

APPENDIX C: STATUTORY INFORMATION

The following data for the site and surrounding area have been obtained from public providers:

- Environment Agency Product 4 data
- Thames Water Sewer Asset Plans

Product 4 (Detailed Flood Risk) for Grandpont House, Folly Bridge, Oxford

Our Ref: THM_139966

Product 4 is designed for developers where Flood Risk Standing Advice FRA (Flood Risk Assessment) Guidance Note 3 Applies. This is:

- i) "all applications in Flood Zone 3, other than non-domestic extensions less than 250 sq metres; and all domestic extensions", and
- ii) "all applications with a site area greater than 1 ha" in Flood Zone 2.

Product 4 includes the following information:

Ordnance Survey 1:25k colour raster base mapping;
Flood Zone 2 and Flood Zone 3;
Relevant model node locations and unique identifiers (for cross referencing to the water levels, depths and flows table);
Model extents showing *defended* scenarios;
FRA site boundary (where a suitable GIS layer is supplied);
Flood defence locations (where available/relevant) and unique identifiers; (supplied separately)
Flood Map areas benefiting from defences (where available/relevant);
Flood Map flood storage areas (where available/relevant);
Historic flood events outlines (where available/relevant, not the Historic Flood Map) and unique identifiers;
Statutory (Sealed) Main River (where available within map extents);

A table showing:

- i) Model node X/Y coordinate locations, unique identifiers, and levels and flows for *defended* scenarios.
- ii) Flood defence locations unique identifiers and attributes; (supplied separately)
- iii) Historic flood events outlines unique identifiers and attributes; and
- iv) Local flood history data (where available/relevant).

Please note:

If you will be carrying out computer modelling as part of your Flood Risk Assessment, please request our guidance which sets out the requirements and best practice for computer river modelling.

This information is based on that currently available as of the date of this letter. You may feel it is appropriate to contact our office at regular intervals, to check whether any amendments/ improvements have been made. Should you re-contact us after a period of time, please quote the above reference in order to help us deal with your query.

This information is provided subject to the enclosed notice which you should read.

This letter is not a Flood Risk Assessment. The information supplied can be used to form part of your Flood Risk Assessment. Further advice and guidance regarding Flood Risk Assessments can be found on our website at:

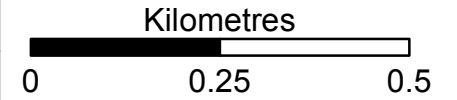
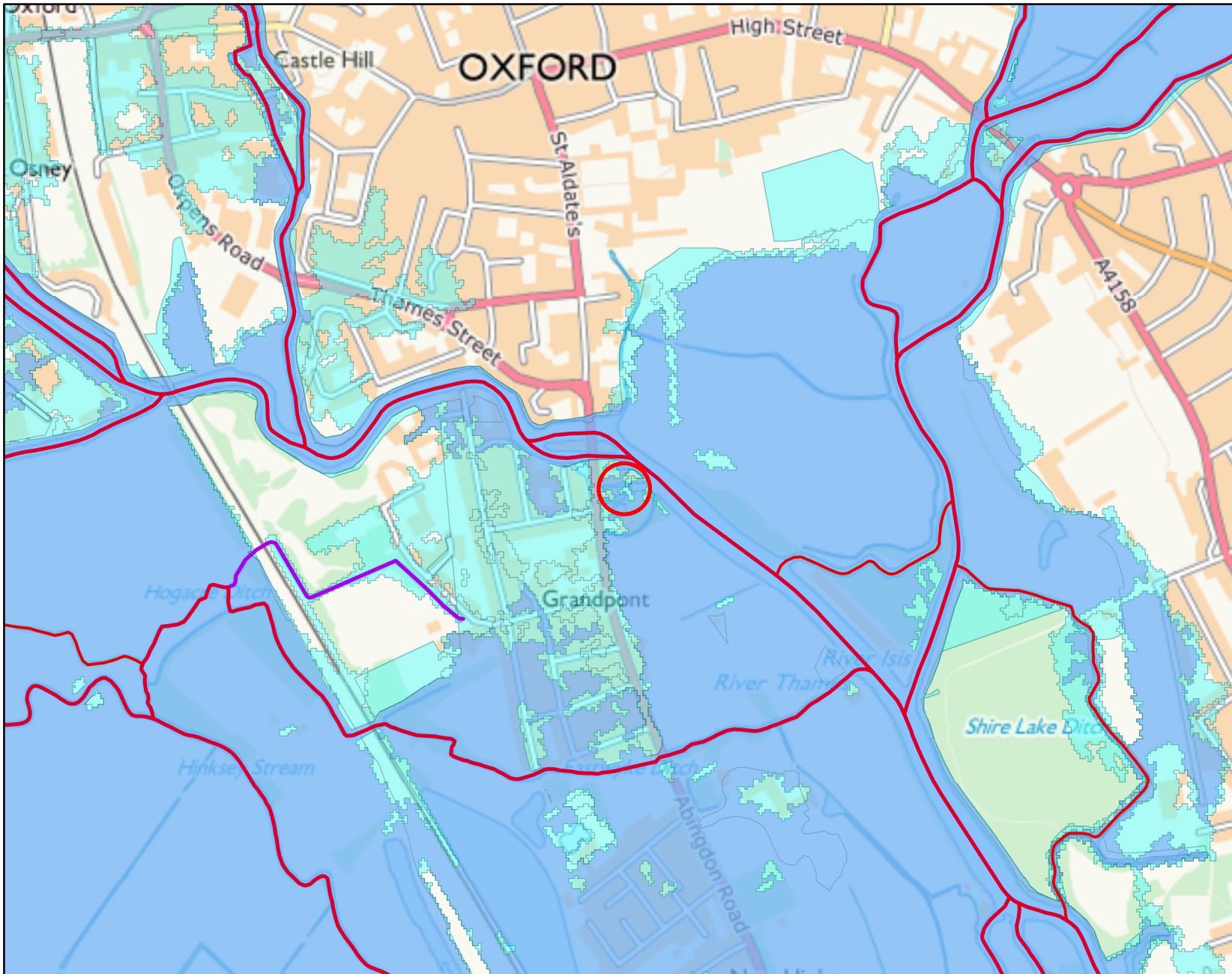
<https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities>

If you would like advice from us regarding your development proposals you can complete our pre application enquiry form which can be found at:

<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

Flood Map for Planning centred on Grandpont House, Folly Bridge, Oxford

Created on 16/09/2019 REF: THM_139966



Legend

- Main River
- Flooding from rivers or sea (FZ3)
- Extent of extreme flood (FZ2)

Flooding from rivers or sea without defences (Flood Zone 3) shows the area that could be affected by flooding:

- from the sea with a 1 in 200 or greater chance of happening each year
- or from a river with a 1 in 100 or greater chance of happening each year.

The Extent of an extreme flood (Flood Zone 2) shows the extent of an extreme flood from rivers or the sea with up to a 1 in 1000 chance of occurring each year.

Defence information

Defence Location:

Description: This location is not currently protected by any formal defences and we do not currently have any flood alleviation works planned for the area. However we continue to maintain certain watercourses and the schedule of these can be found on our internet pages.

Model information

THM_139966

Model: Thames (Eynsham to Sandford) 2018

Description: The information provided is from the Oxford Flood Alleviation Scheme mapping completed in March 2018. The project included updating the existing (2014) hydraulic model to support development of the outline FAS design. The study was carried out using 1D-2D modelling software (Flood modeller-Tuflow).

Model design runs:

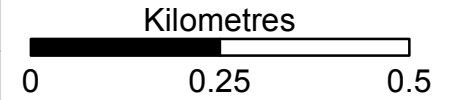
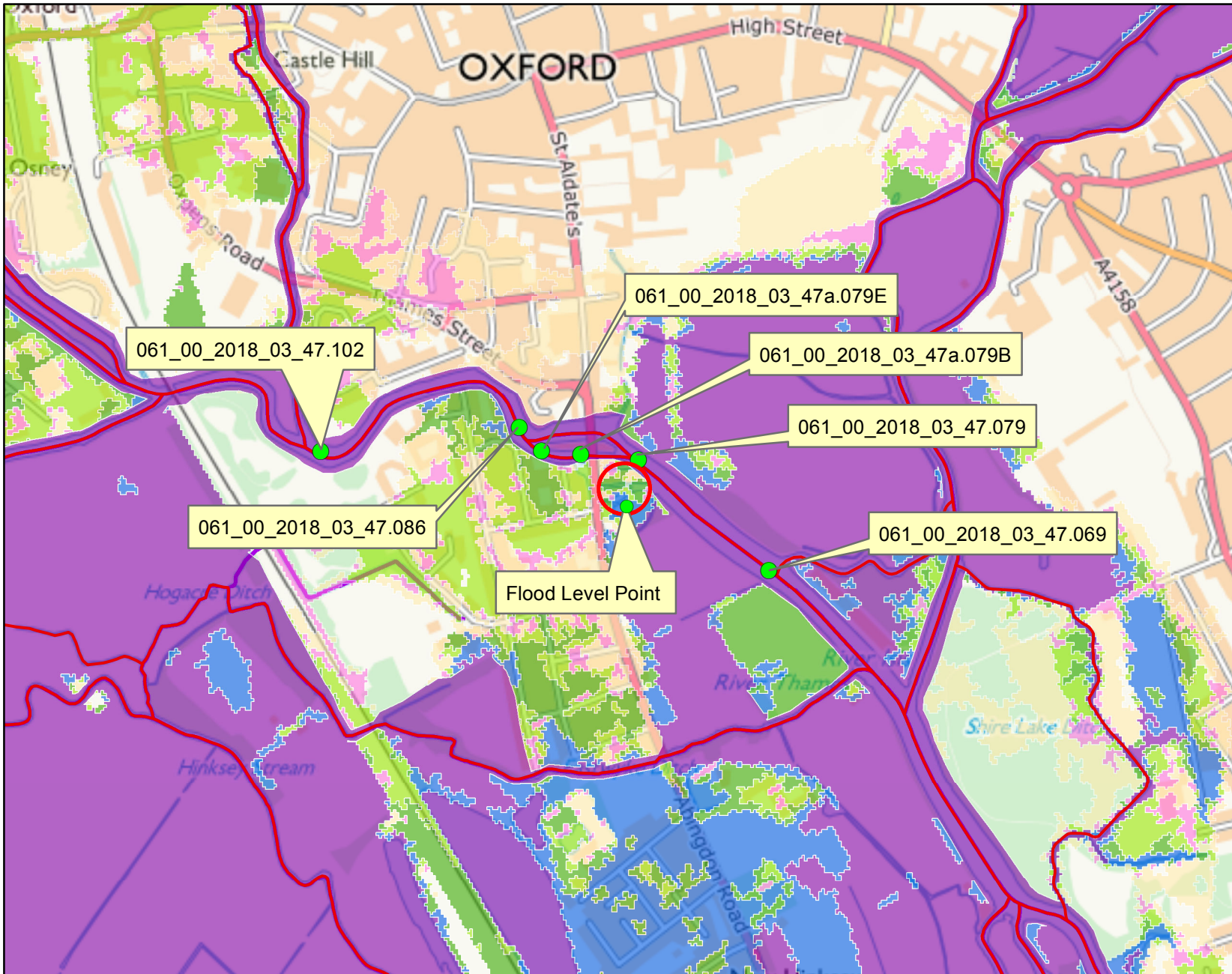
1 in 2/ 50% AEP; 1 in 5 / 20% AEP; 1 in 10/ 10% AEP; 1 in 20 / 5% AEP; 1 in 50/ 2% AEP; 1 in 75 / 1.3% AEP; 1 in 100 / 1% AEP, 1 in 100+25% / 1% + 25% AEP with climate change; 1 in 100+35% / 1% + 35% AEP with climate change; 1 in 100+70% / 1% + 70% AEP with climate change; 1 in 200/ 0.5% AEP and 1 in 1000 / 0.1% AEP.

Mapped outputs:

1 in 2/ 50% AEP; 1 in 5 / 20% AEP; 1 in 10/ 10% AEP; 1 in 20 / 5% AEP; 1 in 50/ 2% AEP; 1 in 75 / 1.3% AEP; 1 in 100 / 1% AEP, 1 in 100+25% / 1% + 25% AEP with climate change; 1 in 100+35% / 1% + 35% AEP with climate change; 1 in 100+70% / 1% + 70% AEP with climate change; 1 in 200/ 0.5% AEP and 1 in 1000 / 0.1% AEP.

FRA Map centred on Grandpont House, Folly Bridge, Oxford

Created on 16/09/2019 REF: THM_139966



Legend

- Thames Model Node Data
- Main River
- 20% AEP Flood Outline
- 5% AEP Flood Outline
- 1% AEP Flood Outline
- 1%+25% CC AEP Flood Outline
- 1%+35% CC AEP Flood Outline
- 1%+70% CC AEP Flood Outline
- 0.1% AEP Flood Outline

AEP = Annual Exceedance Probability
The probability of a flood of a particular magnitude, or greater, occurring in any given year

Where available climate change extents have been calculated with an additional flow added to an AEP event. An example of how this is written is 1%+20% AEP.

Modelled in-channel flood flows and levels

THM_139966

The modelled flood levels and flows for the closest most appropriate model node points for your site that are within the river channel are provided below:

Node label	Model	Easting	Northing	Flood Levels (mAOD)						
				20% AEP	5% AEP	1% AEP	1% AEP (+25% increase in flows)	1% AEP (+35% increase in flows)	1% AEP (+70% increase in flows)	0.1% AEP
061_00_2018_03_47.069	Thames (Eynsham to Sandford) 2018	451753	205307	55.69	55.93	56.12	56.28	56.38	56.68	56.40
061_00_2018_03_47.079	Thames (Eynsham to Sandford) 2018	451522	205501	55.73	55.97	56.16	56.31	56.41	56.69	56.43
061_00_2018_03_47a.079B	Thames (Eynsham to Sandford) 2018	451421	205512	55.76	56.00	56.19	56.34	56.43	56.71	56.45
061_00_2018_03_47a.079E	Thames (Eynsham to Sandford) 2018	451352	205518	55.83	56.08	56.29	56.44	56.52	56.77	56.54
061_00_2018_03_47.086	Thames (Eynsham to Sandford) 2018	451313	205559	55.83	56.08	56.29	56.44	56.52	56.77	56.54
061_00_2018_03_47.102	Thames (Eynsham to Sandford) 2018	450962	205517	55.92	56.18	56.41	56.56	56.64	56.85	56.66

Node label	Model	Easting	Northing	Flood Flows (m3/s)						
				20% AEP	5% AEP	1% AEP	1% AEP (+25% increase in flows)	1% AEP (+35% increase in flows)	1% AEP (+70% increase in flows)	0.1% AEP
061_00_2018_03_47.069	Thames (Eynsham to Sandford) 2018	451753	205307	84.41	97.66	111.70	117.70	118.93	121.02	119.40
061_00_2018_03_47.079	Thames (Eynsham to Sandford) 2018	451522	205501	84.73	102.83	123.73	136.31	141.10	151.88	142.06
061_00_2018_03_47a.079B	Thames (Eynsham to Sandford) 2018	451421	205512	17.61	21.51	26.08	28.90	29.98	32.31	30.19
061_00_2018_03_47a.079E	Thames (Eynsham to Sandford) 2018	451352	205518	17.61	21.51	26.08	28.86	29.84	32.01	30.03
061_00_2018_03_47.086	Thames (Eynsham to Sandford) 2018	451313	205559	83.86	101.87	122.69	135.42	140.34	151.25	141.31
061_00_2018_03_47.102	Thames (Eynsham to Sandford) 2018	450962	205517	83.86	101.92	122.73	135.57	140.83	151.97	142.08

Note:

Due to changes in guidance on the allowances for climate change, the 20% increase in river flows should no longer to be used for development design purposes. The data included in this Product can be used for interpolation of levels as part of an intermediate level assessment.

For further advice on the new allowances please visit

<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

Modelled floodplain flood levels

The modelled flood levels for the closest most appropriate model grid cells for your site are provided below:

2D grid cell reference	Model	Easting	Northing	flood levels (mAOD)						
				20% AEP	5% AEP	1% AEP	1% AEP (+25% increase in flows)	1% AEP (+35% increase in flows)	1% AEP (+70% increase in flows)	0.1% AEP
Flood Level Point	Thames (Eynsham to Sandford) 2018	451,498	205,422	No Data	55.94	56.13	56.28	56.39	56.69	56.41

This flood model has represented the floodplain as a grid.
The flood water levels have been calculated for each grid cell.

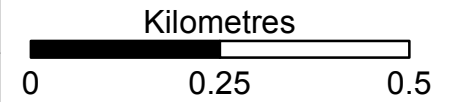
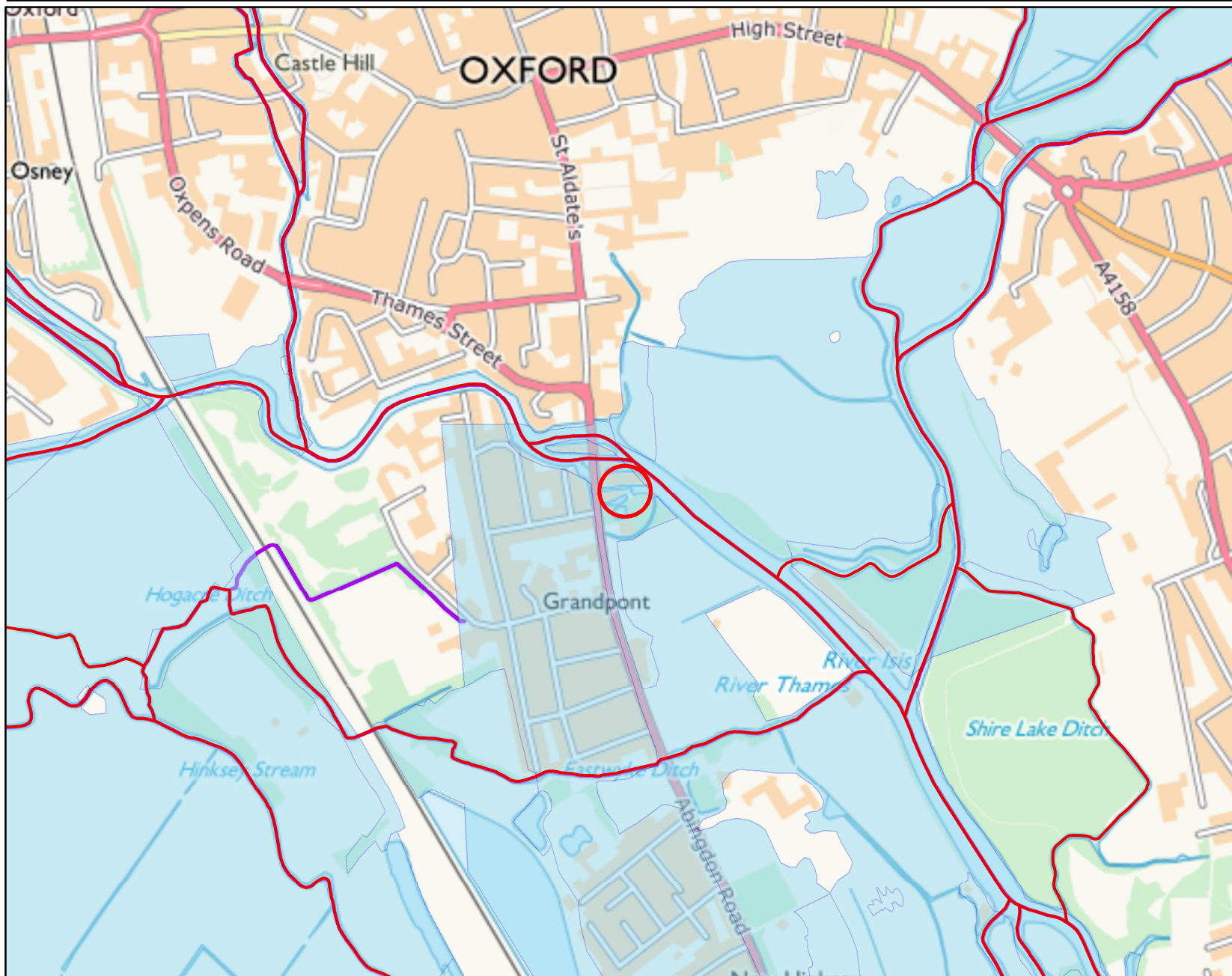
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Due to changes in guidance on the allowances for climate change, the 20% increase in river flows should no longer to be used for development design purposes. The data included in this Product can be used for interpolation of levels as part of an intermediate level assessment.

For further advice on the new allowances please visit <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

Historic Flood Map centred on Grandpont House, Folly Bridge, Oxford

Created on 16/09/2019 REF: THM_139966



Legend

— Main River

NAME

- 06 January New Year 2003
- Oxford Fluvial Water
- Winter 2013/2014

Historic flood data

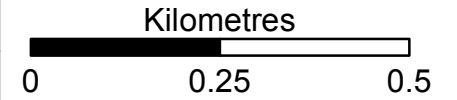
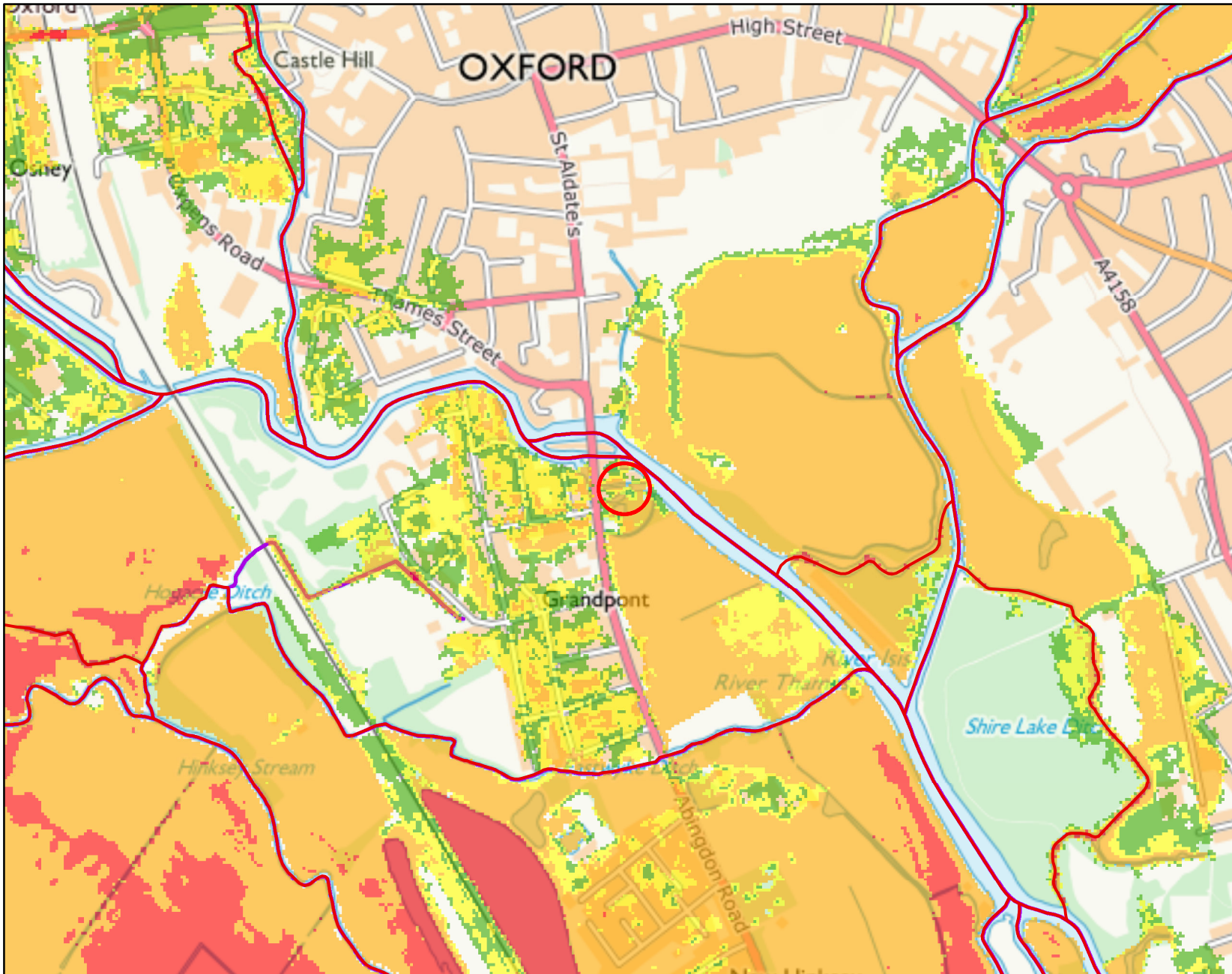
THM_139966

Our records show that the area of your site has been affected by flooding.
Information on the floods that have affected your site is provided in the table below:

Flood Event Name	Start Date	End Date	Source of Flooding	Cause of Flooding
06JanuaryNewYear2003	23/12/2002	12/01/2003	main river	channel capacity exceeded
Oxford_Fluvial Water	19/07/2007	29/07/2007	main river	channel capacity exceeded
EA06Winter13-14	23/11/2013	28/02/2014	main river	channel capacity exceeded

Hazard Map centred on Grandpont House, Folly Bridge, Oxford

Created on 16/09/2019 REF: THM_139966



Legend

- Main River
- Very low hazard
- Danger for some
- Danger for most
- Danger for all

For hazard and debris factor we used HR Wallingford and Environment Agency (May 2008) supplementary note on flood hazard ratings and thresholds for development planning and control purpose. The following calculation is used:

$$HR = d \times (v+0.5) + DF$$

HR = flood hazard rating
 d = depth of flooding (m)
 v = velocity of floodwaters (m/sec)
 DF = debris factor calculated (0, 0.5, 1 depending on probability that debris will lead to a hazard)

Hazard Mapping

Hazard Mapping methodology:

To calculate flood hazard with the debris factor we have used the supplementary note to Flood Risk to People Methodology (see below).

The following calculation is used:

$$HR = d \times (v+0.5) + DF$$





Where HR = flood hazard rating

d = depth of flooding (m)

v = velocity of floodwaters (m/sec)

DF = debris factor calculated (0, 0.5, 1 depending on probability that debris will lead to a hazard)

The resultant hazard rating is then classified according to:

Flood Hazard	Colour	Hazard to People Classification
Less than 0.75		Very low hazard - Caution
0.75 to 1.25		Danger for some - includes children, the elderly and the infirm
1.25 to 2.0		Danger for most - includes the general public
More than 2.0		Danger for all - includes the emergency services

REF: HR Wallingford and Environment Agency (May 2008) Supplementary note of flood hazard ratings and thresholds for development planning and control purpose – Clarification of the Table 113.1 of FD2320/TR2 and Figure 3.2 of FD2321/TR1

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Fiona Parry

Water Environment Ltd
Highland House, 165
The Broadway
London
SW19 1NE

Search address supplied Grandpont House
Abingdon Road
Oxford
OX1 4LD

Your reference 07033 Grandpont House
Our reference CDWS/CDWS Standard/2007_959379

Search date 5 December 2007

For any queries relating to this report please contact our Customer Support Team on 0118 925 1504 quoting our reference.

[Thames Water Utilities Ltd](#)

Property Insight
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Slough SL1 4WW

DX 151280 Slough 13

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F 0118 923 6655/57
E searches@thameswater.co.uk
I www.twpropertyinsight.co.uk

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Reading RG1 8DB

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Search address supplied: Grandpont House, Abingdon Road, Oxford, OX1 4LD

Any new owner or occupier will need to contact Thames Water on 0845 9200 888 or log onto our website www.thameswater.co.uk and complete our online form to change the water and drainage services bills to their name.

The following records were searched in compiling this report: - the Map of Public Sewers, the Map of Waterworks, Water and Sewer billing records, Adoption of Public Sewer records, Building Over Public Sewer records, the Register of Properties subject to Internal Foul Flooding, the Register of Properties subject to Poor Water Pressure and the Drinking Water Register. All of these are held by Thames Water Utilities.

Thames Water Utilities General Manager, Jason McKinley, is the person responsible in respect of the following: -

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

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

Rights of Access

Is there a wayleave agreement giving Thames Water (from here on known as “the Company”) the right of access to pass through private land in order to reach the Company’s assets?

No.

Is there an easement agreement giving the Company the right of access to assets located in private land which prevent the landowner from restricting the Company’s access?

No.

Manhole Cover and Invert Levels

Details of any manhole cover and invert levels applicable to this site are enclosed.

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Trade Effluent Consents

Are there any trade effluent consents relating to this site/property for the disposal of chemically enhanced waste?

No.

Building Over Regulations

Please clarify the circumstances in which an agreement is required to build over, or close to, a public sewer.

The following types of building work require our consent:

- Building within three metres of the outside of a public sewer, as measured at ground level.
- Building within the zone produced by marking a horizontal line through the centre of the sewer and marking two divergent lines at an angle of 45 degrees (from the horizontal line) from either side of the sewer to ground level.

There may already be a Building Over agreement or consent relating to this site/property. Please refer to question 9 of this enquiry for details.

Further advice and application forms for building over, or close to, a public sewer can be obtained from Developer Services (Waste Water), Thames Water, 1st. Floor Rose Kiln Court, Rose Kiln Lane, Reading, RG2 0HP Tel: 0845 850 2777. Fax: 0118 923 6613. Email: developer.services@thameswater.co.uk

River Flooding

Is the site/property in an area known to be at risk of river flooding?

For details of river flooding and/or publicly maintained watercourses (whether over ground or cultivated), please contact The Environment Agency, Thames Region, Kings Meadow House, Kings Meadow Road, Reading, RG1 8DQ. Tel: 0845 933 3111. Website: www.environment-agency.gov.uk

Alternatively, we can provide you with a comprehensive report that assesses the risk to the site of a number of environmental hazards, including river flooding, landfill sites and radioactive substances, at a very competitive price. For further information please call us on Tel: 0118 925 1504.

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Additional Site Information

If the site/property is to be used for development or re-development, we recommend the following surveys be carried out by our Data Quality Team: Cover and Invert levels, ownership of sewers, mapping of private and public sewer networks, and connection details.

For further information and a list of survey prices please contact our Data Quality Team at Thames Water Property Insight, Data Quality Team, Rose Kiln Court, Rose Kiln Lane, Reading, RG2 0HP. Tel: 0118 925 1648. Fax: 0118 923 6655/57. Email: twpi.data.quality@thameswater.co.uk

Q1 – Interpretation of a Commercial Drainage and Water Search

We recommend that if the property or plot of land is utilised or will be utilised for commercial purposes, you purchase a Commercial Drainage & Water Search, as it provides additional information and a liability cover of £2,000,000. If a residential search is carried out on a commercial property, the liability cover is capped at £5000.

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Q2 – Enquiries and Response

The records were searched by Toni Pistorius of Thames Water Utilities who has no, nor is likely to have, any personal or business relationship with any person involved in the sale of the property.

This search report was prepared by Toni Pistorius of Thames Water Utilities who has no, nor is likely to have, any personal or business relationship with any person involved in the sale of the property.

For your guidance:

- The Terms and Conditions under which this response to enquiries is provided are laid out and attached.
- Thames Water Property Insights Complaints Procedure:
 - o Thames Water Property Insight offers a robust complaints procedure. Formal complaints can be made by telephone, in writing or by email at searches@thameswater.co.uk.
 - o Whilst we will endeavour to resolve complaints by telephone, there may be the need to investigate the complaint further to identify the error and in some cases 3rd party consultation will be required. For this reason, we will log all complaints on our system and a response will be provided to the customer within 24 hours. If no error has occurred a full explanation will be provided.
 - o If the query cannot be resolved within 24 hours, the customer will be provided with an update within 48 hours. Where necessary the search will be recompiled free of charge and an amended copy will be dispatched to the customer as soon as possible.
 - o For queries relating to an expedited search that has exceeded its SLA, the fees will be adjusted accordingly. If a refund or compensation has been agreed, this will be sent to the customer within approximately 6 weeks.
 - o If the customer is not satisfied with the resolution to their query, a Senior Manager will review the matter and respond within 5 working days.

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Q3 – Where relevant, please include a copy of an extract from the public sewer map.

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

For your guidance:

- Public Sewers are defined as those for which the Company holds statutory responsibility under the Water Industry Act 1991.
- The company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- Sewers indicated on the extract from the public sewer map as being subject to an agreement under section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended that these details are checked with the developer, if any.
- Assets other than public sewers may be shown on the copy extract, for information.

Q4 – Does foul water from the property drain to a public sewer?

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

For your guidance:

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

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Q5 – Does surface water from the property drain to a public sewer?

Records indicate that surface water from the property does not drain to a public sewer.

For your guidance:

- Water companies are not responsible for private drains and 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 that 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, water company records do not distinguish between foul and surface water connections to the public sewerage system.
- If surface water does not drain to the public sewerage system, the property may have private facilities in the form of a soakaway or private connection to a watercourse.
- An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

Q6 – 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?

The Company's records indicate that the sewers serving the development, of which this property forms part, are not the subject of an application for adoption under S104 of the Water Industry Act 1991. Where the property is part of an established development it would not normally be subject to an adoption agreement under Section 104 of the Water Industry Act 1991.

For your guidance:

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

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Q7 – Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?

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

For your guidance:

- The boundary of the property has been determined by reference to the plan supplied. Where a plan was not supplied the Ordnance Survey Record was used.
- The presence of a public sewer running within the boundary of the property may restrict further development. The company has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the company, or its contractors, needing to enter the property to carry out work.
- Sewers indicated on the extract of the public sewer map as being subject to an agreement under section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended that these details be checked with the developer, if any.

Q8 – Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?

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

For your guidance:

- The presence of a public sewer within 30.48 metres (100 feet) of the building(s) within the property can result in the local authority requiring a property to be connected to the public sewer.
- The measurement is estimated from the Ordnance Survey record, between the building(s) within the boundary of the property and the nearest public sewer.
- Sewers indicated on the extract of the public sewer map as being subject to an agreement under section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended that these details are checked with the developer.

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Q9 – Has a sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?

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

For your guidance:

- Buildings or extensions erected over a sewer in contravention of building controls may have to be removed or altered.

Q10 – Where relevant, please include a copy of an extract from the map of waterworks.

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

For your guidance:

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

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Q11 – Is any water main or service pipe serving or which is proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?

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

For your guidance:

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

Q12 – Who are the sewerage and water undertakers for the area?

The sewerage and the water undertaker for the area is;

Thames Water Utilities Limited
Clearwater Court
Reading
RG1 8DB

Tel: 0845 9200 888

Q13 – Is the property connected to mains water supply?

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

For your guidance:

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

Q14 – Are there any water mains, resource mains or discharge pipes within the boundaries of the property?

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

For your guidance:

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

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Q15 – What is the current basis for charging for sewerage and water services at the property?

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

For your guidance:

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

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Q16 – Will the basis for charging for sewerage and water services at the property change as a consequence of a change of occupation?

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

For your guidance:

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

Q17 – Is a surface water drainage charge payable?

Records confirm that a surface water drainage charge is payable for the property.

For your guidance:

- Where surface water from a property does not drain to the public sewerage system no surface water drainage charges are payable.
- Where surface water charges are payable but 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. For further information please contact Thames Water on Tel: 0845 9200 888 or website www.thameswater.co.uk

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Q18 – Please include details of the location of any water meter serving the property.

Records indicate that the property is served by a water meter, which is not within the dwelling-house which is or forms part of the property. The meter is external to the property, and is described as being near the gate.

For your guidance:

- Where a meter does not serve the property and the customer wishes to consider this method of charging, they should contact the water undertakers mentioned in question 12.

Q19 – Who bills the property for sewerage services?

The property is billed for sewerage services by;

Thames Water Utilities Limited
Clearwater Court
Vastern Road
Reading
Berkshire
RG1 8DB

Tel: 0845 9200 888
Fax: 0207 713 3858
Internet: www.thameswater.co.uk.

Q20 – Who bills the property for water services?

The property is billed for water services by;

Thames Water Utilities Limited
Clearwater Court
Vastern Road
Reading
Berkshire
RG1 8DB

Tel: 0845 9200 888
Fax: 0207 713 3585
Internet: www.thameswater.co.uk.

[Thames Water Utilities Ltd](#)

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Q21 – Is the dwelling-house which is or forms part of the property at risk of internal flooding due to overloaded public sewers?

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

For your guidance:

- A sewer is “overloaded” when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.
- “Internal flooding” from public sewers is defined as flooding, which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
- “At Risk” properties are those that the water company is required to include in the Regulatory Register that is presented annually to the Director General of Water Services. These are defined as properties that have suffered, or are likely to suffer, internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Company’s reporting procedure.
- Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the at Risk register.
- Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Company.
- Public Sewers are defined as those for which the Company holds statutory responsibility under the Water Industry Act 1991.
- It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Company. This report excludes flooding from private sewers and drains and the Company makes no comment upon this matter.
- For further information please contact Thames Water on Tel: 0845 9200 800 or website www.thameswater.co.uk

Q22 – Is the property at risk of receiving low water pressure or flow?

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

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For your guidance:

- The boundary of the property has been determined by reference to the plan supplied. Where a plan was not supplied the Ordnance Survey Record was used.
- “Low water pressure” means water pressure below the regulatory reference level, which is the minimum pressure when demand on the system is not abnormal.
- Water Companies are required to include in the Regulatory Register that is presented annually to the Director General of Water Services, properties receiving pressure below the reference level, provided that allowable exclusions do not apply (i.e. events which can cause pressure to temporarily fall below the reference level)
- The reference level of service is a flow of 9 litres/minute at a pressure of 10metres / head on the customer's side of the 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 10metres head on the customers' 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 the Institute of Plumbing handbook.
- **Allowable exclusions** The Company is required to include in the Regulatory Register properties receiving pressure below the reference level, provided that allowable exclusions listed below do not apply.
- **Abnormal demand:** This exclusion is intended to cover abnormal peaks in demand and not the daily, weekly or monthly peaks in demand, which are normally expected. Companies should exclude from the reported 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 Pressure Register) 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 pressure reducing valves or booster pumps); firefighting; and action by a third party. However, if problems of this type affect a property frequently, they cannot be classed as one-off events and further investigation will be required before they can be excluded.

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- **Low-pressure incidents of short duration:** Properties affected by low pressures, which only occur for a short period, and for which there is evidence that incidents of a longer duration would not occur during the course of the year, may be excluded from the reported DG2 figures.
- Please contact your water company mentioned in Question 12 if you require further information.

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Q23 – 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.

The analysis records confirmed that tests failed to meet the standards of the 2000 Regulations or the 2001 Regulations in relation to coliform bacteria and aluminium. One of the 143 tests failed to meet the standard for coliform bacteria, while one out of 53 samples failed to meet the standard for aluminium.

The statement about the quality of drinking water (above) is based on samples taken, during 2006, across an area that may contain more than 50,000 properties (a Water Supply Zone). The information given only provides a general indication of water quality and should not be used to determine water quality at a particular property. Where the report shows a sample has failed to meet the required standards, this is normally due to isolated local circumstances.

For your guidance:

- Thames Water investigates all infringements of drinking water quality standards and takes appropriate corrective actions to resolve any problems. If there were any risk to public health from the quality of drinking water supplied, the Company would have informed customers immediately and advised not to drink the water until the issue had been resolved.
- 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 of 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 mentioned in Question 12 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.

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- 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. Further information may be found at www.dwi.gov.uk
- A full water quality report is available at www.thameswater.co.uk, find out about water quality.
- If you require further advice regarding these failures, please contact our Customer Support Team on 0118 925 1504.

Q24 – 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.

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

For your guidance:

- 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 mentioned in Question 12 if you require further information.

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Q25 – Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.

The nearest sewage treatment works is 4.249 kilometers to the south east of the property. The name of the nearest sewage treatment works is Minchery Oxford.

For your guidance:

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

Payment for this Search

A charge will be added to your suppliers account.

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

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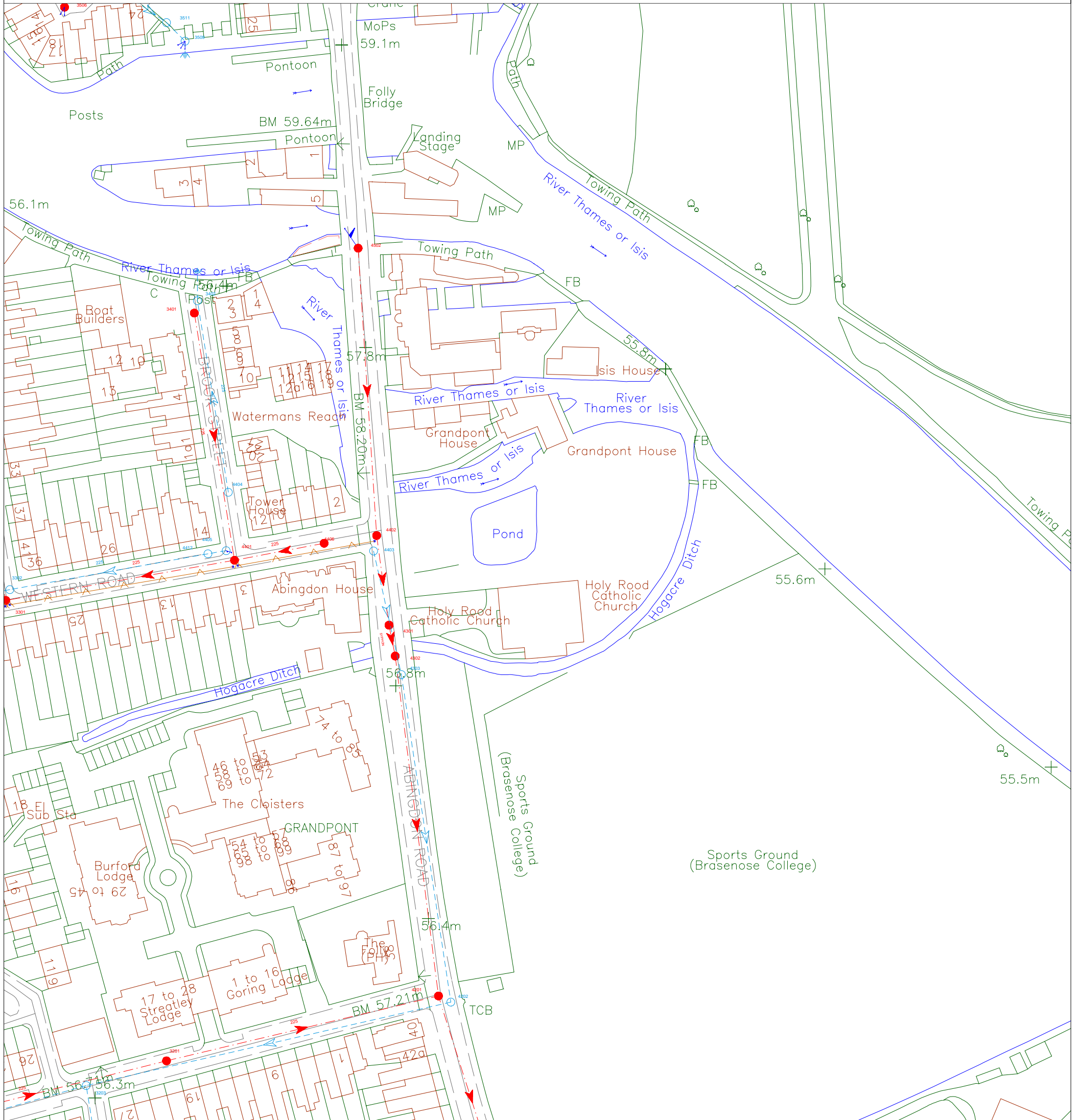
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Thames Water CDWS/CDWS Standard/2007_959379



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

100 metre intervals

ADS MapGuide hardcopy facility - Normal Map.

The plot is centred on (451500,205366) which is in SP5105SE. Printed on 5 December 2007 at 17:52:21 by epenn.

Comments:

Sewer map

Printbox (451327, 205135) - (451672, 205596)
 Central MapSheet: SP5105SE
 User: epenn
 Time: 5 December 2007 17:53:2

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NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates no survey information is available.

At (451368, 205148) there is a MANHOLE with SHORT NUMBER=3101	COVER=	56.31	INVERT=	55.48
At (451371, 205147) there is a MANHOLE with SHORT NUMBER=3102	COVER=	56.35	INVERT=	54.64
At (451380, 205242) there is a MANHOLE with SHORT NUMBER=3201	COVER=	56.43	INVERT=	54.70
At (451361, 205202) there is a MANHOLE with SHORT NUMBER=3202	COVER=	56.22	INVERT=	54.84
At (451354, 205234) there is a MANHOLE with SHORT NUMBER=3203	COVER=	56.32	INVERT=	55.22
At (451328, 205391) there is a MANHOLE with SHORT NUMBER=3301	COVER=	56.55	INVERT=	54.18
At (451329, 205394) there is a MANHOLE with SHORT NUMBER=3302	COVER=	56.56	INVERT=	55.48
At (451389, 205484) there is a MANHOLE with SHORT NUMBER=3401	COVER=	56.37	INVERT=	55.28
At (451390, 205488) there is a MANHOLE with SHORT NUMBER=3402	COVER=	56.32	INVERT=	55.50
At (451347, 205583) there is a MANHOLE with SHORT NUMBER=3506	COVER=	56.67	INVERT=	55.77
At (451346, 205587) there is a MANHOLE with SHORT NUMBER=3507	COVER=	56.67	INVERT=	55.15
At (451386, 205572) there is a MANHOLE with SHORT NUMBER=3509	COVER=	56.73	INVERT=	54.66
At (451367, 205587) there is a MANHOLE with SHORT NUMBER=3510	COVER=	56.69	INVERT=	54.91
At (451380, 205578) there is a MANHOLE with SHORT NUMBER=3511	COVER=	56.81	INVERT=	54.78
At (451335, 205602) there is a MANHOLE with SHORT NUMBER=3619	COVER=	56.75	INVERT=	55.39
At (451429, 205158) there is a MANHOLE with SHORT NUMBER=4101	COVER=	56.60	INVERT=	54.52
At (451489, 205197) there is a MANHOLE with SHORT NUMBER=4102	COVER=	56.67	INVERT=	-9999.00
At (451495, 205173) there is a MANHOLE with SHORT NUMBER=4103	COVER=	56.70	INVERT=	-9999.00
At (451468, 205263) there is a MANHOLE with SHORT NUMBER=4201	COVER=	56.55	INVERT=	-9999.00
At (451472, 205261) there is a MANHOLE with SHORT NUMBER=4202	COVER=	56.47	INVERT=	-9999.00
At (451452, 205383) there is a MANHOLE with SHORT NUMBER=4301	COVER=	57.20	INVERT=	-9999.00
At (451454, 205373) there is a MANHOLE with SHORT NUMBER=4302	COVER=	57.13	INVERT=	-9999.00
At (451456, 205367) there is a MANHOLE with SHORT NUMBER=4303	COVER=	57.06	INVERT=	-9999.00
At (451402, 205404) there is a MANHOLE with SHORT NUMBER=4401	COVER=	56.65	INVERT=	54.61
At (451448, 205412) there is a MANHOLE with SHORT NUMBER=4402	COVER=	57.35	INVERT=	-9999.00
At (451447, 205407) there is a MANHOLE with SHORT NUMBER=4403	COVER=	57.34	INVERT=	-9999.00
At (451400, 205426) there is a MANHOLE with SHORT NUMBER=4404	COVER=	56.46	INVERT=	55.64
At (451399, 205407) there is a MANHOLE with SHORT NUMBER=4405	COVER=	56.58	INVERT=	55.56
At (451431, 205410) there is a MANHOLE with SHORT NUMBER=4406	COVER=	56.98	INVERT=	54.81
At (451393, 205406) there is a MANHOLE with SHORT NUMBER=4412	COVER=	-9999.00	INVERT=	-9999.00
At (451442, 205505) there is a MANHOLE with SHORT NUMBER=4502	COVER=	58.49	INVERT=	-9999.00


















Commercial Drainage & Water Search Sewer Key

Public Sewer Types (Operated & Maintained by Thames Water)

-  **Foul:** A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
-  **Surface Water:** A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
-  **Combined:** A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
-  Joint
-  Trunk Foul
-  Trunk Surface Water
-  Trunk Combined
-  Storm Relief
-  Bio-solids (Sludge)
-  Vent Pipe
-  Trade Effluent
-  Proposed Thames Surface Water Sewer
-  Proposed Thames Water Foul Sewer
-  Gallery
-  Foul Rising Main
-  Surface Water Rising Main
-  Combined Rising Main
-  Sludge Rising Main
-  Proposed Thames Water Rising Main
-  Vacuum
-  Syphon



















Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

-  **AV** Air Valve
-  **LH** Lamp Hole
-  **BS** Blind Shaft
-  **LS** Lifting Shaft
-  **CP** Catch Pit
-  **ME** Meter
-  **DC** Dam Chase
-  **RE** Rodding Eye
-  **DF** Double Flushing Tank / Chamber
-  **VC** Vent Column
-  **SF** Single Flushing Tank / Chamber
-  **VT** Vent
-  **HB** Hatch Box
-  **WO** Washout
-  **Other** (specified on plan)







Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

-  **BD** Backdrop Manhole
-  **HY** Hydrobrake
-  **BV** Butterfly Valve
-  **PI** Petrol Interceptor
-  **CL** Clough
-  **PS** Penstock
-  **DB** Dam Board
-  **RV** Reflux Valve
-  **DP** Drop Pipe
-  **ST** Step
-  **DS** Drop Shaft
-  **SV** Sluice Valve
-  **FL** Flume
-  **TA** Tank
-  **FV** Flap Valve
-  **WW** Weir
-  **HW** Headwall
-  **Other** (specified on plan)






End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol, Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

-  **STW** Effluent Discharge
-  **Undefined End**
-  **SA** Soakaway
-  **GU** Gully
-  **Outfall**
-  **Inlet**









Other Symbols

Symbols used on maps which do not fall under other general categories









-  **Public/Private Pumping Station**
-  **Change of characteristic indicator (C.O.C.I.)**
-  **Sewage Treatment Works**
-  **IL** Invert Level
-  **Summit**

Areas

Lines denoting areas of underground surveys, etc.

-  **Building over Case (BOC No.) or Low Lying Land (LLL No.)**
-  **Sewage Treatment Works or Pumping Station**
-  **Area under Adoption Agreement**
-  **Survey Area**
-  **Drawing Area or chamber**
-  **Licence Area**
-  **Area pending Adoption Agreement**
-  **Other Area** (specified on plan)

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

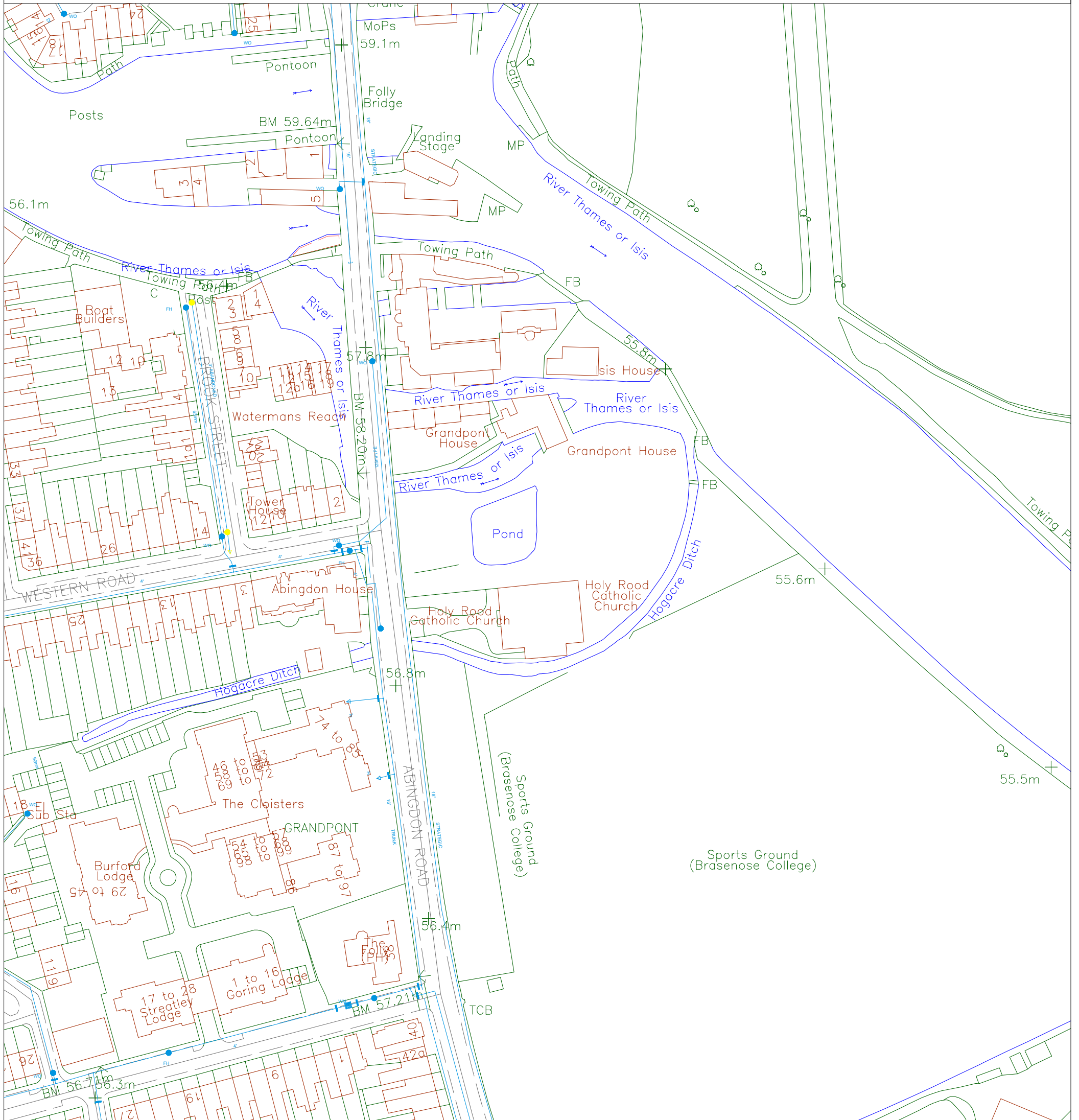
-  **Foul Sewer**
-  **Surface Water Sewer**
-  **Combined Sewer**
-  **Highway Drain**
-  **Culverted Watercourse**
-  **Proposed**
-  **Status Unknown**
-  **Abandoned Sewer**

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) For symbols referred to as 'Other' on this key, please see the plan for further information.
- 5) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.

6) -9999.00 or 0 on a manhole level indicates that data is unavailable.

7) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. When cover and invert levels appear on a plan they are clearly prefixed by 'CL' and 'IL'. If you are unsure about any text or symbology present on the plan, please contact a member of Property Insight on 0118 925 1504.



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

100 metre intervals

ADS MapGuide hardcopy facility - Normal Map.

The plot is centred on (451500,205366) which is in SP5105SE. Printed on 5 December 2007 at 17:53:49 by epenn.

Comments:

Water map



Commercial Drainage & Water Search Water Key

Water Pipes (Operated & Maintained by Thames Water)

- 4"** **Distribution Main:** The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
- 16" TRUNK** **Trunk Main:** A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.
- 3" SUPPLY** **Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.
- 3" FIRE** **Fire Main:** Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
- 3" METERED** **Metered Pipe:** A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
- Transmission Tunnel:** A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
- 800mm RAW WATER** **Raw Water Main:** A main that carries untreated water rather than water that is safe to drink. These mains are usually found near reservoirs where their purpose is to link reservoirs or to feed untreated water from a reservoir into a water treatment works.
- Other (Specified on plan)**
- Proposed Main:** A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

Depth of Water Pipes (Normal Cover)

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 8")
600mm and bigger (24" plus)	1200mm (4')

Hydrants

- Single Hydrant
- Double Hydrant

The abbreviations below indicate the use of the hydrant symbols above.

- FH Fire Hydrant
- WO Washout
- RWH Raw Water Hydrant
- P Private Hydrant

Meters

- Meter

The abbreviations below indicate the use of the meter symbol above. Meter symbols without an abbreviation should be taken as revenue meters.

- ZM Zonal
- DM District
- WM Waste

Valves

- Open General Purpose Valve

The abbreviations below indicate the type of the valve symbol above.

- BF Butterfly
- BP Bypass
- EV Emptying
- SV Sluice
- Closed General Purpose Valve

The abbreviations below indicate the use of the valve symbol above.

- DBV District Boundary Valve
- DPV District Pressure Valve
- PBV Pressure Boundary Valve
- SSV Stand Shut Valve
- ZBV Zonal Boundary Valve
- ZZ Other (specified on plan)
- Air Valve

The abbreviations below indicate the use of the valve symbol above.

- AV Air Valve
- AC Air Cock (manual air valve)
- AAV Automatic Air Valve



The abbreviations below indicate the use of the valve symbol above.

- PS Pressure Sustaining
- PC Pressure Controlling
- Pressure Reducing
- Reflux Non-Return Valve (NRA)
- Stopcock

End Items

Symbol indicating what happens at the end of a water main.

- Blank Flange
- Capped End
- Emptying Pit
- Undefined End
- Manifold
- Customer Supply
- Fire Supply

Supply Assets



The abbreviations below indicate the use of the supply asset symbol above.

- BS Booster Station
- PS Pumping Station
- SI Inspection Shaft
- SP Pumping Shaft
- SR Service Reservoir
- TO Tower
- TW Treatment Works
- XX Other (specified on plan)

Other Symbols

- Protection Test Point
- Protection Point / Anode
- Pressure Transducer / Critical Pressure Point
- Data Logger
- Telemetry Pit / Chamber
- Other (specified on plan)

Other Water Pipes (Not Operated or Maintained by Thames Water)

ANGLIAN **Other Water Company Main:** Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.

Private Main: Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.

Commercial Drainage & Water Search Terms and Conditions

Customer and Clients are asked to note these terms, which govern the basis on which this Commercial Drainage & Water search is supplied

Definitions

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

'Company' means a water service company or their data service provider producing the Report.

'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.

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

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

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

'Thames Water' means Thames Water Utilities Limited registered in England and Wales under number 2366661 whose registered office is at Clearwater Court, Vastern Road, Reading, Berks, RG1 8DB;

Agreement

1 Thames Water 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 Thames Water 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 Thames Water 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 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, completeness and legibility of the address and other information 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 Thames Water 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 works made in the vicinity of apparatus shown on any maps.

Liability

3 Thames Water 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 Thames Water's reasonable control or the acts or omissions of any party for whom Thames Water are not responsible.

3.1 Where the Customer sells this report to a Client (other than in the case of a bona fide legal adviser recharging the cost of the Report as a disbursement) Thames Water shall not in any circumstances (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) be liable for any loss or damage whatsoever and the Customer shall indemnify Thames Water in respect of any claim by the Client.

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

3.3 Except in respect of death or personal injury caused by negligence, or as expressly provided in these Terms:

3.3.1 The entire liability of Thames Water or the Company as the case may be in respect of all causes of action arising under or in connection with the Report (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) shall not exceed £2,000,000 (two million pounds); and

3.3.2 Thames Water shall not in any circumstances (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) be liable for any loss of profit, loss of goodwill, loss of reputation, loss of business or any indirect, special or consequential loss, damage or other claims, costs or expenses;

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 Thames Water or the Company as the case may be. No intellectual or other property rights are transferred or licensed to the Customer or the Client except to the extent expressly provided

4.1 The Customer or Client is entitled to make copies of the Report but is not permitted to copy any maps contained in, or attached to the Report

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

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

4.4 The Customer and the Client agree to indemnify Thames Water or the Company as the case may be against any losses, costs, claims and damage suffered by Thames Water or the Company as the case may be as a result of any breach by either of them of the terms of paragraphs 4.1 to 4.3 inclusive.

Payment

5. Unless otherwise stated all prices are inclusive of VAT. The Customer shall pay for the price of the Report specified by Thames Water, without any set off, deduction or counterclaim.

5.1 Unless payment has been received in advance, Customers shall be invoiced for the agreed fee once their request has been processed. Any such invoice must be paid within 14 days. Where the Customer has an account with Thames Water, payment terms will be as agreed with Thames Water.

5.2 No payment shall be deemed to have been received until Thames Water has received cleared funds.

5.3 If the Customer fails to pay Thames Water any sum due Thames Water shall be entitled but not obliged to charge the Customer interest on the sum from the due date for payment at the annual rate of 2% above the base lending rate from time to time of Natwest Bank, accruing on a daily basis until payment is made. Thames Water reserves the right to claim interest under the Late Payment of Commercial Debts (Interest) Act 1998.

5.4 Thames Water reserves the right to increase fees on reasonable prior written notice at any time.

Cancellations or Alterations

6. Once an Order is placed, Thames Water shall not be under any obligation to accept any request to cancel that Order and payment for the Order shall still be due upon completion of the Report. In cases where an error has been made in the original Order (e.g. the Customer has supplied an incorrect address), the Customer will need to place a second Order, detailing the correct information, and shall be liable to pay a second charge in accordance with clause 5 above.

Delivery

7. On receiving your order the reports will be posted to you within 10 working days from receipt.

7.1 Delivery is subject to local post conditions and regulations. All items should arrive within 12 working days, but Thames Water cannot be held responsible should delays be caused by local post conditions, postal strikes or other causes beyond the control of Thames Water.

General

8. 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.

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

8.2 Nothing in this notice shall in any way restrict the Customer or Clients statutory or any other rights of access to the information contained in the Report.

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