated period after which it goes back to the person described as the Landlord (or their successors). It too can be passed down to heirs and successors but only within the stated period. The stated period is often 99 years, 125 years or 999 years but there can be many variations. Often there is rent and other payments required of the owner.

“Commonhold” means the same as “freehold” but there is also an obligation to pay towards the upkeep of common and shared areas or buildings.

Sale Statement

43, Harington Road, Formby, Liverpool, Merseyside, L37 1NT

	Statement
1. The property above is (or will be):	<input checked="" type="checkbox"/> Freehold <input type="checkbox"/> Leasehold <input type="checkbox"/> Commonhold
2. The title to the property is:	<input checked="" type="checkbox"/> Registered at the Land Registry <input type="checkbox"/> Unregistered <input type="checkbox"/> The new interest is not yet registered but there is another registered title for the land
3. The Seller:	Barclays Bank Trust Company Limited
4. Capacity in which the Seller is selling the property?	<input type="checkbox"/> The owner or owners <input checked="" type="checkbox"/> A representative with the necessary authority to sell the property for an owner who has died <input type="checkbox"/> A representative with the necessary authority to sell the property for a living owner (for example with a power of attorney) <input type="checkbox"/> Other (please give details)
5. The property is being sold:	<input checked="" type="checkbox"/> With vacant possession <input type="checkbox"/> subject to occupation where one or more properties in a sub-divided building are marketed for sale as a single property, but at least one is with vacant possession (for example, a house which is vacant but sold with an occupied annexe)

Section 4

Evidence of Title

For property that has had its ownership recorded at Land Registry, this contains copies of the following documents, that comprise the legal title to the property.

- Official Copies of the register for the property.
- The Title Plan, which identifies the property.

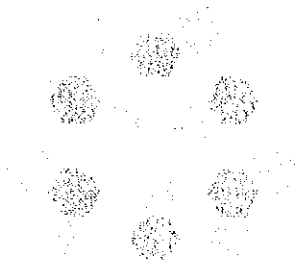
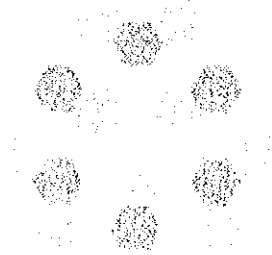
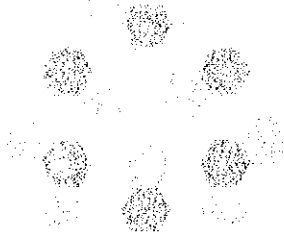
For a property that has not had its ownership recorded at Land Registry so far, evidence of ownership will comprise of old title deeds and a search result (known as an Index Map Search) that confirms that no one has registered ownership of the property.

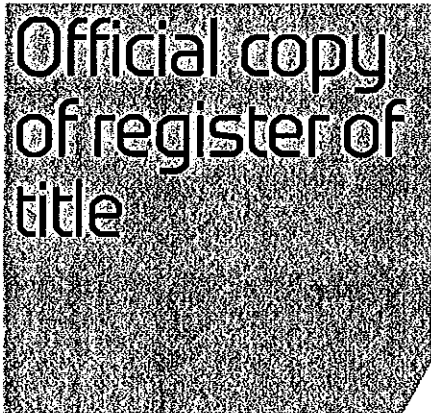
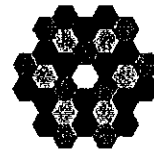
These documents are, by their very nature, complex. They contain words and phrases which may not be readily understandable without legal knowledge.

Your own lawyer will explain them to you as necessary.

The electronic official copy of the register follows this message.

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





Title number LA303635

Edition date 23 09 1993

- This official copy shows the entries on the register of title on 26 Feb 2009 at 12:37:09.
- 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 26 Feb 2009.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1-A *guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry Birkenhead (Old Market) Office.

A: Property Register

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

MERSEYSIDE : SEFTON

- 1 (11.10.1961) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 43 Harington Road.
- 2 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 24 March 1972 referred to in the Charges Register.
- 3 The Transfer dated 24 March 1972 referred to in the Charges Register contains a provision as to light or air.

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 (12.06.1989) Proprietor: JEAN AVRIL ROBSON of 43 Harington Road, Formby, Merseyside.

C: Charges Register

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

- 1 A Transfer of neighbouring land dated 1 May 1964 made between (1) New Ideal Homesteads Limited (the Company) and (2) The Birkenhead Brewery Company Limited (Transferee) contains the following Vendors restrictive covenants:-

"THE Company for itself and its successors in title and so as to bind all

C: Charges Register continued

parts other than the purchased land of its said Victoria Park Estate (hereinafter called 'the restricted land') and to benefit and protect the purchased land and all parts thereof hereby COVENANTS with the Transferee that no public house inn hotel beer house beer shop liquor store shall be erected or at any time stand on the restricted land (or any part thereof) and that none of the businesses of brewer keeper of a public house or inn or hotel or beer shop or beer house or depot or agency for any brewer or supplier of beers wines liquors or spirits or of selling by retail or wholesale beer wines or spirits or of selling liquors or any liquor under an off licence or of a licensed club or of a licensed restaurant shall be carried on from in or on the restricted land (including any building or erection at any time thereon) or any part of the same respectively at any time and that none of the aforesaid liquids shall at any time be sold by way of trade or be supplied in the course of carrying on any club on the restricted land (including as aforesaid) or any part thereof".

- 2 A Transfer of neighbouring land dated 4 April 1967 by New Ideal Homesteads Limited to Threlfalls (Birkenhead) Limited contains Vendor's covenants identical to those contained in the Transfer dated 1 May 1964 referred to above.
- 3 A Transfer of the land in this title dated 24 March 1972 made between (1) New Ideal Homes Limited and (2) Derek John Hughes and Catherine Hughes contains restrictive covenants.

NOTE: Copy in Certificate.

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 26 February 2009 shows the state of this title plan on 26 February 2009 at 12:37:09. 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. See Land Registry Public Guide 19 - *Title Plans and Boundaries*.

This title is dealt with by the Land Registry, Birkenhead (Old Market) Office .

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H. M. LAND REGISTRY

NATIONAL GRID PLAN

SD 2807

SECTION C

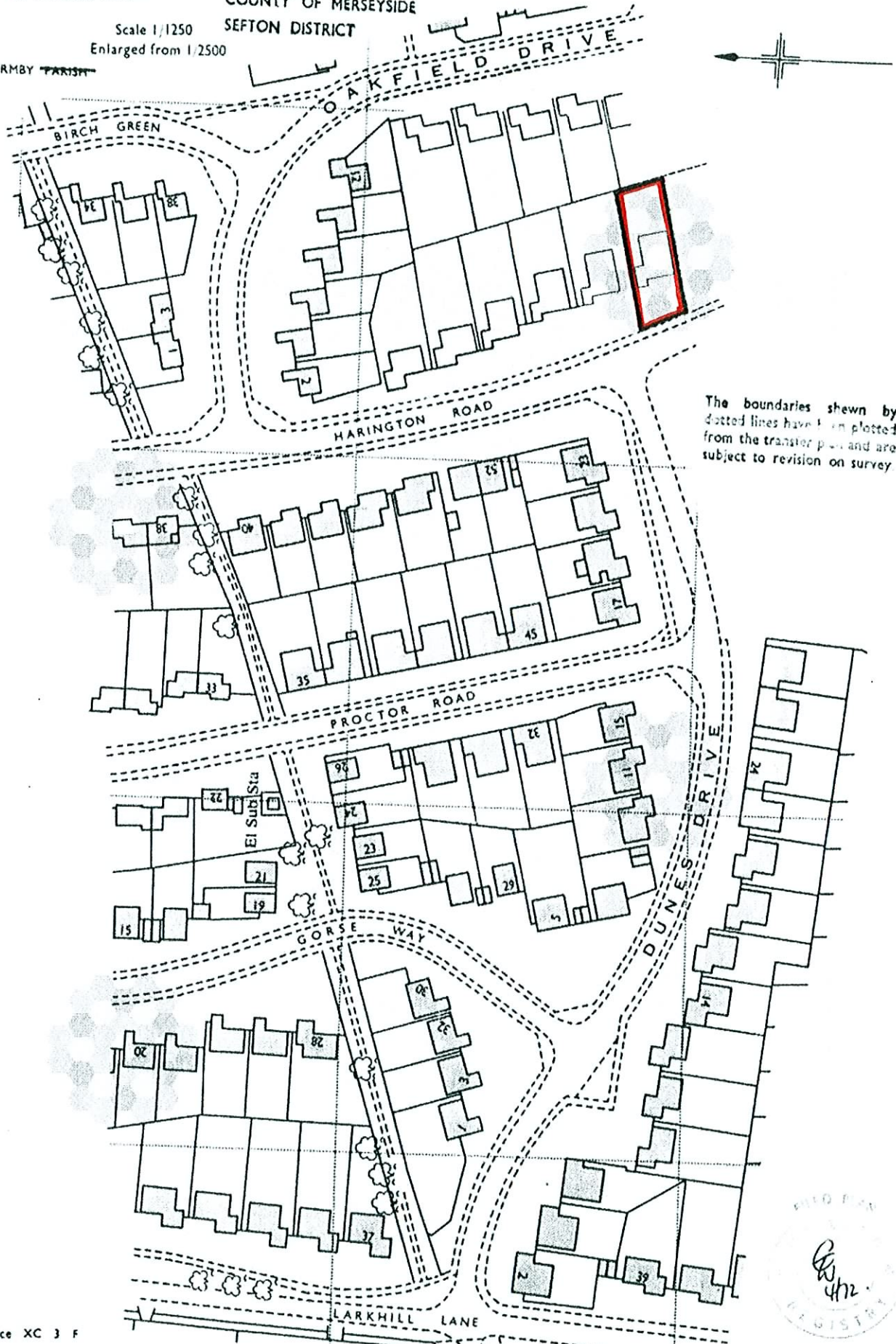
~~LANCASHIRE~~

COUNTY OF MERSEYSIDE

SEFTON DISTRICT

Scale 1/1250
Enlarged from 1/2500

FORMBY PARISH



The boundaries shown by dotted lines have been plotted from the transfer plan and are subject to revision on survey.



Old Reference XC 3 F

TITLE No. LA303635

Section 5

Searches

This section contains copies of the searches, which have been made to establish information, which might affect the purchase or ownership of the property. The searches will be the Local Search and Enquiries of the Local Authority and Water Drainage Search. Examples of the type of information contained in these are outlined on the right:

Local Search and Enquiries of the Local Authority

- Is the road maintained and paid for by the Local Authority?
- Any planning permissions which exist on the property since 1974.
- Any plans for new roads or road widening, which affect the property.

Water and Drainage Search

- Indication of connections to mains water and sewerage.

These documents are, by their very nature, complex. They contain words and phrases which may not be readily understandable without legal knowledge.

Your own lawyer will explain them to you as necessary.

OPTIMA REPOSSESSIONS

Arndale House

Charles Street

Bradford BD1 1UN

DX 712510 Bradford 10

**OFFICIAL CERTIFICATE OF SEARCH
and
REQUIRED ENQUIRIES
OF
LOCAL AUTHORITY**

Search reference: 09000670

Applicant: OPTIMA REPOSSESSIONS
Arndale House
Charles Street
Bradford BD1 1UN
DX 712510 Bradford 10

Reference: OPT.18-467

Land or property against which enquiries are made:

43 HARINGTON ROAD FORMBY LIVERPOOL L37 1NT
All roads abutting the property

Signed by the proper Officer of the Council

C.J. ELWOOD

Legal Director

On behalf of

SEFTON METROPOLITAN BOROUGH COUNCIL

Dated: **27 February 2009**

Registering Authority:

SEFTON METROPOLITAN BOROUGH COUNCILTOWN HALL
LORD STREET
SOUTHPORT

PR8 1DA

**Register of local land
charges****Requisition for search
and official certificate
of search**

An official search has been requested in the register of local land charges kept by the above-named registering authority for subsisting registrations against the land [defined in the attached plan(s) and] described below:

Description of the land

Property as known by the Local Authority included in the search:

**43 HARINGTON ROAD FORMBY LIVERPOOL L37
1NT**

43 HARINGTON ROAD FORMBY L37 1NT

OPTIMA REPOSSESSIONS
Arndale House
Charles Street
Bradford BD1 1UN
DX 712510 Bradford 10

Applicant's Reference: OPT.18-467

Telephone number: 01274 513819

Date request received: 26 February 2009

Official Certificate of Search

It is hereby certified that the search requested reveals no subsisting registrations up to and including the date of this certificate.

Signed

C.J. ELWOOD
Legal DirectorOn behalf of **SEFTON METROPOLITAN BOROUGH COUNCIL**Date generated **27 February 2009****RECEIPT FOR REQUEST FEES**

Receipt No 128150

SEFTON METROPOLITAN BOROUGH COUNCIL acknowledges receipt of £90.00 from OPTIMA REPOSSESSIONS on 26 February 2009 for request number 09000670

Required Enquiries

1. PLANNING AND BUILDING REGULATIONS**1.1. Planning and Building Decisions and Pending Applications**

Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications -

(a) a planning permission; (b) a listed building consent; (c) a conservation area consent; (d) a certificate of lawfulness of existing use or development; (e) a certificate of lawfulness of proposed use or development; (f) building regulations approval; (g) a building regulation completion certificate; and (h) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?

1.1 (a) to (e) Planning Applications

① It is the Council's practice to reveal the details of planning decisions made since April 1974. Any conditional Planning Decisions made after the 1st August 1977 are shown on Part 3/B of the schedule of the Official Certificate of search.

▶ There are NO relevant applications to reveal.

Records can be inspected at either: Bootle office Planning Department, Ground Floor, Magdalen House, 30 Trinity Road, Bootle L20 3NJ. Telephone 0151 934 3582
Southport office Planning Dept Crown Buildings 9/11 Eastbank St Southport PR8 1DL telephone 0151 934 2207

Copies of decision notices can be obtained from the Planning Officer at either of the above addresses, please contact our office for verification of our current administration/copying charges.

① Informative: (1) This reply does not cover other properties in the vicinity of the property. (2) As from 1 April 2002 the installation of a replacement window, rooflight or roof window or specified type of glazed door must either have building regulation approval or be carried out and certified by a person who is registered under the Fenestration Self-Assessment Scheme by the Glass and Glazing Federation.

1.1 (f) and (g) Building Regulations

▶ The Council has resolved to disclose information on Building Regulation applications deposited on or after 1st July 2002. Should you require information regarding any application deposited prior to this date you should contact the Council's Building Control Service at the address shown below. There may be a charge for this.

Where the application type is Initial Notice, or where Approved Inspector Details are shown, the Approved Inspector will have supervised the building works. For further information regarding the application or the building works you are advised to contact them at the address shown.

There are NO relevant applications to display

▶ Where building works are shown as commenced or as complete, but no certificate date is shown, you are advised to contact the Council's Building Control Service at the address shown below.

Copies of Notices of Passing of Plans and Completion Certificates can be provided on request. The Council makes an additional charge for this service, please contact either of the offices below for confirmation of this.

Sefton Council
Building Control Services
Ground Floor Magdalen Hse
30 Trinity Road
Bootle
L20 3NJ
Tel: 0151 934 4622

or

Sefton Council
Building Control Services
1st Floor Crown Building
9-11 Eastbank Street
Southport
PR9 1DL
Tel: 0151 934 2445

① Informative: The seller or developer should be asked to provide evidence of compliance with building regulations.

Informative: From the 1.1.05 the design, installation, inspection and testing of electrical installations will be controlled under the Building Regulations, although there will be some exemptions. We are currently in the process of setting up a protocol to record such applications within the local search reply. Should you require

Required Enquiries

confirmation that electrical work which has been carried out after this date has been inspected appropriately, please contact the relevant office at the address shown.

1.1 (h) Competent Persons

- ① As from 1st April 2002 the installation of a replacement window, rooflight or roof window or specified type of glazed door must either have Building Regulation Approval or be carried out and certified by a person who is registered under the Fenestration Self-Assessment Scheme by the Glass and Glazing Federation.

From the 1.1.05 the design, installation, inspection and testing of electrical installations will be controlled under the Building Regulations, although there will be some exemptions. We are currently in the process of setting up a protocol to record such applications within the local search reply. Should you require confirmation that electrical work which has been carried out after this date has been inspected appropriately, please contact the relevant office at the address shown.

Sefton Council
Building Control Services
Ground Floor Magdalen Hse
30 Trinity Road
Bootle
L20 3NJ
Tel: 0151 934 4622

or

Sefton Council
Building Control Services
1st Floor Crown Building
9-11 Eastbank Street
Southport
PR9 1DL
Tel: 0151 934 2445

There are NO relevant records to reveal.

1.2. Planning Designations and Proposals

What designations of land use for the property or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?

- ▶ Sefton UDP adopted June 2006
 - (a) Residential
 - (b) None

- ① Informative: This reply reflects policies or proposals in any existing development plan and in any formally proposed alteration or replacement plan, but does not include policies contained in planning guidance notes.

2. ROADS

Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:

- (a) highways maintainable at public expense;
- (b) subject to adoption and, supported by a bond or bond waiver.
- (c) to be made up by a local authority who will reclaim the cost from the frontagers; or
- (d) to be adopted by a local authority without reclaiming the cost from the frontagers?

The following answer is supplied by HIGHWAYS DEPARTMENT

- ▶ Please see the attached plan showing the extent of the adopted public highway shaded blue within the vicinity of the property.
- ① Informative : If a road, footpath or footway is not a highway, there may be no right to use it. The Council cannot express an opinion, without seeing the title plan of the property and carrying out an inspection, whether or not any existing or proposed highway directly abuts the boundary of the property.

Required Enquiries

OTHER MATTERS**3.1. Land required for Public Purposes**

Is the property included in land required for public purposes? None

3.2. Land to be acquired for Road Works

Is the property included in land to be acquired for road works? No

3.3. Drainage Agreements and Consents

Do either of the following exist in relation to the property-

(a) An agreement to drain buildings in combination into an existing sewer by means of a private sewer; or Not Known

(b) An agreement or consent for (i) a building, or (ii) extension to a building on the property, to be built over, or in the vicinity of a drain, sewer or disposal main? Not Known

3.4. Nearby Road Schemes

Is the property (or will it be) within 200 metres of any of the following :-

(a) the centre line of a new trunk road or special road specified in any order, draft order or scheme; No

(b) the centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; No

(c) the outer limits of construction works for a proposed alteration or improvement to an existing road, involving (i) construction of a roundabout (other than a mini roundabout); or (ii) widening by construction of one or more additional traffic lanes; No

(d) the outer limits of (i) construction of a new road to be built by a local authority; (ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; or (iii) construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes; No

(e) the centre line of the proposed route of a new road under proposals published for public consultation; or No

(f) the outer limits of (i) construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; (ii) construction of a roundabout (other than a mini roundabout); or (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation? No

3.5. Nearby Railway Schemes

Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail? No

3.6. Traffic Schemes

Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths (named in Box B) which abut the boundaries of the property-

(a) permanent stopping up or diversion No

Required Enquiries

① Informative: In some circumstances, road closure orders can be obtained by third parties from magistrates courts or can be made by the Secretary of State for Transport, without involving the Council.

- | | |
|---|----|
| (b) waiting or loading restrictions | No |
| (c) one way driving | No |
| (d) prohibition of driving | No |
| (e) pedestrianisation | No |
| (f) vehicle width or weight restriction | No |
| (g) traffic calming works including road humps; | No |
| (h) residents parking controls | No |
| (i) minor road widening or improvement; | No |
| (j) pedestrian crossings; | No |
| (k) cycle tracks; or | No |
| (l) bridge building? | No |

3.7. Outstanding Notices

Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this Schedule:-

- | | |
|------------------------|--|
| (a) building works; | <i>BUILDING CONTROL DEPARTMENT</i>
None |
| (b) environment; | None |
| (c) health and safety; | None |
| (d) housing; | None |
| (e) highways; or | None |
| (f) public health? | None |

3.8. Contravention of Building Regulations

Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in Building Regulations?	<i>BUILDING CONTROL DEPARTMENT</i> None
--	--

3.9. Notices, Orders, Directions and Proceedings under Planning Acts

Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:-

- | | |
|----------------------------|----|
| (a) an enforcement notice; | No |
|----------------------------|----|

① Informative: The Historic Buildings and Monuments Commission (also called English Heritage) also have power to issue building preservation notices for listed buildings in London Boroughs and enquiry should also be made of them if appropriate.

- | | |
|---|----|
| (b) a stop notice; | No |
| (c) a listed building enforcement notice; | No |
| (d) a breach of condition notice; | No |

Required Enquiries

(e) a planning contravention notice;	No
(f) another notice relating to breach of planning control;	No
(g) a listed building repairs notice;	No
(h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation;	No
(i) a building preservation notice;	No
(j) a direction restricting permitted development;	No
(k) an order revoking or modifying planning permission;	No
(l) an order requiring discontinuance of use or alteration or removal of building or works;	None
(m) a tree preservation order; or	No
(n) proceedings to enforce a planning agreement or planning contribution?	No

3.10. Conservation Area

Do the following apply in relation to the property-

(a) the making of the area a Conservation Area before 31 August 1974; or	No
(b) an unimplemented resolution to designate the area a Conservation Area?	None

3.11. Compulsory Purchase

Has any enforceable order or decision been made to compulsorily purchase or acquire the property?	None
---	------

3.12. Contaminated Land

Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property):-

(a) a contaminated land notice;	None
(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990:- (i) a decision to make an entry; or (ii) an entry; or	None

i Informative : A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination or from the risk of it, and the reply may not disclose steps taken by another council in whose area adjacent or adjoining land is situated.

(c) consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice?	No
---	----

3.13. Radon Gas

Do records indicate that the property is in a 'Radon Affected Area' as identified by the Health Protection Agency?	No
--	----

i Informative : Radon Affected Areas are designated by the National Radiological Protection Board. It is

Required Enquiries

recommended that the level of radon gas should be measured in all properties within Radon Affected Areas. The present owner or (for a new property) the builder should be asked whether protective measures were incorporated in the construction of the property; whether radon levels have been measured in the property; whether the results were at or above the Action Level (prescribed by the NRPB) and if so whether remedial measures were installed and whether the radon levels were re-tested and confirmed the effectiveness of the measures.

A guide containing further information about Radon Affected Areas is available free from DEFRA Warehouse Publications, Admail 6000, London SW1A 2XX (tel 08459 556000, fax 020 8957 5012) or from DEFRA Radioactive Substances Division, Zone 4/E7, Ashdown House, 123 Victoria Street, London SW1E

Required Enquiries

GENERAL NOTES

Replies to enquiries are given on the terms set out on the Con 29 forms and those set out in these sheets.

For information

This Authority's Local Land Charge fees with effect from 1st August 2007

LLC1 and CON29	£90.00
CON29R only	£80.00
LLC1 only	£10.00
Additional parcel	£20.00 each
CON29O	£15.00 each
Solicitor' own written enquiry	£30.00 each

CON29O only £10.00 plus £15.00 per box ticked

Search fees alter from time to time, early notification of fee changes and confirmation of current fees can be obtained on our web site:www.sefton.gov.uk/Default.aspx?page=3498

Our turn-around time for a standard search is 2/3 working days from the date the search is received at: Local Land Charges Office,

CrownBuildings, 9/11EastbankStreet, Southport. PR8 1DL

e-mail address: Land.Charges@legal.sefton.gov.uk

Searches with CON29O enquiries and/or solicitors own enquiries may take longer.

To enable us to maintain the above turn around time, it would be helpful if telephone enquiries regarding the process of searches are made only if the completed search is not returned after 5 working days (allowing 1 day each side for post).

This Authority does not use document exchange; to enable us to return searches your full postal address must be entered on all search applications.

If you require information regarding the replies given in this search document. Please refer to the following direct contact telephone numbers.

Telephone contact numbers

If you require further information regarding replies given to Con 29 questions please contact the departments direct as follows:

Those properties with 'L' post codes will be the Bootle offices and those with 'PR' post codes Southport.

Planning - Questions: 1.1 (a-e) 1.2 3.1-2 3.5 3.7 3.9(a-n) 3.10(a-b)

Bootle Office - 0151 934 3582

Southport Office - 0151 934 2207

Building Control - Questions: 1.1 (e-h) 3.3(a-b) 3.7(a-f) 3.8

Bootle Office - 0151 934 4616

Southport Office - 0151 934 2445

Highways - Questions: 2(a-d) 3.4 (a-f) 3.6 (a-l) 3.7

Whole of Sefton Area - 0151 934 4561

Environmental & Consumer Protection - Questions: 3.7(b-d) 3.12 (a-b) 3.13

Bootle Office - 0151 934 4187

Southport Office - 0151 934 2425

Vendor: Barclays Bank Trust Company Limited
Estate Agents: Colette Gunter
Hip Provider: Optima Legal
Solicitor/Conveyancer: Optima Legal

Declaration of Relationship

No person involved in the composition of this Search has declared a relationship with any of the parties named in Box E.

Statement of Liability

SEFTON METROPOLITAN BOROUGH COUNCIL

HOME INFORMATION PACK (NO.2) REGULATIONS: SCHEDULE 6(1) PART 2

The Following statement is made in accordance with the Home Information Pack (No.2) Regulations 2007 Schedule 6(1) - General Requirements:

SEFTON MBC maintains a contract of insurance with appropriately authorised insurer in accordance with Schedule 6 Part 2 of the Home Information Pack (No.2) Regulations 2007.

The contract of Insurance provides an indemnity in respect of financial loss (loss or damage other than arising from bodily injury, illness or disease or damage to property), including claimant's costs and expenses, arising from or in consequence of any act or omission of Sefton MBC or any employee of Sefton MBC in respect of:

- (a) information provided or made available on questions of fact concerning land or buildings in respect of which Sefton MBC is required to maintain and does maintain a register or other records
- (b) replies given to questions (other than questions of fact referred to above) added to the approved printed form on enquiry and issued at the same time as the Search Certificate

Details of the Council's complaints procedure is available on our website www.sefton.gov.uk/Default.aspx?page=3639 or by contacting this office.

HOME INFORMATION PACK REGULATIONS SCHEDULE 6

The following statement is made in response to the Home Information Pack Regulations 2007 Schedule 6 - General provision about search reports.

The response to this form, submitted officially for completion, has been compiled after inspection of all relevant original documentation, statutory registers, public documents, committee reports and other information held by us and deemed necessary to provide the responses to the questions.

The Search has been carried out on behalf of the Proper Officer of Sefton MBC and the report has been signed accordingly.

All enquiries relating to any issues of errors arising from this report should be sent to: Local Land Charges Section, Sefton MBC, Crown Buildings, 9/11 Eastbank Street Southport PR8 1DL.

Statement of Liability

Details of the Council's complaints procedure is available on our website www.sefton.gov.uk/Default.aspx?page=3639 or by contacting this office.

This search report has been compiled and provided in accordance with paragraphs 5, 6 & 7 of Schedule 6.

Local Land Charges Officer

AREA OF LAND SUBJECT TO THE SEARCH

Description: 00000000 Request Area1



This copy has been produced specially for Land and Property Search purposes, and is not to scale. The outlined area is for pictorial reference only, and does not identify the legal boundaries of the property

No further copies may be made.

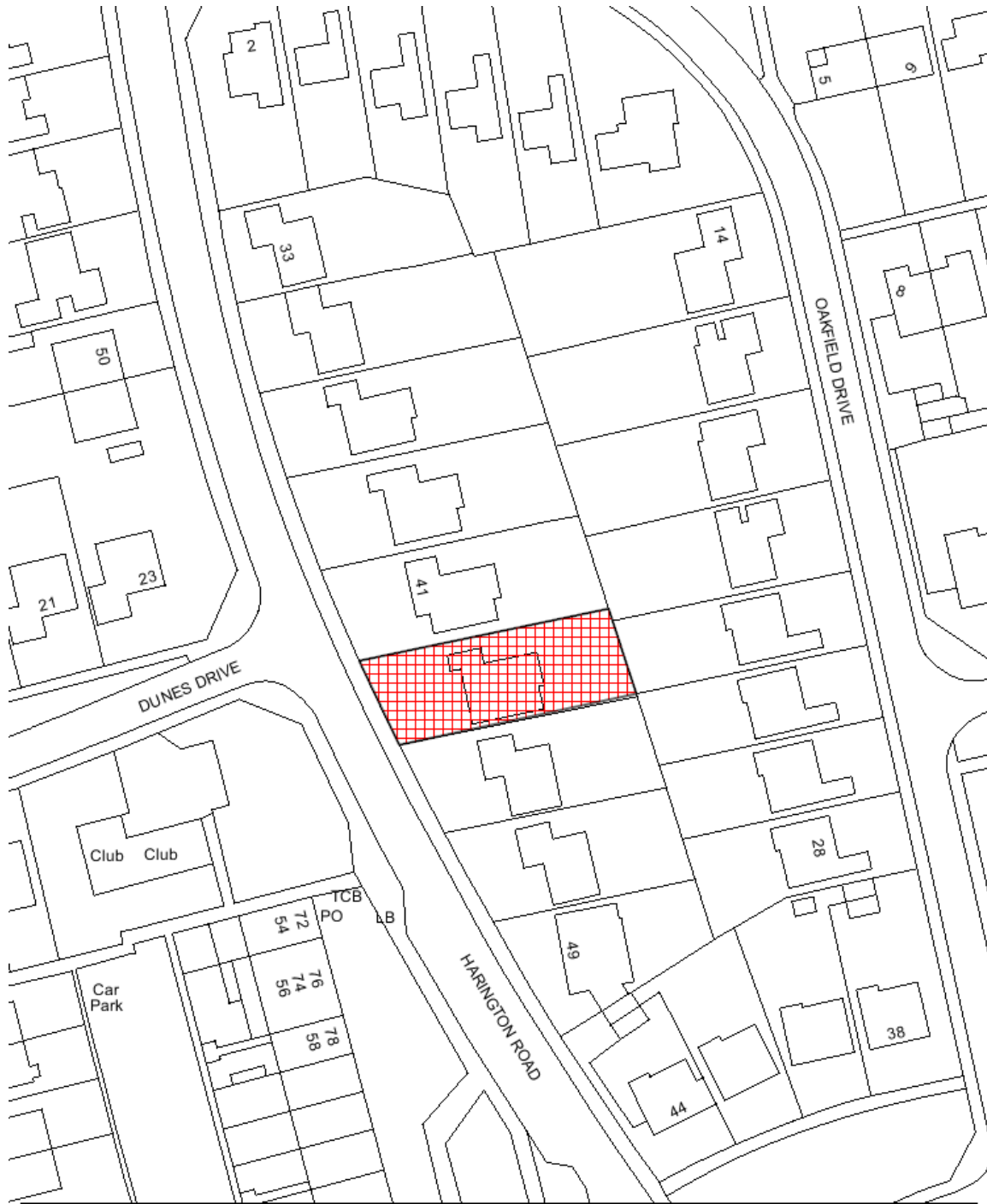


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ADDITIONAL ATTACHMENTS

File Attached: Map0.gif

Description: Map Attachment for Request Area



User: Mr Simon Patchett Client Ref: OPT.18-487 Company: Optima Repossessions	 Main property extent  Secondary property extent	
Notes:	 0 25m	lower left coordinates: 328480.4,407653.7

This product includes mapping data licensed from Ordnance Survey. Crown Copyright 2002. Licence number 100019086

Drainage and Water Enquiry

Responses as required by the Home Information Pack Regulations (No. 2) 2007

The information in this document refers to: -

Property: 43 HARINGTON ROAD FORMBY LIVERPOOL L37 1NT

This document was produced by: -

**United Utilities Water PLC
Property Searches
Stephens Way
Goose Green
Wigan
WN3 6PJ**

Telephone 0870 7510101

Facsimile 0870 7510102

e-mail - property.searches@uuplc.co.uk

DX 719690 Wigan 8

For any queries relating to this report please e-mail or write to our Customer Liaison Team at the above address quoting United Utilities' Reference Number: 583003

This document was ordered by: -

**Client MDA Searchflow Ltd
Address**

**42 Kings Hill Avenue
Kings Hill
West Malling, Kent
ME19 4AJ**

Client Ref: SF11215638000

FAO:

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. All of these are held by United Utilities Water PLC, Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP.

United Utilities Property Searches is 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; and
- (iii) any negligent or incorrect recording of that interpretation in the search report
- (iv) compensation payments

United Utilities Water PLC
Registered In England & Wales No. 2366678
Registered Office Haweswater House, Lingley Mere
Business Park, Lingley Green Avenue, Great Sankey,
Warrington, WA5 3LP.

Received Date 26/02/2009 Response Date 02/03/2009

**Question
Number****Q 1 Interpretation of Drainage and Water Enquiry**

Answer **Appendix 1 of this report contains definitions of terms and expressions identified in Part 1 of Schedule 8 of Statutory Instrument 2007 No 1667.**

Informative Not Applicable

Q 2 Enquiries and Responses

Answer **This drainage and water search complies with the requirements of Statutory Instrument 2007 No 1667 Schedules 6 and 8 to Regulation 8(I) as it contains the enquiries and the appropriate responses set out in Part 2 of Schedule 8.**

The records were searched by Donna Camblin of United Utilities who has no, nor likely to have, any personal or business relationship with any person involved in the sale of the property.

This search report was prepared by Donna Camblin of United Utilities who has no, nor likely to have, any personal or business relationship with any person involved in the sale of the property.

Informative The Terms and Conditions under which this response to enquiries is provided are laid out in Appendix 2.

Residential Drainage and Water Search Complaint Procedure

United Utilities Water PLC offers a staged, robust and uniformly efficient complaints process. Formal complaints can be made by telephone, in writing or by e-mail using the contact details for United Utilities Property Searches on page 1 of this report.

As a minimum standard United Utilities will:-

- endeavour to resolve any telephone contact or complaint at the time of the call, however, if that isn't possible, we will advise you on how soon we can respond.
- if you are not happy with our initial response, we will advise you write in via email, fax or letter explaining the reasons why you are not satisfied.
- investigate and research the matter in detail and provide a written substantive response within 5 working days of receipt of your written complaint.
- depending on the scale of investigation required, we will keep you informed of the progress and update you with new timescales if necessary.
- if we fail to give you a written response within 5 working days, will pay you £10 compensation regardless of the outcome of your complaint.
- if your complaint is found to be justified, or we have made any substantive errors in your search result, we will automatically refund your search fee. We will provide you with a revised search and also undertake the necessary action to put things right as soon as practically possible. Customers will be kept informed of the progress of any action required.
- if your search takes us longer than 10 working days to complete and we have not communicated the reasons for the delay, you will receive the search free of charge.
- if you are still not satisfied with our response or action, we will refer the matter to a Senior Manager/ Company Director for responding.

Received Date 26/02/2009 Response Date 02/03/2009

**Question
Number**

Q 3 **Where relevant, please include a copy of an extract from the public sewer map.**

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

Informative Public sewers are defined as those for which the Sewerage Undertaker holds statutory responsibility under the Water Industry Act 1991. The Sewerage Undertaker 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. Sewers 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 that these details are checked with the developer, if any. Assets other than public sewers may be shown on the copy extract, for information. The presence of a public sewer running within the boundary of the property may restrict further development within it. The Sewerage Undertaker has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the Sewerage Undertaker or its contractors needing to enter the property to carry out work.

Q 4 **Does foul water from the property drain to a public sewer?**

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

Informative Sewerage Undertakers are not responsible for any private drains or sewers 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 and may have shared responsibility, with other users, if the property is served by a private sewer which also serves other properties. These may pass through land outside of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal. 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.

**Question
Number**

Q 5 Does surface water from the property drain to a public sewer?

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

Informative Sewerage Undertakers are not responsible for any private drains or sewers 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 and may have shared responsibility with other users, if the property is served by a private sewer which also serves other properties. These may pass through land outside of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

In some cases, Sewerage Undertakers' records do not distinguish between foul and surface water connections to the public sewerage system. If on inspection the buyer finds that the property is not connected for surface water drainage, the property may be eligible for a rebate of the surface water drainage charge. Details can be obtained from the Sewerage Undertaker.

If surface water 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.

Q 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?

Answer **The property is part of an established development and is not subject to an adoption agreement.**

Informative 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.

**Question
Number**

Q 7 Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?

Answer The public sewer map indicates that there are no public sewers, disposal mains or lateral drains within the boundaries of the property. However, it has not always been a requirement for such public sewers, disposal mains or lateral drains to be recorded on the public sewer map. It is therefore possible for unidentified sewers, disposal mains or lateral drains to exist within the boundaries of the property.

Informative The boundary of the property has been determined by reference to the Ordnance Survey record.
The presence of a public sewer running within the boundary of the property may restrict further development. The Sewerage Undertaker has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the Sewerage Undertaker or its contractors needing to enter the property to carry out work.
Sewers 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 that these details be checked with the developer, if any.
Assets other than public sewers may be shown on the copy extract, for information only.

Q 8 Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?

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

Informative 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 measure is estimated from the Ordnance Survey record, between the building(s) within the boundary of the property and the nearest public sewer.
Sewers 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 that these details are checked with the developer, if any.
Assets other than public sewers may be shown on the copy extract, for information only.

**Question
Number**

Q 9 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?

Answer **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.**

Informative Buildings or extensions erected over a sewer in contravention of building controls may have to be removed or altered.
Prior to 2003 United Utilities Water PLC had sewerage agency agreements with the local authorities therefore details of any agreements/consents or rejections may not have been forwarded on to our offices before this date.

Q 10 **Where relevant, please include a copy of an extract from the map of waterworks.**

Answer **A copy of an extract from the map of waterworks is included in which the location of the property is identified.**

Informative The "water mains" in this context are those which are vested in and maintainable by the Water Undertaker under statute.
Assets other than public water mains may be shown on the plan, for information only.
Water Undertakers 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 it 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.
The presence of a public water main running within the boundary of the property may restrict further development within it. Water Undertakers have a statutory right of access to carry out work on their assets, subject to notice. This may result in employees of the Water Undertaker or its contractors needing to enter the property to carry out work.

Q 11 **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?**

Answer **The property is part of an established development and is not subject to an adoption agreement.**

Informative 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.

**Question
Number**

Q 12 Who are the Sewerage and Water Undertakers for the area?

Answer **United Utilities Water PLC, Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP is the sewerage undertaker for the area.**

United Utilities Water PLC, Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP is the water undertaker for the area.

Informative Not Applicable

Q 13 **Is the property connected to mains water supply?**

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

Informative Details of private supplies are not kept by the Water Undertaker. The situation should be checked with the current owner of the property.

Q 14 **Are there any water mains, resource mains or discharge pipes within the boundaries of the property?**

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

Informative The boundary of the property has been determined by reference to the Ordnance Survey record.

The presence of a public water main within the boundary of the property may restrict further development within it. Water Undertakers have a statutory right of access to carry out work on their assets, subject to notice. This may result in employees of the Water Undertaker or its contractors needing to enter the property to carry out work.

Q 15 **What is the current basis for charging for sewerage and water services at the property?**

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

Informative Water and Sewerage Undertakers' full charges are set out in their charges schemes which are available from the relevant Undertaker 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 Undertaker. Details are available from the Office of Water Services (OFWAT) Web Site: www.ofwat.gov.uk.

**Question
Number**

Q 16 Will the basis for charging for sewerage and water services at the property change as a consequence of a change of occupation?

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

Informative Water and Sewerage Undertakers' full charges are set out in their charges schemes which are available from the relevant Undertaker free of charge upon request.
It is policy to meter all new water connections. This would result in charges being levied according to the measured tariff.
The Water Undertaker 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:
* Watering the garden, other than by hand (this includes the use of sprinklers)
* Automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres.
* In a bath with a capacity in excess of 230 litres (measured to the centre line of the overflow).
* In a shower unit of a type specified in paragraph 4c of the table in Regulation 5 of the Water Fitting Regulations.
* A reverse osmosis unit.

Q 17 **Is a surface water drainage charge payable?**

Answer **Records confirm that a surface water drainage charge is payable for the property at £34.00 for each financial year.**

Informative Where surface water from a property does not drain to the public sewerage system no surface water drainage charges are payable.
Where surface water charges are payable but if on inspection the buyer finds that the property is not connected for surface water drainage, the property may be eligible for a rebate of the surface water drainage charge. Details can be obtained from the Sewerage Undertaker.
Drainage charges are subject annual review and amounts may change.

Q 18 **Please include details of the location of any water meter serving the property.**

Answer **Records indicate that the property is served by a water meter, which is located within the dwelling house which is or forms part of the property, and in particular is located in the airing cupboard..**

Informative Where the property is not served by a meter and the customer wishes to consider this method of charging they should contact:
United Utilities Water PLC, PO Box 246, Warrington, WA55 1EA, Tel: 0845 3037744,
Internet; www.unitedutilities.com

**Question
Number****Q 19 Who bills the property for sewerage services?**

Answer **The property is billed for sewerage services by United Utilities Water PLC, P O Box 453, Warrington, WA55 1SE, Tel: 0845 746 2200, Internet: www.unitedutilities.com**

Informative Not applicable

Q 20 Who bills the property for water services?

Answer **The property is billed for water services by United Utilities Water PLC, P O Box 453, Warrington, WA55 1SE, Tel: 0845 746 2200, Internet: www.unitedutilities.com**

Informative This is the company to notify the change of occupant to, on completion of sale.

Q 21 Is the dwelling-house which is or forms part of the property at risk of internal flooding due to overloaded public sewers?

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

Informative 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 Sewerage Undertaker is required to include in the Regulatory Register that is reported 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 Sewerage Undertaker'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 in the At Risk Register.

Properties may be at risk of flooding but not included in the Register where flooding incidents have not been reported to the Sewerage Undertaker.

Public sewers are defined as those for which the Sewerage Undertaker 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 Sewerage Undertaker. This report excludes flooding from private sewers and drains and the Sewerage Undertaker makes no comment upon this matter.

**Question
Number****Q 22** **Is the property at risk of receiving low water pressure or flow?****Answer** **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.****Informative** The boundary of the property has been determined by reference to the Ordnance Survey record.

"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 Undertakers are required to include in the Regulatory Register that is reported 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 10 metres head on the customer's side of the main stop tap. 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 10 metres head on the customers' side of the main stop tap is appropriate. For three or more properties the appropriate flow should be calculated from the standard loadings provided in BS6700 or Institute of Plumbing Handbook.

Allowable exclusions:

The Water Undertaker 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. Water Undertakers should exclude from the reported DG2 - (Low Pressure Register) figures properties which are affected by low pressure only on those days with the highest peak demands. During the report year Water Undertakers may exclude, for each property, up to five days of low pressure caused by peak demand.

Planned maintenance:

Water Undertakers should not report under DG2 - (Low Pressure Register) low pressures caused by planned maintenance.

It is not intended that Water Undertakers identify the number of properties affected in each instance. However, Water Undertakers must maintain sufficiently accurate records to verify that low-pressure incidents that are excluded from DG2 - (Low Pressure Register) 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); fire fighting 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 that 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 DG2 - (Low Pressure Register) figures.

**Question
Number**

Q 23 Please include details of a water quality analysis made by the water undertaker for the water supply zone in respect of the most recent calendar year.

Answer **The analysis confirmed that all tests met the standards prescribed by the 2000 Regulations or the 2001 Regulations.**

Informative Water Undertakers have a duty to provide wholesome water that meets the standards of the Water Supply (Water Quality) Regulations 2000.

However, the householder is responsible for any deterioration in water quality that is a result of the domestic distribution system (the supply pipe and the plumbing within the property) that results in the standards not being met.

In England and Wales these Regulations implement the requirements of the European Drinking Directive 98/83/EC. The 2000 Regulations impose standards for a range of parameters, which are either health based to ensure the water is safe to drink or to ensure the water is aesthetically acceptable. They also require that drinking water should not contain any element, organism or substance (whether or not a parameter) at a concentration or value which would be detrimental to public health.

Water quality is normally tested at the tap used for domestic consumption normally in the kitchen. However, the householder is responsible for any deterioration in water quality that is a result of the domestic distribution system (the supply pipe and the plumbing within the property) that results in the standards not being met.

If there are concerns that lead pipes within the property may be causing high levels of lead in your drinking water please contact your Water Undertaker. For contact details please see Question 12.

The Water Undertaker carries out a monitoring programme to establish water quality that includes random sampling from domestic properties. It will notify the consumers of any failures to meet the water quality standards that are due to the condition or maintenance of the domestic distribution system.

The data collected by the Water Undertaker is subject to external review by the Drinking Water Inspectorate (DWI) and by local and health authorities. In addition to reviewing quality data the DWI also carry out audits during which any area of the Water Undertaker's operation can be examined. Further information may be found at www.dwi.gov.uk.

If you require further advice regarding these failures please see Question 12 for contact details.

**Question
Number**

Q 24 Please include details of any departures authorised by the Secretary of State under Part 6 of the 2000 Regulations from the provisions of Part 3 of those Regulations.

Answer **There are no such authorised departures for the water supply zone.**

Informative Authorised departures are not permitted if the extent of the departure from the standard is likely to constitute a potential danger to human health.
For contact details please see Question 12.

Q 25 Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.

Answer **The nearest Sewage Treatment Works is 1.18 miles (1.9km), South East of the property. The name of the Sewage Treatment Works is FORMBY WWTW, and the owner is United Utilities.**

Informative The nearest sewage treatment works will not always be the sewage treatment works serving the catchment within which the property is situated i.e. the property may not necessarily drain to this works.
The Sewerage Undertaker's records were inspected to determine the nearest sewage treatment works.
It should be noted therefore 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, United Utilities Water PLC 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.unitedutilities.com

Appendix 1 - General Interpretation

1. (1) In this Schedule-

"the 1991 Act" means the Water Industry Act 1991(a);

"the 2000 Regulations" means the Water Supply (Water Quality) Regulations 2000(b);

"the 2001 Regulations" means the Water Supply (Water Quality) Regulations 2001(c);

"adoption agreement" means an agreement made or to be made under Section 51A(1) or 104(1) of the 1991 Act (d);

"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 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 (e);

"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(f);

"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 (g) 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(h), 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(i);
(b) by virtue of a scheme under Schedule 2 to the 1991 Act (j);

(c) under Section 179 of the 1991 Act (k); or
(d) otherwise;

"public sewer map" means the map made available under Section 199(5) of the 1991 Act (l);

"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 zone" 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.

(2) In this Schedule, 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.

(a) 1991 c. 56.

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

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

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

(e) Various amendments have been made to Sections 102 and 104 by Section 96 of the Water Act 2003.

(f) Inserted by Section 56 of and Schedule 4 to the Water Act 2003.

(g) Subsection (1A) was inserted by Section 92(5) of the Water Act 2003.

(h) Section 106(1A) was inserted by Section 99 of the Water Act 2003.

(i) 1989 c. 15.

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

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

(l) Section 199 was amended by Section 97(1) and (8) of the Water Act 2003.

Appendix 2

DRAINAGE AND 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 the water service company or their data service provider producing the Report.

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

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

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

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

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

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

"the Regulations" means the Home Information Pack (No. 2) Regulations 2007.

Agreement

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

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

The Report

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

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

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

2.3 The information contained in the Report is based upon the accuracy of the address supplied to The Company.

2.4 The Report provides information as to the location & connection of existing services and other information required to comply with the provisions of the Home Information Pack Regulations in relation to drainage and water enquiries and should not be relied on for any other purpose. The Report may contain opinions or general advice to the Customer, the Client and the Purchaser which The Company cannot ensure is accurate, complete or valid and for which it accepts no liability.

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

Liability

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

3.2 Where a report is requested for an address falling within a geographical area where two different companies separately provide Water and Sewerage Services, then it shall be deemed that liability for the information given by either company will

remain with that company in respect of the accuracy of the information supplied. A company that supplies information which has been provided to it by another company for the purposes outlined in this agreement will therefore not be liable in any way for the accuracy of that information and will supply that information as agent for the company from which the information was obtained.

3.3 The Report is produced only for use in relation to individual domestic property transactions which require the provision of drainage and water information pursuant to the provisions of the Regulations and cannot be used for commercial development of domestic properties or commercial properties for intended occupation by third parties..

3.4 The Company shall accept liability for death or personal injury arising from its negligence but in any other case the Company's liability for negligence shall be in accordance with the permitted limit for liability identified in Schedule 6 paragraph 8 of the Regulations. In accordance with Schedule 6 paragraph 7 of the Regulations such liability will be met by The Company or its insurers and The Company has and will maintain an appropriate contract of insurance.

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

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

General

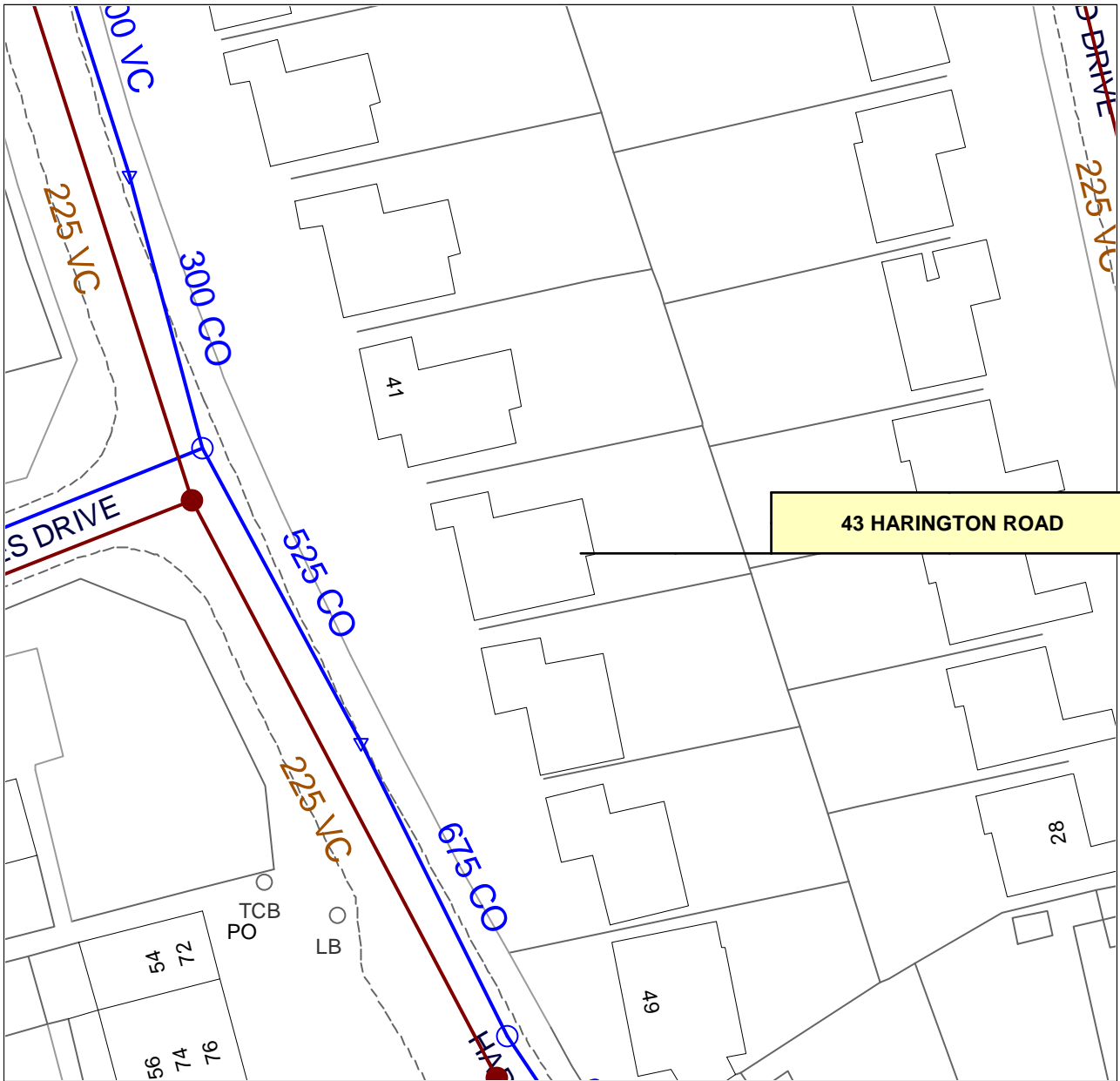
6.1 If any provision of these terms is or becomes invalid or unenforceable, it will be taken to be removed from the rest of these terms to the extent that it is invalid or unenforceable. No other provision of these terms shall be affected.

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

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

6.4 The Report is supplied subject to these terms and conditions which include the terms required by Schedule 6 paragraphs 5, 6 and 7 of the Regulations

6.5 These terms and conditions may be enforced by the Customer, the Client and the Purchaser



43 HARINGTON ROAD FORMBY LIVERPOOL L37 1NT

Extract from the Map of Public Sewers



Legend

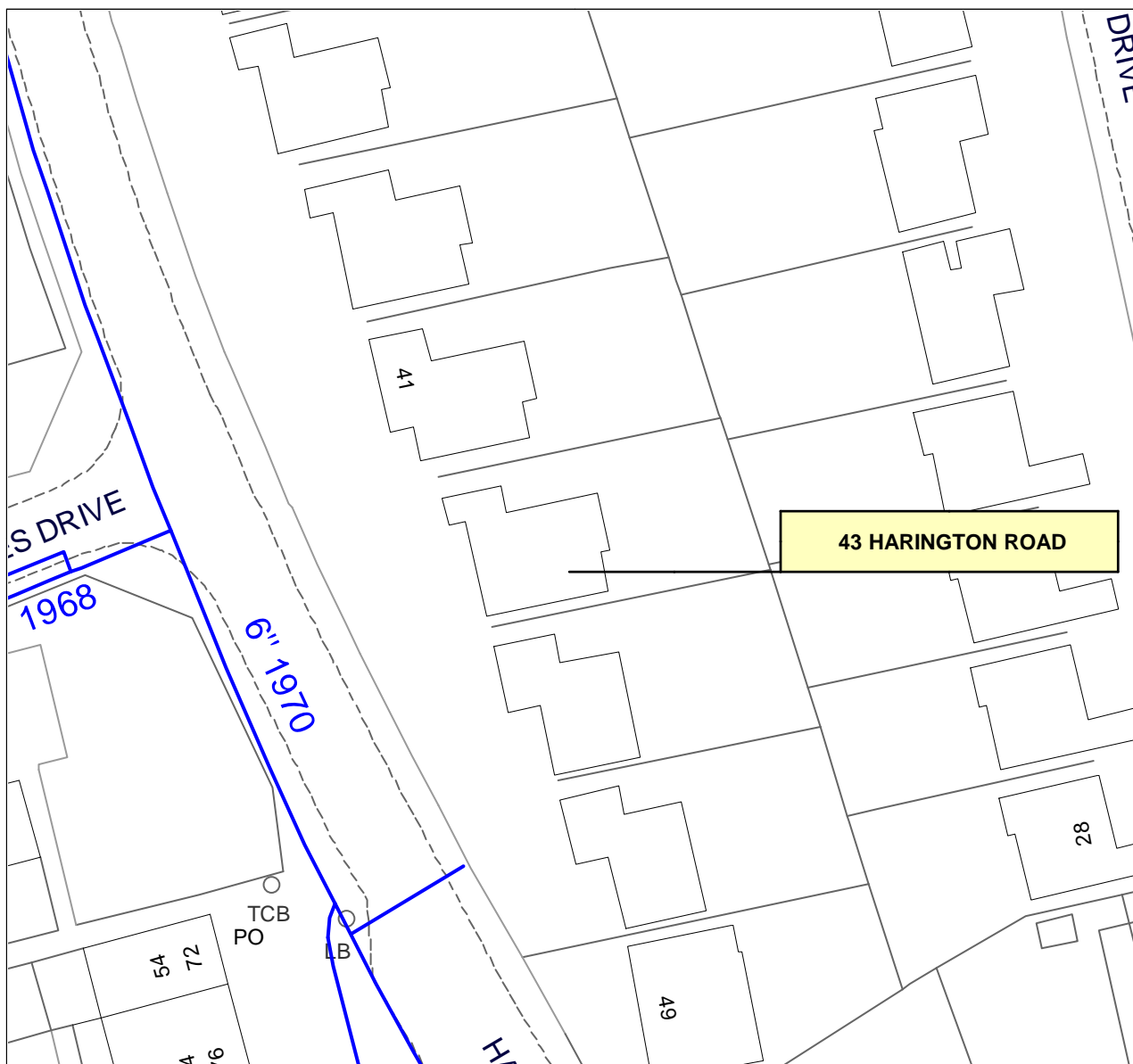
Red or Brown - Foul Sewers
 Blue - Surface Water Sewers

	Abandoned Sewer
	Public Sewers
	Mersey Valley Sludge main
	Highway Drain
	Private Sewers
	Pumping Main
	Section 104 Sewers
	District or Parish Boundary
	Development Outline

Mapping By Donna Camblin

The position of underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. The actual positions may be different from those shown on the plan and private pipes sewers or drains may not be recorded. United Utilities Water PLC will not accept any liability for any damage caused by the actual positions being different from those shown.

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Extract From the Map of Water Mains



WATER MAINS RECORDS

Legend

- Distribution Mains
- Trunk Mains
- Non Potable Mains
- Proposed Mains
- ||-||-||-||-||- Disused Mains (these may still be live)
- District or Parish Boundary
- Development Outline

Mapping By Donna Camblin

The position of underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. The actual positions may be different from those shown on the plan and private pipes sewers or drains may not be recorded. United Utilities Water PLC will not accept any liability for any damage caused by the actual positions being different from those shown.

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Other Information

Consumer Information

Registered Firms under the HIP Code

Important Protection

The Home Information Pack ("**HIP**") Code provides protection for homebuyers, sellers, conveyancers and mortgage lenders, who rely on information included within a HIP provided on residential property within England and Wales. It sets out minimum standards which organisations providing HIPs have to meet. This information is designed to introduce the HIP Code to you.

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

The Code's main commitments

The HIP Code's key commitments say that HIP organisations will:

- provide HIPs promptly and include the most up-to-date available information when compiled;
- handle complaints speedily and fairly;
- respond promptly to queries raised on a HIP, to ensure improved understanding;
- at all times maintain adequate and appropriate insurance cover to protect you;
- act with integrity and ensure that all HIP services comply with relevant laws, regulations and industry standards.

Keeping to the HIP Code

How HIP providers maintain compliance with the HIP Code is monitored independently by the Property Codes Compliance Board ("**PCCB**"). If you have a query or complaint about your HIP, you should raise it directly with the firm, and if appropriate ask for your complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final resolution after your complaint has been formally considered or if the firm has exceeded the response timescales, you may refer your complaint to the Independent Property Codes Adjudication Scheme ("**IPCAS**"). IPCAS can award compensation of up to £5,000 to you if it finds that you have suffered loss as a result of your HIP provider failing to keep to the Code.

Please note that all queries or complaints regarding your HIP should be directed to the HIPs Manager, Optima Legal T: 08718 80 80 80 in the first instance, not to IPCAS.

IPCAS Contact Details:

T: 020 7520 3810
E: info@idrs.ltd.uk

You can also get more information about the PCCB and IPCAS from the PCCB website at: www.propertycodes.org.uk.

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

This HIP has been prepared by Optima Legal.
T: 08718 80 80 80



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