Drainage and Water Enquiry

Search address:
1 SAMPLE STREET
SAMPLE TOWN
AB1 CD2

Search ordered by:
Dev Geo Company
Osprey House
1 Percy Road
The Stukeleys
Huntingdon
PE29 6SZ

For any queries please contact our dedicated customer service team on 0845 070 9109.

Our standard terms and conditions for Residential Drainage and Water enquiries apply to this report. They are included in this search document and are available on our website, www.geodesys.com

The following records are searched in compiling drainage and water reports:
- The Map of Public Sewers.
- The Map of Waterworks.
- Water and sewer billing records.
- The Register of Properties subject to Internal Foul Flooding.
- The Register of Properties subject to Poor Water Pressure.
- The Drinking Water Register, and, where necessary; information from other water companies.
Did you know?

Geodesys is a trusted brand providing a full range of conveyancing searches for residential and commercial properties throughout England and Wales.

Geodesys, a trading name of Anglian Water Services Limited, is responsible in respect of the following:

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

Professional Standards

Geodesys is an executive member of CoPSO (Council of Property Search Organisations), the trade association working towards a more efficient and effective market for searches.

We also comply with the rules set out in the PCCB (Property Codes Compliance Board) Search Code, a code of practice that ensures the delivery of high quality products across the property search industry. See Appendix 4 for more information.

Geodesys is certified to ISO 9001 (Quality) and ISO 22301 (Business Continuity) management systems by LRQA. This helps ensure that we minimise any systems downtime by having plans in place for dealing with the unexpected and managing risk.

Private Sewer Transfer

On 1 October 2011 ownership of private sewers and lateral drains changed in accordance with The Water Industry (schemes for Adoption of Private Sewers) Regulations 2011. The contents of this search may not reflect these changes. Please visit www.anglianwater.co.uk/sewerswitchover for more details. Further information is also supplied in Appendix 3.

Mapping Services

Through our sister brand, digdat, we also offer an online mapping service providing:

1. Ordnance Survey maps (ideal for unregistered land);
2. Location plans of underground assets for various utilities including Anglian Water and Hartlepool Water.

Find out more at www.digdat.co.uk
## Summary of Responses:

### Maps

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
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<tbody>
<tr>
<td>1.1 Where relevant, please include a copy of an extract from the public sewer map.</td>
<td>Map Included</td>
</tr>
<tr>
<td>1.2 Where relevant, please include a copy of an extract from the map of waterworks.</td>
<td>Map Included</td>
</tr>
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### Drainage

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
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<tbody>
<tr>
<td>2.1 Does foul water from the property drain to a public sewer?</td>
<td>Yes</td>
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<tr>
<td>2.2 Does surface water from the property drain to a public sewer?</td>
<td>Yes</td>
</tr>
<tr>
<td>2.3 Is a surface water drainage charge payable?</td>
<td>Yes</td>
</tr>
<tr>
<td>2.4 Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?</td>
<td>No</td>
</tr>
<tr>
<td>2.5 Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?</td>
<td>Yes</td>
</tr>
<tr>
<td>2.6 Are any sewers or lateral drains serving, or which are proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?</td>
<td>No</td>
</tr>
<tr>
<td>2.7 Has any 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?</td>
<td>Not Applicable</td>
</tr>
<tr>
<td>2.8 Is any building which is, or forms part of the property, at risk of internal flooding due to overloaded public sewers?</td>
<td>No</td>
</tr>
<tr>
<td>2.9 Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.</td>
<td>See Answer</td>
</tr>
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### Water

<table>
<thead>
<tr>
<th>Question</th>
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<tbody>
<tr>
<td>3.1 Is the property connected to mains water supply?</td>
<td>Yes</td>
</tr>
<tr>
<td>3.2 Are there any water mains, resource mains or discharge pipes within the boundaries of the property?</td>
<td>No</td>
</tr>
<tr>
<td>3.3 Is any water main or service pipe serving, or which is proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?</td>
<td>No</td>
</tr>
<tr>
<td>3.4 Is this property at risk of receiving low water pressure or flow?</td>
<td>No</td>
</tr>
<tr>
<td>3.5 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.</td>
<td>See Answer</td>
</tr>
<tr>
<td>3.6 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.</td>
<td>See Answer</td>
</tr>
<tr>
<td>3.7 Please include details of the location of any water meter serving the property.</td>
<td>See Answer</td>
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### Charging

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</thead>
<tbody>
<tr>
<td>4.1 Who are the sewerage and water undertakers for the area?</td>
<td>Anglian Water Services Limited and Anglian Water Services Limited</td>
</tr>
<tr>
<td>4.2 Who bills the property for sewerage services?</td>
<td>Anglian Water Services Limited</td>
</tr>
<tr>
<td>4.3 Who bills the property for water services?</td>
<td>Anglian Water Services Limited</td>
</tr>
<tr>
<td>4.4 What is the current basis for charging for sewerage and/or water services at the property?</td>
<td>Measured</td>
</tr>
<tr>
<td>4.5 Will the basis for charging for sewerage and water services at the property change as a consequence of a change of occupation?</td>
<td>Measured</td>
</tr>
</tbody>
</table>
Maps

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

Answer  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.

Guidance Notes  Public Sewers are defined as those for which Anglian Water Services Limited holds statutory responsibility under the Water Industry Act 1991. Anglian Water Services Limited 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. 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. Assets other than public sewers may be shown on the copy extract for information.

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

Answer  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.

Guidance Notes  The map of the waterworks has been supplied by: Anglian Water Services Limited Lancaster House Lancaster Way Huntingdon Camb CAMBS PE29 6YJ Tel: 03457 145 145 www.anglianwater.co.uk 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. The enclosed extract of the public water main record shows 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.
Drainage

**Question 2.1 Does foul water from the property drain to a public sewer?**

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

**Guidance Notes**
Anglian Water Services Limited is not responsible for any private drains and sewers that connect the property to the public sewerage system, and does not hold details of these. The property owner will normally have sole responsibility for private drains serving the property.

An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

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

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

**Guidance Notes**
Anglian Water Services Limited is 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.

If on inspection the buyer finds that the property is not connected for surface water drainage, the property may be eligible for a rebate of the surface water drainage charge. Details can be obtained from the company tel: 0800 169 3271.

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.

**Question 2.3 Is a surface water drainage charge payable?**

**Answer**
Records confirm that a surface water drainage charge is payable for the property at £38.00 for each financial year.

**Guidance Notes**
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 owners believe that surface water does not drain to the public sewerage system, application can be made to the water company to end surface water charges (freephone 0800 169 3271 for more details).

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

**Answer**
The public sewer map included indicates that there are no public sewers, disposal mains or lateral drains within the boundaries of the property. However, on 1 October 2011, private sewers that serve a single property and lie outside the boundary of that property, were transferred into public ownership. Therefore there may be additional public sewers, disposal mains or lateral drains which are not recorded on the public sewer map but which may prevent or restrict development of the property.

**Guidance Notes**
The boundary of the property has been determined by reference to the Ordnance Survey record.

The presence of a public sewer running within the boundary may restrict further development. Anglian Water Services Limited 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 are checked with the developer.
Question 2.5 Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?

Answer

The public sewer map included indicates that there is a public sewer within 30.48 metres (100 feet) of a building within the property. (See supplied extract from the public sewer map). On 1 October 2011 private sewers were transferred into public ownership, therefore there may be additional lateral drains and/or public sewers which are not recorded on the public sewer map but are also within 30.48 metres (100 feet) of a building within the property.

Guidance Notes

The presence of a public sewer within 30.48 metres (100 feet) of any building within the boundary of 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 any building 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.

Question 2.6 Are any sewers or lateral drains serving, or which are proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?

Answer

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

Guidance Notes

This enquiry is of interest to purchasers of new properties 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 public drains and sewers for which they will hold maintenance and renewal liabilities.

On 1 October 2011 all foul Section 104 sewers laid before 1 July 2011 were transferred into public ownership, excluding those that discharge to a privately owned sewage treatment or collection facility. All surface Section 104 sewers that do not discharge to a public watercourse were also transferred. Our mapping records are currently being reviewed and updated and may not yet reflect this change, therefore there may be additional public sewers, disposal mains or lateral drains which are not yet recorded on the public sewer map or public sewers that still show as Section 104 sewers.

Question 2.7 Has a Sewerage Undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?

Answer

The company’s records confirm that there is not a statutory agreement or consent in respect of building over/near a public sewer at this property. For historical reasons the company may not be aware of some agreements or consents which have been entered into by the local authority. Whilst an ‘agreement’ may not exist, current Building Regulation guidance permits building over/near sewers in certain circumstances. Consent without an agreement may have been issued by Anglian Water or independently by the Building Control Body. As long as the extension has a valid building regulations certificate then this should prove adequate assurance to the purchaser.

Guidance Notes

Anglian Water Services Limited is obliged to maintain its sewers. If any problem was to arise, Anglian Water Services Limited would investigate the problem and 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. In advance of any problem it is difficult to predict the effect the works would have on the property. Similarly, the position as to liability of both the property owner and Anglian Water Services Limited would need to be ascertained.

On 1 October 2011 private sewers were transferred into public ownership, therefore there may be additional public sewers, disposal mains or lateral drains which are not recorded on the public sewer map but which may further prevent or restrict development of the property.
Question 2.8 Is any building which is or forms part of the property, at risk of internal flooding due to overloaded public sewers?

Answer  The property is not recorded as being at risk of internal flooding due to overloaded public sewers. On 1 October 2011 private sewers, disposal mains and lateral drains were transferred into public ownership. It is therefore possible that a property may be at risk of internal flooding due to an overloaded public sewer which Anglian Water may not be aware of. For further information it is recommended that enquiries are made of the vendor as to any previous flooding occurrences.

Guidance Notes 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 blockage, 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 reported annually to the Director General of Water Services. These are defined as properties that have suffered, or are likely to suffer, 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 Anglian Water Services Limited. This report excluded flooding from private sewers and drains and Anglian Water Services Limited makes no comment upon this matter.

For further information please visit www.anglianwater.co.uk or contact Anglian Water customer services on 03457 145 145.

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

Answer  The nearest sewage treatment works is 1.54 kilometres to the South East of the property. The name of the sewage treatment works is SAWTRY STW (Anglian Water Services Ltd).

Guidance Notes 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, therefore, that there may be a private sewage treatment works closer than the one detailed above that has not been identified.
Question 3.1 Is the property connected to mains water supply?

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

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

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

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

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

Answer  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.

Guidance Notes  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.
Please note this could relate to a piece of land and is not subject to an adoption agreement.
Question 3.4 Is the property at risk of receiving low water pressure or flow?

Answer

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

Guidance Notes

"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 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 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 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. Water Undertakers 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: Water Undertakers should not report under DG2 low pressures caused by planned maintenance. It is not intended that water undertakers identify the number of properties affected in each instance. However, water undertakers must maintain sufficiently accurate records to verify that low pressure incidents that are excluded from DG2 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.

Low pressure incident of a short duration: Properties affected by low pressure 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.
Question 3.5 Please include details of a water quality analysis made by the water undertaker for the water supply zone in respect of the most recent calendar year

Answer

The property is situated within our Huntingdon North Public Water Supply Zone (PWSZ) and the water within this PWSZ is safe to drink. The majority of analytical tests carried out on water within the Huntingdon North PWSZ met the standards prescribed by the 2000 Regulations (as amended). However, 1 test of 26 taken from the supply zone failed to meet the standard for pesticides and 26 tests of 26 taken from the Water Treatment Works supplying this Public Water Supply Zone failed to meet the standard for metaldehyde. Elevated pesticide levels have been found in the raw water supplying the Water Treatment Works. We are working with a wide range of other agencies, including the agricultural community, on ways in which levels of metaldehyde can be reduced in the environment. There is no risk to health from metaldehyde at this level.

Guidance Notes

Anglian Water investigates all infringements of drinking water quality standards thoroughly and takes appropriate corrective actions to resolve any problems. If there was any risk to public health from the quality of drinking water supplied, the Company would inform customers immediately, advise them not to drink the water until the risk had been removed and would take appropriate steps to advise and protect their customers.

For more detailed information, visit www.anglianwater.co.uk, or telephone 0845 070 9109 or write to Geodesys, PO Box 485, Huntingdon, Cambridgeshire, PE29 6YB.

Water companies have a duty to provide wholesome water that meets the standards of the Water Supply (Water Quality) Regulations 2000. Water quality is normally tested at the tap used for domestic consumption, usually the kitchen. However, the owner/occupier is responsible for any deterioration in water quality that is a result of the supply pipe and the plumbing within the property and 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 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.

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 (Telephone Anglian Water Customer Services on: 03457 145 145).

The water company undertakes a monitoring programme to establish water quality that includes random sampling from 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 supply pipe and the plumbing within the property.

Samples are taken from a random selection of addresses within a water supply zone and the results of these samples represent the zonal performance. Water Quality zones are allowed to have a population equivalent of up to 86,000 and can cover large geographical areas. There is only a small possibility that the results of samples reported were taken from the property in question.

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 operations can be examined.

Question 3.6 Please include details of any departures authorised by the Secretary of State under Part 6 of the 2000 Regulations from the provisions of Part 3 of those Regulations.

Answer

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

Guidance Notes

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 3.7 Please include details of the location of any water meter serving the property

Answer

Records indicate that the property is served by a water meter, which is located not within the dwelling-house which is or forms part of the property, and in particular is located IN VRG.
Question 4.1  Who are the sewerage and water undertakers for the area?

Answer  

Question 4.2  Who bills the property for sewerage services?

Answer  
The property is billed for sewerage services by:
Anglian Water Services Limited
Lancaster House
Lancaster Way
Huntingdon
Cambs
PE29 6YJ
Tel: 03457 145 145
www.anglianwater.co.uk

Question 4.3  Who bills the property for water services?

Answer  
The property is billed for water services by:
Anglian Water Services Limited
Lancaster House
Lancaster Way
Huntingdon
Cambs
PE29 6YJ
Tel: 03457 145 145
www.anglianwater.co.uk

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

Answer  
The charges are based on actual volumes of water measured through a water meter. ("metered-supply")
The meter serial number is: 000000
The property reference number is: 00000000

Guidance Notes  
Water and sewerage companies full charges are set out in their charge schemes which are available from the company free of charge upon request.
Question 4.5 Will the basis for charging for sewerage and water services at the property change as a consequence of a change of occupation?

Answer  The basis for charges will be based on a metered supply.

Guidance Notes  Water and Sewerage companies full charges are set out in their charges schemes which are available from the company free of charge upon request. On change of occupation, the Company may install a meter at the premises and base charges upon 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: watering the garden, other than by hand (this includes the use of sprinklers) Automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres.
Where charges are levied to a third party, the occupier needs to contact the vendor to confirm charging arrangements.
APPENDIX 1: General Interpretation

(1) In this Schedule-
"the 1991 Act" means the Water Industry Act 1991(a);
"the 2000 Regulations" means the Water Quality Regulations 2000(b);
"the 2001 Regulations" means the Water Supply (Water Quality) Regulations 2001(c);
"adaptation agreement" means an agreement made or to be made under Section 51A(1) or 104(1) of the 1991 Act (d);
"bond" means a surety granted by a developer who is a party to an adaptation agreement;
"bond waiver" means an agreement with a developer for the provision of a form of financial security as a substitute for a bond;
"calendar year" means the twelve months ending with 31st December;
"discharge pipe" means a pipe from which discharges are made or are to be made under Section 165(1) of the 1991 Act;
"disposal main" means (subject to Section 219(2) of the 1991 Act) any outfall pipe or other pipe which-
(a) is a pipe for the conveyance of effluent to or from any sewage disposal works, whether of a sewerage undertaker or of any other person; and
(b) is not a public sewer;
"drain" means (subject to Section 219(2) of the 1991 Act) a drain used for the drainage of one building or any buildings or yards appurtenant to buildings within the same curtilage;
"effluent" means any liquid, including particles of matter and other substances in suspension in the liquid;
"financial year" means the twelve months ending with 31st March;
"lateral drain" means-
(a) that part of a drain which runs from the curtilage of a building (or buildings or yards within the same curtilage) to the sewer with which the drain communicates or is to communicate; or
(b) (if different and the context so requires) the part of a drain identified in a declaration of vesting made under Section 102 of the 1991 Act or in an agreement made under Section 104 of that Act (e);
"licensed water supplier" means a company which is the holder for the time being of a water supply licence under Section 17A(1) of the 1991 Act(f);
"maintenance period" means the period so specified in an adoption agreement as a period of time-
(a) from the date of issue of a certificate by a sewerage undertaker to the effect that a developer has built (or substantially built) a private sewer or lateral drain to that undertaker's satisfaction; and
(b) until the date that private sewer or lateral drain is vested in the sewerage undertaker;
"map of waterworks" means the map made available under section 198(3) of the 1991 Act in relation to the information specified in subsection (1A);
"map of waterworks" means the map made available under Section 198(3) of the 1991 Act (g);
"private sewer" means a pipe or pipes which drain foul or surface water, or both, from premises, and are not vested in a sewerage undertaker;
"public sewer" means, subject to Section 106(1A) of the 1991 Act(h), a sewer for the time being vested in a sewerage undertaker in its capacity as such, whether vested in that undertaker-
(a) by virtue of a scheme under Schedule 2 to the Water Act 1989(i); (b) by virtue of a scheme under Schedule 2 to the 1991 Act (j);
(c) under Section 179 of the 1991 Act (k); or
(d) otherwise;
"public sewer map" means the map made available under Section 199(5) of the 1991 Act (l);
"resource main" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a trunk main, which is or is to be used for the purpose of-
(a) conveying water from one source of supply to another, from a source of supply to a regulating reservoir or from a regulating reservoir to a source of supply; or
(b) giving or taking a supply of water in bulk;
"sewerage services" includes the collection and disposal of foul and surface water and any other services which are required to be provided by a sewerage undertaker for the purpose of carrying out its functions;
"Sewerage Undertaker" means the Company appointed to be the sewerage undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated;
"surface water" includes water from roofs and other impermeable surfaces within the curtilage of the property;
"water main" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a pipe for the time being vested in a person other than the water undertaker, which is used or to be used by a water undertaker or licensed water supplier for the purpose of making a general supply of water available to customers or potential customers of the undertaker or supplier, as distinct from for the purpose of providing a supply to particular customers;
"water meter" means any apparatus for measuring or showing the volume of water supplied to, or of effluent discharged from any premises;
"water supply zone" means the names and areas designated by a water undertaker within its area of supply that are to be its water supply zones for that year; and
"Water Undertaker" means the Company appointed to be the water undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated.

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

(a) 1991 c.56.
(b) S.I. 2000/2184. These Regulations apply in relation to England.
(c) S.I. 2001/3911. These Regulations apply in relation to Wales.
(d) Section 51A was inserted by Section 92(2) of the Water Act 2003 (c. 37). Section 104(1) was amended by Section 96(4) of that Act.
(e) Various amendments have been made to Sections 102 and 104 by section 96 of the Water Act 2003.
(f) Inserted by Section 56 of and Schedule 4 to the Water Act 2003.
(g) Subsection (1A) was inserted by Section 92(5) of the Water Act 2003.
(h) Section 106(1A) was inserted by Section 99 of the Water Act 2003.
(i) 1989 c.15.
(j) To which there are various amendments made by Section 101(1) of and Schedule 8 to the Water Act 2003.
(k) To which there are various amendments made by Section 101(1) of and Schedule 8 to the Water Act 2003.
(l) Section 199 was amended by Section 97(1) and (8) of the Water Act 2003.
APPENDIX 2: Terms and Conditions

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

Definitions

‘Company’ means Anglian Water Services Limited trading as GEODESYS who produce the Report; its registered office being at Lancaster House, Lancaster Way, Huntingdon, Cambs, PE29 6YJ, and whose principal place of trading is at Osprey House, 1 Percy Road, Huntingdon, Cambridgeshire PE29 6ZQ, company number 2366656.

‘Order’ means any request for a report made by a Customer.

‘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 ordering the Order, either on their own behalf as Client, or, as an agent for a Client.

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

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

1 Agreement

1.1 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 section 2 of these terms. Where the Customer is ordering as an agent for the Client then the Customer shall be responsible for bringing these terms to the attention of the Client and the Purchaser.

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

2 The Report

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

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

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

2.3 The information contained in the Report is based upon the accuracy, completeness and legibility of the address and/or plans supplied by the Customer or Client or Purchaser.

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

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

2.6 In providing search reports and services we will comply with the Search Code.

3 Liability

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

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

3.3 The Report is produced only for use in relation to individual domestic property transactions which require the provision of drainage and water information and cannot be used for non-residential properties or any property used solely for carrying on a trade or business. When the Report is used for land only transactions the company’s entire liability (except to the extent provided by clause 3.4) in respect of all causes of action arising by reason of or in connection with the Report (whether by breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) shall be limited to £5,000. In any event, the Company shall not have any liability in contract, negligence or any other tort or for breach of statutory duty or otherwise in respect of any loss of profit, loss of revenue, loss of opportunity or anticipated savings, or any indirect or consequential loss or damage that may be suffered by the Customer, the Client or the Purchaser howsoever arising. The plans attached to the report are provided pursuant to the Company’s statutory duty to make such plans available for inspection (notwithstanding the provisions of this clause) and nothing in these terms shall exclude the Company’s liability for death or personal injury arising from its negligence.

4 Copyright and Confidentiality

4.1 The Customer, the Client and the Purchaser acknowledge that the Report is confidential and is intended for the personal use of the Client and the Purchaser and shall not be used or copied (in whole or in part) for any other use whatsoever, whether for commercial gain or otherwise. The copyright and any other intellectual property rights in the Report shall remain the property of the Company. No intellectual or other property rights are transferred or licensed to the Customer, the Client or the Purchaser except to the extent expressly provided herein.

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

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

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

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

4.6 The Customer, the Client and the Purchaser each agrees to indemnify the Company against any losses, costs, claims and damage suffered by the Company as a result of any breach by the relevant party of the terms of paragraphs 4.1 to 4.5 inclusive.

5 Payment

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

5.2 Payment must be received in advance unless an account has been set up with the Company. In these cases, payment terms will be as agreed with the Company, but in any event any invoice must be paid within 30 days.

5.3 The Company reserves the right to increase fees on reasonable prior written notice at any time.

6 Data Protection

6.1 We will process any personal data you provide to us in accordance with the Data Protection Act 1998. Any personal information you provide to us may be used for the purposes for which it is provided and to assist with our debt recovery processes. We may also disclose it to other companies in the Anglian Water Group (being Anglian Water Group Limited and its subsidiary companies) and their sub-contractors in connection with those purposes, but it will not be processed for other purposes or disclosed to other third parties without your express permission. We may also utilise any information we collect so that we are able to correctly administer, develop and improve the business and services we provide to our customers.

7 General

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

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

7.3 Nothing in these terms and conditions shall in any way restrict the Customer’s, the Client’s or the Purchaser’s statutory or any other rights of access to the information contained in the Report.

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

7.5 Before you agree to these Terms and Conditions, please note it is your responsibility to ensure you and your client are aware of them and that any objections are raised accordingly.

Order Ref: X856922-1
1 SAMPLE STREET, SAMPLE TOWN, AB1 CD2
APPENDIX 3: Private Sewer Transfer

From 1 October 2011, Anglian Water became responsible for looking after many more sewers and pipes that take used water from loos and sinks. This was due to a change in the law. If you’re connected to the public sewer system, Anglian Water is now responsible for the pipes that are outside your property boundary.

Simply put, in October 2011 Anglian Water became responsible for an estimated 23,500km of additional sewers and drains which were previously looked after by our customers. To put that in context, it is an increase of 60 percent on what we already owned.

Previously if there was a blockage in a sewer or used water pipe outside the boundary of your property, but connecting to the main sewer, you were probably responsible for sorting it out. Now, you are only responsible for pipes that are inside your property boundary that take away only your water.

The picture below shows examples for a pair of semi-detached houses, and a typical terraced street.

To find out more visit www.anglianwater.co.uk/sewerswitchover, or call 0845 026 5232.

Who should unblock or report a drain or sewer?

If there is a blockage or a repair is needed to a pipe that is not connected to the sewers, or it is within your boundary and only serves your property, then you are responsible for it.

If the problem is with a section of pipe that takes water from more than one property and connected to the public sewer system, it is the responsibility of Anglian Water. Please contact the team on 03457 145 145.

Public sewers

For sewers that have been adopted as a public sewer, or were built before 1 October 1937, then Anglian Water is responsible for sorting it out. Please call to report it on 03457 145 145.

More information about sewers and drains is available on the Anglian Water website.
This search has been produced by Geodesys, a trading name of Anglian Water Services Limited, Osprey House, 1 Percy Road, Huntingdon, Cambridgeshire, PE29 6SZ, Tel: 0845 070 9109, Email: customer.services@geodesys.com, DX: 123730 Huntingdon 6 which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the code.

The Search Code:

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

Please ask us if you would like a copy of the Search Code

The Code’s core principles

Firms which subscribe to the Search Code will:

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

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

Complaints

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

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

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

The TPOs contact details are: The Property Ombudsman scheme, Millford House, 43-55 Milford Street, Salisbury, Wiltshire, SP1 2BP, Tel: 01722 333 306, Fax: 01722 332 296, Email: admin@tpos.co.uk
This plan must be used in conjunction with the search results attached. The information shown on this drawing is based on the data currently recorded but the position must be regarded as approximate. Service pipes, private sewers and drains are not generally shown. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever is accepted for any error or omission. This information is valid for the date printed.

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WATER ASSET LEGEND

Potable Water
Raw Water
Decommissioned Water
Fitting
Hydrant

Title: X856922-1
Scale: 1:1250
Date: 20/10/14

Osprey House, 1 Percy Road, Huntingdon, PE29 6SZ
DX123730 Huntingdon 6
This plan must be used in conjunction with the search results attached. The information shown on this drawing is based on the data currently recorded but the position must be regarded as approximate.

Service pipes, private sewers and drains are not generally shown.

As from 1st October 2011 ownership of private sewers and lateral drains changed in accordance with The Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The contents of this map do not reflect these changes.

The actual position of all apparatus MUST be established by trial holes.

No liability whatsoever is accepted for any error or omission.

This information is valid for the date printed.

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