



# mover machine

11 Rossett Close  
Gamston  
NOTTINGHAM  
NG2 6QJ

18/03/2008



# home information pack

11 Rossett Close  
Gamston  
NOTTINGHAM  
NG2 6QJ

**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 advice where necessary.
- 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 delay likely.
- 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 Regulation is available at [www.homeinformationpacks.gov.uk](http://www.homeinformationpacks.gov.uk)

## Part 1 - General - Required Documents

Home Information Pack document	Included [x]	Date and further information	Reason why not included and steps being taken to obtain the document
<b>Basic Pack Documents</b>			
Index	[x]		
Energy Performance Certificate	[x]	07/03/2008: Document inserted.	
Sale Statement	[x]	12/03/2008: Document generated.	
<b>Title Information</b>			
Land Registry individual register	[x]	06/03/2008: Document inserted.	
Land Registry title plan - Original	[x]	06/03/2008: Document inserted.	
Official search of Land Registry index map	[ ]		Not included as property is registered.
Deduction of title documents	[ ]		Not included as property is registered.
Leases, tenancies or licenses for properties where part of the property in a sub-divided building not sold with vacant possession	[ ]		Title is freehold
<b>Search Reports</b>			
Local land charges	[ ]		Please refer to local enquiries
Local enquiries	[x]	13/03/2008: Document inserted.	
Water and drainage enquiries	[x]	13/03/2008: Document inserted.	

## Part 2 - Commonhold Properties - Required Documents

## Part 3 - Leasehold Properties - Required Documents

## Part 4 - Authorised Documents

Home Information Pack document	Included [x]	Date and further information	Reason why not included and steps being taken to obtain the document
Please list any authorised documents that have been included relevant to this property:			

# Energy Performance Certificate



11, Rossett Close,  
Gamston,  
NOTTINGHAM, NG2 6QJ

Dwelling type: Detached house  
Date of assessment: 07 March 2008  
Date of certificate: 07 March 2008  
Reference number: 8107-0534-3520-4506-5783  
Total floor area: 85 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	<b>59</b>	<b>71</b>	(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	

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 will be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	333 kWh/m <sup>2</sup> per year	230 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.8 tonnes per year	3.3 tonnes per year
Lighting	£42 per year	£42 per year
Heating	£517 per year	£370 per year
Hot water	£128 per year	£92 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.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

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](http://www.energysavingtrust.org.uk/myhome)

### 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, 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. A copy of the certificate has been lodged on a national register.

Assessor's accreditation number: EES/001193  
Assessor's name: Seville Rodney Holt  
Company name/trading name: HH Energy Assessors Limited  
Address: 18 The Leas, Bulcote, Nottinghamshire, NG14 5HB

Phone number: 0115 847 3985  
Fax number: 0115 847 3985  
E-mail address: sevhenergy@aol.com  
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 on the certificate. You can get contact details of the accreditation scheme from our website at [www.elmhurstenergy.co.uk](http://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 building. Different methods of calculation are used for homes and for other buildings. Details can be found at [www.communities.gov.uk/epbd](http://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 in 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 every day measures that will save money, improve comfort and reduce the impact on the environment, such as:

- 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.

#### Visit the Government's website at [www.communities.gov.uk](http://www.communities.gov.uk) 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

11, Rossett Close,  
Gamston,  
NOTTINGHAM, NG2 6QJ

Date of certificate: 07 March 2008  
Reference number: 8107-0534-3520-4506-5783

## 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, insulated (assumed)	Good	Good
Roof	Pitched, 100 mm loft insulation	Average	Average
Floor	Solid, no insulation (assumed)	-	-
Windows	Fully double glazed	Average	Average
Main heating	Boiler and radiators, mains gas	Average	Good
Main heating controls	Programmer and room thermostat	Poor	Poor
Secondary heating	None	-	-
Hot water	From main system	Average	Good
Lighting	Low energy lighting in 86% of fixed outlets	Very good	Very good
<b>Current energy efficiency rating</b>		<b>D 59</b>	
Current environmental impact (CO <sub>2</sub> ) rating		E 51	

### 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 250 mm	£21	D 60	E 53
<b>Sub-Total</b>	<b>£21</b>		
<b>Higher cost measures (over £500)</b>			
2 Upgrade heating controls	£22	D 62	D 55
3 Replace boiler with Band A condensing boiler	£139	C 71	D 66
<b>Total</b>	<b>£182</b>		
Potential energy efficiency rating		C 71	
Potential environmental impact (CO <sub>2</sub> ) 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.

4 Solar water heating	£16	C 72	D 68
5 Solar photovoltaics panels, 25% of roof area	£44	C 74	C 71
Enhanced energy efficiency rating		C 74	
Enhanced environmental impact (CO <sub>2</sub> ) rating		C 71	

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 (CO<sub>2</sub>) emissions.

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

### 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 from an energy advisor 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 250 mm will significantly reduce heat loss through the roof; this will improve the 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.

### Higher cost measures (typically over £500 each)

#### 2 Heating controls (thermostatic radiator valves)

Thermostatic radiator valves allow the temperature of each room to be controlled to suit individual needs, adding to comfort and reducing heating bills provided internal doors are kept closed. For example, they can be set to be warmer in the living room and bathroom than in the bedrooms. Ask a competent heating engineer to install thermostatic radiator valves. Thermostatic radiator valves should be fitted to every radiator except the radiator in the same room as the room thermostat. Remember the room thermostat is needed as well as the thermostatic radiator valves, to enable the boiler to switch off when no heat is required.

#### 3 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<sup>{1}</sup>, 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.

#### 4 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.

#### 5 Solar photovoltaics (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 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 registered with a competent persons scheme<sup>{1}</sup>, and can therefore self-certify the work for Building Regulation compliance. Ask a suitably qualified electrician to explain the options.

<sup>{1}</sup> For information on 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.



11 Rossett Close  
Gamston  
NOTTINGHAM  
NG2 6QJ

**About this form:**

- Under the Home Information Pack (No. 2) Regulations 2007, you must provide the following information in your Home Information Pack and may use this form to do so.
- Someone can complete this form on behalf of a seller.
- If the property has not yet been completed or converted, please answer the questions as if the property has been completed or converted.

**Sellers check of this form:**

- Someone can complete this form on behalf of the seller, but given that a buyer and a mortgage lender might rely on the information in this form, it is important that the seller checks the answers to ensure that they are as truthful and accurate as possible.

Sale Statement	
1. Is the Property a flat or house?	<input type="checkbox"/> Flat (incl maisonette). <input checked="" type="checkbox"/> House (incl bungalow).
2. If it is a flat, what type of building is it in?	<input type="checkbox"/> Purpose built block. <input type="checkbox"/> Converted house. <input type="checkbox"/> Conversion of commercial premises.
3. The property is(or will be):	<input checked="" type="checkbox"/> Freehold. <input type="checkbox"/> Commonhold. <input type="checkbox"/> Leasehold starting (or likely to start) from _____ and with ____ years left on lease.
4. The title to the interest in the property being sold is:	<input checked="" type="checkbox"/> The whole of a registered estate <input type="checkbox"/> Part of a registered estate <input type="checkbox"/> The whole of an unregistered estate <input type="checkbox"/> Part of an unregistered estate.
5. Name of Seller(s):	Mr Nigel Waterhouse and Stuart Phillip Moseley
6. Who is selling the property?	<input checked="" type="checkbox"/> The owner or owners. <input 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).
7. The property is being sold:	<input checked="" type="checkbox"/> With vacant possession. <input type="checkbox"/> Section 171(2) of the Housing Act 2004 applies and part of the property is not being sold with vacant possession. Explanation of circumstances as follows: .....

Date: 12/03/2008

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.





## Official copy of register of title

Title number NT307604

Edition date 04.08.1999

- This official copy shows the entries on the register of title on 06 Mar 2008 at 12:15:13.
- 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 06 Mar 2008.
- 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](http://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 Nottingham (East) Office.

### A: Property Register

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

NOTTINGHAMSHIRE : RUSHCLIFFE

- 1 (30.03.1921) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 11 Rossett Close, Gamston, (NG2 6QJ).
- 2 The mines and minerals below a depth of 30.48 meters from the surface together with ancillary powers of working are excepted with provision for compensation in the event of damage caused thereby.
- 3 (18.12.1995) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 30 October 1995 referred to in the Charges Register.
- 4 (18.12.1995) The Transfer dated 30 October 1995 referred to above contains provisions as to light or air and boundary structures.

### 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 (03.08.1999) PROPRIETOR: NIGEL PAUL WATERHOUSE and STUART PHILLIP MOSELEY of 11 Rossett Close, Gamston, Nottingham NG2 6QJ.
- 2 (03.08.1999) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

Title number NT307604

## C: Charges Register

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

- 1 (18.12.1995) A Transfer of the land in this title dated 30 October 1995 made between (1) Bovis Homes Limited (Company) and (2) Ravinder Panesar and Rajinder Panesar (Transferee) contains restrictive covenants.

*NOTE: Copy in Certificate.*

- 2 (03.08.1999) REGISTERED CHARGE dated 16 July 1999 to secure the moneys including the further advances therein mentioned.
- 3 (03.08.1999) Proprietor: NATIONWIDE BUILDING SOCIETY of Nationwide House, Pipers Way, Swindon L SN38 1NW.

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 06 March 2008 shows the state of this title plan on 06 March 2008 at 12:15:13. 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*.

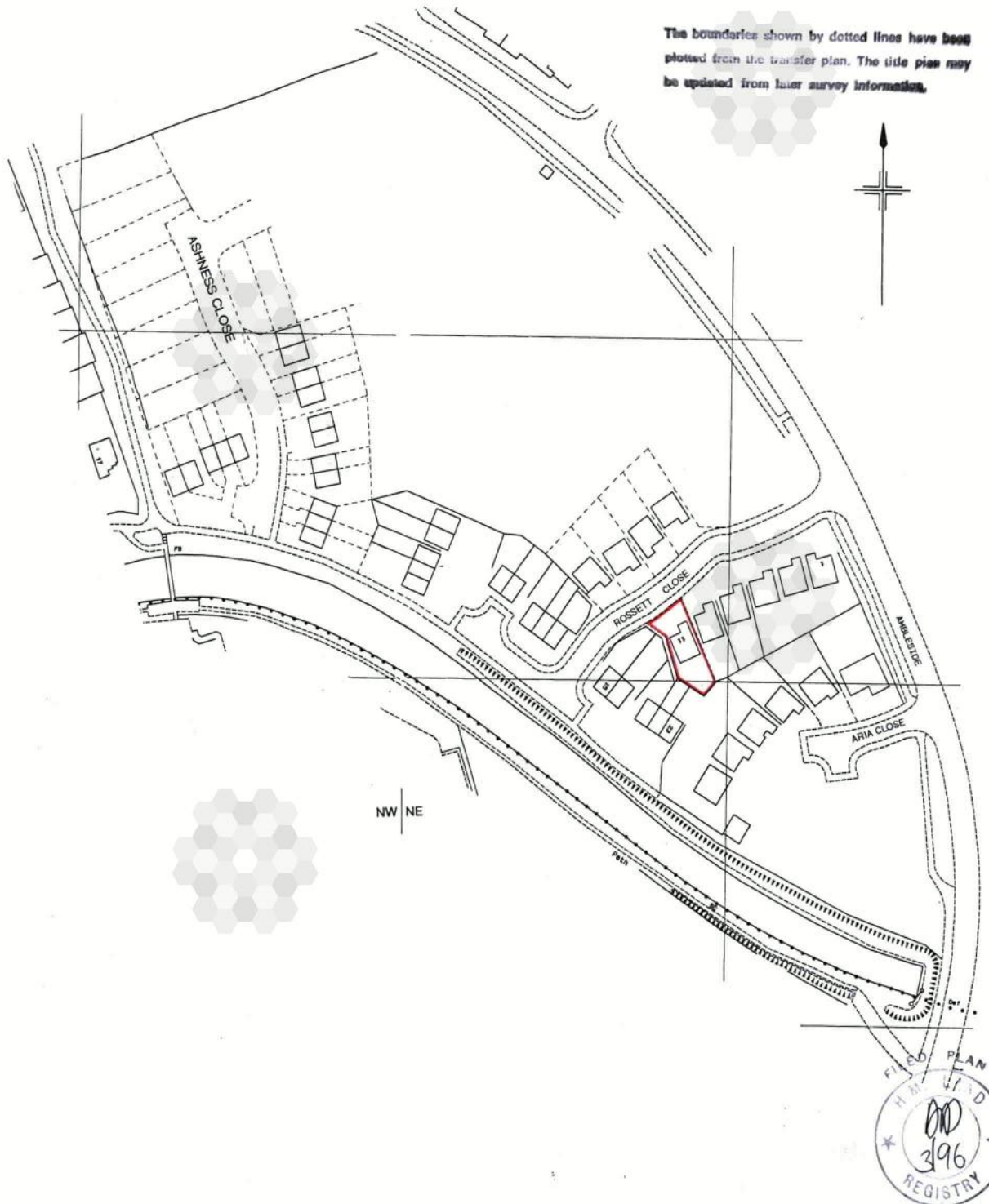
This title is dealt with by the Land Registry, Nottingham (East) Office .

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LMT <b>H.M. LAND REGISTRY</b>		TITLE NUMBER <b>NT 307604</b>	
ORDNANCE SURVEY PLAN REFERENCE	SK6036	SECTION J	Scale 1/1250
COUNTY NOTTINGHAMSHIRE      DISTRICT RUSHCLIFFE			© Crown copyright 1995

The boundaries shown by dotted lines have been plotted from the transfer plan. The title plan may be updated from later survey information.



This official copy is incomplete without the preceding notes page.



**Search prepared for:**  
**MOVE MACHINE**  
**NG1 1HA**

Tel:    Fax:

Search Number: 2317025  
Your Reference: 015299

**Property:**  
11 ROSSETT CLOSE  
GAMSTON  
NOTTINGHAM  
NG2 6QJ

UPRN: 003040061866

**Other roadways, footpaths and footways:**

ABUTTING ACCESSWAY

Plan attached	No
Optional enquiries to be answered	No
Additional enquiries are to be attached on a separate sheet	No

**Search prepared by and any enquiries to:**  
**The Property Search Group**  
**35a Gordon Road West Bridgford**  
**Nottingham**  
**NG2 5LL**

Tel: 0115 981 7844    Fax: 0870 199 1604

**Optional Enquiries:**

4. Road proposals by private bodies
5. Public path and byways
6. Advertisements
7. Completion notices
8. Parks and countryside
9. Pipelines
10. Houses in multiple occupation
11. Noise abatement
12. Urban development areas
13. Enterprise zones
14. Inner urban improvement areas
15. Simplified planning zones
16. Land maintenance notices
17. Mineral consultation areas
18. Hazardous substance consents
19. Environmental and pollution notices
20. Food safety notices
21. Hedgerow notices
22. Common land, town and village greens


Names of those involved in the sale (this box is only completed when the replies to these enquiries are to be included in a Home Information Pack)

Name of vendor:                    NIGEL WATERHOUSE  
Name of estate agent:            ROYSTON & LUND ESTATE AGENTS  
Name of HIP Provider:            MOVEMACHINE  
Name of solicitor/conveyancer:    MASSERS SOLICITORS

Your personal data \* name and address - will be handled strictly in accordance with the requirements of the Data Protection Act. It is required to pass on to the relevant authority in order to carry out the necessary search.

**On behalf of The Property Search Group**

Signed:



Date: 13/03/2008

Information obtained at RUSHCLIFFE BOROUGH COUNCIL and other sources.  
For further information contact The Property Search Group.



**ENTRIES RELATING TO LAND AND PREMISES KNOWN AS:**

11 ROSSETT CLOSE  
GAMSTON  
NOTTINGHAM  
NG2 6QJ

**LOCAL LAND CHARGE REGISTER ENTRIES:**

1. SEVERN TRENT WATER AUTHORITY ACT 1983 - SECTION 40  
LAND BEING DEVELOPED BY BOVIS HOMES AT GAMSTON, NOTTINGHAM - UNDERTAKING  
REGISTERED 03/05/1988

**PLANNING REGISTER ENTRIES SINCE: 01/01/1974**

1. 8/A1/82/D/825 DEVELOPMENT COMPRISING RESIDENTIAL, COMMERCIAL & INDUSTRIAL, INCLUDING OPEN SPACE & OTHER ANCILLARY USES (OUTLINE) (LAND TO THE SOUTH OF RADCLIFFE ROAD, GAMSTON)  
PG/C 06/06/1982
2. 88/00390/FUL DETAILS OF DRAINAGE TO COMPLY WITH CONDITIONS 5 & 6 ATTACHED TO OUTLINE PLANNING PERMISSION 8/A1/D/82/825 (LAND OFF RADCLIFFE ROAD, GAMSTON)  
PG/C 09/08/1988
3. A1/89/0662/P VARIATION OF CONDITION 1B ON OUTLINE PLANNING PERMISSION A1/82/D/825 TO EXTEND THE TIME FOR SUBMITTING RESERVED MATTERS (LAND TO THE SOUTH OF RADCLIFFE ROAD, GAMSTON)  
PG/C 01/08/1989
4. A1/91/1174/P ERECTION OF 51 SHELTERED UNITS FOR THE ELDERLY, CONSTRUCTION OF ACCESS & SERVICE ROADS  
PG/C 07/02/1992
5. 94/01094/REM ERECTION OF 106 HOUSES, ACCESS ROAD & OPEN SPACE  
PG/C 20/01/1995

**BUILDING REGULATION APPLICATIONS SINCE: 01/04/2002**

1. NONE

**OTHER DETAILS:**

PLEASE NOTE THE FOLLOWING INFORMATION:  
PLANNING APPLICATIONS RELATING TO LAND ADJOINING THE CURTILAGE OF THE ADDRESS SEARCHED DO NOT FALL WITHIN THE SCOPE OF THIS REPORT.

**PART I - STANDARD ENQUIRIES  
(APPLICABLE IN EVERY CASE)**

**1. PLANNING AND BUILDING REGULATIONS**

1.1 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;

SEE PAGE 2

(b) a listed building consent;

NONE SINCE 01/01/1974

(c) a conservation area consent;

NONE SINCE 01/01/1974

(d) a certificate of lawfulness of existing use or development;

NONE SINCE 01/01/1974

(e) a certificate of lawfulness of proposed use or development;

NONE SINCE 01/01/1974

(f) building regulation approvals;

NONE SINCE 01/04/2002

(g) a building regulation completion certificate; and

NONE SINCE 01/04/2002

(h) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme

NONE SINCE 01/04/2002

How can copies of the decisions be obtained?

PLEASE CONTACT YOUR LOCAL PSG OFFICE

INFORMATIVE:

INFORMATIVE:

If building control for the property is currently administered by an outside body the seller or developer should be asked to provide evidence of compliance with building regulations.

The owner or occupier of the property should be asked to produce any such certificate.

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

**1.2 Planning Designations & Proposals.**

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

ADOPTED PLAN  
EXISTING HOUSING COMMITMENT  
RESIDENTIAL

RUSHCLIFFE BOROUGH NON-STATUTORY  
REPLACEMENT LOCAL PLAN SEPTEMBER 2006  
RESIDENTIAL

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 are:

(a) highways maintainable at public expense:

ROSSETT CLOSE - YES  
ABUTTING ACCESSWAY - NO

(b) subject to adoption and supported by a bond or bond waiver;

NONE

(c) to be made up by a Local Authority who will reclaim the cost from the frontagers; or

NONE

(d) to be adopted by a Local Authority without reclaiming the cost from the frontagers?

NONE

If a road, footpath or footway is not a highway, there may be no right to use it. The Company cannot express an opinion without seeing the title plan of the property and requesting the Local Authority to carry out an

inspection, whether or not any existing or proposed highway directly abuts the boundary of the property.

### **3. OTHER MATTERS**

**From records inspected, do any of the following matters apply to the property?**

#### **3.1 Land required for Public Purposes**

Is the property included in land required for public purposes?

NO

#### **3.2 Land to be acquired for Road Works**

Is the property included in land to be acquired for roadworks?

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

NO

(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?

NO

Enquiries about drainage should also be made of the local sewerage undertaker. For further information please refer to CON29DW report.

#### **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 of 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 for 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 the 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 for a proposed alteration or improvement to an existing road involving the 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

*Note: A mini-roundabout is a roundabout having a one-way circulatory carriageway around a flush or slightly raised circular marking less than 4 metres in diameter and with or without flared approaches*

### 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?

NONE

### 3.6 Traffic Schemes

Has a Local Authority approved but not yet implemented any of the following for roads, footways and footpaths which abut the boundaries of the property:

- (a) permanent stopping up or diversion;
- (b) waiting or loading restrictions;
- (c) one way driving;
- (d) prohibition of driving;
- (e) pedestrianisation
- (f) vehicle width or weight restriction;
- (g) traffic calming works including road humps;
- (h) residents' parking controls;
- (i) minor road widening or improvement;
- (j) pedestrian crossings;
- (k) cycle tracks; or
- (l) bridge building?

3.6 (a) - (l) PLEASE REFER TO FOOTNOTE

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 Local Authority within which the property is located.

### 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;
- (b) environment;
- (c) health and safety;
- (d) housing;
- (e) highways; or
- (f) public health?

NONE REGISTERED

NONE REGISTERED

NONE REGISTERED

NONE REGISTERED

NONE REGISTERED

NONE REGISTERED

### 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?

NONE REGISTERED

### 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;
- (b) a stop notice;
- (c) a listed building enforcement notice;
- (d) a breach of condition notice
- (e) a planning contravention notice
- (f) another notice relating to breach of planning control;

NONE REGISTERED

NONE REGISTERED

NOT APPLICABLE

NONE REGISTERED

NONE REGISTERED

NONE REGISTERED

- (g) a listed building repairs notice;
- (h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation;
- (i) a building preservation notice;
- (j) a direction restricting permitted development;
- (k) an order revoking or modifying a planning permission;
- (l) an order requiring discontinuance of use or alteration or removal of buildings or works;
- (m) a tree preservation order; or
- (n) proceedings to enforce a planning agreement or planning contribution?

NOT APPLICABLE  
 NOT APPLICABLE  
 NONE REGISTERED  
 NONE REGISTERED  
 NONE REGISTERED  
 NONE REGISTERED  
 NONE REGISTERED  
 NOT APPLICABLE

**3.10 Conservation Area**

Do any of the following apply in relation to the property:

- (a) the making of the area a conservation area before 31st August 1974; or
- (b) an unimplemented resolution to designate the area a conservation area?

3.10 (a) - (b) NO

**3.11 Compulsory Purchase**

Has any enforceable order or decision been made to compulsorily purchase or acquire the property?

NONE REGISTERED

**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;
- (b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990:
  - (i) a decision to make an entry;
  - (ii) or an entry; or
- (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?

NONE REGISTERED  
 NONE REGISTERED  
 NONE REGISTERED  
 NONE REGISTERED

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.

**3.13 Radon Gas**

Do records indicate that the property is in a "Radon Affected Area" as identified by the Health Protection Agency?

YES  
 The property is located within an area where 1-3% of households are above the action levels.

Please Note: It is possible that the radon answer may differ from that shown in an environmental report. This is because PSG is using recently updated information from the HPA which has not yet been incorporated into all environmental report providers' datasets.

**INFORMATIVE:**  
 'Radon Affected Area' means a part of the country with a 1% probability or more of present or future homes being above the Action Level. Such areas are designated by the Health Protection Agency which also advises Government on the numerical value of the 'Radon Action Level' (the recommended maximum radon concentration for present homes expressed as an annual average concentration in the home. Radon concentrations above the Action Level should be reduced below it and become as low as reasonably practicable).

Radon preventative measures are required for new buildings in higher

risk areas. For new properties the builder and/or the owners of properties built after 1988 should say whether protective measures were incorporated in the construction of the property. Further information on radon, including an indicative version of the Radon Affected Areas map, the associated health risks and common questions and answers is available on the Health Protection Agency (HPA) website ([www.hpa.org.uk/radiation/radon/index.htm](http://www.hpa.org.uk/radiation/radon/index.htm)). Alternatively information can be requested from HPA by telephone (0800 614529 (24h) or 01235 822622 (D/T)) or by writing to Radon Studies, Health Protection Agency, Radiation Protection Division, Chilton, Didcot, Oxon, OX11 0RQ

Where the results are at or above the Action level the present owner or (for a new property) the builder should be asked what protective measures were incorporated in the construction of the property or what remedial measures have been installed.

Additionally, queries relating to the effectiveness of the measures and any subsequent re-testing should be raised. A guide containing further information about Radon Affected Areas is available free from DEFRA

### 5.1 Public Paths or Byways

Is any footpath path, bridleway, restricted byway or byway open to all traffic which abuts on, or crosses the property shown in a definitive map or revised definitive map prepared under part IV of the National Parks and Access to the Countryside Act 1949 or Part III of the Wildlife and Countryside Act 1981? If so, please mark its approximate route on the attached plan.

NOT REQUESTED

The definitive map does not show every public footpath or byway.

#### FOOTNOTE:

Access to certain information is not freely available when conducting the Personal Search. The result of this is the introduction by PSG of unique individual indemnity insurance (at no additional cost) covering these questions up to the property value. Please note that commercial properties are limited to a maximum £500,000 per claim. Copies of the policy are available on request from your local PSG office.

Any mapping products utilised by PSG are derived from a third party supplier without warranty and PSG cannot warrant that the data supplied by the third party is comprehensive or accurate.

#### SEARCH CODE:

##### Important Protection

The Search Code provides protection for homebuyers, sellers, conveyancers and mortgage lenders, who rely on property search reports carried out on residential property within the United Kingdom. It sets out minimum standards which organisations compiling and/or selling search reports have to meet. This information is designed to introduce the Search Code to you.

By giving you this information, PSG is confirming that they operate to the principles of the Search Code. This provides important protection for you.

##### The Code's main commitments

The Search Code's key commitments say the search organisation will:

- Provide search reports which include the most up-to-date available information when compiled and an accurate report of the risks associated with the property.
- Deal promptly with queries raised on search reports.
- Handle complaints speedily and fairly.
- At all times maintain adequate and appropriate insurance cover to protect you.
- Act with integrity and ensure that all search services comply with relevant laws, regulations and industry standards.

##### Keeping to the Search Code

How search organisations keep to the Search Code is monitored independently by the Property Codes Compliance Board. And, complaints under the Code may be referred to the Independent Property Codes Adjudication Scheme. This gives you an extra level of protection as the service can award compensation of up to £5000 to you if you suffer as a result of your search organisation failing to keep to the Code.

#### IMPORTANT INFORMATION

##### Contact Details

Should any question arise from the search report, please contact your local PSG office, as detailed at the front of this report.

Alternatively for further details and information regarding the Property Codes Compliance Board visit their website at: [www.propertycodes.org.uk](http://www.propertycodes.org.uk) or telephone: 020 7917 1817 or Email: [info@propertycodes.org.uk](mailto:info@propertycodes.org.uk)

Date Received: 07 March, 2008

The Property Search Group  
35a Gordon Road  
West Bridgford  
Nottingham  
NG2 5LL

STS Order Number: 10593033  
Customer Ref Number: MM

Severn Trent Searches has carried out enquiries into the property address below, in line with its published terms of sale upon request from the customer above.

**11 ROSSETT CLOSE  
GAMSTON  
NOTTINGHAM  
NG2 6QJ**

In response to the enquiry for drainage and water information, this search report was prepared following examination of Severn Trent Water Limited's Records, and other summary Records derived from the original. Severn Trent Searches is responsible for the accuracy of the information contained within the search report.

Question 1 Interpretation of Drainage and Water Enquiry.

Appendix 1 of this report contains definitions of terms and expressions identified in Part 1 of Schedule 8 of Statutory Instrument 2007 No 1667 known as the Home Information Pack (No.2) Regulations 2007 (the "Regulations").

Question 2 Enquiries and Responses.

The Search Report on the above property was completed on 10 March, 2008 by Richard Wallis, a technician employed by Severn Trent Searches and complies with the requirements of the Regulations in relation to Drainage and Water Enquires.

In the event of any queries about the preparation of this search report, enquiries should be directed to [searches@severntrent.co.uk](mailto:searches@severntrent.co.uk) or the Customer Service Manager, Severn Trent Searches at the address below.

Severn Trent Searches has put in place procedures to ensure that customers receive support in the event of any complaint. Our formal Complaints Procedure is set out in Appendix 2.

The address for all correspondence is:

Severn Trent Searches, PO Box 6187, Nottingham, NG5 1LE or Severn Trent Searches, DX 723860, Nottingham 43.



**Question 3**

**Answer 3**

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

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

Pipes that are shown on the public sewer map as sewers, disposal mains or lateral drains are defined as those for which a Sewerage Undertaker holds statutory responsibility under the Water Industry Act 1991. A 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 or lateral drains 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, disposal mains or lateral drains may be shown on the copy extract, for information.

**Question 4**

**Answer 4**

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

**Yes**

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

The connection status of the property is based on information held on the billing records by the responsible water company. Sewerage Undertakers are not responsible for any private drains and private sewers that 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. An extract from the public sewer map is enclosed. This will show known public sewers and lateral drains in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or private sewers connecting the property to the public sewerage system.

**Question 5**

**Answer 5**

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

**Yes**

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

The connection status of the property is based on information held on the billing records by the responsible water company. Sewerage Undertakers are not responsible for private drains and private 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 Undertaker 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 Severn Trent Water. An extract from the public sewer map is enclosed. This will show known public sewers and lateral drains in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or private sewers connecting the property to the public sewerage system.

**Question 6**

**Answer 6**

**Are any sewers or lateral drains serving, or which are proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?**

**No**

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

Adoption of the sewers may be possible under Section 102 of the Water Industry Act 1991. Please consult with Severn Trent Water.

**Question 7**

**Answer 7**

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

**No**

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.

The approximate boundary of the property has been determined by reference to the Ordnance Survey record. The presence of a public sewer, disposal main or lateral drain 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 Company or its contractors needing to enter the property to carry out work.

**Question 8**

**Answer 8**

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

**Yes**

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

The presence of a public sewer within 30.48 metres (100 feet) of the building(s) within the property can result in the Local Authority requiring a property to be connected to the public sewer. The measure is estimated from the Ordnance Survey record, between the building(s) within the boundary of the property and the nearest public sewer.

**Question 9**

**Answer 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?**

**No**

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.

Buildings or extensions erected over a public sewer, disposal main or lateral drain in contravention of building controls or which conflict with the provisions of the Water Industry Act 1991 may have to be removed or altered.

**Question 10**

**Answer 10**

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

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

Pipes that are shown on the map of waterworks as water mains, resource mains or discharge pipes are defined as those for which a Water Undertaker holds statutory responsibility under the Water Industry Act 1991. Assets other than water mains, resource mains or discharge pipes may be shown on the plan, for information only. Water Undertakers are not responsible for private water mains or private service 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. The extract of the map of waterworks shows 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.

**Question 11**

**Answer 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?**

**No**

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

Where the property is part of a very recent or ongoing development and the water mains and service pipes are not the subject of an adoption application, buyers should consult with the developer to confirm that the Water Undertaker will be asked to provide a water supply to the development or to ascertain the extent of any private water supply system for which they will hold maintenance and renewal liabilities.

**Question 12**

**Answer 12**

**Who are the Sewerage and Water Undertakers for the area?**

The Sewerage Undertakers for the area are:

Severn Trent Water  
Sherbourne House  
St Martins Road  
Coventry  
CV3 6SD

Tel: 0845 7500 500 For Billing Enquiries only  
Tel: 0115 962 7269 For Search Enquiries only

<http://www.stwater.co.uk/>

The Water Undertakers for the area are:

Severn Trent Water  
Sherbourne House  
St Martins Road  
Coventry  
CV3 6SD

Tel: 0845 7500 500 For Billing Enquiries only  
Tel: 0115 962 7269 For Search Enquiries only

<http://www.stwater.co.uk/>

**Question 13**

**Answer 13**

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

**Yes**

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

**Question 14**

**Answer 14**

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

**No**

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

The approximate boundary of the property has been determined by reference to the Ordnance Survey record. The presence of a public water main, resource main or discharge pipe 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 Company or its contractors needing to enter the property to carry out work.

**Question 15**

**Answer 15**

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

**Measured**

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

Water and Sewerage Companies full charges are set out in their charges schemes which are available from the Company free of charge upon request. The Company may install a meter at the premises where a buyer makes a change of use of the property or where the buyer uses water for watering the garden, other than by hand (this includes the use of sprinklers) or automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres.

Severn Trent

If your property was built after April 1989 you will be paying for water services on a measured basis. Householders that opted, at their present address, for a meter before 1 April 1996 can revert to paying by rateable value provided that the property still has a valid rateable value. Householders that opted, at their present address, for a meter after 1 April 2000 can revert to paying by rateable value at any time prior to the twelve month anniversary of the meter having been installed or 30 days after receipt of a second measured bill, provided that the property still has a valid rateable value. Properties that have a swimming pool or use an automatic garden watering device (i.e. a hosepipe not held in the hand) must be metered. Household measured bills are sent half yearly. All non-households are required to be metered.

**Question 16**

**Answer 16**

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

**No**

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

Water and Sewerage Companies full charges are set out in their charges schemes which are available from the Company free of charge upon request. The Company may install a meter at the premises where a buyer makes a change of use of the property or where the buyer uses water for watering the garden, other than by hand (this includes the use of sprinklers) or automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres.

**Question 17**

**Answer 17**

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

**Yes**

Records confirm that a surface water drainage charge is payable for the property of £51.6600 for the current financial year.

Where surface water charges are payable but upon inspection the property owner believes that surface water does not drain to the public sewerage system, application can be made to the Water Company to end surface water charges.

**Question 18**

**Answer 18**

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

**See Details**

Records indicate that the property is served by a water meter, which is located outside of the dwelling-house which is or forms part of the property, and in particular is located; "BOUNDARY BOX".

(Note: the meter location has been downloaded from the meter reader records and is provided as general guidance.)



**Question 19**

**Answer 19**

**Who bills the property for sewerage services?**

**See Details**

The property is billed for sewerage services by:

Severn Trent Water  
Sherbourne House  
St Martins Road  
Coventry  
CV3 6SD

Tel: 0845 7500 500 For Billing Enquiries only  
Tel: 0115 962 7269 For Search Enquiries only

<http://www.stwater.co.uk/>

**Question 20**

**Answer 20**

**Who bills the property for water services?**

**See Details**

The property is billed for water services by:

Severn Trent Water  
Sherbourne House  
St Martins Road  
Coventry  
CV3 6SD

Tel: 0845 7500 500 For Billing Enquiries only  
Tel: 0115 962 7269 For Search Enquiries only

<http://www.stwater.co.uk/>

**Question 21**

**Answer 21**

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

**No**

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

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 Water Services Regulation Authority. 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 on the 'At Risk' register. Properties may be at risk of flooding but not included on the register where flooding incidents have not been reported to the 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 any flooding that occurs from private sewers and drains.

**Question 22**

**Answer 22**

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

**No**

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.

'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 Water Services Regulation Authority 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). Water Companies 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 (mst). 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 customer's side of the mst 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 Company is required to include in the Regulatory Register properties receiving pressure below the reference level, provided that allowable exclusions listed below do not apply.

Abnormal demand: This exclusion is intended to cover abnormal peaks in demand and not the daily, weekly or monthly peaks in demand which are normally expected. Companies should exclude from the reported DG2 figures properties which are affected by low pressure only on those days with the highest peak demands. During the report year Companies may exclude, for each property, up to five days of low pressure caused by peak demand.

Planned maintenance: Companies should not report under DG2 low pressures caused by planned maintenance. It is not intended that Companies identify the number of properties affected in each instance. However, Companies must maintain sufficiently accurate records to verify that low pressure incidents that are excluded from DG2 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 PRVs or booster pumps), firefighting, and action by a third party. However, if problems of this type affect a property frequently, they cannot be classed as one-off events and further investigation will be required before they can be excluded.

**Question 23**

**Answer 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.**

**Pass**

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

IMPORTANT - Please note the response to this question provides information about the water supply zone within which the property is situated and NOT the individual property shown above. Water companies are responsible for ensuring that the water provided is wholesome and is safe to drink. The quality of drinking water is monitored throughout the various stages of treatment and distribution. This includes source water abstractions, reservoirs and aquifers; the treatment process and finished treated water; the distribution system; and finally water at customers' taps. The standards which must be complied with are some of the tightest in the world. They incorporate standards from the European Drinking Water Directive and UK Legislation (National Standards). These standards are used to monitor compliance against microbiological and chemical standards, including aesthetic standards such as colour, clarity and taste. Thousands of sample tests are carried out in a year. Sampling is carried out at randomly selected customer properties usually at the cold water tap in the kitchen. On rare occasions where a standard is not met an immediate investigation is carried out and remedial actions initiated as necessary. This includes consultation with Public Health Doctors and Environmental Health teams. The majority of these cases are minor or temporary in nature and are often associated with the condition or maintenance of the plumbing within an individual property. Customers are normally advised by letter of any specific individual property issues and a copy would be available from the vendor, if applicable. For further information on water quality information for a postcode, and facts leaflets on water quality, please contact the responsible water company. The primary responsibility for enforcing the standards and regulations lies with the Drinking Water Inspectorate (DWI). They independently assess the performance of all water companies and undertake technical audits of procedures and assets. They also produce an annual independent report summarising the performance of the water company.

**Question 24**

**Answer 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; or for Wales please include details of any departures, authorised by the Welsh Ministers under Part 6 of the 2001 Regulations, from the provisions of Part 3 of those Regulations.**

**N/A**

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

Authorised departures are not permitted if the extent of the departure from the standard is likely to constitute a potential danger to human health. Please contact your Water Company if you require further information.

**Question 25**

**Answer 25**

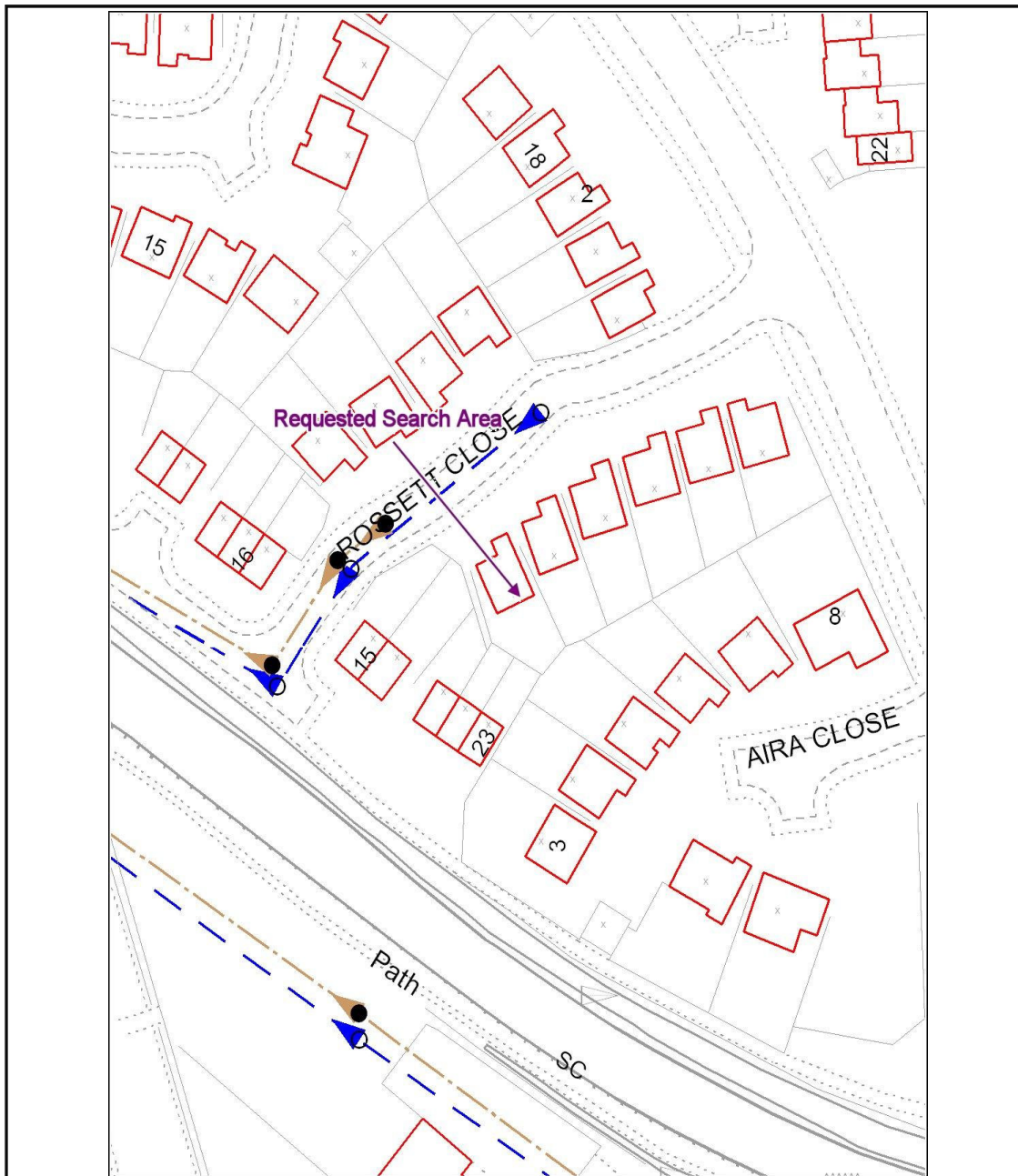
**Please confirm the distance from the property to the nearest boundary of the nearest sewage treatment works.**

**See Details**

The nearest sewage treatment works is 3.526 KM km to the East of the property. The name of the nearest sewage treatment works is Cotgave.

The nearest sewage treatment works will not always be the sewage treatment works serving the catchments within which the property is situated. The Sewerage Undertaker's records were inspected to determine the nearest sewage treatment works. It should be noted therefore that there may be private sewage treatment works closer than the one detailed above that have not been identified.

Search Address: 11 ROSSETT CLOSE, GAMSTON, NOTTINGHAM, NG2 6QJ



✕	Abandoned Gravity Sewer	●	Blind Shaft	★	Sewer Blockage
—	Private Combined Gravity Sewer	●	Combined Use Manhole	+	Sewer Chemical Injection Point
—	Private Foul Gravity Sewer	⊠	Disposal Site	★	Sewer Collapse
—	Private Surface Water Gravity Sewer	—	Flushing Chamber	—	Sewer Junction
—	Public Combined Water Gravity Sewer	●	Foul Use Manhole	+	Sewerage Air Valve
—	Public Foul Gravity Sewer	—	Grease Trap	+	Sewerage Hatch Box Point
—	Public Surface Water Gravity Sewer	—	Head Node	+	Sewerage Isolation Valve
—	Trunk Combined Gravity Sewer	+	Hydrobrake	+	Soakaway
—	Trunk Foul Use Gravity Sewer	+	Lamphole	+	Surface Water Manhole
—	Trunk Surface Water Gravity Sewer	—	Outfall	+	Vent Column
✕	Abandoned Pressurised Sewer	+	Overflow	+	Waste Water Storage
—	Combined Use Pressurised Sewer	+	Penstock	+	Culverted Watercourse
—	Foul Use Pressurised Sewer	+	Petrol Interceptor	+	Access Right
—	Surface Water Pressurised Sewer	+	Sewage Treatment Works	▲	Sewer Pumping Facility
—	Highway Drain	+		⊠	Sewer Facility Connection (Sewer Pumping Facility Inlet/Outlet, Sewer Treatment Works Inlet/Outlet)

All Private Sewers are shown in magenta  
 All Section 104 sewers are shown in green, using the same line style as private sewers

**Sewer Trent Water**  
 Severn Trent Water Limited  
 Waterworks Road  
 Edgbaston  
 Birmingham B16 9DD  
 Telephone: 0121 452 3306

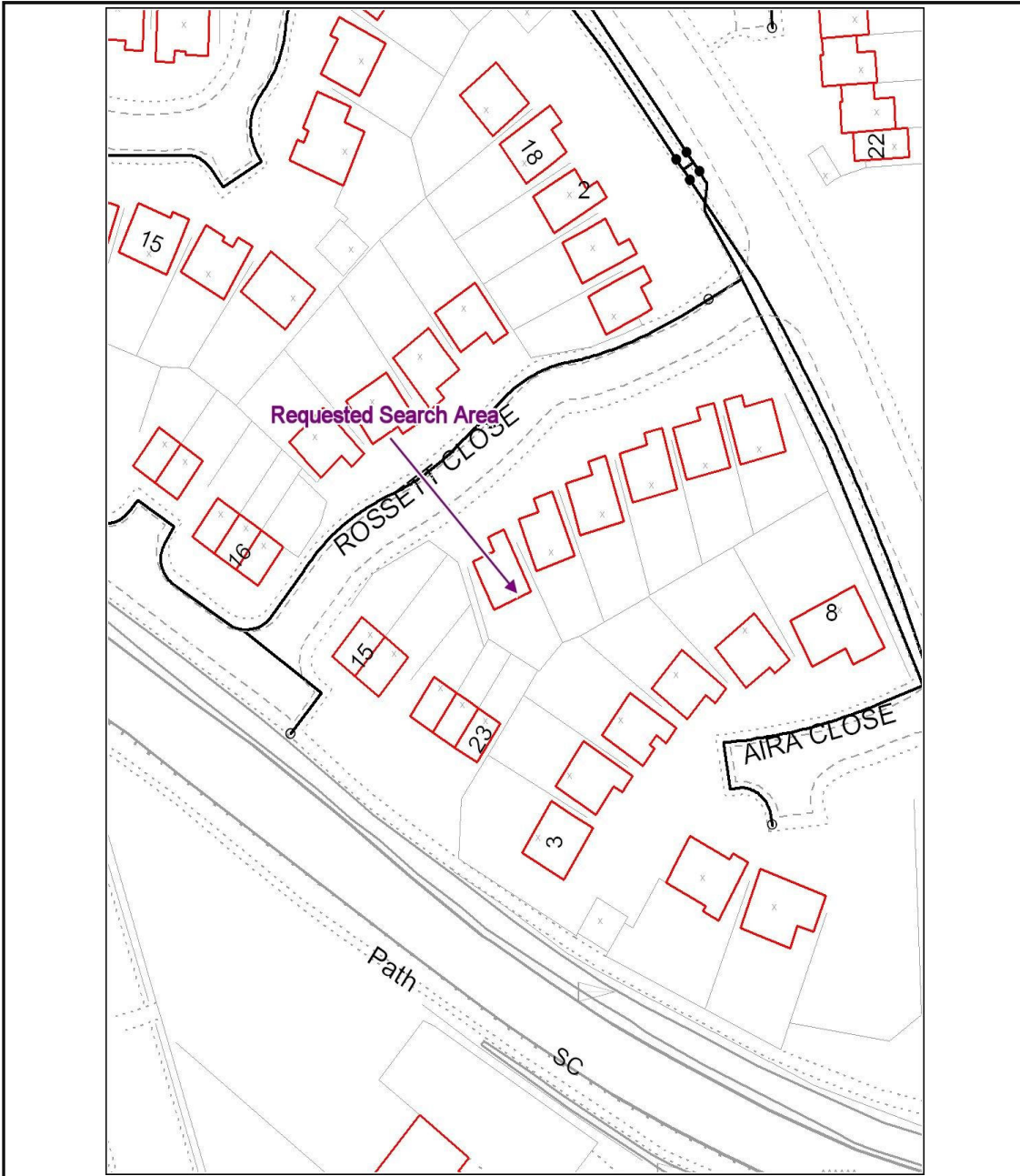
**SEWER RECORD**

Date of Issue: 10.03.2008 for 11 ROSSETT CLOSE, GAMSTON, NOTTINGHAM, NG2 6QJ

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Search Address: 11 ROSSETT CLOSE, GAMSTON, NOTTINGHAM, NG2 6QJ



<ul style="list-style-type: none"> <li>— Distribution Main</li> <li>— Trunk Main (Local / Primary)</li> <li>— Strategic Main</li> <li>— Fire Supply Main</li> <li>— Fire Main</li> <li>— Non-Domestic Customer Service Pipe</li> <li>— Domestic Customer Service Pipe</li> <li>— Abandoned Main</li> <li>— Elevated Main</li> <li>— Aquaduct</li> <li>— Duct</li> <li>— Access Right</li> <li>— Cable, Low Voltage</li> <li>— Cable, High Voltage</li> <li>— Cable, Optical Fiber/Instrumentation</li> <li>— Cable, Earthing</li> <li>— Cable, Other</li> </ul>	<ul style="list-style-type: none"> <li>▲ Pumping Facility</li> <li>△ Booster Facility</li> <li>■ Portable Water Storage</li> <li>● Water Tower</li> <li>◆ Well / Borehole</li> <li>◇ Intake Water</li> <li>□ Treatment Works/Chamber</li> <li>◆ Draw-Off Tower</li> <li>○ Bowser Point</li> <li>○ Water Facility Connection</li> <li>▲ Water Isolation Valve (Open)</li> <li>◻ Water Isolation Valve (Closed)</li> <li>◐ Water Isolation Valve (Partially Open)</li> <li>▲ Water Air Valve</li> <li>▼ Pressure Reducing Valve</li> <li>▲ Pressure Sustaining Valve</li> <li>— Non-Return Valve</li> <li>— Float Valve</li> <li>— Hydrant (Single / Double)</li> <li>— Washout (Single / Double)</li> <li>— Bulk Meter</li> <li>— Water Hatch Box</li> <li>— Pressure Tapping</li> <li>— Insertion Flow Meter Point</li> <li>— Water Chemical Injection Point</li> <li>— Motive Water Point</li> <li>— Quality Sample Plant</li> </ul>	<ul style="list-style-type: none"> <li>○ Change in Characteristic</li> <li>◇ Marker Point</li> <li>▼ Cable Junction</li> <li>— Anode</li> <li>— Boundary Box</li> <li>— Stop Tap</li> <li>— Cross Piece</li> <li>— Strainer</li> <li>— Listening Post</li> <li>— Revenue Meter</li> <li>— Housing, Building</li> <li>— Housing, Kiosk</li> <li>— Housing, Other</li> <li>— Pipe Support Structure</li> <li>— Open Pipe</li> <li>— Discharge</li> <li>— End Cap</li> </ul>
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**Severn Trent Water**  
 Severn Trent Water Limited  
 Waterworks Road  
 Edgbaston  
 Birmingham B16 9DD  
 Telephone: 0121 452 3306

**WATER MAINS RECORD**

Date of Issue: 10.03.2008 for 11 ROSSETT CLOSE, GAMSTON, NOTTINGHAM, NG2 6QJ

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**Appendix 1**  
**Terms and Expressions**

1. In this report

"the 1991 Act" means the Water Industry Act 1991[61];

"the 2000 Regulations" means the Water Supply (Water Quality) Regulations 2000[62];

"the 2001 Regulations" means the Water Supply (Water Quality) Regulations 2001[63];

"adoption agreement" means an agreement made or to be made under Section 51A(1) or 104(1) of the 1991 Act[64];

"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 31st December;

"discharge pipe" means a pipe which discharges are made or are to be made under Section 165(1) of the 1991 Act;

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

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

(b) is not a public sewer;

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

"effluent" means any liquid, including particles of matter and other substance 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[65];

"licensed water supplier" means a company which is the holder for the time being of a water supply license under Section 17A(1) of the 1991 Act[66];

"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[67] 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[68], 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[69];

(b) by virtue of a scheme under Schedule 2 to the 1991 Act[70];

(c) under Section 179 of the 1991 Act[71]; or

(d) otherwise;

"public sewer map" means the map made available under Section 199(5) of the 1991 Act[72];

"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;

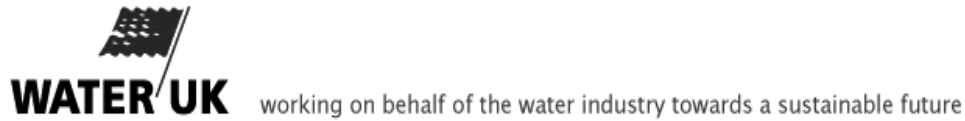
"water supplier" means the company supplying water in the water supply zone, whether a Water Undertaker or licensed water supplier;

"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.

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

## Appendix 2



The Law Society endorses the use of a residential drainage and water enquiry on all occasions where a property is being sold. With their unique knowledge of the water industry, the regional water companies of England & Wales are best placed to identify any risks relating to the location and ownership of public water mains and sewers before property purchases are completed.

We do accept that on occasions, customers may not be happy and seek clarification or confirmation that our records are correct. For such instances, the Water UK CON29DW group has developed a unified approach in dealing with customer enquiries and complaints, offering customers a set of minimum standards that would apply. These are listed below.

### **Water UK: Residential Drainage and Water Search Complaint Procedure**

As a minimum standard Severn Trent Searches, PO Box 6187, Nottingham, NG5 1LE.

- We 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 to write in via email, fax or letter explaining the reasons why you are not satisfied.
- We will investigate and research the matter in detail and provide a written 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 substantive response within 5 working days, Severn Trent Searches will pay you £36.60 (Exc VAT) compensation regardless of the outcome of your complaint.

If we find your complaint to be justified, or we have made any errors that change the outcome 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, as within our control, 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 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 resolution.

## Appendix 3

# **DRAINAGE & WATER ENQUIRY (DOMESTIC) TERMS AND CONDITIONS**

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

### **Definitions**

"The Company" means 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 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 and 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 developments 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 expressly provided.

4.2 The Customer or Client is entitled to make copies of the Report but may only copy the maps contained in the, or attached to the Report, if they have an appropriate Ordnance Survey licence.

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 and 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.

### **Payment**

5. Unless otherwise stated all prices are inclusive of VAT. The Customer shall pay for the price of the Report specified by The Company, without any set off, deduction or counterclaim. Unless the Customer 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 this notice shall in any way restrict the Customer the Clients or the Purchasers statutory or any other rights of access to the information contained in the Report.

6.4 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.

Residential DW Terms and Conditions - HIPS Revisions- Final Version 1.2doc

# CONSUMER REDRESS

Consumer Direct provides a single portal service for consumers interested in redress for any features of the home buying and selling process - including specific Home Information Pack concerns.

Consumer Direct is a telephone and online consumer advice service, supported by the Office of Fair Trading. Their advisers are trained in all aspects of consumer rights, which enables them to offer clear, practical, impartial advice and courses of action that consumers can rely on.

Advisers will provide information and advice on the current redress schemes in place for the home buying and selling process and direct consumers to the relevant organisation.

Please note that Consumer Direct do not intervene directly in consumer matters, such as taking action against a trader. Complaints recorded on their database are allegations on the part of the complainant. They do not ask for the trader's version of events, nor is it within the scope of the Consumer Direct service to verify the accuracy and truthfulness of the complaints as presented by consumers.

