



HOME INFORMATION PACK

Prepared for

**Flat 3 Laburnum House
121 Folkestone Road
Dover
Kent
CT17 9SG**



Foxtrot Surveys

Chartered Building Surveyors
HIPs and Energy Assessments

Tel: 0800 093 1627



HIPcode

Index Page



Home Information Pack Index

Address of property

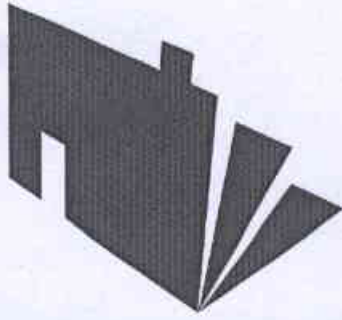
Flat 3 Laburnum House
121 Folkestone Road
Dover
Kent
CT17 9RF

Required Documents

Home Information Pack document	<input checked="" type="checkbox"/> Included	Comments
1. Index	<input checked="" type="checkbox"/> 10/07/09	
2. PIQ	<input checked="" type="checkbox"/> 07/07/09	
3. Energy Performance Certificate and Recommendations	<input checked="" type="checkbox"/> 20/09/09	
4. Sale statement	<input checked="" type="checkbox"/> 10/07/09	
Title information		
5. Official copy of the Individual register (for Registered properties only)	<input checked="" type="checkbox"/> 11/09/09	
6. Official copy of the title plan (registered properties only)	<input checked="" type="checkbox"/> 11/09/09	
7. Leases, tenancies or Licences for dwellings in a sub-divided building that are being marketed as a single property and where part of the property is being sold with vacant possession	<input checked="" type="checkbox"/> 11/09/09	
Search reports		
8. Local land charges	<input checked="" type="checkbox"/> 17/07/09	
9. Local enquiries	<input checked="" type="checkbox"/> 17/07/09	
10. Drainage and water enquiries	<input checked="" type="checkbox"/> 22/07/09	

Property Information Questionnaire





HOME INFORMATION PACK

**Property Information Questionnaire
(New Homes)**

Property Information Questionnaire

Part 1

About this form

This form should be completed by the seller. The seller may be the owner or owners; a representative with the necessary authority to sell the property for an owner who has died; a representative with the necessary authority to sell the property for a living owner (e.g. a power of attorney) or be selling in some other capacity. The form should be completed and read as though the questions were being answered by the owner.

If you are the seller, you should be aware that -

- Answers given in this form should be truthful and accurate to the best of your knowledge. The questions have been designed to help the smooth sale of your home. Misleading or incorrect answers are likely to be exposed later in the conveyancing process and may endanger the sale.
- Information included in this form does not replace official documents or legal information. You should be prepared to provide such documents on request in support of the answers given in this form.
- If anything changes to affect the information given in this form prior to the sale of your home, you should inform your conveyancer or estate agent immediately.

If you are an estate agent, you should be aware that -

- This form should be completed by the seller but it is your responsibility to ensure that it is included in the Home Information Pack.
- The Property Misdescriptions Act 1991 does not apply where the form has been completed solely by the seller.

If you are the buyer, you should be aware that -

- The information contained in this document should have been completed truthfully and accurately by the seller. However, the information does not replace official documents or legal information, you should confirm any information with your conveyancer.

The seller must provide the information set out in Part 1 of this questionnaire.

Where the property being sold is a leasehold property, the seller must also complete Part 2 of this questionnaire.

ALL PROPERTIES

a. The postal address or proposed address (which may include a plot number)	FLATS 1-4, LABURNUM HOUSE 121, FOLKESTONE ROAD, DOVER KENT CT17 9SG.
b. The name of the seller	COMBE BANK HOMES
c. The date the PIQ was completed	7.7.09
1. Is the property a listed building or contained in a listed building?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
2. Has the property received building regulation approval?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
2a. If "yes", please give details.	As part of the planning approval and build process.

3. Has the property received a building regulation completion certificate?	Yes <input type="checkbox"/>
3a. If "no", please give details.	No <input checked="" type="checkbox"/> NOT YET COMPLETED.

4. Is the property sold with a warranty?	Yes <input type="checkbox"/>
4a. If "yes", please give the name of the provider.	No <input type="checkbox"/>

5. What parking arrangements exist or are planned for the property?	Garage <input type="checkbox"/> Allocated parking space <input type="checkbox"/> Driveway <input type="checkbox"/> On street <input type="checkbox"/> Resident permit <input type="checkbox"/> Metered parking <input type="checkbox"/> Shared parking <input type="checkbox"/> Specify other <input checked="" type="checkbox"/> BIKE STORE
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Other matters affecting the property

6. Has there been any damage to the property as a result of storm or fire since you have owned it?	Yes <input type="checkbox"/>
6a. If "yes", please give details.	No <input checked="" type="checkbox"/>

7. Are you aware of any flooding at the property since you have owned it or before?	Yes <input type="checkbox"/>
7a. If "yes", please give details. (Note: The buyer is advised to check the Environment Agency website for an indication of flood risk in the area.)	No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>

8. Has there been or is there any preventative work planned for dry rot, wet rot or damp in the property?	Yes <input checked="" type="checkbox"/>
8a. If "yes", please give details.	No <input type="checkbox"/> Don't know <input type="checkbox"/>
8b. If the answer to 8 was "yes", are there any guarantees relating to this work? If "yes", please give details.	As per the new build works AND Refurbishments. As supplied by building Contractor.

Utilities and Services

9. Is there or will there be central heating in the property?	Yes <input type="checkbox"/>
	No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>

9a. If "yes", please give details of the type of central heating.

10. Please indicate which services are or will be connected to the property:

Services	Connected	To be connected
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input type="checkbox"/>
Water mains or private water supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Drainage to public sewer (if not connected please indicate whether there will be a cesspool or septic tank)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cable TV or satellite	<input type="checkbox"/>	<input type="checkbox"/>
Broadband	<input type="checkbox"/>	<input type="checkbox"/>

Access

11. Is there a right of access through any neighbouring homes, buildings or land?

Yes
 No
 Don't know

11a. If "yes", please give details.

12. Does any other person have a right of access through the property?

Yes
 No
 Don't know

12a. If "yes", please give details.

Leasehold properties

13. Is the property a leasehold property?

Yes
 No

13a. If "yes", please complete Part 2 of this questionnaire. If "no", there is no need to complete Part 2 of this questionnaire.

PART 2: LEASEHOLD PROPERTIES

Only complete this part if the property is a leasehold property.

If the lease is a new one and has not yet been granted, please answer the questions based on the draft terms of the lease.

Before entering into a binding commitment, buyers should confirm any matter relating to the leasehold ownership by reading the lease, if one is available, and checking the position with their conveyancer.

Additional information for leasehold properties

14. Is there a lease for the property? 14a. If "yes", please answer the remaining questions. 14b. If "no", please answer the remaining questions to the extent that the information is available.	Yes <input checked="" type="checkbox"/> BUT NOT FINALISED No <input type="checkbox"/>
15. What is the name of the person or organisation to whom the following will be paid? 15a. ground rent 15b. service charges (if different from (a) above)	NOT CONFIRMED YET.
16. What is the length of the lease?	999 year Lease.
17. How much is the proposed ground rent?	£100.00 CIRCA.
18. How much is the proposed annual service charge?	£200.00 CIRCA.
19. How much is the proposed annual buildings insurance premium (if not included in the annual service charges)?	N/A
20. Does the lease prevent – 20a. subletting? If "yes", please give details. 20b. keeping pets? If "yes", please give details.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/> NO DOGS.

<p>21. Does the lease allow –</p> <p>21a. the use of a car park or space?</p> <p>If “yes”, please give details.</p> <p>21b. access to a communal garden (where applicable)?</p> <p>If “yes” please give details.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p> <p>Don't know <input type="checkbox"/></p> <p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p> <p>Don't know <input type="checkbox"/></p>
<p>22. Leases often permit or prevent certain types of activity relating to the use of a property, those referred to in question (20) are examples. Are there any other conditions or restrictions in the lease which could significantly impact on a person's use of the property?</p> <p>22a. If “yes”, please specify.</p>	<p>No.</p>

Energy Performance Certificate



Energy Performance Certificate

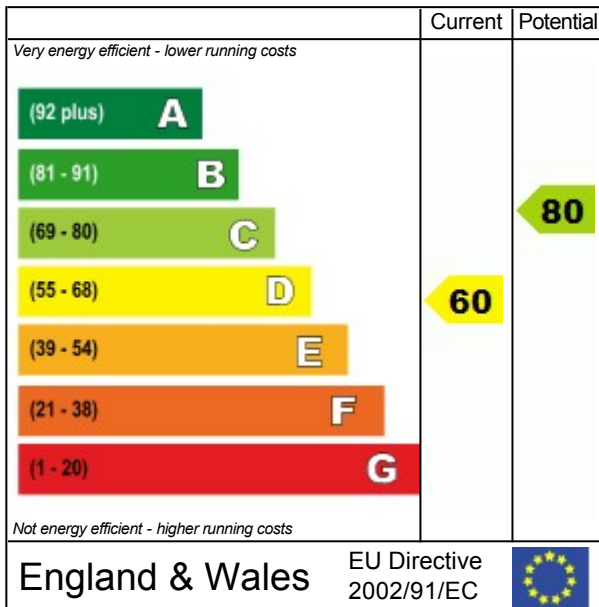


Flat 3 Laburnum House
121, Folkestone Road
DOVER
CT17 9SG

Dwelling type: Mid floor flat
Date of assessment: 19 August 2009
Date of certificate: 20-Sep-2009
Reference number: 0365-2861-6382-0391-6901
Total floor area: 52 m²

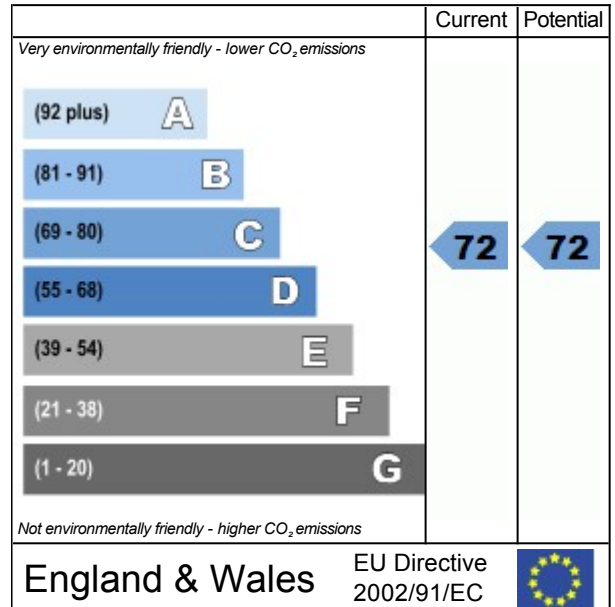
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

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 are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

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

	Current	Potential
Energy use	255 kWh/m ² per year	255 kWh/m ² per year
Carbon dioxide emissions	2.0 tonnes per year	2.0 tonnes per year
Lighting	£57 per year	£32 per year
Heating	£236 per year	£147 per year
Hot water	£234 per year	£111 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 saving recommendations will evolve.

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



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by the NHER Accreditation Scheme, 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 as amended. A copy of the certificate has been lodged on a national register.

Assessor's accreditation number: NHER001718
Assessor's name: Mr Hugh Bowring
Company name/trading name: Foxtrot Surveys
Address: 138a London Road, Tunbridge Wells, Kent, TN4 0PL
Phone number: 0800 093 1627
Fax number:
E-mail address: info@foxtrotsurveys.co.uk

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

Details of the assessor and the relevant accreditation scheme are as above. You can get contact details of the accreditation scheme from their website at www.nher.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/epbd

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 on 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 everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

Visit the Government's website at 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 - the Government is the controller of the data on the register
- Learn more about energy efficiency and reducing energy consumption.

Recommended measures to improve this home's energy performance

Flat 3 Laburnum House
121, Folkestone Road
DOVER
CT17 9SG

Date of certificate: 20-Sep-2009
Reference number: 0365-2861-6382-0391-6901

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	
		Energy Efficiency	Environmental
Walls	Cavity wall, as built, insulated (assumed)	Good	Good
	Solid brick, as built, insulated (assumed)	Good	Good
Roofs	(another dwelling above)	-	-
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Very poor	Poor
Main heating controls	No thermostatic control of room temperature	Poor	Poor
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Very poor	Poor
Lighting	No low energy lighting	Very poor	Very poor
Current energy efficiency rating		D 60	
Current environmental impact (CO₂) rating		C 72	

Low and zero carbon energy sources

None

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 improvements	
		Energy efficiency	Environmental impact
1 Low energy lighting for all fixed outlets	£17	D 62	C 73
Sub-total	£17		
Higher cost measures			
2 Fan-assisted storage heaters and dual immersion cylinder	£221	C 80	C 72
Total	£238		
Potential energy efficiency rating		C 80	
Potential environmental impact (CO₂) rating			C 72

Further measures to achieve even higher standards

None

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 (CO₂) emissions.

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

If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

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 Low energy lighting

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)

2 Fan assisted storage heaters

Modern storage heaters are much less expensive to run than the direct acting, on-peak heating system in the property. A dual-rate electricity supply is required to provide the off-peak electricity that these heaters use; this is easily obtained by contacting the energy supplier. Ask for a quotation for fan-assisted heaters with automatic charge control. A dual-immersion cylinder, which can be installed at the same time, will provide cheaper hot water than the system currently installed. As installations should be in accordance with the national wiring standards, only a qualified electrician should carry out the installation. Building Regulations apply to this work, so Building Control should be informed, unless the installer is registered with a competent persons scheme¹, and can therefore self-certify the work for Building Regulation compliance. Ask a qualified electrical heating engineer to explain the options, which might also include switching to other forms of electric heating.

About the further measures to achieve even higher standards

Not applicable

What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO₂ emissions.
- 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 that 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.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme.

¹ For information on approved competent persons schemes enter "existing competent person schemes" into an internet search engine or contact your local Energy Saving Trust advice centre on 0800 512 012.

Sale Statement



Sale statement

Flat 3 Laburnum House
 121 Folkestone Road
 Dover
 Kent
 CT17 9SG

	Statement
1. Is the property a flat or a house?	<input checked="" type="checkbox"/> Flat (incl. maisonette) or <input 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 checked="" type="checkbox"/> Converted house or <input type="checkbox"/> Conversion of commercial premises
3. The property is (or will be):	<input type="checkbox"/> Freehold <input type="checkbox"/> Commonhold <input checked="" type="checkbox"/> Leasehold starting (or likely to start) from 2009 and with 999 years left on the lease
4. The title to the interest in the property being sold is:	<input type="checkbox"/> The whole of a registered estate <input checked="" 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	Combe Bank Homes
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 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 (for example with a power of attorney) <input type="checkbox"/> Other (please give details):
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:

About this form:

- Under the Home Information Pack (No.2) Regulations 2007, you must provide the above information in your Home Information Pack and may use this form to do so.
- Someone else 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 has been completed or converted.
- Please answer all 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 else can complete this form on behalf of a seller, but since 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 truthful and accurate.

Evidence of Title



The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.





Official copy of register of title

Title number K88640

Edition date 20.06.2007

- This official copy shows the entries on the register of title on 11 Jul 2009 at 11:26:26.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 11 Jul 2009.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide *1-A guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry Tunbridge Wells Office.

A: Property Register

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

KENT : DOVER

1 (01.12.1959) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being The Engineer Public House, 121 and 123 Folkestone Road, Dover (CT17 9SG).

2 The land has the benefit of the following rights reserved by a Transfer of the land tinted pink on the title plan dated 7 January 1988 made between (1) Whitbread Fremilins Limited (Transferor) and (2) Blendheath Limited (Transferee):-

"EXCEPT AND RESERVED out of this Transfer for the benefit of the Transferor and its successors in title owner or owners for the time being of the Transferor's adjoining property known as The Engineer, Public House, No 121 Folkestone Road, Dover aforesaid being the remainder of the land comprised in Title Number K88640

(i) such party of the said Public House's drain or sewer (if any) as passes under the property hereby transferred together with the right of free and uninterrupted passage and running of soil and water through the same AND full right and liberty at all times with or without workmen and equipment on giving reasonable notice in writing (except in the case of emergency) to enter upon the land hereby transferred for the purposes of inspecting repairing cleaning or replacing all or any part of the said drain or sewer making good to the reasonable satisfaction of the Transferee all damage thereby occasioned

(ii) such easements or quasi easements as at the date hereof are used or enjoyed in connection with the said adjoining Public House over under or across the property hereby transferred as if such properties had prior to the date hereof belonged to different owners and such easements or quasi easements had been acquired by prescription

(iii) full right and liberty with or without workmen and equipment at all times after giving reasonable notice as aforesaid to enter upon the property hereby transferred for the purpose of inspecting painting

A: Property Register continued

maintaining repairing renewing altering or amending any fences walls or buildings or other works situate on the said adjoining property of the Transferor making good any damage thereby occasioned."

- 3 The Transfer dated 7 January 1988 referred to above contains the following provision:-

"IT is hereby agreed and declared that the existing wall dividing the property hereby transferred and the said adjoining Public House between the points marked A and B on the said plan shall hereafter be deemed to be a party structure within the provisions of Section 38 of the Law of Property Act 1925."

NOTE: Original filed under K655344.

- 4 (21.07.2005) A new title plan at an enlarged scale based on the latest revision of the Ordnance Survey Map has been prepared.

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 (20.06.2007) PROPRIETOR: COMBE BANK HOMES LIMITED (Co. Regn. No. 06003791) of Chequers, Chequers Hill, Bough Beech, Edenbridge, Kent TN8 7PD.
- 2 (20.06.2007) The price stated to have been paid on 17 April 2007 was £255,000 plus £40,162.
- 3 (20.06.2007) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 17 April 2007 in favour of Lloyds Tsb Bank Plc referred to in the Charges Register.

C: Charges Register

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

- 1 (20.06.2007) REGISTERED CHARGE dated 17 April 2007.
- 2 (20.06.2007) Proprietor: LLOYDS TSB BANK PLC (Co. Regn. No. 2065) of Dept No 9749 Corporate Customer Service, 4th Floor, 6/7, Park Row, Leeds LS1 5LB.

End of register



These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from Land Registry.

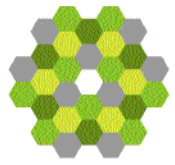
This official copy is issued on 11 July 2009 shows the state of this title plan on 11 July 2009 at 11:26:26. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - *Title Plans and Boundaries*.

This title is dealt with by the Land Registry, Tunbridge Wells Office .

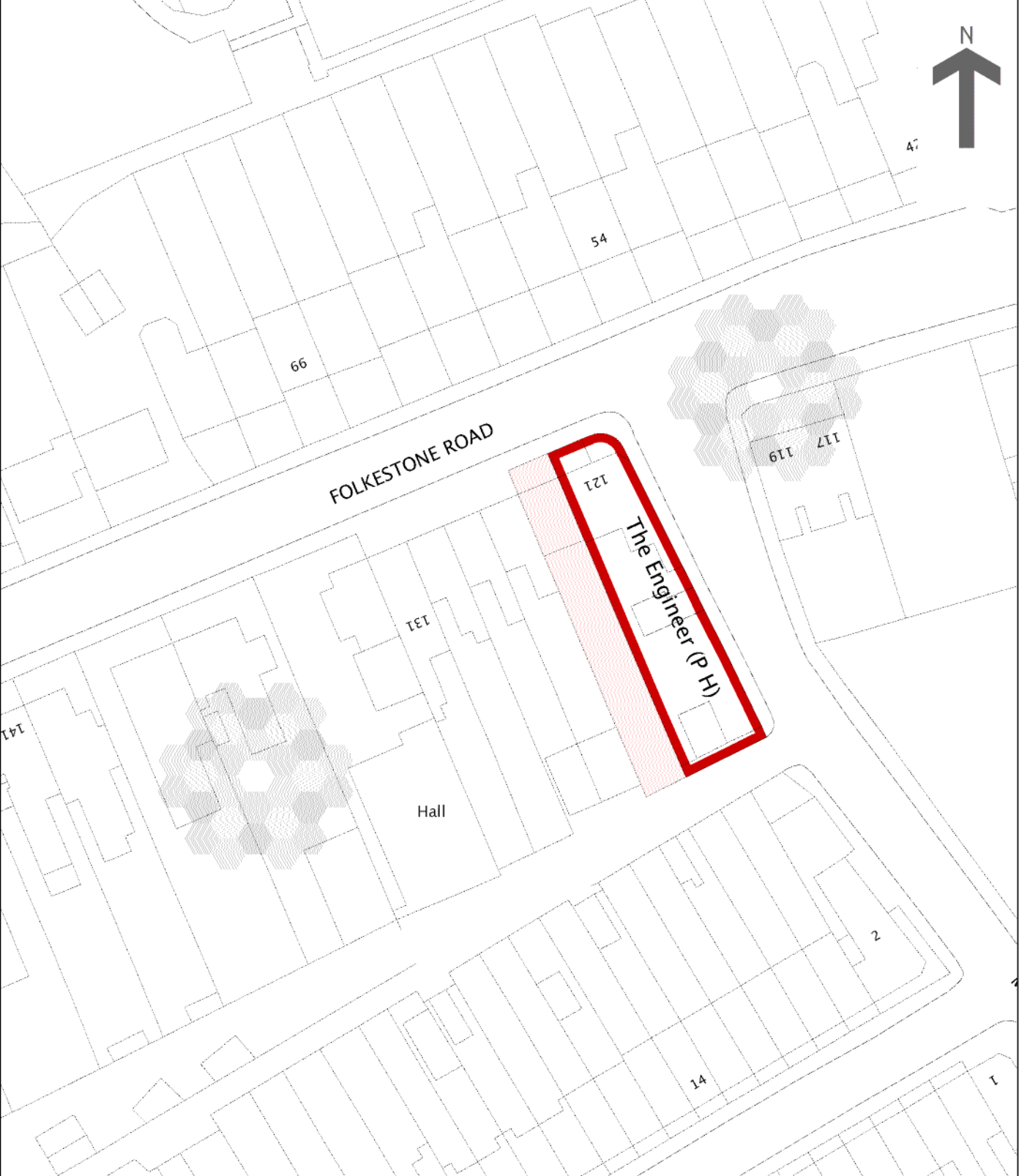


Land Registry Official copy of title plan

Title number K88640
Ordnance Survey map reference TR3141SW
Scale 1:625
Administrative area KENT: DOVER



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Lease





A lease has not been included in this HIP as a new lease will be prepared once a sale has been agreed.

Proposed terms:

Length of lease: 999 years

Ground rent: £100 per annum

Service Charge: £200 per annum

Local Searches






eastkent
property searches



Local Authority Personal Search Report

Date: 17 July 2009	Search Number: LA12109
Client: Gotham Properties Limited	
Reference: Nikki	
Search Address: Flat 3, Laburnham House, 121, Folkestone Road, Dover, Kent. CT17 9SG	
Local Authority: Dover District Council, White Cliffs Business Park, Dover, Kent. CT16 3PJ	
The search reveals 3 registrations as described in the schedule hereto attached	
Signed on behalf of East Kent Property Searches 	

<p>1. PLANNING AND BUILDING REGULATIONS</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>Informative – Unless otherwise requested, answers to questions in this section (1.1) only reveal entries dated 1 January 1980 or later.</p> <p>Where the Council’s own records do not extend back to 1 January 1980, the replies include the period covered by the Council’s record;</p> <p>Prior records could be searched but an additional cost may be incurred.</p>
<p>(a) Planning Permissions</p>	<p><i>Please refer to attached schedule</i></p>
<p>(b) Listed Building Consent</p>	<p><i>Not applicable</i></p>
<p>(c) Conservation Area Consent</p>	<p><i>Not applicable</i></p>
<p>(d) Certificate of Lawfulness of existing use or development</p>	<p><i>There are no recorded entries in the planning register relating to this property</i></p>
<p>(e) A Certificate of Lawfulness of proposed use or development</p>	<p><i>There are no recorded entries in the planning register relating to this property</i></p>
<p>(f) Building Regulations Approval</p>	<p><i>Please refer to attached schedule</i></p>
<p>(g) Building Regulation Completion Certificate</p>	<p><i>FP/94/00629</i></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><i>None</i></p>

How can copies of any of the above be obtained ?
By written request to:

**Dover District Council, Planning Department,
White Cliffs Business Park,
Dover,
Kent. CT16 3PJ**

Competent Person Self-Certification Scheme Certificates can be obtained either by requesting copies from the vendor or by contacting the appropriate Scheme Managers direct.

<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 existing or proposed development plan?</p>	<p><i>Dover District Local Plan Adopted 2002:</i> <i>Settlement Confines (Policy HS1/2)</i> <i>Groundwater Source protection Zone (Policy WE1)</i> <i>Informative: within 200m</i> <i>Secondary Urban Route</i></p>
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<p>2. ROADS</p> <p>Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:</p>	
<p>(a) Highways maintainable at public expense</p>	<p><i>Folkestone Road is Adopted</i> <i>Malvern Road is Adopted</i></p>
<p>(b) Subject to adoption and, supported by a bond or bond waiver</p>	<p><i>Not applicable</i></p>
<p>(c) To be made up by a local authority who will reclaim the cost from the frontagers; or</p>	<p><i>Not applicable</i></p>
<p>(d) To be adopted by a local authority without reclaiming the cost from the frontagers?</p>	<p><i>Not applicable</i></p>

3. Other Matters

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 ?

By written request to:

**Dover District Council,
White Cliffs Business Park,
Dover,
Kent. CT16 3PJ**

<p>3.1. Land required for Public Purposes</p> <p>Is the property included in land required for public purposes?</p>	<p><i>None</i></p>
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<p>3.2. Land to be acquired for Road Works Is the property included in land to be acquired for road works?</p>	<p><i>No</i></p>
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<p>3.3. Drainage Agreements and Consents Do either of the following exist in relation to the property ?</p> <p>(a) An agreement to drain buildings in combination into an existing sewer by means of a private sewer; or</p>	<p><i>None</i></p> <p><i>Enquiries about drainage should also be made of the local sewerage undertaker</i></p>
<p>(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?</p>	<p><i>None</i></p> <p><i>Enquiries about drainage should also be made of the local sewerage undertaker</i></p>

<p>3.4. Nearby Road Schemes</p> <p>Is the property (or will it be) within 200 metres of any of the following -:</p>	
<p>(a) the centre line of a new trunk road or special road specified in any order, draft order or scheme;</p>	<p><i>None</i></p>
<p>(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;</p>	<p><i>None</i></p>
<p>(c) the outer limits of construction works for a proposed alteration or improvement to an existing road, involving (i) construction of a roundabout (other than a mini roundabout); or (ii) widening by construction of one or more additional traffic lanes;</p>	<p><i>None</i></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><i>None</i></p>

(e) the centre line of the proposed route of a new road under proposals published for public consultation; or by the appropriate Secretary of State	<i>None</i>
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(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?	<i>None</i>

3.5. Nearby Railway Schemes Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?	<i>No</i>
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3.6. Traffic Schemes 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 :-	
(a) permanent stopping up or diversion;	<i>None</i>
(b) waiting or loading restrictions;	<i>None</i>
(c) one way driving;	<i>None</i>
(d) prohibition of driving;	<i>None</i>
(e) pedestrianisation;	<i>None</i>
(f) vehicle width or weight restriction;	<i>None</i>
(g) traffic calming works including road humps;	<i>None</i>
(h) residents parking controls;	<i>None</i>
(i) minor road widening or improvement;	<i>None</i>
(j) pedestrian crossings;	<i>None</i>

(k) cycle tracks; or	<i>None</i>
(l) bridge building?	<i>None</i>

<p>3.7. Outstanding Notices 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>	
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(a) Building Works	<i>None</i>
(b) Environment	<i>None</i>
(c) Health and Safety	<i>None</i>
(d) Housing	<i>None</i>
(e) Highways	<i>None</i>
(f) Public Health	<i>None</i>

<p>3.8 Contravention of Building Regulations Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in Building Regulations ?</p>	<i>No</i>
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<p>3.9. Notices, Orders, Directions and Proceedings under Planning Acts 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;	<i>None</i>
(b) a stop notice;	<i>None</i>
(c) a listed building enforcement notice;	<i>Not applicable</i>
(d) a breach of condition notice;	<i>None</i>

(e) a planning contravention notice;	<i>None</i>
(f) another notice relating to breach of planning control;	<i>None</i>
(g) a listed building repairs notice;	<i>Not applicable</i>
(h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation;	<i>Not applicable</i>
(i) a building preservation notice;	<i>None</i>
(j) a direction restricting permitted development;	<i>None</i>
(k) an order revoking or modifying planning permission;	<i>None</i>
(l) an order requiring discontinuance of use or alteration or removal of building or works	<i>None</i>
(m) a tree preservation order; or	<i>None</i>
(n) Proceedings to enforce a planning agreement or planning contribution?	<i>None</i>

3.10. Conservation Area Do the following apply in relation to the property-	
(a) the making of the area a Conservation Area before 31 August 1974; or	<i>No</i>
(b) an unimplemented resolution to designate the area a Conservation Area?	<i>No</i>

3.11. Compulsory Purchase Has any enforceable order or decision been made to compulsorily purchase or acquire the property?	<i>No</i>
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<p>3.12. Contaminated Land 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):-</p> <p>(a) a contaminated land notice;</p>	<p><i>None. The Register maintained under S.78 R of the Environmental Protection Act 1990 is currently being compiled.</i></p>
<p>(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990:-</p> <p>(i) a decision to make an entry; or (ii) an entry; or</p>	<p><i>The Register maintained under S.78R of the Environmental Protection Act 1990 is currently being compiled.</i></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><i>No</i></p>

Informative – A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination or from the risk of it and the reply may not disclose steps taken by another Council in whose area adjacent or adjoining land is situated.

<p>3.13. Radon Gas Do records indicate that the property is in a “Radon Affected Area” as identified by the Health Protection Agency? Further information about Radon Gas can be obtained from http://www.hpa.org.uk/radiation/radon/</p>	<p><i>Dover Radon Statement -Please refer to attached policy</i></p>
<p>Important note – The answer to this question (3.13) is based on an inspection of the Indicative Atlas of Radon in England and Wales (HPA-RPD-033). This publication shows the worst case for each 1km grid square; as a result, a positive answer does not necessarily mean that the property is ‘Radon Affected’; it is merely an indication as to whether further enquiries should be made with the HPA.</p>	

CERTIFICATE OF SEARCH

It is hereby confirmed that the search requested above revealed 3 subsisting registrations described in the following schedule hereto up to and including the date of this certificate.

Signed :  on behalf of East Kent Property Searches (E K P S Ltd)

LOCAL LAND CHARGES REGISTER *Parts applicable are listed below*

Part	Reference	Details	Date of Registration
3	DOV/91/0385	Externally illuminated projecting hanging sign.	09.09.1991
3	DOV/94/0583	The erection of a single-storey rear extension to provide new toilet facilities.	17.08.1994
3	DOV/02/1246	Erection of 3-storey side extension with balcony and single storey rear extension with basement beneath the roof terrace above (existing side extension to be demolished) & change of use of existing building (part) to provide 2 bed maisonettes and 2 x 2 bed flats.	04.02.2008

PLANNING REGISTER (Post 1980)

Reference	Details	Decision	Date
CH/2/72/0067	Construction of a skittle alley.	Granted	03.07.1970
CH/2/71/0292	Illumination of existing 2ft x 3ft hanging sign.	Granted	26.01.1972
CH/2/72/0342	Alterations and additions to toilet accommodation.	Granted	01.02.1973
ADV/DO/74/0050	Single sided illuminated standard sign.	Granted	07.02.1975
DO/91/0385	Externally illuminated projected hanging sign.	Granted	29.08.1991
DO/94/0583	The erection of a single storey rear extension to provide new toilet facilities.	Granted	15.08.1994
DO/01/0236	Double sided free standing advertising display unit.	Refused	11.04.2001
DO/07/1246	Erection of 3 storey side extension with balcony and single storey rear extension with basement beneath the roof terrace above (existing side extension to be demolished) and change of use of existing building (part) to provide 2 bed maisonettes and 2 x 2 bed flats.	Granted	30.01.2008

BUILDING REGULATIONS (Post 1980)

Reference	Details	Decision	Date
FP/94/00629	Single-storey rear extension.	Approved	25.07.1994
FP/08/2437	3-storey side extension with balcony and single storey rear extension.	Completion inspection required	22.05.2008

ADDITIONAL INFORMATION

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 and/or county council websites”. If you wish to obtain copies of any documents you should submit a written application to the council offices located at: -

Planning Department:
Dover District Council,
White Cliffs Business Park,
Dover,
Kent. CT16 3PJ

Liability:

Any negligent or incorrect entries in the records searched would be the responsibility of the information providers named above.

Any negligent or incorrect interpretation of the records searched, and recording of that interpretation in the search report would be the responsibility of E K P S Ltd

Declaration

“To the best of our knowledge neither the person who prepared or conducted this report has any previous relationship or business relationship with any person involved in the sale of the property being the subject of this report”

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:

- 1. The complaint will be acknowledged within 5 working days of receipt;*
- 2. We will normally deal with complaints fully within 4 weeks of receipt;*
- 3. We will keep you informed by letter, telephone or email, as you prefer, if we need more time;*
- 4. We will provide a “final response”, in writing within 8 week*
- 5. We will liaise, at your request, with anyone acting on your behalf*

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. We will co-operate fully with the independent adjudicator during the resolution investigation and comply with any decision.

Complaints should be sent to:

*Compliance Officer, E K P S Ltd,
86, Westbrook Avenue,
Margate,
Kent.
CT9 5HE*

Dover Radon Statement

Informative : “Radon affected areas are designated by the National Radiological Protection Board (Health Protection Agency since 2005). An affected area is considered to be one in which 1% or more homes are estimated to have levels of Radon which exceed an ‘action level’ Of 200 Becquerels per cubic metre. A new indicative Atlas published in November 2007 has provided new information and replaces the old radon Atlas.

Within Dover District Council area, much of the district fall within the 3 – 5% of homes that will have radon which is at a level at or above the Government ‘action level’, and a few part between 5 – 10%. It is not, however, known exactly where these houses will be located.

Leaflets are available providing additional information for householders who may be considering buying or selling their home. <http://www.dover.gov.uk/environmental-health/radon.asp>.

Advice can also be obtained regarding workplaces from [www.hse.gov.uk](http://www.hse.gov.uk/radiation/ionising/radon/htm)
<http://www.hse.gov.uk/radiation/ionising/radon/htm>.

The estimated radon potential for an individual home can be obtained through the website <http://www.ukradon.org>.

The report will tell you the estimated probability that this particular property is above the Action Level for radon, but the only way to find out whether it is in fact above or be

Dover District Local Plan 2002

Policy WE1

Within Groundwater Source Protection Zones, shown on the Proposals Map, the following will not be permitted in Zones 1 and 2 unless adequate safeguards against possible contamination are provided:-

septic tanks, storage tanks containing hydrocarbons or any chemicals, or underground storage tanks;

proposals for development which may include activities which would pose a high risk of contamination unless surface water, foul or treated sewage effluent, or trade effluent can be directed out of the source protection zone;

proposals for the manufacture and use of organic chemicals, particularly chlorinated solvents;

oil pipelines;

storm water overflows;

activities which involve the disposal of liquid waste to land;

In addition, the following will not be permitted in a Zone 1 unless adequate safeguards are provided:-

new graveyards or farm waste storage areas;

new foul or combined sewerage systems.

Drainage & Water Enquiry



Your Search Results :
Flat 3 Laburnham House 121
Folkestone Road
Dover
Kent
CT17 9SG



LandSearches



Gotham Properties
PO Box 192, Bexhill
Bexhill On Sea
East Sussex
TN40 9AZ

Your Ref
FT3
Our Ref
LS/U628380/B.B.
Date
22 Jul 2009
Contact
Tel 0845 270 0212

Dear Sir/Madam

Your Search Results: Flat 3 Laburnham House 121, Folkestone Road

Please find enclosed the results of your property search request. If you have any questions arising from the results please call our helpline on 0845 270 0212, which is open from 08.00 to 17.00hrs.

Yours faithfully

Alison Stickland
Southern Water Land Searches

**Flat 3 Laburnham House 121
Folkestone Road
Dover
Kent
CT17 9SG**



Land Search: Flat 3 Laburnham House 121, Folkestone Road, Dover, Kent, CT17 9SG
Ref: LS/U628380/B.B.
Date: 22 Jul 2009
Contact: Alison Stickland
Direct Line: 0845 270 0212

INTERPRETATION of Drainage and Water Search

- 1 This report complies with the terms and expressions identified in Part 2 of Schedule 8 of Statutory Instrument 2007 No. 1667.

ENQUIRIES AND RESPONSES

- 2 Q: This Drainage and Water search complies with the requirements of Statutory Instrument 2007 No. 1667 Schedules 6 and 8 regulations (8(1)) as it contains the enquiries and the appropriate responses set out in Part 2 of this Schedule 8.
- A: The Water companies records were searched by Shirley Roberts of VEOLIA WATER SOUTHEAST LTD who has no, nor is likely to have, any personal or business relationship with any person involved in the sale of the property.

This search report was prepared by Alison Stickland of Southern Water Services, Southern House, Capstone Road, Chatham, Kent ME5 7QA who has no nor is likely to have, any personal or business relationship with any person involved in the sale of the property.

The following records were searched in compiling this report: the Map of Public Sewers, the Map of Waterworks, Water and Sewer Billing Records, Adoption of Public Sewer Records, Building Over Public Sewer Records, the Register of Properties subject to Internal Foul Flooding, the Register of Properties subject to Poor Water Pressure and the Drinking Water Register. All of these are either held by Southern Water Services Limited or the water company as appropriate.

Southern Water Services Limited is responsible in respect of the following:

- i. Any negligent or incorrect entry in the records searched;
- ii. Any negligent or incorrect interpretation of the records searched;
- iii. Any negligent or incorrect recording of that interpretation in the Search report; and
- iv. Any compensation payments in accordance with Schedule 6 Part 2, 7(b) and (c) of Statutory Instrument 2007 No. 1667.

The Complaints procedure in respect of this search report is attached.

Please refer to the attached Terms and Conditions.

PUBLIC SEWER MAP

3 Q: Where relevant, please include a copy of an extract from the public sewer map.

A: 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 company holds statutory responsibility under the Water Industry Act 1991.

2. 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.

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, if any.

4. Assets other than public sewers may be shown on the copy extract, for information only.

FOUL WATER

4 Q: Does foul water from the property drain to a public sewer?

A: This enquiry appears to relate to a plot of land or a recently built property. It is recommended that drainage proposals are checked with developer.

1. Water Companies are not normally responsible for any private drains and sewers which connect the property to the public sewerage system, and do not hold details of these. The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility, with other users, if the property is served by a private sewer which also serves other properties. These may pass through land outside of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

2. 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.

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.

SURFACE WATER

5 Q: Does surface water from the property drain to a public sewer?

A: This enquiry appears to relate to a plot of land or recently built property. It is recommended that drainage Proposals are checked with the developer.

1. Water Companies are not normally 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 water company records do not distinguish between foul and surface water connections to the public sewerage system.

4. 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.

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.

PUBLIC ADOPTION OF SEWERS AND LATERAL DRAINS

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

A: The property is not subject to an adoption agreement.

1. 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.

2. 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.

3. Final adoption is subject to the developer complying with the terms of the adoption agreement under Section 104 of the Water Industry Act 1991.

PUBLIC SEWERS WITHIN THE BOUNDARY OF THE PROPERTY

7 Q: Does the public sewer map indicate, any public sewer, disposal main or lateral drain within the boundaries of the property?

A: The public sewer map included indicates that there is a public sewer, disposal main or lateral drain 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 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.

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 be checked with the developer, if any.

PUBLIC SEWERS NEAR TO THE PROPERTY

8 Q: Does the public sewer map indicate any public sewer or a sewer, subject to an agreement under Section 104 of the Water Industry Act 1991, within 30.48 metres (100 feet) of any buildings within the property?

A: The public sewer map included indicates that there is a public sewer within 30.48 metres (100 feet) of a building within the property. (See supplied extract from the public sewer map.)

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. The measure is estimated from the Ordnance Survey record, between the building(s) within the boundary of the property and the nearest public sewer.

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 be checked with the developer, if any.

BUILDING OVER A PUBLIC SEWER, DISPOSAL MAIN OR DRAIN

9 Q: 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?

A: There are no records in relation to any approval or consultation 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. 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 Control may have to be removed or altered.

MAP OF WATERWORKS

10 Q: Where relevant, please include a copy of an extract from the map of waterworks.

A: A copy of an extract from the map of the 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 company under statute.

2. Assets other than public water mains may be shown on the plan, for information only.

3. Water companies are not responsible for the 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. The copy extract 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.

5. The "water mains" in this context are those which are vested in and maintainable by the water company under statute .

ADOPTION OF WATER MAINS AND SERVICES PIPES

11 Q: 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?

A: 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.

1. 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.

SEWERAGE AND WATER UNDERTAKERS

12 Q: Who are the sewerage and water undertakers for the area?

A: The sewerage undertaker for the area is Southern Water Services, Southern House, Yeoman Road, Worthing, Sussex BN13 3NX

The water undertaker for the area is Veolia Water Southeast Ltd, The Cherry Garden, Cherry Garden Lane, Folkestone, Kent CT19 4QB. Tel No: 0845 888 5888

CONNECTION TO MAINS WATER SUPPLY

13 Q: Is the property connected to mains water supply?

A: This enquiry relates to a plot of land or recently built property. It is recommended that the water supply proposals are checked with the developer.

1. Details of private supplies are not kept by the Water Undertaker. The situation should be checked with the current owner of the property.

WATER MAINS, RESOURCE MAINS OR DISCHARGE PIPES

14 Q: Are there any water mains, resource mains or discharge pipes within the boundaries of the property?

A: The map of the 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 to carry out work.

CURRENT BASIS FOR SEWERAGE AND WATER CHARGES

15 Q: What is the current basis for charging for water and sewerage services at the property?

A: Records indicate that this enquiry relates to a plot of land or recently built property.

1. Water and Sewerage undertakers' full charges are set out in their charges schemes which are available from the relevant Undertaker free of charge upon request.

2. The Water Industry Act 1991 Section 150, The Water Resale Order 2001, provides protection for people who buy their water and 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). Website: www.ofwat.gov.uk.

CHARGES FOLLOWING CHANGE OF OCCUPATION

16 Q: Will the basis for charging for sewerage and water services at the property change as a consequence of a change of occupation?

A: Records indicate that this enquiry relates to a plot of land or a recently built property. It is recommended that the charging proposals are checked with the developer.

1. Water and Sewerage Undertaker's full charges are set out in their charges schemes which are available from the relevant Undertaker free of charge upon request.

2. It is policy to meter all new water connections which would result in charges being levied according to the measured tariff.

3. The Water Undertaker may install a meter at the premises where a buyer makes a change of use of the property or where the buyer uses water for:

a. Watering the garden other than by hand (this includes the use of sprinklers).

b. Automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres.

SURFACE WATER DRAINAGE CHARGES

17 Q: Is a surface drainage charge payable?

A: Records indicate that this enquiry relates to a plot of land or recently built property. It is recommended that the charging proposals are checked with the developer.

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 drainage charges are payable but If on inspection the buyer finds that the property is not connected for surface water drainage, the property may be eligible for rebate of the surface water drainage charge. Details can be obtained from the Sewerage Undertaker.

WATER METERS

18 Q: Please include details of the location of any water meter serving the property?

A: Records indicate that this enquiry relates to a plot of land or recently built property. It is recommended that the charging proposals are checked with the developer.

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

Veolia Water Southeast Ltd, The Cherry Garden, Cherry Garden Lane, Folkestone, Kent CT19 4QB. Tel No: 0845 888 5888

SEWERAGE BILLS

19 Q: Who bills the property for sewerage services?

A: Records indicate that this enquiry relates to a plot of land or recently built property. It is recommended that the charging proposals are checked with the developer.

WATER BILLS

20 Q: Who bills the property for water services?

A: Records indicate that this enquiry relates to a plot of land or recently built property. It is recommended that the charging proposals are checked with the developer.

RISK OF FLOODING DUE TO OVERLOADING PUBLIC SEWERS

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

A: 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 (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.

2. "Internal flooding" from the 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 water company is required to include in the Regulatory Register that is reported annually to the Water Services Regulatory Authority. These are defined as properties that have suffered or are likely to suffer internal flooding from the 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 the private sewers and drains and the Sewerage Undertaker makes no comment upon this matter.

RISK OF LOW WATER PRESSURE OR FLOW

22 Q: Is the property at risk of receiving low water pressure or flow?

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

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 Companies are required to include in the Regulatory Register that is reported annually to the Water Services Regulatory Authority 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 customers side of the main stop tap (mst). The reference level of service must be applied on the customers side of a meter or any other company fittings that are on the customers 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.

WATER QUALITY ANALYSIS

23 Q: 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

A: The analysis confirmed that tests failed to meet the standards prescribed by the 2000 Regulations or the 2001 Regulations, please find a report attached.

1. Water companies have a duty to provide wholesome water that meets the standards of the Water Supply (Water Quality) Regulations 2000.

However, the householder is responsible for any 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.

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 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 company (give contact details) for further advice.

5. The water company 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 company is subject to external review by the drinking water inspectorate (DWI) and by local and health authorities. In addition to reviewing quality data the DWI also carry out audits during which any area of the company's operational can be examined.

7. If there are concerns that lead pipes within the property may be causing high levels of lead in your drinking water please contact the company (see below) for further advice.

WATER QUALITY STANDARDS

24 Q: 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.

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

1. Authorised departments are not permitted if the extent of the departure from the standard is likely to constitute a potential danger to human health.

2. Please contact your water company if you require further information.

SEWERAGE TREATMENT WORKS

25 Q: Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.

A: The nearest sewage treatment works is 2.8 kilometres North South West of the property. The name of the sewage treatment works is BROOMFIELD BANK WTW, which is responsibility of Southern Water Services, Southern House, Capstone Road, Chatham, Kent ME5 7QA company.

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

2. The Sewerage undertaker's records were inspected to determine the nearest sewerage treatment works.

3. It should be noted therefore that there may be private sewerage treatment works closer than the one detailed above that have not been identified.

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 Southern Water Services Limited who produces 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 the Property including their mortgage lender.

1.0 Agreement

1.1 The Company agrees to supply the Report to the Customer and the Client subject to these terms. The scope and limitations of the Report are described in 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 and the Purchaser.

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

2.0 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 produced and sent to the Client.

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 by the Customer or Client.

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 The Company cannot ensure that any such opinion or general advice is accurate, complete or valid and accepts no liability therefore.

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 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.

3.0 Liability

3.1 The Company shall not be liable to 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 are 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 supplying information which has been provided to it by another company for the purposes outlined in this agreement will therefore not be liable in any way for the accuracy of that information and will supply that information as agent for the company from which the information was obtained.

3.3 The Report is produced only for use in relation to individual domestic property transactions which require the provision of drainage and water information pursuant to the provisions of the Home Information Pack Regulations and cannot be used for commercial development of domestic properties or commercial properties for intended occupation by third parties. When the Report is used for land only transactions the Company's entire liability (except to the extent provided by clause 3.4) in respect of all causes of action arising by reason of or in connection with the Report (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) shall be limited to £5,000.

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

4.0 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 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.

5.0 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 account 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 accounts, payment terms will be as agreed with The Company.

6.0 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 the Clients or the Purchasers statutory or any other rights of access to the information contained in the Report.

6.4 These terms and conditions may be enforced by the Customer the Client and the Purchaser

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

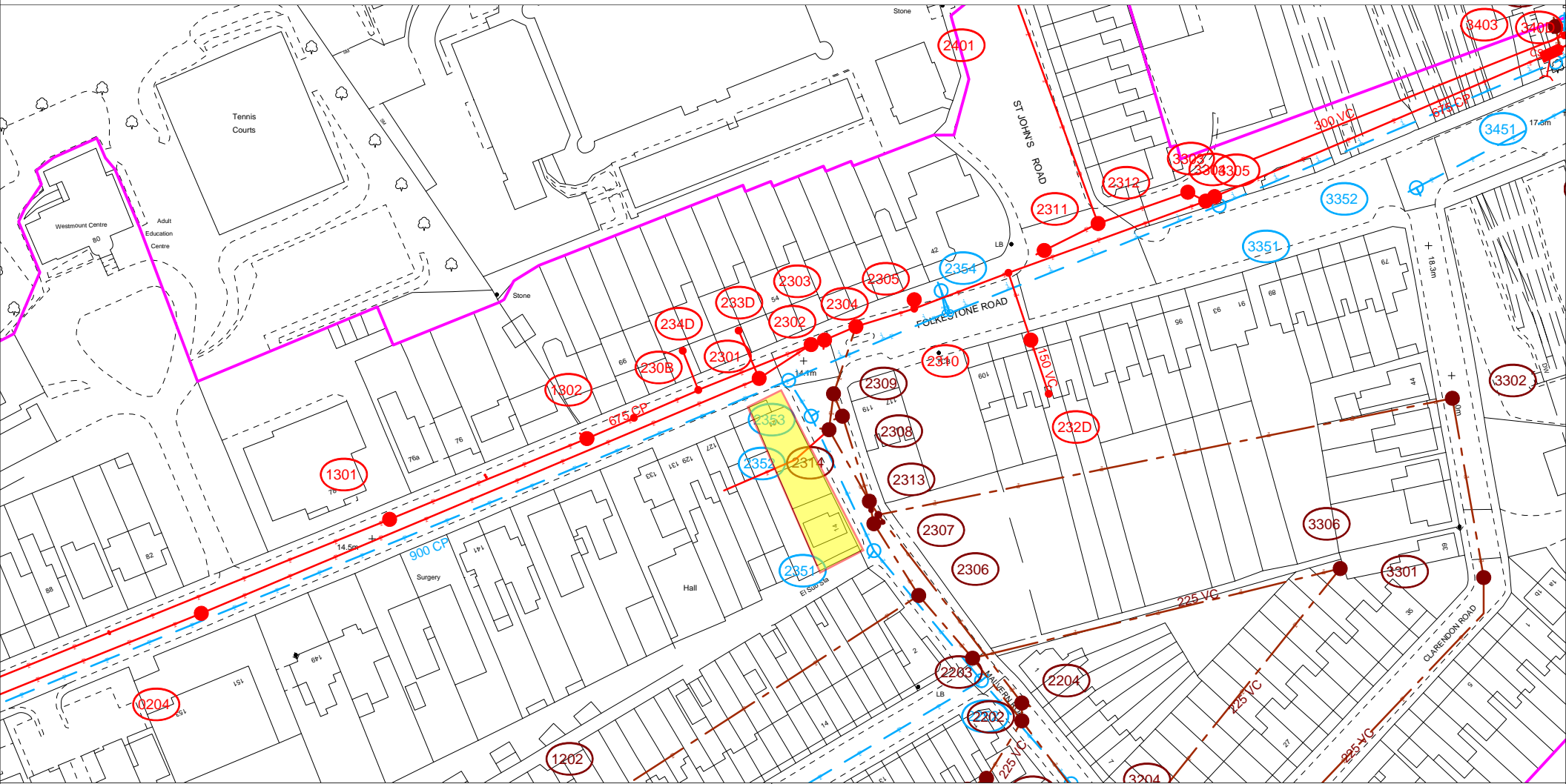
Southern Water: Residential Drainage and Water Search. **Complaint Procedure**

As a minimum standard

1. We will endeavour to resolve any telephone contact at the time of the call, however, if that is not possible, we will advise you on how soon we can respond. If you are not happy with our initial response, we will advise you to write in via email, fax or letter explaining the reasons why you are not satisfied.
2. We will investigate and research the matter in detail and provide a written response within 5 working days of receipt of your written complaint.
3. Depending on the scale of investigation required, we will keep you informed of the progress and update you with new timescales if necessary.
4. If we deem your complaint to be justified, or we have made any substantial errors in your search result, we will automatically provide you with a revised search free of charge. We will also undertake such works to put things right as may be reasonably possible; and we will take this action as soon as is reasonably practical. Customers will be kept informed of the progress of any action required.

If you are still not satisfied with our response or action, we will refer the matter to a Senior Manager/ Company Director for a response.

SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

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O.S. REF: TR3141SW

Scale: 1:1250

Sewer Plot

- WARNING: BAC pipes are constructed of Bonded Asbestos Cement
- WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement



Printed By: MS

Date: 22-7-2009

Flat3 Laburnham House 121 Folkestone Road

Requested By:

Land Searches Map Legend

Sewer

Pipe Line Styles/Colours

	Foul Sewer
	Foul Rising Main
	Foul Syphon Sewer
	Foul Vacuum Sewer
	Foul Trunk Sewer
	Foul Tank Sewer
	Surface Water Sewer
	Surface Water Rising Main
	Surface Water Syphon Sewer
	Surface Water Trunk Sewer
	Surface Water Tank Sewer
	Culverted Watercourse
	Combined Sewer
	Combined Rising Main
	Combined Syphon Sewer
	Combined Trunk Sewer
	Combined Tank Sewer
	Treated Effluent
	Treated Effluent Rising Main
	Sludge Rising Main
	Flow Direction Arrows (All Styles)
	As above line styles but decommissioned
	(Yellow) As above line styles but private
	Access Shaft – Personnel Only

Boundary Line Styles/Colours

	Catchment Boundary
	Sub-Catchment Boundary
	Section 104 Agreement Area
	Building Over Agreement Area

Materials

AK Alkathene	GRP Glass Reinforced Plastic
BAC Bonded Asbestos Cement *	MAC Masonry in regular courses
BRE Brick (Engineering)	MAR Masonry in random courses
BRC Brick (Common)	PE Polyethylene
CC Concrete Box Culvert	PF Pitch Fibre
CI Cast Iron	PP Polypropylene
CO Concrete (In-Situ)	PVC Polyvinyl Chloride
CP Concrete (Pre-Cast)	RPM Reinforced Plastic Matrix
CSB Concrete Segments (Bolted)	SI Spun Iron
CSU Concrete Segments (Un-Bolted)	ST Steel
DI Ductile Iron	VC Vitrified Clay
GRC Glass Reinforced Concrete	UNK Unknown*

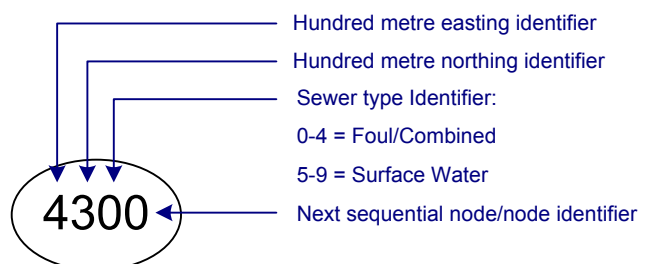
*Warning
BAC Pipes are constructed of Bonded Asbestos Cement
UNK Pipes are may be constructed of Bonded Asbestos Cement

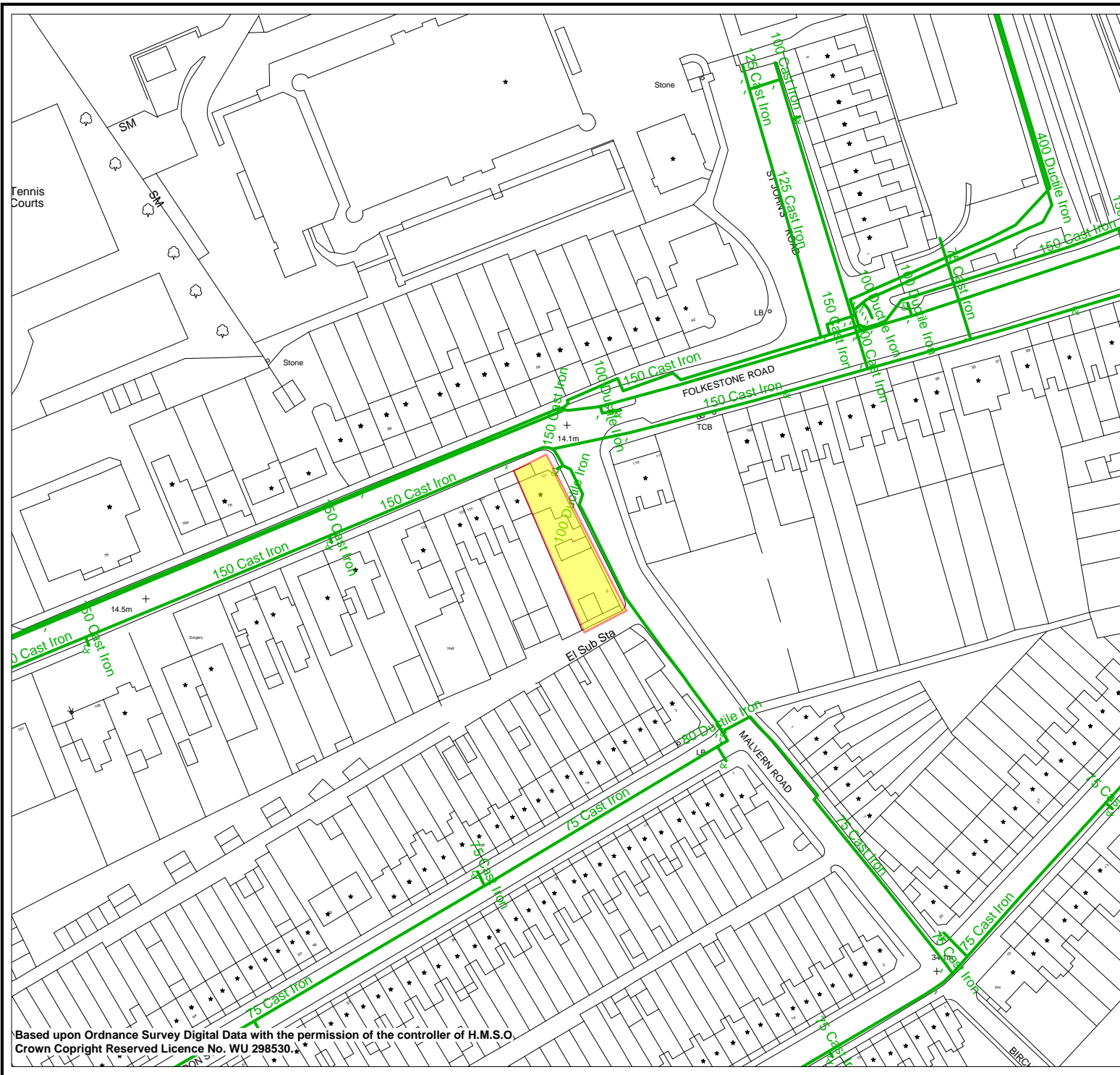
Symbols

Surface	Foul	Combined	
			Label Ellipse
			Manhole
			Dummy/S.24 Manhole
			Manhole Backdrop
	n/a	n/a	Catchpit
	n/a	n/a	Soakaway
	n/a	n/a	Balancing Pond
			Rodding Eye
			Washout
			Flushing Chamber Mn-E
			Flushing Chamber No-E
			Hatch Box
			Lamphole
			Interceptor Chamber
			Blind Shaft
			Storm Tank
			Vortex Chamber
			Vent
			Vent Column
			Other/Unknown
			Penstock
	n/a		Cascade
			Change Node
			Pumping Station
n/a			Micro Pumping Station
			Air Valve
			Valve
n/a			Reflux Valve
n/a			Anti-Flood Device
			Blank End
			Head of Public Sewer
	n/a	n/a	Inlet
			Outfall
n/a			Storm Overflow
n/a			Treatment Works

Other symbols or text may be visible which are not shown here. These are used for Southern Water operational guidance only.

Node Referencing System





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This information is provided as part of a
CON29DW by:

LandSearches from Southern Water

Southern House
 Capstone Road
 Chatham
 Kent ME5 7QA
 Telephone: 0845 270 0212
 Fax: 01634 844514

This information is provided for general guidance only. The position of water mains on this plan should not be relied upon as being precise. The actual position and depth must be established by taking trial holes in all cases. The Company must be given two working days notice of the intention to excavate trial holes. Service pipes are not necessarily shown on this plan.

Legend

	Water Main
	Hydrants / Washout Hydrants
	Valves / Fittings

Materials

AC	Asbestos Cement	MDPE	Medium Density Polyethylene
CI	Cast Iron	MOPVC	Molecular Orientated Polyvinyl Chloride
DI	Ductile Iron	SI	Spun Iron
GI	Galvanised Iron	ST	Steel
HDP	High Density Polythene	UPVC	Unplasticised Polyvinyl Chloride
HPPE	High Performance Polyethylene	??	Unknown
LD	Lead		

Scale	1:1250	Date:	22.07.2009
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Water Quality Report for Water Quality Zone FD22 - Dover

The following samples failed during the calendar year ending 31.12.2008

Parameter tested	No. of Samples taken	No. of Samples failed
Coliforms	108	1

Please note that these sample results are not house specific. They refer to samples collected from across a large area.

Random water samples are taken from Customers' taps at frequencies required by the Drinking Water Quality Regulations and the results accumulated for each water supply zone; so the chance of this result being from the actual search property address is low.

Veolia Water Southeast investigates all infringements of the water quality standards thoroughly & takes appropriate action to resolve any problems. All failures are followed up & re-tested.

If there was any risk to public health from the quality of drinking water supplied, we would inform our Customers immediately & advise them of the necessary actions to take until the risk had been removed.

Set out below is information on some determinands that Customers may be concerned about. For more detailed information please visit www.veoliawater.co.uk/southeast or telephone 0845 888 5 888.

Coliforms

The coliform group of organisms is widely distributed in the environment so are sometimes found in raw water; they are controlled through the disinfection of the water supplies. Where coliforms are identified in a sample, we respond urgently to ensure that water supplies are safe. In some instances, the source of the bacteria has proven to be the properties internal pipe work or tap.

E.Coli, Enterococci and Clostridium.

These organisms are sometimes found in raw water, but the disinfection processes removes them. Where they to be found in a sample of treated water, immediate action would be taken to investigate the source of the contamination.

Lead

There is virtually no lead in water supplies as it leaves the treatment works. Lead in drinking water originates from the service pipes and internal plumbing in older properties. Although hard water goes some way to stopping the lead leaching into the water, it's not ideal. Veolia Water Southeast, along with other UK water companies, introduces a small amount of food grade ortho-phosphate which lines the internal wall of the lead pipe and provides an impermeable barrier