

Requested on: 17/11/2016
Produced on: 17/11/2016

Our reference: 59173701
Your reference: SAMPLE REPORT

STANDARD COMMERCIAL DRAINAGE AND WATER ENQUIRY

SEARCH ADDRESS

SAMPLE BUILDING,
SAMPLE ROAD,
SAMPLE TOWN,
SAMPLEPOS

For any queries please contact our dedicated customer service team on **01225 526206**.

Our standard terms and conditions for Standard Commercial Drainage and Water enquiries apply to this report. They are included in this document and are available on our website www.wessexsearches.com.

The following records are searched in compiling this drainage and water report:

- The public sewer maps.
- The maps of public water mains.
- Water and sewerage billing records.
- The register of properties subject to internal foul flooding.
- The register of properties subject to poor water pressure.
- The records of build over consents.
- The records of sewer adoption agreements.

Where relevant; information is provided from Bristol Water, Bournemouth Water and Wessex Water.

INTRODUCTION

Dear Sir/Madam,

RE: SAMPLE BUILDING,SAMPLE ROAD,SAMPLE TOWN,SAMPLEPOS – 59173701

Please find enclosed the results of your Drainage and Water Search request for the above site dated 17/11/2016.

Wessex Searches has made all reasonable efforts to ensure the accuracy of this information, but provides it subject to the following conditions:

- Service pipes and drainage connections may not be shown.
- Our liability for any inaccuracies or omissions in the information is limited and your attention is drawn to the terms and conditions attached to this search and those on the CON29DW order form.
- No reference is made in the information to any interest or right of the Company on any land, this is not to be taken as conclusive evidence that no such interest or right exists.

These reservations are in addition to any statutory regulations which may apply. Please refer to notes at the end of this search report for further information and advice on sewers and water mains and for the full terms and conditions under which this report is supplied.

The person who prepared this report has not knowingly had any personal or business relationship with any individual involved in the sale of the property.

Records searched in order to compile this report, including the public sewer and water maps, customer account information and any other statutory registers, together with records on build-over consents and sewer adoption agreements, are all held by the relevant water and/or drainage company identified in this report.

Where relevant, mapping extracts supplied by Ordnance Survey are reproduced by permission of the Controller of HMSO, © Crown Copyright Wessex Water Enterprises Ltd. Licence no.2279151.

For more information on the searches & services offered by Wessex Searches, please visit www.wessexsearches.co.uk.

Thank you for your enquiry. If you require further assistance, please contact us by emailing contactus@wessexsearches.co.uk or phone **01225 526206**.

Yours faithfully,

Laura Taylor
Wessex Searches

Did you know?

Wessex Searches is a trading name for Wessex Water Enterprises limited

We are the official provider of the CON29DW and Commercial Drainage and Water Enquiry for Wessex Water Services Limited, Bournemouth Water Limited and Bristol Water Limited.

We can also provide you with a one stop shop for all your residential and commercial property searches across England and Wales.

Professional standards compliance.



Wessex Searches is an executive member of CoPSO (Council of Property Search Organisations), the trade association working towards a more efficient and effective market for searches.



We also comply with the rules set out in the PCCB (Property Codes Compliance Board) Search Code, a code of practice that ensures the delivery of high quality products across the property search industry.

Your guide to changes in private sewers and pumping stations.

On 1 October 2011 ownership of private sewers and lateral drains changed in accordance with The Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The contents of this search may not reflect all of these changes. Please visit <http://www.wessexwater.co.uk/about-us/publications/private-sewers-leaflet/>

for more details. Further information is also supplied in Appendix 3.

Further changes in ownership of private pumping stations takes place in October 2016

SUMMARY SHEET

Question		Response
MAPS		
1.1	Where relevant, please include a copy of an extract from the public sewer map.	See Details
1.2	Where relevant, please include a copy of an extract from the map of waterworks.	See Details
DRAINAGE		
2.1	Does foul water from the property drain to a public sewer?	Yes
2.2	Does surface water from the property drain to a public sewer?	Yes
2.3	Is a surface water drainage charge payable?	Yes
2.4	Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?	No
2.4.1	Does the 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 meters (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 50 metres 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 the 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 normally occupied building which is or forms part of the property at risk of internal flooding due to overloaded public sewers?	No
2.9	Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.	See Details
WATER		
3.1	Is the property connected to mains water supply?	Yes
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?	See Details
3.6	Please include details of the location of any water meter serving the property.	See Details
CHARGING		
4.1.1	Who is responsible for providing the sewerage services for the property?	See Details
4.1.2	Who is responsible for providing the water services for the property?	See Details
4.2	Who bills the property for sewerage services?	See Details
4.3	Who bills the property for water services?	See Details
4.4	What is the current basis for charging for sewerage and/or water services at the property?	See Details
4.5	Is there a Consent, on this property, to discharge Trade Effluent under S118 of the Water Industry Act (1991) into the public sewerage system?	No

MAPS

1.1 PUBLIC SEWER MAP

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

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

- 1) *The Water Industry Act 1991 defines Public Sewers as those which Wessex Water Services Limited have responsibility for. Other assets and rivers, watercourses, ponds, culverts or highway drains may be shown for information purposes only.*
- 2) *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.*

1.2 MAP OF WATERWORKS

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

A copy of an extract of the map of waterworks is included, showing water mains, resource drains or discharge pipes in the vicinity of the property.

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

DRAINAGE

2.1 FOUL WATER

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

SAMPLE BUILDING,SAMPLE ROAD,SAMPLE TOWN,SAMPLEPOS

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

- 1) *Water companies are not normally responsible for any private drains serving the property and do not hold details of these. The property owner will normally have sole responsibility for private drains serving the property. From 1st October 2011, lateral drains and private sewers serving the property may become public.*
- 2) *An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.*

2.2 SURFACE WATER

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

SAMPLE BUILDING,SAMPLE ROAD,SAMPLE TOWN,SAMPLEPOS

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

- 1) *Water companies are not responsible for private drains and sewers that connect the property to the public sewerage system and do not hold details of these. From 1st October 2011, lateral drains and private sewers serving the property may become public.*
- 2) *The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility with other users, if the property is served by a private sewer which also serves other properties. These may pass through land outside of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal*
- 3) *In some cases, water company records do not distinguish between foul and surface water connections to the public sewerage system*
- 4) *If on inspection the buyer finds that the property is not connected for surface water drainage, the property may be eligible for a rebate of the surface water drainage charge. Details can be obtained from the company*
- 5) *An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.*

2.3 SURFACE WATER DRAINAGE CHARGES

Is a surface water drainage charge payable?

SAMPLE BUILDING,SAMPLE ROAD,SAMPLE TOWN,SAMPLEPOS

Records confirm that a surface water drainage charge is payable for the property.

- 1) *Where surface water from a property does not drain to the public sewerage system no surface water drainage charges are payable.*
- 2) *Where surface water drainage charges are payable but upon inspection the property owner believes that surface water does not drain to the public sewerage system, application can be made to the company to end surface water charges.*
- 3) *This charge forms part of the annual water and sewerage service charge.*

2.4 PUBLIC SEWERS WITHIN THE BOUNDARY OF THE PROPERTY

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

The public sewer map indicates that there are no public sewers, disposal mains or lateral drains within the boundaries of the property. However, from 1st October 2011 there are lateral drains and/or public sewers which are not recorded on the public sewer map but which may further prevent or restrict development of the property.

- 1) *Wessex Water Services Limited has a statutory right of access to carry out work on its assets. Employees of Wessex Water Services Limited or its contractors may, therefore, need to enter the property to carry out work.*
- 2) *The approximate boundary of the property has been determined by reference to the Ordnance Survey record or the map supplied.*
- 3) *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.*
- 4) *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.*

2.4.1 PUBLIC SEWER APPARATUS WITHIN THE BOUNDARY OF THE PROPERTY

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

SAMPLE BUILDING,SAMPLE ROAD,SAMPLE TOWN,SAMPLEPOS

The public sewer map included indicates that there is no public pumping station or other ancillary apparatus within the boundaries of the property. However, from the 1st October 2016 private pumping stations which serve more than one property will be transferred into public ownership but may not be recorded on the public sewer map until that time. Any other ancillary apparatus is shown on the public sewer map and referenced in the legend.

2.5 PUBLIC SEWERS NEAR TO THE PROPERTY

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

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

- 1) *From 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.*
- 2) *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.*
- 3) *The measure is estimated from the Ordnance Survey record, between the building(s) within the boundary of the property and the nearest public sewer.*
- 4) *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 PUBLIC SEWER APPARATUS WITHIN THE BOUNDARY OF THE PROPERTY

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

SAMPLE BUILDING,SAMPLE ROAD,SAMPLE TOWN,SAMPLEPOS

The public sewer map included indicates that there is no public pumping station or other ancillary apparatus within 50 metres of any buildings within the property. However, from the 1st October 2016 private pumping stations which serve more than one property will be transferred into public ownership but may not be recorded on the public sewer map until that time. Any other ancillary apparatus is shown on the public sewer map and referenced on the legend.

2.6 PUBLIC ADOPTION OF SEWERS AND LATERAL DRAINS

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

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

- 1) *Please see APPENDIX A- PRIVATE SEWER TRANSFER for more information relating to changes to S104 agreements following 1st October 2011.*
- 2) *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.*
- 3) *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.*
- 4) *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*

2.7 BUILDING OVER OR NEAR A PUBLIC SEWER, DISPOSAL MAIN OR DRAIN

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 any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain. However, the sewerage undertaker might not be aware of a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain.

- 1) *Buildings or extensions erected over a sewer in contravention of building controls may have to be removed or altered.*
- 2) *From 1st October 2011 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.*

2.8 RISK OF FLOODING DUE TO OVERLOADED PUBLIC SEWERS

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

SAMPLE BUILDING, SAMPLE ROAD, SAMPLE TOWN, SAMPLE POS

The property is not recorded as being at risk of internal flooding due to overloaded public sewers. From 1st October 2011 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.

- 1) A sewer is "overloaded" when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation collapses and equipment or operational failures are excluded.
- 2) "Internal flooding" from public sewers is defined as flooding which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
- 3) "At Risk" properties are those that the water company is required to include in the Regulatory Register that is reported annually to the Water Services Regulatory Authority (OFWAT). 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.
- 4) Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the at Risk register.
- 5) Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Company.
- 6) Public sewers are defined as those for which the Company holds statutory responsibility under the Water Industry Act 1991.
- 7) It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Company. This report excludes flooding from private sewers and drains and the Company makes no comment upon this matter.
- 8) For reporting purposes buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.

2.9 SEWAGE TREATMENT WORKS

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

The nearest sewage treatment works is 2.283 km to the South of the property. The name of the sewage treatment works is ENGLISHCOMBE

- 1) *The nearest sewage treatment works will not always be the sewage treatment works serving the catchment within which the property is situated.*
- 2) *The Sewerage undertaker's records were inspected to determine the nearest sewage treatment works.*
- 3) *It should be noted therefore that there may be a private sewage treatment works closer than the one detailed above that have not been identified.*
- 4) *As a responsible utility operator, Wessex Water seeks on all its operational sites to manage the impact of odour from our sewage works on the surrounding area in accordance with the Code of Practice on Odour Nuisance from Sewage Treatment Works issued via the Department of 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.*

WATER

3.1 CONNECTION TO MAINS WATER SUPPLY

Is the property connected to mains water supply?

SAMPLE BUILDING,SAMPLE ROAD,SAMPLE TOWN,SAMPLEPOS

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

3.2 WATER MAINS, RESOURCE MAINS OR DISCHARGE PIPES

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

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

- 1) *The boundary of the property has been determined by reference to the Ordnance Survey record.*
- 2) *The presence of a public water main within the boundary of the property may restrict further development within it. Water 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 ADOPTION OF WATER MAINS AND SERVICE PIPES

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.

- 1) *This enquiry is only of interest to buyers of new homes who will want to know whether or not the property will be linked to the mains water supply.*

3.4 RISK OF LOW WATER PRESSURE OR FLOW

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

SAMPLE BUILDING,SAMPLE ROAD,SAMPLE TOWN,SAMPLEPOS

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

- 1) *The boundary of the property has been determined by reference to the Ordnance Survey record.*
- 2) *"Low water pressure" means water pressure below the regulatory reference level which is the minimum pressure when demand on the system is not abnormal.*
- 3) *Water Companies are required to include in the Regulatory Register that is reported annually to the Water Services Regulatory Authority (OFWAT) properties receiving pressure below the reference level, provided that allowable exclusions do not apply (i.e. events which can cause pressure to temporarily fall below the reference level).*
- 4) *The reference level of service is a flow of 9 litres/minute at a pressure of 10metres head on the customer's side of the main stop tap (mst). The reference level of service must be applied on the customer's side of a meter or any other company fittings that are on the customer's side of the main stop tap.*
The reference level applies to a single property. Where more than one property is served by a common service pipe, the flow assumed in the reference level must be appropriately increased to take account of the total number of properties served.
For two properties, a flow of 18 litres/minute at a pressure of 10metres head on the customers' side of the mst is appropriate. For three or more properties the appropriate flow should be calculated from the standard loadings provided in BS6700 or Institute of Plumbing handbook.
- 5) *Allowable exclusions*
The Company is required to include in the Regulatory Register properties receiving pressure below the reference level, provided that allowable exclusions listed below do not apply.
- 6) *One-off incidents:*
This exclusion covers a number of causes of low pressure; mains bursts; Failures of company equipment (such as PRVs or booster pumps); Firefighting; and Action by a third party.
However, if problems of this type affect a property frequently, they cannot be classed as one-off events and further investigation will be required before they can be excluded.

3.5 WATER HARDNESS ANALYSIS

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

SAMPLE BUILDING,SAMPLE ROAD,SAMPLE TOWN,SAMPLEPOS

The water supplied to the property has an average water hardness of 294 mg/l of Calcium Carbonate which is defined as Hard by Wessex Water Services Ltd.

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

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

SAMPLE TABLE FOR INFORMATION ONLY

3.6 WATER METERS

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

SAMPLE BUILDING,SAMPLE ROAD,SAMPLE TOWN,SAMPLEPOS

Records indicate there is a water meter fitted at the property.

Meter No : SAMPLE NUMBER

Size: SAMPLE SIZE

Location: SAMPLE LOCATION

CHARGING

4.1.1 SEWERAGE UNDERTAKER

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

Wessex Water Services Limited, Operations Centre, Claverton Down Road, Bath, BA2 7WW is responsible for providing the sewerage services for the property.

4.1.2 WATER UNDERTAKER

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

Wessex Water Services Limited, Operations Centre, Claverton Down Road, Bath, BA2 7WW is responsible for providing the water services for the property.

4.2 SEWERAGE BILLS

Who bills the property for sewerage services?

SAMPLE BUILDING,SAMPLE ROAD,SAMPLE TOWN,SAMPLEPOS

The property is billed for sewerage services by Bristol Wessex Billing Services Limited, 1 Clevedon Walk, Nailsea, Bristol, BS48 1WW. Telephone: 0845 600 3 600. Website: www.wessexwater.co.uk

4.3 WATER BILLS

Who bills the property for water services?

SAMPLE BUILDING,SAMPLE ROAD,SAMPLE TOWN,SAMPLEPOS

The property is billed for water services by Bristol Wessex Billing Services Limited, 1 Clevedon Walk, Nailsea, Bristol, BS48 1WW. Telephone: 0845 600 3 600. Website: www.wessexwater.co.uk

4.4 CURRENT BASIS FOR SEWERAGE AND WATER CHARGES

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

SAMPLE BUILDING,SAMPLE ROAD,SAMPLE TOWN,SAMPLEPOS

The charges are based on actual volumes of water measured through a water meter ('metered supply').

- 1) Water and Sewerage companies' full charges are set out in their charges schemes which are available from the company free of charge upon request.*

ADDITIONAL

4.5 TRADE EFFLUENT CONSENT

Is there a Consent , on this property, to discharge Trade Effluent under S118 of the Water Industry Act (1991) into the public sewerage system?

SAMPLE BUILDING,SAMPLE ROAD,SAMPLE TOWN,SAMPLEPOS

No. However, your client should be reminded that it is an offence under S118 of the Water Industry Act to discharge Trade Effluent into a public sewer vested in Wessex Water without consent.

ADDITIONAL INFORMATION

Sewer Protection – Building over or close to a public sewerage system

Wessex Water is responsible for maintaining public sewers that have sometimes been laid within the boundaries of properties. Agreement will be required to carry out any building work over or within three metres of a public sewer to ensure no damage is caused to it or restrictions made to the way it is used and maintained.

Wessex Water is normally willing to consider building over or near non-strategic public sewers up to 225mm in diameter where diversion is not practical and the building cannot be redesigned.

However, building over a public sewer will not be permitted where the following criteria apply.

- The sewer has a formal easement preventing overbuilding – this is normally shown in the deeds of the property.
- The sewer is greater than 300mm in diameter or above.
- The sewer depth is in excess of three metres.
- The sewer is a pressurised pumping main.
- The building will span or cover any existing public sewer access chamber.
- The building is a 'new build' property.

Building within fifteen metres of a public sewerage pumping station will also not be permitted due to potential nuisance arising from odour, noise and vibration.

In the case of strategically important or deep sewers, generally greater than 300mm in diameter or in excess of 3.0m deep, the minimum distance between any building work and the sewer will be greater than 3.0 metres. You will need to seek guidance from the Sewer Protection Team on 01225 526000.

Wessex Water should be consulted early on in the design process where building work is proposed near or over a public sewer to agree any necessary arrangements for the protection of infrastructure crossing the site.

An application form for building over a public sewer is available from the Sewer Protection Team on 01225 526000.

The information included in this report does not constitute an approval to alter, divert, build over, or connect to, any public apparatus.

Depending on your proposals, you may need to contact our Planning Liaison Team on 01225 526000 and/or the Local Authority.

Sewer Protection – Discharges

Section 111 of the Water Industry Act (1991) places an absolute prohibition on the discharge of the following into a public sewer or drain or sewer communicating with a public sewer.

- Any matter likely to injure the sewer or drain, to interfere with free flow of its contents, or to affect prejudicially the treatment or disposal of its contents.
- Any chemical refuse or waste steam or any liquid of temperature higher than 110 degrees Fahrenheit.
- Any petroleum spirit or carbide of calcium.

On conviction in the Magistrates' court, offences under this section carry a fine of up to £5,000 and to a further fine of up to £50 for each day on which the offence continues after conviction.

On conviction in the Crown Court, offences can lead to imprisonment for a term not exceeding two years, or to a fine, or both.

Water Main Protection - Building over or close to a public water main

Building over water mains presents two principal problems.

1. They become completely inaccessible for maintenance and repair.
2. Should they burst, water discharging under pressure may cause significant damage to property and may endanger the structure of the building, possibly to the point of collapse. Even a small-volume, undetected, long-term leak on a built over main can erode foundations to the point of collapse.

Accordingly:-

- Building over a water main is not permitted.
- Building alongside a water main is permitted provided a minimum distance of 3.0 metres each side is maintained from any part of the structure. In the case of large-diameter mains (any main over 300mm nominal bore) and strategically important or deep mains, a minimum distance of 5.0 metres is required.
- Where development has taken place and buildovers have occurred, it is likely that diversion at the landowner's expense will be required.

Wessex Water Services Ltd should be consulted early on in the design process where building work is proposed near a public water main to agree any necessary arrangements for the protection of infrastructure crossing the site.

Private Sewer Transfer

From 1 October 2011 by virtue of a scheme made under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 ("the 2011 Regulations") and by virtue of section 105A of the Water Industry Act 1991 ("the 1991 Act") private sewers and lateral drains which immediately before 1 July 2011 communicated with a public sewer became vested in sewerage undertakers.

Under the 2011 Regulations adoptable private sewers and private lateral drains the subject of an agreement under section 104 also vest in sewerage undertakers if immediately before 1 July 2011 they communicated with a public sewer. The section 104 agreement insofar as it relates to that sewer or lateral drain is treated as terminating on that date.

Where adoptable private sewers and private lateral drains the subject of an agreement under section 104 did not immediately before 1 July 2011 communicate with a public sewer they will vest on the earlier of the date of vesting under the agreement or the date of vesting pursuant to a supplementary scheme made under Regulation 4 to the 2011 Regulations. The section 104 agreement insofar as it relates to that sewer or lateral drain is treated as terminating on the date of vesting.

Where an agreement covers assets which do not and will not communicate with a public sewer those assets will remain private and subject to the provisions of the agreement.

The attached extracts from the public sewer map may show sewers and private laterals the subject of an agreement under section 104 of the Act as being private notwithstanding the fact that they may have vested in Wessex Water pursuant to the 2011 Regulations. Wessex Water is in the process of

confirming with developers the date of communication with public sewerage and will be updating the public sewer map when this information is known.

Where there is any doubt as to the status of a particular length of pipe it is recommended that Wessex Water is contacted for advice.

Details of sewers and private laterals the subject of an agreement under section 104 of the Act have not been compiled from an "as constructed" record and Wessex Water will be updating the sewer map when that information is provided by developers. Until then it is recommended that details of the route these pipes follow be checked with the developer.

COMMON TERMS

"the 1991 Act" means the Water Industry Act 1991[61];

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

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

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

"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;

"combined Sewer" A sewer carrying both foul water as well as surface water.

"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[65];

"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[66];

"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 [67] in relation to the information specified in subsection (1A);

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

"private sewage treatment plant" Generally a small treatment works (which could be a septic tank) owned and operated by a community, hotel or household. Treatment plants should conform to the

same operational and environmental standards applied to sewage works operated by the water company. Accordingly, the running costs for small plants can be substantial and as environmental standards are raised there may be a need for additional capital investment.

"private water supply" Where a property has no connection to the water mains, a suitable private spring or surface water source may be used. This may require extensive treatment to make the supplies safe and will be subject to examination and control by the local environmental health officer. Approval under the Building Act 1984 for new building work for domestic properties will not be granted unless adequate water supplies and drainage facilities are available,.

"public sewer" means, subject to section 106(1A) of the 1991 Act[68], a sewer for the time being vested in a sewerage undertaker in its capacity as such, whether vested in that undertaker—

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

"public sewer map" means the map made available under section 199(5) of the 1991 Act[72];

"pre-1936 Sewers" The Public health Act of 1936 set out a range of responsibilities for the operation and maintenance of sewerage

systems but the Act recognised that little was known about the existing sewer network . Some had been maintained by private individuals and others by local authorities. Some of the costs had been re-charged to the owners and the location of all these early sewers had not been surveyed and was unknown. The Act acknowledged the different status of these early sewers and made different provisions in respect of them.

"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;

"rising mains/pumping mains" These are pipes carrying untreated sewage pumped under pressure. There is no right to connect into them.

"septic tank" A settlement chamber, which provides treatment to sewage and drainage waters. Overflow from the tank goes to a soak-away or drainage field, occasionally to a sewer. Septic tanks are unpowered. Properties operating then are responsible for the operation, the maintenance and occasional emptying of the chamber. Septic tanks function excellently in well drained land. It is becoming less acceptable to operate a septic tank in low-lying land, particularly near rivers and streams. Any pollution problems precipitated by poorly performing septic tanks may mean they need to be decommissioned and connections to the public sewer network need to be undertaken.

"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;

"soakaway or drainage field" Buried pipes or aggregates that allow treated effluents or surface waters to disperse. They are owned and maintained by the property owner.

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

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

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

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

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

STANDARD DRAINAGE AND WATER ENQUIRY TERMS AND CONDITIONS

Customers and Clients are asked to note these terms, which govern the basis on which this drainage and water report is supplied.

Definitions

‘Company’ means the Water Service Company or their data service provider producing the Report.

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

‘Report’ means the drainage 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.

‘Commercial Property’ means land or buildings used or proposed to be used for commercial activities and will include offices, retail units, working farms, warehousing, development sites and commercial buildings used or to be used as dwellings.

‘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.

Agreement

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

The Customer and Client agree that the placing of an Order for a Report indicates their acceptance of these terms.

The Report

2.1 This report should only be used where the Property, which is the subject of the Report, is:

2.1.1 occupies a site of less than 1 hectare; or

2.1.2 is a single building with one or more separate metered or unmeasured water supplies; or

2.1.3 is undeveloped or partially developed land which is less than 1 hectare in area.

This report should not be used if the Property is a single residential, domestic property.

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

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

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

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

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

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

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

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

3.4 If a residential report is purchased, it is for use in relation to domestic property transactions only. If it is used for any form of Commercial Property, then the Company's entire liability (except to the extent provided by clause 3.5) in respect of all causes of action arising by reason of or in connection with the Report (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) shall be limited to £5,000.

If a Commercial report is purchased, it is produced for use in relation to Commercial Property transactions only. The Company's entire liability (except to the extent provided by clause 3.5) in respect of all causes of action arising by reason of or in connection with the Report (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) shall be limited to £2,000,000.

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

Copyright and Confidentiality

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

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

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

4.4 The maps contained in the Report are protected by Crown Copyright and must not be used for any purpose outside the context of the Report.

4.5 The Customer and the Client agree to indemnify The Company against any losses, costs, claims and damage suffered by The Company as a result of any breach by either of them of the terms of paragraphs 4.1 to 4.4 inclusive.

Payment

5.1 Unless otherwise stated all prices are inclusive of VAT. The Customer shall pay for the price of the Report specified by The Company, without any set off, deduction or counterclaim. Unless the Customer or Client has an account with The Company for payment for Reports, The Company must receive payments for Reports in full before the Report is produced. Where a customer orders an expedited search for 24-hour return, payment must be made in full to The Company within 48 hours of placing the Order. 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 this notice shall in any way restrict the Customer or Clients statutory or any other rights of access to the information contained in the Report.

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

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

Complaints should be sent to: Laura Taylor, Searches Operations Manager, Wessex Searches, Operations Centre, Claverton Down Road, Bath, BA2 7WW. Phone number: 01225 526206, Fax: 01225 528994, email: contactus@wessexsearches.co.uk.

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

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

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Wessex Searches, Wessex Water Operations Centre, Claverton Down, Bath, BA2 7WW, phone number: 01225 526206, fax: 01225 528994, email: contactus@wessexsearches.co.uk, which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

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

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

The Code's core principles

Firms which subscribe to the Search Code will:

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

Complaints

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

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

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306

Our reference: 59173701

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

CONTACT US

Telephone: 01225 526 206

Post:

Wessex Searches, Wessex Water Operations Centre, Claverton
Down, Bath BA2 7WW

Email: Contactus@wessexsearches.co.uk

Web: www.wessexsearches.co.uk



Twitter:
@wessexsearches



LinkedIn :
Wessex Searches

Order all your searches from www.wessexsearches.co.uk

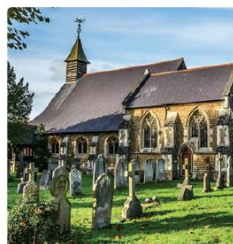


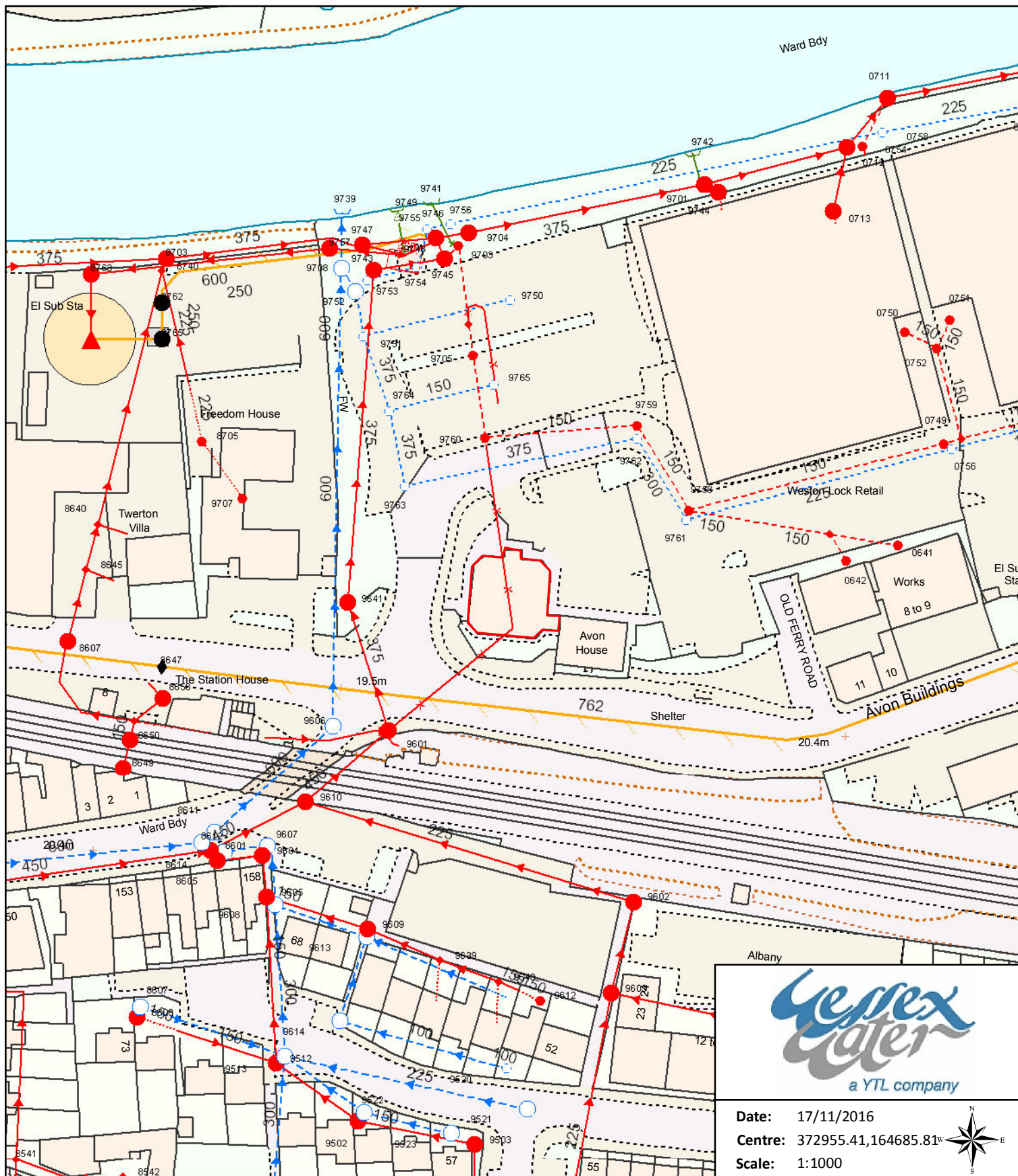
Energy and
infrastructure

Chancel

Flood

Mining










Reproduced from the Ordnance Survey map by permission on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright . Licence 100019539.




Information in this plan is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies. Sewers and lateral drains adopted by Wessex Water under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 are to be plotted over time and may not yet be shown. In carrying out any works, you accept liability for the cost of any repairs to Wessex Water apparatus damaged as a result of your works. You are advised to commence excavations using hand tools only. Mechanical digging equipment should not be used until pipe work has been precisely located. If you are considering any form of building works and pipe work is shown within the boundary of your property or a property to be purchased (or very close by) a surveyor should plot its exact position prior to commencing works or purchase. Building over or near Wessex Water's apparatus is not normally permitted.

Sewerage Key



Types of Sewers:

	Public Foul Sewer A sewer that carries waste water from domestic and commercial sources to a Sewage Treatment Works.
	Public Combined Sewer An older sewer that carries a combined flow of surface water and foul sewer to a Sewage Treatment Works.
	Public Surface Water Sewer A sewer that carries surface water (e.g. rain water from roofs, yards, car parks etc) to a point of discharge.
	Abandoned Sewer Sewers abandoned in situ. These sewers are sealed and should not be used for connections.
	Private Sewer Sewers not in the ownership of Wessex Water, but recorded to assist work in the geographical vicinity. Wessex Water does not know ownership.

Other Wessex Pipes:

	Public Rising Main A pipe that carries a pressurised pumped flow to another part of the sewerage system.
	Public Overflow A pipe that relieves upstream sewers of flows in excess of the hydraulic capacity (e.g. from a CSO).
	Effluent Disposal Main A pipe that carries treated effluent from a Sewage Treatment Works to a watercourse or other point of discharge.

Non-Wessex Pipes:











	Culverted Watercourse A natural (or diverted) watercourse which has been piped.
	Highway Drain Part of drainage system maintained by the highway authority to drain surface water from the highway.

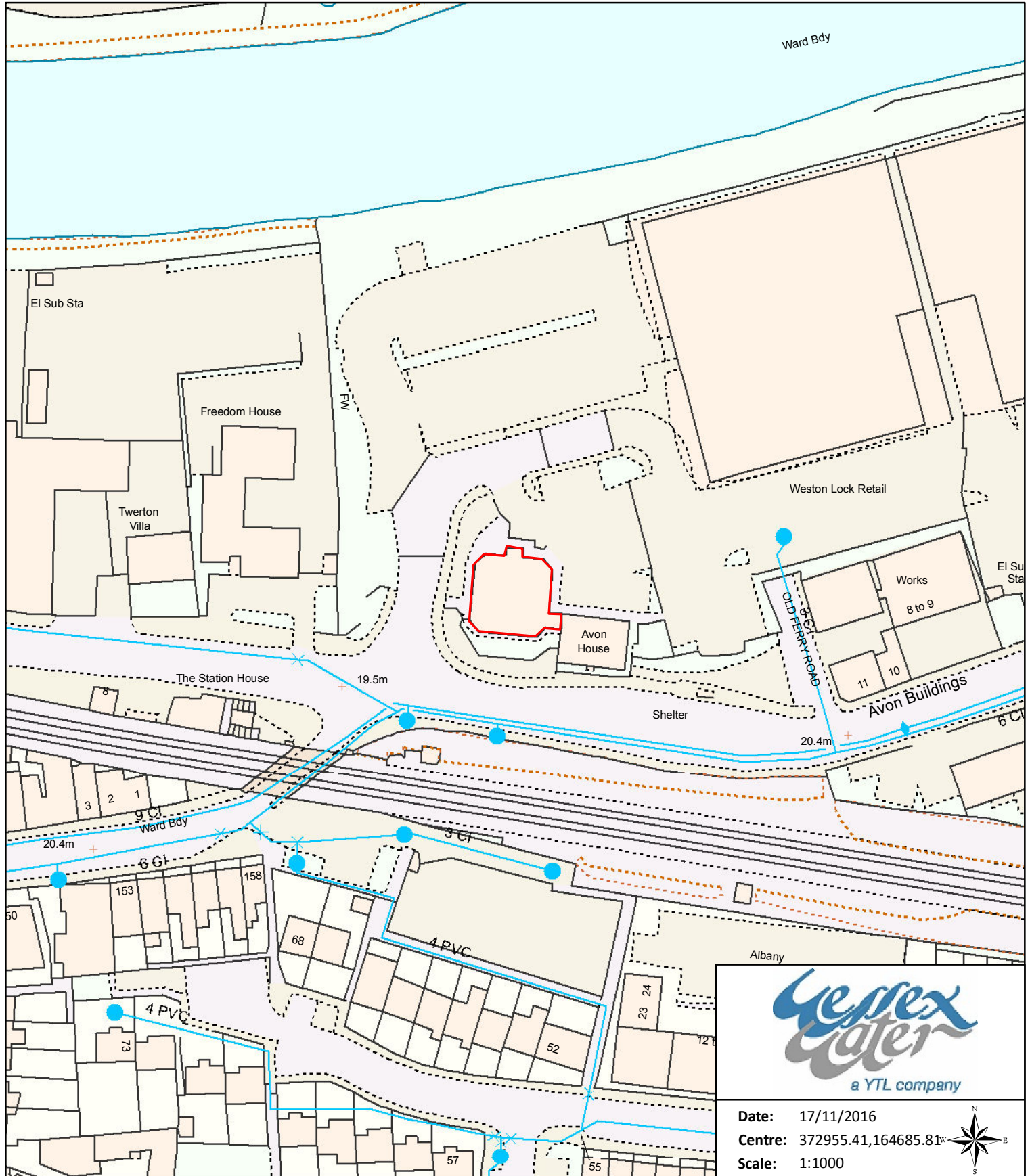
Sewer Annotations:

The sizes of the individual sewers are shown as annotations on the map. A non-circular pipe is indicated by two dimensions (e.g. 600x400).

Sewerage Apparatus:

The following are the most common type of apparatus found on the Wessex Water sewerage network;

	Manhole - An access chamber to the sewerage network.
	Pumping Station - Facility used to lift sewer flows to a higher point in the gravity system, or to pump to another facility.
	NRV (Non-return valve) - Valve that allows flow to pass in only one direction.
	CSO (Combined Sewer Overflow) - Chamber where excess sewage can be discharged when the capacity of the network is exceeded.
	Bifurcation - Chamber where flow may be split into two or more channels. May operate in both dry and wet weather conditions.
	Lamphole - A small shaft between manholes that is used to illuminate sewer lengths for inspection.
	Rodding Eye - A small hatch in the drainage system that is used for inspection or cleaning.
	Catchpit - A pit on the sewerage network in which matter, that may otherwise block a sewer, is collected and periodically removed.
	Vent Column - An above-ground structure that vents odours from the sewerage network away from ground level.
	Soakaway - A form of infiltration drainage that allows water (usually surface water) to infiltrate into the ground rather than discharge directly into a sewer.








Reproduced from the Ordnance Survey map by permission on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright . Licence 100019539.

Information in this plan is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies. Sewers and lateral drains adopted by Wessex Water under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 are to be plotted over time and may not yet be shown. In carrying out any works, you accept liability for the cost of any repairs to Wessex Water apparatus damaged as a result of your works. You are advised to commence excavations using hand tools only. Mechanical digging equipment should not be used until pipe work has been precisely located. If you are considering any form of building works and pipe work is shown within the boundary of your property or a property to be purchased (or very close by) a surveyor should plot its exact position prior to commencing works or purchase. Building over or near Wessex Water's apparatus is not normally permitted.

Water Supply Key

Types of Water Main:

	Distribution Main A distribution main carries treated water to customers. With few exceptions, domestic water connections are only made to distribution mains.
	Raw Water Main A raw water main carries untreated (raw) water to a Water Treatment Works.
	Washout Main A main used for maintenance and management of the water supply network, to flush out or empty connected assets.
	Abandoned Main Abandoned mains are not in use, but may still be in the ground.
	Private Main Mains not in the ownership of Wessex Water, but are recorded to assist work in the geographical vicinity. Wessex Water does not know ownership.

Water Main Annotation:















The size and material of the individual water mains are shown as annotation on the map. The main's material is shown as an abbreviation with the most common materials being;

AC	Asbestos Cement	CI	Cast Iron	DI	Ductile Iron
SI	Spun Iron	ST	Steel	PE	Polyethylene
PVC	uPVC	POLY	Plastic/Polythene	UNK	Unknown

A main's diameter will fall between 0.25" - 24" for imperial sizes, and 50mm - 1200mm for metric sizes.

Water Main Apparatus:

The following are the most common type of apparatus found on the Wessex Water supply network;

-  Open Valve - Open sluice valve used to regulate the flow of water.
-  Closed Valve - Closed sluice valve used to regulate the flow of water.
-  Closed Valve (DMA) - Closed sluice valve that denotes the boundary of a metered area.
-  Closed Valve (Black Cap) - Permanently closed sluice valve.
-  Washout Valve - Valve that is occasionally used to clear out sediment or drain-down part of the network.
-  Fire Hydrant -
-  Washout Hydrant - Hydrant that is occasionally used to clear out sediment or drain-down part of the network.
-  Air Valve - Valve used to remove (bleed) air from the mains network.
-  PRV (Pressure reducing valve) - Valve used to control or limit the pressure in the mains network.
-  PSV (Pressure sustaining valve) - Valve used to maintain a set pressure at a specific point in the mains network.
-  NRV (Non-return valve) - Valve that allows water to flow in only one direction.
-  End Cap - Fitting used to terminate (cap-off) a main.
-  Network Meter - Meter used to internally manage/monitor the mains network.
-  Booster Pump - Pump used to maintain pressure in the mains network.

Summary Report for ZONE 60 BATHEASTON

Date range selected: 01/01/2014 To 31/12/2014

Reference	Parameter Description	No of Samples Taken in Period	PCV Value	Unit	Percentage of Samples Contravening PCV	Minimum	Mean	Maximum
A001	Colour	23	20	mg/l Pt/Co	0	< 0.5	< 0.6	1.8
A002	Turbidity	24	4	NTU	0	< 0.10	< 0.11	0.15
A003	Odour	12	n/a	Dil. No.	n/a	0	0	0
A004	Taste	12	n/a	Dil. No.	n/a	0	0	0
A006	Hydrogen ion (pH)	24	6.5 - 9.5	pH value	0	7.20	7.42	7.70
A007	Sulphate	8	250	mg/l	0	43	58	68
A009	Sodium	20	200	mg/l	0	8.3	15.7	19.3
A012	Nitrate	8	50	mg/l	0	7.79	11.16	18.10
A013A	Nitrite in Distribution	8	0.5	mg/l NO2	0	< 0.01	< 0.01	< 0.01
A013C	Nitrite/Nitrate ratio	11	1	-	0	< 0.10	< 0.10	0.10
A014	Ammonium	32	0.5	mg/l NH4	0	< 0.03	< 0.03	0.08
A017	Total Organic Carbon	9	n/a	mg/l	n/a	< 0.5	< 0.9	1.7
A021	Aluminium	8	200	µg/l	0	< 10.0	< 10.0	< 10.0
A022	Iron	8	200	µg/l	0	< 10.0	< 10.0	< 10.0
A023	Manganese	8	50	µg/l	0	< 1.0	< 1.0	< 1.0
A024A	Copper	8	2	mg/l	0	< 0.01	< 0.05	0.11
A027	Fluoride	8	1.5	mg/l	0	0.08	0.35	0.53
B001A	Arsenic	9	10	µg/l	0	< 0.20	< 0.56	< 1.00
B002	Cadmium	8	5	µg/l	0	< 0.10	< 0.10	< 0.10
B003	Cyanide	8	50	µg/l	0	< 2.00	< 2.00	< 2.00
B004	Chromium	9	50	µg/l	0	< 1.00	< 1.00	< 1.00
B005	Mercury	8	1	µg/l	0	< 0.05	< 0.05	< 0.05
B006A	Nickel	8	20	µg/l	0	< 2.00	< 2.29	4.30

Summary Report for ZONE 60 BATHEASTON

Date range selected: 01/01/2014 To 31/12/2014

Reference	Parameter Description	No of Samples Taken in Period	PCV Value	Unit	Percentage of Samples Contravening PCV	Minimum	Mean	Maximum
B007B	Lead	8	10	µg/l	0	< 0.1	< 0.3	0.8
B008A	Antimony	9	5	µg/l	0	< 0.10	< 0.50	< 1.00
B009	Selenium	8	10	µg/l	0	< 0.50	< 0.50	< 0.50
B010	Pesticides : Total	9	0.5	µg/l	0	0.000	0.000	0.000
B011F	Polycyclic Aromatic Hydrocarbons	8	0.1	µg/l	0	0.000	0.000	0.001
C001A	Coliform Bacteria	60	0	No. /100ml	0	0	0	0
C002	E.Coli	60	0	No. /100ml	0	0	0	0
C003	Enterococci	8	0	No. /100ml	0	0	0	0
C007	22C 3 day Plate Count	24	n/a	No. /ml	n/a	0	3	28
C009	Residual Disinfectant - Free	60	n/a	mg/l	n/a	0.10	0.29	0.43
C010	Residual Disinfectant - Total	60	n/a	mg/l	n/a	0.12	0.34	0.51
C013	37C 2day Plate Count	23	n/a	No. /ml	n/a	0	3	30
D001	Conductivity	24	2500	µS/cm @ 20 °C	0	571	609	673
D002A	Chloride	8	250	mg/l	0	18	27	31
D005A	Boron	9	1	mg/l	0	0.037	0.057	0.068
D007	Benzo [a] Pyrene	8	0.01	µg/l	0	< 0.0004	< 0.0004	0.0005
D008	Tetrachloromethane	8	3	µg/l	0	< 0.070	< 0.108	< 0.220
D009B	Sum of Tri & Tetrachloroethenes	8	10	µg/l	0	< 0.500	< 0.500	< 0.500
D011	Total Trihalomethanes	8	100	µg/l	0	7.010	11.127	15.990
F001	1 2-Dichloroethane	8	3	µg/l	0	< 0.120	< 0.120	< 0.120
F002	Benzene	8	1	µg/l	0	< 0.110	< 0.110	< 0.110
F003	Bromate	8	10	µg/l	0	< 0.100	< 0.100	< 0.100
P004	Atrazine	9	0.1	µg/l	0	< 0.004	< 0.004	< 0.005

Summary Report for ZONE 60 BATHEASTON

Date range selected: 01/01/2014 To 31/12/2014

Reference	Parameter Description	No of Samples Taken in Period	PCV Value	Unit	Percentage of Samples Contravening PCV	Minimum	Mean	Maximum
P098	Dichlobenil	8	0.1	µg/l	0	< 0.006	< 0.006	< 0.006

This report is compiled in accordance with the Water Supply (Water Quality) Regulations, (as amended).

PCV = prescribed concentration or value.