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Home Information Packs



The name to remember for your Home Information Pack

Home Information Pack Index

Energy Performance Certificate

Sale Statement

Standard Searches

Evidence of Title

Additional Information for Leasehold
and Commonhold Sales

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Home Information Packs

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Home Information Packs

Home Information Pack Index

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Home Information Pack Index for

(insert address above)

Part 1 – About this form and all properties

- **Under the Home Information Pack Regulations, you must you must fill in this form and include it in your home information pack.**
- **In all cases, please include Part 1 of this form. For commonhold properties, please also include Part 2. For leasehold properties, please also include Part 3.**
- **Someone can complete this form on behalf of a seller.**
- **You should get advice on or read the Home Information Pack Regulations or its associated guidance to find out exactly when and where you should include this form in the home information pack.**
- **The Regulations also tell you what other documents should be in the home information pack.**

Home information pack document (the entries listed in italics below may be deleted if that document is not included in the pack)	Date of pack document (day/month/year)	Included (✓)	Not included or not applicable (N/I or N/A)	Reason why not included	To follow (✓)
Basic pack documents					
1. Index					
2. Sale statement					
3. Home contents form (blank)					
4. <i>Home contents form (completed)</i>					
5. Parts 1 & 2 of the property use form (blank)					
6. <i>Parts 1 & 2 of the property use form (completed)</i>					
7. <i>Other property use information (please</i>					

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Home information pack document (the entries listed in italics below may be deleted if that document is not included in the pack)	Date of pack document (day/month/year)	Included (✓)	Not included or not applicable (N/I or N/A)	Reason why not included	To follow (✓)
<i>list below)</i>					
Title information					
8. Land Registry individual register					
9. Land Registry title plan					
<i>10. Land Registry copies of documents referred to in the individual register (please list below)</i>					
11. Official search of Land Registry index map					
12. Deduction of title documents					
13. Leases, tenancies or licences for properties where part of the property in a sub-divided building not sold with vacant possession					
The physical condition of the property					
14. Home condition report					
15. New homes warranty (uncommenced and cover note)					
16. New homes warranty (commenced)					

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Home information pack document (the entries listed in italics below may be deleted if that document is not included in the pack)	Date of pack document (day/month/year)	Included (✓)	Not included or not applicable (N/I or N/A)	Reason why not included	To follow (✓)
<i>17. Other warranties</i>					
18. Home condition reports for the past 12 months					
19. Energy performance certificate (separate to a home condition report)					
20. Report on a property not physically complete					
<i>21. Evidence of safety, construction, repair or maintenance</i>					
Search reports					
22. Local land charges					
23. Local enquiries					
24. Additional local enquiries					
25. Water and drainage enquiries					
<i>26. Radon gas</i>					
<i>27. Common land</i>					
<i>28. Ground stability</i>					
<i>29. Mining</i>					
<i>30. Other extractions</i>					
<i>31. Subsidence</i>					
<i>32. Environmental hazards</i>					
<i>33. Flood risk</i>					

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Home information pack document (the entries listed in italics below may be deleted if that document is not included in the pack)	Date of pack document (day/month/year)	Included (✓)	Not included or not applicable (N/I or N/A)	Reason why not included	To follow (✓)
<i>34. Contaminated land</i>					
<i>35. Telecommunications</i>					
<i>36. Utilities</i>					
<i>37. Transport</i>					
<i>38. Repairing liabilities</i>					
<i>39. Other search reports for the property</i>					
<i>40. Search reports for other properties</i>					
Other					
<i>41. Translations of pack documents</i>					

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Part 2 - Commonhold properties

Home information pack document <i>(the entries listed in italics below may be deleted if that document is not included in the pack)</i>	Date of pack document <i>(day/month/year)</i>	Included (✓)	Not included or not applicable (N/I or N/A)	Reason why not included	To follow (✓)
42. Land Registry individual register and title plan for common parts					
43. Land Registry copy of commonhold community statement					
44. Land Registry copy of memorandum and articles of association of commonhold association					
45. Name and address of managing agents and/or other manager					
46. Rules and regulations outside the commonhold community statement					
47. Amendments proposed to the commonhold community statement, memorandum and articles of association, and other rules					
48. Summary of works affecting the commonhold (current or					

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Home information pack document <i>(the entries listed in italics below may be deleted if that document is not included in the pack)</i>	Date of pack document (day/month/year)	Included (✓)	Not included or not applicable (N/I or N/A)	Reason why not included	To follow (✓)
proposed)					
49. Requests for payment of commonhold assessment for the past 12 months					
50. Requests for payment of reserve fund for the past 12 months					
51. Requests for payment for insurance for the past 12 months (separate to commonhold assessment or reserve fund)					
52. Part 3 of the property use form (blank)					
<i>53. Part 3 of the property use form (completed)</i>					
<i>54. Other commonhold information (please list below)</i>					
55. Proposed commonhold community statement, memorandum and articles of association (new properties)					
56. Estimate of commonhold					

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<p>Home information pack document</p> <p>(the entries listed in italics below may be deleted if that document is not included in the pack)</p>	<p>Date of pack document</p> <p>(day/month/year)</p>	<p>Included</p> <p>(✓)</p>	<p>Not included or not applicable</p> <p>(N/I or N/A)</p>	<p>Reason why not included</p>	<p>To follow</p> <p>(✓)</p>
<p>assessment, reserve fund and insurance payments expected during 12 months after completion (new properties)</p>					

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Part 3 - Leasehold properties

Home information pack document <i>(the entries listed in italics below may be deleted if that document is not included in the pack)</i>	Date of pack document <i>(day/month/year)</i>	Included (✓)	Not included or not applicable (N/I or N/A)	Reason why not included	To follow (✓)
57. The lease					
58. Name and address of landlord					
59. Name and address of managing agents or other manager					
60. Rules and regulations outside the lease					
61. Memorandum and articles of association of management company (if leaseholders required to become members)					
62. Amendments proposed to the lease, other rules and regulations and memorandum and articles of association of management company					
63. Written summaries or statements of service charges for past 36 months					
64. Summary of works affecting the property (current or proposed)					
65. Requests for payment of service charges for the past					

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Home information pack document <i>(the entries listed in italics below may be deleted if that document is not included in the pack)</i>	Date of pack document (day/month/year)	Included (✓)	Not included or not applicable (N/I or N/A)	Reason why not included	To follow (✓)
12 months					
66. Requests for payment of ground rent for the past 12 months					
67. Requests for payment for insurance for the past 12 months (separate to service charges or ground rent)					
68. Part 4 of the property use form (blank)					
<i>69. Part 4 of the property use form (completed)</i>					
<i>70. Other leasehold information (please list below)</i>					
71. Proposed lease (new properties)					
72. Estimate of service charges, ground rent and insurance payments expected during 12 months after completion (new properties)					

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Energy Performance Certificate

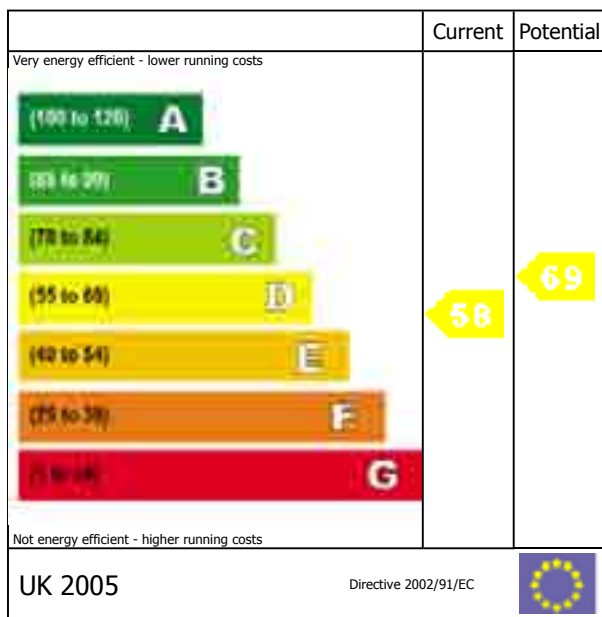
Section H: Energy Performance Certificate

55 Oakfield Park Drive, Old Stratford, Northamptonshire, MK19 6DW	Dwelling type:	Detached house	Certificate:	1234567890
	Assessment Method:	SAP	Date issued:	11-Apr-2006
	Date of inspection:	01-Mar-2006	Inspector:	Mr J. Smith

This home's performance ratings

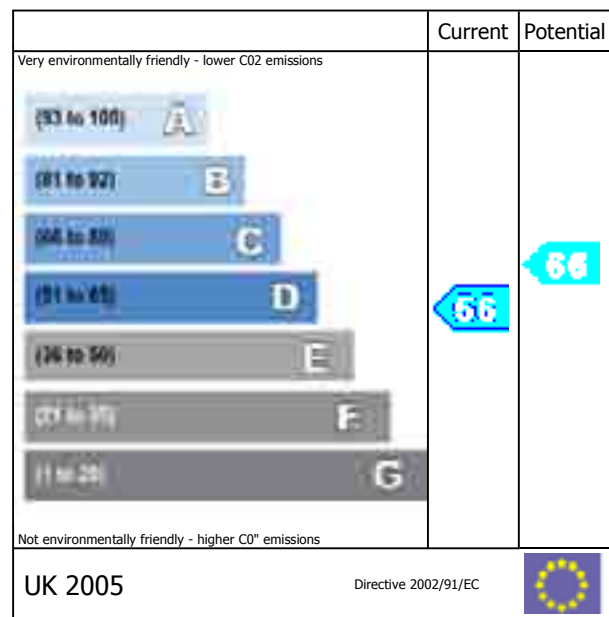
This home has been assessed using the UK's Standard Assessment Procedure (SAP) for dwellings. Its performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



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.

Environmental (CO₂) Impact Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.

Typical energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

This table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs and carbon dioxide emissions are calculated based on a SAP assessment of the energy use. This makes standard assumptions about occupancy, heating patterns and geographical location. The energy use includes the energy used in producing and delivering the fuels to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection costs. The costs have been provided for guidance only as it is unlikely they will match actual costs for any particular household.

	Current	Potential
Energy use	233 kWh/m ²	178 kWh/m ²
Carbon dioxide emissions	5.4 tonnes per year	4.2 tonnes per year
Lighting	N/A	N/A
Heating	£336.91 per year	£265.38 per year
Hot water	£76.35 per year	£58.78 per year

To see how this home can achieve its potential rating please go to page ii

Energy Performance Certificate Report Section

Certificate: 1234567890
Date issued: 11-Apr-2006
Inspector: Mr John Smith

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

Element	Description	Current performance
Main walls	Cavity (filled)	Good
Main roof	Pitched, 75mm loft insulation	Average
Main floor	Uninsulated solid concrete (assumed)	Average
Windows	15% Double glazed or better. Pre-2002	Very good
Main heating	Gas Boiler	Average
Main heating controls	Programmer and room stat	N/A
Secondary heating	Gas fire	Poor
Hot water	From main system	N/A
Lighting	N/A	N/A
Current energy efficiency rating		D : 58
Current environmental impact rating		D : 56

Cost effective measures to improve this home's performance ratings

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	Typical savings	Performance ratings after improvements	
		Energy efficiency	Environmental impact
Put 150mm jacket on hot water cylinder	£2.75 per year	D : 58	D : 56
Upgrade insulation to 250mm in main roof	£17.00 per year	D : 60	D : 57
	Total £19.75 per year		
Higher cost measures			
'A' rated boiler (same fuel) with programmer, stat and TRVs	£70.00 per year	C : 69	C : 66
	Total £89.75 per year		
Potential energy efficiency rating		C : 69	
Potential environmental impact rating		C : 66	

Further measures to achieve even higher standards

These measures should be considered in addition to those already specified if aiming for the highest possible standards for this home.

Install double glazing	£58.00 per year	C : 79	C : 73
Enhanced energy efficiency rating		C : 79	
Enhanced environmental impact rating		C : 73	

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 reduced carbon dioxide emissions.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call **0800 512 512** or visit **www.est.org.uk/myhome**

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 from an energy advisor before carrying out DIY improvements.

Measure 1 Put 150mm jacket on hot water cylinder

Improving the insulation of your hot water tank using a very thick jacket will help reduce your heating bills. You should also insulate the hot water pipe connections to the cylinder, for about a metre, or as far as you can get access to them. Fit the jacket over the top of any existing jacket and over any thermostat clamped to the cylinder.

Measure 2 Upgrade insulation to 250mm in main roof

The anticipated cost is based upon a contractor installing an additional 100mm of glass fibre or mineral wool insulation in your loft, but it can also be installed by a capable DIY enthusiast. If you choose a DIY installation then take care not to block ventilation at the edge of the loft space as this may cause condensation. When handling the insulation always wear gloves and a mask.

Higher cost measures (typically over £500 each)

Measure 3 'A' rated boiler (same fuel) with programmer, stat and TRVs

This improvement is most appropriate when your existing central heating boiler requires repair or replacement. A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat your property. Since condensing boilers require an additional drain to be connected, only a qualified heating engineer should carry out the installation.

Further measures to achieve an even higher standard

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

Measure 4 Install double glazing

Replacing the existing single glazed windows with double-glazing will improve your comfort in your home by reducing draughts and cold spots near windows. This will also help to save on your heating bills during the long winter months. Building Regulations apply to this work, so you should either use a contractor who is registered with Fensa or get advice from your local Building Control Authority.



Remember to look for the energy saving recommended logo when buying energy efficient products. 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 512 512** or visit **www.est.org.uk/myhome**

Energy Performance Certificate Report Section

Certificate: 1234567890
Date issued: 11-Apr-2006
Inspector: Mr John Smith

About this energy inspection

Energy inspections are not new and they have been available in the UK since the late 1980s. This inspection has been undertaken by a qualified inspector who has received appropriate training to collect the correct information about the energy performance of homes. This information has been processed by a Government approved organisation to produce the energy performance certificate and the recommendations for improvements in this report. Both the inspector and the energy performance certificate supplier are regularly monitored to ensure that their work is up to standard.

*For clarification of the technical information in this energy performance certificate please contact:
Inspector Mr John Smith on 0870 837 6565*

About this home's performance ratings

The ratings provide a measure of the overall energy efficiency of this home and its environmental impact. Both are calculated using the Standard Assessment Procedure (SAP), which is the Government's recommended system for assessing the energy performance of dwellings. The ratings take into account the home's insulation, heating systems, hot water system, fixed lighting, ventilation, number of windows and fuels used.

Not all of us use our homes in the same way so to allow one home to be directly compared to another, energy ratings are calculated using 'standard occupancy' assumptions. Standard occupancy is based on a home in a central UK location and assumes that during the heating season the house is heated for 9 hours a day during weekdays and 16 hours a day at weekends, with the living room heated to 21°C and the rest of the house at 18°C.

The ratings are expressed on a scale of 1 to 100. The higher the energy efficiency rating the more energy efficient the home and the higher the environmental impact rating the less impact it has on the environment.

Homes which are more energy efficient use less energy, saving money and helping to protect the environment. The cost of providing lighting, heating and hot water to a home with an energy efficiency rating of 100 would be practically zero. Similarly the carbon dioxide emissions from lighting, heating and hot water for a home with an environmental impact rating of 100 would be practically zero.

The potential ratings shown on page one describe the energy performance of the home assuming all cost effective measures have been installed. For comparison a home built to the 2006 Building Regulations would typically be around the boundary of bands B and C.

This home's impact on the environment

Carbon dioxide is one of the biggest contributors to the man-made greenhouse effect. We all use energy every day - at home, at work and when we travel. To generate that energy, we burn fossil fuels (coal, oil and gas) that produce 'greenhouse' gases - particularly carbon dioxide - which are changing our climate and damaging the environment. The energy we use for heating, lighting and power in our homes produces over a quarter of the UK's carbon dioxide emissions.

The average household in the UK creates about six tonnes of carbon dioxide every year. There are simple steps you can take to cut carbon dioxide emissions and help prevent climate change. Making your home more energy efficient by adopting the suggestions in this report can help protect the environment by reducing carbon dioxide emissions. You could reduce your emissions even more by switching to renewable energy sources.

What can I do today?

In addition to the specific measures suggested in this report, don't forget there are many simple measures you can put into action today that will save you money, help reduce your impact on the environment and improve the comfort of your home. For example:

- Check that your heating system thermostat is not set too high (21°C in the living room is suggested) and use the timer or programmer to ensure you only heat your home when necessary.
- Make sure your hot water is not too hot. Your cylinder thermostat shouldn't need to be set higher than 60°C/140°F
- 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.
- Buy energy saving recommended appliances. Remember to look for the energy saving recommended logo when buying.



Remember to look for the energy saving recommended logo when buying energy efficient products. 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 512 512** or visit **www.est.org.uk/myhome**

Inspector's signature

Inspector's licence number: 1234567890

Name:

Qualifications:

Address:

Phone number:

Fax number:

E-mail address:

Date of making the report: 11-Apr-2006

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Sale Statement

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Sale statement for:

(insert address above)

About this form:

- Under the Home Information Pack Regulations, you must fill in this form and include it in your home information pack.
- Someone can complete this form on behalf of a seller.
- If the property has not yet been completed or converted, please answer the questions as if the property is finished.
- Please cross through any questions or answers that are not relevant and use the suggested answers by ticking the relevant box and adding any further information asked for. Where alternatives are offered, please indicate which one (or more) applies.
- You should get advice on or read the Home Information Pack Regulations or its associated guidance to find out exactly when and where you should include this form in the home information pack.
- The Regulations also tell you what other documents should be in the home information pack.

	Statement
1. The address of the property to be sold is (or will be):	
2. The property is (or will be):	<input type="checkbox"/> Freehold <input type="checkbox"/> Commonhold <input type="checkbox"/> Leasehold starting (or likely to start) from and with <input type="checkbox"/> years left on the lease
3. The title to the property is:	<input type="checkbox"/> Registered <input type="checkbox"/> The new interest is not yet registered but there is another registered title for the land <input type="checkbox"/> Unregistered
4. Who is selling the property?	<input type="checkbox"/> The owner or owners <input type="checkbox"/> A representative with the necessary authority to sell the property for an owner who has died <input type="checkbox"/> A representative with the necessary authority to sell the property for a living owner (or owners) <input type="checkbox"/> Other (please give details)

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5. The property is being sold:	<input type="checkbox"/> With vacant possession <input type="checkbox"/> With one or more occupants in a subdivided building

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Standard Searches

LOCAL AUTHORITY: London Borough of Redbridge

PROPERTY ADDRESS: 2 St Johns Road, Seven Kings, Ilford, Essex. IG2 7BB

STANDARD ENQUIRIES OF LOCAL AUTHORITY (2002 EDITION)

<p>1. PLANNING AND BUILDING REGULATIONS</p> <p>1.1 Planning and Building Regulations Decisions and Pending Applications</p> <p>What applications for any of the following (if applicable have been granted, refused or are now pending?</p> <p>(a) Planning permission</p> <p>(b) listed building consents</p> <p>(c) conservation area consents</p> <p>(d) certificates of lawfulness of use or development</p> <p>(e) building regulation approvals</p> <p>(f) building regulation completion certificates</p> <p>(g) certificate of compliance of replacement window, rooflight, roof window or glazed door</p> <p>How can copies of any of the above be obtained?</p> <p>1.2 Planning Designations and Proposals</p> <p>What designations of land use for the property or the area, and what specific proposals for the property, are contained in any current adopted or proposed development plan?</p>	<p>1.</p> <p>1.1</p> <p>(a) None</p> <p>(b) None</p> <p>(c) None</p> <p>(d) None</p> <p>(e) None</p> <p>(f) None</p> <p>(g) None shown</p> <p>(a-d) On application to the Local Planning Authority</p> <p>(e & f) On application to the Building Control Department</p> <p>(g) Any such certificates should be obtained from the vendor</p> <p>1.2 The Redbridge UDP shows no designations of land use for the property or the area</p>
<p>2. ROADS</p> <p>Which of the roads, footways and footpaths mentioned in boxes B and C are;</p> <p>(a) Highways maintainable at public expense;</p> <p>(b) Subject to a current legal agreement for adoption and, if so, is the agreement supported by a bond or other financial security;</p> <p>(c) to be made up at the cost of the frontagers under a current council resolution;</p> <p>(d) to be adopted without cost to the frontagers under a current council resolution;</p>	<p>2.</p> <p>(a) St Johns Road is adopted</p> <p>(b) None</p> <p>(c) None</p> <p>(d) None</p>

<p>3. OTHER MATTERS</p> <p>Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property? How can copies of relevant documents be obtained?</p> <p>3.1 Land required for Public Purposes</p> <p>Inclusion of the property in a category of land required for public purposes within Schedule 13 paras 5 & 6 of the Town & Country Planning Act 1990</p> <p>3.2 Land to be acquired for Road Works</p> <p>Inclusion of the property in land acquired for an approved scheme of highways construction or improvement</p> <p>3.3 Drainage Agreements and Consents</p> <p>(a) An agreement under the Building Act 1984, s22 for drainage of any part of the property in combination with another building through a private sewer</p> <p>(b) Statutory agreement or consent for a building or extension to a building on the property to be constructed over or in the vicinity of a drain, sewer or disposal main</p> <p><u>Note:</u> The sewerage undertaker for the area should also be asked about 3(b) and drainage generally</p> <p>3.4 Nearby Road Schemes</p> <p>Location of any part of the property within 200m of;</p> <p>(a) the centre line of a new trunk road or special road specified in an order, draft order or scheme notified to the council by the appropriate Secretary of State; or</p> <p>(b) the centre line of a proposed alteration or improvement to an existing road notified to the council by the appropriate Secretary of State, involving the construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway (whether or not within existing highway limits); or</p> <p>(c) the limits of construction of a proposed alteration or improvement to an existing road, notified to the council by the appropriate Secretary of State, involving the construction of a roundabout (other than a mini roundabout) or widening by the construction of one or more additional traffic lanes; or</p> <p>(d) the limits of construction of an approved new road to be constructed by the council or an approved alteration or improvement by the council to an existing road involving the construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway (whether or not within existing highway limits) or the construction of a roundabout (other than a mini roundabout) or widening by the construction of one or more additional traffic lanes; or</p> <p>(e) the centre line of the possible route of a new road under proposals published for public consultation by the council or by the appropriate Secretary of State; or</p>	<p>3.</p> <p>3.1 No</p> <p>3.2 No</p> <p>3.3</p> <p>(a) Please refer to Thames Water</p> <p>(b) As above</p> <p>3.4</p> <p>(a) None</p> <p>(b) None</p> <p>(c) None</p> <p>(d) None</p> <p>(e) None</p>
<p>(f) the limits of construction of a possible alteration or improvement to an existing road involving the construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway (whether or not within existing highway limits) or the construction of a roundabout (other than a mini roundabout) or widening by the construction of one or more additional traffic lanes, under proposals published for public consultation by the council or by the appropriate Secretary of State</p> <p><u>Note:</u> A mini roundabout is a roundabout having a one way circulatory carriageway around a flush or slightly raised circular marking less than 4 metres in diameter and with or without flared approaches</p>	<p>(f) None</p>

<p>3.5 Nearby Railway Schemes</p> <p>Location of any part of the property within 200m of the centre line of a proposed railway, tramway, light railway or monorail</p> <p>3.6 Traffic Schemes</p> <p>Approval by the council of any of the following, not yet implemented, in respect of such of the roads, footways and footpaths mentioned in box B (and, if applicable, Box C) which abut the boundaries of the property;</p>	<p>3.5 None</p> <p>3.6</p>
<p>(a) permanent stopping up or diversion</p> <p>(b) waiting or loading restrictions</p> <p>(c) one way driving</p> <p>(d) prohibition of driving</p> <p>(e) Pedestrianisation</p> <p>(f) vehicle width or weight restriction</p> <p>(g) traffic calming works e.g. road humps</p> <p>(h) residents parking controls</p> <p>(i) minor road widening or improvement</p> <p>(j) pedestrian crossings</p> <p>(k) cycle tracks</p> <p>(l) bridge construction</p> <p>3.7 Outstanding Notices</p> <p>Current statutory notices relating to the property under legislation relating to building works, environmental health and safety at work, housing, highways or public health, other than those falling elsewhere within 3.1 to 3.13</p> <p>3.8 Infringement of Building Regulations</p> <p>Proceedings authorised by the council for infringement of the Building Regulations in respect of the property</p> <p>3.9 Notices, Orders, Directions and Proceedings under Planning Acts</p> <p>Subsisting notices, orders, directions, or proceedings, or those which the council has decided to issue, serve, make or commence in the following categories (other than those which are shown in the Official Certificate of Search or which has been withdrawn or quashed) relating to the property;</p> <p>(a) enforcement notice</p> <p>(b) stop notice</p> <p>(c) listed building enforcement notice</p>	<p>(a) None shown as per Council's Development Plan</p> <p>(b) None shown as per Council's Development Plan</p> <p>(c) None shown as per Council's Development Plan</p> <p>(d) None shown as per Council's Development Plan</p> <p>(e) None shown as per Council's Development Plan</p> <p>(f) None shown as per Council's Development Plan</p> <p>(g) None shown as per Council's Development Plan</p> <p>(h) None shown as per Council's Development Plan</p> <p>(i) None shown as per Council's Development Plan</p> <p>(j) None shown as per Council's Development Plan</p> <p>(k) None shown as per Council's Development Plan</p> <p>(l) None shown as per Council's Development Plan</p> <p>3.7 There are no outstanding notices shown on the Land Charge register</p> <p>3.8 There are no impending legal notices shown on the Land Charge register</p> <p>3.9</p> <p>(a) No</p> <p>(b) No</p> <p>(c) No</p>

(d)	breach of condition notice	(d)	No
(e)	planning contravention notice	(e)	No
(f)	other notices relating to breach of planning control	(f)	No
(g)	listed building repairs notice	(g)	No
(h)	order for compulsory acquisition of a listed building with a minimum compensation provision	(h)	No
(i)	building preservation notice	(i)	No
(j)	direction restricting permitted development	(j)	No
(k)	order revoking or modifying a planning permission or discontinuing an existing planning use	(k)	No
(l)	tree preservation order	(l)	No
(m)	proceedings for breach of a statutory planning agreement	(m)	No
3.10	Conservation Area Creation of the area before 31 st August 1974 as a Conservation Area or subsisting resolution to designate the area a Conservation Area	3.10	No
3.11	Compulsory Purchase Inclusion of the property in land which is subject to an enforceable order or resolution for compulsory purchase	3.11	No
3.12	Contaminated Land	3.12	
(a)	Entry relating to the property in the register maintained under s.78B(1) of the Environmental Protection Act 1990	(a)	None. The Register maintained under S.78(1) of the Environmental Protection Act 1990 is currently being compiled
(b)	Notice relating to the property served or resolved to be served under s.78B(3)	(b)	As above
(c)	Consultation with the owner or occupier of the property having taken place, or being resolved to take place under s.78B(3) in relation to anything to be done on the property as a result of adjoining or adjacent land being contaminated land	(c)	As above
(d)	Entry in the register, or notice served or resolved to be served under s.78B(3) in relation to any adjoining land, 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	(d)	As above
3.13	Radon Gas Location of the property in a Radon Affected Area	3.13	No

LOCAL AUTHORITY: London Borough of Redbridge

PROPERTY ADDRESS: 2 St Johns Road, Seven Kings, Ilford, Essex. IG2 7BB

Local Land Charges Register – parts applicable are listed below

Part III

Date	Reference	Details
06/06/66	----	Smoke Control Order

Planning Register

Date	Reference	Details
-------------	------------------	----------------

No entries revealed

Residential

Drainage & Water Search



Total Property Searches

Guv Kang
32/38
Leman Street
London
E1 8EW

Search address 2
St Johns Road
Ilford
Essex
IG2 7BB

Your reference 2 St. Johns Road
Our reference DWS/DWS Standard/2005_190730

Search date 24 August 2005

Thames Water Utilities Ltd

Asset Data Services
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

T 0118 923 6656
F 0118 923 6657
E searches@
thameswater.co.uk
I www.twsearches.co.uk

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

Residential

Drainage & Water Search



All postal and DX enquiries should now be sent to:

Thames Water Utilities Ltd
Asset Data Services
PO Box 3189
Slough
SL1 4WW

DX 151280 Slough 13

Please note that our telephone number, fax number and website address remain the same (see below) and we are contactable between 9am and 5pm, Monday to Friday. Also, a redirection service is in operation for a limited period to ensure any post sent to our old address is responded to as normal.

Tel: 0118 923 6656
Fax: 0118 923 6657
www.twsearches.co.uk

Search address 2, St Johns Road, Ilford, Essex, IG2 7BB

Any new owner or occupier will need to contact Thames Water on 0845 9200 888 in order to have the water and drainage services bills changed to their name.

This search is recommended for residential properties

A residential property is one that is used for private domestic habitation. This includes, for example, a farm or commercial building utilised as private residences.

We strongly recommend that if the property is utilised for commercial purposes (commercial properties or plots of land) a Commercial Drainage & Water Search be carried out as it provides additional information and a liability cover of £2M. If a residential search is carried out on a commercial property then the liability will be capped at £5K.

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

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Residential

Drainage & Water Search



From the **6th June 2005** Thames Water will be implementing price changes for the following products.

Products	New Price including VAT
Drainage & Water Search (CON29DW)	£42.77
Drainage & Water Search (CON29DW) – 4 hour response	£79.90
Commercial Drainage & Water Search	£94.00
Commercial Drainage & Water Search – 4 hour response	£188.00
Residential Multi Site Additional Parcel Fee*	£25.38
Commercial Multi Site Additional Parcel Fee*	£37.60
Home Zone™ Environmental Report	£34.78

*For further information on Multi Sites please contact us.

Please ensure that the correct amount is submitted with your search requests to avoid processing delays. Also, please note that if we receive any payments for searches at the new prices prior to 6th. June, we will process them at the new price.

For further information please contact us on 0118 923 6656, alternatively visit www.twsearches.co.uk.

The information relating to the property is as follows.

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Residential

Drainage & Water Search



Public Sewers

1.1. Please provide a copy extract from the public sewer map.

A copy of the statutory sewer map is provided.

For your guidance

- The company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- Sewers indicated on the extract 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.
- Assets other than public sewers may be shown on the copy extract, for information only.

1.2. Does foul drainage from the property drain to a public sewer?

The Company's records indicate that foul water from the property does drain to the public sewerage system via a length of private sewer or drain.

For your guidance

- The company is not responsible for those private drains and sewers which connect the property to the public sewerage system, and does not hold details of these. The property owner will normally have sole responsibility for private drains serving the property 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, the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

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

The Company's records indicate that surface water from the property does drain to the public sewerage system via a length of private sewer or drain.

For your guidance

- The company is not responsible for private drains and sewers that connect the property to the public sewerage system and does not hold details of these. The property owner will normally have sole responsibility for private drains serving the property 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

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Residential

Drainage & Water Search



- through land outside of the control of the seller, the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.
- An extract from the public sewer map is enclosed. This will show known public sewers 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.
- In some cases company records do not distinguish between foul and surface water connections to the public sewerage system. If on inspection the buyer finds that the property is not connected for surface water drainage, the property may be eligible for a rebate of the surface water drainage charge. Details can be obtained from the company.
- 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.

Responsibility for Sewers

1.4. Is any sewer serving or which is proposed to serve the property the subject of a current statutory adoption agreement or an application for such an agreement?

If so, what stage of the adoption process has been reached and is the agreement supported by a bond?

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

For your guidance

- Where the property is part of a very recent or ongoing development and the sewers are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of private drains and sewers for which they will hold maintenance and renewal liabilities.
- Final adoption is subject to the developer complying with the terms of the adoption agreement under Section 104 of the Water Industry Act 1991 and meeting the requirements of 'Sewers for Adoption' 5th Edition.

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Residential

Drainage & Water Search



Proximity of Sewers

2.1. Does the public sewer map show any public sewer within the boundary of the property?

The public sewer map indicates that there is a public sewer running within the boundary of the property.

For your guidance

- The boundary of the property has been determined by reference to the Ordnance Survey record.
- The presence of a public sewer running within the boundary of the property may restrict further development. The company has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the company or its contractors needing to enter the property to carry out work.

2.2. If the property is not connected to the public sewer, does the public sewer map show a public sewer within 30.48 metres (100 feet) of the building(s)?

This question refers to the power of the Local Authority to require the connection of a property to a public sewer where one exists within 30.48 metres (100 feet).

Our records indicate this property is currently connected to the public sewer, therefore this question is not applicable.

Building Over a Sewer

2.3. Is there a current statutory agreement or consent to erect a building or extension on the property over or in the vicinity of a public sewer or disposal main?

The Company's records indicate that there is not a statutory agreement or consent in respect of building over a public sewer at this property. For historical reasons the company may not be aware of some agreements or consents which have been entered into by the local authority.

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Drainage & Water Search



Water Supply

3.1. Please provide a copy extract from the public water main map.

A copy of the map of waterworks is provided.

For your guidance

- Assets other than vested water mains may be shown on the plan, for information only.
- The company is not responsible for private supply pipes connecting the property to the public water main and does 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.

3.2. Which company supplies water to the area?

The water supply for this area is provided by Essex & Suffolk Water, Hall Street, Chelmsford, Essex, CM2 0HH.

3.3. Is the property connected to mains water supply?

The water supply for this area is provided by Essex and Suffolk Water whose records indicate that this property is connected to the mains water supply. For operational issues please contact them on 0845 782 0111.

For your guidance

- The boundary of the property has been determined by reference to the Ordnance Survey record.
- The presence of a vested water main within the boundary of the property may restrict further development within it. The company has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the company or its contractors needing to enter the property to carry out work.

3.4. Does the map of waterworks show any vested water mains or assets within the boundary of the property?

Please refer to the map of waterworks.

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Residential

Drainage & Water Search



Water and Wastewater Charges

4.1 What is the basis for charging for sewerage and water supply at this property?

This property is billed for a clean water supply and foul and surface water drainage.

Charges are made on an unmetered basis.

Thames Water charges for wastewater services in this area. Essex and Suffolk Water collects these charges on behalf of Thames Water along with their own clean water charges. For further information please contact Essex and Suffolk Water on 0845 782 0111.

For your guidance

- Measured (metered) charges will apply where the buyer makes a change of use of the property or where the buyer uses water for example:
 - Watering the garden, other than by hand.
 - Automatically replenishing a pond or swimming pool with a capacity in excess of 10,000 litres.
 - A bath with a capacity in excess of 230 litres.
 - A reverse osmosis unit.
- Water and sewerage companies full charges are set out in their charges schemes which are available from the company free of charge upon request.

Payment for this Drainage & Water Search

An invoice is enclosed. Please send remittance to P.O. Box 245 Leeds LS14 3WQ.

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

Thames Water Utilities Ltd

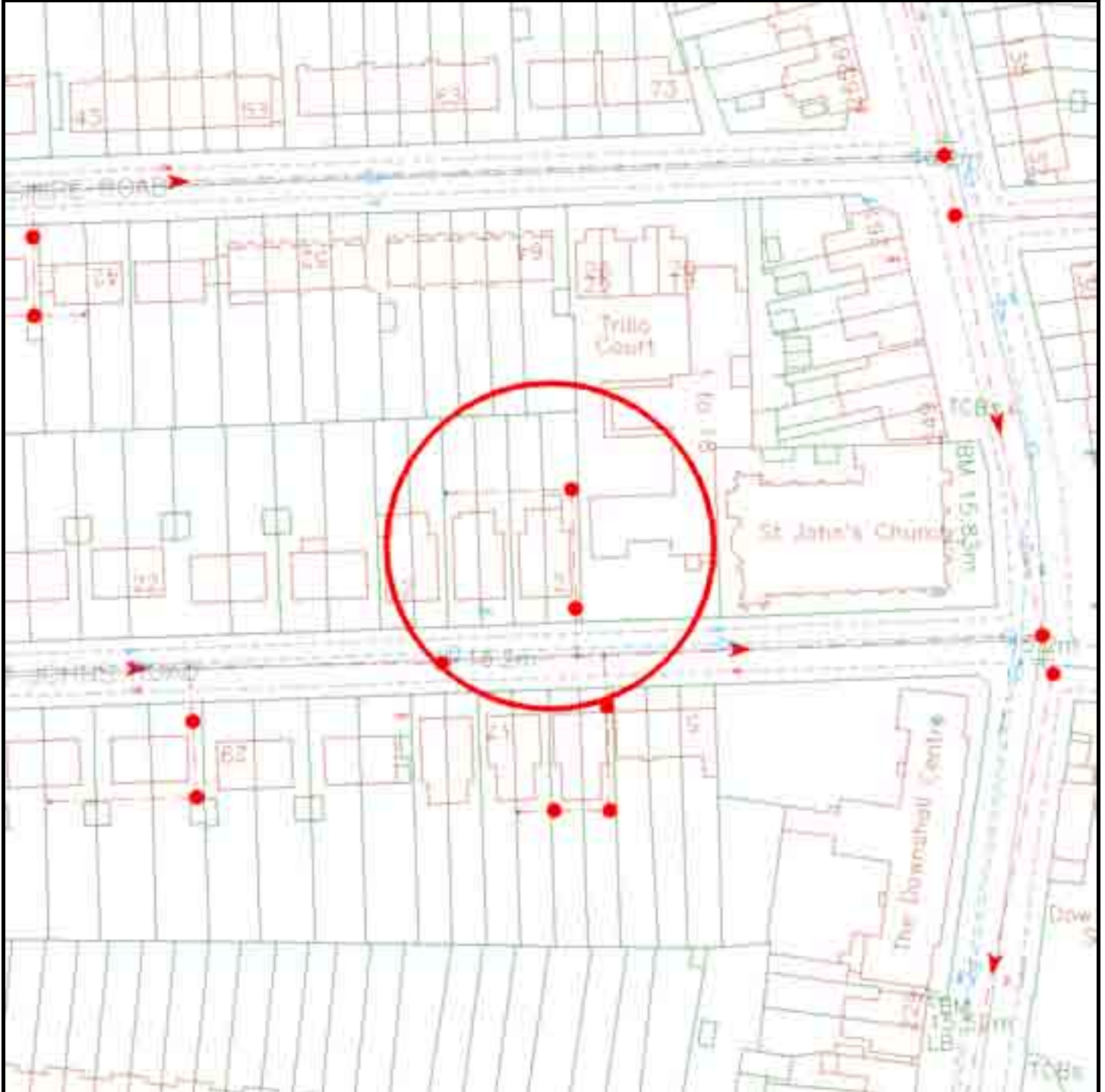
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Residential Drainage & Water Search Sewer Map - DWS/DWS Standard/2005_190730



The width of the displayed area is 200m

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

Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationary Office, License no. WU298557 Crown Copyright Reserved.



Drainage & Water Search Sewer Key

If you have any queries about the symbols on the plan provided, please call the number below:

0118 9236677

Common Public Sewer Types

-  **Foul Sewer:** A sewer designed to convey waste-water from domestic and industrial sources to a treatment works.
-  **Surface Water Sewer:** A sewer used to convey surface water (eg: rain water from roofs, yards and car parks) to rivers or watercourses.
-  **Combined:** Both surface water and foul sewage flow in the same pipe.

Other Public Sewer Types

-  **Abandoned Sewer:** A disused sewer. Usually these are filled with a cement infill to avoid subsidence.
-  **Storm Overflow Sewer:** A sewer used to convey excess rainfall to rivers or watercourses so that the flow does not exceed the capacity of normal sewers (which could cause flooding).
-  **Biosolids:** A sewer through which thick sludge flows from one treatment works to another.
-  **Vent Pipes:** A section of sewer pipe connected between the top of a sewer and vent column, used to prevent the accumulation of gas in a sewer thus allowing the system to operate properly.

 **Blowing Main:** Pipe carrying pumped flow under pressure from a low point to a high point on the sewerage network. Line style, colour and direction of flow indicate sewer purpose and direction of flow within the pipe.

 **Trade Effluent:** Waste water from Trade Source (eg: a chemical company) released into sewers under a licence controlling the level and strength of the discharge. This is necessary as many types of industrial waste need special treatment and would interfere with the normal domestic treatment process.

Other Symbols

-  **Address Points:** These symbols represent the approximate centre points of properties on our map that have a recognised postal address.
-  **Undefined Ends:** These symbols represent the point at which a pipe continues but no records of its position are currently held by Thames Water. These symbols are rare but may be found on any of the common sewer types.

Private Sewer Types

-  **Foul Sewer:** Any foul sewer that is not owned by Thames Water.
-  **Surface Water Sewer:** Any surface water sewer that is not owned by Thames Water.
-  **Combined Sewer:** Any combined sewer that is not owned by Thames Water.
-  **Highway Drain:** A sewer used to convey surface water from large roads, motorways, etc. to watercourses or to public surface water sewers. These sewers are generally maintained by the relevant district or unitary authority.

Note: Map points are not shown on our maps. In the list, this information has not been included.

Residential Drainage & Water Search Terms and Conditions

Customers and Clients are asked to note these terms, which govern the basis on which this Drainage & Water Search is supplied.

Definitions

'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 & Water Search 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.

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

Agreement

1 The Company agrees to supply the Report to the Customer and the Client subject to these terms. The scope and limitations of the Report are described in paragraph 2 of these terms. Where the Customer is acting as an agent for the Client then the Customer shall be responsible for bringing these terms to the attention of the Client. The Customer and Client agree that the placing of an Order for a Report indicates their acceptance of these terms.

The Report

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

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

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

2.3 The information contained in the Report is based upon the accuracy of the address supplied by the Customer or Client.

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

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

Liability

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

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

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

3.4 The Report is produced for use in relation to individual domestic property transactions and if used other than in relation to individual domestic property transactions for example in relation to commercial developments of domestic properties or commercial properties for intended occupation by third parties the Company's entire liability

(except to the extent provided by clause 3.5) in respect of all causes of action arising by reason of or in connection with the Report (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) shall be limited to £5,000.

3.5 The Company shall accept liability for death or personal injury arising from its negligence.

Copyright and Confidentiality

4.1 The Customer and the Client acknowledge that the Report is confidential and is intended for the personal use of the Client. The copyright and any other intellectual property rights in the Report shall remain the property of The Company. No intellectual or other property rights are transferred or licensed to the Customer or the Client except to the extent expressly provided

4.2 The Customer or Client is entitled to make copies of the Report (other than any maps contained in the Report, or attached to the Report, where no copying is permitted)

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

4.4 The 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 and the Client agree to indemnify The Company against any losses, costs, claims and damage suffered by The Company as a result of any breach by either 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 or Client has an invoicing arrangement with The Company for payment for Reports, The Company must receive payments for Reports in full before the Report is produced. For Customers or Clients with invoicing arrangements, payment terms will be as agreed with The Company.

Cancellations or Alterations

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

General

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

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

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

GroundSure Limited (GroundSure) provides all Home Zone™ Environmental Reports, Standard Environmental Review and Risk Screening Reports. These Reports are issued by GroundSure subject to their terms and conditions which are available from Thames Water on request. You agree that your placing an order for any of these Reports indicates your acceptance of GroundSure's terms and conditions.

Thames Water is not responsible for the content of the Reports and does not warrant the accuracy and completeness of such and is acting as GroundSure's agent for the sole purpose of receiving your order, collecting payment and passing your order to GroundSure who are responsible for the processing, preparation, content and issuing of the Reports.

Save for liability for death or personal injury arising from its negligence or any other statutory duties that cannot as a matter of law be excluded, Thames Water shall not in any circumstances be liable for any loss or damage at all whether direct or indirect or for any loss of business, profit, reputation or goodwill however or whenever arising."

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

Terms and Conditions

All sales are made in accordance with Thames Water Utilities Limited (TWUL) standard terms and conditions unless previously agreed in writing.

1. All goods remain in the property of Thames Water Utilities Ltd until full payment is received.
2. Provision of service will be in accordance with all legal requirements and published TWUL policies.
3. All invoices are strictly due for payment 14 days from due date of the invoice. Any other terms must be accepted/agreed in writing prior to provision of goods or service, or will be held to be invalid.
4. Thames Water does not accept post-dated cheques-any cheques received will be processed for payment on date of receipt.
5. In case of dispute TWUL's terms and conditions shall apply.
6. Penalty interest may be invoked by TWUL in the event of unjustifiable payment delay. Interest charges will be in line with UK Statute Law 'The Late Payment of Commercial Debts (Interest) Act 1998'.
7. Interest will be charged in line with current Court Interest Charges, if legal action is taken.
8. A charge may be made at the discretion of the company for increased administration costs.

A copy of Thames Water's standard terms and conditions are available from the Commercial Billing Team (TW.cashoperations@npower.com).

We publish several Codes of Practice including a guaranteed standards scheme. You can obtain copies of these leaflets by calling us on 0845 9200 800.

If you are unhappy with our service you can speak to your original goods or customer service provider. If you are not satisfied with the response, your complaint will be reviewed by the Customer Services Director. You can write to him at: Thames Water Utilities Ltd. PO Box 492, Swindon, SN38 8TU.

If the Goods or Services covered by this invoice falls under the regulation of the 1991 Water Industry Act, and you remain dissatisfied you can refer your complaint to WaterVoice Thames on 0845 758 1658 (it will cost you the same as a local call) or write to them at 4th Floor (South), High Holborn House, 52-54 High Holborn, London WC1V 6RL.

Ways to pay your bill

By Post – Cheque only, made payable to 'Thames Water Utilities Ltd' writing your Thames Water account number on the back. Please fill in the payment slip below and send it with your cheque to PO Box 245, Leeds, LS14 3WQ.	By BACS Payment direct to our bank on account number 90478703, sort code 60-00-01 may be made. A remittance advice must be sent to Thames Water Utilities Ltd, PO Box 245, Leeds, LS14 3WQ. Or fax to 0113 2895131	Telephone Banking By calling your bank and quoting your invoice number and the Thames Water's bank account number 904787803 and sort code 60-00-01	By Swift Transfer You may make your payment via SWIFT by quoting NWBKGB2L together with our bank account number 90478703, sort code 60-00-01 and invoice number
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Invoice



Guv Kang

Total Property Searches
32/38
Leman Street
London
E1 8EW

Asset Data Services
Thames Water Utilities
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

Customer Reference: 2 St. Johns Road

Invoice No: ADS05027080
Our Ref: DWS/DWS
Standard/2005_190730

Customer Number: ADS106442

Posting Date: 23-08-2005

Purchase Order No:

Due Date: 06-09-2005

Site Address: 2, St Johns Road, Ilford, Essex, IG2 7BB

Description of Charges	Qty	Unit Price	VAT (17.5%)	Amount (Inc VAT)
Drainage & Water Search	1	£36.40	£6.37	£42.77

OUTSTANDING BALANCE (Inc. VAT)

£42.77

Should you wish to discuss payment, please contact Asset Data Services Billing on 0118 925 1509

Your payment terms are within 14 days. Please see previous page for ways to pay.

VAT Reg. No GB 537456915



				Payment slip		bank giro credit			
Girobank plc, Booth Merseyside GB 0AA		Reference (customer account number)		Credit account number		Amount due (40p fee payable at PO counter)		By transfer from Alliance and Leicester Giro account number	
138 208 70		ADS106442 / ADS05027080		257 1706		£ 42.77		[] [] []	
Cashiers stamp and initials		Signature		Date		Cheque NOT acceptable at Post Office		[] [] []	
[] []		Total Property Searches 32/38 Leman Street London E1 8EW		NatWest Collection Account Thames Water Utilities Ltd		Cash		[] []	
[] []		[] []		57-17-06		Cheques		[] []	
Basis Fee		Please do not write or mark below this line and do not fold this counterfoil		[] []		£		[] []	

justHIPS^{LTD}

Home Information Packs

Evidence of Title

Title Number : EGL62821

This title is dealt with by Land Registry, Stevenage Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he suffers loss by reason of a mistake in an official copy.

This extract shows information current on 12 MAY 2006 at 14:38:53 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: EGL62821
Address of Property	: 2 St Johns Road, Ilford (IG2 7BB)
Price Stated	: £221,500
Registered Owner(s)	: Rodney Howard Self of 2 St Johns Road, Ilford, Essex IG2 7BB
Lender(s)	: Halifax PLC

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 12 MAY 2006 at 14:38:53. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

TITLE NUMBER : EGL62821
A PROPERTY REGISTER

This register describes the land and estate comprised in the title.

REDBRIDGE

- 1 (28.01.1924) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 2 St Johns Road, Ilford (IG2 7BB).

END OF A REGISTER

TITLE NUMBER : EGL62821
B PROPRIETORSHIP REGISTER

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

TITLE ABSOLUTE

- 1 (25.11.2005) PROPRIETOR: %RODNEY HOWARD SELF% of 2 St Johns Road, Ilford, *Essex* IG2 7BB.
- 2 (25.11.2005) The price stated to have been paid on 27 November 2005 was £221,500.
- 3 (25.11.2005) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 27 October 2005 in favour of Halifax PLC referred to in the Charges Register.

END OF B REGISTER

TITLE NUMBER : EGL62821
C CHARGES REGISTER

This register contains any charges and other matters that affect the land.

- 1 The land is subject to the vendor's covenant contained in an Instrument of Transfer of a plot on the west side of Brook Road at the corner of that road and Eastern Avenue dated 3 November 1926 from Newbury Park Estates Limited to Barclay Perkins and Co. Limited that the vendors and their assigns owner or owners of a piece of land of considerable extent of which the land in this title formed part would not at any time carry on or permit or suffer to be carried on on the said land or at or upon any building to be erected thereon the trade or business of a licensed victualler or seller or beer ale stout wine or spirits or any club (other than a sports club) required to be registered under the Licensing (Consolidation) Act 1910 Section 91.
- 2 (25.11.2005) REGISTERED CHARGE dated 27 October 2005.
- 3 (25.11.2005) Proprietor: #HALIFAX PLC# (Co. Regn. No. 2367076) of Pendeford Business Park, Wobaston Road, Wolverhampton WV9 5HZ.

END OF REGISTER

NOTE: The date at the beginning of an entry is the date on which the entry was made in the Register.

just**HIP**s^{LTD}

Home Information Packs

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