

BELGRAVIA PROPERTY DEVELOPMENTS LTD.

**PROPOSED RESIDENTIAL DEVELOPMENT:
2 GASWORKS COTTAGE, STATION ROAD**

UTILITIES AND SERVICING STATEMENT

**REPORT REF. 180780-01
PROJECT NO. 180780
MAY 2018**

**PROPOSED RESIDENTIAL DEVELOPMENT:
2 GASWORKS COTTAGE, STATION ROAD**

UTILITIES AND SERVICING STATEMENT

**Ardent Consulting Engineers
Suite 207
One Alie Street
LONDON
E1 8DE
Tel: 020 7680 4088
Fax: 020 7488 3736
enquiries@ardent-ce.co.uk**

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DOCUMENT CONTROL SHEET

REV	ISSUE PURPOSE	AUTHOR	CHECKED	APPROVED	DATE
-	DRAFT	MJR	AC	DRAFT	01.05.18
-	Second Draft – project title updated	MJR	AC	DRAFT	03.05.18
-	Section 6.3 updated. Final.	MJR	MJR	AC	10.05.18

Richard

[Signature]

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1.0 INTRODUCTION

- 1.1 Ardent Consulting Engineers (ACE) has been instructed by Belgravia Property Developments Ltd. (London) to provide Utilities and Servicing advice in relation to a proposed development at 2 Gasworks Cottage, Station Road, Borehamwood, Hertfordshire, WD6 1DF for residential use.
- 1.2 The proposed development consists of demolition of existing buildings (cottage and garage) and redevelopment of the site to provide a new, four storeys building comprising of 8 residential units.
- 1.3 The site access will be from Coledridge Way to the front of the site and the proposals seek to provide on-site parking provisions.
- 1.4 It should be noted that elements of this report have been produced on the basis of information received from relevant service companies and as such, ACE cannot accept responsibility for the accuracy of the information received.
- 1.5 Copies of the correspondence received from Statutory Undertakers have been provided in the appendices of this report for further reference.

2.0 BASELINE PARAMETERS

Site Location

2.1 The site is currently occupied by 2 Gasworks Cottage and occupies an area of approximately 0.036ha, with Ordnance Survey grid co-ordinates of the site at approximately 519258.02E, 196121.09N.

2.2 **Figure 3-1** below shows the site location.

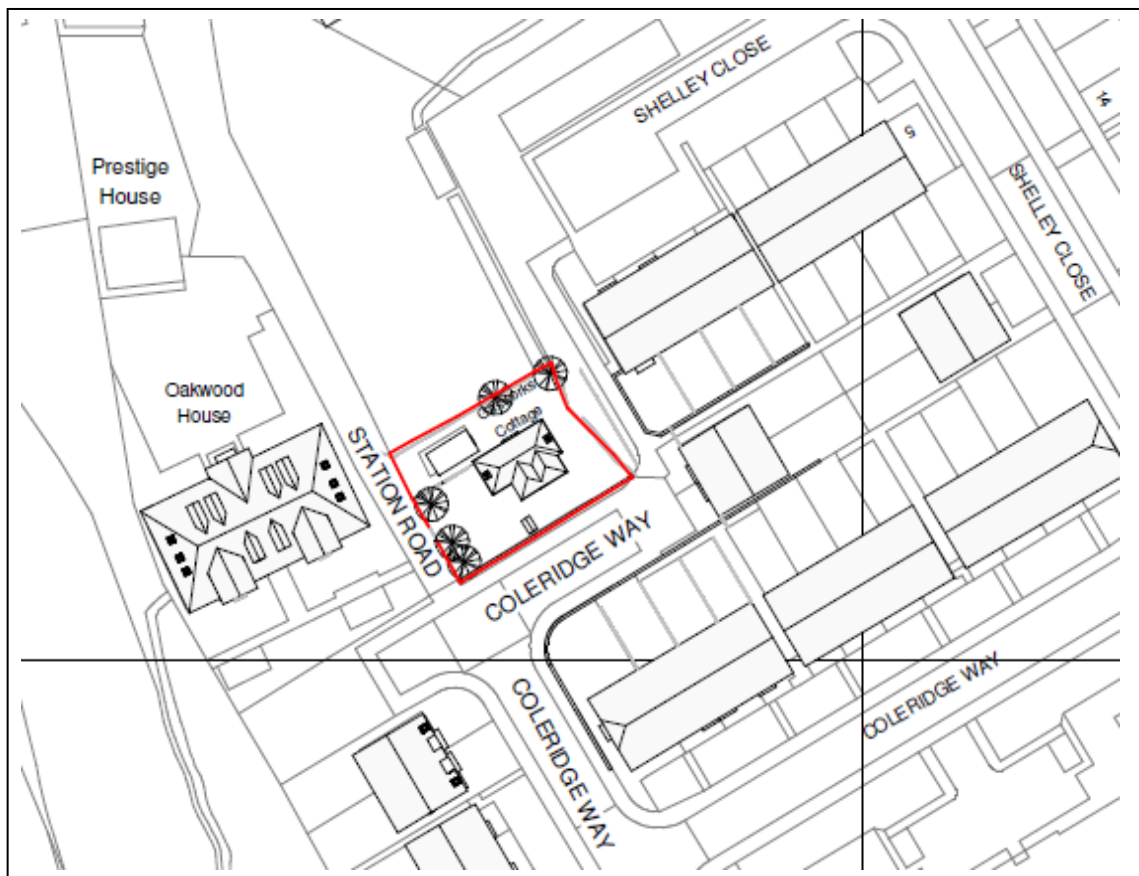


Figure 2-1: Site Location Plan

2.3 The site is located in Borehamwood, Hertfordshire. North of the site is Station Road Gasworks, with residential units located to the East and South of the site. There is an overground railway line located to the West of the site, with Elstree and Borehamwood railway station located North-West.

Existing Land Use

- 2.4 The site currently comprises a single residential cottage with a separate garage building behind the cottage, and a small shed located in front of the cottage.
- 2.5 Existing Utility GPS Survey conducted by XYZ Chartered Surveyors in January 2018 can be found in **Appendix A**.

3.0 DEVELOPMENT PROPOSALS

3.1 The proposed development consists of demolition of existing cottage and associated garage/shed buildings and redevelopment of the site to provide a new, four storey building comprising of 8 residential flats.

3.2 It is the intention for the residential units to consist of 3no. 1-bed flats and 5no. 2-bed flats with associated car parking on site.

3.3 **Figure 3-1** below shows an extract of the proposed ground floor masterplan. Proposed architectural floor plans can be found in **Appendix B**.

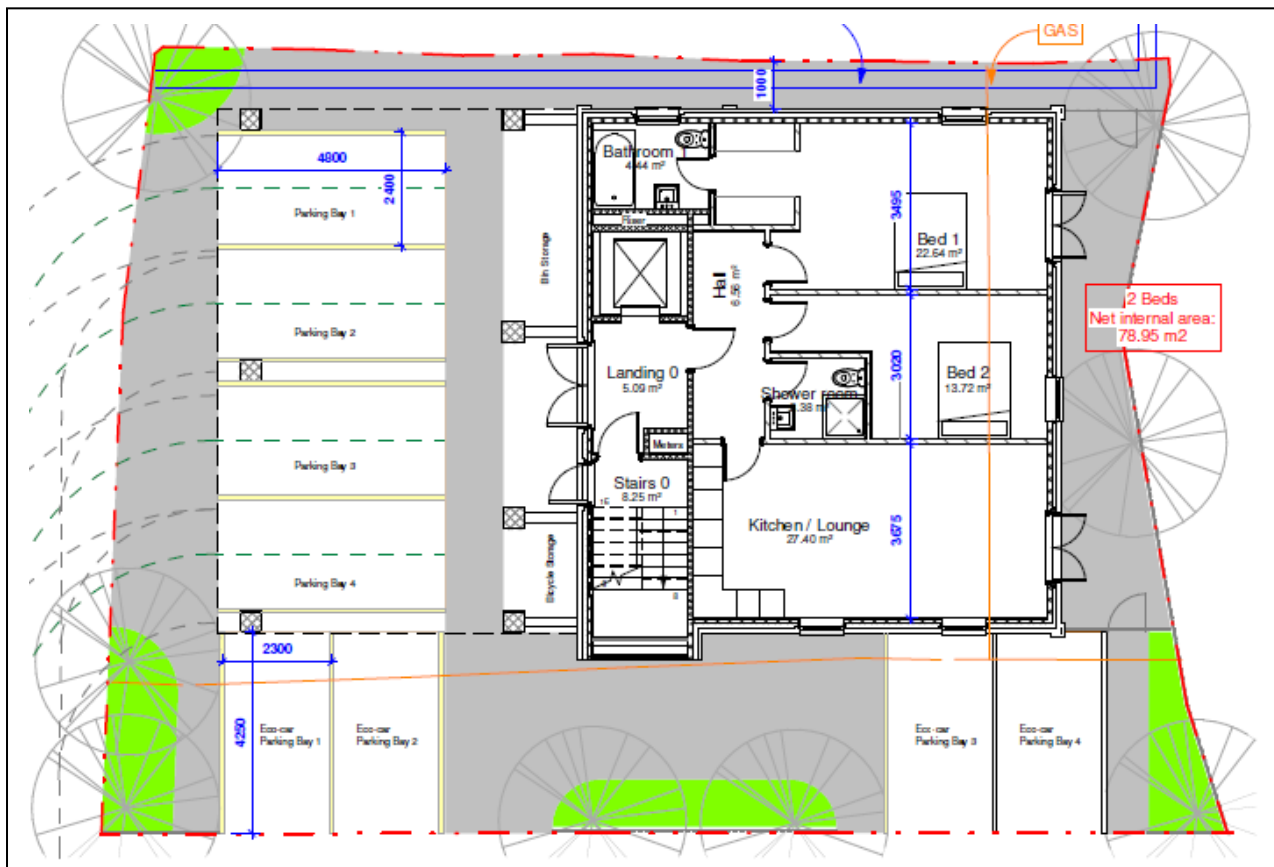


Figure 3-1: Proposed Ground Floor Plan

4.0 UTILITY SERVICE PROVISION

Introduction

4.1 Relevant Statutory Undertakers have been consulted in relation to the proposed development. Each Statutory Undertaker with known plant in the region has been contacted and requested to provide details of:

- Existing assets in the area;
- The extent of any necessary diversion, abandonment or protection works to facilitate the development;
- The requirement for any off-site reinforcement works to meet the peak load demand generated by the development proposals; and
- The potential point of connection to the existing supply distribution network.

Approximate Utility Demands

4.2 Anticipated approximate utility demands for the development (based on 8 residential units comprising of; 2 x 1-bed, 5 x 2-bed and 1 x 3-bed units, which is a slightly larger demand than the current proposals) for gas, electricity, potable water and foul water were provided to utility providers, derived using BSRIA Guidance Documents and common benchmarks.

4.3 The following approximate loadings in **Table 5-1** have been used to inform the overall Site demands. It should be noted that these figures are given prior to the relevant utility companies applying their own diversification adjustments:

Land Use	Electricity Peak kVA/ (per m ² /unit)	Gas		Potable Water l/sec (development)	Foul Water l/sec (development)
		Peak kW (per m ² /unit)	Annual kWh (per m ² /unit)		
Residential flats (per unit)	1.3	8.125	7923	0.17	0.37

Table 4-1: Approximate Utility Demands

Statutory Undertakers Unaffected by the Proposals

4.4 It is understood that the following Statutory Undertakers do not have assets in the immediate vicinity of the proposed development; (see **Appendix C**):

AWE Pipeline	(above 2 bar) and National Grid
BOC Limited (a member of the Linde ground)	Electricity
BP Exploration Operating Company Limited	Network Rail
BPA	Transmission
Carrington Gas Pipeline	Northumbrian Water Group
CATS Pipeline c/o Wood Group PSN	Npower CHP Pipelines
Cemex	Oikos Storage Limited
Centrica Storage Ltd	ørsted
CenturyLink Communications UK Ltd.	Perenco UK Limited (Purbeck
CLH Pipeline System Ltd	Southampton Pipeline)
Colt Technology	Petroineos
Concept Solutions People Ltd	Phillips 66
ConocoPhillips (UK) Ltd	Plantcast
DIO (MOD Abandoned Pipelines)	Premier Transmission Ltd (SNIP)
E.ON UK CHP Ltd.	Prysmian Cables & Systems Ltd (c/o
EirGrid	Western Link)
Electricity North West Limited	Redundant Pipelines – LPDA
Energetics	RWEnpower (Little Barford and South
ENI & Himor c/o Penspen Ltd	Haven)
EnQuest NNS Ltd.	SABIC UK Petrochemicals
EP Language Ltd.	Scottish Power Generation
ESP Utilities Group	Seabank Power Ltd
ESSAR	SGN
Esso Petroleum Company Limited	Shell (St Fergus to Mossmorran)
Fulcrum Pipelines Limited	Shell Pipelines
Gamma	Sky Telecommunications
Gateshead Energy Company	Sota
Cigaclear PLC	SSE (Peterhead Power Station)
Gtt	Tata Communications (c/o JSM
GTC	Construction Ltd.)
Humbly Grove Energy	Total (Colnbrook & Colwick Pipelines)
IGas Energy	Total Finaline Pipelines
INEOS FPS Pipelines	Transmission Capital
INEOS Manufacturing (Scotland and TSEP)	Uniper UK Ltd
INOVYN Enterprises Ltd.	Vattenfall
Intergen (Coryton Energy or Spalding Energy)	Veolia ES SELCHP Limited
Instalcom (KPN)	Verizon
Mainline Pipelines Limited	Western Power Distribution
Manchester Jetline Limited	Westminster City Council
Manx Cable Company	Wingas Storage UK Ltd CityFibre
Marchwood Power Ltd (Gas Pipeline)	Zayo Group
Melbourn Solar Limited	
National Grid Gas (above 7 bar),	
National Grid Gas Distribution Limited	

5.0 ELECTRICITY

UK Power Networks

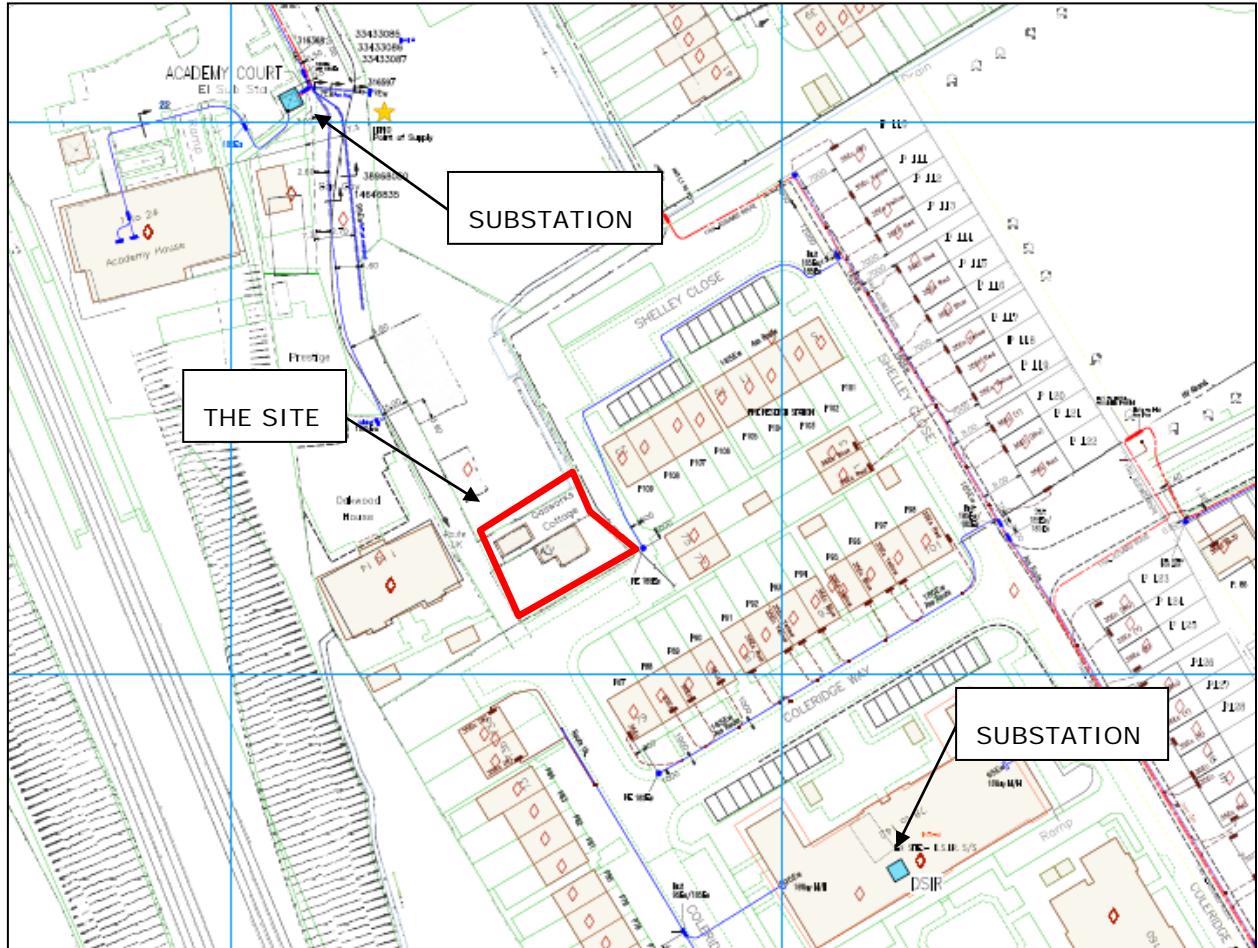


Figure 5-1: UK Power Networks (UKPN) Asset Mapping

- 5.1 **Figure 6-1** above indicates that there are existing LV cables within the vicinity of the site, including one within Coleridge Way to the south of the site. The asset plans show that there is an existing connection into the site from Station Road to the west. There are 2no. substations shown on the extract, however these are not within the immediate vicinity of the site.
- 5.2 An enquiry was sent to UKPN on the 12th March to determine whether there is sufficient capacity within the existing networks to

supply the proposed development. The enquiry also requested details of any required diversionary works to accommodate the proposals. On 26th March, UKPN confirmed that they were able to supply the proposed development based on the assumed demands provided. The cost associated with these works is £5,500.00 (excluding VAT) to extend the Low Voltage (LV) cable which exists in Coleridge Way to the south of the site to a 100A cut-out located in a ground floor intake room. The budget estimate provided is based on the Point of Connection (POC) being to the LV network in Coleridge Way as described.

- 5.3 Correspondence with UKPN can be found in **Appendix D**.

6.0 GAS SUPPLY

Cadent Gas

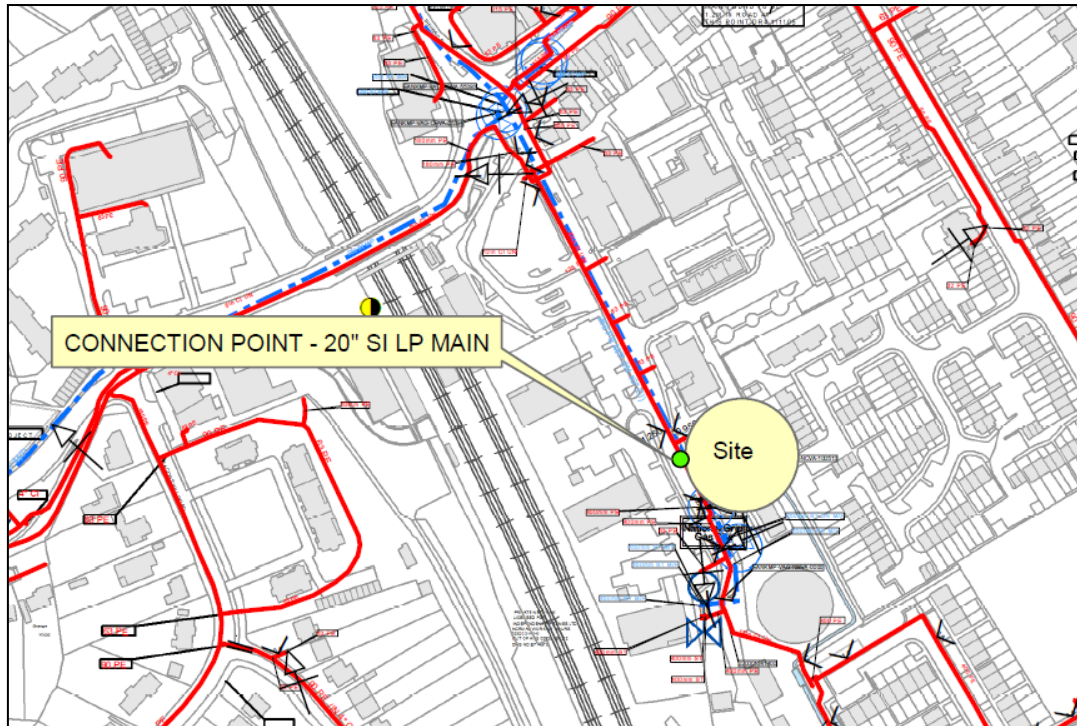


Figure 6-1: Cadent Gas Asset Mapping

6.1 Figure 6-1 Above Shows That There Are Both Low Pressure (Lp) And Medium Pressure (Mp) Gas Mains Within Station Road, To The West Of The Site.

6.2 An existing Utility GPS survey conducted by XYZ Chartered Surveyors in January 2018 showed several gas mains within the site boundary. An enquiry was submitted to Cadent Gas on 12th March to obtain a C3 budget estimate for the required diversionary works to accommodate the proposals. Cadent Gas provided two budget estimates as they had advised that due to private land permissions and recent constructions, Option 1 may not be feasible:

- Option 1 – Abandon approximately 20m of existing 10" DI LP main and 4m of 315mm PE LP main, and divert by laying approximately 20m of 315mm PE LP Main in the footway of

Coleridge Way. The cost of these works is £66,317.55 (Inc. VAT)

- Option 2 - Abandon approximately 39m of existing 10" DI LP main and 4m of 315mm PE LP main, and divert by laying approximately 31m of 315mm PE LP Main in the footway of Coleridge Way. The cost of these works is £75,231.22 (Inc. VAT)

6.3 Cadent Gas have suggested that any gas mains shown on the utilities survey produced by XYZ Chartered Surveyors (**Appendix A**) which have not been included in the above quotes have already been either diverted or abandoned. This can be confirmed with a live-or-dead test if required.

6.4 A capacity enquiry was sent to Cadent Gas on 12th March to determine whether there is sufficient capacity within the existing network to supply the proposed development. Cadent Gas confirmed that the nearest gas main with sufficient capacity is a 20" LP main located adjacent to the site within Station Road (shown in Figure 7-1). Reinforcement works will not be required.

6.5 An enquiry was submitted to GTC to obtain a competitive dual quote for gas and electricity. GTC responded on 26th April to confirm that they are unable to provide a dual quote as they have no electric apparatus within the vicinity of the site, and the closest gas main is owned by Cadent Gas.

6.6 Cadent Gas and GTC correspondence can be found within **Appendix E**.

7.0 POTABLE WATER

Affinity Water

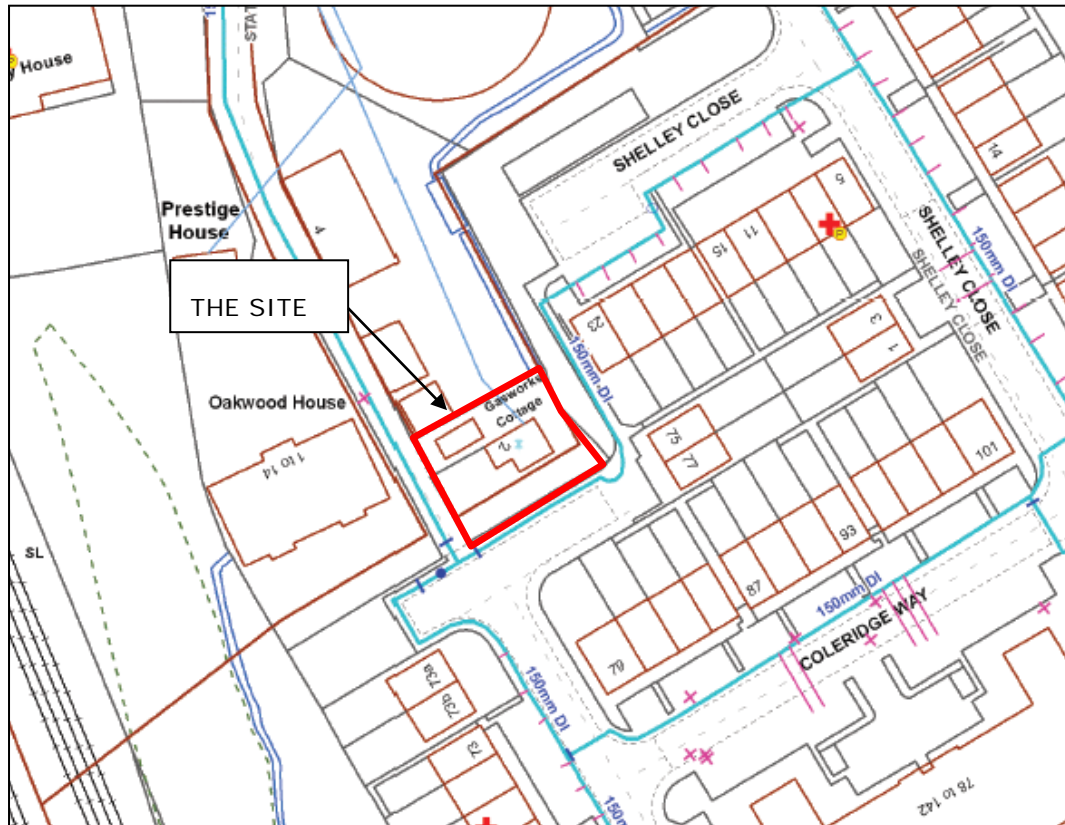


Figure 7-1: Affinity Water Asset Mapping (Potable Water)

- 7.1 The extract in **Figure 8-1** above indicates that there are 150mm DI water mains located both within the carriageway of Station Road to the west of the site, and within the northern footway of Coleridge Way along the boundary of the site.
- 7.2 A pre-development enquiry was submitted to Affinity Water in March 2018 to confirm capacity and any required reinforcement works. Affinity Water provided a cost on 27th March 2018 for supplying the site with potable water based on the assumption that the POC would be to the 150mm DI main located within Coleridge Way. The cost of £4,800 for offsite service connections is based on the flats being fed via 2 manifolds each with a 63mm connection to the parent main in Coleridge Way.

7.3 It is not anticipated that there will be any diversionary works required to accommodate the proposed.

7.4 Correspondence with Affinity Water can be found in **Appendix F**.

8.0 FOUL AND SURFACE WATER DRAINAGE

Thames Water

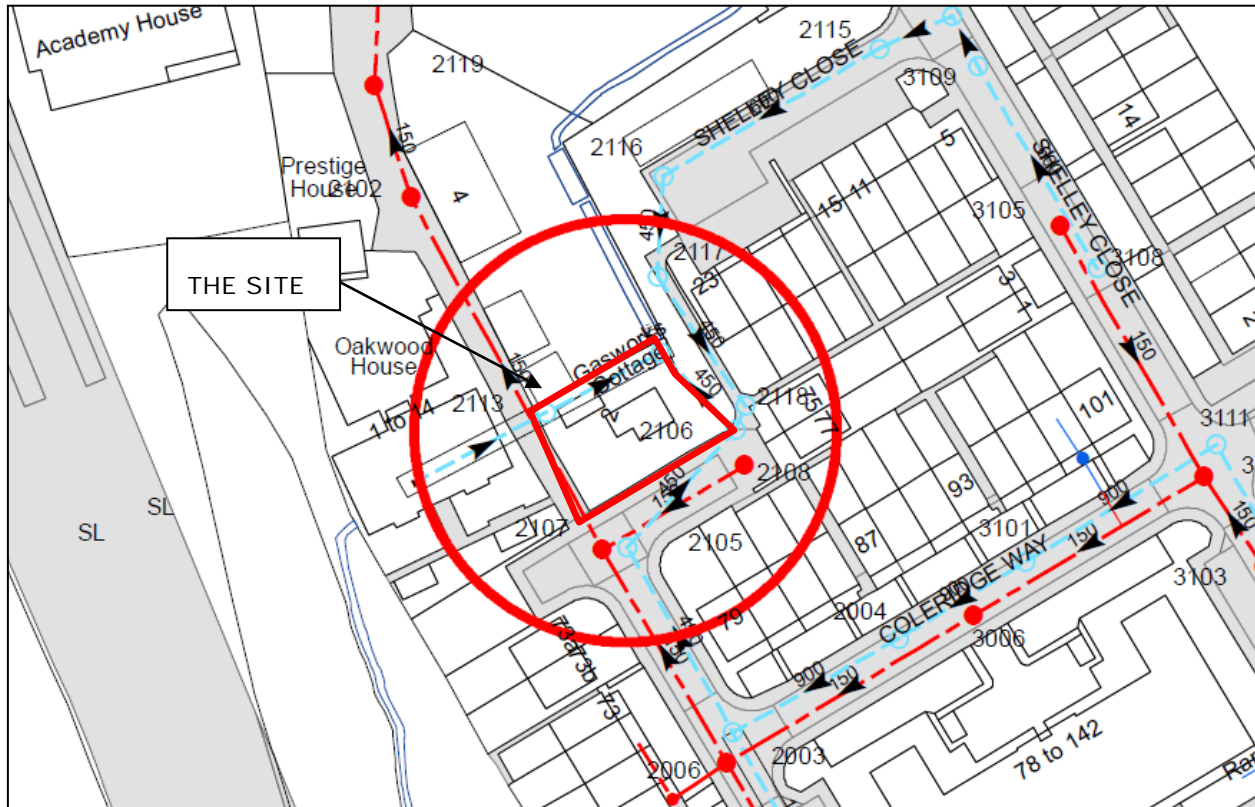


Figure 8-1: Thames Water Asset Mapping (Wastewater)

8.1 Figure 9-1 above shows that there are 150mm diameter foul sewers located in both Station Road to the west of the site, and Coleridge Way to the south of the site. The Thames Water asset plans also show that there is a 450mm diameter surface water sewer located along the eastern boundary of the site, which also runs inside the northern boundary of the site, with two surface water manholes located within the boundary. It would appear that the surface water sewers discharge into a ditch located behind the site.

- 8.2 It is highly unlikely that a Section 185 will be granted to divert the surface water sewer within the site boundary due to its point of termination to the ditch located behind the southern boundary of the site. The required easement on this sewer will be between 3-4m assuming that the depth of the sewer is no more than 4m (refer to Sewers for Adoption 6th Edition for further details). It may be necessary to apply for a build-over agreement.
- 8.3 A pre-development capacity enquiry was submitted to Thames Water on 15th March 2018. Thames Water have confirmed that based on the proposed demands provided for the site, there is sufficient sewerage capacity to supply the development.
- 8.4 Correspondence with Thames Water can be found in **Appendix G**.

9.0 TELECOMS

BT Openreach

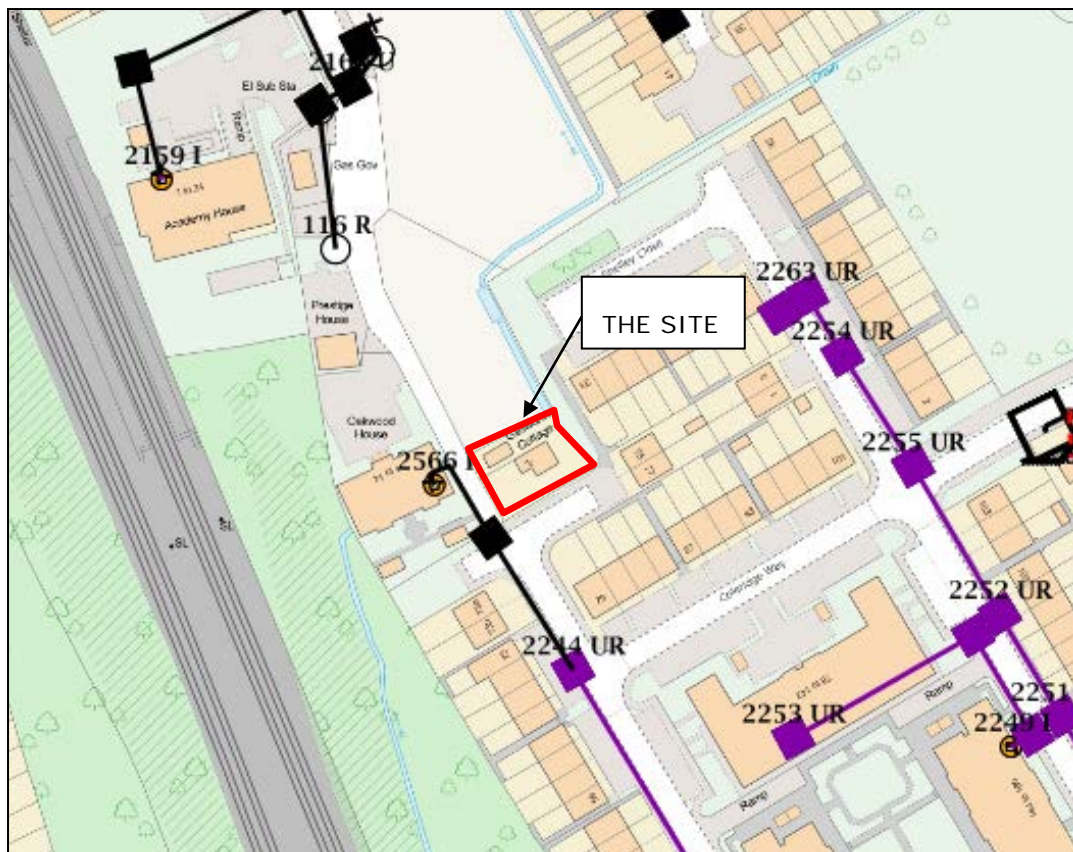


Figure 9-1: BT Openreach Asset Mapping

- 9.1 BT Openreach asset mapping in **Figure 10-1** above indicates that there is underground plant located to the west of the site within Station Road and Coleridge Way. There is also inferred plant to the east and the south of the site which is supplying the surrounding residential units.
- 9.2 In terms of supplying the site, BT is obliged to serve the development proposals. Once a planning consent has been granted, detailed costs and a specification of works will be provided by BT Openreach Newsites.
- 9.3 It is not anticipated that any diversionary works will be required to accommodate the proposals.
- 9.4 Correspondence with BT can be found in **Appendix H**.

10.0 SUMMARY

10.1 To summarise, this Utilities and Servicing Statement demonstrates that the proposed development of 8 residential units, at the former Gasworks Cottage site:

- Can be supplied with telecommunications, potable, foul and surface water provision.
- Consultation with Thames Water will be required to deal with 450mm diameter Surface Water sewer located within the site boundary. Build-over agreement may be necessary.
- Requires gas diversion off-site and into adjacent footway in order to accommodate the proposals.
- GTC were unable to provide a competitive dual quote due to the proximity of the site to their services.

Appendix A
Existing GPS Utility Survey

COORDINATE TABLE			
STATION	DESCRIPTION	EASTING	NORTHING
STN1	Control Station	510256.038	196086.644
STN1A	Control Station	510256.856	196115.400
STN2	Control Station	510268.291	196122.338
STN3	Control Station	510261.213	196131.006
STN4	Control Station	510263.970	196122.180



LEGEND

UNDERGROUND UTILITIES

- E - E Electrical Cable
 - EL - EL Electrical Lighting Cable
 - FS - FS Foul Sewer
 - SW - SW Surface Water Drainage
 - TELECOM - TELECOM Telecommunications
 - W - W Water Main
 - UND - UND Undetermined Service
 - CM - CM Combined Sewer
 - ED - ED Empty Ducts
 - GAS - GAS Gas Pipe
 - Cable
 - DR0.5 Depth 0.50 (Example)
 - U.T.O. UNABLE TO OPEN
- Circular Manhole
 - Square Manhole
 - Foul Manhole
 - Surface Water Manhole
 - Manhole Identification Number (for use with MH condition sheets)
 - CCTV Report Number (for use with CCTV Report)

ON DETAIL SURVEY

- | | | | | | |
|--------|-----------------------|-------|------------------|---------|---------------------------|
| AC | AIR CONDITIONER | HT | HEIGHT | RNP | ROAD NAME PLATE |
| BB | BELISHA BEACON | IC | INSPECTION COVER | RS | ROAD SIGN |
| BH | BORE HOLE | IL | INVERT LEVEL | RWP | RAIN WATER PIPE |
| BN | BRITISH TELECOM COVER | IP | INSPECTION PLATE | SB | SAND / GRIT BIN |
| BT | UNIDENTIFIED BOX | LB | LETTER BOX | SP | SIGN POST |
| C-BOX | CONTROL BOX | LC | LAMP COLUMN | SVP | SOIL VENT PIPE |
| C-POST | CONCRETE POST | LT | LIGHT | TCH | TELEPHONE CALL BOX |
| CPL | CONCRETE PAVING SLABS | MH | MANHOLE | TH | TRIAL HOLE |
| CPS | COVER LEVEL | MKR | MARKER | TIFENCE | TOP OF FENCE LEVEL |
| CATV | CABLE TV COVER | MLP | MILEPOST MARKER | TL | TOP OF WALL LEVEL |
| EQ | ELECTRIC COVER | MPOST | METAL POST | TLCB | TRAFFIC LIGHT CONTROL BOX |
| ER | EARTH ROD | MPT | MOORING POST | TP | TELEGRAPH POLE |
| FP | FIRE HYDRANT | NB | NOTICE BOARD | UTL | UNABLE TO LIFT |
| FP | FLAG POLE | OH | OVERHEAD | VP | VENT PIPE |
| G | GULLY | PB | POST BOX | VR | VAPOUR RECOVERY |
| GV | GAS VALVE | PL | PAVEMENT LIGHT | WPOST | WOODEN POST |
| | | RE | RODDING EYE | WV | WATER VALVE |

XYZ LAND SURVEYS Ground Penetrating Radar Disclaimer

The survey aims to map all existing utilities and sub surface structures and provide information with respect to pipe size, material type and drainage connectivity. However GPR surveying is limited by the following guidelines and it may not be possible to accurately survey, define and locate all services and sub surface features.

- * Locational accuracy is determined by referring to the manufacturers guidelines for the detectors used.
- * Existing record information showing underground services is often incomplete and unknown accuracy, therefore it should be regarded only as an indication.
- * In ideal conditions these spatial accuracies for the underground utilities located and mapped are +/-5% for the RD4000 and +/-10% of depth for the GPR system. Variations within the subsurface may, however, alter this estimated accuracy.
- * It is not always possible to trace the entire length of each underground service.

* Although all reasonable steps have been taken to locate all features, there is no guarantee that all will be shown on the drawing, as some above ground features may have obstructed the survey.

* GPR surveying operates best within high resistivity material. Clay overburden can impair GPR surveying.

* Due to the attenuation of the radar signal with depth, resolution is restricted, making identification of anomalies difficult with increasing depth.

* The depth penetration and quality of the data depends on the ground conditions on site. Poor data may be a result of areas with high conductivity. Also, high reflective materials close to the surface, e.g. Rebar may hide deeper anomalies.

* Unless otherwise stated, all services and sub surface structures shown on these drawings have been surveyed using approved detectors and the connections between manholes, if not traced, are assumed to be direct.

* Where supplied prior to survey commencement, we will use utility provider's information as a guide for location purposes. However, should we not be able to locate those guided services, we shall not be held responsible for the accuracy, or otherwise, of the location of that service, as issued by the utility provider. These will be shown as "Taken From Records" on the drawing and we are not liable for any loss that may arise due to the lack of accuracy in the guided information.

* Plan accuracies of the order of +/- or - 150mm maybe achieved but this figure will depend on the depth of the service below ground level. Where similar services run on close proximity, separation maybe impossible. Successful tracing of non metallic pipes maybe limited.

* No guarantee can be given that all services have been shown. Underground service tracing is not an exact science - Errors and omissions can occur, due to electrical fields and localised ground conditions. We advise that excavation and further investigation may be required before starting work on site.

MAP SHEET LAYOUT

SITE LOCATION

REVISION:

SCALE: 1:100@A1	DATE: JAN 2018
DRAWING NO: 01	DRAWN BY: KW
SURVEYED BY: KW/BKLP	CHECKED BY: KW

LEVELS RELATE TO:

To GPS DATA

SITE ADDRESS:

GASWORKS COTTAGE
STATION ROAD
HERTFORDSHIRE
WD6 1DB

DRAWING TITLE:

UTILITY GPR SURVEY

JOB NUMBER:

2018/004

CLIENT:

HAMILTON COURT
DEVELOPMENTS LTD

XYZ LAND SURVEYS
CHARTERED SURVEYORS

HEAD OFFICE
TRIDENT COURT, UNIT ONE, OAKCROFT ROAD
CHESSINGTON, SURREY, KT9 1BD
TEL 020 8255 4550
E-Mail: surveyors@xyzsurveys.co.uk
Website: www.xyzsurveys.co.uk

CHARTERED SURVEYORS

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MANHOLE INSPECTION DETAILS

LOCATION: GASWORKS COTTAGE

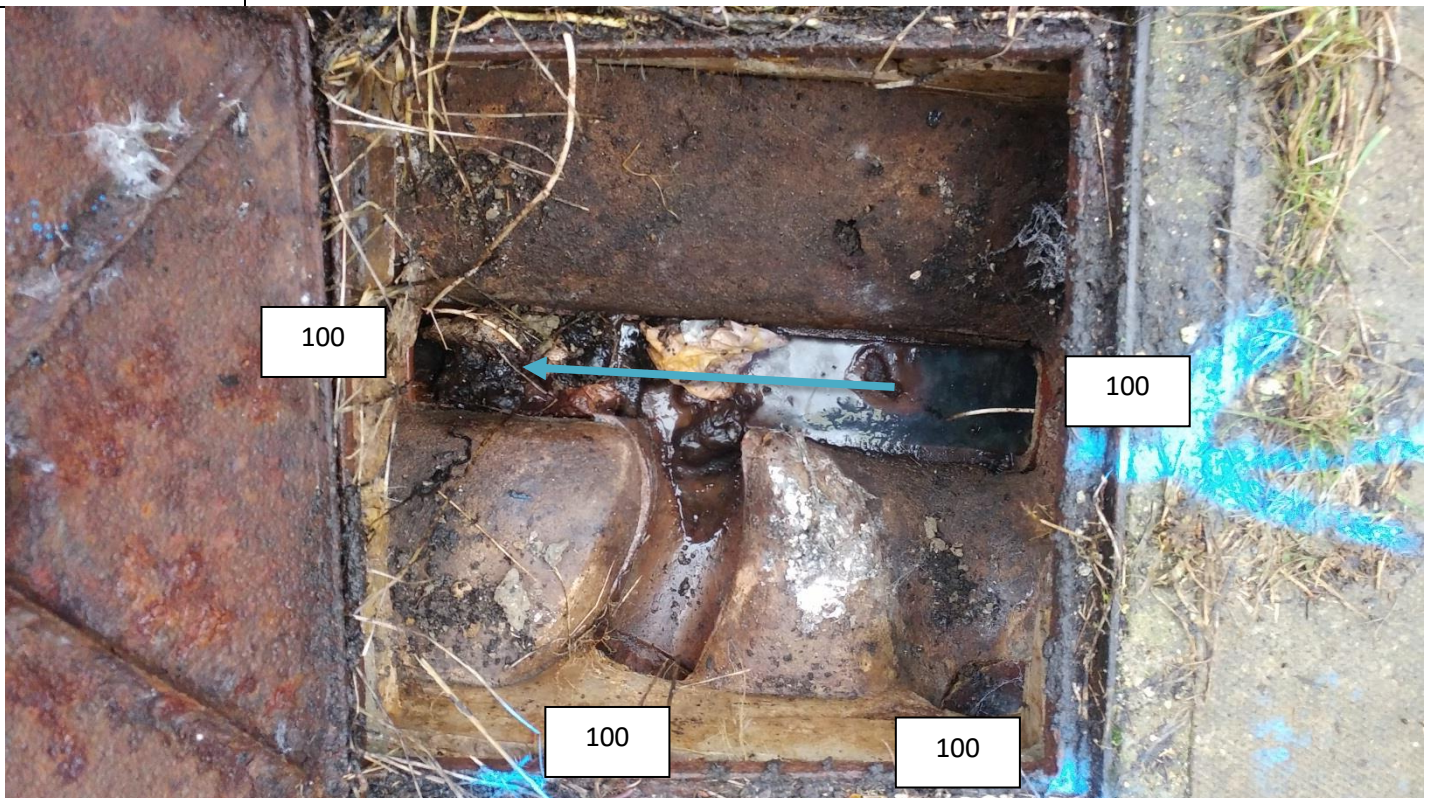
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MH No: 1	DATE OF SURVEY: JAN 2018	PHOTOGRAPH No: 1A
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CONDITION	Good	<input checked="" type="checkbox"/>	Worn/Old	<input type="checkbox"/>	Unstable	<input type="checkbox"/>		
	Reset	<input type="checkbox"/>	Replace	<input type="checkbox"/>				
INTERNAL CONDITION	Good	<input checked="" type="checkbox"/>	Worn	<input type="checkbox"/>	Work Required	<input type="checkbox"/>		
			Opening					

Foul	<input type="checkbox"/>	Storm	<input type="checkbox"/>	Combined	<input checked="" type="checkbox"/>	Telecom	<input type="checkbox"/>	Gas	<input type="checkbox"/>	Other	<input type="text"/>
Electricity	<input type="checkbox"/>	Water	<input type="checkbox"/>	Cover Level	<input type="text"/>						

DEPTH TO INVERT
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MANHOLE INSPECTION DETAILS

LOCATION: GASWORKS COTTAGE

SURVEYOR: KW/BK

MH No: 2	DATE OF SURVEY: JAN 2018	PHOTOGRAPH No: 2A
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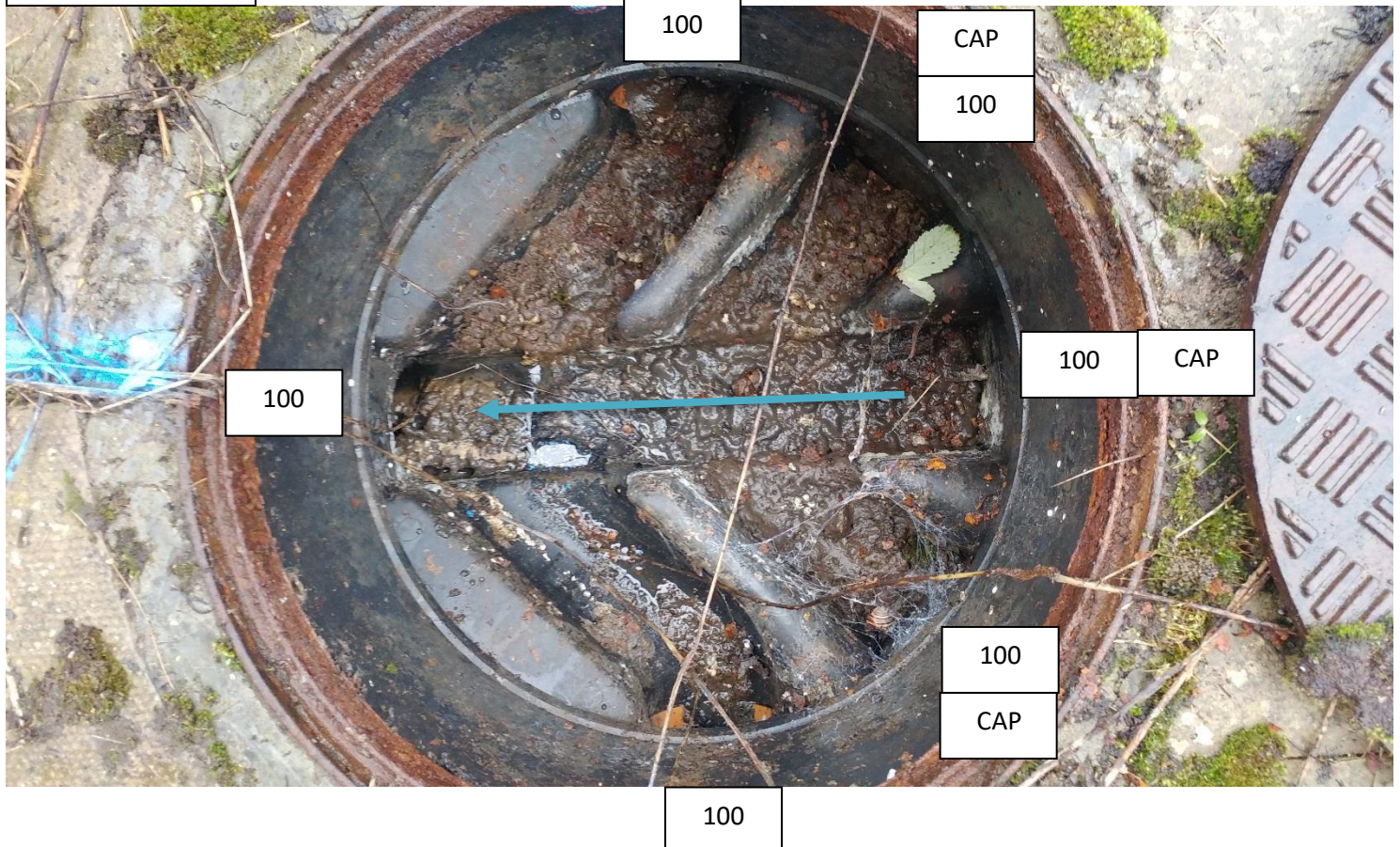
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Electricity ☐ Water ☐ Cover Level

DEPTH TO INVERT
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CAP
100

CAP
100





MANHOLE INSPECTION DETAILS

LOCATION: GASWORKS COTTAGE

SURVEYOR: KW/BK

MH No: 3	DATE OF SURVEY: JAN 2018	PHOTOGRAPH No: 3A
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	Reset	<input type="checkbox"/>	Replace	<input type="checkbox"/>				
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			Opening					

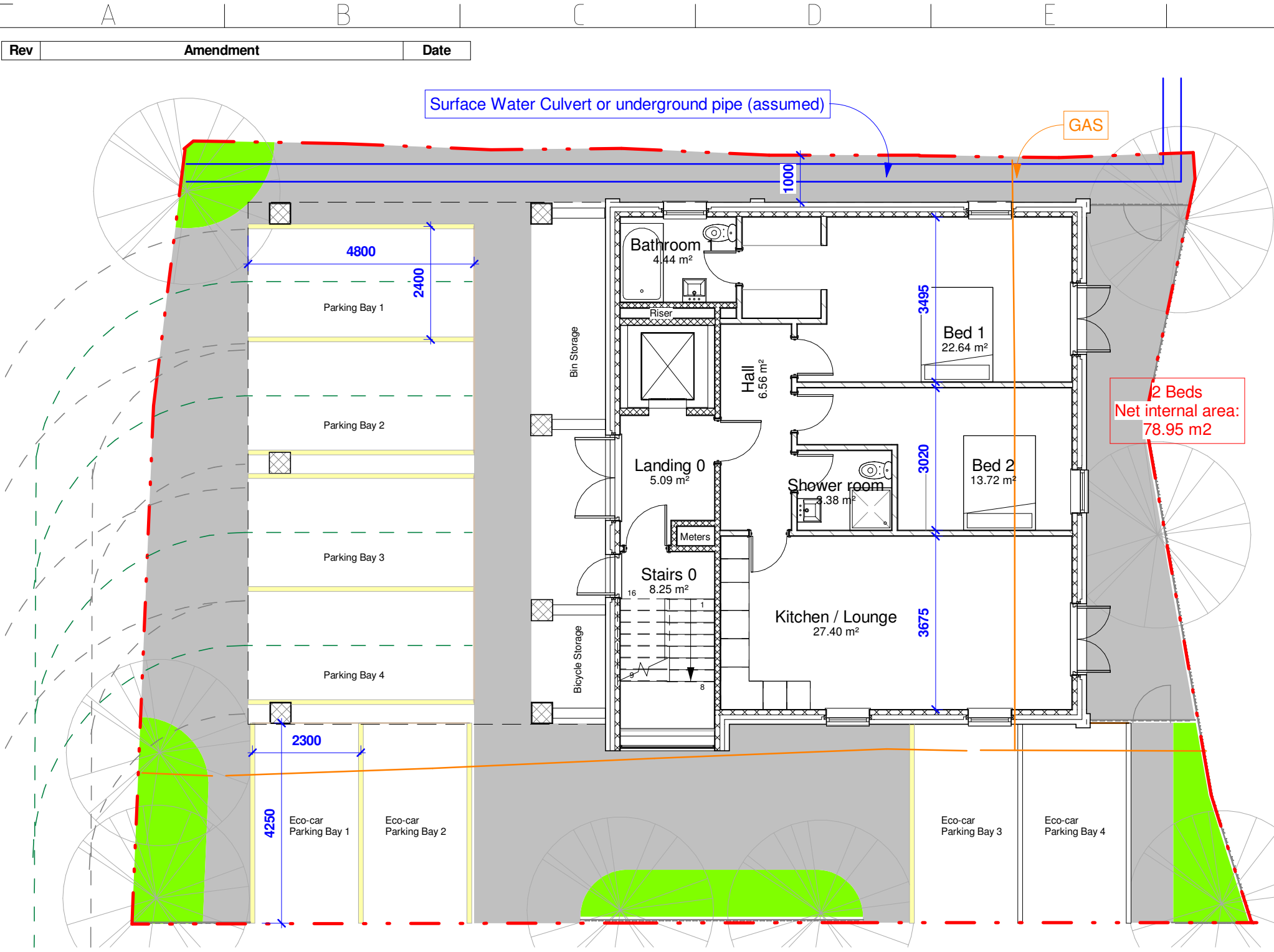
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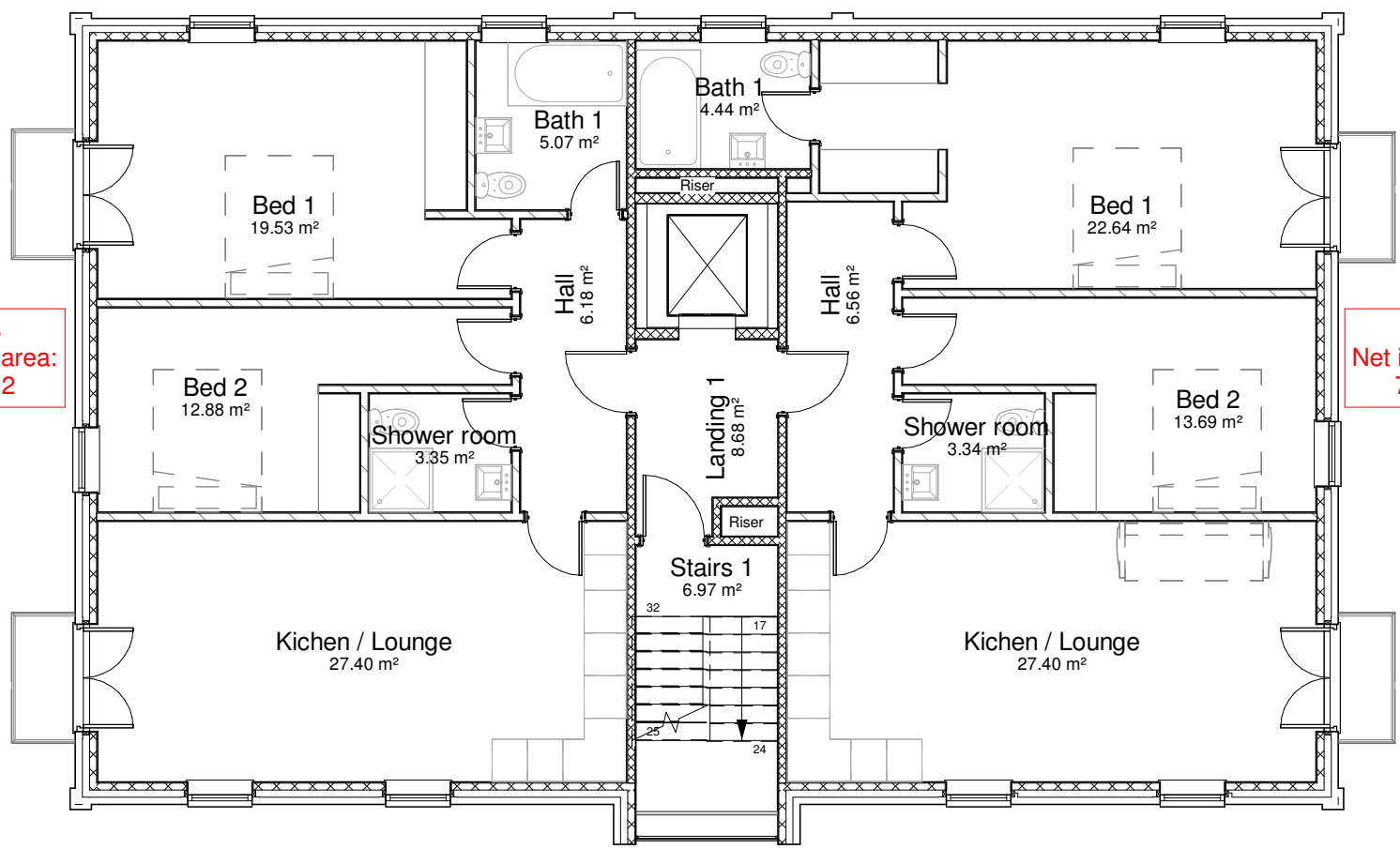
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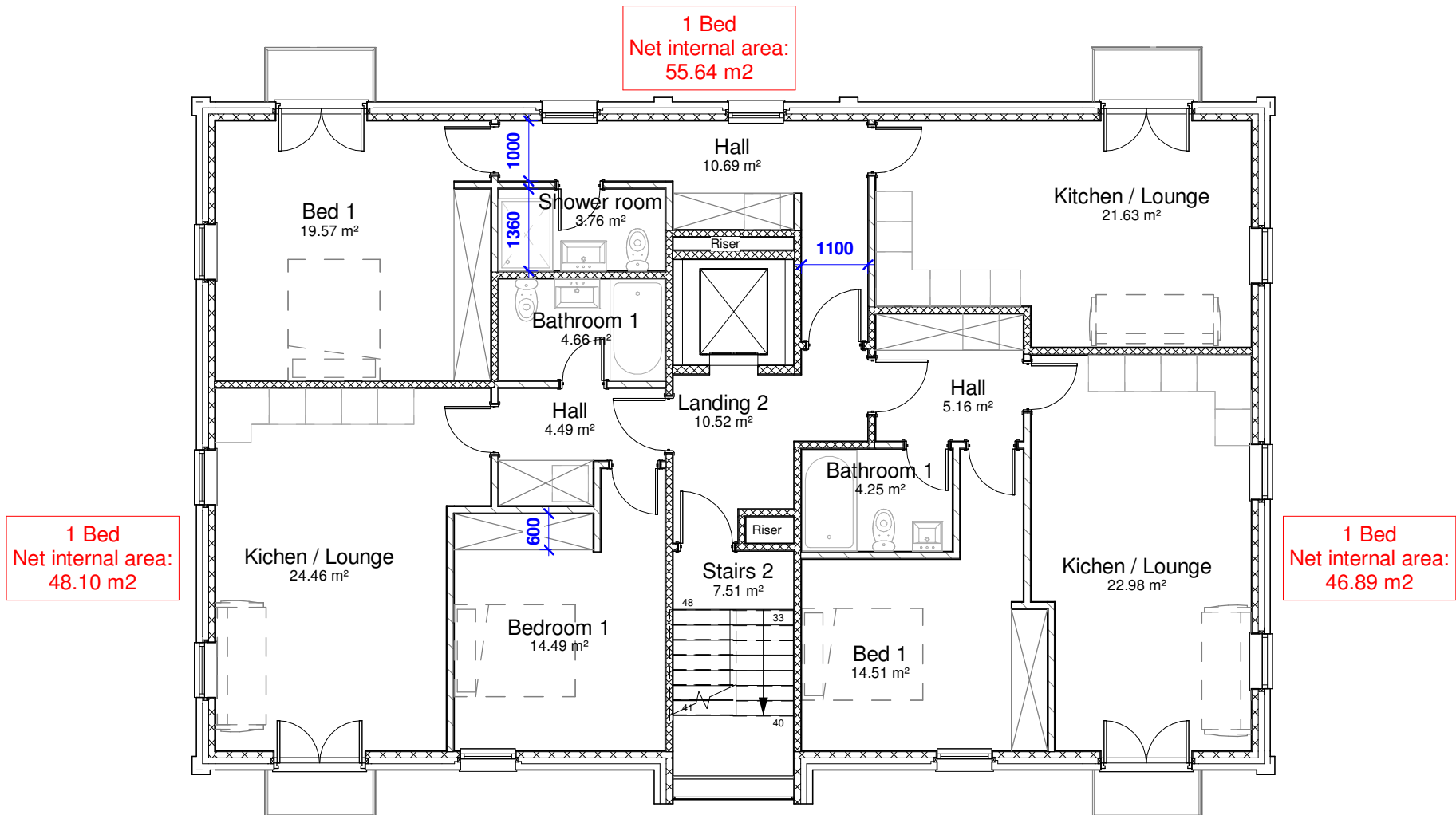
Appendix B
Proposed architectural floor plans



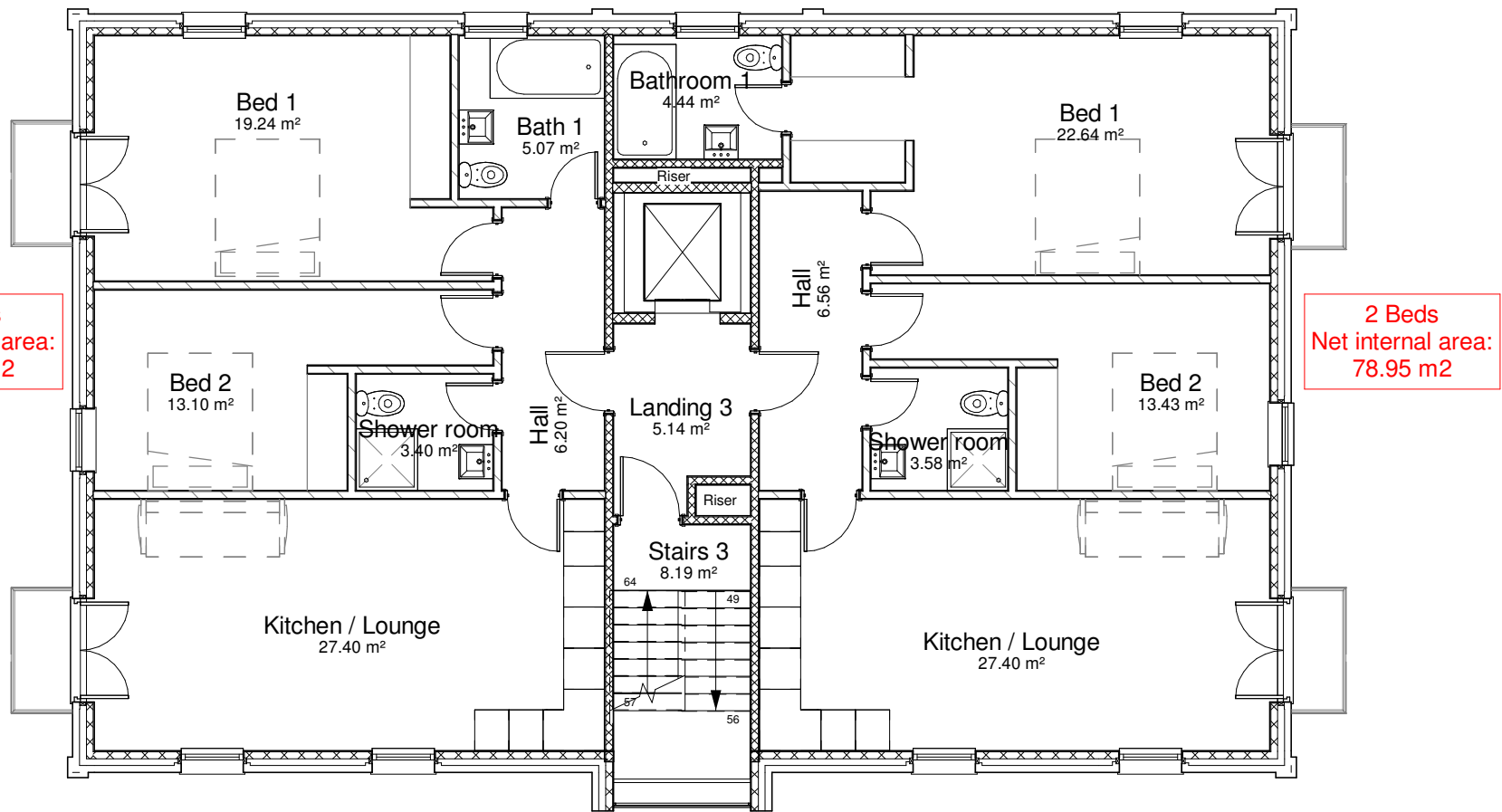
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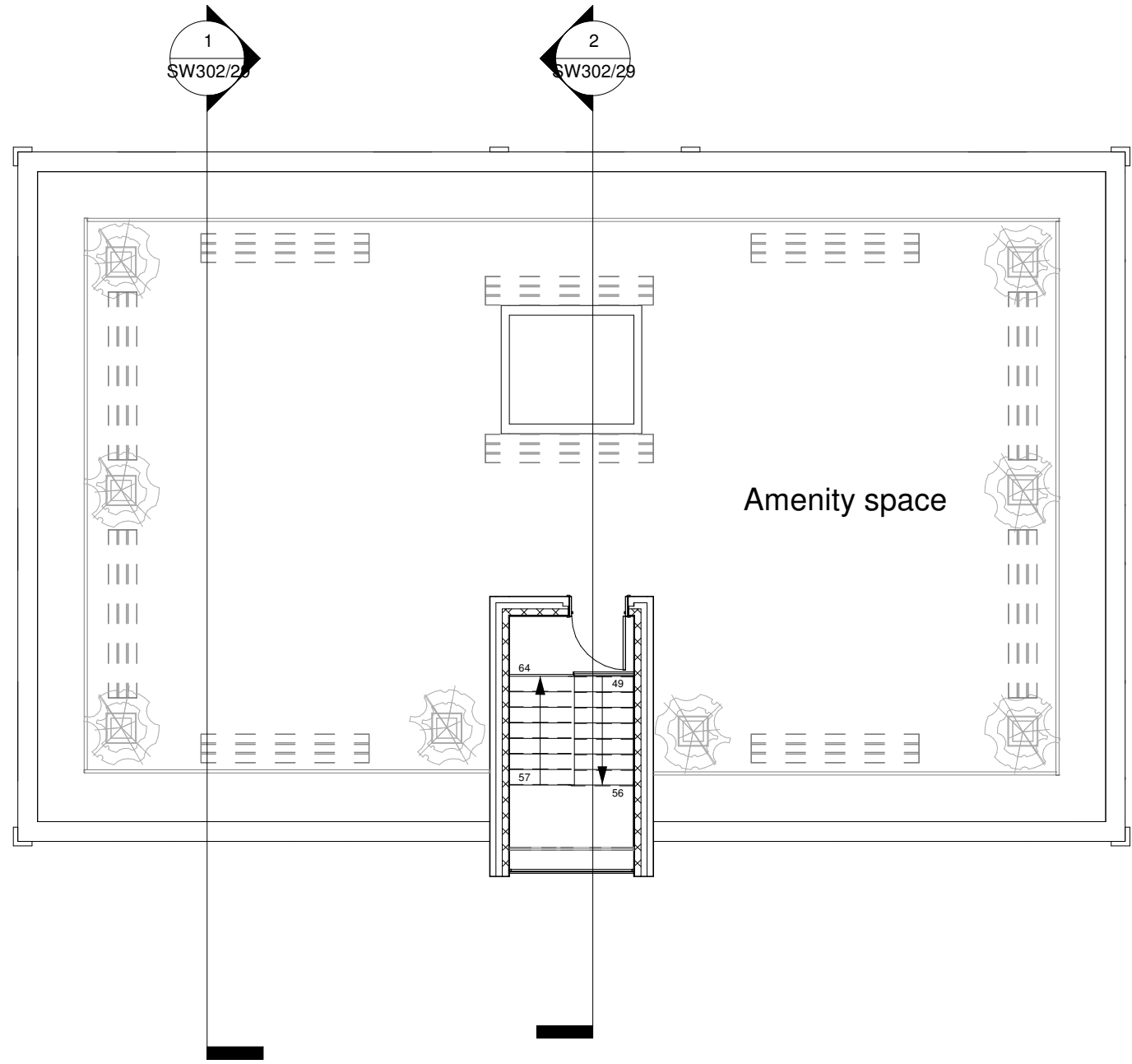
1 Proposed First Floor Level
1 : 100



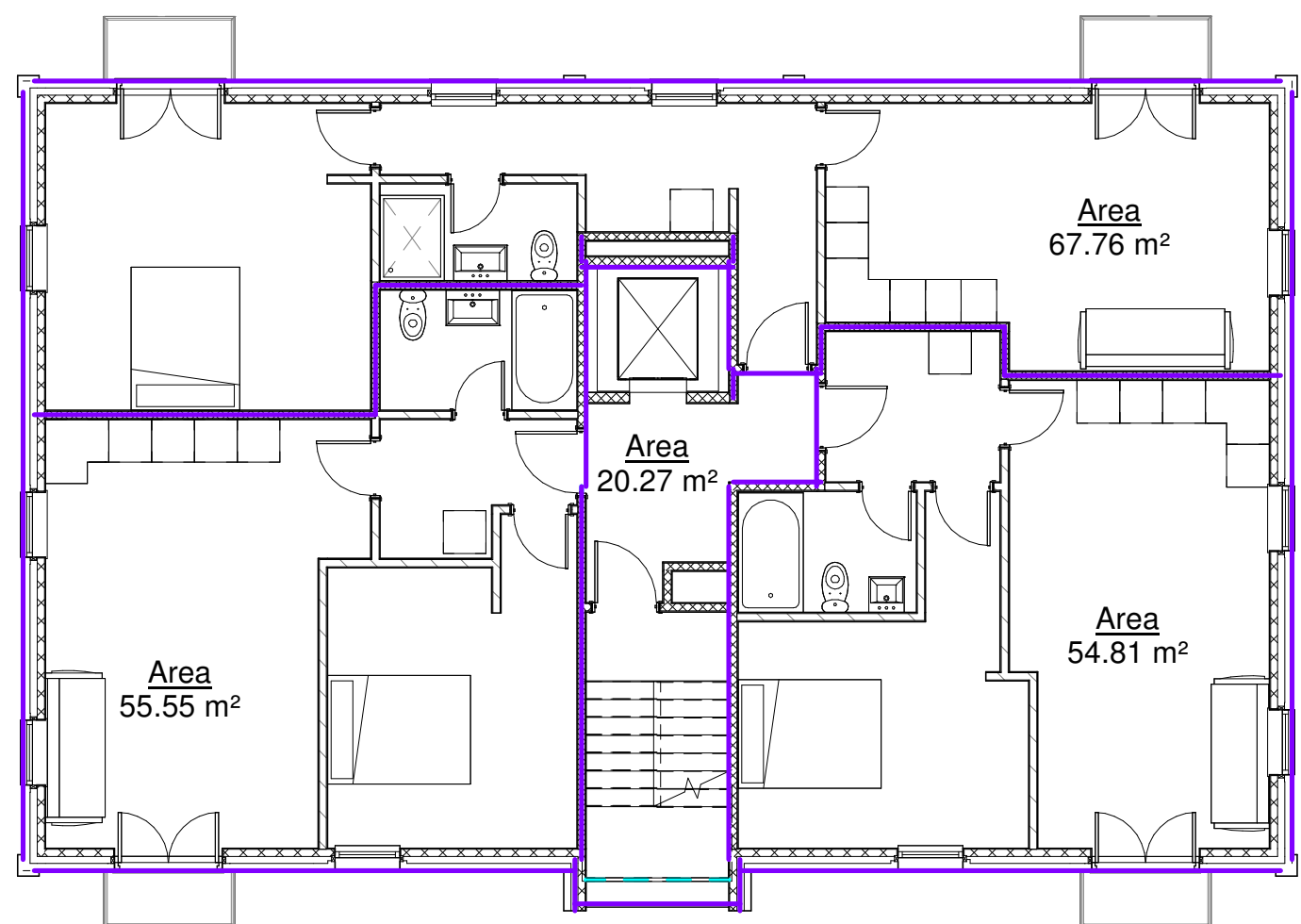
2 Proposed Second Floor
1 : 100



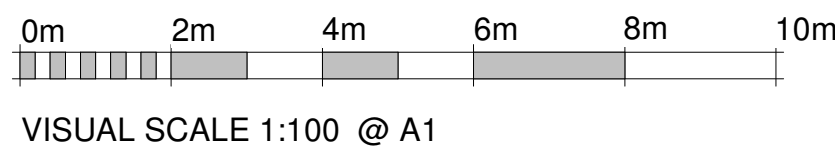
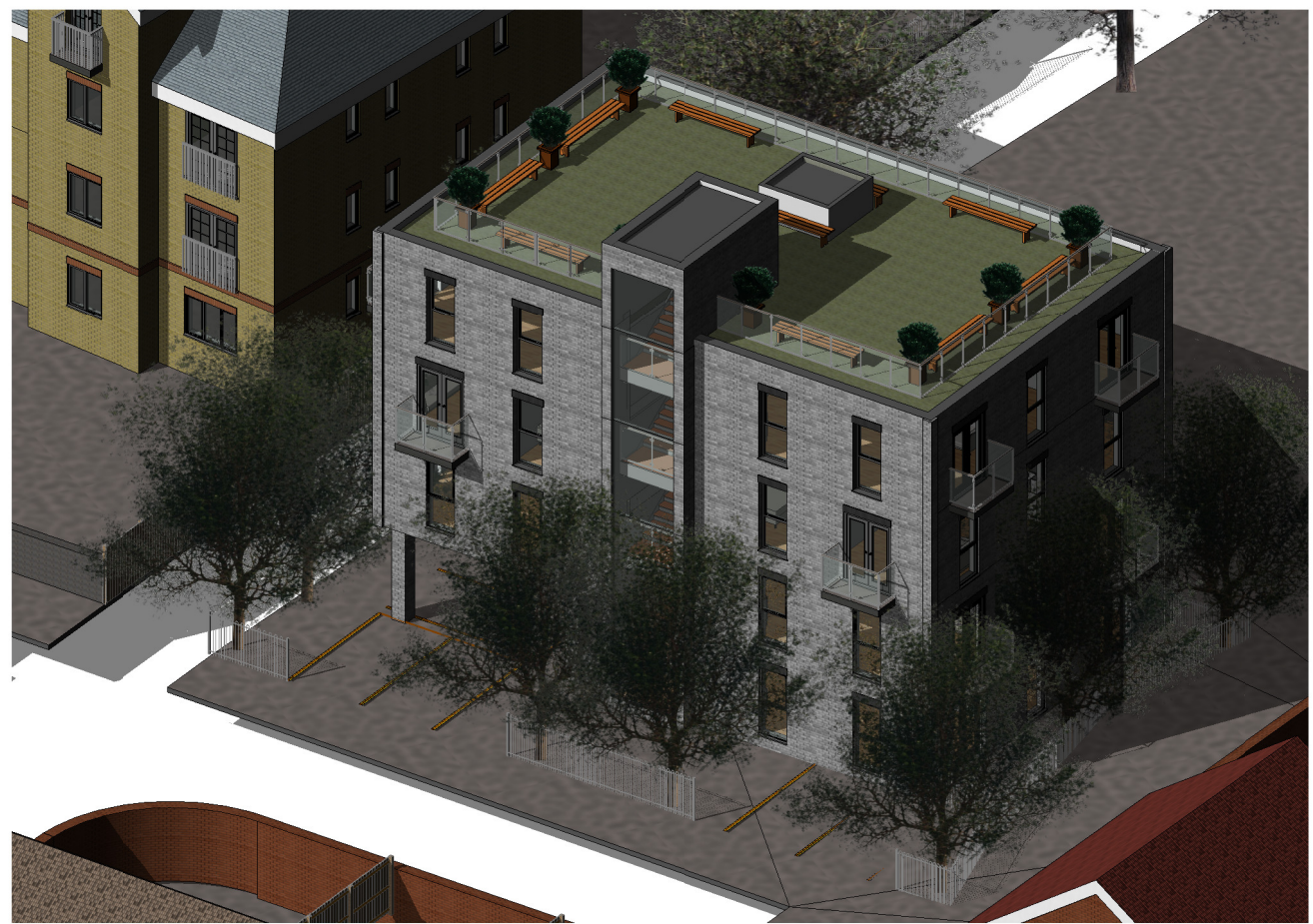
3 Proposed Third Floor
1 : 100



4 Proposed Roof level
1 : 100



5 Proposed Second Floor Gross Areas
1 : 100



Client Belgravia Property Development	Site Address Gasworks Cottage, 2 Station Rd, B'wood WD6 1DF	Date Mar '18	Scale 1 : 100
Title Proposed Floor Plans & 3D	Drawing SW302/23	Revision	Sheet 1/1

Rev	Amendment	Date



1 Proposed Front Elevation
1 : 100



3 Proposed Rear Elevation
1 : 100



2 Proposed RHS Elevation
1 : 100



4 Proposed LHS Elevation
1 : 100

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A1

STEPHEN WAX
ARCHITECTURE, PLANNING, PROJECT MANAGEMENT, DEVELOPMENT
2ND FLOOR, COMPASS HOUSE
PYNNALES CLOSE,
STANMORE, MIDDLESEX. HA7 4AF
TEL: 020 8954 6000
WWW.STEPHENWAXARCHITECTS.COM

Client Belgrave Property Development	Site Address Gasworks Cottage, 2 Station Rd, B'wood WD6 1DF	Date Mar '18	Scale 1 : 100
Title Proposed elevations		Drawing SW302/28	Revision Sheet 1/1
This drawing remains the property of Stephen Wax Architecture and cannot be copied or reproduced without prior written consent. Unless otherwise stated dimensions shown are in mm. All plans drawn at 900mm above finish floor level		REVIT	

Appendix C

Linesearch before U dig correspondence

Enquirer

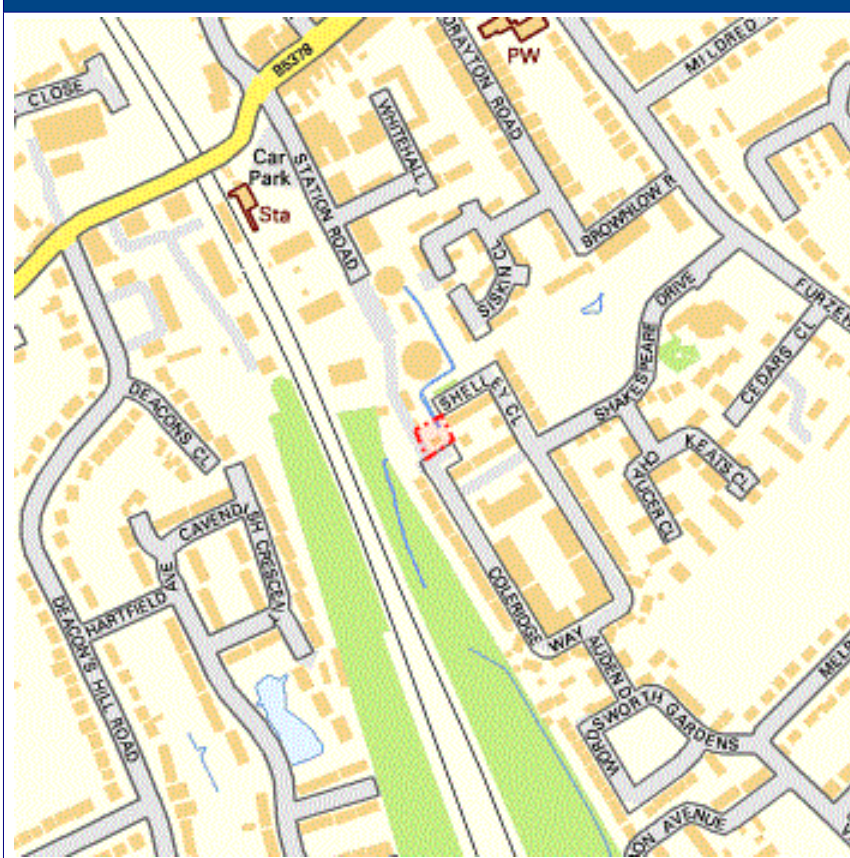
Name	Miss Millie Rickleton	Phone	02076804088
Company	Ardent Consulting Engineers	Mobile	07825795838
		Fax	Not Supplied
Address	1 alie street suite 207 Idn Greater London E1 8DE		
Email	mrickleton@ardent-ce.co.uk		
Notes	Please ensure your contact details are correct and up to date on the system in case the LSBUD Members need to contact you.		

Enquiry Details

Scheme/Reference	180780		
Enquiry type	Initial Enquiry	Work category	Development Projects
Start date	27/04/2018	Work type	Housing
End date	12/09/2018	Site size	645 metres square
Searched location	WD6 1DF	Work type buffer*	25 metres
Confirmed location	519257 196128		

* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen.

Site Map



Asset Owners

Terms and Conditions. Please note that this enquiry is subject always to our standard terms and conditions available at www.lineasearchbeforeudig.co.uk ("Terms of Use") and the disclaimer at the end of this document. Please note that in the event of any conflict or ambiguity between the terms of this Enquiry Confirmation and the Terms of Use, the Terms of Use shall take precedence.

Validity and search criteria. The results of this enquiry are based on the confirmed information you entered and are valid only as at the date of the enquiry. It is your responsibility to ensure that the Enquiry Details are correct, and LineasearchbeforeUdig accepts no responsibility for any errors or omissions in the Enquiry Details or any consequences thereof. LSBUD Members update their asset information on a regular basis so you are advised to consider this when undertaking any works. It is your responsibility to choose the period of time after which you need to resubmit any enquiry but the maximum time (after which your enquiry will no longer be dealt with by the LSBUD Helpdesk and LSBUD Members) is 28 days. If any details of the enquiry change, particularly including, but not limited to, the location of the work, then a further enquiry must be made.

Asset Owners & Responses. Please note the enquiry results include the following:

1. "LSBUD Members" who are asset owners who have registered their assets on the LSBUD service.
2. "Non LSBUD Members" are asset owners who have not registered their assets on the LSBUD service but LSBUD is aware of their existence. Please note that there could be other asset owners within your search area.

Below are three lists of asset owners:

1. **LSBUD Members who have assets registered within your search area. ("Affected")**
 - a. These LSBUD Members will either:
 - i. Ask for further information ("Email Additional Info" noted in status). The additional information includes: Site contact name and number, Location plan, Detailed plan (minimum scale 1:2500), Cross sectional drawings (if available), Work Specification.
 - ii. Respond directly to you ("Await Response"). In this response they may either send plans directly to you or ask for further information before being able to do so, particularly if any payments or authorisations are required.
2. **LSBUD Members who do not have assets registered within your search area. ("Not Affected")**
3. **Non LSBUD Members who may have assets within your search area.** Please note that this list is not exhaustive and all details are provided as a guide only. It is your responsibility to identify and consult with all asset owners before proceeding.

National Grid. Please note that the LSBUD service only contains information on National Grid's Gas above 7 bar asset, all National Grid Electricity Transmission assets and National Grid's Gas Distribution Limited above 2 bar asset.

For National Grid Gas Distribution Ltd below 2 bar asset information please go to www.beforeyoudig.nationalgrid.com

LSBUD Members who have assets registered on the LSBUD service within the vicinity of your search area.

List of affected LSBUD members

Asset Owner	Phone/Email	Emergency Only	Status
UK Power Networks	08000565866	08000565866	Await response

LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area. Please be aware that LSBUD Members make regular changes to their assets and this list may vary for new enquiries in the same area.

List of not affected LSBUD members

AWE Pipeline	Gateshead Energy Company	Prysmian Cables & Systems Ltd (c/o Western Link)
BOC Limited (A Member of the Linde Group)	Gigaclear PLC	Redundant Pipelines - LPDA
BP Exploration Operating Company Limited	Gtt	RWEpower (Little Barford and South Haven)
BPA	Humbly Grove Energy	SABIC UK Petrochemicals
Carrington Gas Pipeline	IGas Energy	Scottish Power Generation
CATS Pipeline c/o Wood Group PSN	INEOS FPS Pipelines	Seabank Power Ltd
Cemex	INEOS Manufacturing (Scotland and TSEP)	SGN
Centrica Storage Ltd	INOVYN Enterprises Limited	Shell (St Fergus to Mossmorran)
CLH Pipeline System Ltd	Intergen (Coryton Energy or Spalding Energy)	Shell Pipelines
Concept Solutions People Ltd	Mainline Pipelines Limited	SSE (Peterhead Power Station)
ConocoPhillips (UK) Ltd	Manchester Jetline Limited	Tata Communications (c/o JSM Construction Ltd)
DIO (MOD Abandoned Pipelines)	Manx Cable Company	Total (Colnbrook & Colwick Pipelines)
E.ON UK CHP Limited	Marchwood Power Ltd (Gas Pipeline)	Total Finaline Pipelines
EirGrid	Melbourn Solar Limited	Transmission Capital
Electricity North West Limited	National Grid Gas (Above 7 bar), National Grid	Uniper UK Ltd
ENI & Himor c/o Penspen Ltd	Gas Distribution Limited (Above 2 bar) and	
EnQuest NNS Limited	National Grid Electricity Transmission	Vattenfall
EP Langage Limited	Northumbrian Water Group	Veolia ES SELCHP Limited
ESP Utilities Group	NPower CHP Pipelines	Western Power Distribution
ESSAR	Oikos Storage Limited	Westminster City Council
Esso Petroleum Company Limited	Ørsted	Wingas Storage UK Ltd
Fulcrum Pipelines Limited	Perenco UK Limited (Purbeck Southampton Pipeline)	Zayo Group UK Ltd c/o JSM Group Ltd
Gamma	Petroineos	
	Phillips 66	
	Premier Transmission Ltd (SNIP)	

The following Non-LSBUD Members may have assets in your search area. It is **YOUR RESPONSIBILITY** to contact them before proceeding. Please be aware this list is not exhaustive and it is your responsibility to identify and contact all asset owners within your search area.

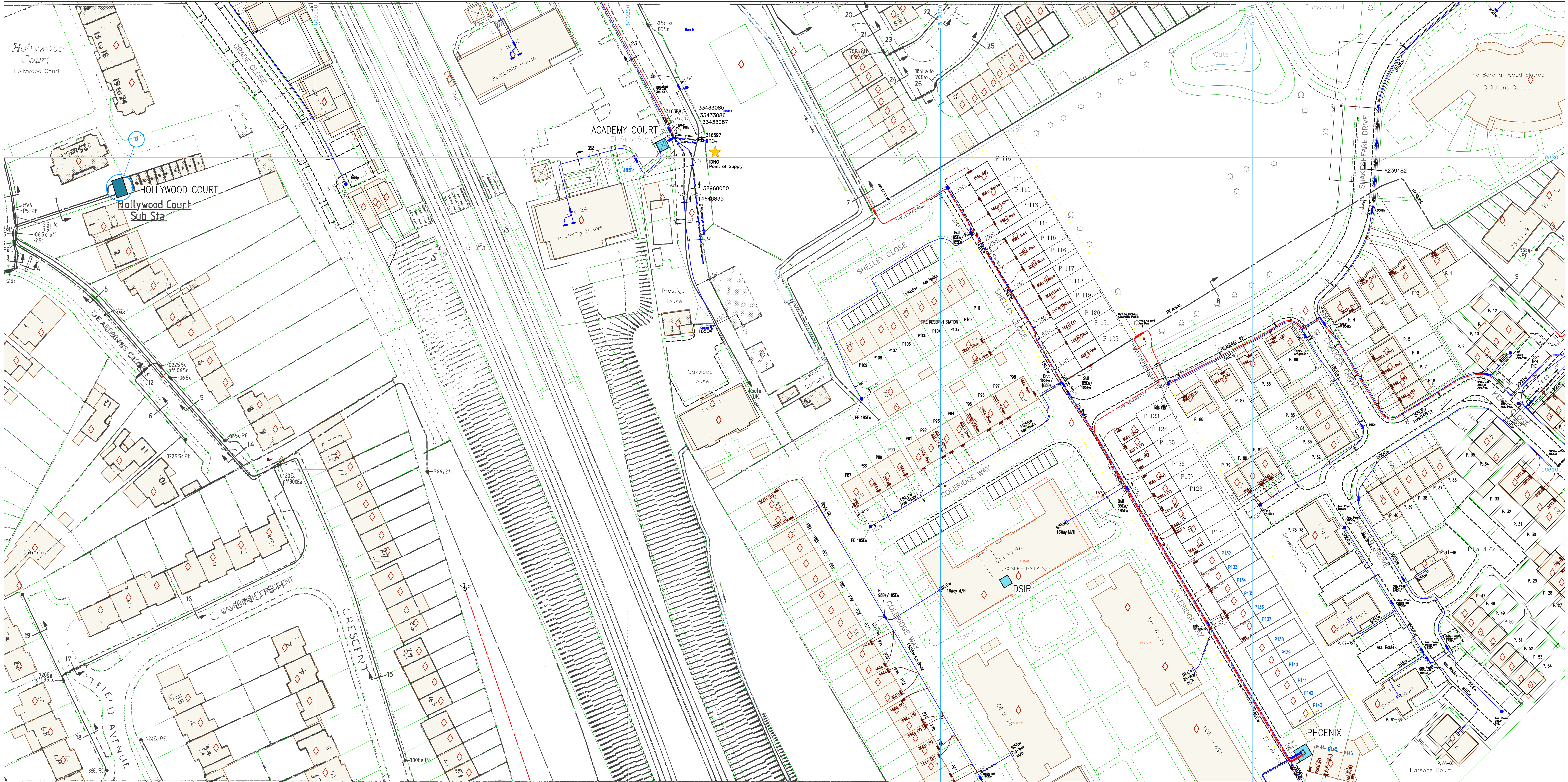
Non-LSBUD members (Asset owners not registered on LSBUD)			
Asset Owner	Preferred contact method	Phone	Status
Affinity Water	AIT@affinitywater.co.uk	01707277523	Not Notified
BT	https://www.swns.bt.com/pls/mbe/welcome.home	08009173993	Not Notified
CenturyLink Communications UK Limited	plantenquiries@instalcom.co.uk	02087314613	Not Notified
CityFibre	asset.team@cityfibre.com	033 3150 7282	Not Notified
Colt	plantenquiries@catelecomuk.com	01227768427	Not Notified
Energetics Electricity	plantenquiries@energetics-uk.com	01698404646	Not Notified
ENGIE	nrsua@cofely-gdfsuez.com	01293 549944	Not Notified
GTC	https://pe.gtc-uk.co.uk/PlantEnqMembership	01359240363	Not Notified
Hertfordshire County Council	dave.jackson@hertshighways.org.uk	01992556121	Not Notified
Interoute	interoute.enquiries@plancast.co.uk	02070259000	Not Notified
KPN (c/-Instalcom)	kpn.plantenquiries@instalcom.co.uk	n/a	Not Notified
Mobile Broadband Network Limited	mbnl.plant.enquiries@turntown.com	01212 621 100	Not Notified
National Grid Gas Distribution (below 2 bar)	plantprotection@nationalgrid.com	0800688588	Not Notified
Network Rail	OPBuriedServicesEnquiries@networkrail.co.uk	01904523401	Not Notified
Sky UK Limited	nrsua@sky.uk	02070323234	Not Notified
Sota	SOTA.plantenquiries@instalcom.co.uk		Not Notified
Thames Water	http://www.digdat.co.uk	08450709145	Not Notified
Utility assets Ltd	assetrecords@utilityassets.co.uk		Not Notified
Verizon Business	osp-team@uk.verizonbusiness.com	01293611736	Not Notified
Virgin Media	http://www.digdat.co.uk	08708883116	Not Notified
Vodafone	osm.enquiries@atkinsglobal.com	01454662881	Not Notified
Vtesse Networks	https://plant.interoute.com/plant-enquiries/	01992532100	Not Notified

Disclaimer

Please refer to LineasearchbeforeUdig's Terms of Use for full terms of use available at www.lineasearchbeforeudig.co.uk

The results of this Enquiry are personal to the Enquirer and shall not be shared with or relied upon by any other party. The asset information on which the Enquiry results are based has been provided by LSBUD Members, therefore LineasearchbeforeUdig will provide no guarantee that such information is accurate or reliable nor does it monitor such asset information for accuracy and reliability going forward. There may also be asset owners which do not participate in the enquiry service operated by LineasearchbeforeUdig, including but not exclusively those set out above. Therefore, LineasearchbeforeUdig cannot make any representation or give any guarantee or warranty as to the completeness of the information contained in the enquiry results or accept any responsibility for the accuracy of the mapping images used. LineasearchbeforeUdig and its employees, agents and consultants accept no liability (save that nothing in this Enquiry Confirmation excludes or limits our liability for death or personal injury arising from our negligence, or our fraud or fraudulent misrepresentation, or any other liability that cannot be excluded or limited by English law) arising in respect thereof or in any other way for errors or omissions including responsibility to any person by reason of negligence.

Appendix D
UK Power Networks Correspondence



Plotted On : 18/04/2018

Plotted By : Kav Singh

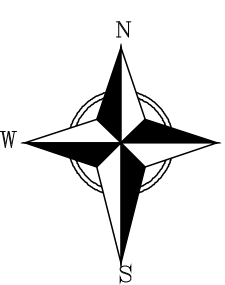
Plot Description: GASWORKS COTTAGE, STATION ROAD, BOREHAMWOOD, WD6 1DF

2018/2271756/ug_mains

Map Centre : TQ1996SW



UK Power Networks
Plan Provision
Fore Hamlet
IPSWICH
Suffolk
IP3 8AA
Tel 0800 0565 866
Fax 08701 963782



For details of the symbology please refer to
<http://www.ukpowernetworks.co.uk/safety-emergencies/in-the-workplace/understanding-safety-symbols.shtml>

PRIMARY CABLES
EXTRA HIGH VOLTAGE CABLES (EHV) 22,000 TO 132,000 Volts

Depth normally 750mm cover in carriageway & 600mm cover in footway.
Before digging within one metre of these cable routes
Telephone 0800 056 5866 in order that the Company's apparatus may be located on site and any necessary protection works agreed.

N.B. THRUST BORERS OR MOLES MUST NOT BE USED WITHIN THE VICINITY OF ANY CABLES BELONGING TO UK POWER NETWORKS WITHOUT FIRST CONTACTING THIS COMPANY.

1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
2. The exact position of the apparatus should be verified – use approved cable avoidance tools prior to excavation using suitable hand tools.
3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all cables have been determined.
4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.
5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
6. The information provided must be given to all people working near UK Power Networks' plant & equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

1. UK Power Networks Ltd does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks Ltd does not exclude or limit its liability if it causes the death of a person or causes personal injury to a person where such death or personal injury is caused by its negligence.
3. Subject to paragraph 2, UK Power Networks Ltd has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise howsoever for any loss, damage, costs, claims, demands or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.

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ADVICE TO CONTRACTORS ON AVOIDING DANGER
FROM BURIED ELECTRICITY CABLES.

- 1) Do have cable drawings with you on site and check them before you start the excavation.
- 2) Do have a cable locator tool on site and use it to help you.
- 3) Mark out the location of electricity cables.
- 4) Do not use a mechanical excavator within 0.5m of electricity cables.
- 5) Use spades and shovels in preference to other tools.
- 6) Never disturb electricity cables and joints or their protective covers.

IF IN DOUBT – ASK! PHONE 0800 056 5866
EMERGENCY – If you damage a cable or line
Phone 0800 780 0780 (24hrs) URGENTLY

These basic safety precautions are explained in detail in the HSE booklet, HS(G)47 – Avoiding Danger from Underground Services, a copy of which may be obtained from your supervisor or HMSO.

Please be aware that electric lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

Ms. Millie Rickleton
Ardent Consulting Engineers
Suite 207
1, Alie Street
LONDON
E1 8DE

26 March 2018

Our Ref: 8500083910 / QID 3000012891

Dear Ms. Rickleton,

Site Address: 2 Gasworks Cottage Station Road / BOREHAMWOOD WD6 1DF

Thank you for your recent enquiry regarding the above premises. I am writing to you on behalf of Eastern Power Networks plc the licensed distributor of electricity for the above address trading as UK Power Networks.

I am pleased to be able to provide you with a budget estimate for the work.

It is important to note that this budget estimate is intended as a guide only. It may have been prepared without carrying out a site visit or system studies. No enquiry has been made as to the availability of consents or the existence of any ground conditions that may affect the ground works. It is not an offer to provide the connection and nor does it reserve any capacity on UK Power Networks electricity distribution system.

1. Budget estimate:

The budget estimation for this work is:

Description

This estimate is for 8x gas heated flats and a landlords connection for the communal areas.

Low Voltage Point Of Connection for up to 69kVA

£ 5,500.00 (exclusive of VAT) if the Point Of Connection (POC) is to our Low Voltage network along Coleridge Way. This estimate is to extend the low voltage network into site from Coleridge Way to a 100A cut-out located in a ground floor intake room. You will be responsible for the installation of a distribution board. This estimate is based on 9.9kVA total site load.

This budget estimate is based on the following assumptions:

- The most appropriate Point of Connection (POC) is as described above.
- A viable cable route exists along the route we have assumed between the Point of Connection (POC) and your site.
- Where electric lines are to be installed in private land UK Power Networks will require an easement in perpetuity for its electric lines and in the case of electrical plant the freehold interest in the substation site, on UK Power Networks terms, without charge and before any work commences.

- You will carry out, at no charge to UK Power Networks, all the civil works within the site boundary, including substation bases, substation buildings where applicable and the excavation/reinstatement of cable trenches.
- Unless stated in your application, all loads are assumed to be of a resistive nature. Should you intend to install equipment that may cause disturbances on UK Power Networks' electricity distribution system (e.g. motors; welders; etc.) this may affect the estimate considerably.
- All UK Power Networks' work is to be carried out as a continuous programme of work that can be completed substantially within 12 months from the acceptance of the formal offer.

Please note that if any of the assumptions prove to be incorrect, this may have a significant impact on the price in any subsequent quotation. You should note also that UK Power Networks' formal connection offer may vary considerably from the budget estimate. If you place reliance upon the budget estimate for budgeting or other planning purposes, you do so at your own risk.

If you would like to proceed to a formal offer of connection then you should apply for a quotation,

Please refer to our website

http://www.ukpowernetworks.co.uk/internet/en/help-and-advice/documents/the_connection_process.pdf for '**The connection process**' which details our application process. To help us progress any future enquiry as quickly as possible please quote the UK Power Networks Reference Number from this letter on all correspondence.

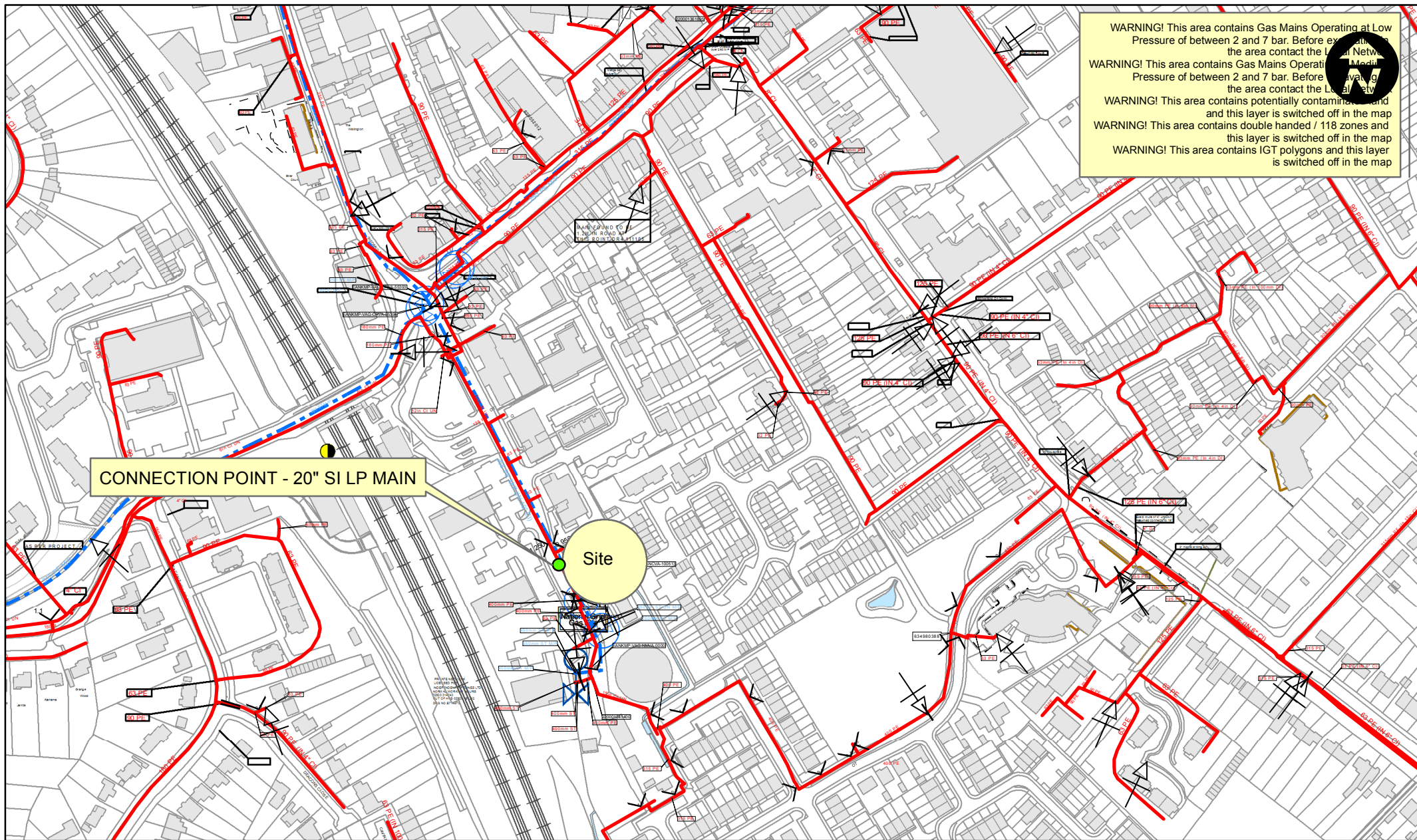
If you have any questions about your budget estimate or need more information, please do not hesitate to contact me. The best time to call is between the hours of 9am and 4pm, Monday to Friday. If the person you need to speak to is unavailable or engaged on another call when you ring, you may like to leave a message or call back later.

Yours sincerely



Angela Freeman
METROPOLITAN HOUSE
Potters Bar, HERTS
EN6 1AG
01279 824622
PrelimsEPN@ukpowernetworks.co.uk

Appendix E
Cadent Gas Correspondence



SCALE: 1:500 @ A4	L/P GAS MAIN		SCHEME: <NG GDFO Scheme Name>
USER ID: joanne.bebington	M/P GAS MAIN		DESIGN: <NG GDFO Design Number>
DATE: 19-Mar-2018 11:29:59	I/P GAS MAIN		REVISION: <NG GDFO Revision>
INTERNAL USE ONLY	H/P GAS MAIN		
OS Ref: 519289, 196339	N/H/P GAS MAIN		
CENTRE: <Centre>	PROPOSED PIPE - LP		
	PROPOSED PIPE - MP		
	PROPOSED PIPE - IP		
	ABANDON - LP		
	ABANDON - MP		
	Out Of Standard Service		
Some examples of Plant Items:			
Valve		Syphon	
Depth of Cover		Change of Dia	
Change of Material			

This plan shows those pipes owned by Cadent in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plans given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and any other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

180009089

Cadent

This plan is reproduced from or based on the O map by Cadent Gas Limited, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved..

Network Enquiry No : 180009089
Your Reference : 180780

Cadent Gas Limited

National Gas Emergency Service - 0800 111 999* (24hrs)
*calls will be recorded and may be monitored

Millie Rickleton
Ardent Consulting Engineers
1 SUITE 207
ALIE STREET
LONDON
E1 8DE

Date : 19th March 2018
Contact : Performance and Support
Direct Tel : 0845 3666758
Email : networkdesign@cadentgas.com

www.cadentgas.com

Dear Millie,

Re: Land Enquiry for Proposed Development Site at NEW SUPPLY, 2 GASWORKS COTTAGE, STATION ROAD, HERTFORDSHIRE, BOREHAMWOOD, WD6 1DF.

Thank you for your enquiry which we received on 12th March 2018. I enclose details of Cadent Gas plant in the vicinity of your proposed supply.

The nearest main with sufficient capacity is . metres from the site boundary and it is a Low Pressure main.

Standard design pressures have been used. Refer to www.Cadentgas.com

Plans attached: Yes

A copy of the Cadent Connections Charging Statement referenced in this letter can be found on Cadent's website:

<http://cadentgas.com/Get-connected>

If you require a printed version please contact us on the details provided above.

I trust this meets with your requirements at this stage. If you have any queries please do not hesitate to contact Performance and Support on the above number.

Yours sincerely,



Claire Wilcox
Design Specialist



Millie Rickleton
Ardent Consulting Engineers
Suite 207,
One Alie Street,
London,
E1 8DE

Robert Prescott
Office DD: 01753 803489
Email: robert.prescott@cadentgas.com

Estimate Produced Date 11/04/2018
Estimate Reference EAGD190001
Gas Main Diversions at GASWORKS COTTAGE, STATION ROAD, BOREHAMWOOD, WD6 1DF - OPTION 1

C3 Estimate for the diversion of Cadent Gas Ltd Plant

Thank you for your enquiry. We have produced your C3 estimate for the diversionary works at the site location you requested. We based this on the information you provided and our assumptions (which we've set out below).

Price	£66,317.55	Inclusive of VAT @20%	£11,052.92
Estimate Details			
Project Title	EAGD190001 - GASWORKS COTTAGE, STATION ROAD, BOREHAMWOOD, WD6 1DF - OPTION 1		
Description of works: Abandon approx 20m of 10" DI LP Main and 4m of 315mm PE LP Main, and divert by laying approx 20m of 315mm PE LP Main in the footway.			
Assumptions			
1. All information relating to the requested work has been read and fully understood prior to a firm C4 estimate being requested. 2. The correct site details have been identified using the information you have provided to us.			

Below is a breakdown of your estimate

Estimated Cost		
Contractors		£45,542.28
Materials		£2,935.46
PMC		
Fixed Cost		
Cadent Gas Ltd Direct Labour		
Cadent Gas Ltd Overheads 14%		£6,786.88
Applicable Discounts		
NRSWA*	18% / 7%	
MCP	25%	
Betterment		
Easement		
Deferment of Renewal		
Total Estimate Cost	100%	£55,264.62
Advance Payment Due	100%	
VAT	20%	£11,052.92
Total Payment Due		£66,317.55

* NRSWA – Discount is only applicable when 75% of the costs are paid in advance.

Additional Special Conditions:

The Daily Liquidated Damages will be £22.62

The Liquidated Damages Cap will be £678.69

The estimated duration to complete the work is 21 Days

The Estimated cost is made of number elements as shown in the breakdown including Actual Works Overheads (as referenced in our Terms and Conditions) which shall mean an amount equal to:

- a) 49% of that part of the Actual Works Cost that relates to any part of the works performed by Cadent Gas Ltd internally (e.g. direct labour);
- b) 14% of that part of the Actual Works Cost that relates to any part of the works performed by a Subcontractor (e.g. contract labour); and the remainder of the Actual Works Cost (e.g. materials and bought in services).

A budget (C3) estimate cannot form a basis of a Contract, Any works or advance payment can only be agreed upon once a Firm (C4) estimate has been accepted and Cadent diversionary billing office receiving payment and signed Acceptance Form.

After the issue of a Firm estimate, lead-time before the work can commence on site is 16 weeks, following receipt of your Payment and Signed Acceptance Form.

Further information appertaining to the Company's Terms and Conditions can be found online :
https://cadentgas.com/getattachment/Get-connected/Promo-Our-terms-and-conditions/Cadent_SWTs_for_Below_7_barg_Infrastructure_Works_v11_May_2017.pdf

Please be aware that where "Quotation" has been stated "within the Terms & Conditions" it must be referred to as an "Estimate".

If you have any questions please do not hesitate to contact me.

Rob Prescott
Design Analyst

Millie Rickleton
Arden Consulting Engineers
Suite 207,
One Alie Street,
London,
E1 8DE

Robert Prescott
Office DD: 01753 803489
Email: robert.prescott@cadentgas.com

Estimate Produced Date 11/04/2018
Estimate Reference EAGD190001
Gas Main Diversions at GASWORKS COTTAGE, STATION ROAD, BOREHAMWOOD, WD6 1DF - OPTION 2

C3 Estimate for the diversion of Cadent Gas Ltd Plant

Thank you for your enquiry. We have produced your C3 estimate for the diversionary works at the site location you requested. We based this on the information you provided and our assumptions (which we've set out below).

Price	£75,231.22	Inclusive of VAT @20%	£12,538.54
Estimate Details			
Project Title	EAGD190001 - GASWORKS COTTAGE, STATION ROAD, BOREHAMWOOD, WD6 1DF - OPTION 2		
Description of works: Abandon approx 39m of 10" DI LP Main and 4m of 315mm PE LP Main, and divert by laying approx 31m of 315mm PE LP Main in the footway.			
Assumptions			
1. All information relating to the requested work has been read and fully understood prior to a firm C4 estimate being requested. 2. The correct site details have been identified using the information you have provided to us.			

Below is a breakdown of your estimate

Estimated Cost		
Contractors		£51,332.07
Materials		£3,661.51
PMC		
Fixed Cost		
Cadent Gas Ltd Direct Labour		
Cadent Gas Ltd Overheads 14%		£7,699.10
Applicable Discounts		
NRSWA*	18% / 7%	
MCP	25%	
Betterment		
Easement		
Deferment of Renewal		
Total Estimate Cost	100%	£62,692.68
Advance Payment Due	100%	
VAT	20%	£12,538.54
Total Payment Due		£75,231.22

* NRSWA – Discount is only applicable when 75% of the costs are paid in advance.

Additional Special Conditions:

The Daily Liquidated Damages will be £25.66

The Liquidated Damages Cap will be £769.91

The estimated duration to complete the work is 22 Days

The Estimated cost is made of number elements as shown in the breakdown including Actual Works Overheads (as referenced in our Terms and Conditions) which shall mean an amount equal to:

- a) 49% of that part of the Actual Works Cost that relates to any part of the works performed by Cadent Gas Ltd internally (e.g. direct labour);
- b) 14% of that part of the Actual Works Cost that relates to any part of the works performed by a Subcontractor (e.g. contract labour); and the remainder of the Actual Works Cost (e.g. materials and bought in services).

A budget (C3) estimate cannot form a basis of a Contract, Any works or advance payment can only be agreed upon once a Firm (C4) estimate has been accepted and Cadent diversionary billing office receiving payment and signed Acceptance Form.

After the issue of a Firm estimate, lead-time before the work can commence on site is 16 weeks, following receipt of your Payment and Signed Acceptance Form.

Further information appertaining to the Company's Terms and Conditions can be found online :
https://cadentgas.com/getattachment/Get-connected/Promo-Our-terms-and-conditions/Cadent_SWTs_for_Below_7_barg_Infrastructure_Works_v11_May_2017.pdf

Please be aware that where "Quotation" has been stated "within the Terms & Conditions" it must be referred to as an "Estimate".

If you have any questions please do not hesitate to contact me.

Rob Prescott
Design Analyst



Subject to easement/permission
for connection.

Does this need
to be diverted?

315 PE

PRINCIPAL QUANTITIES SCHEDULE									
STREET DETAILS			EXISTING / PROPOSED ASSETS AND SERVICES						
Design ID	Street Name	Asset Type and SAP ID	Dia. (mm) (inch)	Mat.	Method	Carrier/ Inserted Pipe IDs	Length (m)	Services	
								Renew	Transfer
3	STATION ROAD	LP Main 630473670	10in	DI	Abandon	-	19.04	-	-
4	STATION ROAD	LP Main 627269219	315mm	PE	Abandon	-	3.39	-	-
5	STATION ROAD	LP Main -	315mm	PE	Open-cut	-	19.53	-	-
Total Length - LAY							19.53	0	0
Total Length - ABANDON							22.43		

SCALE: 1:200 @ A3

USER ID: RP5016511

DATE: 06/04/2018

INTERNAL USE ONLY

MAP REF:

CENTRE: 519250, 196105

Existing Pipes

LP GAS MAIN
MP GAS MAIN
IP GAS MAIN
HP GAS MAIN
NH/P GAS MAIN

Proposed Pipes

PROPOSED PIPE - LP
PROPOSED PIPE - MP
PROPOSED PIPE - IP
ABANDON - LP
ABANDON - MP

RELAY SERVICE
TRANSFER SERVICE

This plan shows those pipes owned by Cadent Gas in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners.

The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc., are not shown but their presence should be anticipated.

No liability of any kind whatsoever is accepted by Cadent Gas Ltd or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and any other apparatus on site before any mechanical plant are used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus.

The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

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Work Type:

Project and Drawing Ref:

Project Location:

MAINS DIVERSION

EAGD190001

GASWORKS COTTAGE, STATION ROAD, BOREHAMWOOD, WD6 1DF

OPTION 1



Subject to easement/permission for connection.

Does this need to be diverted?

315 PE

Subject to clear route.

Principal Quantities Schedule									
Street Details			Existing / Proposed Assets and Services						
Design ID	Street Name	Asset Type and SAP ID	Dia. (mm) (inch)	Mat.	Method	Carrier/Inserted Pipe IDs	Length (m)	Services	
								Renew	Transfer
3	COLERIDGE WAY	LP Main 630473670	10in	DI	Abandon	-	38.76	-	-
4	STATION ROAD	LP Main 627269219	315mm	PE	Abandon	-	3.54	-	-
5	COLERIDGE WAY	LP Main -	315mm	PE	Opencut	-	30.81	-	-
							Total Length - LAY	30.81	0
							Total Length - ABANDON	42.30	0

SCALE: 1:200 @ A3

USER ID: RP5016511

DATE: 11/04/2018

INTERNAL USE ONLY

MAP REF: CENTRE: 519250, 196105

Some examples of Plant Items:
Valve Syphon Depth of Cover Change of Dia Change of Material

Existing Pipes

LP GAS MAIN
MP GAS MAIN
IP GAS MAIN
HP GAS MAIN
NH/P GAS MAIN

Proposed Pipes

PROPOSED PIPE - LP
PROPOSED PIPE - MP
PROPOSED PIPE - IP
ABANDON - LP
ABANDON - MP
RELAY SERVICE
TRANSFER SERVICE

This plan shows those pipes owned by Cadent Gas in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners.

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The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Cadent
Your Gas Network

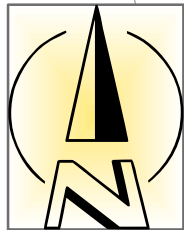
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Work Type: MAINS DIVERSION

Project and Drawing Ref: EAGD190001

Project Location: GASWORKS COTTAGE, STATION ROAD, BOREHAMWOOD, WD6 1DF

OPTION 2



Subject to easement/permission
for connection.

Does this need
to be diverted?

315 PE

PRINCIPAL QUANTITIES SCHEDULE									
STREET DETAILS			EXISTING / PROPOSED ASSETS AND SERVICES						
Design ID	Street Name	Asset Type and SAP ID	Dia. (mm) (inch)	Mat.	Method	Carrier/ Inserted Pipe IDs	Length (m)	Services	
								Renew	Transfer
3	STATION ROAD	LP Main 630473670	10in	DI	Abandon	-	19.04	-	-
4	STATION ROAD	LP Main 627269219	315mm	PE	Abandon	-	3.39	-	-
5	STATION ROAD	LP Main -	315mm	PE	Open-cut	-	19.53	-	-
Total Length - LAY							19.53	0	0
Total Length - ABANDON							22.43		

SCALE: 1:200 @ A3

USER ID: RP5016511

DATE: 06/04/2018

INTERNAL USE ONLY

MAP REF:

CENTRE: 519250, 196105

Existing Pipes

LP GAS MAIN

MIP GAS MAIN

IP GAS MAIN

NH/P GAS MAIN

Proposed Pipes

PROPOSED PIPE - LP

PROPOSED PIPE - MP

PROPOSED PIPE - IP

ABANDON - LP

ABANDON - MP

RELAY SERVICE

TRANSFER SERVICE

This plan shows those pipes owned by Cadent Gas in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners.

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Cadent

Your Gas Network

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Work Type:

MAINS DIVERSION

Project and Drawing Ref:

EAGD190001

Project Location:

GASWORKS COTTAGE, STATION ROAD, BOREHAMWOOD, WD6 1DF

OPTION 1



Subject to easement/permission for connection.

Does this need to be diverted?

315 PE

Subject to clear route.

Principal Quantities Schedule									
Street Details			Existing / Proposed Assets and Services						
Design ID	Street Name	Asset Type and SAP ID	Dia. (mm) (inch)	Mat.	Method	Carrier/Inserted Pipe IDs	Length (m)	Services	
								Renew	Transfer
3	COLERIDGE WAY	LP Main 630473670	10in	DI	Abandon	-	38.76	-	-
4	STATION ROAD	LP Main 627269219	315mm	PE	Abandon	-	3.54	-	-
5	COLERIDGE WAY	LP Main -	315mm	PE	Opencut	-	30.81	-	-
Total Length - LAY							30.81	0	0
Total Length - ABANDON							42.30		

SCALE: 1:200 @ A3

USER ID: RP5016511

DATE: 11/04/2018

INTERNAL USE ONLY

MAP REF:

CENTRE: 519250, 196105

Existing Pipes

LP GAS MAIN

MP GAS MAIN

IP GAS MAIN

HP GAS MAIN

NH/P GAS MAIN

Proposed Pipes

PROPOSED PIPE - LP

PROPOSED PIPE - MP

PROPOSED PIPE - IP

ABANDON - LP

ABANDON - MP

RELAY SERVICE

TRANSFER SERVICE

This plan shows those pipes owned by Cadent Gas in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners.

The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc., are not shown but their presence should be anticipated.

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Cadent

Your Gas Network

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Work Type:

MAINS DIVERSION

Project and Drawing Ref:

EAGD190001

Project Location:

GASWORKS COTTAGE, STATION ROAD, BOREHAMWOOD, WD6 1DF

OPTION 2

From: Prescott, Robert
To: [Millie Rickleton](#)
Subject: RE: EXT || RE: EAGD190001 GASWORKS COTTAGE, BOREHAMWOOD, WD6 1DF
Date: 09 May 2018 12:13:52
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)
[image005.jpg](#)
[image006.jpg](#)
[image007.jpg](#)

Hi Millie,

Apologies for the delay.

According to our records, the mains shown in orange on the survey you provided have already been abandoned and diverted outside of the site boundary. The only section of these mains still live is the short section with a cap-end, shown on the west side of the site on our design, which we have proposed to abandon.

However, if you would like further confirmation that these mains have previously been abandoned, please contact Cadent Gas Plant Protection on 0800 688 588 or plantprotection@cadentgas.com to arrange a live-or-dead test.

Thanks,

Rob Prescott
Design Analyst

tRIIO
Brunel House
Uxbridge Road
Slough
Berkshire
SL2 5NA

Tel: 01753 803489
Email: Robert.Prescott@cadentgas.com

tRIIO, working in partnership with Cadent

From: Millie Rickleton [<mailto:mrickleton@ardent-ce.co.uk>]
Sent: 30 April 2018 11:07
To: Prescott, Robert
Subject: EXT || RE: EAGD190001 GASWORKS COTTAGE, BOREHAMWOOD, WD6 1DF
Importance: High

Hi Robert,

Thank you for providing the two quotes for Gasworks Cottage. I have a query I was hoping you could help me with. I was expecting there to be more diversionary/abandonment works required due to the amount of gas pipes identified on the site from the survey. I have attached the survey again as well as the proposed floor plans. On the proposed floor plan there are orange lines which identify two of the gas mains, one of which runs straight from the proposed building but doesn't seem to have been picked up on the C3 quote?

If this is easier to discuss over the phone then please do not hesitate to contact me. I would be grateful if you could get back to me ASAP.

Kind regards,

Millie Rickleton
Technician

ARDENT

CONSULTING ENGINEERS

Suite 207, One Alie Street, London E1 8DE

Tel: 020 7680 4088

Web www.ardent-ce.co.uk

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Decade Finalist (002)



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From: Prescott, Robert [<mailto:Robert.Prescott@cadentgas.com>]

Sent: 11 April 2018 15:51

To: Millie Rickleton

Subject: EAGD190001 GASWORKS COTTAGE, BOREHAMWOOD, WD6 1DF [Filed 17 Apr 2018 17:39]

Hi Millie,

Please see attached design drawings and C3 budget estimates for LP gas main diversion at the above site.

Due to the flow stop size of this gas main, it is not possible to cut back the main in Station Road, so the pipe will need to be diverted further back. It may not be possible to divert the main into the private land on the opposite side of Station Road (Option 1), as this would require permission and the main may not be easy to reach in this land due to the recent constructions, so I have also provided a second option which would require a bigger diversion, but would not encroach on the private land (Option 2).

If you have any questions please do not hesitate to contact me.

Option 1

Option 2

Thanks,

Rob Prescott

Design Analyst

tRiIO
Brunel House
Uxbridge Road
Slough
Berkshire
SL2 5NA

Tel: 01753 803489

Email: Robert.Prescott@cadentgas.com

tRiIO, working in partnership with Cadent

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Cadent Gas Limited is a limited liability company, registered in England and Wales (registered no. 10080864) with its registered office at Ashbrook Court, Prologis Park, Central Boulevard, Coventry CV7 8PE.

Appendix F
Affinity Water Correspondence



Sluice Valve	Washout Hydrant
Pressure Reducing Valve	Distribution Main
Closed Valve	Water Quality Zone
Fire Hydrant	District Meter Zone
Oil Pipeline	

1:800
Map Centre
519260,196123

Created by - GRPDOM/FraserL
Created on - 15/03/2018 13:49:08

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The position of Company apparatus shown on this plan is provided for guidance only. Therefore the Company accepts no responsibility in the event of inaccuracy. The actual position of apparatus must be determined on site by making hand dug trial holes. The Company requires a minimum of two working days notice of the intention to excavate trial holes. Except where prior written permission has been obtained, it is an offence under Section 174 of the Water Industry Act 1991 to operate or interfere with any valves, hydrants or other apparatus vested in Affinity Water Ltd.

Date of this notice: 27.03.18

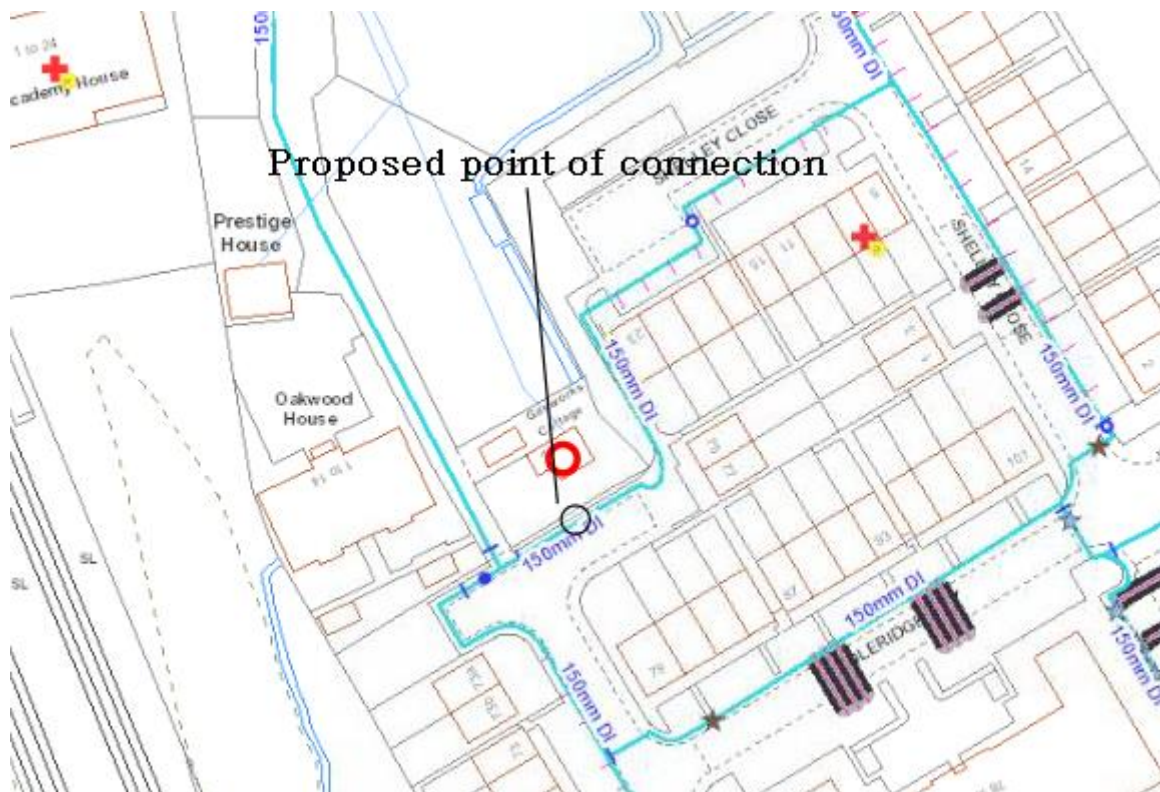
Your Scheme Reference: DS0015361
Please quote this on all correspondence

Dear Millie

Re: Request for a Budget Price for Water Infrastructure at Gaswork Cottages, 2 Station Road, Borehamwood, WD6 1DF

Point of Connection

As per the below diagram the proposed point of connection for the new development would be off the 150mm D.I. main located in Coleridge Way.



Your Budget cost

We are pleased to enclose this information in response to your request for a budget estimate to supply your development. This is an indicative budget based on 1 linear metre.

As the proposed development is to be one block of x8 flats, these would be fed via 2x 4 way manifolds each of which would be a 63mm connection from the parent main. With this in mind a budget cost is as below:

Item	Excavation	Approx. Unit Cost	Approx. Scope	Budget Price	Estimated Contribution
Onsite (development) water mains	Not included	£160/m	0m	£0	20-30%
Onsite (development) service connections	Not included	£575 ea	0	£0	100%
Onsite large diameter (>63mm) services	Not included	£3,600 ea	0	£0	100%
Internal Meter Installation	N/A	£70	0	£0	100%
Offsite (ad-hoc) service connections up to 63mm	Included	£2,400 ea	2	£4,800	100%
Offsite water mains laying for connection to parent main	Included	£500/m	0m	£0	20-30%

Please note the cost information provided in this letter is for budgetary purposes only and is subject to change.

The developer's contribution for onsite water mains is usually much less than the cost of installation. This is in accordance with the legislation set out by the Water Industry Act 1991 for the recovery of water company costs. The contribution varies significantly from scheme to scheme but **typically ranges from 10 – 30%**. It is not possible to give a more accurate figure without a full water mains requisition, so we would advise using a contribution figure of 30%.

In addition to the above, the following items may be required and **have not been included in the above budget estimate**:

- Infrastructure charges (refer to Affinity Water's current Charges Scheme);
- Traffic management costs (charges vary considerably between Local Authorities);
- Service connections to the existing network, e.g. show home supplies to water mains in the public highway (where Affinity Water is to excavate and reinstate);
- Disconnections of existing water mains and / or service pipes;
- Building water charges and Value Added Tax.

Please note that the cost information provided is an estimate and the actual costs may differ significantly. Detailed design (including full hydraulic analysis to size the water pipes, consultation with statutory bodies, e.g. fire brigades, and local authorities to establish traffic management requirements) and costs are supplied to the developer on correct completion of the appropriate application form(s), available on our website.

Summary

We enclose a record plan which shows the approximate positions of our existing water main distribution network in the vicinity of your development. This plan will help give you an indication of the likely connection points to serve your proposed development.

Our budgetary analysis considers whether your development requires any of the following:

- Onsite works: **new water mains**
- Onsite works: **new service connections**
- Onsite works: **large diameter service connections** (greater than 63mm diameter)
- Offsite works: **diversion** of existing assets
- Offsite works: **reinforcement** (upgrade) of the existing network
- Offsite works: **new service connections**

Onsite works

New onsite water mains laid in High Density Polyethylene (HPDE) up to 180mm outside diameter are typically **£160 per linear metre** where the following conditions are met:

- The trenches for the new water mains are fully excavated by the developer in accordance with the Affinity trench specification (enclosed);
- Other onsite utilities are laid in accordance with NJUG regulations, maintaining the necessary access to the new water mains and safe distances from other utilities.

The approximate scope of works is based on the information you supplied with your budget request. Existing mains record plan is enclosed.

For developments with complex proposals, we strongly suggest you complete a full mains requisition to allow us to review in detail and schedule a meeting to discuss your needs.

New onsite service connections with an inline meter in Medium Density Polyethylene (MDPE) up to 32mm outside diameter are approximately **£575 each** where the following conditions are met:

- The supply pipe is laid to the correct depth in the material specified by us;
- The trench for the communication pipe is fully excavated by the developer;
- The distance between the property boundary and water main is less than 10 metres;
- The connection point to the onsite water main is exposed by the developer.

Infrastructure charges are due on new service connections. Please check our website for the current infrastructure charge (search for Affinity Water's Charges Scheme).

Onsite works: Large diameter service connections

Some types of developments require larger supplies, for example blocks of flats or offices, hospitals, industrial units or a new hotel. The approximate cost of a **single large diameter connection is £3,600**.

Infrastructure charges due on large diameter service connections for commercial premises are calculated using the Relevant Multiplier method, set out in our Charges Scheme. Please note that infrastructure charges are not included in the budget costs in this letter.

Offsite works

Where our assessment indicates that **diversion and / or reinforcement of the existing water mains network** is required to support your development, mains laid in High Density Polyethylene (HDPE) up to 180mm outside diameter are typically **£500 per linear metre** (including all excavation and reinstatement) where the following conditions are met:

- All works in the public highway (not A roads or motorways);
- Other utilities do not prevent access to the existing network (laid in accordance with NJUG).

The decision to undertake offsite works to support development activity is not taken lightly. The costs for the works are directly proportional to the extra demand required, i.e. we do not charge the developer for anything not related to his development. A basic hydraulic study is undertaken to assess the existing capacity of the network and is considered in our budget cost provided on Page 1 of this letter.

Where offsite reinforcement or diversions are required, it is because at least one of the following criteria applies:

- The existing network as currently sized is not capable of supporting any additional properties.
- The proposed development has a detrimental effect on the water supply to our existing customers.
- The development site proposed is on top of an existing asset and needs to be moved.
- New fittings (valves, washouts etc) are required to enable the connection to the new development to be made.

We would ask you to appreciate that the closest water main to your development may not be the most appropriate main to connect into, and at budget stage we cannot guarantee which main will be used. On receipt of a full mains requisition, we will undertake detailed analysis to identify the most cost effective option for your development; taking into account the above points as well as traffic management requirements.

New offsite service connections with an inline meter in Medium Density Polyethylene (MDPE) up to 32mm outside diameter are approximately **£2400 each** where the following conditions are met:

- The supply pipe is laid to the correct depth in the material specified by us to the boundary of the private land;
- The distance between the property boundary and water main is less than 10 metres;

Infrastructure charges are due on new service connections. Please check our website for the current infrastructure charge (search for Affinity Water's Charges Scheme).

Offsite works: Large diameter service connections

Some types of developments require larger supplies, for example blocks of flats or offices, hospitals, industrial units or a new hotel. The approximate cost of a **single large diameter connection is £4,800 (for bulk supplies with internal meters for flats of 12 or more please allow an extra charge for installing the meter of £109.68 for each property)**.

Infrastructure charges due on large diameter service connections for commercial premises are calculated using the Relevant Multiplier method, set out in our Charges Scheme. Please note that infrastructure charges are not included in the budget costs in this letter.

Other useful information

We have provided the cost information in good faith for your budgetary purposes.

Costs will increase when:

- Working in contaminated ground as a barrier pipe is required to protect water quality. Installations in barrier pipe are typically 30 – 50% more expensive than HDPE pipe.
- Larger diameter pipes (>180mm) are required (whether on and / or offsite), as the excavation is greater and the cost of the materials/fittings increases.
- Affinity Water is required to excavate and reinstate onsite works.
- Above ground asset reinforcement is required (e.g. a booster or new reservoir).

We require completion of the appropriate application form(s) and submission of supporting documentation to provide more accurate costs. Please note we cannot proceed if the application form is incomplete and you should estimate items such as loading units and build rates if the actual figures are currently unknown to you.

The start of mains and service connections works on your site is dependent upon our current programme of works, although every effort will be made to accommodate your timetable. It should be noted that construction in the public highway is governed by statutory regulation and under certain circumstances commencement of offsite works may be delayed by up to three months from the receipt of your payment to gain permission from the Local Authority.

If you need any further advice please do not hesitate to contact us.

Yours sincerely

Stuart Cosham
For and on behalf of Developer Services
Affinity Water Ltd

www.affinitywater/.co.uk

Appendix G
Thames Water Correspondence

SearchFlow Limited
42
Kings Hill Avenue
Kings Hill
West Malling
ME19 4AJKent

Search address supplied Gas Cottages[edged BLUE on plan], 2, Station Road,
BOREHAMWOOD, ***

Your reference 100668.01182.JOHV.RE2

Our reference DWS/DWS Standard/2017_3646783

Received date 7 September 2017

Search date 8 September 2017

Keeping you up-to-date

2017 is the 15th anniversary of the CON29DW. From just two drainage and water related questions in the local authority search, the CON29DW now comprises of 25 standard questions answered in full, from sewerage and water asset information to sewer flooding history and connection information, providing peace of mind and mitigating risk for homebuyers, property owners, and conveyancers alike.

There have been multi-million pound investments in this process by CON29DW producers including Thames Water Property Searches in order to improve product quality and speed of response.



Thames Water Utilities Ltd
Property Searches, PO Box 3189, Slough SL1 4WW
DX 151280 Slough 13



searches@thameswater.co.uk
www.thameswater-propertysearches.co.uk



0845 070 9148

Question	Summary Answer
Maps	
1.1 Where relevant, please include a copy of an extract from the public sewer map.	Map Provided
1.2 Where relevant, please include a copy of an extract from the map of waterworks.	Map Provided
Drainage	
2.1 Does foul water from the property drain to a public sewer?	Connected
2.2 Does surface water from the property drain to a public sewer?	Connected
2.3 Is a surface water drainage charge payable?	Charge Payable
2.4 Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?	Yes
2.4.1 Does the public sewer map indicate any public pumping station or any other ancillary apparatus within the boundaries of the property?	No
2.5 Does the public sewer map indicate any public sewer within 30.48 metres(100 feet) of any buildings within the property?	Yes
2.5.1 Does the public sewer map indicate any public pumping station or any other ancillary apparatus within the 50metres of any buildings within the property?	No
2.6 Are any sewers or lateral drains serving, or which are proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?	No
2.7 Has a sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?	No
2.8 Is the building which is or forms part of the property, at risk of internal flooding due to overloaded public sewers?	Not At Risk
2.9 Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.	5.962 Kilometres
Water	
3.1 Is the property connected to mains water supply?	Connected
3.2 Are there any water mains, resource mains or discharge pipes within the boundaries of the property?	No
3.3 Is any water main or service pipe serving or which is proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?	No
3.4 Is the property at risk of receiving low water pressure or flow?	No
3.5 What is the classification of the water supply for the property?	Very Hard
3.6 Please include details of the location of any water meter serving the property.	No Meter
Charging	
4.1.1 Who are the sewerage undertakers for the area?	Thames Water
4.1.2 Who are the water undertakers for the area?	Affinity Water
4.2 Who bills the property for sewerage services?	Affinity Water
4.3 Who bills the property for water services?	Affinity Water
4.4 What is the current basis for charging for sewerage and/or water services at the property?	See Details
4.5 Will the basis for charging for sewerage and water services at the property change as a consequence of a change of occupation?	No

Search address supplied: Gas Cottages[edged BLUE on plan], 2, Station Road,
BOREHAMWOOD, ***

Any new owner or occupier will need to contact Thames Water on 0800 316 9800 or log onto our website www.thameswater.co.uk and complete our online form to change the water and drainage services bills to their name.

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. Thames Water Utilities Ltd (TWUL), Clearwater Court, Vastern Road, Reading RG1 8DB, holds all of these.

TWUL, trading as Property Searches, are 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) and any negligent or incorrect recording of that interpretation in the search report
- (iv) compensation payments

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



Thames Water Property Searches is an Executive member of
CoPSO (Council of Property Search Organisations).

Interpretation of CON29DW Drainage and Water Search

Appendix 1 contains definitions of terms and expressions used in this report.

For your guidance:

- Thames Water Property Searches Complaints Procedure:
 - Thames Water Property Searches offers a robust complaints procedure. Complaints can be made by telephone, in writing, by email (searches@thameswater.co.uk) or through our website (www.thameswater-propertysearches.co.uk)

As a minimum standard Thames Water Property Searches will:

- endeavour to resolve any contact or complaint at the time of receipt. If this isn't possible, we will advise of timescales;
- investigate and research the matter in detail to identify the issue raised (in some cases third party consultation will be required);
- provide a response to the customer within 10 working days of receipt of the complaint;
- provide compensation, if no response or acknowledgment that we are investigating the case is given within 10 working days of receipt of the complaint;
- keep you informed of the progress and, depending on the scale of investigation required, update with new timescales as necessary;
- provide an amended search, free of charge, if required;
- provide a refund if we find your complaint to be justified; take the necessary action within our power to put things right.

If you want us to liaise with a third party on your behalf, just let us know.

If you are still not satisfied with the outcome provided we will refer the matter to a Senior Manager for resolution who will respond again within 5 working days.

If you remain dissatisfied with our final response you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). Please refer to the final page of the search for further details.

Maps

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

A copy of an extract of the public sewer map is included, showing the public sewers, disposal mains and lateral drains in the vicinity of the property.

For your guidance:

- The Water Industry Act 1991 defines Public Sewers as those which Thames Water have responsibility for. Other assets and rivers, watercourses, ponds, culverts or highway drains may be shown for information purposes only.
- 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.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.
- Assets other than public sewers may be shown on the copy extract, for information.

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

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

For your guidance:

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

Drainage

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

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

For your guidance:

- Water companies are not responsible for any private drains that connect the property to the public sewerage system and do not hold details of these. The property owner will normally have sole responsibility for private drains serving the property. These may pass through land outside 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.
- 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.
- 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.

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

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

For your guidance:

- Sewerage Undertakers are not responsible for any private drains that connect the property to the public sewerage system, and do not hold details of these.
- The property owner will normally have sole responsibility for private drains serving the property. These private drains may pass through land outside of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.
- In some cases, 'Sewerage Undertakers' records do not distinguish between foul and surface water connections to the public sewerage system.
- At the time of privatisation in 1989, Sewerage Undertakers were sold with poorly-kept records of sewerage infrastructure. The records did not always show which properties were connected for surface water drainage purposes. Accordingly, billing records have been used to provide an answer for this element of the drainage and water search.
- Due to the potential inadequacy of 'Sewerage Undertakers' infrastructure records with respect to surface water drainage, it is the customer's responsibility to inform the Sewerage Undertaker that they do not receive the surface water drainage service. If on inspection, the buyer finds that surface water from the property does not drain to a public sewer, then the property may be eligible for a rebate of the surface water drainage charge. For further information, please contact Thames Water on Tel: 0800 316 9800, or refer to the website at www.thameswater.co.uk.
- If surface water from the property 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.
- 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.

2.3 – Is a surface water drainage charge payable?

Records confirm that a surface water drainage charge is payable for the property and the charge is £24.00 for the current financial year.

For your guidance:

- If surface water from the property drains to a public sewer, then a surface water drainage charge is payable.
- Where a surface water drainage charge is currently included in the property's water and sewerage bill but, on inspection, the buyer finds that surface water from the property does not drain to a public sewer, then the property may be eligible for a rebate of the surface water drainage charge. For further information, please contact Thames Water on Tel: 0800 316 9800 or refer to the website www.thameswater.co.uk.

2.4 – Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?

The public sewer map included indicates that there is a public sewer, disposal main or lateral drain within the boundaries of the property. However, from the 1st October 2011 there may be additional public sewers, disposal mains or lateral drains which are not recorded on the public sewer map but which may further prevent or restrict development of the property.

For your guidance:

- Thames Water has a statutory right of access to carry out work on its assets. Employees of Thames Water or its contractors may, therefore, need to enter the property to carry out work.
- Please note if the property was constructed after 1st July 2011 any sewers and/or lateral drain within the boundary of the property are the responsibility of the householder.
- The approximate boundary of the property has been determined by reference to the Ordnance Survey Record or the map supplied.
- 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.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

2.4.1 – Does the public sewer map indicate any public pumping station or any other ancillary apparatus within the boundaries of the property?

The public sewer map included indicates that there is no public pumping station within the boundaries of the property.

For your guidance:

- Private pumping stations installed before 1 July 2011 will be transferred into the ownership of the sewerage undertaker.
- The approximate boundary of the property has been determined by reference to the Ordnance Survey Record or the map supplied.
- The presence of a public Pumping station 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.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

2.5 – Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?

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

For your guidance:

- From the 1st October 2011 there may be additional lateral drains and/or public sewers which are not recorded on the public sewer map but are also within 30.48 metres (100 feet) of a building within the property.
- 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.
- The measurement is estimated from the Ordnance Survey record, between the building(s) within the boundary of the property and the nearest public sewer.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

2.5.1 – Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres of any buildings within the property?

The public sewer map included indicates that there is no public pumping station within 50 metres of any buildings within the property.

For your guidance:

- Private pumping stations installed before 1 July 2011 will be transferred into the ownership of the sewerage undertaker.
- The presence of a public pumping station within 50 metres of the building(s) within the property can result in the local authority requiring a property to be connected to the public sewer.
- The measurement is estimated from the Ordnance Survey record, between the building(s) within the boundary of the property and the nearest public sewer.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

2.6 – Are any sewers or lateral drains serving or which are proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?

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

The Surface Water sewer(s) and/or Surface Water lateral drain(s) are not the subject of an adoption agreement.

For your guidance:

- Any sewers and/or lateral drains within the boundary of the property are not the subject of an adoption agreement and remain the responsibility of the householder. Adoptable sewers are normally those situated in the public highway.
- 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.
- 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' 6th Edition.

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

There are no records in relation to any approval or consultation about plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain. However, 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.

For your guidance:

- From the 1st October 2011 most private sewers, disposal mains and lateral drains were transferred into public ownership and the sewerage undertaker may not have been approved or consulted about any plans to erect a building or extension on the property over or in the vicinity of these.
- Buildings or extensions erected over a sewer in contravention of building controls may have to be removed or altered.

2.8 – Is the building which is or forms part of the property at risk of internal flooding due to overloaded public sewers?

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

From the 1st October 2011 most private sewers, disposal mains and lateral drains were transferred into public ownership. It is therefore possible that a property may be at risk of internal flooding due to an overloaded public sewer which the sewerage undertaker is not aware of. For further information it is recommended that enquiries are made of the vendor.

For your guidance:

- For reporting purposes buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
- A sewer is “overloaded” when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.
- “Internal flooding” from public sewers is defined as flooding, which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
- “At Risk” properties are those that the water company is required to include in the Regulatory Register that is presented annually to the Director General of Water Services. These are defined as properties that have suffered, or are likely to suffer, internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Company’s reporting procedure.
- Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the At Risk Register.
- Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Company.
- Public Sewers are defined as those for which the Company holds statutory responsibility under the Water Industry Act 1991.
- It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Company. This report excludes flooding from private sewers and drains and the Company makes no comment upon this matter.
- For further information please contact Thames Water on Tel: 0800 316 9800 or website www.thameswater.co.uk

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

The nearest sewage treatment works is Blackbirds STW which is 5.962 kilometres to the north west of the property.

For your guidance:

- The nearest sewage treatment works will not always be the sewage treatment works serving the catchment within which the property is situated.
- The sewerage undertaker's records were inspected to determine the nearest sewage treatment works.
- It should be noted that there may be a private sewage treatment works closer than the one detailed above that has not been identified.
- As a responsible utility operator, Thames Water Utilities seeks to manage the impact of odour from operational sewage works on the surrounding area. This is done in accordance with the Code of Practice on Odour Nuisance from Sewage Treatment Works issued via the Department of Environment, Food and Rural Affairs (DEFRA). This Code recognises that odour from sewage treatment works can have a detrimental impact on the quality of the local environment for those living close to works. However DEFRA also recognises that sewage treatment works provide important services to communities and are essential for maintaining standards in water quality and protecting aquatic based environments. For more information visit www.thameswater.co.uk

Water

3.1 – Is the property connected to mains water supply?

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

For your guidance:

- The Company does not keep details of private supplies. The situation should be checked with the current owner of the property.

3.2 – Are there any water mains, resource mains or discharge pipes within the boundaries of the property?

The map of waterworks does not indicate any water mains, resource mains or discharge pipes within the boundaries of the property.

For your guidance:

- The boundary of the property has been determined by reference to the plan supplied. Where a plan was not supplied the Ordnance Survey Record was used. If the Water company mentioned in 4.1.2 is not Thames Water Utilities Ltd the boundary of the property has been determined by the Ordnance Survey.
- The presence of a public water main within the boundary of the property may restrict further development within it. Water companies have a statutory right of access to carry out work on their assets, subject to notice. This may result in employees of the company, or its contractors, needing to enter the property to carry out work.

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

Records 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.

For your guidance:

- 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.

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

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

For your guidance:

- The boundary of the property has been determined by reference to the plan supplied. Where a plan was not supplied the Ordnance Survey Record was used.
- "Low water pressure" means water pressure below the regulatory reference level, which is the minimum pressure when demand on the system is not abnormal.
- Water Companies are required to include in the Regulatory Register that is presented annually to the Director General of Water Services, properties receiving pressure below the reference level, provided that allowable exclusions do not apply (i.e. events which can cause pressure to temporarily fall below the reference level)
- The reference level of service is a flow of 9 litres/minute at a pressure of 10metres / head on the customer's side of the outside stop valve (osv). The reference level of service must be applied on the customer's side of a meter or any other company fittings that are on the customer's side of the main stop tap. The reference level applies to a single property. Where more than one property is served by a common service pipe, the flow assumed in the reference level must be appropriately increased to take account of the total number of properties served. For two properties, a flow of 18 litres/minute at a pressure of 10metres/head on the customers' side of the osv is appropriate. For three or more properties the appropriate flow should be calculated from the standard loadings provided in BS6700 or the Institute of Plumbing handbook.
- **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.
- **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 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.
- **Planned maintenance:** Companies should not report 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 because of planned maintenance are actually caused by maintenance.
- **One-off incidents:** This exclusion covers a number of causes of low pressure; mains bursts; failures of company equipment (such as pressure reducing valves 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
- **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 figures.
- Please contact your water company mentioned in Question 4.1.2 if you require further information on water pressure.

3.5 – What is the classification of the water supply for the property?

The water supplied to the property has an average water hardness of 149mg/l calcium which is defined as Very Hard by Affinity Water.

For your guidance:

- Water hardness can be expressed in various indices for example the hardness settings for dishwashers are commonly expressed in Clark's degrees, but check with the manufacturer as there are also other units. The following table shows the normal ranges of hardness.
- Sample table for information only:

Hardness Category	Calcium (mg/l)	Calcium Carbonate (mg/l)	English Clarke degrees	French degrees	General/ German degrees
Soft	0 to 20	0 to 50	0 to 3.5	0 to 5	0 to 2.8
Moderately Soft	21 to 40	51 to 100	3.6 to 7	6 to 10	2.9 to 5.6
Slightly hard	41 to 60	101 to 150	8 to 10.5	11 to 15	5.7 to 8.4
Moderately hard	61 to 80	151 to 200	10.6 to 14	16 to 20	8.5 to 11.2
Hard	81 to 120	201 to 300	15 to 21	21 to 30	11.3 to 16.8
Very hard	Over 120	Over 300	Over 21	Over 30	Over 16.8

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

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

For your guidance:

- Where a meter does not serve the property and the customer wishes to consider this method of charging, they should contact the water undertakers mentioned in Question 4.1.2.

Charging

4.1.1 – Who is responsible for providing the sewerage services for the property?

Thames Water Utilities Limited, Clearwater Court, Reading, RG1 8DB is the sewerage undertaker for the area.

4.1.2 – Who is responsible for providing the water services for the property?

Affinity Water Ltd, Tamblin Way, Hatfield, AL10 9EZ, is the water undertaker for the area.

4.2 – Who bills the property for sewerage services?

The property is billed for sewerage services on behalf of Thames Water by:

Affinity Water Ltd
Tamblin Way
Hatfield
AL10 9EZ

Tel: 0845 7823333

4.3 – Who bills the property for water services?

The property is billed for water services by:

Affinity Water Ltd
Tamblin Way
Hatfield
AL10 9EZ

Tel: 0845 7823333

4.4 – What is the current basis for charging for sewerage and/or water services at the property?

The charges are based on the rateable value of the property which has a rateable value of £190.00, and the charge for the current financial year of £312.31.

For your guidance:

- Water and sewerage companies' full charges are set out in their charges schemes which are available from the company free of charge upon request.
- The Water Industry Act 1991 Section 150, The Water Resale Order 2001 provides protection for people who buy their water or sewerage services from a person or company instead of directly from a water or sewerage company. Details are available from the Office of Water Services (OFWAT) website is www.ofwat.gov.uk.
- Where charges are given these are based on the data available at the time of the report.
- The Company may install a meter at the premises where a buyer makes a change of use of the property or where the buyer uses water for:
 - o Watering the garden other than by hand (this includes the use of sprinklers).
 - o Automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres.
 - o A bath with a capacity in excess of 230 litres.
 - o A reverse osmosis unit.

4.5 – Will the basis for charging for sewerage and water services at the property change as a consequence of a change of occupation?

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

For your guidance:

- Water and sewerage companies' full charges are set out in their charges schemes which are available from the company free of charge upon request.
- The Water Industry Act 1991 Section 150, The Water Resale Order 2001 provides protection for people who buy their water or sewerage services from a person or company instead of directly from a water or sewerage company. Details are available from the Office of Water Services (OFWAT) website is www.ofwat.gov.uk.
- It is policy to meter all new water connections. This would result in charges being levied according to the measured tariff.
- The Company may install a meter at the premises where a buyer makes a change of use of the property or where the buyer uses water for:
 - o Watering the garden other than by hand (this includes the use of sprinklers).
 - o Automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres.
 - o A bath with a capacity in excess of 230 litres.
 - o A reverse osmosis unit.



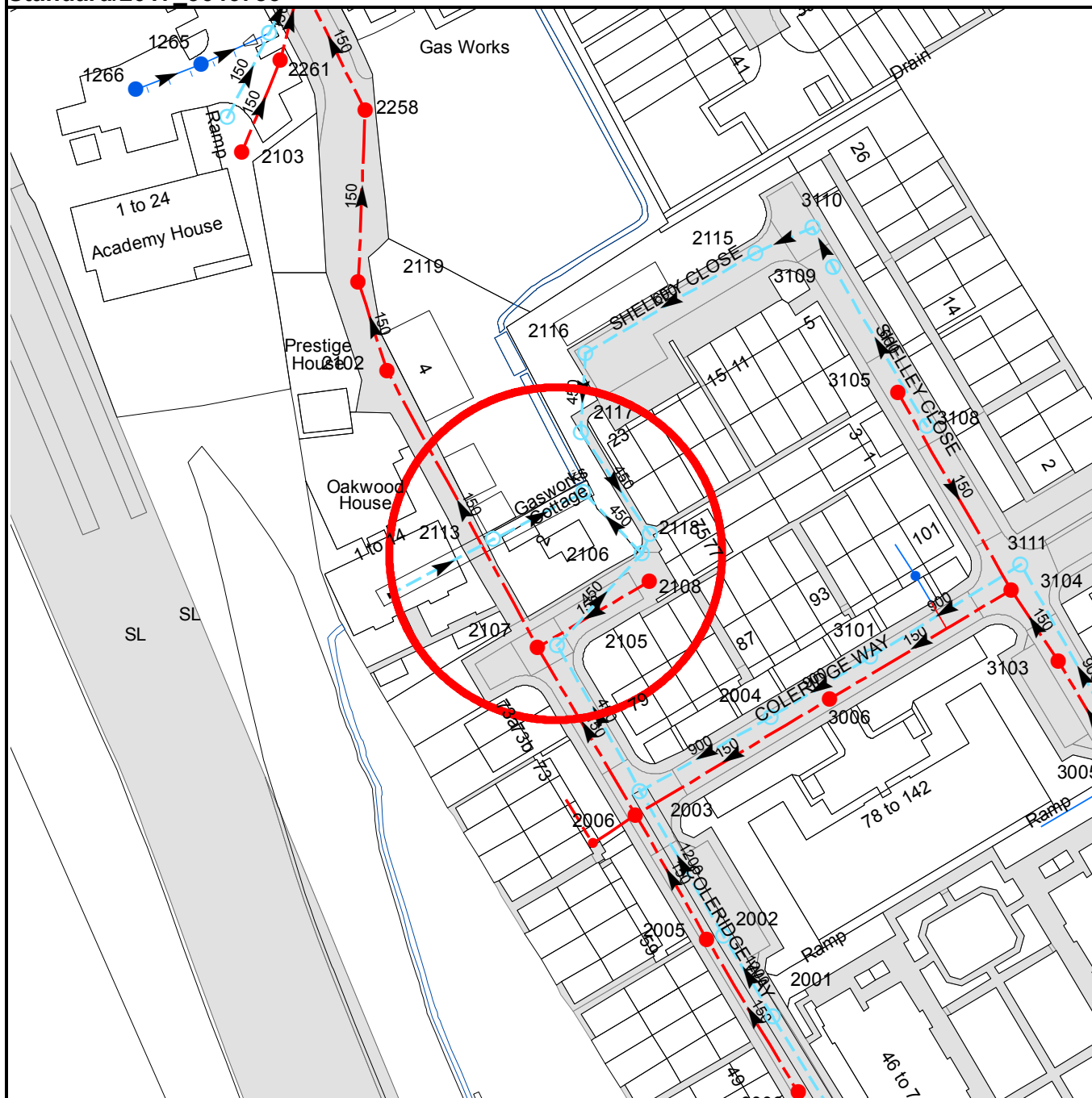
Payment for this Search

The charge will be added to the NLIS Account. This search was ordered through National Land Information Services, Russell Square House, 10-12 Russell Square, London WC1B 5LF.

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

All prices are in accordance with the standard terms of Property Searches; discounts are available, please contact us on 0845 070 9148 to obtain further details.

**Residential CON29DW Drainage & Water Search Sewer Map-DWS/DWS
Standard/2017_3646783**



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. Stationery Office, License no. 100019345 Crown Copyright Reserved.









Residential Drainage & Water Search Sewer Key



Public Sewer Pipes (Operated & Maintained by Thames Water)

-  **Foul Sewer:** A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
-  **Surface Water Sewer:** A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers, watercourses or a treatment works.
-  **Combined Sewer:** A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
-  **Trunk Sewer:** A strategic sewer which collects either foul or surface water flow from a number of subsidiary catchments and transfers this flow to a pumping station, river outfall or treatment works.
-  **Storm Overflow Sewer:** A sewer designed 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 designed to convey sludge from one treatment works to another.
-  **Vent Pipe:** 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 and thus allowing the system to operate properly.
-  **Rising Main:** A pipe carrying pumped flow under pressure from a low point to a high point on the sewerage network. Line style / colour and direction of fleck indicate sewer purpose and direction of flow within the pipe.
-  **Vacuum:** A foul sewer designed to remove foul sewerage under pressure (vacuum sewers cannot accept direct new connections).
-  **Proposed Foul Sewer**
-  **Proposed Surface Water Sewer**

Other Sewer Types (Not Operated or Maintained by Thames Water)

-  **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.
-  **Gulley:** A sewer designed 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 highway authority.
-  **Culverted Watercourse:** A watercourse running through a culvert or pipe which is the responsibility of the property owner or the Environment Agency.
-  **Abandoned Sewer:** A disused sewer. Usually filled with cement mixture or removed from the ground.

Other Symbols

-  **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 public sewer types.
-  **Public/Private Pumping Station:** Foul or Surface water pumping station.

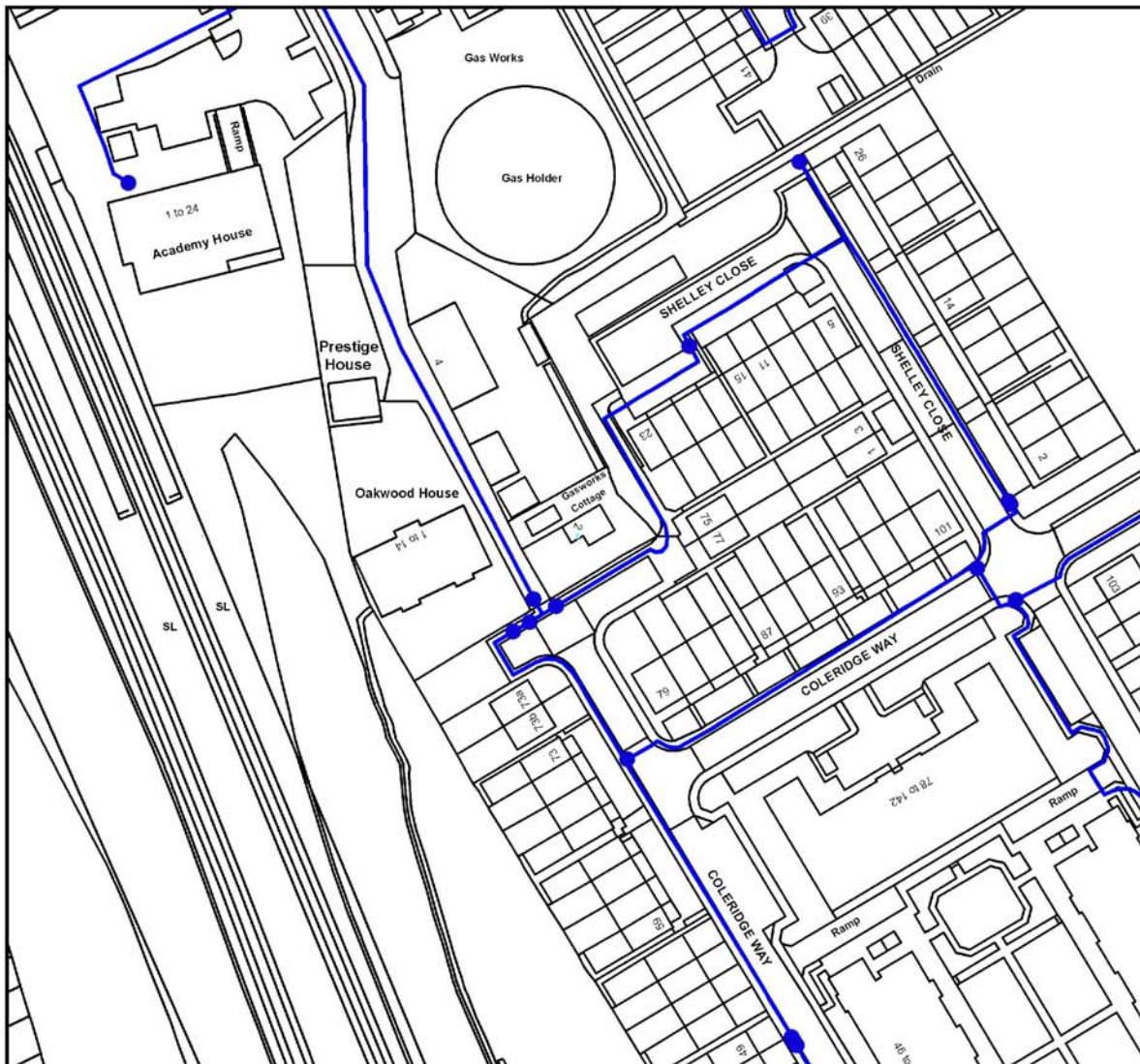
Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.

4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.

5) 'na' or '0' on a manhole level indicates that data is unavailable.

6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Searches on 0845 070 9148.



This map is centred upon Ordnance Survey grid reference 519258,196121



1:1166

08/09/2017

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It shows water mains and associated apparatus but should not be relied upon as evidence of ownership or evidence of responsibility for maintenance. Privately owned service pipes (which may serve one or more properties) are unlikely to be shown.

The position of Company apparatus shown on this plan is provided for guidance only and the Company accepts no responsibility in the event of inaccuracy

For further information about the contents of this plan, please contact Affinity Water on 0845 7823333 or at the address below.

Affinity Water, Tamblin Way, Hatfield, Hertfordshire, AL10 9EZ. www.affinitywater.co.uk/central

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Appendix 1 - terms and expressions in this report

“the 1991 Act” means the Water Industry Act 1991**(1)**;

“the 2000 Regulations” means the Water Supply (Water Quality) Regulations 2000**(2)**;

“the 2001 Regulations” means the Water Supply (Water Quality) Regulations 2001**(3)**;

“adoption agreement” means an agreement made or to be made under section 51A(1) or 104(1) of the 1991 Act**(4)**;

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

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

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

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

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

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

(b) is not a public sewer;

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

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

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

“lateral drain” means—

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

(b) (if different and the context so requires) the part of a drain identified in a declaration of vesting made under section 102 of the 1991 Act or in an agreement made under section 104 of that Act**(5)**;

“licensed water supplier” means a company which is the holder for the time being of a water supply licence under section 17A(1) of the 1991 Act**(6)**;

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

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

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

“map of waterworks” means the map made available under section 198(3) of the 1991 Act**(7)** in relation to the information specified in subsection (1A);

“private sewer” means a pipe or pipes which drain foul or surface water, or both, from premises, and are not vested in a sewerage undertaker;

“public sewer” means, subject to section 106(1A) of the 1991 Act**(8)**, a sewer for the time being vested in a sewerage undertaker in its capacity as such, whether vested in that undertaker—

(a) by virtue of a scheme under Schedule 2 to the Water Act 1989**(9)**;

(b) by virtue of a scheme under Schedule 2 to the 1991 Act**(10)**;

(c) under section 179 of the 1991 Act⁽¹¹⁾; or

(d) otherwise;

“public sewer map” means the map made available under section 199(5) of the 1991 Act⁽¹²⁾;

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

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

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

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

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

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

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

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

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

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

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

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

(1) 1991 c. 56.

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

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

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

(5) To which there are various amendments made by sections 102 and 104 by section 96 of the Water Act 2003.

(6) Inserted by section 56 of and Schedule 4 to the Water Act 2003.

(7) Subsection (1A) is inserted by section 92(5) of the Water Act 2003.

(8) Section 106(1A) is inserted by section 99 of the Water Act 2003.

(9) 1989 c. 15.

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

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

(12) Section 199 is amended by section 97(1) and (8) of the Water Act 2003.

CON29DW 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 Thames Water 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.

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

The Report

2. 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:-
 - 1.2 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.
 - 1.3 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.
 - 1.4 The information contained in the Report is based upon the accuracy of the address supplied by the Customer or Client.
 - 1.5 The Report provides information as to the location & connection of existing services and other information 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.
 - 1.6 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.

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 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.

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 enquiries in the Report are protected by copyright by the Law Society of 113 Chancery Lane, London WC2A 1PL and must not be used for any purpose outside the context of the Report.
- 4.6 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.

Payment

5. 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.

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.

Payment 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 (cashoperations@thameswater.co.uk).

We publish several Codes of Practice including a guaranteed standards scheme. You can obtain copies of these leaflets by calling us on 0800 316 9800.

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 her 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 Consumer Council for Water on 0121 345 1000 or write to them at Consumer Council for Water, 1st Floor, Victoria Square House, Victoria Square, Birmingham, B2 4AJ.

Ways to pay your bill

Credit Card	BACS Payment	Telephone Banking	Cheque
Call 0845 070 9148 quoting your invoice number starting CBA or ADS / OSS.	Account number 90478703 Sort code 60-00-01 A remittance advice must be sent to: Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW. or email ps.billing@thameswater.co.uk	By calling your bank and quoting: Account number 90478703 Sort code 60-00-01 and your invoice number	Made payable to ' Thames Water Utilities Ltd ' Write your Thames Water account number on the back. Send to: Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW or by DX to 151280 Slough 13

Thames Water Utilities Ltd Registered in England & Wales No. 2366661 Registered Office Clearwater Court, Vastern Rd, Reading, Berks, RG1 8DB.



Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Thames Water Property Searches, Clearwater Court, Vastern Road, Reading RG1 8DB, which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practise and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

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

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details

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

You can get more information about the PCCB from www.propertycodes.org.uk

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



Ms M Rickleton
Suite207
One Alie Street
Ardent Consulting Engineers
E1 8DE



Our ref: DS6046223



0800 009 3921

Monday to Friday, 8am to 5pm

06 April 2018

Pre-planning enquiry: Confirmation of sufficient capacity

Dear Ms Rickleton

Thank you for providing information on your development at Gasworks Cottage Station Road Borehamwood Herts WD6 1DF (8 Flats)

If your proposals progress in line with the details you've provided, we're pleased to confirm that there will be sufficient sewerage capacity to serve your development.

Please refer to the attached document titled "Planning your wastewater" attached to this letter, specifically to notes relating to surface water.

This confirmation is valid for 12 months or for the life of any planning approval that this information is used to support, to a maximum of three years.

Please note that you must keep us informed of any changes to your design – for example, an increase in the number or density of homes. Such changes could mean there is no longer sufficient sewerage capacity.

What happens next?

Please make sure you submit your connection application, giving us at least 21 days' notice of the date you wish to make your new connection/s.

If you've any further questions, please contact me.

Yours sincerely

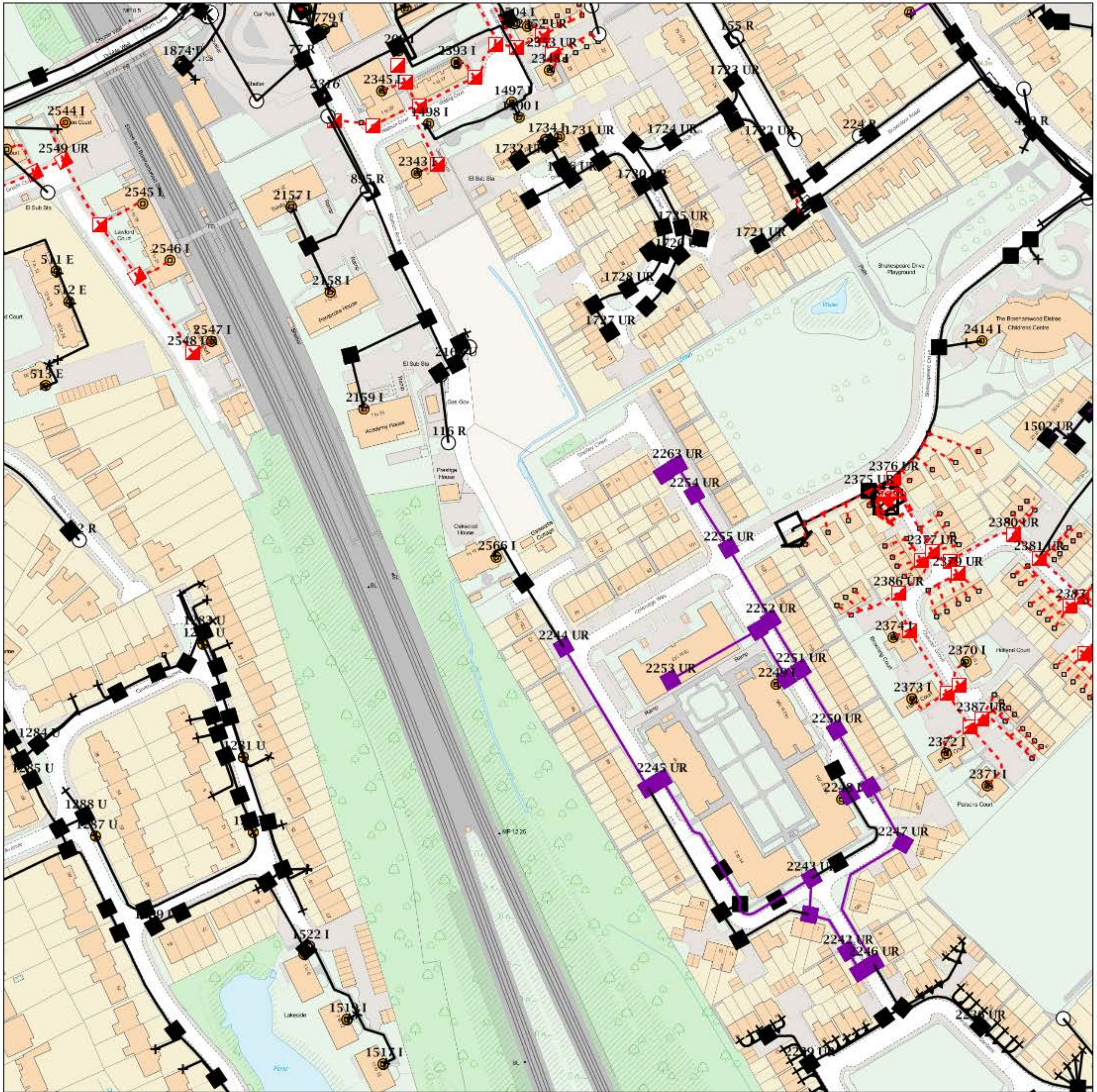
Siva Sivarajan
Developer Services- Senior Adoptions Engineer
Office:0203 577 7752
siva.sivarajan@thameswater.co.uk

Thames Water Utilities Ltd, Clearwater Court, Vastern Road, Reading, Berkshire, RG1 8DB



Appendix H
BT Openreach Correspondence

Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy.

It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



openreach

CLICK BEFORE YOU DIG





















FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR
TO COMMENCEMENT OF EXCAVATION WORKS
INCLUDING LOCATE AND MARKING SERVICE

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

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KEY TO BT SYMBOLS

DP		Planned Pole	
Planned DP		Joint Box	
PCP		Change Of State	
Planned PCP		Split Coupling	
Built		Duct Tee	
Planned		Planned Box	
Inferred		Manhole	
Building		Planned Manhole	
Kiosk		Cabinet	
Hatchings		Planned Cabinet	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above maybe disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation

BT Ref : QSQ04416S

Map Reference : (centre) TQ1926196122

Easting/Northing : (centre) 5 19261,196122

Issued : 23/04/2018 16:41:27

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk