



# Home Information Pack

1 Grange Terrace  
Dacre Banks  
Harrogate  
North Yorkshire  
HG3 4EJ

[www.whatstheidea.net](http://www.whatstheidea.net)

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# Index

# Home Information Pack Index Form

1 Grange Terrace, Dacre Banks, Harrogate, North Yorkshire, HG3 4EJ

## About this form

Under the Home Information Pack Regulations, you must include an index which lists all the documents included in your Home Information Pack.

You may use this form as an index. Required documents need to be included in all cases where relevant. Authorised documents do not. Please seek advice where necessary.

Where a document required by the Regulations is unavailable or unobtainable, the index should indicate that the document is missing, and the reason why. Where the document can be obtained from or created by a person, or does exist, the index should indicate the steps being taken to obtain the document.

The index to your Home Information Pack should be updated whenever the pack or a pack document is added or removed.

Someone can complete this form on behalf of a seller.

The Regulations also tell you what other documents must and may be in the Home Information Pack, and guidance on the Regulations is available at [www.homeinformationpacks.gov.uk](http://www.homeinformationpacks.gov.uk)

## Seller's check of this form:

Someone can complete this form on behalf of a seller, but given that a buyer and mortgage lender might rely on the information in this form, it is important that the seller checks the answers to ensure that they are as truthful and as accurate as possible.

Home information pack document	Date of pack document	Included	Reason why not included	Other info
Energy Performance Certificate	25/05/2008	Yes		
Sales Statement	30/07/2008	Yes		
Official search of the index map	30/07/2008	Yes		
Drainage and water enquiries	17/06/2008	Yes		
Local land charges	17/06/2008	Yes		
Local enquiries	17/06/2008	Yes		
Documents which the seller can be reasonable expected too rely on to deduce title	30/07/2008	Yes		
Consumer Redress	24/05/2008	Yes		

# EPC

# Energy Performance Certificate



1, Grange Terrace  
Dacre Banks

Dwelling type: Mid-terrace House  
Date of assessment: 24 May 2008  
Date of certificate: 25 May 2008  
Reference number: 0740-2874-6355-0828-3761  
Total floor area: 65 m<sup>2</sup>

HARROGATE  
HG3 4EJ

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	46	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		67
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	484 kWh/m <sup>2</sup> per year	250 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.2 tonnes per year	2.7 tonnes per year
Lighting	£55 per year	£28 per year
Heating	£580 per year	£321 per year
Hot water	£117 per year	£78 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy savings recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient product. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

Certification mark

## About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by ECMK Ltd, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2005 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections)(England and Wales) Regulations 2007. A copy of the certificate has been lodged on a national register

Assessor's accreditation number: ECMK200286  
Assessor's name: Mr Michael Edward  
Company name/trading name: Energicert Ltd  
Address: Hammerain House Hookstone Avenue North Yorks  
Harrogate HG2 8ER  
Phone number: 01423 876307  
Fax number: 01423 876307  
E-mail address: mike@energicert.net  
Related party disclosure: I am not related to the buyer nor seller

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from our web site at [www.ecmk.co.uk](http://www.ecmk.co.uk) together with details of their procedures for confirming authenticity of a certificate and for making a complaint

## About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used. The average energy efficiency rating for a dwelling in England and Wales is band E (rating 46).

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home. Different methods of calculation are used for homes and for other buildings. Details can be found at [www.communities.gov.uk/epdb](http://www.communities.gov.uk/epdb)

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings in the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

## About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple every day measures that will save money, improve comfort and reduce the impact on the environment, such as:

- Check that your heating system thermostat is not set too high (in a home 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.

**Visit the Government's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd) to:**

- Find how to confirm the authenticity of an energy performance certificate
- Find how to make a complaint about a certificate or the assessor who produced it
- Learn more about the national register where this certificate has been lodged
- Learn more about energy efficiency and reducing energy consumption

## Recommended measures to improve this home's energy performance

1, Grange Terrace  
Dacre Banks

Date of certificate: 25 May 2008  
Reference number: 0740-2874-6355-0828-3761

HARROGATE  
HG3 4EJ

## Summary of this home's energy performance related features

The following is an assessment of the key individual elements that have an impact on this home's performance rating. Each element is assessed against the following scale: Very poor / Poor / Average / Good / Very good

Elements	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Granite or whin, as built, no insulation (assumed)	Very poor	Very poor
Roof	Pitched, no insulation	Very poor	Very poor
Floor	Suspended, no insulation (assumed)	—	—
Windows	Single glazed	Very poor	Very poor
Main heating	Boiler and radiators, mains gas	Average	Good
Main heating controls	Programmer, TRVs and bypass	Poor	Poor
Secondary heating	None	—	—
Hot water	From main system	Average	Good
Lighting	No low energy lighting	Very poor	Very poor
<b>Current Energy efficiency rating</b>		<b>E 46</b>	
<b>Current environmental impact (CO<sub>2</sub>) rating</b>		<b>E 40</b>	

## Recommendations

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table.

Lower cost measures (up to £500)	Typical savings per year	Performance ratings after improvement	
		Energy efficiency	Environmental impact
1. Increase loft insulation to 250 mm	£142	D 57	E 51
2. Low energy lighting for all fixed outlets	£21	D 59	E 51
Sub-total	£163		
<b>Higher cost measures</b>			
3. Upgrade heating controls	£40	D 62	D 55
4. Replace boiler with Band A condensing boiler	£124	C 72	D 67
Total	£327		
<b>Potential Energy efficiency rating</b>		<b>C 72</b>	
<b>Potential environmental impact (CO<sub>2</sub>) rating</b>			<b>D 67</b>

## Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home

5. Solar water heating	£14	C 73	C 69
6. Replace single glazed windows with low-E double glazing	£47	C 76	C 73
7. Solar photovoltaics panels, 25% of roof area	£33	C 78	C 76
<b>Enhanced Energy efficiency rating</b>		<b>C 78</b>	
<b>Enhanced environmental impact (CO<sub>2</sub>) rating</b>			<b>C 76</b>

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO<sub>2</sub>) emissions.

## About the cost effective measures to improve this home's performance ratings

### Lower cost measures (typically up to £500 each)

These measures are relatively inexpensive to install and are worth tackling first. Some of them may be installed as DIY projects. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

#### 1. Increase loft insulation to 250 mm

Loft Insulation laid in the loft space or between roof rafters to a depth of at least 250 mm will significantly reduce heat loss through the roof; this will improve the levels of comfort, reduce energy use and lower fuel bills. Insulation should not be placed below any cold water storage tank, any such tank should also be insulated on its sides and top, and there should be boarding on battens over the insulation to provide safe access between the loft hatch and the cold water tank. The insulation can be installed by professional contractors but also by a capable DIY enthusiast. Loose granules may be used instead of insulation quilt; this form of loft insulation can be blown into place and can be useful where access is difficult. The loft space must have adequate ventilation to prevent dampness; seek advice about this if unsure.

#### 2. Low energy lighting for all fixed outlets

Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.

### Higher cost measures (typically over £500 each)

#### 3. Upgrade heating controls

The heating system should have a room thermostat to enable the boiler to switch off when no heat is required. A competent heating engineer should be asked to do this work. Insist that the thermostat switches off the boiler as well as the pump and that the thermostatic radiator valve is removed from any radiator in the same room as the thermostat.

#### 4. Replace boiler with Band A condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, but there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is registered with a competent persons scheme<sup>1</sup>, and can therefore self-certify the work for Building Regulation compliance. Ask a qualified heating engineer to explain the options.

## About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home

#### 5. Solar water heating

A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This will significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. The Solar Trade Association has up-to-date information on local installers and any grant that may be available.

## **6. Replace single glazed windows with low-E double glazing**

Double glazing is the term given to a system where two panes of glass are made up into a sealed unit. Replacing existing single-glazed windows with double glazing will improve comfort in the home by reducing draughts and cold spots near windows. Double-glazed windows may also reduce noise, improve security and combat problems with condensation. Building Regulations apply to this work, so either use a contractor who is registered with a competent persons scheme<sup>1</sup> or obtain advice from your local authority building control department.

## **7. Solar photovoltaics panels, 25% of roof area**

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. The British Photovoltaic Association has up-to-date information on local installers who are qualified electricians and any grant that may be available. Planning restrictions may apply in certain neighbourhoods and you should check this with the local authority. Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is registered with a competent persons scheme<sup>1</sup>, and can therefore self-certify the work for Building Regulation compliance. Ask a suitably qualified electrician to explain the options.

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<sup>1</sup> For information on competent persons schemes enter "existing competent persons schemes" into an internet search engine or contact your local Energy Saving Trust advice centre on 0800 512 012

# Sales Statement

# Sales Statement

1 Grange Terrace, Dacre Banks, Harrogate, North Yorkshire, HG3 4EJ

## About this Form

Under the Home Information Pack (No.2) Regulations 2007, you must provide the following information in your Home Information Pack and may use this form to do so.

Someone else can complete this form on your behalf.

If the property has not yet been completed or converted, please answer the questions as if the property has been completed.

Please answer all the questions by checking the relevant box and adding any further information asked for. Where alternatives are offered, please indicate which one (or more) applies.

## Seller's check of this form

Someone can complete this form on behalf of a seller, but since a buyer and a mortgage lender might rely on the information in this form, it is important that the seller checks the answers to ensure they are truthful and accurate.

## Statement

1. Is the property a flat or a house?	<input type="checkbox"/> Flat (incl. maisonette) <input checked="" type="checkbox"/> House (incl. bungalow)
2. If it is a flat, what type of building is it in?	<input type="checkbox"/> Purpose built block <input type="checkbox"/> Converted house <input type="checkbox"/> Conversion of commercial premises
3. The property is (or will be):	<input checked="" type="checkbox"/> Freehold <input type="checkbox"/> Leasehold <input type="checkbox"/> Commonhold <input type="checkbox"/> Refer to solicitor
4. The title to the interest in the property being sold is:	<input checked="" type="checkbox"/> The whole of a registered estate <input type="checkbox"/> Part of a registered estate <input type="checkbox"/> The whole of an unregistered estate <input type="checkbox"/> Part of an unregistered estate
5. Name(s) of seller	Mrs Elthel Neasham
6. The capacity of the seller	<input checked="" type="checkbox"/> The owner or owners <input type="checkbox"/> A representative with the necessary authority to sell property for an owner who has died <input type="checkbox"/> A representative with the necessary authority to sell the property for a living owner (for example with a power of attorney) <input type="checkbox"/> Other, <input type="checkbox"/> Developer
7. The property is being sold:	<input checked="" type="checkbox"/> With vacant possession <input type="checkbox"/> Section 171(2) of the Housing Act 2004 applies and part of the property is not being sold with vacant possession. Explanation of circumstances as follows:

# Title and Ownership

Certificate Date: 27 MAY 2008  
Certificate Time: 00.00.01  
Certificate Ref: 039/F23IAIB

Property	1, GRANGE TERRACE, DACRE BANKS, HARROGATE, NORTH YORKSHIRE, HG3 4EJ.
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**Result**

The index map has been searched in respect of the Property with the following result:

No registered estate, caution against first registration or application for first registration or application for a caution against first registration is shown on the index map in relation to the Property.

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**END OF RESULT.**

AF

Your Reference: HIPS8 IDEA	Key Number: 5911762	Any enquiries concerning this certificate to be addressed to:HSC
HIPS HOMES LIMITED 18-20 PRINCE OF WALES ROAD NORWICH NR1 1LB		DURHAM (S'FIELD HO.) DLR SOUTHFIELD HOUSE SOUTHFIELD WAY DURHAM DH1 5TR
		Tel. No: (0191) 301 3500 A £0.00 fee will be debited to the account quoted.



OFFICE SUPPLIES (Inland Revenue)  
65, Park Lane,  
LEEDS, 1.

*This*

CONVEYANCE

is made the *Eighteenth* day of

*January*

One thousand nine hundred and sixty one

BETWEEN FRANK SMITH of Hillicrest Dacre Harrogate in the County of York Master Plumber and Winifred Smith his wife (hereinafter called "the Vendors") of the one part and WILFRED NEASHAM of 1 Grange Terrace Dacre Banks Harrogate aforesaid Builders Labourer and ETHEL NEASHAM his wife (hereinafter called "the Purchasers") of the other part

WHEREAS :-

(1) By a Conveyance dated the Sixth day of February One thousand nine hundred and sixty and made between Peter Wilkinson Margaret Phoebe Hayton and Hannah Bickerdike of the one part and the Vendors of the other part the property hereinafter described (together with other property) was conveyed unto the Vendors for an estate in fee simple in possession subject as hereinafter mentioned but otherwise free from incumbrances upon trust to sell the same and to stand possessed of the net proceeds of sale upon trust for themselves as joint tenants

(2) The Vendors as such trustees as aforesaid have agreed with the Purchasers for the sale to them of a like estate in the said property at the price of Five hundred pounds

NOW THIS DEED WITNESSETH as follows:-

1. IN pursuance of the said agreement and in consideration of the sum of Five hundred pounds now paid by the Purchasers to the Vendors as such Trustees as aforesaid (the receipt of which sum the Vendors hereby acknowledge) the Vendors as trustees hereby convey unto the Purchasers FIRST ALL THAT plot of land situate at Dacre Banks near Harrogate in the County of York fronting to the main highway from Darley to Summerbridge AND ALSO ALL THAT dwellinghouse known as Number 1 Grange Terrace Dacre Banks aforesaid erected thereon or on some part thereof together with the coalhouse thereto belonging ALL WHICH said plot of land is the most southerly portion of the premises comprised in and conveyed by the said Conveyance of the Sixth day of February One thousand nine hundred and sixty SECONDLY ALL THAT outbuilding used as a water closet with the site thereof lying to the North or north west of the premises first before described ALL WHICH said premises first and secondly before described are for the purpose of identification only more particularly delineated on the plan hereto annexed and thereon coloured pink and edged red TOGETHER WITH full and free right of way (in common with the Vendors and all other persons

entitled to the like rights) for the Purchasers and their successors in title over and along the whole of the footpath and yardway colour brown on the said plan for the purpose of access to and egress from the said messuage coalhouse and water closet AND TOGETHER ALSO WITH full and free rights of drainage under and through such parts of the adjoining property of the Vendors as are not hereby conveyed and the user of cables wires and pipes now thereunder or which may hereafter be constructed thereunder and serving the property hereby conveyed PROVIDED ALWAYS that the Purchasers and their successors in title owner or owners for the time being of the property hereby conveyed shall make good all damage caused to the said adjoining property of the Vendors by the exercise of the rights hereby granted and shall contribute a fair and just proportion of the expense of maintaining repairing renewing and relaying the said footpath yardway drains cables wires and pipes RESERVING NEVERTHELESS in favour of the Vendor and their successors in title and all other persons now or hereafter entitled thereto similar rights of drainage under and through the property hereby conveyed TO HOLD the same unto the purchasers in fee simple as joint tenants

2. AS between the Purchasers IT IS HEREBY AGREED AND DECLAR

as follows:-

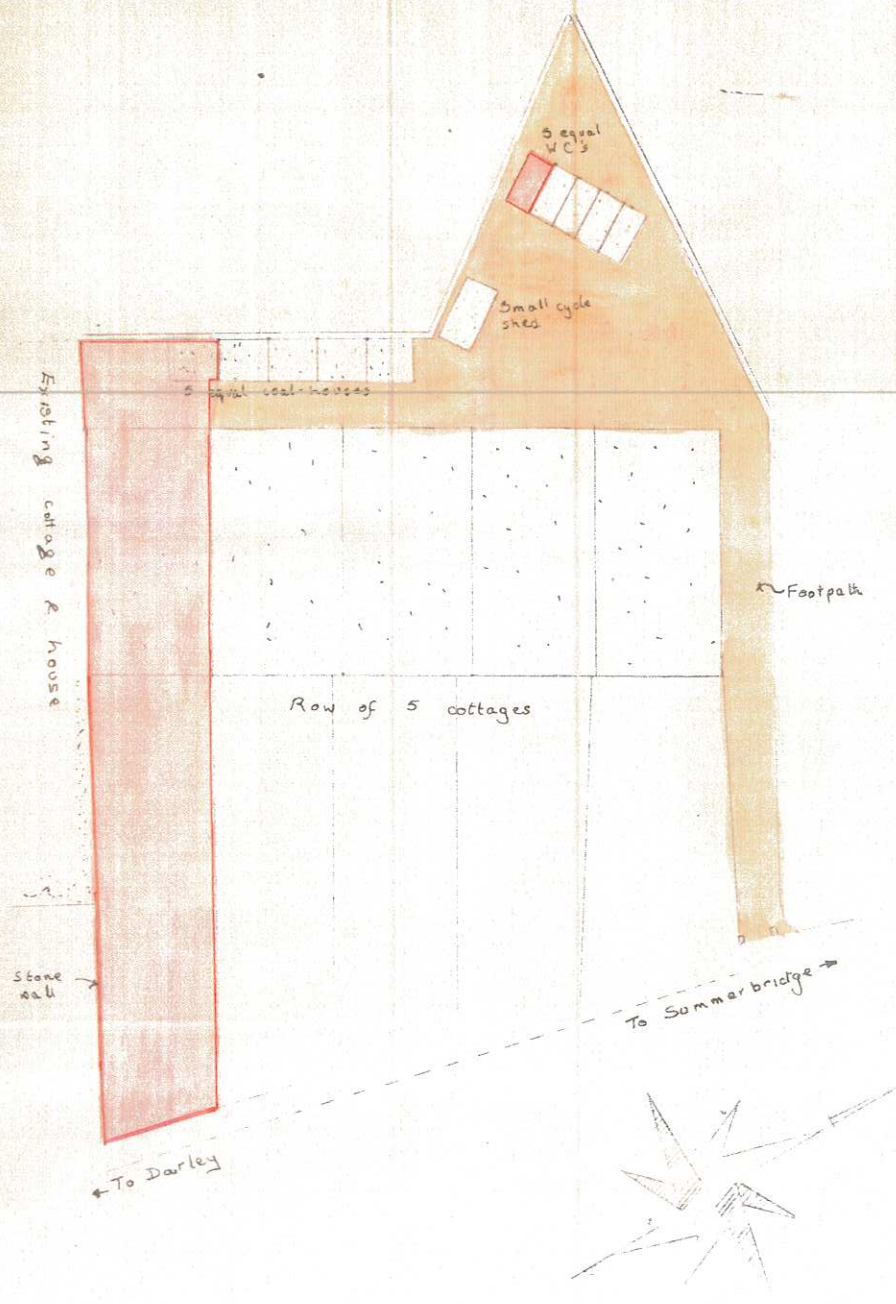
(1) The Purchasers shall hold the premises hereby conveyed UPON TRUST to sell the same and shall stand possessed of the net moneys to arise from any such sale and the net rents and profits thereof until sale or of the unsold part thereof for the time being UPON TRUST for the Purchasers as joint tenants beneficially

(11) Pending a sale of the premises hereby conveyed pursuant to the trust for sale hereinbefore declared the Purchasers or oth the trustees or trustee for the time being hereof shall during the lives of the Purchasers and the life of the survivor of them and the period of Twenty one years after the death of such survivor have the same full and unrestricted powers to mortgage lease or otherwise dispose of the premises hereby conveyed or any part thereof as if they were the absolute owners thereof

(111) The power of appointing a new trustee or new trustees hereof shall be vested in the Purchasers during their joint lives and in the survivor of them during his or her life

# Plan Referred To.

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Scale 16 feet : 1 inch

3. IT IS HEREBY AGREED AND DECLARED that the walls and fences separating the property first and secondly hereby conveyed from the adjoining property of the Vendors are mesne or party walls and fences and shall be used and repaired and maintained accordingly and that fall pipes eaves spouts gutters drains and similar privileges of a continuous nature at present jointly used and enjoyed by the property hereby conveyed and the said adjoining property shall forever hereafter continue to be so used and enjoyed and repaired and maintained accordingly

4. THE Vendors hereby acknowledge the right of the Purchasers to the production of the documents specified in the Schedule hereto and to delivery of copies thereof and undertake with the Purchasers for the safe custody thereof

5. IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds Three thousand five hundred pounds

IN WITNESS whereof the said parties to these presents have hereunto set their hands and seals the day and year first hereinbefore written

THE SCHEDULE hereinbefore referred to:-

28th May 1904

INDENTURE of this date made between John Ellis of the first part Mary Spence of the second part Jacob Umpleby of the third part and George Grange of the fourth part

6th February 1960

THE hereinbefore recited Conveyance of this date

SIGNED SEALED AND DELIVERED by the )  
said FRANK SMITH and WINIFRED SMITH)  
in the presence of:-

*E. Ashompson*  
*Solicitor*  
*Harrowgate.*

*Frank Smith*  
*Winifred Smith*

SIGNED SEALED AND DELIVERED by the  
said WILFRED NEASHAM in the presence  
of:-

E. A. Thompson

)  
) *W. Ross-Lewis*  
)  
)

SIGNED SEALED AND DELIVERED by the  
said ETHEL NEASHAM in the presence  
of:-

E. A. Thompson

)  
) *E. Neasham.*  
)  
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18

WEST BIRMINGHAM OF THE  
RECORDS OF THE  
21. 1911 30 JANUARY 1911  
at 9-11 - 11 23  
Page 32 No. 18  
*James Thompson* Register

DEPTD 18<sup>th</sup> January 1908

MR. & MRS. F. SMITH

-to-

MR. & MRS. W. NEASHAM

CONFEYANCE

-of-

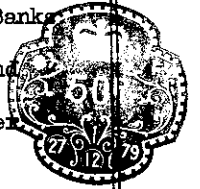
Number 1 Grange Terrace (acre  
Banks near Harrogate in the  
County of York

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Kirby Son & Atkinson,  
HARROGATE.

THIS DEED is made the Seventeenth day of December

One thousand nine hundred and seventy nine BETWEEN FRANK SMITH and WINIFRED SMITH his wife both of 4 Grange Terrace Dacre Banks Harrogate in the County of North Yorkshire (hereinafter called "Mr. and Mrs. Smith") of the first part WILFRED NEASHAM and ETHEL NEASHAM his wife both of 1 Grange Terrace Dacre Banks aforesaid (hereinafter called "Mr. and Mrs. Neasham") of the second part and JAMES ARTHUR NEWBOULD of 5 Grange Terrace Dacre Banks aforesaid (hereinafter called "Mr. Newbould") of the third part



WHEREAS :-

(1) By a Conveyance dated the Eighth <sup>cent</sup> day of January One thousand nine hundred and sixty one (hereinafter called "the 1961 Conveyance") and made between Mr. and Mrs. Smith of the one part and Mr. and Mrs. Neasham of the other part ALL THAT property shortly described as 1 Grange Terrace Dacre Banks aforesaid and more fully described in the 1961 Conveyance was conveyed unto Mr. and Mrs. Neasham for an estate in fee simple in possession TOGETHER WITH the rights but subject as therein mentioned

(2) By a Conveyance dated the Twenty second day of June One thousand nine hundred and sixty two (hereinafter called "the 1962 Conveyance") and made between Mr. and Mrs. Smith of the one part and Frederick John Barry Atkinson (hereinafter called "Mr. Atkinson") of the other part ALL THAT property shortly described as 5 Grange Terrace Dacre Banks aforesaid and more fully described in the 1962 Conveyance was conveyed unto Mr. Atkinson for an estate in fee simple in possession TOGETHER WITH the rights but subject as therein mentioned

(3) By a Conveyance dated the First day of November One thousand nine hundred and sixty six and made between Mr. Atkinson of the one part and Mr. Newbould of the other part the property known as 5 Grange Terrace Dacre Banks aforesaid was conveyed to Mr. Newbould TOGETHER WITH the rights but subject as therein mentioned

(4) The rights of way granted by the 1961 Conveyance and granted and reserved by the 1962 Conveyance over the footpath and yardway referred to therein have been exercised by the parties hereto in manner different from that set out in the 1961 and 1962 Conveyances

(5) The parties hereto have agreed that the rights of way granted by the 1961 and 1962 Conveyances should now be as described below

NOW THIS DEED WITNESSETH as follows :-

1. IT IS HEREBY AGREED AND DECLARED by the parties hereto that Mr. and Mrs. Neasham the present owners of Number 1 Grange Terrace Dacre Banks aforesaid being ALL THAT dwellinghouse outbuildings and water closet edged blue

on the plan annexed hereto have a full and free right of way on foot only over and along that part of the footpath shown coloured brown on the said plan as is not included in the area edged blue for the purpose of access to and egress from the said dwellinghouse outbuildings and water closet

2. IT IS HEREBY AGREED AND DECLARED by the parties hereto that Mr. and Mrs. Smith the present owners of Numbers 2 3 and 4 Grange Terrace Dacre Bank aforesaid being ALL THOSE dwellinghouses outbuildings and water closets edged red on the plan annexed hereto have a full and free right of way on foot only over and along that part of the footpath shown coloured brown on the said plan as is not included in the area edged red for the purpose of access to and egress from the said dwellinghouses outbuildings and water closets

3. IT IS HEREBY AGREED AND DECLARED by the parties hereto that Mr. Newbould the present owner of Number 5 Grange Terrace Dacre Banks aforesaid being ALL THAT dwellinghouse outbuildings and water closet edged green on the plan annexed hereto has a full and free right of way on foot only over and along that part of the footpath shown coloured brown on the said plan as is not included in the area edged green for the purpose of access to and egress from the said dwellinghouse outbuildings and water closet

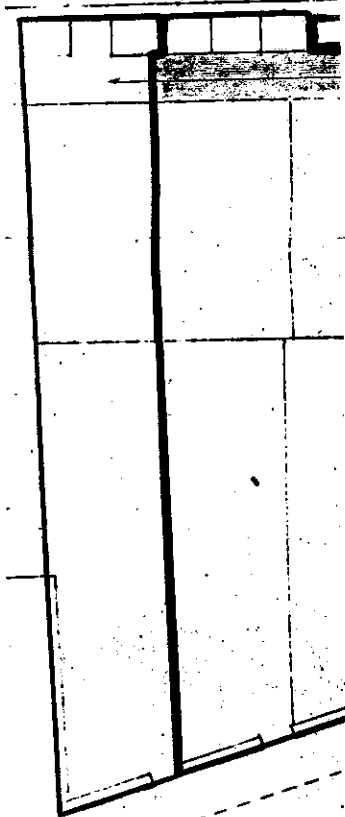
4. MR. AND MRS. NEASHAM hereby surrender the right of way granted by the 1961 Conveyance over that part of the land shown coloured red and green on the said plan to the extent that their right of way over this area of land may be extinguished

5. MR. AND MRS. SMITH hereby surrender the right of way reserved by the 1962 Conveyance over that part of the land shown coloured green on the said plan to the extent that their right of way over this area of land may be extinguished

6. MR. NEWBOULD hereby surrenders the right of way granted by the 1962 Conveyance to Mr. Atkinson and his successors in title over that part of the land coloured red on the said plan to the extent that his right of way over this area of land may be extinguished

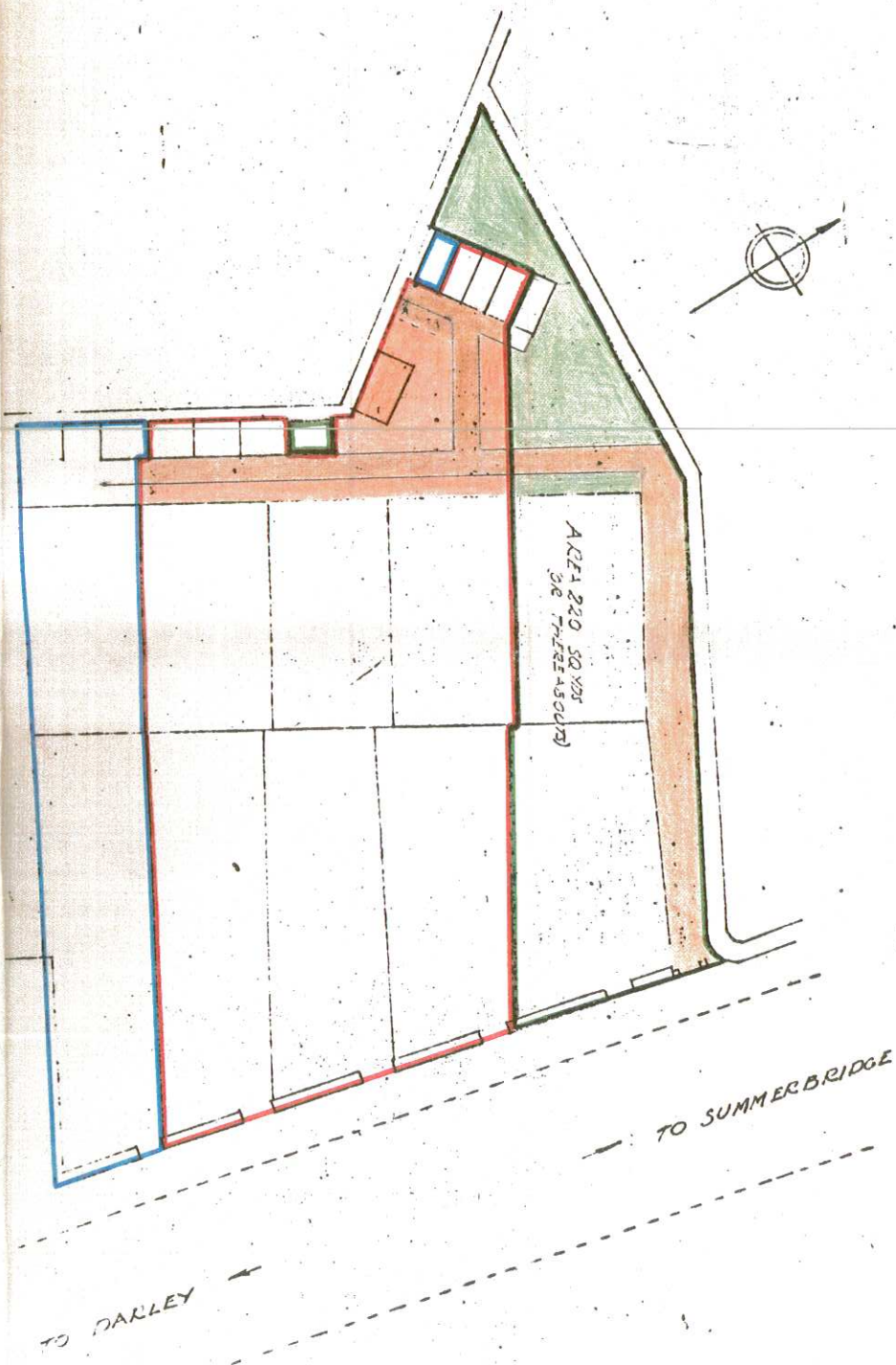
7. IN all other respects except as herein mentioned the parties hereto confirm the terms of the 1961 and 1962 Conveyances

IN WITNESS whereof the parties hereto have hereunto set their hands and seals the day and year first hereinbefore written



TO DARLEY

ight of way on foot only over  
 l brown on the said plan as is  
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 r the parties hereto that Mr.  
 nd 4 Grange Terrace Dacre Bank  
 ings and water closets edged re  
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 race Dacre Banks aforesaid bei  
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 nder the right of way granted  
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 f way over this area of land  
 er the right of way reserved  
 l shown coloured green on the  
 ver this area of land may be  
 e right of way granted by the  
 rs in title over that part  
 extent that his right of way  
 erein mentioned the parties  
 nveyances  
 reto have hereunto set their  
 ore written



PLAN REFERRED TO  
 SEE PLAN TO LINGER

SIGNED SEALED AND DELIVERED by the  
said FRANK SMITH and WINIFRED SMITH  
in the presence of :-

} Frank Smith  
Winifred Smith.

W. A. Shonpfe  
Solicitor  
Haregate

SIGNED SEALED AND DELIVERED by the  
said WILFRED NEASHAM and ETHEL NEASHAM  
in the presence of :-

} W. Neasham  
E. Neasham.

W. A. Shonpfe

SIGNED SEALED AND DELIVERED by the  
said JAMES ARTHUR NEWBOULD in the  
presence of :-

} J. A. Newbould

W. A. Shonpfe

DATED 17th December 1979

MR. AND MRS. F. SMITH

and

MR. AND MRS. W. NEWSEAM

and

MR. J. A. NEWBOLD

DEED OF GRANT

relating to Grange Terrace, Dacre Banks,  
near Harrogate in the County of North  
Yorkshire

✓  
MESSERS. KIRBY'S,  
SOLICITORS,  
HARROGATE.

D. Cert.  
R.B.D.



CAUTION—It is an offence to falsify a certificate or to make or knowingly use a false certificate or a copy of a false certificate intending it to be accepted as genuine to the prejudice of any person, or to possess a certificate knowing it to be false without lawful authority.

**CERTIFIED COPY**  
**Pursuant to the Births and**

**OF AN ENTRY**  
**Deaths Registration Act 1953**

<b>DEATH</b>		Entry No. 158
Registration district Sub-district	CLARO CLARO	Administrative area COUNTY OF NORTH YORKSHIRE
1. Date and place of death Twentyfirst April 1985 Harrogate General Hospital, Harrogate		
2. Name and surname WILFRED NEASHAM		3. Sex Male
		4. Maiden surname of woman who has married -
5. Date and place of birth 7th July 1922 Spennymoor, Bishop Auckland		
6. Occupation and usual address Cleaner 1 Grange Terrace, Dacre Banks, Harrogate		
7. (a) Name and surname of informant Ethel Neasham		(b) Qualification Widow of deceased
(c) Usual address 1 Grange Terrace, Dacre Banks, Harrogate		
8. Cause of death 1a Respiratory failure b Chronic obstructive airways disease  Certified by Mark Caswell M.B		
9. I certify that the particulars given by me above are true to the best of my knowledge and belief.  E Neasham <span style="float: right;">Signature of informant</span>		
10. Date of registration Twentysecond April 1985		11. Signature of registrar E A Covill Registrar

Certified to be a true copy of an entry in a register in my custody.

*E A Covill* Registrar 22nd April 85 Date **IW 027134**

# Search Reports

# **CON29DW**

## **Drainage and Water Enquiry**

**Responses as required by the  
Home Information Pack (No2) Regulations 2007.**

**Customer:  
Total Property Searches Limited**

**Property:  
1 Grange Terrace, Harrogate, North Yorkshire, HG3 4EJ**

**Prepared by:  
Yorkshire Water Services Ltd. t/a Safe-Move  
P.O.Box 99  
Bradford  
West Yorkshire  
BD3 7YB**

**Telephone 0800 1 385 385**

**Facsimile 01274 804086**

**E-mail [safemove@yorkshirewater.com](mailto:safemove@yorkshirewater.com)**

**DX 723020 Bradford 20**

## General Provisions

In response to the enquiry for drainage and water information, this search report was prepared following examination of Yorkshire Water Services Limited's records held at Western House, Halifax Road, Bradford BD6 2LZ and other summary records derived from the original. Yorkshire Water Services Limited is responsible for the accuracy of the information contained within the search report.

Yorkshire Water Services Limited trading as Safe-Move has carried out enquiries in to the property whose address is detailed on the front page of this report in accordance with its Terms and Conditions of sale which are set out in Appendix 2.

## Question 1 - Interpretation of Drainage and Water Enquiry

Appendix 1 of this report contains definitions of terms and expressions identified in Part 1 of the Schedule 8 of Statutory Instrument 2007 No 1667 known as the Home Information Pack (No. 2) Regulations 2007 (the "Regulations").

## Question 2 - Enquiries and Responses

This search report was completed by Yorkshire Water Services Limited trading as Safe-Move and complies with the requirements of the Regulations in relation to Drainage and Water Enquiries.

In the event of any queries about this report, enquires should be directed to Safe-Move whose contact details can be found below.

Safe-Move has put in place procedures to ensure that customers receive support in the event of any complaint. Our formal complaints procedure including our address for all correspondence is set out below:

### Safe-Move Complaints Procedure.

We aim to provide a high standard of service and to treat you with courtesy and fairness at all times. We welcome any comments you may have and always try to answer queries and resolve complaints quickly and in full.

Safe-Move offers a staged, robust and uniformly efficient complaints process. Formal complaints can be made via the telephone, in writing or via email. We'll investigate your complaint and try to resolve it fully. If your complaint is fair, we'll say sorry and do everything to put things right as soon as possible.

Our contact details are:

Safe-Move  
PO Box 99  
Bradford

BD3 7YB

free phone 0800 1 385 385  
e mail: [safe-move@yorkshirewater.com](mailto:safe-move@yorkshirewater.com)

If you call us, we'll try to answer your enquiry or complaint immediately. If we can't we'll arrange to ring you back within an agreed timescale.

If you are not satisfied with the initial response, you should set out the basis of your complaint in writing by email, fax or letter. If you write to us we will look into the problem and reply within 5 working days of receipt.

If we fail to give you a written response within 5 working days Safe-Move will pay you £10.00 regardless of the outcome of your complaint.

On occasions your complaint may require more detailed investigation. In these instances we will keep you informed of our progress and update you with new timescales if necessary.

If we consider your complaint to be justified, or we have made an error in your search result, we will automatically refund your search fee. We will also provide you with a revised search and undertake the necessary action to put things right. You will be kept informed of any action required.

If your search takes us longer than 10 working days to complete and we have not communicated the reasons for the delay we will automatically refund your search fee.

If you are still not satisfied with the outcome of your complaint, or the way we've handled it, you can ask for the issue to be reviewed. If this is the case you should write to us without delay, explaining why you remain dissatisfied and what action you would like us to take. The review will be independent of the original investigations and may overturn the previous decision if appropriate. We'll let you know the outcome of your review, in writing, within 10 working days. At any time, if you ask us to, we will liaise with counselling organisations acting on your behalf.

If you are not satisfied with the final decision, you may refer the complaint to the Independent Property Codes Adjudication Scheme (IPCAS) and we will give you contact details. We will co-operate fully with the independent adjudicator during the consideration of a complaint by IPCAS and comply with any decision.



**Yorkshire Water Services Ltd T/A Safe-Move is registered with the Property Codes Compliance Board as a subscriber to the Search Code.**

The Search Code provides protection for homebuyers, sellers, conveyancers and mortgage lenders, who rely on property search reports carried out on residential property within the United Kingdom. It sets out minimum standards which organisations compiling and/or selling search reports have to meet. This information is designed to introduce the Search Code to you.

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

**The Code's main commitments**

The Search Code's key commitments say that search organisations will:

- Provide search reports which include the most up-to-date available information when compiled and an accurate report of the risks associated with the property.
- Deal promptly with queries raised on search reports.
- Handle complaints speedily and fairly.
- At all times maintain adequate and appropriate insurance cover to protect you.
- Act with integrity and ensure that all search services comply with relevant laws, regulations and industry standards.

**Keeping to the Search Code**

How search organisations keep to the Search Code is monitored independently by the Property Codes Compliance Board. And, complaints under the Code may be referred to the Independent Property Codes Adjudication Scheme. This gives you an extra level of protection as the service can award compensation of up to £5,000 to you if you suffer as a result of your search organisation failing to keep to the Code.

**Contact Details**

The Property Codes Compliance Board - please contact:

Telephone: 020 7917 1817

Email: [info@propertycodes.org.uk](mailto:info@propertycodes.org.uk)

You can also get more information about the Property Codes Compliance Board from our website at: [www.propertycodes.org.uk](http://www.propertycodes.org.uk).

**PLEASE ASK YOUR SEARCH ORGANISATION IF YOU WOULD LIKE A COPY OF THE FULL SEARCH CODE**

**Question 3 - 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.

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

**Question 4 - Does foul water from the property drain to a public sewer?**

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

1. Sewerage Undertakers are not responsible for private drains and sewers that connect the property to the public sewerage system, and do not hold details of these.
2. 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.
3. If foul water does not drain to the public sewerage system the property may have private facilities in the form of a cesspit, septic tank or other type of treatment plant.
4. An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

**Question 5 - 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.

1. Sewerage Undertakers are not responsible for private drains and sewers that connect the property to the public sewerage system, and do not hold details of these.
2. 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.
3. In some cases, Sewerage Undertakers' 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 charge. Details can be obtained from the Sewerage Undertaker.
4. If surface water does not drain to the public sewerage system the property may have private facilities in the form of a soakaway or private connection to a watercourse.
5. An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

**Question 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 confirm that sewers serving the development, of which the property forms part, are not the subject of an existing adoption agreement or an application for such an agreement.

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

### **Question 7 - Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?**

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

1. The boundary of the property has been determined by reference to the Ordnance Survey record.
2. The presence of a public sewer within the boundary of the property may restrict further development within that boundary. 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 Sewerage Undertaker or its contractors needing to enter the property to carry out work.
3. Sewers indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

### **Question 8 - Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?**

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

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

### **Question 9 - Has a sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?**

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

1. Buildings or extensions erected over a sewer in contravention of building controls may have to be removed or altered.
2. Prior to 1997 Yorkshire Water had sewerage arrangements with the Local Authorities as a result of which there may have been consultations which Yorkshire Water are not aware of. Since 1st April 2002 building over or near to a public sewer has been controlled by Requirement H4 of The Building Regulations 2000 but Yorkshire Water only acts as a consultee and final approval remains with the Building Inspectorate.

**Question 10 - Where relevant, please include a copy of an extract from the map of waterworks.**

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

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

**Question 11 - Is any water main or service pipe serving or which is proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?**

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

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

**Question 12 - Who are the sewerage and water undertakers for the area?**

Yorkshire Water Services Limited, Western House, Halifax Road, Bradford BD6 2SZ is the sewerage undertaker for the area and Yorkshire Water Services Limited, Western House, Halifax Road, Bradford BD6 2SZ is the water undertaker for the area.

**Question 13 - Is the property connected to mains water supply?**

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

**Question 14 - 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.

1. The boundary of the property has been determined by reference to the Ordnance Survey record.
2. The presence of a public water main 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 Water Undertaker or its contractors needing to enter the property to carry out work.

### **Question 15 - What is the current basis for charging for sewerage and water services at the property?**

The charges are based on the rateable value of the property of £74.00 and the charge for the current financial year is £234.18.

1. Water and Sewerage Companies full charges are set out in their charges schemes which are available from the Company free of charge upon request.
2. The Company may install a meter 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
  - automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres
  - a bath with capacity greater than 230 litres
  - a reverse osmosis unit
3. The Water Industry Act 1991 Section 150, The Water Resale Order 2001 provides protection for people who buy their water or sewerage services from a person or company instead of directly from a water or sewerage company.  
Details are available from the Office of Water Services (OFWAT) Web Site: [www.ofwat.gov.uk](http://www.ofwat.gov.uk)

### **Question 16 - Will the basis for charging for sewerage and water services at the property change as a consequence of a change of occupation?**

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

1. Water and Sewerage Undertakers full charges are set out in their charges schemes which are available from the Company free of charge upon request.
2. The Water Undertaker may install a meter 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
  - automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres
  - a bath with capacity greater than 230 litres
  - a reverse osmosis unit
3. It should be noted that a change in the charging basis is not expected if there is no change in use of the property. In the event of any doubt please contact the company responsible for billing the property as detailed in questions 19 and 20.

### **Question 17 - Is a surface water drainage charge payable?**

Records confirm that a surface water drainage charge is payable for the property at £37.34 for each financial year

1. Where surface water from a property does not drain to the public sewerage system no surface water drainage charges are payable.
2. Where surface water charges are payable but on inspection the property owner believes that surface water does not drain to the public sewerage system, application can be made to the Company to review the charging situation.
3. It should be noted that surface water drainage charges increase annually with effect from the 1st April.

### **Question 18 - Please include details of the location of any water meter serving the property.**

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

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

Yorkshire Water Services Ltd., PO Box 52, Bradford BD3 7YD  
0845 1 24 24 24  
www.yorkshirewater.com

### **Question 19 - Who bills the property for sewerage services?**

The property is billed for sewerage services by:  
Yorkshire Water Services Ltd., PO Box 52, Bradford BD3 7YD  
0845 1 24 24 24  
www.yorkshirewater.com

Don't forget to let us know when you've moved. Go on-line at [www.yorkshirewater.com/moving](http://www.yorkshirewater.com/moving) - it's quick and easy!

### **Question 20 - Who bills the property for water services?**

The property is billed for water services by:  
Yorkshire Water Services Ltd., PO Box 52, Bradford BD3 7YD  
0845 1 24 24 24  
www.yorkshirewater.com.

Don't forget to let us know when you've moved. Go on-line at [www.yorkshirewater.com/moving](http://www.yorkshirewater.com/moving) - it's quick and easy!

### **Question 21 - Is the dwelling-house which is or forms part of the property at risk of internal flooding due to overloaded public sewers?**

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

1. 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 blockages, siltation, collapses and equipment or operational failures are excluded.
2. "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.
3. At Risk properties are those that the Sewerage Undertaker 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 Sewerage Undertaker's reporting procedure.
4. 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.
5. Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Sewerage Undertaker.
6. Public sewers are defined as those for which the Sewerage Undertaker holds statutory responsibility under the Water Industry Act 1991.
7. It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Sewerage Undertaker. This report excludes flooding from private sewers and drains and the Sewerage Undertaker makes no comment upon this matter.

## Question 22 - Is the property at risk of receiving low water pressure or flow?

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

1. It should be noted that low water pressure can occur from private water mains, private supply pipes (the pipework from the external stop cock to the property) or internal plumbing which are not the responsibility of the Water Undertaker. This report excludes low water pressure from private water mains, supply pipes and internal plumbing and the Water Undertaker makes no comment upon this matter.
2. "Low water pressure" means water pressure below the regulatory reference level which is the minimum pressure when demand on the system is not abnormal.
3. Water Undertakers are required to include in the Regulatory Register that is reported annually to the Director General of Water Services properties receiving pressure below the reference level, provided that allowable exclusions do not apply (i.e. events which can cause pressure to temporarily fall below the reference level).
4. The reference level of service is a flow of 9 litres/minute at a pressure of 10metres head on the customer's side of the main stop tap (mst). The reference level of service must be applied on the customer's side of a meter or any other company fittings that are on the customer's side of the main stop tap. The reference level applies to a single property. Where more than one property is served by a common service pipe, the flow assumed in the reference level must be appropriately increased to take account of the total number of properties served. For two properties, a flow of 18 litres/minute at a pressure of 10metres head on the customers' side of the mst is appropriate. For three or more properties the appropriate flow should be calculated from the standard loadings provided in BS6700 or Institute of Plumbing handbook.
5. Allowable exclusions  
The Company is required to include in the Regulatory Register properties receiving pressure below the reference level, provided that allowable exclusions listed below do not apply
6. Abnormal demand: This exclusion is intended to cover abnormal peaks in demand and not the daily, weekly or monthly peaks in demand which are normally expected. Companies should exclude from the reported DG2 figures properties which are affected by low pressure only on those days with the highest peak demands. During the report year companies may exclude, for each property, up to five days of low pressure caused by peak demand.
7. Planned maintenance: Companies should not report under DG2 low pressures caused by planned maintenance. It is not intended that companies identify the number of properties affected in each instance. However, companies must maintain sufficiently accurate records to verify that low pressure incidents that are excluded from DG2 because of planned maintenance are actually caused by maintenance.
8. One-off incidents: This exclusion covers a number of causes of low pressure; mains bursts; Failures of company equipment (such as PRVs or booster pumps); Firefighting; and Action by a third party. However, if problems of this type affect a property frequently, they cannot be classed as one-off events and further investigation will be required before they can be excluded.
9. Low pressure incidents of short duration: Properties affected by low pressures which only occur for a short period, and for which there is evidence that incidents of a longer duration would not occur during the course of the year, may be excluded from the reported DG2 figures.

## Question 23 - Please include details of a water quality analysis made by the water undertaker for the water supply zone in respect of the most recent calendar year.

The analysis confirmed that tests met the standards prescribed by the 2000 Regulations or the 2001 Regulations, except that :

1 of 36 tests failed to meet the standard for Iron. The infringement in respect of Iron was minor. The infringement of the Iron standard was due to the disturbance of localised mains deposits as a result of neighbouring property refurbishments. The main has been flushed to remove any build up sediments caused by the refurbishments. The infringement noted presents no hazard to public health

1. Water Undertakers have a duty to provide wholesome water that meets the standards of the Water Supply (Water Quality) Regulations 2000.
2. In England and Wales these Regulations implement the requirements of the European Drinking Directive 98/83/EC. The 2000 Regulations impose standards for a range of parameters, which are

either health based to ensure the water is safe to drink or to ensure the water is aesthetically acceptable. They also require that drinking water should not contain any element, organism or substance (whether or not a parameter) at a concentration or value which would be detrimental to public health

3. Water quality is normally tested at the tap used for domestic consumption normally in the kitchen. However, the householder is responsible for any of deterioration in water quality that is a result of the domestic distribution system (the supply pipe and the plumbing within the property) that results in the standards not being met.
4. If there are concerns that lead pipes within the property may be causing high levels of lead in your drinking water please contact your Water Undertaker for further advice.
5. The Water Undertaker undertakes a monitoring programme to establish water quality that includes random sampling from domestic properties. It will notify the consumers of any failures to meet the water quality standards that are due to the condition or maintenance of the domestic distribution system.
6. The data collected by the Water Undertaker is subject to external review by the drinking water inspectorate (DWI) and by local and health authorities. In addition to reviewing quality data the DWI also carry out audits during which any area of the company's operational can be examined. Further information may be found at [www.dwi.gov.uk](http://www.dwi.gov.uk)

**Question 24 - Please include details of any departures, authorised by the Secretary of State under Part 6 of the 2000 Regulations from the provisions of Part 3 of those Regulations.**

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

Authorised departures are not permitted if the extent of the departure from the standard is likely to constitute a potential danger to human health.  
Please contact the water company detailed in Q12 if you require further information.

**Question 25 - Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.**

The nearest sewage treatment works and its' distance from the property is as shown in the public sewer map supplied.

1. The nearest sewage treatment works will not always be the sewage treatment works serving the catchment within which the property is situated.
2. The Sewerage undertakers records were inspected to determine the nearest sewage treatment works. It should be noted therefore that there may be a private sewage treatment works closer than the one detailed that has not been identified.

## Appendix 1 General Interpretation

### 1. (1) In this Schedule—

“the 1991 Act” means the Water Industry Act 1991(a);

“the 2000 Regulations” means the Water Supply (Water Quality) Regulations 2000(b);

“the 2001 Regulations” means the Water Supply (Water Quality) Regulations 2001(c);

“adoption agreement” means an agreement made or to be made under Section 51A(1) or 104(1) of the 1991 Act (d);

“bond” means a surety granted by a developer who is a party to an adoption agreement;

“bond waiver” means an agreement with a developer for the provision of a form of financial security as a substitute for a bond;

“calendar year” means the twelve months ending with 31st December;

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

“disposal main” means (subject to Section 219(2) of the 1991 Act) any outfall pipe or other pipe which—

(a) is a pipe for the conveyance of effluent to or from any sewage disposal works, whether of a sewerage undertaker or of any other person; and

(b) is not a public sewer;

“drain” means (subject to Section 219(2) of the 1991 Act) a drain used for the drainage of one building or any buildings or

yards appurtenant to buildings within the same curtilage;

“effluent” means any liquid, including particles of matter and other substances in suspension in the liquid;

“financial year” means the twelve months ending with 31st March;

“lateral drain” means—

(a) that part of a drain which runs from the curtilage of a building (or buildings or yards within the same curtilage) to the sewer with which the drain communicates or is to communicate; or

(b) (if different and the context so requires) the part of a drain identified in a declaration of vesting made under Section 102 of the 1991 Act or in an agreement made under section 104 of that Act (e);

“licensed water supplier” means a company which is the holder for the time being of a water supply licence under Section 17A(1) of the 1991 Act(f);

“maintenance period” means the period so specified in an adoption agreement as a period of time—

(a) from the date of issue of a certificate by a sewerage undertaker to the effect that a developer has built (or substantially built) a private sewer or lateral drain to that undertaker’s satisfaction; and

(b) until the date that private sewer or lateral drain is vested in the sewerage undertaker;

“map of waterworks” means the map made available under section 198(3) of the 1991 Act (g) 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(h), a sewer for the time being vested in a sewerage undertaker in its capacity as such, whether vested in that undertaker—

(a) by virtue of a scheme under Schedule 2 to the Water Act 1989(i);

(b) by virtue of a scheme under Schedule 2 to the 1991 Act (j);

(c) under Section 179 of the 1991 Act (k); or

(d) otherwise;

“public sewer map” means the map made available under Section 199(5) of the 1991 Act (l);

“resource main” means (subject to Section 219(2) of the 1991 Act) any pipe, not being a trunk main, which is or is to be used for the purpose of—

(a) conveying water from one source of supply to another, from a source of supply to a regulating reservoir or from a regulating reservoir to a source of supply; or

(b) giving or taking a supply of water in bulk;

“sewerage services” includes the collection and disposal of foul and surface water and any other services which are required to be provided by a sewerage undertaker for the purpose of

carrying out its functions;

“Sewerage Undertaker” means the Company appointed to be the sewerage undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated;

“surface water” includes water from roofs and other impermeable surfaces within the curtilage of the property;

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

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

“water supplier” means the Company supplying water in the water supply zone, whether a water undertaker or licensed water supplier;

“water supply zone” means the names and areas designated by a water undertaker within its area of supply that are to be its water supply zones for that year; and

“Water Undertaker” means the Company appointed to be the water undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated.

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

(a) 1991 c. 56.

(b) S.I. 2000/3184. These Regulations apply in relation to England.

(c) S.I. 2001/3911. These Regulations apply in relation to Wales.

(d) Section 51A was inserted by Section 92(2) of the Water Act 2003 (c. 37). Section 104(1) was amended by Section 96(4) of that Act.

(e) Various amendments have been made to Sections 102 and 104 by section 96 of the Water Act 2003.

(f) Inserted by Section 56 of and Schedule 4 to the Water Act 2003.

(g) Subsection (1A) was inserted by Section 92(5) of the Water Act 2003.

(h) Section 106(1A) was inserted by Section 99 of the Water Act 2003.

(i) 1989 c. 15.

(j) To which there are various amendments made by Section 101(1) of and Schedule 8 to the Water Act 2003.

(k) To which there are various amendments made by Section 101(1) of and Schedule 8 to the Water Act 2003.

(l) Section 199 was amended by Section 97(1) and (8) of the Water Act 2003.

## **APPENDIX 2 - DRAINAGE & WATER ENQUIRY (DOMESTIC) TERMS AND CONDITIONS**

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

### **Definitions**

‘The Company’ means the water service company or their data service provider producing the Report.

‘Order’ means any request completed by the Customer requesting the Report.

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

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

‘Customer’ means the person, company, firm or other legal body placing the Order, either on their own behalf as Client, or, as an agent for a Client.

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

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

‘the Regulations’ means the Home Information Pack (No. 2) Regulations 2007.

### **Agreement**

1.1 The Company agrees to supply the Report to the Customer and to allow it to be provided to the Client and the Purchaser subject, in each case, to these terms. The scope and limitations of the Report are described in paragraph 2 of these terms. The Customer shall be responsible for bringing these terms to the attention of the Client and the Purchaser as necessary.

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

### **The Report**

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

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

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

2.4 The information contained in the Report is based upon the accuracy of the address supplied to The Company.

2.5 The Report provides information as to the location & connection of existing services and other information required to comply with the provisions of the Home

Information Pack Regulations in relation to drainage and water enquiries and should not be relied on for any other purpose. The Report may contain opinions or general advice to the Customer, the Client and the Purchaser which The Company cannot ensure is accurate, complete or valid and for which it accepts no liability.

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

#### **Liability**

- 3.1 The Company shall not be liable to the Customer, the Client or the Purchaser for any failure defect or non-performance of its obligations arising from any failure of or defect in any machine, processing system or transmission link or anything beyond The Company's reasonable control or the acts or omissions of any party for whom The Company is not responsible.
- 3.2 Where a report is requested for an address falling within a geographical area where two different companies separately provide Water and Sewerage Services, then it shall be deemed that liability for the information given by either company will remain with that company in respect of the accuracy of the information supplied. A company that supplies information which has been provided to it by another company for the purposes outlined in this agreement will therefore not be liable in any way for the accuracy of that information and will supply that information as agent for the company from which the information was obtained.
- 3.3 The Report is produced only for use in relation to individual domestic property transactions which require the provision of drainage and water information pursuant to the provisions of the Regulations and cannot be used for commercial development of domestic properties or commercial properties for intended occupation by third parties..
- 3.4 The Company shall accept liability for death or personal injury arising from its negligence but in any other case the Company's liability for negligence shall be in accordance with the permitted limit for liability identified in Schedule 6 paragraph 8 of the Regulations. In accordance with Schedule 6 paragraph 7 of the Regulations such liability will be met by The Company or its insurers and The Company has and will maintain an appropriate contract of insurance.

#### **Copyright and Confidentiality**

- 4.1 The Customer the Client and the Purchaser acknowledge that the Report is confidential and is intended for the personal use of the Client and the Purchaser. The copyright and any other intellectual property rights in the Report shall remain the property of The Company. No intellectual or other property rights are transferred or licensed to the Customer the Client or the Purchaser except to the extent expressly provided
- 4.2 The Customer or Client is entitled to make copies of the Report but may only copy Ordnance Survey mapping or data contained in or attached to the Report, if they have an appropriate licence from the originating source of that mapping or data
- 4.3 The Customer the Client and the Purchaser agree (in respect of both the original and any copies made) to respect and not to alter any trademark, copyright notice or other property marking which appears on the Report.
- 4.4 The maps contained in the Report are protected by Crown Copyright and must not be used for any purpose outside the context of the Report.
- 4.5 The Customer the Client and the Purchaser agree on a joint and several basis to indemnify The Company against any losses, costs, claims and damage suffered by The Company as a result of any breach by any of them of the terms of paragraphs 4.1 to 4.4 inclusive.













#### **Payment**

- 5.1 Unless otherwise stated all prices are inclusive of VAT. The Customer shall pay for the price of the Report specified by The Company, without any set off, deduction or counterclaim. Unless the Customer has an account with The Company for payment for Reports, The Company must receive payment for Reports in full before the Report is produced. For Customers with accounts, payment terms will be as agreed with The Company.







#### **General**

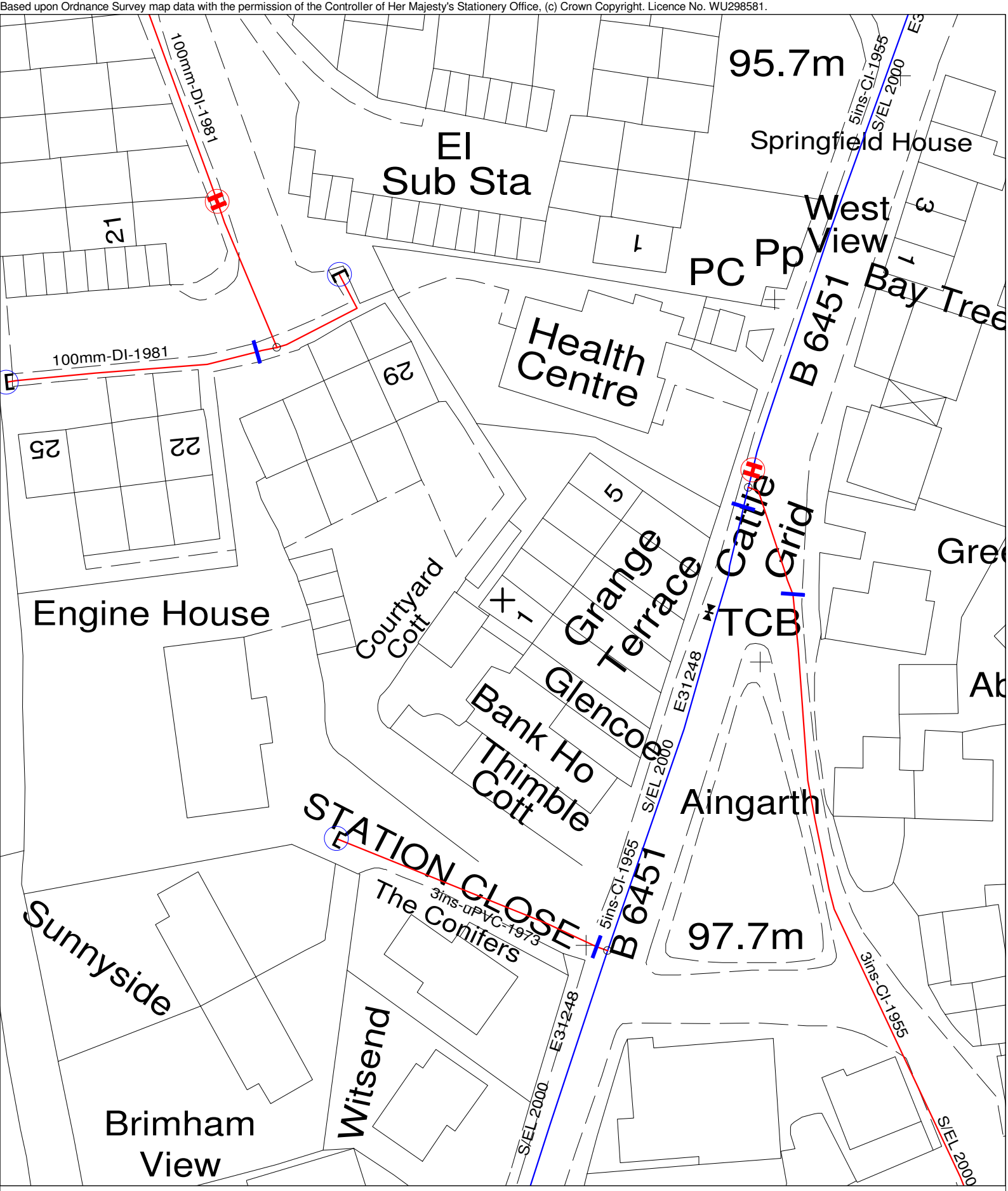
- 6.1 If any provision of these terms is or becomes invalid or unenforceable, it will be taken to be removed from the rest of these terms to the extent that it is invalid or unenforceable. No other provision of these terms shall be affected.
- 6.2 These terms shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts.
- 6.3 Nothing in these terms and conditions shall in any way restrict the Customer's, the Clients or the Purchasers statutory or any other rights of access to the information contained in the Report.
- 6.4 The Report is subject to these terms and conditions which include the terms required by Schedule 6 paragraphs 5, 6 and 7 of the Regulations
- 6.5 These terms and conditions may be enforced by the Customer, the Client and the Purchaser

## Sewer Legend

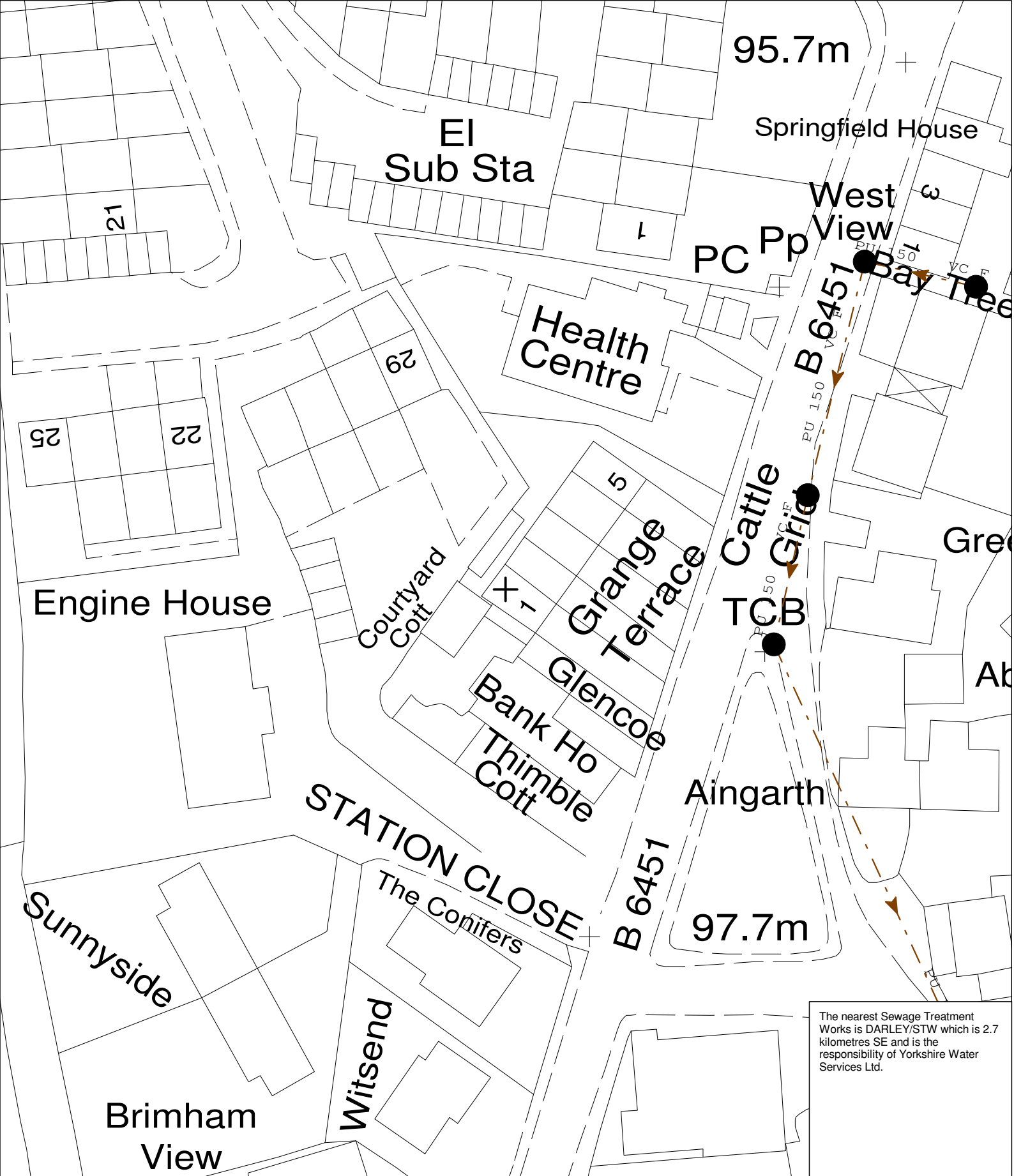
	Combined Sewer		S24 Combined Sewer
	Surface Water Sewer		S24 Surface Water Sewer
	Foul Sewer		S24 Foul Sewer
	Section 104 Sewer		Public Rising Main
	Pumping Station		Abandoned Sewer
	Public Sewage Treatment Works		Syphon Sewer & Vacuum Sewer
<b>+</b>			Property Identifier

## Water Legend

	Water Main 4" and below
	Water Main 4" and above
	Raw Water Main
	Private Water Main
	Fire Hydrant
	Pumping Station



Public Clean Water Network    02/06/2008 08:24:52    OS Grid Coordinates: 419563 : 461905    Map Name : SE1961NE    butterfj



Public Waste Water Network    02/06/2008 08:25:13    OS Grid Coordinates: 419563 : 461905    Map Name : SE1961NE    butterfj



## PERSONAL SEARCH REPORT

Prepared for: HIP IDEA

Your Ref: IDEA\_13366

Our Ref: 16372

Property Address: 1 Grange Terrace, Dacre Banks, Harrogate, North Yorkshire, HG3 4EJ

Search Conducted By: David Kaye

Search Prepared By: Hayley Forsith

Date: 17/06/08



## CON29 'REQUIRED' ENQUIRIES OF THE LOCAL AUTHORITY (2007 EDITION)

QUESTIONS	ANSWERS
<p><b>1. PLANNING AND BUILDING REGULATIONS</b></p> <p>1.1. PLANNING AND BUILDING DECISIONS AND PENDING APPLICATIONS</p> <p>Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications –</p>	
<p>(a) a planning permission;</p>	<p>Please refer to Part III of the Local Land Charges Register or the Planning Register, as applicable.</p>
<p>(b) a listed building consent;</p>	<p>Please refer to Part III of the Local Land Charges Register or the Planning Register, as applicable.</p>
<p>(c) a conservation area consent;</p>	<p>Please refer to Part III of the Local Land Charges Register or the Planning Register, as applicable.</p>
<p>(d) a certificate of lawfulness of existing use or development;</p>	<p>Please refer to Part III of the Local Land Charges Register or the Planning Register, as applicable.</p>
<p>(e) a certificate of lawfulness of proposed use or development;</p>	<p>Please refer to Part III of the Local Land Charges Register or the Planning Register, as applicable.</p>
<p>(f) building regulations approval;</p>	<p>Please see Note 2 under 'Additional Information'.</p>
<p>(g) a building regulation completion certificate; and</p>	<p>Please see Note 2 under 'Additional Information'.</p>
<p>(h) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?</p>	<p>Please see Note 2 under 'Additional Information'.</p>
<p><b>1.2. PLANNING DESIGNATIONS AND PROPOSALS</b></p> <p>What designations of land use for the property or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?</p>	<p>The Harrogate Local Development Plan shows the property to be within</p> <ul style="list-style-type: none"> <li>• Development limits</li> <li>• Area of outstanding natural beauty</li> </ul>
<p><b>2. ROADS</b></p>	



Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:	
(a) highways maintainable at public expense;	Grange Terrace is not maintained at public expense The highway fronting the property is maintained at public expense
(b) subject to adoption and, supported by a bond or bond waiver.	None
(c) to be made up by a local authority who will reclaim the cost from the frontagers; or	None.
(d) to be adopted by a local authority without reclaiming the cost from the frontagers?	None.
<b>3.0. OTHER MATTERS</b> Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property?	
<b>3.1. LAND REQUIRED FOR PUBLIC PURPOSES</b> Is the property included in land required for public purposes	No.
<b>3.2. LAND TO BE ACQUIRED FOR ROAD WORKS</b> Is the property included in land to be acquired for road works?	No.
<b>3.3. DRAINAGE AGREEMENTS AND CONSENTS</b> Do either of the following exist in relation to the property-	
(a) An agreement to drain buildings in combination into an existing sewer by means of a private sewer; or	Please refer to the accompanying Certified Drainage and Water Search Report.
(b) An agreement or consent for (i) a building, or (ii) extension to a building on the property, to be built over, or in the vicinity of a drain, sewer or disposal main?	Please see Note 2 under 'Additional Information'.
<b>3.4. NEARBY ROAD SCHEMES</b> <b>Is the property (or will it be) within 200 metres of any of the following -:</b>	
(a) the centre line of a new trunk road or special road specified in any order, draft order or scheme;	None shown on the Council's Development Plan.
(b) the centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway;	None shown on the Council's Development Plan.
(c) the outer limits of construction works for a proposed alteration or improvement to an existing road, involving (i)	None shown on the Council's Development Plan.



<p>construction of a roundabout (other than a mini roundabout); or (ii) widening by construction of one or more additional traffic lanes;</p>	
<p>(d) the outer limits of (i) construction of a new road to be built by a local authority; (ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; or (iii) construction a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes;</p>	<p>None shown on the Council's Development Plan.</p>
<p>(e) the centre line of the proposed route of a new road under proposals published for public consultation; or</p>	<p>None shown on the Council's Development Plan.</p>
<p>(f) the outer limits of (i) construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; (ii) construction a roundabout (other than a mini roundabout); or (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation?</p>	<p>None shown on the Council's Development Plan.</p>
<p><b>3.5. NEARBY RAILWAY SCHEMES</b></p> <p>Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?</p>	<p>None shown on the Council's Development Plan.</p>
<p><b>3.6. TRAFFIC SCHEMES</b></p> <p>Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths (named in Box B) which abut the boundaries of the property-</p>	
<p>(a) permanent stopping up or diversion;</p>	<p>None shown on the Council's Development Plan.</p>
<p>(b) waiting or loading restrictions;</p>	<p>None shown on the Council's Development Plan.</p>
<p>(c) one way driving;</p>	<p>None shown on the Council's Development Plan.</p>
<p>(d) prohibition of driving;</p>	<p>None shown on the Council's Development Plan.</p>
<p>(e) pedestrianisation;</p>	<p>None shown on the Council's Development Plan.</p>
<p>(f) vehicle width or weight restriction;</p>	<p>None shown on the Council's Development Plan.</p>



(g) traffic calming works including road humps;	None shown on the Council's Development Plan.
(h) residents parking controls;	None shown on the Council's Development Plan.
(i) minor road widening or improvement;	None shown on the Council's Development Plan.
(j) pedestrian crossings;	None shown on the Council's Development Plan.
(k) cycle tracks; or	None shown on the Council's Development Plan.
(l) bridge building?	None shown on the Council's Development Plan.
<p><b>3.7. OUTSTANDING NOTICES</b></p> <p>Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this Schedule:-</p> <p>(a) building works;</p> <p>(b) environment;</p> <p>(c) health and safety;</p> <p>(d) housing;</p> <p>(e) highways; or</p> <p>(f) public health?</p>	Please see Note 2 under 'Additional Information'.
<p><b>3.8. CONTRAVENTION OF BUILDING REGULATIONS</b></p> <p>Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in Building Regulations?</p>	Please see Note 2 under 'Additional Information'.
<p><b>3.9. NOTICES, ORDERS, DIRECTIONS AND PROCEEDINGS UNDER PLANNING ACTS</b></p> <p>Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:-</p>	
(a) an enforcement notice;	No.
(b) a stop notice;	No.
(c) a listed building enforcement notice;	No.



(d) a breach of condition notice;	No.
(e) a planning contravention notice;	No.
(f) another notice relating to breach of planning control;	No.
(g) a listed building repairs notice;	No.
(h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation;	No.
(i) a building preservation notice;	No.
(j) a direction restricting permitted development;	No.
(k) an order revoking or modifying planning permission;	No.
(l) an order requiring discontinuance of use or alteration or removal of building or works	No.
(m) a tree preservation order; or	No.
(n) Proceedings to enforce a planning agreement or planning contribution?	No.
<b>3.10. CONSERVATION AREA</b> Do the following apply in relation to the property-	
(a) the making of the area a Conservation Area before 31 August 1974; or	No.
(b) an unimplemented resolution to designate the area a Conservation Area?	No.
<b>3.11. COMPULSORY PURCHASE</b> Has any enforceable order or decision been made to compulsorily purchase or acquire the property?	No.
<b>3.12. CONTAMINATED LAND</b> Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property):-	
(a) a contaminated land notice;	No. The Register maintained under S.78 of the Environmental Protection Act 1990 is currently being compiled.
(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990:-	Please see Q3.12 (a).



<p>(i) a decision to make an entry; or (ii) an entry; or</p>	
<p>(c) consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice?</p>	<p>Please see Q3.12 (a).</p>
<p><b>3.13. RADON GAS</b> Do records indicate that the property is in a "Radon Affected Area" as identified by the Health Protection Agency?</p>	<p>According to the Health Protection Agency information the property is above the Action level</p>



**LOCAL LAND CHARGES REGISTER** *Parts Applicable Are Listed Below*

<u>Part</u>	<u>Reference</u>	<u>Description</u>	<u>Date</u>
3		Area of Special Control of Advertisement made under the Town & Country planning Act, 1962 Town & Country Planning (Control of Advertisements) Regs 1960	29/04/94

**PLANNING REGISTER** *(Post 1990)*

<u>Reference</u>	<u>Description</u>	<u>Date</u>	<u>Decision</u>
	No entries were found		

KEY	
CP	Conditional Permission
R	Refusal
LBC	Listed Building Consent
BR	Building Regulation Approval
P	Permitted
PD	Permitted Development
CAC	Conservation Area Consent
A	Approved
G	Granted



## **ADDITIONAL INFORMATION**

### **1. Reference Source Information**

Save for information provided verbally by a member of the Council, all the information in this report has been obtained by inspection of the Local Land Charges Register, the Planning Register, the Local or Unitary Development Plans, the Register of Adopted Highways, the Councils Transport & Policies Programme, the Local Authority and/or County Council websites.

### **2. Unavailable Responses to Enquiries**

We are not provided with access to the records held by the Building Control or Environmental Health departments at the Local Authority. Until such time as we are provided with access to these records any errors or omissions in our replies to these questions are covered by the attached insurance policy. The address of the Local Authority is given below in Note 3.

### **3. If you wish to obtain copies of any documents you should submit a written application to the Council offices located at: -**

Harrogate Borough Council  
Council Offices  
Crescent Gardens  
Harrogate  
HG1 2SG

### **4. Declaration**

To the best of our knowledge neither of the persons who prepared or conducted this report have any previous relationship or business relationship with any person involved in the sale of the property which is the subject of this report.

### **5. Complaints Procedure**

We have a formal written complaints procedure for handling complaints speedily and fairly. If you wish to make a complaint, it will be handled as follows:

- i. The complaint will be acknowledged within 5 working days of receipt.
- ii. We will normally deal with complaints fully within 4 weeks of receipt.
- iii. We will keep you informed by letter, telephone or email, as you prefer, if we need more time.
- iv. We will provide a "final response" in writing within 8 weeks.
- v. We will liaise, at your request, with anyone acting on your behalf.
- vi. If you are not satisfied with the final outcome you may refer the complaint to the Independent Property Codes Adjudication Scheme and we will give you contact details.
- vii. We will co-operate fully with the independent adjudicator during the consideration of a complaint and comply with any decision.



## PCCB – THE SEARCH CODE: CONSUMER INFORMATION

### Important Protection

The Search Code provides protection for Homebuyers, Sellers, Conveyancers and Mortgage Lenders who rely on property Search Reports carried out on residential property within the United Kingdom. It sets out minimum standards which organisations compiling and/or selling Search Reports have to meet. This information is designed to introduce the Search Code to you.

By giving you this information your Search Organisation is confirming that they follow the principles of the Search Code, and this provides important protection for you.

### The Code's main commitments

The Search Code's main commitments say that Search Organisations will:

- Provide Search Reports which include the most up-to-date available information when compiled and an accurate report of the risks associated with the property.
- Deal promptly with queries raised on Search Reports.
- Handle complaints speedily and fairly.
- At all times maintain adequate and appropriate insurance cover to protect you.
- Act with integrity and ensure that all Search services comply with relevant laws, regulations and industry standards.

### Following the Search Code

The Property Codes Compliance Board independently monitors how Search Organisations keep to the Search Code, and complaints under the Code may be referred to the Independent Property Codes Adjudication Scheme. This gives you, the Consumer, an extra level of protection as you can now be awarded up to £5,000 compensation if you suffer as a result of your Search Organisation failing to follow the Code.

### Contact Details

You can contact the Property Codes Compliance Board by

- Telephone: 020 7917 1817
- Email: [info@propertycodes.org.uk](mailto:info@propertycodes.org.uk)

You can also get more information about the Property Codes Compliance Board from their website at: [www.propertycodes.org.uk](http://www.propertycodes.org.uk)

### PLEASE ASK IF YOU WOULD LIKE A COPY OF THE FULL SEARCH CODE



Total Property Searches is registered with the PCCB as a subscriber to the Search Code.



Total Property Searches is a member of the Association of Independent Personal Search Agents, an organisation set up to introduce a regime of self-regulation and accreditation among members and to promote such a regime to the Search industry as a whole, with the aim of achieving higher levels of competence and reliability in the production of Property Search Reports.



Total Property Searches is an appointed representative of First Title Insurance plc which is authorised and regulated by the Financial Services Authority (FSA).



ASSOCIATION OF  
HOME INFORMATION  
PACK PROVIDERS

Total Property Searches is an Associate Member of the Association of Home Information Pack Providers.

Form No SRIP 01/08

## SEARCH REPORT INSURANCE POLICY

Policy Issuer: Total Property Searches Limited  
Policy Number: 60-018-000000

### 1. Definitions

In this policy unless the context otherwise requires:

- 1.1 **"Actual Loss"** (which in the case of a Buyer and Potential Buyer will not exceed the amount either reasonably believes to be the value of the Land at the Policy Date and assuming residential use of the Land) means:
  - 1.1.1 in respect of a Buyer:
    - (a) the difference between the Market Value of the Land without an Adverse Entry and the Market Value as reduced by the effect of an Adverse Entry
    - (b) the cost of demolishing, altering or reinstating any part of the Land to comply with an order made by an Appropriate Body
    - (c) the amount required to pay any charges or other financial liabilities registered against the Land
  - 1.1.2 in respect of a Potential Buyer: any sums actually expended by the Potential Buyer in contemplation of buying the Land
  - 1.1.3 in respect of a Seller: actual financial loss
  - 1.1.4 in respect of a Lender: the difference between the amount of loan outstanding at the time the Lender becomes aware of an Adverse Entry and the amount recovered by the Lender on sale of the Land.
- 1.2 **"Adverse Entry"** means a matter affecting the Land which should be disclosed in the information provided by an Appropriate Body for the purpose of compiling a Search Report.
- 1.3 **"Appropriate Body"** means a local authority or other public body providing information to be included in a Search Report.
- 1.4 **"Authorised Expenses"** means any costs, legal fees and expenses that First Title is obliged to pay under this policy or has approved in writing.
- 1.5 **"Bordereau"** means the form supplied by First Title and completed by the Policy Issuer recording insurance given in respect of individual residential properties insured under the terms of this policy.
- 1.6 **"Buyer"** means a person buying an interest in the Land relying upon a Search Report prepared in relation to the Land.
- 1.7 **"First Title"** means First Title Insurance plc.
- 1.8 **"HIP"** means a Home Information Pack produced by the Policy Issuer in accordance with the Home Information Pack Regulations 2007.
- 1.9 **"Insured"** means all or any of:
  - 1.9.1 a Buyer
  - 1.9.2 a Potential Buyer
  - 1.9.3 a Seller
  - 1.9.4 a Lender
- 1.10 **"Know, Known or Knowing"** means having actual knowledge and not constructive knowledge or notice which may be imparted by matters appearing in public records established by local government or other relevant public bodies.
- 1.11 **"Land"** means the interest in an individual residential property specified in the Bordereau.
- 1.12 **"Lender"** means a person or body making a loan to a Buyer secured over the Land.
- 1.13 **"Market Value"** means the average of valuations of the Land as at the Policy Date carried out by independent and suitably qualified valuers appointed respectively by the Insured making a claim and by First Title.
- 1.14 **"Policy Issuer"** means Total Property Searches Limited who will not be an insured under this Policy.
- 1.15 **"Potential Buyer"** means a person other than a Buyer who receives a HIP from the Seller or his agent and who relies upon a Search Report contained in it in contemplation of buying the Land.
- 1.16 **"Search Report"** means a report providing the information required by Regulation 9(l) of the Home Information Pack Regulations 2007 obtained from a private search provider and not directly from an Appropriate Body and incorporated within a HIP.
- 1.17 **"Seller"** means a person selling the Land.
- 1.18 **"Policy Date"** means the date on which the Search Report was prepared.

### 2. Coverage Statement

Subject to the terms and conditions of this policy and as the circumstances may require First Title will do either or both of the following:

- 2.1 indemnify each Insured against Actual Loss incurred by that Insured by reason of an Adverse Entry which existed at the Policy Date which was not fully disclosed to that Insured in the Search Report because the information provided to the private search provider by the Appropriate Body was incomplete or inaccurate; and/or
- 2.2 at First Title's option, defend the Insured(s) for the risks insured by this policy. First Title will also pay any Authorised Expenses that it incurs in that defence. First Title can end this duty to defend by exercising any of the options listed in paragraph 8 of this policy.

### 3. Exclusions

First Title will not indemnify an Insured against Actual Loss, will not have a duty to defend and will not be obliged to pay Authorised Expenses resulting from any of the following matters:

- 3.1 risks that:
  - 3.1.1 that Insured creates, allows or agrees to at any time
  - 3.1.2 are known to that Insured but not to First Title and do not appear in any records established by an Appropriate Body on or before the Policy Date
  - 3.1.3 do not cause that Insured any loss
  - 3.1.4 occur, come into existence or are recorded in public records established by an Appropriate Body after the Policy Date
  - 3.1.5 are disclosed to the Insured during negotiation, correspondence or in reply to enquiries before contract
  - 3.1.6 result from error or omission by a private search provider or the Policy Issuer.

### 4. Continuation of indemnity

The coverage of any insurance given under this policy does not continue to protect any purchaser from a Buyer or Lender.

### 5. Notification of a claim

- 5.1 An Insured must advise First Title in writing as soon as possible after that Insured becomes aware of any claim or circumstance which might entitle that Insured to make a claim under this policy. The Insured must inform First Title Insurance plc in any one of the following formats also quoting the reference being the policy number and SRIP 01/08
  - 5.1.1 by post to Legal and Claims, Title House, 33-39 Elmfield Road, Bromley, Kent, BR1 1LT
  - 5.1.2 by fax to First Title Insurance plc on 0870 389 2171
  - 5.1.3 by e-mail to [legal&claims@firsttitle.eu](mailto:legal&claims@firsttitle.eu)
- 5.2 First Title's obligation to an Insured under this policy may be reduced in part or in whole if that Insured refuses to co-operate with First Title and any action or omission of that Insured in these respects adversely affects First Title's ability to dispute or defend any challenge or claim or to commence any action against other persons.

**6. Defence and prosecution of actions and an Insured's duty to co-operate**

- 6.1 First Title may at its own expense and without unreasonable delay defend the Insured in litigation concerning any adverse matter referred to in paragraph 2.1
- 6.2 First Title will be entitled to select the lawyer to act and First Title will not be liable for and will not pay the fees of any other lawyer.
- 6.3 First Title may pursue any litigation (including appeals) to final determination by a court and reserves the right in its sole discretion to appeal any judgment or order
- 6.4 First Title will consult with the Insured on all matters arising under a claim.

**7. Proof of loss**

- 7.1 An Insured must give First Title a written statement detailing the amount of that Insured's loss and the method that that Insured used to compute that amount.
- 7.2 The statement must be given to First Title not later than 90 days after that Insured knows of the facts which will let the Insured establish the amount of the Insured's loss.

**8. Settling claims and termination of liability**

If an Insured makes a claim under this policy for which First Title is liable or in any other way First Title learns of a matter or circumstance for which First Title is or may be liable First Title can do one or more of the following:

- 8.1 pay that Insured the amount of indemnity cover in accordance with the definition of Actual Loss in paragraph 1.1 together with any Authorised Expenses; or
- 8.2 purchase the debt secured by a mortgage for the amount owed under it together with any interest and Authorised Expenses. In those circumstances the Lender must transfer or assign the mortgage together with any collateral securities and credit enhancements to First Title on receipt of payment and give all necessary notices of that transfer or assignment; or
- 8.3 pay or otherwise settle any claim with other parties for or in the Insured's name together with any Authorised Expenses; or
- 8.4 pay or otherwise settle with the Insured the Actual Loss provided for under this policy together with any Authorised Expenses.

**9. Determination and extent of liability**

The insurance given under this policy is a contract of indemnity against actual monetary loss. Subject to paragraphs 10 and 11 of this policy First Title's total liability under this policy (excluding Authorised Expenses) will not exceed the amounts defined as Actual Loss contained in paragraph 1.1.

**10. Limitation of First Title's Liability**

First Title will not be liable to indemnify an Insured:

- 10.1 if First Title removes any matter giving rise to that Insured's claim under this policy in a reasonably diligent manner by any method including litigation, or
- 10.2 if First Title makes a settlement with a third party;
- 10.3 until litigation, including appeals, in relation to a claim conducted by First Title (or by an Insured with First Title's authorisation) has been finally determined by a court;
- 10.4 for liability voluntarily assumed by an Insured in negotiating or settling any claim or litigation without First Title's prior written consent.

**11. Reduction of indemnity and reduction or termination of First Title's liability**

The amount of indemnity cover payable by First Title under this policy will be reduced or terminated (as the case may be) by any or all of the following:

- 11.1 all payments under this policy except for Authorised Expenses;
- 11.2 the payment by any person of all or part of the debt or any other obligation secured by a mortgage or other charge over the Land or any voluntary, partial or full satisfaction or release of such mortgage or charge to the extent of the satisfaction or release; and/or
- 11.3 the amount by which an Insured's acts or omissions have increased First Title's liability or reduced First Title's ability to recover amounts from third parties

provided always that the interest of any Insured will not be prejudiced by any act or default of another Insured (not being such Insured) which might otherwise invalidate or reduce the indemnity provided by the Policy.

**12. Payment of loss**

When the extent of an Insured's loss and First Title's liability under this policy have been finally determined, First Title will pay that amount to that Insured within 30 days of its determination.

**13. Subrogation**

If First Title agrees to indemnify or defend an Insured under this policy in respect of any claim then regardless of whether or not actual payment has been made First Title will immediately be subrogated to any rights, contractual or otherwise, which that Insured may have in connection with that claim, the mortgage or the Land. If First Title asks, the Insured must transfer to First Title all of the Insured's rights and remedies against any person or property that, in First Title's opinion, might be necessary to perfect this right of subrogation.

**14. Liability limited to this policy**

This policy and any endorsements to it given in writing by First Title will be the entire contract between each Insured and First Title.

**15. Severability**

In the event that any provision of this policy is held to be invalid or unenforceable under any law, that provision may be severed from and will not be taken to have affected the remaining provisions.

**16. Governing law and jurisdiction**

This policy will be governed by the law of England and Wales and the courts of England and Wales.

**17. Cancellation rights**

No Insured will be entitled to cancel the insurance given to it so as to affect the rights of any other Insured and no refund of premium will be payable.

**18. Notices**

All notices required to be served on or given to First Title plc under this policy must include a reference **SRIP 01/08** and the address of the Land and be delivered to the Claims Department, First Title Insurance plc, Title House, 33-39 Elmfield Road, Bromley BR1 1LT.

## POLICY SUMMARY FOR SEARCH REPORT INSURANCE POLICY

### keyfacts<sup>®</sup>

#### 1. This summary.

This document provides a summary of the key features of the Search Report Insurance Policy under which insurance will be given to individual Buyers, Potential Buyers, Sellers and Lenders. This document does not contain the full terms and conditions of the Search Report Indemnity Insurance Policy. These can be found in the specimen policy document provided with this document. This summary is not part of the policy and it does not commit us to provide insurance on these or any other terms. It is important that you read the policy itself. The policy is a legally binding contract between each Insured and First Title Insurance plc.

#### 2. The Insurer.

First Title Insurance plc provides general insurance products and is authorised and regulated by the Financial Services Authority.

#### 3. Type of insurance.

The insurance given under the Search Report Insurance Policy protects against actual loss suffered because of any adverse circumstance which existed and affected the land at the Policy Date and should have been disclosed by an Appropriate Body but was not fully or accurately disclosed in the information provided to a private search provider by an Appropriate Body at the time a search report was compiled as part of a Home Information Pack (as defined in the Home Information Pack Regulations 2007). See the Coverage Statement in paragraph 2 of the policy.

#### 4. What does the policy not cover?

The insurance given under the Search Report Insurance Policy does not cover the errors of a private search company or Policy Issuer. All of the exclusions are detailed in paragraph 3 of the Search Report Insurance Policy. Please read this part of the policy carefully.

#### 5. Limitations of the Policy.

The insurance given under the Search Report Insurance Policy is a contract of indemnity against actual monetary loss and any payment under it will not exceed the amounts detailed in paragraph 1.1 of the policy, which should be referred to.

#### 6. Cancellation Terms.

Because the interests of a number of persons may all be protected at the same time by insurance given under the Search Report Insurance Policy in relation to each individual property, no person insured under the policy will have the right to cancel the insurance without the written agreement of all other persons who might benefit from the insurance. No refund of premium will be payable. See paragraph 17 of the policy.

#### 7. Term of the policy.

Cover under insurance given under the Search Report Insurance Policy protects only the persons specified in the policy as an "Insured" and does not continue to protect any purchaser from an insured. Each person who is insured should check periodically to ensure that the policy still meets their needs. Please refer to paragraph 2 of the policy.

#### 8. Claims.

Anyone wishing to claim under the insurance given under the Search Report Insurance Policy must advise First Title in writing as soon as possible after becoming aware of any claim or circumstance which might entitle them to make a claim. Please see paragraph 5 of the policy.

#### 9. Queries.

If you require further information or have any queries regarding the policy you should contact First Title Insurance plc at Title House, 33-39 Elmfield Road, Bromley, Kent BR1 1LT.

#### 10. Complaints.

If you wish to complain about any aspect of the service you have received regarding the insurance policy, please contact First Title Insurance plc at Title House, 33-39 Elmfield Road, Bromley, Kent BR1 1LT. Please quote the policy reference. SRIP/01/08.

If your complaint is not dealt with to your satisfaction you may complain to the Financial Ombudsman Service, South Quay Plaza, 183 Marsh Wall, London E14 9SR. Telephone: 0845 080 1800. There are some instances where the Financial Ombudsman Service cannot consider your complaint. Making a complaint will not prejudice your right to take legal proceedings.

#### 11. Compensation

Should First Title Insurance plc become unable at any time to meet claims against it the Financial Services Compensation Scheme will protect your interests. There are maximum levels of compensation you can receive under the Scheme. You will normally be covered for at least 90% of the payment due under your policy.

#### 12. Price

The premium for the Search Report Insurance is £5.00 plus IPT



**Total Property Searches Ltd.**  
**F1 Waterfront Studios**  
**1 Dock Road**  
**London E16 1AG**

**1. The Financial Services Authority (FSA).** The FSA is the independent watchdog and statutory body that regulates financial services. The FSA regulations require us to give you this document. Use this information to decide if our services are right for you.

**2. Whose products do we offer?** We only offer a product from First Title Insurance plc for Search Report Insurance.

**3. Which service will we provide you with?** You will not receive advice or a recommendation from us for Search Report Insurance.

**4. What will you have to pay us for our services?** There is no fee payable to us for organising the Search Report Insurance.

**5. Who regulates us?** Total Property Searches Ltd is an Appointed Representative of First Title Insurance plc which is authorised and regulated by the Financial Services Authority (FSA). Its FSA Registration number is 202103. First Title Insurance plc's permitted business is the carrying out and effecting of insurance contracts. You can check this on the FSA's Register by visiting the FSA's website [www.fsa.gov.uk/register](http://www.fsa.gov.uk/register) or by contacting the FSA on 0845 606 1234.

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**Search Report Insurance Policy**  
**Demands & Needs Statement and Suitability**

In connection with the Personal Local Search carried out in relation to the property, the transaction benefits from the inclusion of a Search Report Insurance Policy. This policy will cover you, the Insured, against Actual Loss incurred by you by reason of an Adverse Entry which existed at the Policy Date but was not fully disclosed to you in the Search Report because the local authority or other body which held the information failed to disclose it fully or accurately to the provider of the personal search.

Under the Financial Services Authority regulations we are required to advise details of the contract of insurance recommended.

We only deal with First Title Insurance plc for Search Report Insurance. Our recommendation is based upon First Title Insurance plc being an insurance company authorised and regulated by the Financial Services Authority and a subsidiary of The First American Corporation, a Fortune 500 company listed on the New York Stock Exchange and are the world's leading provider of title information and property related services.

Please also refer to the attached policy summary and retain the document, along with this letter, for future reference.

# Consumer Redress

## CONSUMER REDRESS

### **Property Code Compliance Board (PCCB)**

The Home Information Pack (HIP) Code provides protection for homebuyers, sellers, conveyancers and mortgage lenders who rely on information included with a Home Information Pack provided on residential property within England and Wales. It sets out minimum standards which organisations providing HIPS have to meet. This information is designed to introduce the HIP Code to you.

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

### **The Code's main commitments**

The HIP Code's key commitments say that HIP organisations will:

- Provide HIPS promptly and include the most up-to-date available information when compiled
- Handle complaints speedily and fairly
- Respond promptly to queries raised on a HIP, to ensure improved understanding
- At all times maintain adequate and appropriate insurance cover to protect you
- Act with integrity and ensure that all HIP services comply with relevant laws, regulations and industry standards

### **Keeping to the HIP Code**

How HIP providers keep to the HIP Code is monitored independently by the Property Codes Compliance Board. And complaints under the code may be referred to the independent Property Codes Adjudication Scheme. This gives you an extra level of protection as the service can award compensation of up to £5000 to you if you suffer as a result of your HIP provider failing to keep to the code.

### **Contact Details**

The Property Codes Compliance Board – Please contact:

Telephone: 020 7917 1817

Email: [info@propertycodes.org.uk](mailto:info@propertycodes.org.uk)

You can get more info about the Property Codes Compliance Board from our website at: [www.propertycodes.org.uk](http://www.propertycodes.org.uk)

### **Consumer Direct**

Consumer Direct provides a single portal service for consumers interested in redress for any features of the home buying and selling process – including specific Home Information Pack concerns.

Consumer Direct is a telephone and online consumer advice service, supported by the Office of Fair Trading. Their advisers are trained in all aspects of consumer rights which enables them to offer clear, practical, impartial advice and courses of action that consumers can rely on.

Advisers will provide information and advice on the current redress schemes in place for the home buying and selling process and direct consumers to relevant organisation.

Please note that Consumer Direct do not intervene directly in consumer matters, such as taking action against a trader. Complaints recorded on their database are allegations on the part of the complainant. They do not ask for the trader's version of events, nor is it within the scope of the Consumer Direct service to verify the accuracy and truthfulness of the complaints presented by consumers.

**PLEASE ASK YOUR HIP PROVIDER IF YOU WOULD LIKE A COPY OF THE FULL HIP CODE**





**IDEA is the largest professional organisation for Domestic Energy Assessors and Home Inspectors in the UK**

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**Institute of Domestic Energy Assessors**

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