

# SuDSmart Plus



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66015R1

Report status:  
Final

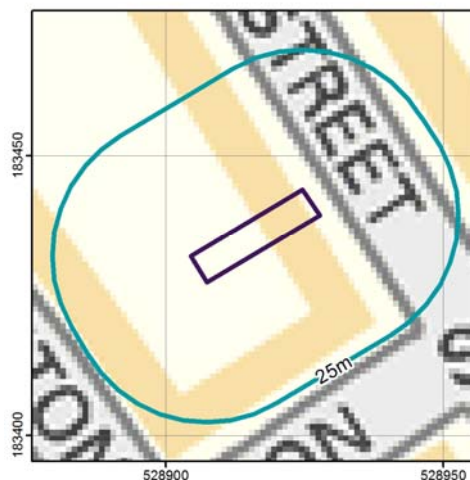
Date issued:  
2017-03-24

## Site address:

47 Albert Street, London, NW1 7LX

## Overview:

A combination of SuDS features, comprising a green roof and permeable paving are proposed for the Site. These features should be designed to attenuate a surface water runoff volume of 4.7 m<sup>3</sup>, to reduce peak runoff rates and volumes, storing the existing runoff volume from the Site during a 1 in 100 year storm event (including a 40% allowance for climate change).



# 1. Executive summary

## SuDS suitability

**Comments:** Options include discharging to highway drains.

Risk	Issue	Result
SuDS suitability	What is the infiltration potential at the Site?	Moderate to Low
	What is the potential to discharge to surface water features?	Low
	What is the potential to discharge to sewers?	High
Flooding	What is the overall flood risk at the Site?	Negligible
Pollution	Is the groundwater a protected resource?	No
	Is the surface water feature a protected resource?	No

## SuDS volume summary

Potential increase in runoff due to the development* <sup>1</sup> <small>Minimum attenuation assuming some off-site discharge.</small>	Total runoff including climate change (+40%)* <sup>1</sup> <small>Maximum attenuation assuming no off-site discharge</small>	Change in impermeable area on a previously developed site <small>As a % of total area</small>
0 m <sup>3</sup>	+17 m <sup>3</sup>	0.6%

\*<sup>1</sup> for the 6 hour, 1 in 100 year event excluding mitigation

## Next steps

As the underlying geology is relatively impermeable, it is unlikely to support focused infiltration to ground and there are no surface water features within the vicinity of the Site. Therefore, the optimum solution is for surface water to be discharged into the nearby combined or surface water sewers, approval on the runoff rate and connection should be sought from Thames Water prior to discharging.

#### Environmental and ecological considerations:

The Site is not located within a Special Protected Area (SPA) or a Site of Special Scientific Interest (SSSI).

#### CDM considerations:

If your development is defined as 'Construction Work' under CDM 2015, you or the organisation that is having the work carried out will be defined as 'the Client' and have specific duties under the Regulations. A full list of CDM considerations and our Terms and Conditions can be found on our website, the links can be found in section 14 at the back of this report.

## 2. Site location

Report prepared on:

2017-03-24

Site area:

158.5 m<sup>2</sup>

Current use:

Residential

Proposed use:

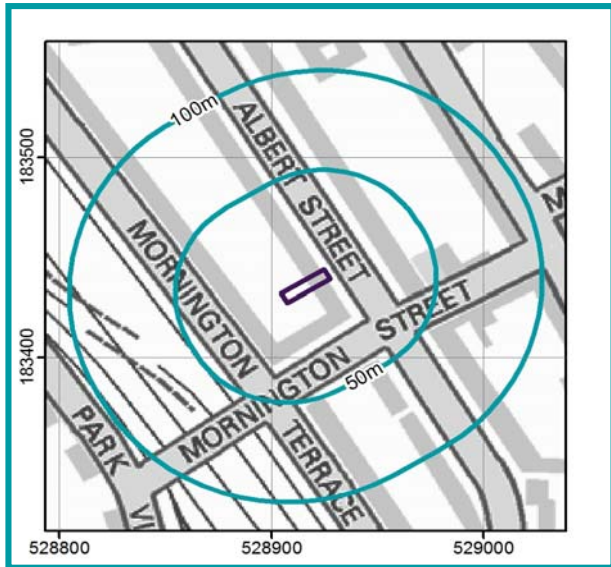
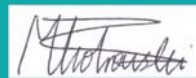
Subterranean extension

Report author:

Sam Cogan

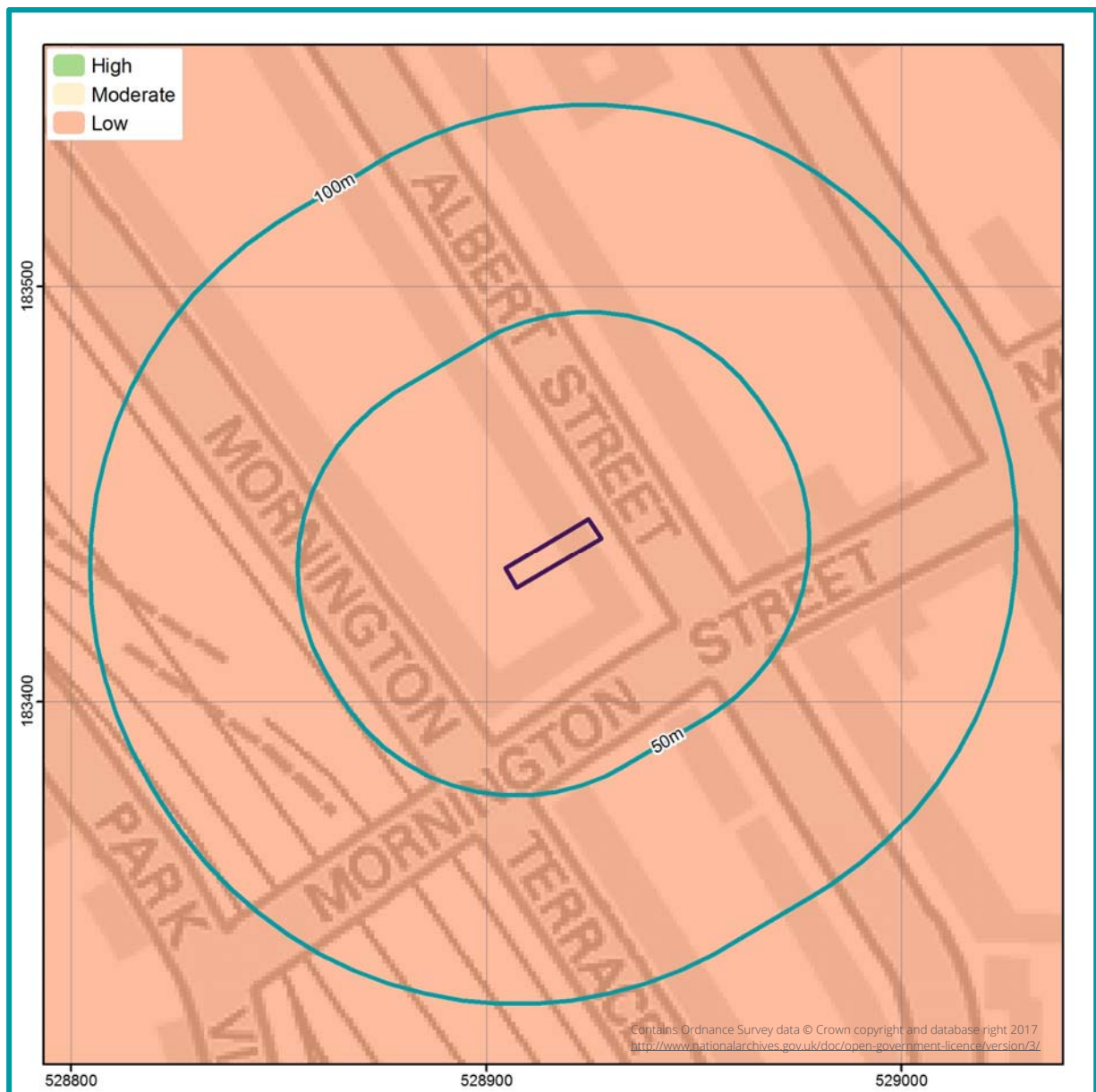
Report reviewer:

Mike Piotrowski





### 3. SuDS infiltration suitability (SD50) map

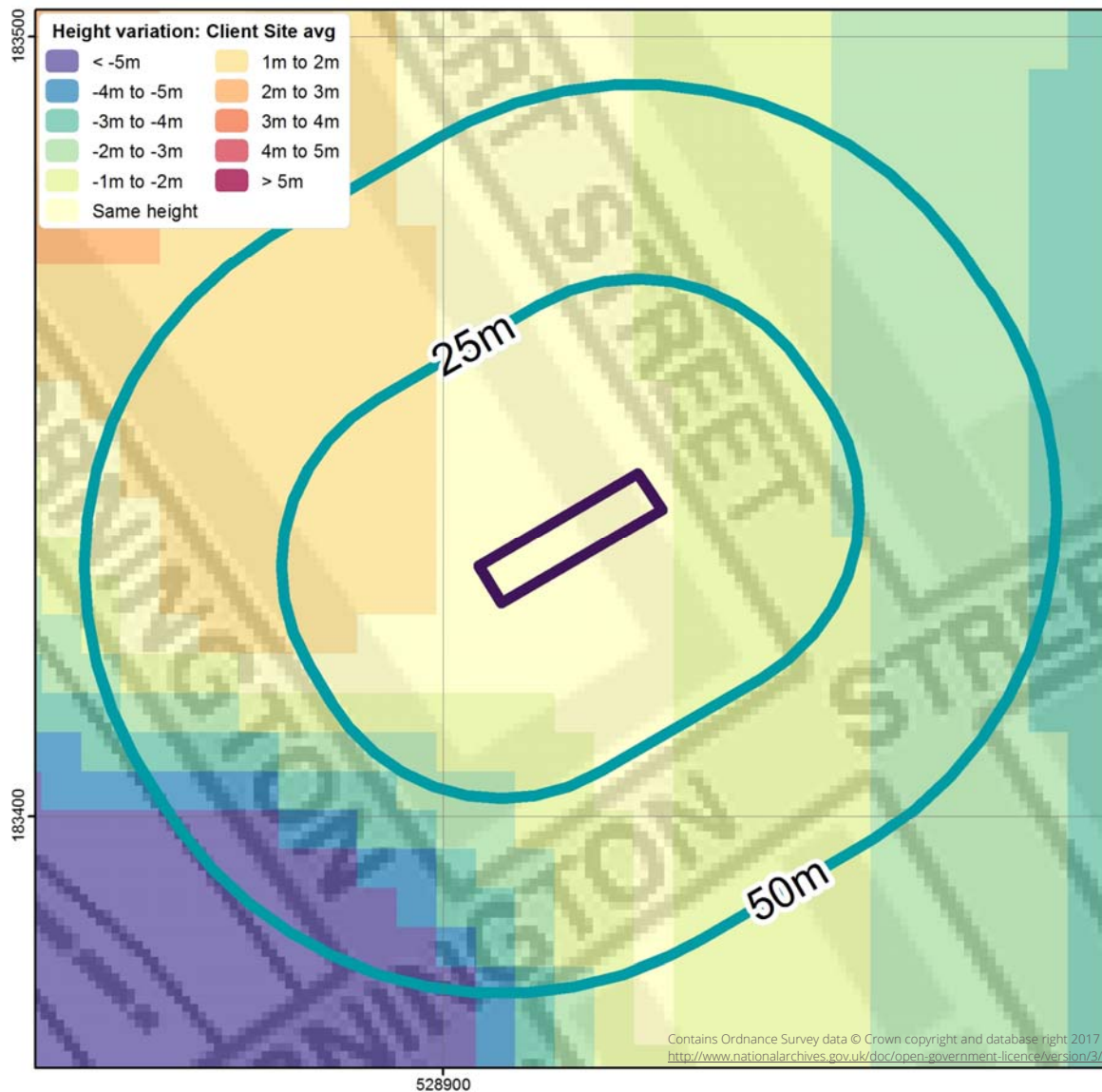


The GeoSmart SuDS Infiltration Suitability (SD50) Map screens the potential for infiltration drainage at the Site and indicates where further assessment is recommended.

The Site has a low potential for infiltration SuDS, according to the GeoSmart infiltration map. Guidance states that if infiltration SuDS are not possible, attenuation SuDS with a controlled discharge into nearby surface water feature or existing surface water drainage are recommended.

The map combines information on the thickness and permeability of the underlying material and the depth to the high groundwater table. It supports conceptual Site drainage design and the planning of further Site investigation.

## 4. Site topography



GeoSmart have undertaken an assessment of the topography at the Site and within its vicinity, using LiDAR elevation data from the Environment Agency. The mapping shows a comparison between average ground levels on the Site with ground levels in the surrounding area.

Assessment has been undertaken using GIS/OS mapping data as well as interrogation of LiDAR DTM5 elevation data, to identify localized depressions. According to the mapping, the site remains predominately flat with levels generally higher in the east of the Site.

Further analysis could be undertaken by visiting the Site or by collecting additional topographic survey to provide further confirmation of ground levels.

## 5. Source protection zone map



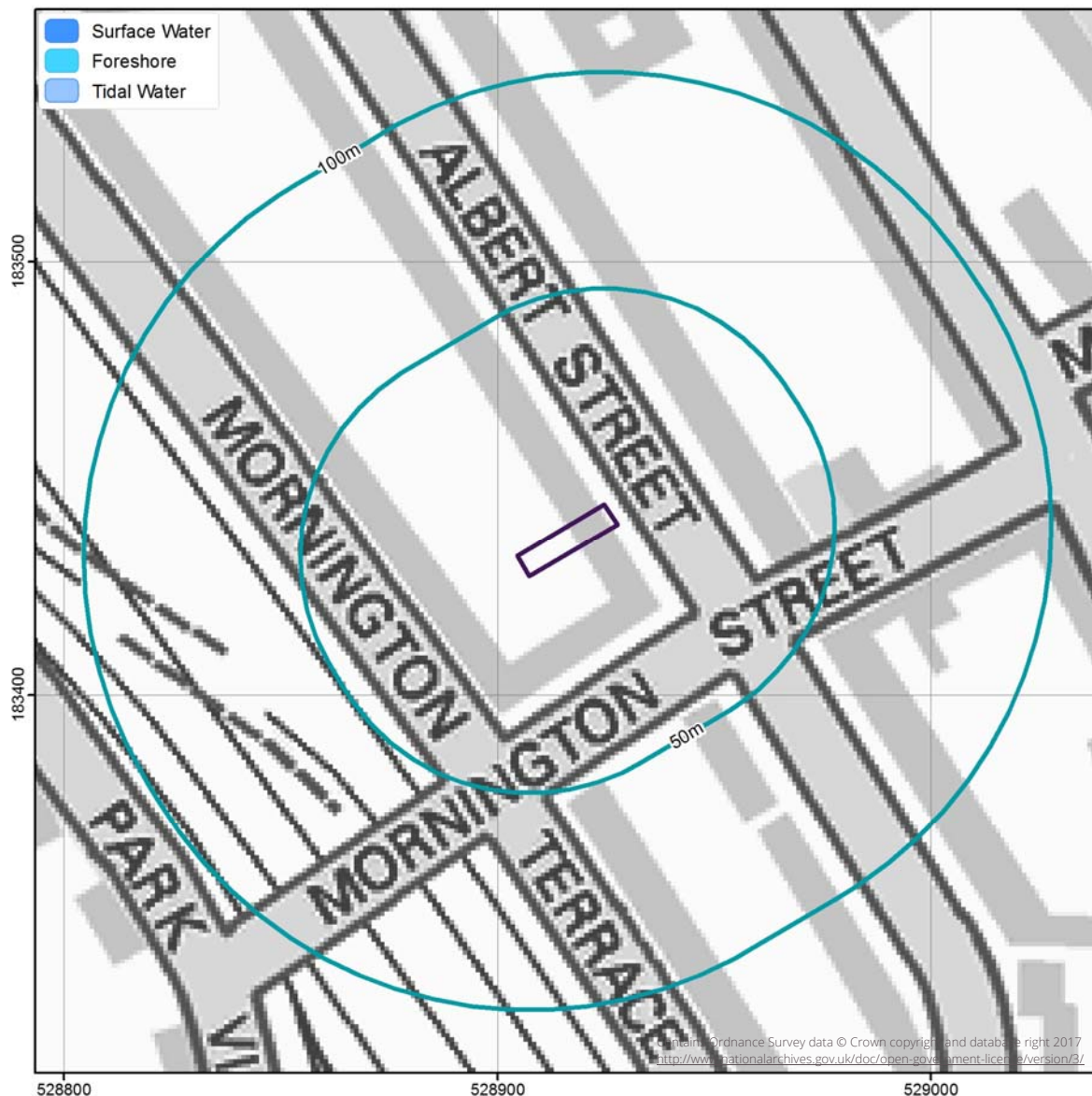
GeoSmart have undertaken an assessment of the Environment Agency groundwater Source Protection Zones (SPZ) within the vicinity of the Site.

The site is not within a source protection zone, infiltration to the ground is likely to be acceptable (where infiltration rates are suitable) providing suitable mitigation measures are in place, to prevent an impact on water quality from the proposed or historical land use and contaminated land.

If further analysis is required, this would involve a review of Site specific contaminated land data. If hazards are identified, it is recommended that the Local Authority and the Environment Agency are contacted to confirm the susceptibility of any SPZ's within the wider area.



## 6. Surface water features map



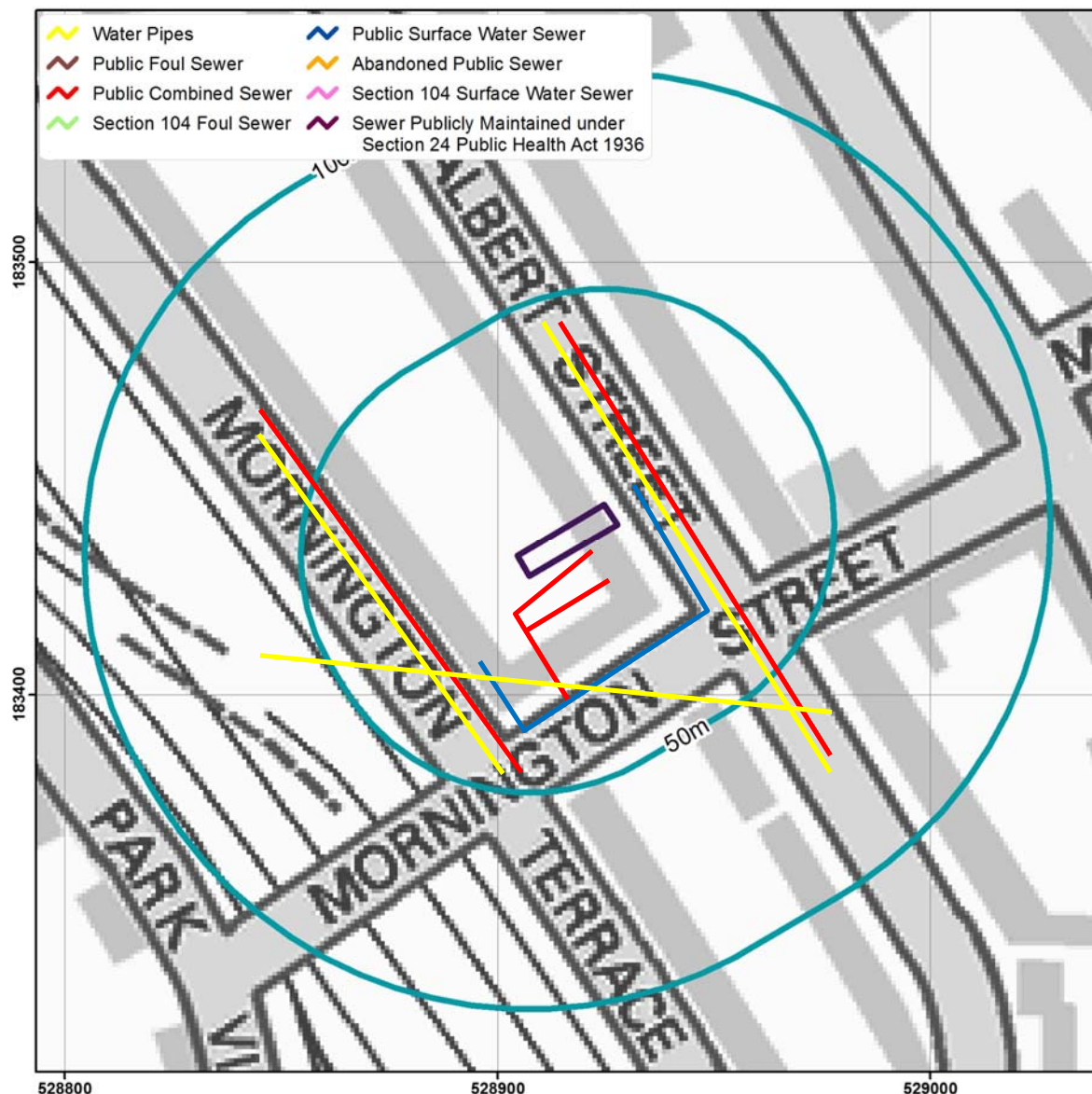
GeoSmart have undertaken an assessment of the location of surface water features within the vicinity of the Site. The site is over 100m away from the nearest surface water body. Discharge to surface water is unlikely to be appropriate.

The site is not located within 250m of a SSSI

Further analysis could be undertaken by visiting the Site or by contacting the Local Council and the Environment Agency to confirm the presence, location and condition of these watercourses.



## 7. Sewer features map



GeoSmart have undertaken an assessment of the location of sewer features within the vicinity of the Site. According to the residential sewer search (Appendix C), the site is located within 50m of a combined and surface water sewer, the closest feature being located within Albert Street. Discharge to sewer is therefore likely to be appropriate and connection to the surface water sewer should be used in preference.

Further analysis of the connections and condition of the public surface water and foul drainage systems should be undertaken by carrying out a CCTV survey, or by contacting the drainage provider or the Local Council to confirm the presence, location and condition of these sewers. Consultation with the drainage provider should be undertaken to ensure permission to connect and to determine that sufficient capacity is available to accept the proposed discharge.

## 8. Risk of flooding from rivers and sea map

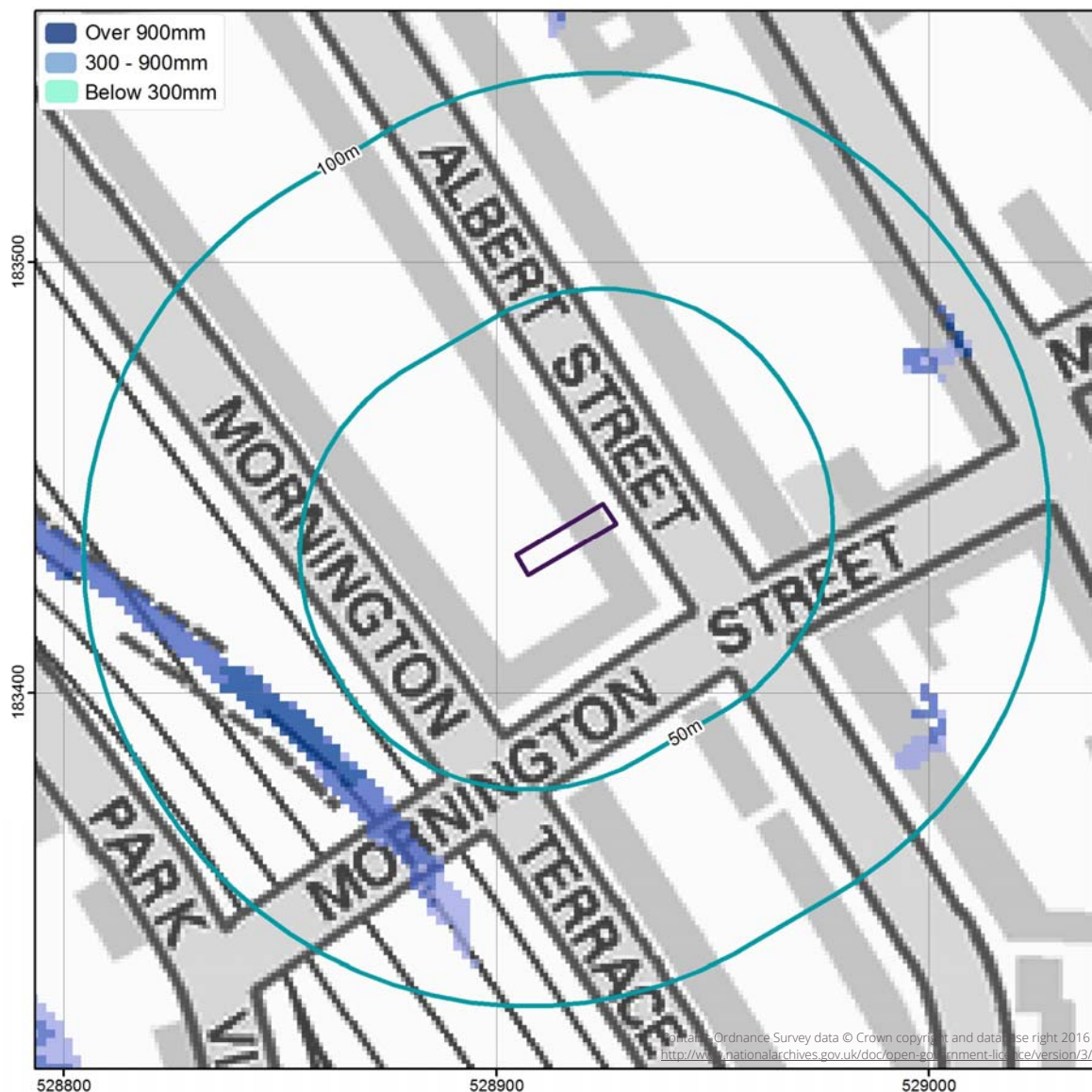


GeoSmart have undertaken an assessment of the risk of flooding from the rivers and the sea within the vicinity of the Site.

According to the Environment Agency Risk of Flooding from Rivers and Sea (RoFRAS) mapping, the site is mapped as having a negligible risk of flooding, where the risk of flooding is greater than 1 in 1000 (0.1%) annual probability of flooding from rivers or the sea.

Where there is a moderate or high risk, further analysis could be undertaken by visiting the Site or by contacting the Local council and the Environment Agency to confirm the risk and the associated flood depths.

## 9. Risk of flooding from surface water map



GeoSmart have undertaken an assessment of the risk of flooding from pluvial sources within the vicinity of the Site.

According to the Environment Agency Risk of Flooding from Surface Water Mapping (EA, 2017), there is a 'Very Low' Risk of pluvial flooding at the Site. According to the London Borough of Camden Strategic Flood Risk Assessment, The Site is located within a Critical Drainage Area but is not located within a Local Flood Risk zone (URS UK Ltd, 2014).

Further analysis could be undertaken by visiting the Site or by contacting the Local Council and the Environment Agency; to confirm the pluvial flood risk and flood depths and velocities where applicable.



## 10. Groundwater flood risk (GW5) map

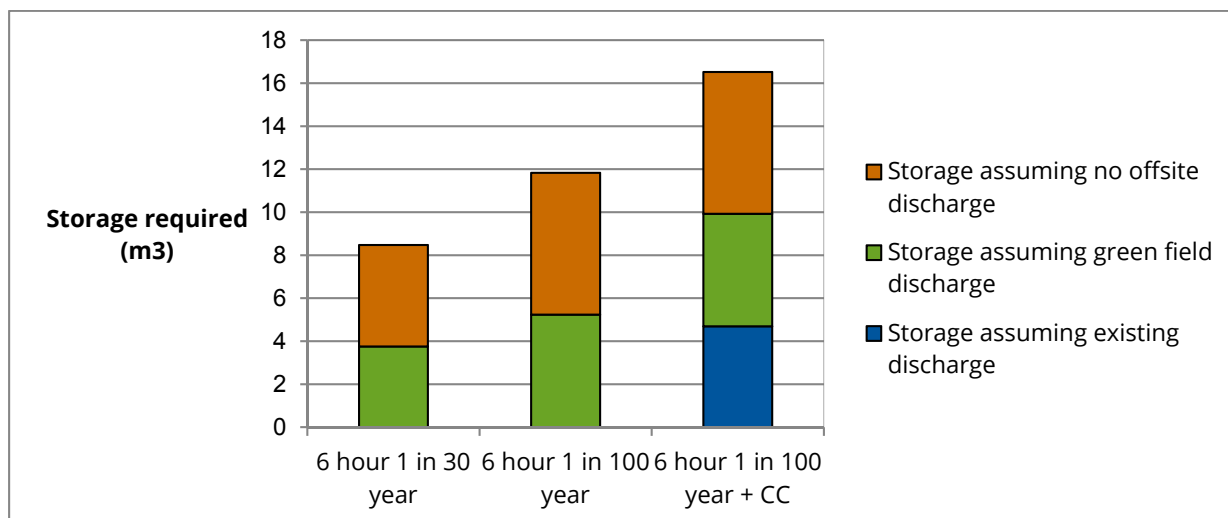


The Site has a negligible risk of flooding with a minimum 1% annual probability of flooding from groundwater according to the GeoSmart GW5 map. Therefore SuDS design is unlikely to be affected.

Confirmation of sufficient depth to the high water table in areas at moderate risk would be appropriate. A review of ground stability and minimum soakaway separation from adjacent buildings could also be assessed through further Site Investigation.

# 11. Storage, volume and peak flow rate

Suggested minimum and aspirational storage requirements for an infiltration SuDS scheme for the development footprint are set out below, with more detail provided in subsequent sections. Storage volumes may be reduced (but not below the minimum level) if the design incorporates off-site discharge.



Attenuation scenario	Attenuation requirement (m³)	Explanation
<u>Minimum</u> Attenuation of 50% of the existing run-off volume	2.35	Storage required to attenuate 50% of the existing run off volumes for a 1 in 100 rainfall event including a 40% allowance for climate change.
<u>Recommended</u> Attenuation assuming existing discharge	4.7	Storage required to attenuate existing runoff volumes during the 1 in 100 year storm event including a 40% allowance for climate change.
<u>Aspirational</u> Attenuation to Greenfield run-off volume	9.9	Storage required to reduce the peak runoff volume during the 1 in 100 year storm event including a 40% allowance for climate change to the greenfield discharge.

## London Drainage Policy

### London Plan - Policy 5.13 Sustainable drainage (March, 2016)

A development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the following drainage hierarchy:

- 1 store rainwater for later use;
- 2 use infiltration techniques, such as porous surfaces in non-clay areas;
- 3 attenuate rainwater in ponds or open water features for gradual release;
- 4 attenuate rainwater by storing in tanks or sealed water features for gradual release;
- 5 discharge rainwater direct to a watercourse;
- 6 discharge rainwater to a surface water sewer / drain;
- 7 discharge rainwater to the combined sewer.

### London Plan - Sustainable design and Construction SPG: Section 3.4.9 (April, 2014)

Most developments have been able to achieve at least 50% attenuation of the site's (prior to re-development) surface water runoff at peak times. This is the minimum expectation from development proposals. On previously developed sites, runoff rates should not be more than three times the calculated greenfield rate. The only exceptions to this, where greater discharge rates may be acceptable, are where a pumped discharge would be required to meet the standards or where surface water drainage is to tidal waters and therefore would be able to discharge at unrestricted rates provided unacceptable scour would not result.

#### Discharge to surface water course/sewer

There may be situations where it is not appropriate to discharge at greenfield runoff rates. These include, for example, sites where the calculated greenfield runoff rate is extremely low and the final outfall of a piped system required to achieve this would be prone to blockage. Usually the minimum discharge rate applied would be 5 litres per second per outfall.

### London Borough of Camden - Advice Note on contents of a Surface Water Drainage Statement and pro-forma (Date unknown).

Camden Development Policy 23 (Water) requires developments to reduce pressure on combined sewer network and the risk of flooding by limiting the rate of run-off through sustainable urban drainage systems. This policy also requires that developments in areas known to be at risk of surface water flooding are designed to cope with being flooded.

Camden Planning Guidance 3 (CPG3) requires developments to achieve a greenfield run off rate once SuDS have been installed. Where it can be demonstrated that this is not feasible, a minimum 50% reduction in run off rate from existing across the development is required.

According to calculations of runoff from the Site, QBAR run-off rates are c. 0.1 l/s. Restricting



run-off rates for to these rates is not practical, using vortex control devices for exceedance events. Existing run-off rates, for a 6 hour, 1 in 100 year event is c. 0.5 l/s. Restricting run-off rates to 50% of existing is also not practically feasible for the site.

It is difficult to restrict discharge rates at any one control point to less than 5 l/s however some forms of flow control can restrict discharge rates to c. 2 l/s (which is the limit recommended within DEFRA's Draft National Standards for SuDS (2011)). Further discussion with the Local Authority and Water Company should be undertaken to determine a final agreeable discharge rate into the sewer for exceedance events.

## Critical Storm Duration and volume requirements

Outfall from the Site should be controlled via a small orifice control in the form of perforated control tube with an outlet pipe to reduce the rate of run-off. This method is suggested due to the blockage risks associated with hydro brakes if set below 2 l/s. This method should allow for a controlled discharge set to 2 l/s to control outflow as close to Greenfield run off rate as is reasonably practical.

Discussion with London Borough of Camden Council and Thames Water is required to set an agreed discharge rate.

## Surface water runoff

An increase in impermeable area on site will result in greater rainfall runoff. Reduction in runoff will help mitigate flood risk both on and off site. Further information on the surface water runoff calculations is provided in Section 6 'Background Information'.

### Guidance

The Non-Statutory Technical Guidance for SuDS (Defra, March 2015) states:

"Where reasonably practicable, for Greenfield development, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100 year, 6 hour rainfall event should never exceed the Greenfield runoff volume for the same event. Where reasonably practicable, for developments which have been previously developed, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100 year, 6 hour rainfall event must be constrained to a value as close as is reasonably practicable to the Greenfield runoff volume for the same event, but should never exceed the runoff volume from the development site prior to redevelopment for that event."

Table 1: Change in impermeable area associated with the development

Total site area

158.2 m<sup>2</sup>

Impermeable area (and as a percentage of the total area of the proposed development footprint of 158.2 m <sup>2</sup> )	
Pre-development	Post-development
111.2 m <sup>2</sup> (70%)	110.6 m <sup>2</sup> (70%)
New impermeable land use: 111.2 m <sup>2</sup> existing development New permeable land use: 47.3 m <sup>2</sup> garden area	New impermeable land use: 110.6 m <sup>2</sup> proposed development  New permeable land use: 47.9 m <sup>2</sup> permeable paving, landscaping and garden areas

For the purposes of this report we have used the impermeable and permeable areas defined within the Basement Impact Assessment (Appendix A), which confirms areas which would connect into the surface water network (impermeable) and which areas would not connect into the surface water system (permeable).

“The drainage system must be designed so that, unless an area is designated to hold and/or convey water as part of the design, flooding does not occur on any part of the site for a 1 in 30 year rainfall event’ and ‘flooding does not occur during a 1 in 100 year rainfall event in any part of: a building (including a basement); or in any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development”

(Defra, March 2015, non-statutory guidance).

## Peak discharge rates

The table below presents peak discharge rates for a range of storm events used to assess the impact of the proposed development and select the maximum permitted discharge rate. Further information on the calculation and control of peak discharge rates is provided in Section 6 ‘Background Information’.

**Table 2: Peak discharge rates associated with the development**

Rainfall event	Greenfield runoff rates	Existing runoff rates <sup>1</sup> (l/s)	Potential runoff rates without attenuation	Potential minus existing (l/s)
QBAR	0.1	N/A	N/A	N/A
6 hour 1 in 1 year	0.1	0.2	0.2	0.0
6 hour 1 in 10 year	0.1	0.3	0.3	0.0
6 hour 1 in 30 year	0.2	0.4	0.4	0.0
6 hour 1 in 100 year	0.2	0.5	0.5	0.0
6 hour 1 in 100 year + 20% CC	N/A	N/A	0.7	0.1
6 hour 1 in 100 year + 40% CC	N/A	N/A	0.8	0.2

<sup>1</sup> Assumes 100% runoff from impermeable surfaces. Assumes Greenfield runoff from permeable surfaces calculated using the loH124 method.

Relevant local and regional plan policy should be consulted to determine restrictions on runoff from previously developed sites. In some cases greenfield rates may be requested. In practice it is difficult to restrict discharge rates at any one control point to less than 2 l/s, depending on the type of flow restriction method used to discharge surface water from the Site.



## Total discharge volumes

The table below presents discharge volumes for a range of storm events used to assess the impact of the proposed development and calculate the required storage volumes. Further information on the calculation of total discharge volumes is provided in Section 6 'Background Information'.

Table 3: Total discharge volumes associated with the development

Rainfall event	Greenfield runoff volume (m <sup>3</sup> )	Existing runoff volume <sup>2</sup> (m <sup>3</sup> )	Potential runoff volume without attenuation (m <sup>3</sup> )	Potential minus existing (m <sup>3</sup> )
QBAR	2	N/A	N/A	N/A
6 hour 1 in 1 year	2	4	4	0.0
6 hour 1 in 10 year	4	6	6	0.0
6 hour 1 in 30 year	5	8	8	0.0
6 hour 1 in 100 year	7	12	12	0.0
6 hour 1 in 100 year + 20% CC	N/A	N/A	14	2
6 hour 1 in 100 year + 40% CC	N/A	N/A	17	5

<sup>2</sup> Assumes 100% runoff from impermeable surfaces. Assumes Greenfield runoff from permeable surfaces calculated using the loH124 method.

## Climate change

Projections of future climate change, in the UK, indicate more frequent, short-duration, high-intensity rainfall and more frequent periods of long duration rainfall. Guidance included within the National Planning Policy Framework (NPPF) recommends that the effects of climate change are incorporated into Flood Risk Assessments (NPPF technical guidance note, DCLG, 2012).

Updated guidance (March 2016) on climate change recommends that both the 20% Central Allowance and 40% Upper End allowances should be added to the peak rainfall intensity for residential or commercial development, to understand the range of impacts. Where feasible, a precautionary approach should be taken particularly in areas at risk of flooding.

Table 4: Peak rainfall intensity allowance in small and urban catchments (use 1961 to 1990 baseline)

Applies across all of England	Total potential change anticipated for the '2020s' (2015 to 2039)	Total potential change anticipated for the '2050s' (2040 to 2069)	Total potential change anticipated for the '2080s' (2070 to 2115)
Upper End	10%	20%	+40%
Central	5%	10%	+20%

This report assesses the feasibility of infiltration SuDS and alternative drainage strategies in support of the Site development process. From April 6th 2015 SuDS are regulated by Local Planning Authorities and will be required under law for major developments in all cases unless demonstrated to be inappropriate. What is considered appropriate in terms of costs and benefits by the Planning Authority will vary depending on local planning policy, and Site setting. The Lead Local Flood Authority will require information as a statutory consultee on major planning applications with surface water drainage implications. The National Planning Policy Framework requires that new developments in areas at risk of flooding should give priority to the use of SuDS and demonstrate that the proposed development does not increase flood risk downstream to third parties.

## How was the suitability of SuDS estimated for the Site?

There are a range of SuDS options available to provide effective surface water management that intercept and store excess runoff. When considering these options, the destination of the runoff should be assessed using the order of preference outlined in the Building Regulations Part H document (HM Government, 2010) and Defra's Draft National Standards for SuDS (2011):

1. Discharge to the ground;
2. Discharge to a surface water body;
3. Discharge to a surface water sewer;
4. Discharge to a local highway drain; and
5. Discharge to a combined sewer.

Data sets relating to each of the potential discharge options have been analysed to assess the feasibility of each option according to the hierarchy set out above. Hydrogeological characteristics for the Site are assessed in conjunction with the occurrence of SPZ's to assess infiltration suitability. The Site has been screened to determine whether flood risk from groundwater, surface water, fluvial or coastal sources may constrain SuDS. The distance to surface water bodies and sewers has been reviewed gauge whether these provide alternative options.

## GeoSmart SuDS Infiltration Suitability Map (SD50)

The GeoSmart SuDS Infiltration Suitability Map (SD50) screens the suitability for infiltration drainage in different parts of the Site and indicates where further assessment is recommended. In producing the SuDS Infiltration Suitability Map (SD50), GeoSmart used data from the British Geological Survey on groundwater levels, geology and permeability to screen for areas where infiltration SuDS may be suitable. The map classifies areas into 3 categories of High, Medium and Low suitability for infiltration SuDS. This can then be used

in conjunction with additional data on Site constraints to give recommendations for SuDS design and further investigation.

The primary constraint on infiltration potential is the minimum permeability of the underlying material and in some cases the range in permeability may be considerable, ranging down to low. The map classifies these areas as moderate infiltration suitability requiring further investigation. In cases where the thickness of the receiving permeable horizon is less than 1.5 meters then additional Site investigation is recommended. If the Site is at risk of groundwater flooding for up to the 1% annual occurrence the map classifies these areas as moderate infiltration suitability requiring further investigation.

The GeoSmart SuDS Infiltration Suitability Map (SD50) is a national screening tool for infiltration SuDS techniques but a Site specific assessment should be used before final detailed design is undertaken. Further information on the GeoSmart SuDS Infiltration Suitability Map (SD50) is available at [geosmartinfo.co.uk](http://geosmartinfo.co.uk)

## How is the suitability to discharge to sewers and watercourses calculated?

The suitability to discharge to discharge to sewers and watercourses has been calculated using the distance from the Site to both. For example, where the Site is within 50m of a surface water body. Discharge to surface water is potentially appropriate subject to land access arrangements and a feasibility assessment. Where the Site is within 50m of a sewer, discharge to sewer is potentially appropriate subject to land access arrangements and a feasibility assessment. The utility company should be contacted to agree connection feasibility and sewer capacity.

Further information relating to sewers available in the area can be found in Appendix A in Section 12 of this report.

## What is a Source Protection Zone?

The Environment Agency have defined Source Protection Zones (SPZs) for 2000 groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk. The maps show three main zones (inner, outer and total catchment) and a fourth zone of special interest, which is occasionally applied. The zones are used to set up pollution prevention measures in areas which are at a higher risk. The shape and size of a zone depends on the condition of the ground, how the groundwater is removed, and other environmental factors. Inner zone (Zone 1) is defined as the 50 day travel time from any point below the water table to the source (minimum radius of 50 metres). Outer zone (Zone 2) is defined by a 400 day travel

time. Total catchment (Zone 3) is defined as the area around a source within which all groundwater recharge is presumed to be discharged at the source.



## 13. Background SuDS information

SuDS control surface water runoff close to where it falls. SuDS are designed to replicate, as closely as possible, the natural drainage from the Site before development to ensure that the flood risk downstream does not increase as a result of the Site being developed, and that the Site will have satisfactory drainage under current and likely future climatic conditions. SuDS provide opportunities to reduce the causes and impacts of flooding; remove pollutants from urban runoff at source; and combine water management with green space with benefits for amenity, recreation and wildlife. Government planning policy and planning decisions now include a presumption in favour of SuDS being used for all development Sites, unless they can be shown to be inappropriate.

For general information on SuDS see our web site: <http://geosmartinfo.co.uk/>

### SuDS maintenance and adoption

Regular maintenance is essential to ensure effective operation of the soakaway(s) over the intended lifespan of the proposed development. A maintenance schedule for SuDS is required. Sewerage undertakers or Local Authorities may adopt SuDS and will require maintenance issues to be dealt with in accordance with their Management Plan. If the SuDS will not be adopted other provision is required with associated financial implications. Maintenance is a long-term obligation requiring the upkeep of all elements of the SuDS, including mechanical components (e.g. pumps), as well as inspections, regular maintenance and repair.

Additional background SuDS information can be found on our website. A brief description of Site factors that control suitability infiltration SuDS can be found below:



### Geology, permeability and thickness

Multiple geological formations could underlie the Site and each is likely to have a range of permeability and thickness. This can only be confirmed by Site specific data and Site investigation and testing if required. The soil infiltration coefficient must be sufficient to accommodate the required constraints on the dimensions of the soakaway and its emptying time. The underlying material should be confirmed to ensure sufficient thickness to accept infiltration SuDS.



## Depth to groundwater

The borehole records should be investigated to confirm water strikes during drilling to a maximum depth. The base of the infiltration system needs to be at least 1m above the expected seasonal high water table. Passage through unsaturated soil is important for improving the quality of infiltrating water before it reaches the water table. The infiltration system should be designed to operate in periods of extreme groundwater levels, therefore the seasonal variance in local groundwater levels should be considered (if available) when finalising a drainage scheme.



## Ground conditions

A Site specific review of underlying ground conditions is recommended to ensure focused infiltration does not cause ground instability as a result of landslide or collapse associated with dissolution or shallow mining. Hazards that should be considered include soluble rocks, landslides, compressible ground, collapsible ground, shrink-swell clays, running sand and shallow mining.

Soakaways should be a minimum of 5m away from the foundations of a building and local guidance may recommend a greater distance, such as 10m on some areas of the Chalk. A detailed ground assessment is recommended: on steep slopes where infiltrating water would produce saturation and instability downslope; or within layered geology, where infiltrating water would produce springs down gradient.


Further investigation of the impact of infiltration is considered unlikely to be required at this Site.



## Water quality

The influence of surface runoff on water quality will depend on whether there is a source of contamination on Site and the sensitivity of the receiving environment, either groundwater or surface water. The intervening pathway from source to receptor including mitigation and natural attenuation will determine the final impact. Where a Site is located within a source protection zone; a water quality risk assessment could potentially be required. Previously developed Sites may contain contaminated material which could limit the use of infiltration SuDS. Consult the Local Authority and examine historical land uses for an early indication of the likelihood of contamination.

The impact of contaminants on the groundwater will be reduced by travel and natural attenuation through the unsaturated soil zone. A greater depth of



unsaturated zone and the presence of significant clay and organic material will provide greater protection for the underlying groundwater. Rapid flow through fractures will provide less protection than intergranular flow around soil and rock particles.

Infiltration systems should not be used where there is a risk of contaminating groundwater by infiltrating polluted runoff or where receiving groundwater is particularly sensitive. In this case an assessment of the quality of infiltrating runoff and the possibilities for pre-treatment may be required.

A key requirement of any SuDS system is that it protects the receiving water body from the risk of pollution. This can be effectively managed by an appropriate “train” or sequence of SuDS components that are connected in series. The frequent and short duration rainfall events are those that are mostly loaded with potential contaminants (silts, fines, heavy metals and various organic and inorganic contaminants). Therefore, the first 5-10 mm of rainfall (first flush) should be adequately treated with SuDS.

The minimum number of treatment stages generally ranges from 1 to 3 and will depend of the sensitivity of the receiving water body and the potential hazard associated with the proposed development as discussed in the SuDS Manual (CIRIA, 2015). For example roof runoff has a low hazard whereas industrial areas may present a high hazard.

## 14. References and glossary

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## Glossary<sup>3</sup>

Attenuation	Reduction of peak flow and increased duration of a flow event.
Combined sewer	A sewer designed to carry foul sewage and surface water in the same pipe.
Detention basin	A vegetated depression, normally is dry except after storm events, constructed to store water temporarily to attenuate flows. May allow infiltration of water to the ground.
Evapotranspiration	The process by which the Earth's surface or soil loses moisture by evaporation of water and by uptake and then transpiration from plants.
FEH	Flood Estimation Handbook, produced by Centre for Ecology and Hydrology, Wallingford (formerly the Institute of Hydrology).
Filter drain or trench	A linear drain consisting of a trench filled with a permeable material, often with a perforated pipe in the base of the trench to assist drainage, to store and conduct water, but may also be designed to permit infiltration.
First flush	The initial runoff from a site or catchment following the start of a rainfall event. As runoff travels over a catchment it will collect or dissolve pollutants, and the "first flush" portion of the flow may be the most contaminated as a result. This is especially the case for intense storms and in small or more uniform catchments. In larger or more complex catchments pollution.
Flood plain	Land adjacent to a watercourse that would be subject to repeated flooding under natural conditions (see Environment Agency's Policy and practice for the protection of flood plains for a fuller definition).
Greenfield runoff	This is the surface water runoff regime from a site before development, or the existing site conditions for brownfield redevelopment sites.
Impermeable surface	An artificial non-porous surface that generates a surface water runoff after rainfall.
Permeability	A measure of the ease with which a fluid can flow through a porous medium. It depends on the physical properties of the medium, for example grain size, porosity and pore shape.
Runoff	Water flow over the ground surface to the drainage system. This occurs if the ground is impermeable, is saturated or if rainfall is particularly intense.
Sewerage undertaker	This is a collective term relating to the statutory undertaking of water companies that are responsible for sewerage and sewage disposal including surface water from roofs and yards of premises.
Soakaway	A subsurface structure into which surface water is conveyed to allow infiltration into the ground.
Treatment	Improving the quality of water by physical, chemical and/or biological means.

# 15. Further information

## Disclaimer

This report has been prepared by GeoSmart in its professional capacity as soil and groundwater specialists, with reasonable skill, care and diligence within the agreed scope and terms of contract and taking account of the manpower and resources devoted to it by agreement with its client, and is provided by GeoSmart solely for the internal use of its client.

The advice and opinions in this report should be read and relied on only in the context of the report as a whole, taking account of the terms of reference agreed with the client. The findings are based on the information made available to GeoSmart at the date of the report (and will have been assumed to be correct) and on current UK standards, codes, technology and practices as at that time. They do not purport to include any manner of legal advice or opinion. New information or changes in conditions and regulatory requirements may occur in future, which will change the conclusions presented here.

This report is confidential to the client. The client may submit the report to regulatory bodies, where appropriate. Should the client wish to release this report to any other third party for that party's reliance, GeoSmart may, by prior written agreement, agree to such release, provided that it is acknowledged that GeoSmart accepts no responsibility of any nature to any third party to whom this report or any part thereof is made known. GeoSmart accepts no responsibility for any loss or damage incurred as a result, and the third party does not acquire any rights whatsoever, contractual or otherwise, against GeoSmart except as expressly agreed with GeoSmart in writing.

## Further information

Information on confidence levels and ways to improve this report can be provided for any location on written request to [info@geosmart.co.uk](mailto:info@geosmart.co.uk) or via our website. Updates to our model are ongoing and additional information is being collated from several sources to improve the database and allow increased confidence in the findings. Further information on groundwater levels and flooding are being incorporated in the model to enable improved accuracy to be achieved in future versions of the map. Please contact us if you would like to join our User Group and help with feedback on infiltration SuDS and mapping suggestion.

## Important consumer protection information

This search has been produced by GeoSmart Information Limited, New Zealand House, 160-162 Abbey Foregate, Shrewsbury, SY2 6FD.

Tel: 01743 276150

Email: [info@geosmartinfo.co.uk](mailto:info@geosmartinfo.co.uk)

GeoSmart Information Ltd 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.
- by giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

### The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search 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 products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

### 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 TPOs or to the PCCB.*

### TPOs contact details:

The Property Ombudsman scheme  
Milford House  
43-55 Milford Street  
Salisbury  
Wiltshire SP1 2BP  
Tel: 01722 333306  
Fax: 01722 332296  
Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk).

Please ask your search provider if you would like a copy of the search code

## Complaints procedure

GeoSmart Information Limited is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly.

If you want to make a complaint, we will:

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

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: [admin@tpos.co.uk](mailto:admin@tpos.co.uk).

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.





Complaints should be sent to:

Jemma Prydderch  
Operations Manager  
GeoSmart Information Limited  
New Zealand House  
160 Abbey Foregate  
Shrewsbury  
SY2 6FD  
Tel: 01743 276150  
[jemmaprydderch@geosmartinfo.co.uk](mailto:jemmaprydderch@geosmartinfo.co.uk)

## 16. Terms and conditions, CDM regulations and data limitations

Terms and conditions can be found on our website: <http://geosmartinfo.co.uk/terms-conditions/>

CDM regulations can be found on our website: <http://geosmartinfo.co.uk/knowledge-hub/cdm-2015/>

Data use and limitations can be found on our website: <http://geosmartinfo.co.uk/data-limitations/>

## 17. Appendices

# Appendix A

Existing and proposed Site plans (layout and topography)



- 5) The following trigger levels for movement are proposed for agreement. In the event of a trigger value being reached the Contractor will immediately stop any work that might cause further movement, assess the situation and propose alternative methods for proceeding, with definitive further movement limits for those later steps.
- 6) Trigger movement limits are proposed as follows:

A) Existing Buildings Horizontal/Vertical movement

Amber +/-5mmAll parties notified.

Red +/-10mmWorks reviewed

B) The garden walls and excavation

Amber +/-5mmAll parties notified.

Red +/-10mmWorks reviewed

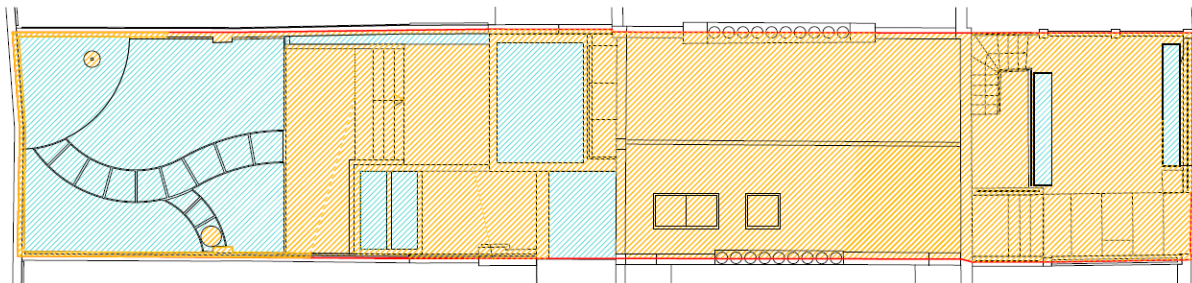
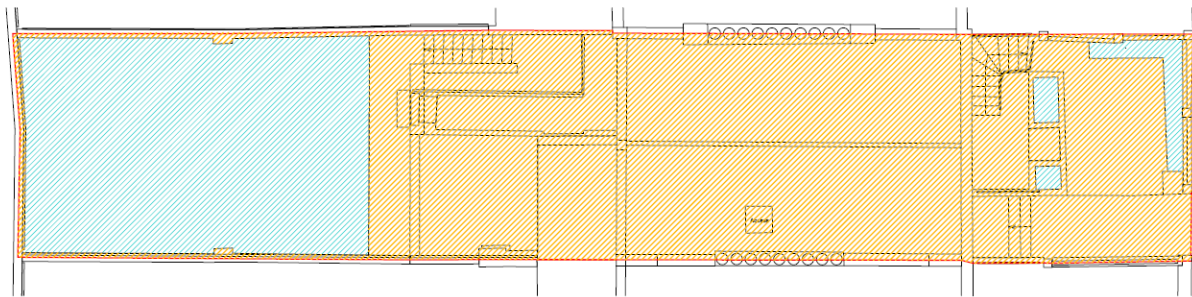
12.0 DRAINAGE

12.1 The development is a subterranean extension of a single family dwelling house. As no additional utilities or units are being created there will be no material change in the requirements of the local drainage infrastructure.

12.2 The above ground drainage will be subject to invert levels, drained by gravity to the existing combined sewage system. The below ground drainage will be drained to a submersible package sewage station situated below the basement slab which will then be pumped via a rising drain to the nearest available inspection chamber on the existing gravity drainage system. This can then flow by gravity into the existing combined sewage system. To mitigate the risk of back flow suitable measures such as non-return valves will be incorporated into the drainage design.

12.3 It is proposed to extend the lower ground floor into the rear garden and to refurbish the rest of the garden. Figure 6 demonstrates that the impermeable areas are not increased and there is an increase of the soft landscaped areas and hence a small reduction in discharge into the Thames water sewer. This will be achieved using permeable paving in the rear garden and using a sedum blanket system on the roofs of the new extension.

The proposed green roof system will be a Bauder Xero Flor XF301 or similar.



LEGEND

— SITE BOUNDARY




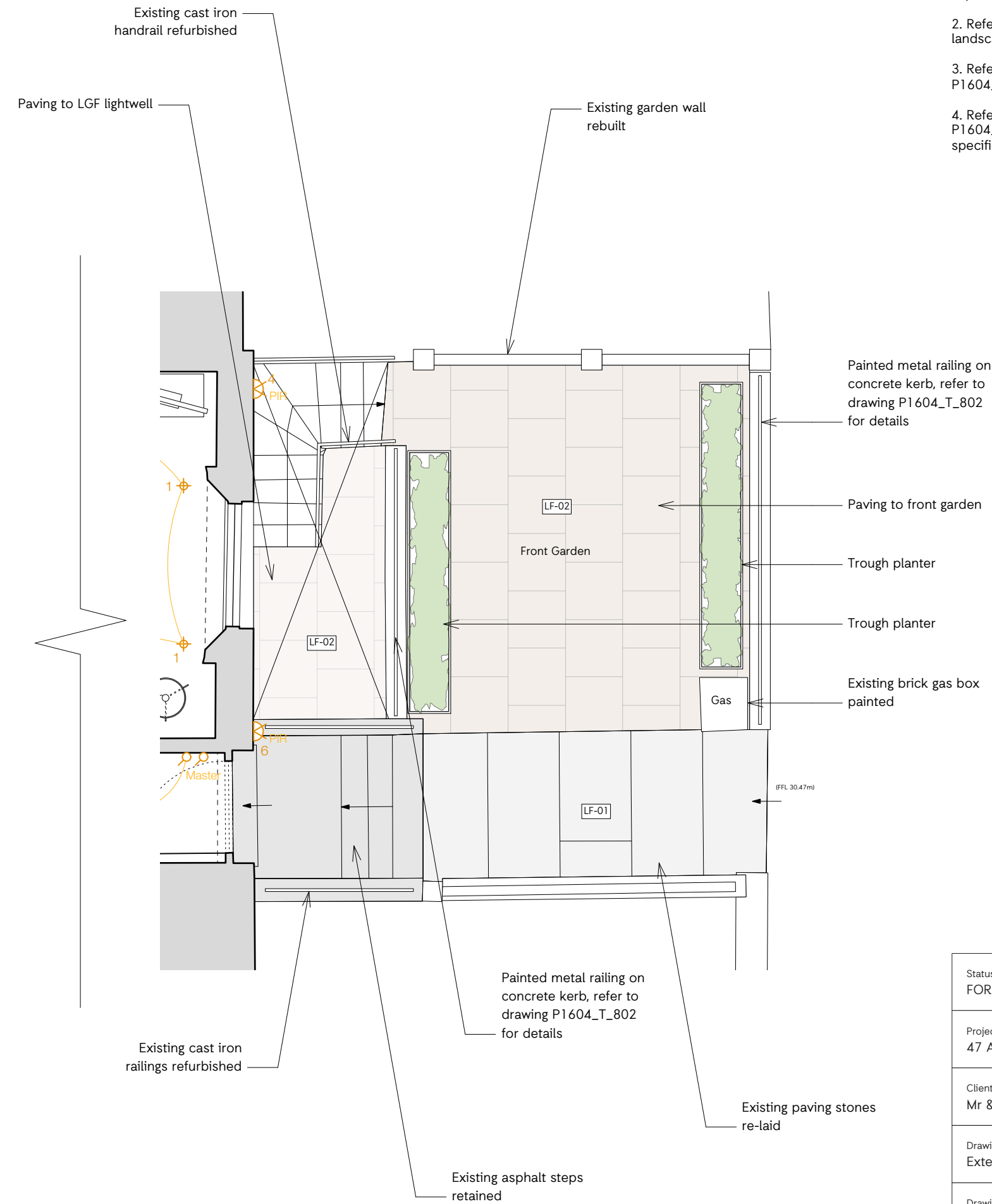
DRAINAGE CATEGORISATION	EXISTING	PROPOSED	DIFFERENCE
<div> OUTSIDE PROPERTY</div>			
<div> HARD SURFACING RAINFALL IS NOT ATTENUATED AND ENTERS THE SURFACE WATER DRAINAGE SYSTEM</div>	111.2m <sup>2</sup>	110.6m <sup>2</sup>	−0.8m <sup>2</sup>
<div> LANDSCAPE / GARDEN AREAS RAINFALL DOES NOT ENTER THE SURFACE WATER DRAINAGE SYSTEM</div>	47.3m <sup>2</sup>	47.9m <sup>2</sup>	+0.8m <sup>2</sup>

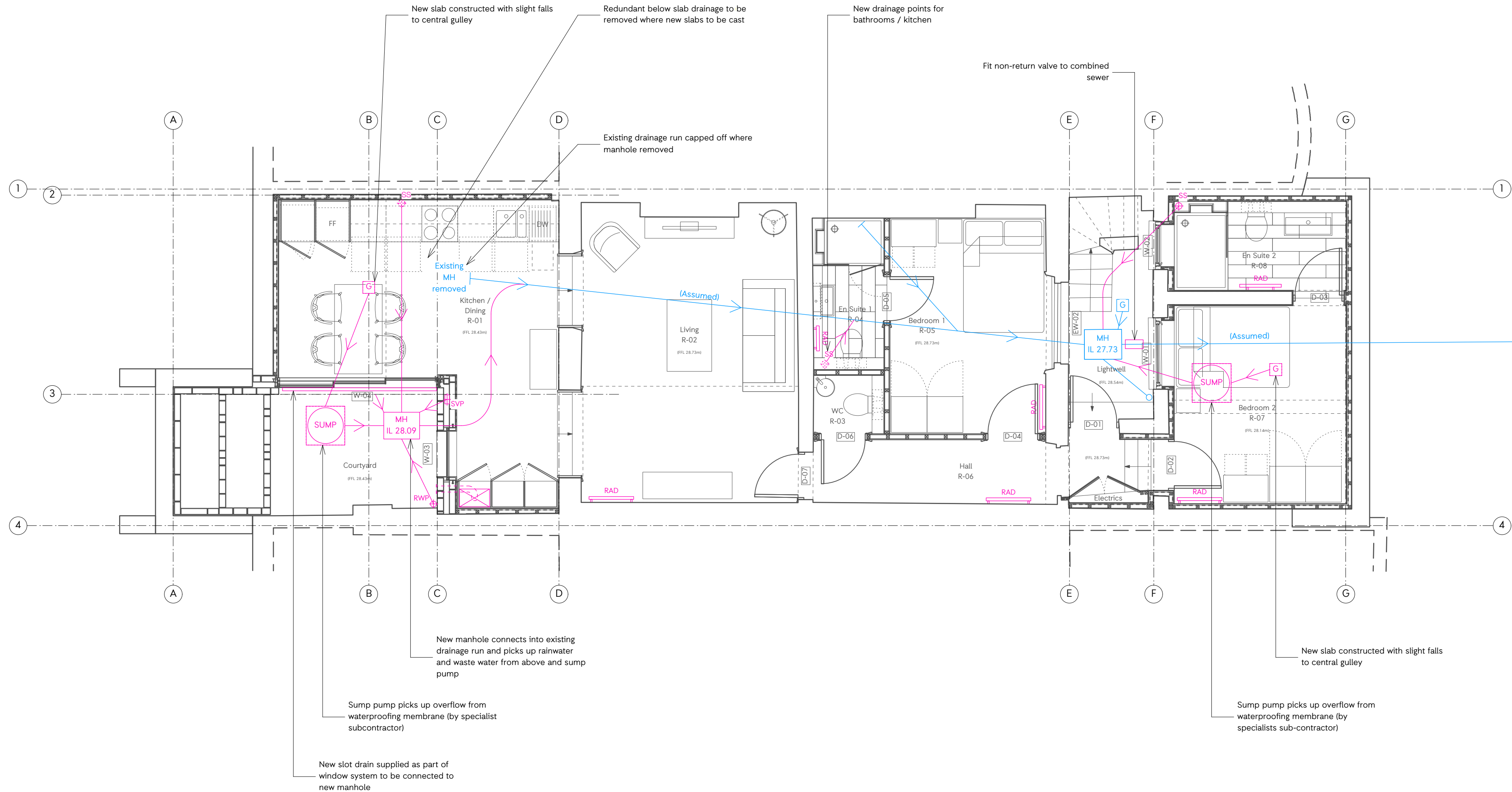
Figure 6: Extract from drainage categorisation drawings

General Notes:

- [illegible]



Status: FOR TENDER	
Project: 47 Albert Street	
Client: Mr & Mrs Morgan	
Drawing: External Landscaping Plan	
Drawing Number: P1604_T-801	Rev: -
Date: Oct 16	Scale: 1:50@A2



**Key**

Below Slab Drainage

Proposed Services

Existing Services (assumed)

Do not scale off this drawing. All trade contractors to be responsible for taking and checking their own site dimensions. Any errors or omissions to be reported to InsideOut immediately, prior to work being carried out. All site dimensions shown are based upon the measured survey of the property carried out by independent surveyors. The accuracy of this information is not the responsibility of InsideOut. InsideOut also accept no responsibility for the accuracy of any structural and servicing information shown on this drawing. This information is shown for guidance purposes only, and where applicable is based on information provided by the consulting structural engineers, consulting M&E engineers, client representatives, and/or specialist subcontractors respectively. Reference should always be made to engineers and subcontractors current drawings and specifications. This drawing and design is the copyright of InsideOut and is not to be used for any purpose without their consent.

**General Notes**

1. Contractor to confirm mains water/gas pressure and flow rate prior to detailed M&E specification/design.
2. M&E design falls under CDP of the works contract.
3. This M&E plan is indicative prior to detailed design discussions with the contractor and existing drainage being exposed.

Status: For Tender	
Project: 47 Albert Street	
Client: Mr & Mrs Morgan	
Drawing: Below Slab Drainage Strategy	
Drawing Number: P1604_T_231	Rev: -
Date: Oct 16	Scale: 1:50@A2
+44 (0)20 7367 6831 Inside Out Architecture 6-8 Cole Street London SE1 4YH io-a.com	

InsideOut



# Appendix B

## Rainfall runoff calculations

### Critical Storm Duration and volume requirements

The table below presents storage volumes for the 1 in 100 year plus climate change (40%) used to assess the impact of the proposed development and calculate the required storage volumes for the critical storm duration for attenuation features, limited to a maximum discharge rate of 2 l/s. According to calculations, the 1 hour storm is the critical storm duration when applying a discharge rate of 2 l/s.

**Table: Critical Storm Durations and storage requirements associated with the development**

Rainfall event duration (Hours)	Outflow to 2 l/s (m <sup>3</sup> )	Inflow from impermeable surfaces (m <sup>3</sup> )	Storage Required for Critical Storm Duration (m <sup>3</sup> )
1	7.20	8.37	0.65
2	14.40	10.78	0
3	21.60	12.26	0

## Greenfield Site Run-Off Calculations using the IoH124 method

Greenfield peak run-off rate (QBAR):

Parameters	Input	Units	Comments
Area	50	ha	mimimum 50ha
SAAR	635	mm	FEH CD ROM (NERC, 2009)
SPR	0.47	N/A	Soil run-off coefficient
Region	6	N/A	Region on Hydrological area map

QBAR

$$Q_{\text{BAR(rural)}} = 1.08 \text{AREA}^{0.89} \text{SAAR}^{1.17} \text{SPR}^{2.17}$$

Where:

$Q_{\text{BAR(rural)}}$	is the mean annual flood (a return period of 2.3 years) in l/s
AREA	is the area of the catchment in km <sup>2</sup> (minimum of 0.5km <sup>2</sup> )
SAAR	is the standard average rainfall for the period 1941 to 1970 in mm
SPR	is the soil run-off coefficient

$Q_{\text{BAR(rural)}}$  can be factored by the UK Flood Studies Report regional growth curves to produce peak flood flows for any return period.

$Q_{\text{BAR(rural)}}$	=	215.38	l/s for 50ha site
Divided by 50 to scale down	=	4.31	l/s/ha
Actual Area of the entire Site	=	0.02	ha

Return Periods (Growth curves obtained from DEFRA report)

Return Period		Growth Factor	Peak site run-off rate	
			l/s/ha	(l/s)
1	$Q_{\text{BAR(rural)}} \times$	0.85	3.66	0.058
2	$Q_{\text{BAR(rural)}} \times$	0.88	3.79	0.06
5	$Q_{\text{BAR(rural)}} \times$	1.28	5.51	0.09
10	$Q_{\text{BAR(rural)}} \times$	1.62	6.98	0.11
25	$Q_{\text{BAR(rural)}} \times$	2.14	9.22	0.15
30	$Q_{\text{BAR(rural)}} \times$	2.24	9.65	0.153
50	$Q_{\text{BAR(rural)}} \times$	2.62	11.29	0.18
100	$Q_{\text{BAR(rural)}} \times$	3.19	13.74	0.22
200	$Q_{\text{BAR(rural)}} \times$	3.86	16.63	0.26

Greenfield total run-off volume:

= actual area of the entire site x SPR x 6 hour rainfall depth

Return Period	6 hour rainfall (mm) from FEH CD-ROM	Area (ha)	SPR	Total run-off (m <sup>3</sup> )
2.3 (QBAR)	28.74	0.02	0.47	2.1
1	26.67	0.02	0.47	2.0
10	47.71	0.02	0.47	3.5
30	63.49	0.02	0.47	4.7
100	88.64	0.02	0.47	6.6



Summary				
Entire site area:	0.016 ha			
Climate Change Factor	40%			
	Current	Proposed		
Permeable Surface (ha)	0.005	0.005		
Impermeable Surface (ha)	0.011	0.011		
1 in 1 year				
Greenfield run-off volume total:	1.98	m³		
RUN-OFF During a 1 in 1 year 6 hour event:	Greenfield Site	Current Development	Proposed Development	Proposed Development +CC
From permeable surfaces (using GF total run-off) (m³)	1.98	0.59	0.60	0.84
From impermeable surfaces (m³)		2.97	2.95	4.11
TOTAL run-off produced from Site (m³)	1.98	3.56	3.55	4.97
Difference between greenfield site and proposed +cc development (m³):				2.99
				151%
Difference between current and proposed +cc development (m³):				1.41
				40%
Peak Greenfield run-off rate that must not be exceeded in the run-off from the proposed development (l/s):				0.06
1 in 10 year				
Greenfield run-off volume total:	3.55	m³		
RUN-OFF During a 1 in 1 year 6 hour event:	Greenfield Site	Current Development	Proposed Development	Proposed Development +CC
From permeable surfaces (using GF total run-off) (m³)	3.55	1.06	1.07	1.50
From impermeable surfaces (m³)		5.31	5.28	7.39
TOTAL run-off produced from Site (m³)	3.55	6.37	6.35	8.89
Difference between greenfield site and proposed +cc development (m³):				5.34
				151%
Difference between current and proposed +cc development (m³):				2.53
				40%
Peak Greenfield run-off rate that must not be exceeded in the run-off from the proposed development (l/s):				0.11
1 in 30 year				
Greenfield run-off volume total:	4.72	m³		
RUN-OFF During a 1 in 30 year 6 hour event:	Greenfield Site	Current Development	Proposed Development	Proposed Development +CC
From permeable surfaces (using GF total run-off) (m³)	4.72	1.41	1.43	2.00
From impermeable surfaces (m³)		7.06	7.02	9.83
TOTAL run-off produced from Site (m³)	4.72	8.47	8.45	11.83
Difference between greenfield site and proposed +cc development (m³):				7.11
				151%
Difference between current and proposed +cc development (m³):				3.36
				40%
Peak Greenfield run-off rate that must not be exceeded in the run-off from the proposed development (l/s):				0.15
1 in 100 year				
Greenfield run-off volume total:	6.59	m³		
RUN-OFF During a 1 in 100 year 6 hour event:	Greenfield Site	Current Development	Proposed Development	Proposed Development +CC
From permeable surfaces (using GF total run-off) (m³)	6.59	1.97	2.00	2.79
From impermeable surfaces (m³)		9.86	9.80	13.73
TOTAL run-off produced from Site (m³)	6.59	11.83	11.80	16.52
Difference between greenfield site and proposed +cc development (m³):				9.93
				151%
Difference between current and proposed +cc development (m³):				4.69
				40%
Peak Greenfield run-off rate that must not be exceeded in the run-off from the proposed development (l/s):				0.22

# Appendix C

## Residential sewer search



GeoSmart, No Branch  
One Temple Quay  
Temple Back East  
Bristol  
BS1 6DZ

Email:  
info@geosmartinfo.co.uk

Telephone:  
01179229934

## Regulated Drainage & Water Search

### Property:

**47 Albert Street, London, NW1 7LX**

### Sewerage Water Company:

Thames Water Utilities Ltd  
Thames Water Plc, PO Box 286, Swindon, SN38 2RA

### Clean Water Company:

Thames Water Utilities Ltd  
Thames Water Plc, PO Box 286, Swindon, SN38 2RA

### Date of Search:

24/03/2017

### STL Reference:

2004943

### Client Reference:

66015, PO: 1946

This search was compiled by STL Group Limited, Edbrooke House, St John's Road, Woking GU21 7SE Tel: 01483 715355, Fax: 01483 221854 Email: [info@stlgroup.co.uk](mailto:info@stlgroup.co.uk) and is subject to STL's terms and conditions which can be viewed at [www.stlgroup.co.uk](http://www.stlgroup.co.uk)  
STL is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code, further details of which can be found at [www.pccb.org.uk](http://www.pccb.org.uk)





# Contents Order

## Maps

- 1.1 Where relevant, please include a copy of an extract from the public sewer map.
- 1.2 Where relevant, please include a copy of an extract from the map of waterworks.

## Drainage

- 2.1 Does foul water from the property drain to a public sewer?
- 2.2 Does surface water from the property drain to a public sewer?
- 2.3 Is a surface water drainage charge payable?
- 2.4 Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?
- 2.5 Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?
- 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?
- 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?
- 2.8 Is any building which is, or forms part of the property, at risk of internal flooding due to overloaded public sewers?
- 2.9 Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.

## Water

- 3.1 Is the property connected to mains water supply?
- 3.2 Are there any water mains, resource mains or discharge pipes within the boundaries of the property?
- 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?
- 3.4 Is this property at risk of receiving low water pressure or flow?
- 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.
- 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.
- 3.7 Please include details of the location of any water meter serving the property.

## Charging

- 4.1 Who are the sewerage and water undertakers for the area?
- 4.2 Who bills the property for sewerage services?
- 4.3 Who bills the property for water services?
- 4.4 What is the current basis for charging for sewerage and/or water services at the property?
- 4.5 Will the basis for charging for sewerage and water services at the property change as a consequence of a change of occupation?



## Public Sewer & Water Map



### Key

	Public Combined Sewer		Public Foul Sewer
	Public Surface Water Sewer		Abandoned Public Sewer
	Water Pipes		Sewer Publicly Maintained under Section 24 Public Health Act 1936
	Section 104 Surface Water Sewer		Section 104 Foul Sewer



Question 1.1

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

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

### Guidance Notes

Pipes that are shown on the public sewer map as sewers, disposal mains or lateral drains are defined as those for which a Sewerage Undertaker holds statutory responsibility under the Water Industry Act 1991. A Sewerage Undertaker is not generally responsible for rivers, water courses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only. Sewers or lateral drains indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended that these details are checked with the developer, if any. Assets other than public sewers, disposal mains or lateral drains may be shown on the copy extract, for information. Please note that following the private sewer transfer on October 1st 2011 there may be additional public assets other than those shown on the public sewer map.

Question 1.2

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

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

### Guidance Notes

Pipes that are shown on the map of waterworks as water mains, resource mains or discharge pipes are defined as those for which a Water Undertaker holds statutory responsibility under the Water Industry Act 1991. Assets other than water mains, resource mains or discharge pipes may be shown on the plan, for information only. Water Undertakers are not responsible for private water mains or private service pipes connecting the property to the public water main and do not hold details of these. These may pass through land outside of the control of the seller, or may be shared with adjacent properties. The buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal. The extract of the map of waterworks shows water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.





Question 2.1

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

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

### Guidance Notes

The above answer is inferred from the proximity of a public sewer as indicated on the attached plan. If the inference is wrong the attached Information Accuracy covers an adverse entry. Please also refer to our 'Information for Buyers' section of this report regarding this question.

Sewerage Undertakers are not responsible for any private drains and private sewers that connect the property to the public sewerage system, and do not hold details of these. The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility with other users, if the property is served by a private sewer which also serves other properties. These may pass through land outside of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal. An extract from the public sewer map is enclosed. This will show known public sewers and lateral drains in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or private sewers connecting the property to the public sewerage system. If foul water does not drain to the public sewerage system the property may have private facilities in the form of a septic tank, cesspit or other type of treatment plant.

Question 2.2

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

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

### Guidance Notes

The above answer is inferred from the proximity of a public sewer as indicated on the attached plan. If the inference is wrong the attached Information Accuracy covers an adverse entry. Please also refer to our 'Information for Buyers' section of this report regarding this question.

Sewerage Undertakers are not responsible for private drains and private sewers that connect the property to the public sewerage system and do not hold details of these. The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility, with other users, if the property is served by a private sewer which also serves other properties. These may pass through land outside of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal. In some cases, Sewerage Undertaker records do not distinguish between foul and surface water connections to the public sewerage system. If on inspection the buyer finds that the property is not connected for surface water drainage, the property may be eligible for a rebate of the surface water drainage charge. Details can be obtained from the Water Company. An extract from the public sewer map is enclosed. This will show known public sewers and lateral drains in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or private sewers connecting the property to the public sewerage system. If surface water does not drain to a public sewer 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?

Please refer to vendor or pre-contract documents and / or your own survey of the property.

### Guidance Notes

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



Question 2.4

### 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. Please note, 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. However, on the 1st October 2011 private sewers were transferred into public ownership. There may therefore 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 approximate boundary of the property has been determined by reference to the plan provided. The presence of a public sewer, disposal main or lateral drain running within the boundary of the property may restrict further development. The Sewerage Undertaker has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the Company or its contractors needing to enter the property to carry out work. Any private sewers or lateral drains which are 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 considered to be not an 'as constructed' record. It is recommended these details be 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?

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

#### Guidance Notes

Any private sewers or lateral drains which are 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 these details be checked with the developer.

The presence of a public sewer within 30.48 metres (100 feet) of any buildings within the property can result in the Local Authority requiring a property to be connected to the public sewer.

The measure is estimated using the plan provided and the water company records, between and the building(s) within the boundary of the property and the nearest public sewer.

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?

Records indicate that sewers serving the property are not the subject of an existing adoption agreement or an application for such an agreement.

#### Guidance Notes

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. Water Company's 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?

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 please note 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.

#### Guidance Notes

Buildings or extensions erected over a public sewer, disposal main or lateral drain in contravention of building controls or which conflict with the provisions of the Water Industry Act 1991 may have to be removed or altered. On 1st October 2011 the majority of private sewers, disposal mains and lateral drains, connected to the public network as of 1st July 2011, transferred to public ownership. Therefore there may be formerly private sewers & lateral drains that have been built over, however the sewerage undertaker may not have approved or been consulted about any plans to erect a building or extension on the property or in the vicinity of these.

Question 2.8

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

Not answered. If an answer had been available which was adverse or inaccurate at the date of this report the Information Accuracy Indemnity attached would apply.

#### Guidance Notes

A sewer is "overloaded" when the flow from a storm is unable to pass through it due to a permanent problem (eg. 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, 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 and therefore would be excluded from the report.

Question 2.9

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

Not answered. If an answer had been available which was adverse or inaccurate at the date of this report the Information Accuracy Indemnity attached would apply.

#### Guidance Notes

The nearest sewage treatment works will not always be the sewage treatment works serving the catchment within which the property is situated.



Question 3.1

## Is the property connected to mains water supply?

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

### Guidance Notes

The above answer is inferred from the proximity of a public water main as indicated on the attached plan. If the inference is wrong the attached Information Accuracy covers an adverse entry. Please also refer to our 'Information for Buyers' section of this report regarding this question.

Details of private supplies are not kept by the Water Undertaker. We recommend the situation is checked with the current owner of the property.

Question 3.2

## 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.

### Guidance Notes

The approximate boundary of the property has been determined by reference to the plan provided. The presence of public water main, resource main or discharge pipe within the boundary of the property may restrict further development within it. Water Undertakers have a statutory right of access to carry out work on their assets, subject to notice. This may result in employees of the Company or its contractors needing to enter the property to carry out work.

Question 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?

Records indicate 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

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

Question 3.4

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

Not answered. If an answer had been available which was adverse or inaccurate at the date of this report the Information Accuracy Indemnity attached would apply.

### 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.



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.

The Drinking Water 2013 Report, produced by the Drinking Water Inspectorate (DWI) in July 2014 states:

The results of testing in 2013 demonstrated that the overall quality of drinking water in the London and South East region was good.

For property specific details see

<http://secure.thameswater.co.uk/dynamic/cps/rde/xchg/corp/hs.xsl/899.htm>

**Guidance Notes**

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. To view the full DWI report visit <http://www.dwi.gov.uk/about/annual-report/2009/index.htm>

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; or authorised by the Welsh Ministers under Part 6 of the 2001 Regulations, from the provisions of Part 3 of those Regulations.

Not answered. If an answer had been available which was adverse or inaccurate at the date of this report the Information Accuracy Indemnity attached would apply.

**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 the water company detailed in Question 12 if you require further information.

Question 3.7

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

Please refer to vendor or pre-contract documents and / or your own survey of the property.

For further information regarding the water meter serving this property please contact:

**Thames Water Utilities Ltd**

PO Box 286

Swindon

SN38 2RA

Tel: 0845 9200 888

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



Question 4.1

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

The Sewerage Undertakers for the area are:

**Thames Water Utilities Ltd**  
PO Box 286  
Swindon  
SN38 2RA  
Tel: 0845 9200 888  
<http://www.thameswater.co.uk/>

The Water Undertakers for the area are:

**Thames Water Utilities Ltd**  
PO Box 286  
Swindon  
SN38 2RA  
Tel: 0845 9200 888  
<http://www.thameswater.co.uk/>

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Question 4.2

## Who bills the property for sewerage services?

The Sewerage Undertaker for the area is:

**Thames Water Utilities Ltd**  
PO Box 286  
Swindon  
SN38 2RA  
Tel: 0845 9200 888  
<http://www.thameswater.co.uk/>

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Question 4.3

## Who bills the property for water services?

The Water Undertaker for the area is:

**Thames Water Utilities Ltd**  
PO Box 286  
Swindon  
SN38 2RA  
Tel: 0845 9200 888  
<http://www.thameswater.co.uk/>

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## Question 4.4

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

For property specific data please refer to vendor or pre-contract documents and/or your own survey of the property. The average estimated household bill totals for 2013-14 for the relevant sewerage and water undertakers are shown below. These include inflation at 3.0%.

**Thames Water Utilities Ltd**  
(Sewerage Undertaker)

**Thames Water Utilities Ltd**  
(Water Undertaker)

	<b>Sewerage</b>	<b>Water</b>
<b>Unmetered</b>	£153	£217
<b>Metered</b>	£138	£187

### Guidance Notes

The average bill figures quoted for 2013-14 are estimates. They are based on provisional and forecast data that each company has provided to OFWAT for the year ending 31 March. The average household bill is, by definition, an average across all customers. Readings taken from a water meter are used to calculate metered sewerage charges, the volume charge for sewerage services is usually based on a percentage of total water supplied. To view the above information in full please visit the Office of Water Services (OFWAT) Website: [www.ofwat.gov.uk](http://www.ofwat.gov.uk) Water and Sewerage Companies full charges are set out in their charges 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?

Not answered. If an answer had been available which was adverse or inaccurate at the date of this report the Information Accuracy Indemnity attached would apply.

### Guidance Notes

The Company may install a meter at the premises where a buyer makes a change of use of the property or where the buyer uses water for watering the garden, other than by hand (this includes the use of sprinklers) or automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres.



# Glossary

## Terms and expressions in this report

**'the 1991 Act'** means the Water Industry Act 1991[61];

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

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

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

**'calendar year'** means the twelve months ending 31st December;

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

**'disposal main'** means (subject to section 219(2) of the 1991 Act) any outfall pipe or other pipe which - (a) is a pipe for the conveyance of effluent to or from any sewage disposal works, whether of a Sewerage Undertaker or of any other person; and (b) is not a public sewer;

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

**'financial year'** means the twelve months ending with 31st March;

**'lateral drain'** means - (a) that part of a drain which runs from the curtilage of a building (or buildings or yards within the same curtilage) to the sewer with which the drain communicates or is to communicate; or (b) (if different and the context so requires) the part of a drain identified in a declaration of vesting made under Section 102 of the 1991 Act or in an agreement made under Section 104 of that Act[65];

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

**'map of waterworks'** means the map made available under Section 198(3) of the 1991 Act[67] in relation to the information specified in subsection (1A);

**'private sewer'** means a pipe or pipes which drain foul or surface water, or both, from premises, and are not vested in a Sewerage Undertaker;

**'public sewer'** means, subject to Section 106(1A) of the 1991 Act[68], a sewer for the time being vested in a Sewerage Undertaker in its capacity as such, whether vested in that Undertaker - (a) by virtue of a scheme under Schedule 2 to

the Water Act 1989[69]; (b) by virtue of a scheme under Schedule 2 to the 1991 Act[70]; (c) under Section 179 of the 1991 Act[71]; or (d) otherwise;

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

**'resource main'** means (subject to Section 219(2) of the 1991 Act) any pipe, not being a trunk main, which is or is to be used for the purpose of- (a) conveying water from one source of supply to another, from a source of supply to a regulating reservoir or from a regulating reservoir to a source of supply; or (b) giving or taking a supply of water in bulk;

**'sewerage services'** includes the collection and disposal of foul and surface water and any other services which are required to be provided by a Sewerage Undertaker for the purpose of carrying out its functions;

**'Sewerage Undertaker'** means the company appointed to be the Sewerage Undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated;

**'surface water'** includes water from roofs and other impermeable surfaces within the curtilage of the property;

**'water main'** means (subject to Section 219(2) of the 1991 Act) any pipe, not being a pipe for the time being vested in a person other than the Water Undertaker, which is used or to be used by a Water Undertaker or licensed water supplier for the purpose of making a general supply of water available to customers or potential customers of the Undertaker or supplier, as distinct from for the purpose of providing a supply to particular customers;

**'water meter'** means any apparatus for measuring or showing the volume of water supplied to, or of effluent discharged from any premises;

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

**'water supply zone'** in relation to a calendar year, 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,

**'Water Undertaker'** means the company appointed to be the Water Undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated. In this Report, references to a pipe, including references to a main, a drain or a sewer, shall include references to a tunnel or conduit which serves or is to serve as the pipe in question and to any accessories for the pipe.



## Information for Buyers

This section is a guide to the content of the regulated drainage and water search result. It should be read in association with the main report. This information should not be considered as legal advice and you should check with your conveyancer if you have any concerns about the search results.

### What is a Map of Public Sewers or Map of Waterworks?

Water companies keep up to date maps of sewers and water pipes for which they are responsible. Most but not all sewer and water pipes within an individual property boundary are the property owner's responsibility.

The Map of Public Sewers shows known public sewers in the vicinity of the property. The Map of Waterworks shows known public water pipes in the vicinity of the property.

From the Maps it should be possible to estimate the likely length and route of any private water supply pipe and/or private drains and/or private sewers connecting the property to the public water network and/or sewerage systems.

### Are all Sewer & Water Pipes publicly maintained?

Sewer & Water Pipes can be either publicly or privately maintained. If they are publicly maintained, the local Sewerage or Water undertaker is responsible for repairs and maintenance. As from 1st October 2011 most lateral drains (see glossary) are now owned and maintained by the sewerage undertaker.

Sewerage Undertakers are not responsible for any private drains and private sewers that connect the property to the public sewerage system, and do not hold details of these.

The property owner will normally have sole responsibility for private drains and water pipes serving the property.

### What is a Foul Sewer?

Foul sewers/drains take foul sewerage (waste from toilets, bathrooms and kitchens etc.) away from your property.

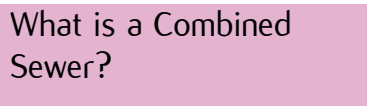
### What is a Surface Water Sewer?

Surface water sewers/drains take surface water (rainwater) away from your property (includes water from roofs and other impermeable surfaces within the curtilage of the property).

In some cases, Sewerage Undertaker records do not distinguish between foul and surface water connections to the public sewerage system. If on inspection the buyer

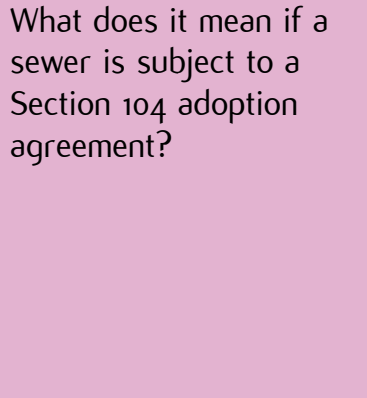


finds that the property is not connected for surface water drainage, the property may be eligible for a rebate of the surface water drainage charge. Details can be obtained from the Water Company.



**What is a Combined Sewer?**

Combined sewers carry both foul sewerage and surface water away from your property.

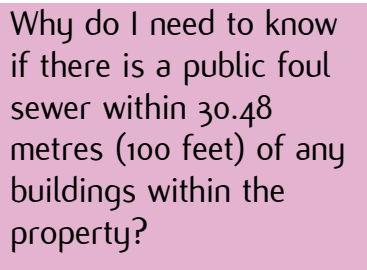


**What does it mean if a sewer is subject to a Section 104 adoption agreement?**

With new developments, the developer will typically lay new sewers which are 'subject to adoption'. Purchasers of new homes will want to know whether or not the property will eventually be connected to a public sewer.

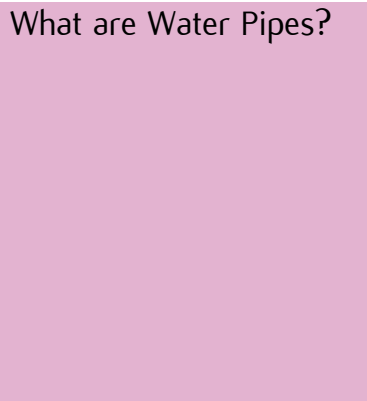
The adoption of private sewers and drains by the Sewerage Undertaker is subject to the developer complying with the terms of the adoption agreement made under the provisions of Section 104 of the Water Industry Act 1991.

Newly built properties – where the property is part of a very recent or on-going development and the sewers are not the subject of an adoption application, buyers should consult with the developers to ascertain the extent of private drains & sewers for which they will hold maintenance & renewal liabilities.



**Why do I need to know if there is a public foul sewer within 30.48 metres (100 feet) of any buildings within the property?**

If foul water from the property does not drain to a public sewer, the presence of a public foul sewer within 30.48 metres (100 feet) of any buildings within the property can result in the local authority requiring the property to be connected to a public sewer.

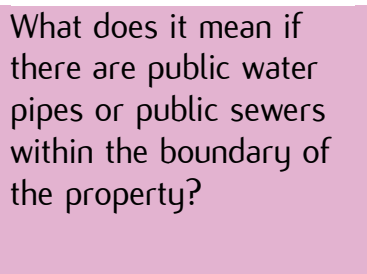


**What are Water Pipes?**

Water pipes (water mains, resource mains or discharge pipes) supply clean water to a property. The pipework can be either publicly or privately maintained.

Water Undertakers are not responsible for private water mains or private service pipes connecting the property to the public water main and do not hold details of these. These may pass through land outside of the control of the seller, or may be shared with adjacent properties. The buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

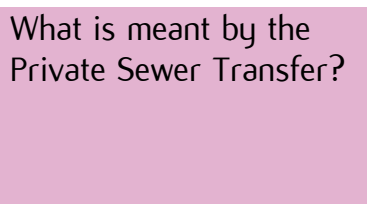
If the property is not connected to mains water supply we recommend the situation is checked with the current owner of the property. Details of private supplies are not kept by the Water Undertaker.



**What does it mean if there are public water pipes or public sewers within the boundary of the property?**

The presence of public water pipes or public sewers within the boundary of the property may restrict further development.

The Water and/or Sewerage Undertaker also has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the Water Company or Sewer Undertaker or its contractors needing to enter the property to carry out work. The approximate boundary of the property has been determined by reference to the plan provided.



**What is meant by the Private Sewer Transfer?**

On 1 October 2011, the responsibility for many private sewers and lateral drains, which drain to a public sewer and may be located both within and beyond the property boundary, transferred to the water and sewerage companies.

The water and sewerage companies are currently undertaking an exercise to map these new public sewers and lateral drains. In the meantime however there may be additional



public assets not shown on the public sewer map enclosed herein.

For further information visit:

[https://www.ofwat.gov.uk/consumerissues/rightsresponsibilities/sewers/prs\\_web\\_sewer\\_transfer](https://www.ofwat.gov.uk/consumerissues/rightsresponsibilities/sewers/prs_web_sewer_transfer)

The diagrams below illustrate an example of the impact of the new drainage arrangements:

**Example of pre 1st October 2011 responsibilities:**



**Example of post 1st October 2011 responsibilities:**



Why are certain questions not answered within this report?

This report is compiled using publicly available information (as defined by the Water Industry Act 1991). Where data is not publicly available, we provide an insurance policy, details of which can be found in the Key Facts document attached. Where we infer certain answers (Q4, 5 and 13) we refer you to alternative sources of information, including billing information, form TA6 or the Property Details Questionnaire which confirms connection to mains drainage, if a septic tank is installed, and information regarding whether a water meter is installed. If both our inference and the form TA6, the Property Details Questionnaire or billing information are incorrect, then our insurance policy would apply.

## WATER AND DRAINAGE REGULATED SEARCH INFORMATION ACCURACY INDEMNITY BLOCK POLICY

### To the Policyholder/Intermediary

This document must be revealed to the ultimate insured (including any lender which may be insured by the policy) before conclusion of the insurance contract.

If you are a solicitor, you should disclose this document to your client and/or their lender and/or the purchaser's solicitors for the benefit of their client and/or their lender prior to the conclusion of the insurance contract. We assume that you are authorised by the FCA and PRA otherwise licensed (where applicable) to provide insurance mediation activities.

If you are a broker, you should disclose this document in accordance with the FCA and PRA rules.

### To the Insured

This document provides a summary of the cover provided under the policy purchased. It does not contain the full terms and conditions of the policy and you should therefore read this summary in conjunction with the full policy wording to ensure you are fully aware of the terms and conditions of the cover provided.

The Underwriter of this policy is:-

Stewart Title Limited of 3<sup>rd</sup> Floor, 6 Henrietta Street, London, WC2E 8PS ('STL's address').

Summary of insurance and cover provided by this policy.

This policy is a Water and Drainage Regulated Search Information Accuracy ('DW') indemnity policy relating to the DW carried out for you by STL Group ('Group'). In some circumstances Group will not have been able to obtain the answers to questions 2.7, 2.8, 2.9, 3.3, 3.4, 3.6 and 4.5 from the relevant authority and so has sought to arrange insurance for you against any possible adverse entry had the question been answered in the usual way. Where an answer to questions 2.1, 2.2 and 3.1 has been given then the cover under the policy will not apply unless the answer given is incorrect due to the negligence of or an error by Group. The cover applies to those searches and properties notified to us by Group. We assume that the need to purchase this policy has resulted from advice provided to you by the professional legal conveyancing adviser who has applied for the DW from Group. The policy has therefore been sought to protect you against losses that you may incur, as defined in the policy, as a result of any deficiency in the search result attributable to the lack of an answer or an incorrect answer from the Group and thus a potential adverse entry for the property, as per the terms and conditions of the policy.

Significant features or benefits under this policy.

This policy is on an indemnity basis. The purpose of this type of policy is to protect you so that you are reimbursed with the financial loss you may incur as a result of a claim and to ensure that you are placed back in the same position you enjoyed prior to the claim (subject to the terms and conditions of the policy). There is a Maximum Liability which we will pay and this is set out in the definition of that term.

Significant Conditions or Exclusions under this policy.

Significant conditions:-

- You must notify us immediately of any Adverse Entry which comes to your attention and co-operate fully with all reasonable requests by us for information and documentation and shall, at our expense, take any action required by the Company to mitigate any loss or potential loss arising as a result of the Adverse Entry.
- The Policy covers only those DW searches which have been declared to us by Group together with the premium due.
- If you knowingly make a claim which is false or fraudulent in any respect the cover

provided under this Policy shall become void with immediate effect.

- This Policy does not cover any loss where you or your legal advisors have not followed or acted upon the guidance notes provided in the search.
- any act or omission by you, which in whole or part induces a claim under this policy, will prejudice your position and could void the policy
- you or your professional legal advisors should not take any steps to compromise or settle a claim without prior written consent

Exclusions:- You are not insured:-

- for any Adverse Entry known to you at the date of cover or
- in respect of any answer which is actually obtained in the DW search relating to questions in that search covered by the policy unless the answer given is incorrect because the relevant authority or Group in the case of questions 2.1, 2.2 and 3.1 has made an error or is negligent and it is later found that the correct answer would have been adverse
- where, had the question been answered at the date of the search, there would have been no adverse entry.

A full list of Conditions and Exclusions is contained in the policy.

What is the Policy term?

There is no fixed term – usually the policy will expire upon your ceasing to be the owner of the property or if you are lending under the terms of a mortgage over the Property the date on which your loan is repaid or the Property ceases to be subject to your mortgage.

Updating the cover.

STL can consider requests to increase or extend cover. STL will not however provide advice thereon or recommend how you should proceed. You will need to make your own choice about how to proceed and we recommend that this is done with guidance from your professional legal conveyancing advisor and the Policyholder.

Rights of cancellation.

You have a right to cancel your policy within 14 days of the commencement of the contract or receipt of the policy whichever is later. Where performance of the contract has commenced at your request before expiry of the cancellation period we may require you to pay for the cover actually provided in connection with the policy. The amount will be in proportion to the extent of the cover already provided to you in comparison with the full coverage of the contract.



#### Claims under this policy

If you wish to notify a claim under this policy, please contact us in writing immediately you become aware of the claim with as much detail as is available for the attention of the Company Solicitor at STL's address.

#### What if you have a complaint?

If you wish to register a complaint, please contact us by writing to 'The Company Solicitor at STL's address or, if you are not satisfied with the response, to the Financial Ombudsman Service whose current address is in the Policy.

#### The Financial Services Compensation Scheme (FSCS)

We are covered by the FSCS. You may be entitled to compensation from the scheme if we cannot meet our obligations. This will depend on the type of business and the circumstances of the claim. Further information about compensation scheme arrangements is available from the FSCS currently contactable at 7<sup>th</sup> Floor Lloyds Chambers, Portsoken Street, London E1 8BN.

# Important Consumer Protection Information

This search has been produced by STL Group Ltd (STL), Edbrooke House, St Johns Road, Woking, Surrey GU21 7SE (tel: 01483 715355, fax: 01483 221854, email: [info@stlgroup.co.uk](mailto:info@stlgroup.co.uk)) 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 UK
- 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.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

## 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

## 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 the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience 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 TPOs or to the PCCB.**

## TPOs Contact Details:

The Property Ombudsman scheme  
Milford House  
43-55 Milford Street  
Salisbury  
Wiltshire SP1 2BP

Tel: 01722 333306 / Fax: 01722 332296 / Web:  
[www.tpos.co.uk](http://www.tpos.co.uk) / Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

You can get more information about the PCCB from  
[www.propertycodes.org.uk](http://www.propertycodes.org.uk)

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE



## STL Complaints Procedure

STL has a formal procedure for handling complaints speedily and fairly. If you wish to make a complaint, we will:

1. acknowledge it within 5 working days of receipt
2. normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
3. keep you informed by letter, telephone or email, as you prefer, if we need more time
4. provide a final response, in writing, at the latest within 40 working days of receipt
5. liaise, at your request, with anyone acting formally on your behalf;

Complaints should be sent to: Julia Nightingale, Head of Strategic Partnerships, STL Group Ltd, Edbrooke House, St Johns Road, Woking, Surrey GU21 7SE / Tel: 01483 715355 / Fax: 01483 221854 / Email: [info@stlgroup.co.uk](mailto:info@stlgroup.co.uk)

If you are not satisfied with our final response, or if we exceed the above timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs) - Tel: 01722 333306 / Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk). We will co-operate with TPOs during an investigation and comply with any decision the Ombudsman makes.