



'...the Home Information Pack Provider for the Buyer, the Seller & the Estate Agent'

Home Information Pack

Name:

Address: 24 Charleville Road
Birmingham
B19 1DA

Date 5th September 2007
Instructed:

Date 20th September 2007
Compiled:

View HiPAssociationGroup.co.uk/123001HiP001.pdf
Online:





'...the Home Information Pack Provider for the Buyer, the Seller & the Estate Agent'

Home Information Pack

Basic Pack Documents

- Index
- Sale Statement
- Energy Performance Certificate



HiP Index Form for

24 Charleville Road

Birmingham

B19 1DA

PART 1 - General - Required Documents

Home Information Pack Document	Included with date and any further information	Reason why not included and steps being taken to obtain the document
Basic Pack Documents		
1. Index	<input checked="" type="checkbox"/> 5 th September 2007	
2. Sale Statement	<input checked="" type="checkbox"/> 5 th September 2007	
3. Energy Performance Certificate	<input checked="" type="checkbox"/> 5 th September 2007	
Title Documents		
4. Land Registry Individual Register	<input checked="" type="checkbox"/> 17 th September 2007	
5. Land Registry Title Plan	<input checked="" type="checkbox"/> 17 th September 2007	
Search Reports		
6. Local Land Charges	<input checked="" type="checkbox"/> 13 th September 2007	
7. Local Enquiries	<input checked="" type="checkbox"/> 13 th September 2007	
8. CON29DW - Water And Drainage Enquiries	<input checked="" type="checkbox"/> 17 th September 2007	



Sale Statement for

24 Charleville Road

Birmingham

B19 1DA

- ☐ This form has been completed by the seller(s)
- ☒ or with their authority; and to the best of the seller's knowledge, the answers are true and accurate.

	Statement
Is the property a flat or a house?	<input type="checkbox"/> Flat (incl. maisonette) or <input checked="" type="checkbox"/> House (incl. bungalow)
If it is a flat, what type of building is it in?	<input checked="" type="checkbox"/> Purpose built block <input type="checkbox"/> Converted house or <input type="checkbox"/> Conversion of commercial premises
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 the lease
The title to the interest in the property being sold is:	<input checked="" type="checkbox"/> Registered at Land Registry <input type="checkbox"/> Unregistered
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):
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)

Date: 5th September 2007



Energy Performance Certificate



24 Charleville Road
BIRMINGHAM
B19 1DA

Dwelling type: Mid-terrace house
Date of assessment: 05 September 2007
Date of certificate: 05 September 2007
Reference number: 8913-6411-4180-4245-8006
Total floor area: 165 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	50
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

Environmental Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	43
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a 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	347 kWh/m ² per year	343 kWh/m ² per year
Carbon dioxide emissions	9.6 tonnes per year	9.5 tonnes per year
Lighting	£104 per year	£70 per year
Heating	£1048 per year	£1056 per year
Hot water	£110 per year	£110 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 product. 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 help make your home more energy efficient call 0800 12 012 or visit 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 BRE Certification, 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: BREC200772

Assessor's name:

Company name/trading name:

Address:

Phone number:

Fax number:

E-mail address: paul.nm@blueyonder.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 on the certificate. You can get contact details of the accreditation scheme from our website www.breassessor.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

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, 21oC 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 60oC
- ┆ 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/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

24 Charleville Road
BIRMINGHAM
B19 1DA

Date of certificate: 05 September 2007
Reference number: 8913-6411-4180-4245-8006

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	Solid brick, as built, no insulation (assumed)	Very poor	Very poor
Roof	Pitched, 200 mm loft insulation Roof room(s), no insulation (assumed)	Good Very poor	Good Very poor
Floor	Suspended, 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	Good	Good
Lighting	Low energy lighting in 50% of fixed outlets	Good	Good
Current energy efficiency rating		E 48	
Current environmental impact (CO2) rating			E 42

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
1 Low energy lighting for all fixed outlets	£27	E 50	E 43
Total	£27		
Higher cost measures (over £500)			
None			
	£		
Potential energy efficiency rating		E 50	
Potential environmental impact (CO2) rating			E 43

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.

2 50 mm internal or external wall insulation	£154	D 56	E 49
3 Solar photovoltaics panels, 25% of roof area	£43	D 58	E 51
Enhanced energy efficiency rating		D 58	
Enhanced environmental impact (CO2) rating			E 51

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 performance 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 before carrying out DIY improvements.

1 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.

Higher cost measures (typically over £500 each)

None

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home

2 Internal or external wall insulation

Solid wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is relatively expensive it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating and can be installed by a competent DIY enthusiast. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. The External Wall Insulation Association keeps a register of professional installers. It should be noted that planning permission might be required.

3 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 Solar Trade 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^{1}, and can therefore self-certify the work for Building Regulation compliance. Ask a suitably qualified electrician to explain the options.

^{1} 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.

Reduced Data SAP 2005 Input Data Summary



24 Charleville Road
BIRMINGHAM
B19 1DA

Located in: England & Wales
Date of assessment: 05 September 2007
Date of certificate: 05 September 2007
UPRN: 1481842468
Reference number: 8913-6411-4180-4245-8006

Property overview

Dwelling type:	House	Main property age:	1900 - 1929
Built form:	Mid Terrace	Main roof age:	1900 - 1929
Storeys:	3	Extension 1 age:	1900 - 1929
Habitable rooms:	8	Extension 2 age:	1900 - 1929
Heated habitable rooms:	8	Perimeters and areas:	Internal

Main property construction

Lowest floor	area = 54.9	room height = 3	perimeter = 12.1
First floor	area = 54.9	room height = 2.75	perimeter = 14.9
Room in roof	area = 39.42	room height =	perimeter =
Wall construction	Solid brick with insulation as built		
Roof construction	Pitched, insulation at joists which is 200 mm thick		

Extension 1 construction

Lowest floor	area = 5.9	room height = 2.6	perimeter = 2.1
Wall construction	Solid brick with insulation as built		
Roof construction	Pitched, no access to insulation of unknown thickness		

Extension 2 construction

Lowest floor	area = 10.1	room height = 2.4	perimeter = 6.4
Wall construction	Solid brick with insulation as built		
Roof construction	Flat,		

Windows

Area of windows: Typical
Double glazing: 100% installed before 2002
Measured windows: 0

Space heating and controls

Main heating: CENTRAL HEATING SYSTEM, GAS BOILER (INCLUDING LPG) 1998 OR LATER, CONDENSING COMBI WITH AUTOMATIC IGNITION
Main heating fuel: GAS, MAINS GAS
Heat emitter: Radiators
Boiler flue type:
Boiler fan type: Fan assisted
Main heating controls: BOILER SYSTEM WITH RADIATORS OR UNDERFLOOR HEATING, PROGRAMMER + ROOM THERMOSTAT + TRVS
Secondary heating: GAS (INCLUDING LPG) ROOM HEATERS, FLUSH FITTING LIVE FUEL EFFECT GAS FIRE (OPEN FRONTED), SEALED TO FIREPLACE OPENING
Secondary heating fuel: GAS, MAINS GAS

Water heating and cylinder

Water heating: FROM MAIN HEATING SYSTEM
Water heating fuel: GAS, MAINS GAS
Solar panel: No
Cylinder present: No
Immersion type:

Miscellaneous

Open fireplaces: 0
Ventilation type: Natural
Electricity meter: Single

Photovoltaic cells: 0%
Low energy lights: 50%
Main gas supply: Yes

Measures

Selected:
Low energy lights (E)
Solid wall insulation (Q)
Photovoltaics (U)

Cancelled:



'...the Home Information Pack Provider for the Buyer, the Seller & the Estate Agent'

Home Information Pack

Title Documents

- Land Registry Individual Register
- Land Registry Title Plan



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 WM328332

Edition date 12.04.2006

- This official copy shows the entries on the register of title on 17 Sep 2007 at 13:48:21.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 17 Sep 2007.
- 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 Coventry Office.

A: Property Register

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

WEST MIDLANDS : BIRMINGHAM

- 1 (04.09.1984) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 24 Charleville Road, Handsworth, Birmingham (B19 1DA).
- 2 The Transfer dated 28 August 1989 referred to in the Charges Register was made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to such easements as are granted and reserved in the said Deed and the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.

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 (15.09.2004) PROPRIETOR: SHAHMEEN AKHTAR of 24 Charleville Road, Handsworth, Birmingham B19 1DA.
- 2 (15.09.2004) The value as at 15 September 2004 was stated to be under £100,000.
- 3 (12.04.2006) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 7 April 2006 in favour of Halifax PLC referred to in the Charges Register.

C: Charges Register

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

C: Charges Register continued

- 1 A Transfer of the land in this title dated 28 August 1989 made between (1) Birmingham City Council and (2) Naranjan Dass and Gurmai Kaur contains restrictive covenants.

NOTE: Original filed.

- 2 (12.04.2006) REGISTERED CHARGE dated 7 April 2006.
- 3 (12.04.2006) Proprietor: HALIFAX PLC (Co. Regn. No. 2367076) of Pendeford Business Park, Wobaston Road, Wolverhampton WV9 5HZ.

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 17 September 2007 shows the state of this title plan on 17 September 2007 at 13:47:39. 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 7 - *Title Plans*.

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

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H. M. LAND REGISTRY

NATIONAL GRID PLAN

SP 0589

SECTION

Y

WEST MIDLANDS

BIRMINGHAM DISTRICT

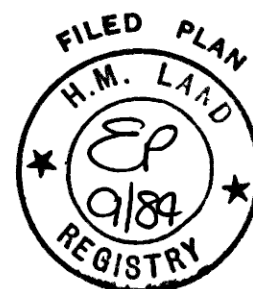
Scale 1/1250



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Chessington, Surrey. 1975 for HMLR

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TITLE No. WM 328332 /





'...the Home Information Pack Provider for the Buyer, the Seller & the Estate Agent'

Home Information Pack

Search Reports

- Local Land Charges
- Local Enquiries
- CON29DW - Water And Drainage Enquiries



STANDARD ENQUIRIES OF
LOCAL AUTHORITY
(2002 EDITION)

LOCAL LAND CHARGES REGISTRY
PO BOX 28
ALPHA TOWER
SUFFOLK STREET QUEENSWAY
BIRMINGHAM B1 1TU
DX: 715472 BIRMINGHAM 41

Search No.: 20070911/12759

SIGNED 

**On Behalf of: BIRMINGHAM CITY
COUNCIL**

Dated: 12/09/07

Property:
24 Charleville Road, Hockley

Electoral Ward:
Lozells & East Handsworth

Other roadways, footways and
footpaths in respect of which a reply at
Enquiry 2 is required:

:

Fee of £0 are enclosed.
Enclosure Type: None
Dated: 11/09/2007
Reference: JP_10473237_123001
Tel No: 0115 962 7269

To ensure compliance with Schedule 6,
Part 1, 1(b) of the HIP Regulations please
supply the following details, where
applicable:

Vendor:
Estate Agents:
HIP Provider:
Solicitor / Conveyancer:

Your personal data – name and address – will be handled
strictly in accordance with the requirements of the Data
Protection Act. We require it to pass on to the relevant
authority(ies) in order to carry out the necessary searches

Please reply to:

**Severn Trent Retail Services Ltd.
DX 26205 Sherwood Rise**

Official Certificate of Search

Land Charges

Land Charge Part 1

No Entries

Land Charge Part 2

No Entries

Land Charge Part 3

See attached sheet.

Land Charge Part 4

See attached sheet.

Land Charge Part 5

No Entries

Land Charge Part 6

No Entries

Land Charge Part 7

No Entries

Land Charge Part 8

No Entries

Land Charge Part 9

No Entries

Land Charge Part 10

No Entries

Land Charge Part 11

No Entries

Land Charge Part 12

No Entries

It is hereby certified that the search requested above reveals the **2** registrations described in the Schedule hereto up to and including the date of this certificate.

SIGNED



.....
DATED 13/09/07

CON29 Part I

Standard Enquiries of Local Authority – (2007 Edition)

1. PLANNING AND BUILDING REGULATIONS

1.1 Planning and Building Regulation 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) planning permissions
- (b) listed building consents
- (c) conservation area consents
- (d) certificates of lawfulness of existing use or development
- (e) certificates of lawfulness of proposed use or development
- (f) building regulation approvals
- (g) building regulation completion certificates
- (h) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme

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?

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 frontages; or
- (d) to be adopted by a local authority without reclaiming cost from the frontages ?

Apart from matters entered on the registers of Local Land Charges, do any of the following matters apply to the property

3. OTHER MATTERS

3.1 Land required for Public Purposes

Is the property included in land required for public purposes?

3.2 Land to be acquired for Road Works

Is the property included in land required for road works?

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
- (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.

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
- (b) the centre line of a proposed alteration or improvement to an existing road, involving the construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway.
- (c) the outer limits of construction works for a proposed alteration or improvement to an existing road, involving (i) the construction of a roundabout (other than a mini roundabout) or (ii) widening by the construction of one or more additional traffic lanes.
- (d) the outer limits of (i) construction of a new road to be built by local authority (ii) an approved alteration or improvement to an existing road involving the construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; or (iii) construction a roundabout (other than a mini roundabout) or widening by the construction of one or more additional traffic lanes;
- (e) the centre line of the possible route of a new road under proposals published for public consultation; or
- (f) the outer limits of (i) construction of a possible 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 the construction of one or more additional traffic lanes, under proposals published for public consultation

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.

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
- (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
- (l) bridge building

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) environmental
- (c) health and safety
- (d) housing
- (e) highways; or
- (f) public health

3.8. Contravention of Building Regulations

has a local authority authorized in relation to the property any proceedings for the contravention of any provision contained in Building Regulations?

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
- (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 alterations or removal of building or works;
- (m) tree preservation order or
- (n) proceedings to enforce a planning agreement or planning contribution

3.10. Conservation Area

- (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.

3.11. Compulsory Purchase

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

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 register maintained under section 78R of the Environmental protection Act 1990:-
 - (i) a decision to make an entry; or
 - (ii) an entry; or
- (c) Consultation with the owner or occupier of the property conducted under s.78G(3) of the Environmental protection Act 1990 before the service of a remediation notice?

3.13. Radon Gas

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

**PLANNING AND BUILDING
REGULATIONS**

- 1.1 (a) NONE
(b) NONE
(c) NONE
(d) NONE
(e) NONE
(f) NONE
(g) None
(h) Birmingham City Councils property database does not presently interface with the various Competent Person scheme suppliers. Certification for work is issued to the homeowner on completion of work and duplicates if required can be obtained from the relevant provider
- 1.2 None - however, see attached sheet, titled Statutory Development Plan For Birmingham

ROADS

- 2 (a)
The road referred to in Box B on the Con 29 is highway maintainable at the public expense
(The council cannot express an opinion whether or not any existing or proposed highway directly abuts the boundary of the property).
(b) None
(c) -
(d) None

OTHER MATTERS

If one of the following matters is shown as a Local Land Charge it will not be repeated here

- 3.1 No
- 3.2 No
- 3.3 (a) The City Council has no information to answer this enquiry.
(b) The City Council has no information to answer this enquiry.

- 3.4 (a) No
(b) No
(c) No
(d) No
(e) No
(f) No

3.5 No

- 3.6 (a) NO
(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) No
(c) No
(d) No
(e) No
(f) No
(g) No
(h) No
(i) Yes. Proposal for street lighting improvements to be made.
(j) No
(k) No
(l) No

If further written information or plans are required for any responses to questions 2, 3.2, 3.4 and 3.6 please request from Highways Information Section, Transportation Development, 1 Lancaster Circus Queensway, Birmingham, B4 7DQ enclosing a cheque made payable to Birmingham City Council for £38.25

- 3.7 (a) No
(b) No
(c) No
(d) No
(e) No
(f) No

3.8 No

- 3.9 (a) No
(b) No
(c) No
(d) No
(e) No
(f) No
(g) No

- (h) No
- (i) No
- (j) No
- (k) No
- (l) No
- (m) No
- (n) No

3.10 (a) No
(b) No

3.11 No

**Copies of any of the documents disclosed at question 3.7, 3.9, 3.10 & 3.11 can be obtained by writing to :
Local Land Charges,
PO Box 28, Alpha Tower,
Suffolk Street Queensway,
Birmingham B1 1TU.**

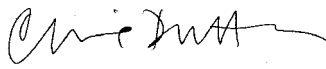
3.12 (a) NONE, the answer given to this question relates solely to the definition of contaminated land in Section 57 of the Environmental Protection Act 1995 and therefore does not imply that the land is free from contamination.

- (b i) No
- (b ii) No
- (c) No

The Environmental Services Department, 581 Tyburn Road, Birmingham B24 9RF holds records on closed landfill sites and authorised processes (processes authorised under Part 1 of the Environmental Act 1990).

**A search facility is available by post to the above address at a charge of £35.00 (cheques made payable to Birmingham City Council).
The Contaminated Land Team can also be contacted on 0121 303 9956 / 7 or e - mail
contaminatedland@birmingham.gov.uk
The Environmental Services Department is planning to extend this search facility to include other environmental information in the future.**

3.13 The Environmental and Consumer Services Department has undertaken monitoring in 1990 at 70 locations within the City of Birmingham for Radon Gas. All monitoring results were well within the recommended levels and therefore there is no evidence that City of Birmingham is affected by Radon Gas

SIGNED 
.....

DATED 13/09/07

Form LLC1

Copies of Land Charges

Copies of land charges can be obtained by writing to:
Local Land Charges, PO Box 28, Alpha Tower, Suffolk Street Queensway, Birmingham B1 1TU.
(All documents are priced at £ 27-50 each cheques payable to Birmingham City Council)

Question 1.1 (a,b,c,d.)

Copies of Planning Applications

Copies of planning application decision documents can be obtained by writing to Chief Planning Officer, PO Box 28, Alpha Tower, Suffolk Street Queensway, Birmingham. B1 1TU
Or Online at www.birmingham.gov.uk/planningapplications
(All documents are priced at £ 27-50 each cheques payable to Birmingham City Council)

Question 1.1 (e,f.)

Building Regulation Enquiries

Please Note

Building Regulations application activity is only recorded since March 1990. We have no records relating to Building Regulation activity prior to this date.

Clarification of Codes (if applicable)

APP = Full Building Regulation Approval

BN = Prefix indicates a Building Notice. This is no more than a notification of intent to build and as such does not receive 'Approval'. Compliance is achieved through site supervision only resulting where satisfactory in the issue of a Completion Certificate.

CAP = Conditional Approval (usually minor items or items that can be cleared during the construction of the building).

REJ = Formal Rejection which will usually result in the submission of an amended application (References with an A... suffix).

IN = Prefix indicates an Initial Notice. This means that the work in question was supervised by Private Sector Building Control and not Birmingham City Council. In these instances copy documents will need to be obtained direct from the relevant building control provider.

Duplicate Documents

Our standard charge for arranging issue of duplicate Notices and Certificates is £27.50. Please Note that due to persistent non payment that documents will not be released until payment has been received.

Construction status – Completion Certificates

The presence of a 'completion' relates to the issue of a Completion Certificate for the constructed building. This confirms that the structure has been inspected and complied with the building regulations in force at the time. Please Note that Completion Certificates were not formally introduced by the Government until 1992.

Specific Building Regulation enquiries should be directed to the Business Support Unit on 0121 675 7006 or building.consultancy@birmingham.gov.uk

THE STATUTORY DEVELOPMENT PLAN FOR BIRMINGHAM

1. In September 2004, a new planning system came into effect, and this has changed the definition of the development plan, as well as the way that plans are prepared. The statutory development plan for Birmingham currently comprises:
 - o The Regional Spatial Strategy for the West Midlands (RPG11) – June 2004
 - o The Birmingham Unitary Development Plan 2005 – October 2005

These are the main planning policy documents that the City Council's Planning Committee refers to when making decisions on planning applications. As and when new Development Plan Documents (DPDs) are adopted (see 2 below), they will also become part of the statutory development plan. Information about the Birmingham Unitary Development Plan (UDP) 2005 is set out below (see 3 - 5). The Regional Spatial Strategy (RSS) contains broad strategic policies for the West Midlands Region as a whole and does not allocate specific sites for development. The RSS is available on the website of the West Midlands Regional Assembly (WMRA) (www.wmra.gov.uk).

BIRMINGHAM LOCAL DEVELOPMENT FRAMEWORK (LDF)

2. Under the new planning system, the City Council is required to maintain a Local Development Framework (LDF), which is a "folder" containing a range of different types of planning policy document. At present, the LDF contains the Birmingham Unitary Development Plan 2005 (see 3 – 5 below for details) and several adopted Supplementary Planning Documents (SPDS). Further Local Development Documents - will be added to the LDF as and when they are adopted. There are two types of Local Development Document that may affect particular properties. Development Plan Documents (DPDs) are statutory plans and may allocate sites or land for development. Once adopted, DPDs will become part of the statutory development plan for Birmingham (see 1 above). Supplementary Planning Documents (SPDs) may not allocate land, but may provide more detailed guidance in support of policies in either the UDP or an adopted DPD. Before proceeding with the purchase or lease of a property, it is advisable to check whether any Local Development Documents might affect the property, or your future plans for it. Details of all of the Local Development Documents that the City Council have adopted or will prepare during the next three years are set out in the Local Development Scheme (LDS) for Birmingham, which is available on the City Council's website (www.birmingham.gov.uk/lds). A copy of the LDS is also available for public inspection during normal office hours on Mondays to Fridays at:

Reception Desk
9th Floor
Alpha Tower
Suffolk Street Queensway
Birmingham B1 1TU

As and when they are published, adopted and draft Local Development Documents will also be made available on the City Council's website.

BIRMINGHAM UNITARY DEVELOPMENT PLAN (UDP) 2005

3. The Birmingham Unitary Development Plan (UDP) was adopted by Birmingham City Council on 11 October 2005. It is part of the statutory development plan for Birmingham

(see 1 above) and is also part of the Local Development Framework (LDF) for Birmingham (see 2 above).

4. The Birmingham Unitary Development Plan 2005 is available on the City Council's website (www.birmingham.gov.uk/udp) and for public inspection during normal office hours on Mondays to Fridays at:

Reception Desk
9th Floor
Alpha Tower
Suffolk Street Queensway
Birmingham B1 1TU

5. If there are specific proposals in the UDP that may affect the property, this will show up in your search (see 1.2). The UDP also includes policy guidance on a range of issues, and you should be aware that this could affect your future plans for the property, if you are purchasing it with a view to changing its use or redeveloping it. If this is the case, it is advisable to check with the City Council before proceeding (Telephone: 0121 – 303 4041/3430).

SUPPLEMENTARY PLANNING GUIDANCE (SPG)

6. The City Council has adopted Supplementary Planning Guidance (SPG) on various subjects, and for various areas within the City, which support the policies in the UDP. Some relate to particular areas, and others provide general guidance on particular subjects, such as design guidance. These policies may affect the property, or your future plans for the property. All Supplementary Planning Guidance policies currently in use are listed in the Local Development Scheme (LDS) for Birmingham, which is available on the City Council's website (www.birmingham.gov.uk/lds) and for public inspection during normal office hours on Mondays to Fridays at:

Reception Desk
9th Floor
Alpha Tower
Suffolk Street Queensway
Birmingham B1 1TU

7. Most SPG policies are themselves available on the City Council's website in the document library (www.birmingham.gov.uk/documentlibrary). Copies of these documents may also be obtained from the City Council's Planning Enquiry Centre 0121 – 303 1115.

Conservation Areas & Listed Buildings

A guide for owners and occupiers

Contents

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Birmingham is a city of contrasts, particularly in its built environment, which includes a wealth of architectural and building styles from all periods of history. The city has over 1,800 buildings listed for their architectural or historic interest, which vary enormously in character and age, but all contribute to our unique heritage. More buildings are being listed each year. This guide aims to help us all work together to preserve and enhance our heritage, for all of Birmingham's people, for today and for the future. Most of the information in this booklet is also available on our web pages, along with the latest information on conservation areas. Please visit our website at www.birmingham.gov.uk/buildingconservation

Listed Buildings

Birmingham's listed buildings range from the 12th century Church of St. Laurence in Northfield to the Rotunda, which opened in 1965, and from cast iron Victorian public urinals to Aston Hall, one of the country's great Jacobean houses. Most Birmingham buildings built before 1840 that survive in anything like their original condition are listed. From 1840-1914, only buildings of special quality and character are listed - Victoria House in Victoria Square, once the city's general post office, is a well known example. The Barber Institute at the University of Birmingham is one of the city's few inter-war buildings to have been listed and 17 pre-fabricated bungalows in Hall Green, built as temporary accommodation in 1947, have been listed for their historic and architectural interest.

Why have listed buildings?

Listed buildings and structures are part of Birmingham's heritage and a sign of continuity from one age to the next. They help create a more interesting and attractive city for people who live, work and visit here. Listing a building under the Planning (Listed Buildings and Conservation Areas) Act 1990 gives it legal protection from demolition or unsuitable or inappropriate alterations which would destroy historic features or affect its character - so that it can be preserved for future generations to enjoy. Birmingham City Council has approved policies to further safeguard listed buildings, which are set out in the Birmingham Plan (the Unitary Development Plan for Birmingham) and the Conservation Strategy, "Regeneration Through Conservation" (which forms supplementary planning guidance to the Birmingham Plan).

Who decides whether a building should be listed?

A listed building is a building or structure considered by the Secretary of State for Culture, Media and Sport to be of special architectural or historic interest. Several factors will influence this decision, including the age or rarity of the building, technological innovation, architectural or historic associations. The council also keeps a "Local List" of properties that it considers important to protect but which are not listed by the Secretary of State.

Listed Buildings are graded to show their importance:

Grade I

buildings of exceptional quality (1.3 per cent of all listed buildings in Birmingham, including Birmingham Town Hall and Aston Hall)

Grade II*

particularly important buildings (4.7 per cent, including the Old Crown pub in Deritend and the Council House)

Grade II

the majority of the buildings listed as
being of special interest (94 per cent)

When a building is listed, it affects both the inside and outside of that building, together with any outhouses, walls or other structures that were built before
1 July 1948 within the curtilage or grounds,
of the listed building.

How can I find out if a particular property is listed?

The council's Conservation Team can provide details of all listed buildings in Birmingham for a small fee. They will also be listed on the council's web site from early 2003.

As an owner/occupier of a listed building, what role do I play?

Anyone who is an owner/occupier of a listed building is not just responsible for bricks and mortar - they are a guardian of part of the city's heritage.

Most owners and occupiers are proud of their building's listed status. Very often, the reason they have chosen the building is because of its unique character and history.

As well as there being a legal obligation to maintain the building in a satisfactory condition, we all want to respect the history of the city's buildings and leave them in the best possible state so that they can be enjoyed by future generations.

What happens if a listed building is neglected and falls into disrepair?

If a listed building does fall into disrepair, the council has powers to carry out whatever repairs are necessary and to recover the costs from the owner. As a last resort, the council could compulsorily purchase the property to protect it from neglect. In almost all cases, however, the situation is resolved by talking to the owners and by giving the advice and information needed to help them take proper care of their building.

Did you know?

There are 25 Grade One listed buildings in Birmingham

Can any changes be made to a listed building?

Listing does not mean that changes cannot be made, but it is important that any changes made to a building through repairs, maintenance or alterations are in keeping with its age and design. Care should be taken to match original materials and building methods and to avoid damaging features of historic or architectural value.

VERY IMPORTANT!

Permission must be applied for BEFORE making any internal or external alterations to a listed building which would affect its character. Please read carefully the section on getting permission.

What is the local list?

This is a schedule of buildings which have not been listed by the Secretary of State for Culture, Media and Sport but are considered by the council to be an important part of the city's heritage. Locally listed buildings are graded A, B or C and are put on the list because of their architectural, historical or archaeological interest.

Buildings classified as Grade A will be referred to the Secretary of State for Culture, Media and Sport recommending statutory listing if they are threatened with demolition or unsympathetic alterations. As with all listed buildings, if your property is on the local list you should make sure that any work you plan to carry out preserves any features of historic or architectural interest and is in keeping with the character of the original building and its setting. You can contact the Conservation Team for details of all locally listed properties.

CONSERVATION AREAS

In some areas of the city, it is not just individual buildings that need to be preserved and protected from unsympathetic alterations or demolition. These areas are known as conservation areas, and there are 27 of them in Birmingham. Each reflects the city's rich and diverse heritage in its own way but they have one thing in common: they contain buildings and structures which provide a wonderful historical and architectural legacy. By acquiring conservation area status, this legacy is safeguarded for future generations.

The city's conservation areas range from the Jewellery Quarter, which contains Europe's largest and best surviving group of Victorian and early 20th century buildings devoted to the manufacture of jewellery and similar small goods, to Bournville Village, which dates from the late 19th century and is internationally acclaimed for the high standards of housing and open spaces it provided for Cadbury's factory workers.

How does a conservation area achieve this status?

While the council is ultimately responsible for deciding whether an area should be given conservation area status, the decision is only taken after extensive research and consultation with people living and owning property in the area.

It is in all our interests to ensure that the appearance of conservation areas is preserved or enhanced, and planning legislation and council policy is in place to help this process. You can find more information on these policies in the council's Birmingham Plan and "Regeneration Through Conservation".

The aim is to protect significant buildings and to ensure that any new developments maintain and improve conservation areas' special character.

How does the council protect conservation areas?

To help us all preserve our conservation areas, there are a number of powers available to the council under planning law. These allow us to:

- control new development or redevelopment
- control demolition of existing buildings and other structures
- protect trees growing in the area, both on public and private land
- control advertisements and hoardings
- carry out urgent work necessary to preserve any vacant unlisted building that has fallen into serious disrepair and to recover costs from the owner
- give extra protection to conservation areas by applying an Article 4(2) Direction. This means that even minor alterations, such as building a porch, replacing windows or re-roofing could require planning permission in these areas. Occasionally, an Article 4(1) Direction is applied; this gives even stronger protection,

but requires Government approval before it is introduced. Article 4 Directions have been introduced in a number of conservation areas in the city and others may be introduced. Residents will be notified when this happens but if you want to make alterations to your property, please check before any work is carried out.

What if my property is in a conservation area?

Most people welcome the fact that their property is in a conservation area. Very often the reason they have chosen to live in such an area is because of its unique character and history, which the council is taking special care to protect.

Homeowners and residents have a valuable role

to play by ensuring that any changes made to properties through repairs, maintenance or alterations are in keeping with the character of the buildings and the area. Care should be taken to match original materials and methods of construction and to avoid damaging features of historical or architectural value.

CARRYING OUT WORK TO YOUR PROPERTY

Council conservation officers can advise householders and their builders about the most appropriate construction methods and materials to be used in repairing and maintaining their properties. For example, they can recommend the types of brick or roofing materials that are in keeping with the property and the area.

Owner/occupiers need to avoid making unsympathetic alterations, for example replacing original windows with uPVC windows or windows of a different design, removing chimneys or changing the original roofing materials, which may not just spoil the appearance of the conservation area but may also significantly reduce the property's resale value. Independent studies show that houses which retain their original features will usually sell for more than those which have been unsympathetically modernised.

Getting permission to make changes

Before starting any work, it is recommended that you check with the council whether any special approvals or permissions are required. This can save you wasting both time and money.

Planning permission and building regulations approval may be needed for some alterations and other permissions may also be required when a property is listed or in a conservation area. For example Conservation Area Consent may be needed before you can carry out demolition work and, as most trees in conservation areas are protected, special permission will be needed to carry out any work on them. Listed building consent will be needed for any work affecting the character of a listed building. This could include work to the inside as well as the outside and may include relatively minor alterations or redecoration, for example, painting of outside walls which have not previously been painted.

Did you know?

It is a criminal offence to cut, lop, uproot, or otherwise wilfully damage or chop down any tree in a conservation area without permission. Fines of up to £20,000 can be imposed on those responsible.

Generally, listed building consent will be required before you start on:

- any demolition work, including chimneys, internal and external walls or other buildings or walls within the grounds of the property
- any extensions to the building
- any other alterations such as a new roof, replacement windows, or new gutters and drainpipes, if materials or designs are different from the original.

We cannot stress enough how important it is to get permission first. To be sure, please contact the council well in advance of starting work so that we can advise you on the permissions you will need and provide the relevant forms and guidance.

Please note: in some areas (for example Bournville or the Calthorpe Estate, Edgbaston), the estate manager's permission may also be needed. The estate manager should be contacted to find out whether permission is needed and how to apply.

It can be a criminal offence to carry out work on listed buildings or properties in conservation areas without permission and the council can prosecute if work is carried out illegally. As well as prosecuting an owner for carrying out works without permission, the council can issue an enforcement notice which means that the owner must restore the building to its original condition.

Financial assistance for repair work on listed buildings and in conservation areas

Grants may be available to subsidise the cost of repairs necessary to preserve and protect buildings in some areas. You can contact the council's conservation officers to find out if repairs to your property will be eligible for grant support. If your property does qualify, do not start the work until the grant has been approved.

Did you know?

The maximum sentence on conviction in a Magistrates Court for carrying out work on listed buildings or properties in conservation areas without permission is up to six months imprisonment, a fine of up to £20,000 or both. If convicted in the Crown Court, the maximum sentence is two years or an unlimited fine.

The Conservation Team

The Planning Service's Conservation Team can provide specialist advice and guidance on all conservation matters including conservation areas, listed buildings, locally listed buildings, scheduled ancient monuments and other sites of archaeological importance in Birmingham.

Further information

We would encourage everyone to take an interest in preserving and improving their property, both for themselves and the overall good of the city. To find out more about the council's Planning Service, its approach to conservation or to obtain plans of the conservation areas, copies of the The Birmingham Plan and "Regeneration Through Conservation"

- or a range of other leaflets and documents which contain advice and information for customers - please contact us.

There may be a charge for some of these documents or you can look at reference copies at the Reception Desk, 9th Floor, Alpha Tower.

Birmingham's Conservation Areas

Date of designation

Ryland Road, Edgbaston	13 March 1969
Northfield Old Village	17 July 1969
Kings Norton	17 July 1969
Old Yardley (covered by Article 4(1) Direction)	17 July 1969
Harborne Old Village	17 July 1969
Moor Pool, Harborne	30 July 1970
Bournville Village (covered by Article 4(2) Direction)	17 June 1971
Bournville Tenants	17 July 1971
Colmore Row and Environs	7 October 1971
Aston Hall and Church	7 October 1971
High Street, Sutton Coldfield (part covered by Article 4(2) Direction)	28 November 1973
Lee Crescent	6 June 1974
Edgbaston (part covered by Article 4(2) Direction)	4 September 1975
Lozells and Soho Hill	19 July 1979
Jewellery Quarter*	10 January 1980
Moseley	17 March 1983
Four Oaks	10 July 1986
St Agnes', Moseley	25 June 1987
Warwick Bar, Digbeth	25 June 1987
St Augustine's, Edgbaston	18 February 1988
Barnsley Road, Edgbaston	19 May 1988
School Road, Hall Green	17 November 1988
Ideal Village, Bordesley Green	

Birmingham City Council
Property: 24 Charleville Road, Hockley
Official Number: 20070911/12759

(covered by Article 4(2) Direction) 18 October 1990
Anchorage Road, Sutton Coldfield 15 October 1992
Steelhouse, City Centre 4 October 1993
Austin Village (covered by Article 4(2) Direction) 17 July 1997
Digbeth, Deritend and Bordesley High Streets 31 May 2000

* The Jewellery Quarter Conservation Area was enlarged and redesignated to incorporate the former conservation areas of St Paul's Square, Hockley and Key Hill, Hockley, on 27 September 2000.

Plans of each Conservation Area are available from the Conservation Team for a small charge.

Contact us:

For a copy of this brochure in large print, another language or other alternative format, please contact us.

We aim to supply within 10 working days.

Telephone: 0121 303 1115

Minicom: 0121 303 3992

Where to find us:

Planning Service Conservation Team, Development Directorate, Birmingham City Council,
Alpha Tower, Suffolk Street Queensway, Birmingham B1 1TU.
www.birmingham.gov.uk/buildingconservation

Telephone:

Conservation enquiries and grants: 0121 303 1115

Archaeological enquiries: 0121 303 3161

Planning enquiries: 0121 303 1115

Building Regulation enquiries: 0121 303 3652

Tree enquiries: 0121 303 1115

Fax: 0121 303 4838

Minicom: 0121 303 3992

E-mail: planning.enquiries@birmingham.gov.uk

Opening Hours: Monday-Thursday: 8.45am - 5.15pm. Friday 8.45am - 4.15pm

REGISTER OF LOCAL LAND CHARGES

PART 3 Planning Charges

Description of Charge

Designation of Lozells and Soho Hill Conservation Area No. 16 made on the 19th July, 1979 under Section 277 of the Town and Country Planning Act, 1971.

(56992)

Originating Authority	<u>BIRMINGHAM CITY COUNCIL</u>
Place where relevant documents may be inspected	LOCAL LAND CHARGES REGISTRY
Date of Registration	06-11-79
Registering Authority	<u>BIRMINGHAM CITY COUNCIL</u>

REGISTER OF LOCAL LAND CHARGES

PART 4 Miscellaneous Charge

Schedule to Official Certificate of Search

Description of Charge

City of Birmingham Smoke Control Revocation (No.1) Order, 1987 dated 21st September, 1987 and City of Birmingham Smoke Control Consolidation (No.2) Order, 1987 dated 6th November, 1987, whereby all existing Smoke Control Orders were revoked and the whole of the area of The City of Birmingham was declared to be a Smoke Control Area pursuant to Section 11 of the Clean Air Act, 1956.

Effective date 1st July, 1988

Originating Authority	BIRMINGHAM CITY COUNCIL
Place where relevant documents may be inspected	LOCAL LAND CHARGES REGISTRY Department of Planning PO Box 28 Alpha Tower Suffolk Street Queensway Birmingham B1 1TU
Date of Registration	1-1-88
Registering Authority	BIRMINGHAM CITY COUNCIL



Local Land Charges

Re: Limestone Information

Messrs. Ove Arrup completed a commission on behalf of the Department of the Environment to survey and report on limestone workings within the Black Country area several years ago.

I am advised that the survey found no evidence of any limestone workings within the City of Birmingham and indeed the nearest workings were approximately one mile outside the northern boundary of the City.


I am not aware of any other source of comprehensive information about limestone workings or other mineral workings in the City of Birmingham other than the Department of the Environment report.

N. HEMMINGS
Principal Administrative Officer

Tel: 0121 303 4839

Local Land Charges E-Mail: land.charges@birmingham.gov.uk
www.birmingham.gov.uk/landcharges

17 September, 2007

	
STS Order Number:	10473232
Customer Ref Number:	123001
GB486985565	

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.

24 Charleville Road Hockley Birmingham B19 1DA

Question 1 Interpretation of Drainage and Water Enquiry.

Appendix 1 of this report contains definitions of terms and expressions identified in Part 2 of Schedule 8 of Statutory Instrument 2007 No 1667.

Question 2 Enquiries and Responses.

This Drainage and Water Report complies with the requirements of Statutory Instrument 2007 No 1667 Schedules 6 and 8 to Regulation 8(l) as it contains the enquiries and the appropriate responses set out in Part 2 of Schedule 8.

The Search Report on the above property was completed on 11 September, 2007 by Richard Wallis, a technician employed by Severn Trent Searches. Who has no, nor not likely to have, any personal or business relationship with any person involved in the sale of the property.

The Search Report was prepared following examination of Severn Trent Water Records, and other summary Records derived from the original.

In the event of any queries about the preparation of this Search Report, enquiries should be directed to searches@severntrent.co.uk or Customer Service Manager, Severn Trent Searches at the address at the bottom of this page.

Severn Trent Searches has put in place procedures to ensure that customers receive support in the event of any complaint. These are detailed in Appendix 2.

Severn Trent Searches has provided this Search Report in line with its Terms and Conditions provided with this report.

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.

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.

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?

Yes

The public sewer map included indicates that there is a public sewer, disposal main or lateral drain within or close to 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?

Unmeasured

The charges are based on the rateable value of the property of £211.0000 and the charge for the current financial year is £306.3931.

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 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 £55.0077 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.

N/A

Records indicate that the property is not served by a water meter.

Where the property is not served by a meter and the customer wishes to consider this method of charging they should contact:

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 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.

See Details

The analysis records confirmed that tests failed to meet the standards of the 2000 Regulations or the 2001 Regulations in relation to another substance or substances, and these are: Water quality monitoring is undertaken at randomly selected properties in a water quality zone. The number of samples taken each year varies dependant on the population of a water quality zone. 1 test out of 1526 carried out in this water quality zone exceeded the water quality standards. This exceedance was thoroughly investigated and action taken to prevent a reoccurrence if appropriate. The majority of exceedances are minor or temporary in nature and in many cases are 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..

Water Companies 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 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 Company for further advice. The Water Company undertakes 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 Company 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 Company's operation can be examined.

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 National Assembly for Wales 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

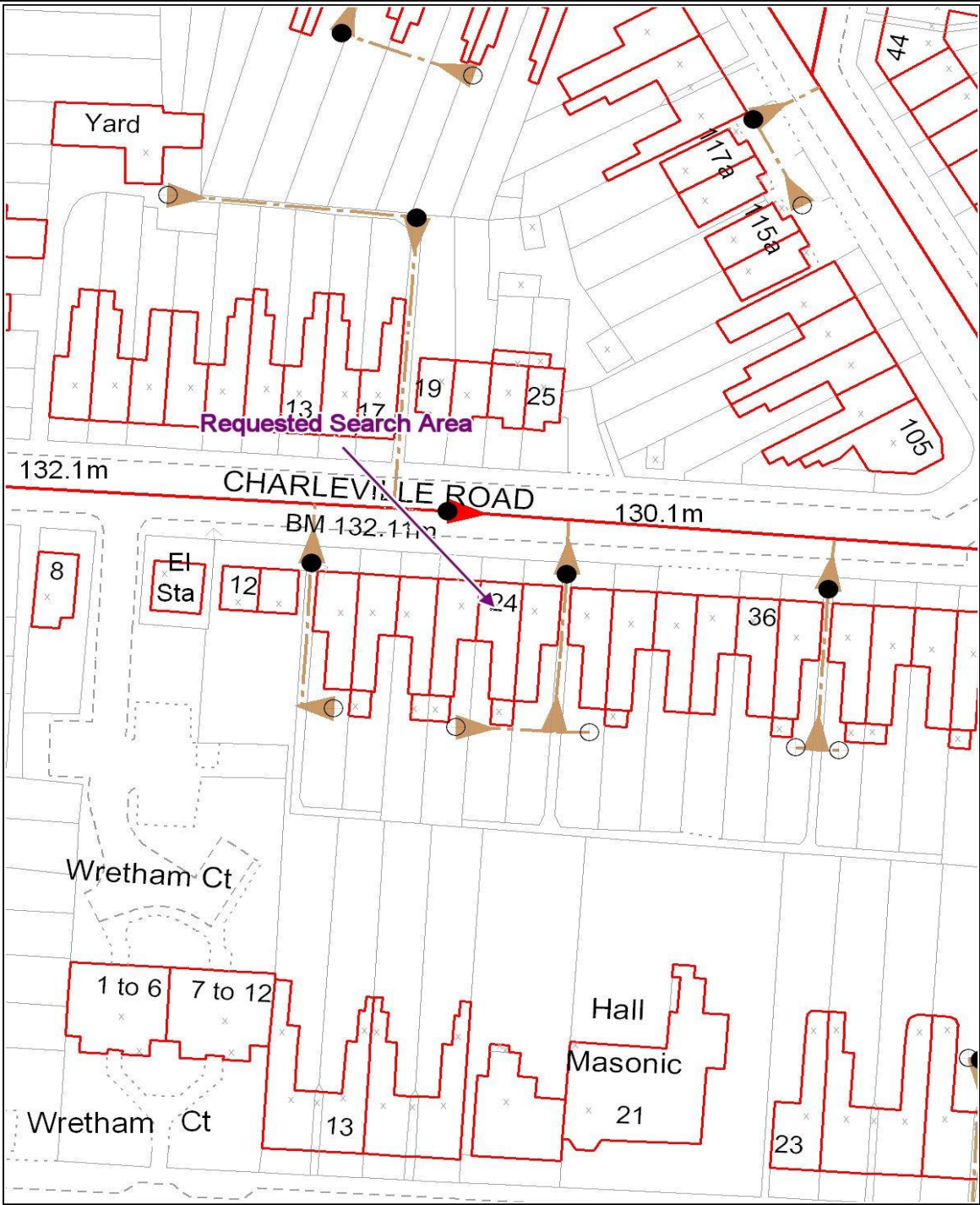
Answer 25

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 6.32 KM km to the South East of the property. The name of the nearest sewage treatment works is Brockhurst.

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.



	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		Sewer Treatment Works		Sewer Pumping Facility
	Highway Drain				Sewer Facility Connection (Sewer Pumping Facility 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 Limited
Waterworks Road
Edgbaston
Birmingham B16 9DD
Telephone: 0121 452 3306

SEWER RECORD

Date of Issue: 17.09.2007 for 24 Charleville Road, Hockley, Birmingham, B19 1DA

1. Do not scale off drawing: This plan is furnished as a general guide and no warranty as to its correctness is given or implied. This plan must not be relied upon in the event of excavations or other works in the vicinity of the company's assets.
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— Distribution Main	▲ Pumping Facility	— Water Isolation Valve (Open)	— Change in Characteristic
— Trunk Main (Local / Primary)	△ Booster Facility	— Water Isolation Valve (Closed)	— Marker Point
— Strategic Main	■ Portable Water Storage	— Water Isolation Valve (Partially Open)	— Cable Junction
— Fire Supply Main	● Water Tower	— Water Air Valve	— Anode
— Fire Main	◆ Well / Borehole	— Pressure Reducing Valve	— Boundary Box
— Non-Domestic Customer Service Pipe	◇ Intake	— Pressure Sustaining Valve	— Stop Tap
— Domestic Customer Service Pipe	□ Treatment Works/Chamber	— Non-Return Valve	— Cross Piece
— Abandoned Main	◆ Draw-Off Tower	— Float Valve	— Strainer
— Elevated Main	○ Bowser Point	— Hydrant (Single / Double)	— Listening Post
— Aquaduct	⊗ Water Facility Connection	— Washout (Single / Double)	— Revenue Meter
— Duct		— Bulk Meter	— Housing, Building
— Access Right		— Water Hatch Box	— Housing, Kiosk
— Cable, Low Voltage		— Pressure Tapping	— Housing, Other
— Cable, High Voltage		— Insertion Flow Meter Point	— Pipe Support Structure
— Cable, Optical Fiber/Instrumentation		— Water Chemical Injection Point	— Open Pipe
— Cable, Earthing		— Motive Water Point	— Discharge
— Cable, Other		— Quality Sample Plant	— End Cap

Severn Trent Water

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

WATER MAINS RECORD

Date of Issue: 17.09.2007 for 24 Charleville Road, Hockley, Birmingham, B19 1DA

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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 Undertakers 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.



working on behalf of the water industry towards a sustainable future

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 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} we 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.

DRAINAGE & WATER ENQUIRY (DOMESTIC)

TERMS AND CONDITIONS

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

Definitions

"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 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.

Agreement

1. The Company agrees to supply the Report to the Customer and the Client subject to these terms. The scope and limitations of the Report are described in paragraph 2 of these terms. Where the Customer is acting as an agent for the Client then the Customer shall be responsible for bringing these terms to the attention of the Client.
The Customer and Client agree that the placing of an Order for a Report 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 and the Client 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 and the Client for any change in the information contained in the Report after the date on which the Report was produced and sent to the Client.

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 by the Customer or Client.

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

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 its correctness is given or implied. The exact positions and depths should be obtained by excavation trial holes and the maps must not be relied on in the event of excavation or other work made in the vicinity of The Company's apparatus.

Liability

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

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

3.2 The Report is produced for use in relation to individual domestic property transactions and cannot be used for commercial developments of domestic properties or commercial properties for intended occupation by third parties.

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

Copyright and Confidentiality

4. The Customer and the Client acknowledge that the Report is confidential and is intended for the personal use of the Client. 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 or the Client except expressly provided.

4.1 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.

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

General

6. 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.

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

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