

# Sewer Flooding

## History Enquiry



Elliott Wood Partnership LLP

**Search address supplied**      The Hall School Charitable Trust  
23  
Crossfield Road  
London  
NW3 4NU

**Your reference**                      2150206 The Hall School Hampstead

**Our reference**                        SFH/SFH Standard/2015\_3055370

**Received date**                        **29 May 2015**

**Search date**                            **29 May 2015**

Thames Water Utilities Ltd

Property Searches  
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DX 151280 Slough 13

T 0118 925 1504

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I [www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)

Registered in England and Wales  
No. 2366661, Registered office  
Clearwater Court, Vastern Road  
Reading RG1 8DB

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**Search address supplied:** The Hall School Charitable Trust,23,Crossfield Road,London,NW3 4NU

**This search is recommended to check for any sewer flooding in a specific address or area**

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- (iv) compensation payments

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### History of Sewer Flooding

#### **Is the requested address or area at risk of flooding due to overloaded public sewers?**

The flooding records held by Thames Water indicate incidents of flooding as a result of surcharging of public sewers in the area. Although Thames Water may have records of sewer flooding within the area, the details of the effect of this flooding on individual properties should be obtained from the current owners. This should include flooding from water courses and highway drains, neither, of which are the responsibility of Thames Water.

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: 0800 316 9800 or website [www.thameswater.co.uk](http://www.thameswater.co.uk)

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