



AUCTION PACK
For
6 Kings Avenue
LEEDS
LS6 1QS

The electronic official copy of the register follows this message.

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



Official copy of register of title

Title number WYK208059

Edition date 22.05.2013

- This official copy shows the entries on the register of title on 17 JAN 2023 at 14:31:50.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 17 Jan 2023.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Nottingham Office.

A: Property Register

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

WEST YORKSHIRE : LEEDS

- 1 (21.08.1980) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 6 Kings Avenue, Leeds (LS6 1QS).
- 2 The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan. The property description has been amended to reflect the land remaining in the title.
- 3 A Transfer of the land edged and numbered WYK266276 in green on the filed plan dated 16 July 1982 made between (1) Low Moor Properties Limited and (2) Jacqueline May Foster contains the following provision:-

"AND it is hereby agreed and declared that the walls separating the land transferred from the adjoining land Number 6 King's Avenue shall be mesne or party walls and shall be maintained and repaired accordingly And further that all chimney stacks fall pipes spouts conductors gutters gulleys gas and water pipes and electric cables hitherto serving the land hereby transferred and the said adjoining land shall continue to be so used and shall be maintained and repaired at the joint expense of the respective owners"

B: Proprietorship Register

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

Title absolute

- 1 (19.09.2007) PROPRIETOR: CLAIRE JOSEPHINE DRAGE of 82 Athelstan Road, Southampton SO19 4DF.
- 2 (19.09.2007) The price stated to have been paid on 3 July 2007 was £123,000.
- 3 (07.01.2010) The proprietor's address for service has been changed.

C: Charges Register

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

- 1 A Conveyance of the land in this title and other land dated 26 May 1884 made between (1) Barwell Ewins Bennett and others (2) The Right Honourable Adeline Louisa Marie Countess of Cardigan and (3) Edwin Strickland and James Strickland contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Conveyance of the land in this title and other land dated 22 January 1885 made between (1) Edward Weston (2) Edwin Strickland and James Strickland and (3) James Bilbrough and Albert Palframan contains covenants details of which are set out in the schedule of restrictive covenants hereto.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 26 May 1884 referred to in the Charges Register:-

COVENANT by the said Edwin Strickland and James Strickland with the said parties thereto of the first part that they the said Edwin Strickland and James Strickland their respective heirs or assigns would not make or burn any bricks on the said parcels of land or any part thereof Also that no building to be erected thereon or on any part thereof should at any time thereafter without the license in writing of the said parties thereto of the first part their heirs or assigns or their agents or agent but used as an hotel inn public house or beershop and that no portion of the said parcels of land or any buildings to be erected thereon should be used for any purpose which might be or become a nuisance to the adjoining property or to any persons or person or for the carrying on of any noisy noisome offensive or dangerous trade or calling Also that no building or buildings to be erected upon the said pieces or parcels of land should be of less annual value to let than £10 per annum gross rental as evidenced by the Poor Rate assessment.

- 2 The following are details of the covenants contained in the Conveyance dated 22 January 1885 referred to in the Charges Register:-

SEPARATE COVENANT by said James Bilbrough and Albert Palframan that they would at all times thereafter leave open and unbuilt upon and free from all obstruction so much of said parts of land as were thereinbefore set apart for the purpose of forming the roads or streets thereinbefore mentioned and for ever thereafter permit such roads or streets to be used as foot horse and carriage ways And also would at their own expense forthwith or when thereunto required by the said Edwin Strickland and James Strickland their heirs and assigns form and macadamize or flag pave and lay and afterwards keep such parts of the said parcels of land as were intended to be set apart for the roads or streets aforesaid and the sewers thereunder in good repair in such manner and with such materials as should be approved by the said Edwin Strickland and James Strickland their heirs or assigns or their Surveyor for the time being and that notwithstanding anything therein contained it should be lawful for the said Edwin Strickland and James Strickland their heirs or assigns at any time or times thereafter to first form make macadamise pave and flag the said streets or any part or parts thereof and to afterwards repair the same and that the said James Bilbrough and Albert Palframan would from time to time on demand repay to the said Edwin Strickland and James Strickland their heirs or assigns the expense attending such forming macadamizing flagging and paving and laying and afterwards repairing the same the amount of such expense to be fixed by the Surveyor for the time being of the said Edwin Strickland and James Strickland their heirs or assigns

AND ALSO that no building should be erected on the said parcels of land thereinbefore described and excepted to be thereby conveyed unless the desire should have been approved by the Surveyor and Architect for the time being of the said Edwin Strickland and James Strickland before the erection thereof and that no building should be erected on said parcels of land except according to designs to approved and that the materials to be used infacing all buildings to be erected on the said parcels of land should be the best pressed bricks

Schedule of restrictive covenants continued

AND ALSO that the said James Bilbrough and Albert Palframan and their respective heirs and assigns should not permit any Inn Tavern or shop or place for the sale of wine beer or spirituous liquors to be erected opened or carried on upon any part of the said parcels of land expressed to be thereby conveyed nor any shop without the previous consent in writing of the said Edwin Strickland and James Strickland their heirs or assigns nor should any building erected or to be erected thereon or on any part thereof be used for any noisy noisome offensive or dangerous trade or calling nor should any bricks be made or burnt on the said parcels of land or any part thereof

AND ALSO that the said James Bilbrough and Albert Palframan would on demand pay their proportion of the charges of the Corporation of the Borough of Leeds aforesaid for curbing and putting maindrains down the said Streets called Kelsall Grove and Kings Avenue according to the frontage of the parcels of land thereby conveyed to the said streets

AND ALSO that no building or buildings to be erected on the parcels of land firstly thereinbefore described and expressed to be thereby conveyed should be of less annual value to let than £10 per annum gross rental as evidenced by the poor rate assessment.

End of register

These are the notes referred to on the following official copy

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

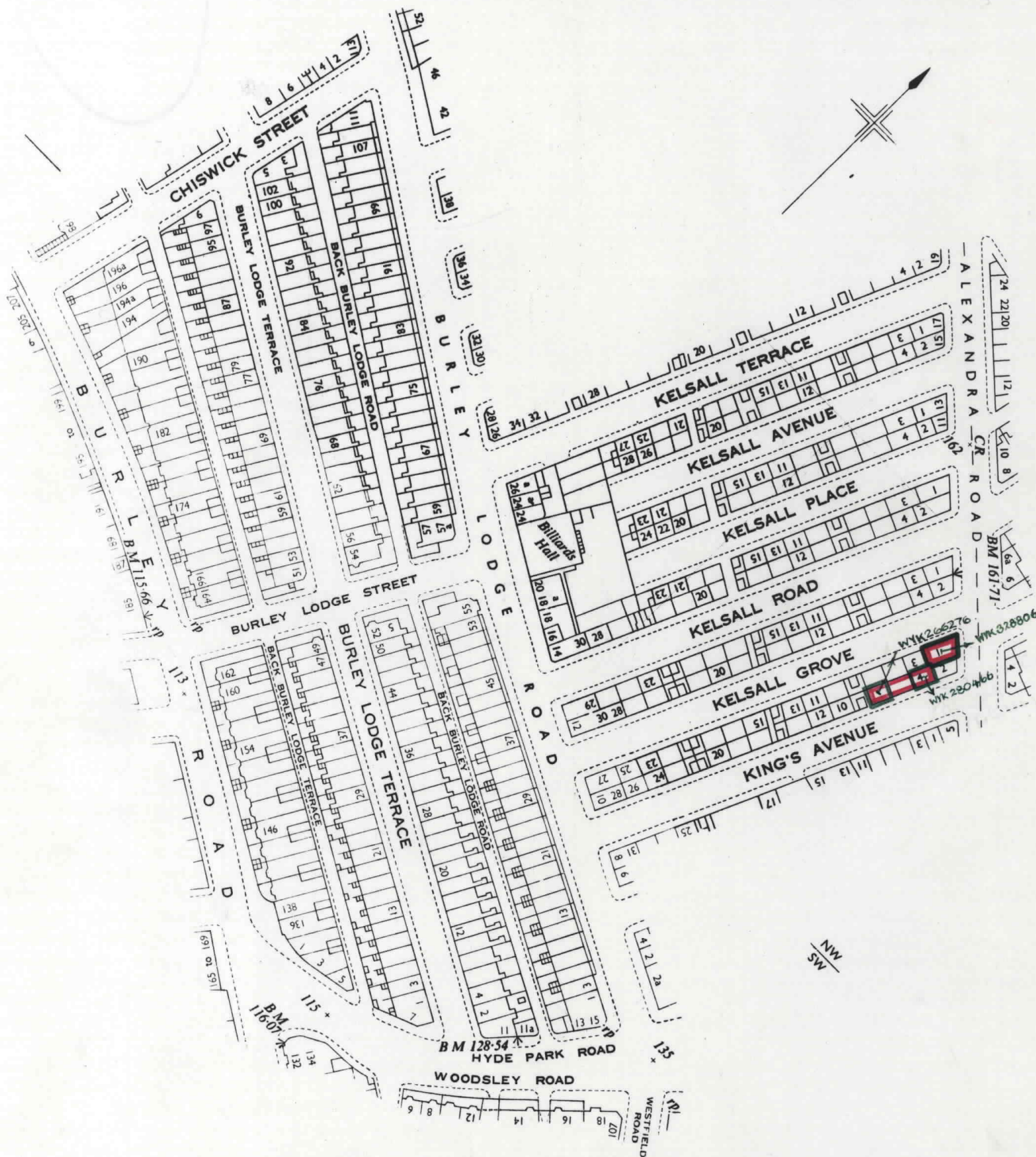
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This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 17 January 2023 shows the state of this title plan on 17 January 2023 at 14:31:51. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Nottingham Office .

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H.M. LAND REGISTRY		TITLE NUMBER	
		WYK 208059	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	WEST YORKSHIRE		SE 2834
		SECTION	E
Scale: 1/1250		LEEDS DISTRICT	© Crown Copyright 1968.



Energy performance certificate (EPC)

6 KINGS AVENUE HYDE PARK LEEDS LS6 1QS	Energy rating <div>D</div>	Valid until: 17 March 2031 Certificate number: 8609-0227-1000-0135-7296
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Property type	Mid-terrace house
Total floor area	60 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property’s current energy rating is D. It has the potential to be B.

[See how to improve this property’s energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property’s current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 57% of fixed outlets	Good
Floor	To unheated space, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 357 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

This property's current environmental impact rating is E. It has the potential to be B.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces 6 tonnes of CO₂

This property produces 3.8 tonnes of CO₂

This property's potential production 1.0 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 2.8 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (58) to B (88).

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£198
2. Internal or external wall insulation	£4,000 - £14,000	£41
3. Floor insulation (suspended floor)	£800 - £1,200	£46
4. Low energy lighting	£15	£20
5. Heating controls (room thermostat)	£350 - £450	£21
6. Solar water heating	£4,000 - £6,000	£24
7. Solar photovoltaic panels	£3,500 - £5,500	£318

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022\)](https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£831
Potential saving if you complete every step in order	£350

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	11933 kWh per year
Water heating	1894 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	674 kWh per year
Solid wall insulation	816 kWh per year

Saving energy in this property

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Steven Johnson
Telephone	07866022380
Email	info@landlord-shop.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO025370
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	No related party
Date of assessment	15 March 2021
Date of certificate	18 March 2021
Type of assessment	RdSAP

Law Society Property Information Form (4th edition 2020 – second revision)

Address of the property

6 Kings Avenue
LEEDS

Postcode

L S 6 1 Q S

Full names of the seller

Claire Josephine Drage

Seller's solicitor

Name of solicitor's firm

Henry Hyams

Address

Oxford House
Oxford Row
Leeds
LS1 3BE

Email

e.osgerby@henryhyams.com

Reference number

About this form

This form is completed by the seller to supply the detailed information and documents which may be relied upon for the conveyancing process.

Definitions

- 'Seller' means all sellers together where the property is owned by more than one person.
- 'Buyer' means all buyers together where the property is being bought by more than one person.
- 'Property' includes all buildings and land within its boundaries.

Instructions to the seller

- The answers should be prepared by the person or persons who are named as owner on the deeds or Land Registry title or by the owner's legal representative(s) if selling under a power of attorney or grant of probate or representation. If there is more than one seller, you should prepare the answers together or, if only one seller prepares the form, the other(s) should check the answers given and all sellers should sign the form.
- If you do not know the answer to any question, you must say so. If you are unsure of the meaning of any questions or answers, please ask your solicitor. Completing this form is not mandatory, but omissions or delay in providing some information may delay the sale.
- If you later become aware of any information which would alter any replies you have given, you must inform your solicitor immediately. This is as important as giving the right answers in the first place. Do not change any arrangements concerning the property with anyone (such as a tenant or neighbour) without first consulting your solicitor.
- It is very important that your answers are accurate. If you give incorrect or incomplete information to the buyer (on this form or otherwise in writing or in conversation, whether through your estate agent or solicitor or directly to the buyer), the buyer may make a claim for compensation from you or refuse to complete the purchase.
- You should answer the questions based upon information known to you (or, in the case of legal representatives, you or the owner). You are not expected to have expert knowledge of legal or technical matters, or matters that occurred prior to your ownership of the property.
- Please give your solicitor any letters, agreements or other papers which help answer the questions. If you are aware of any which you are not supplying with the answers, tell your solicitor. If you do not have any documentation you may need to obtain copies at your own expense. Also pass to your solicitor any notices you have received concerning the property and any which arrive at any time before completion of the sale.

Instructions to the buyer

- If the seller gives you, separately from this form, any information concerning the property (in writing or in conversation, whether through an estate agent or solicitor or directly to you) on which you wish to rely when buying the property, you should tell your solicitor.
- You are entitled to rely on the replies given to enquiries but in relation to the physical condition of the property, the replies should not be treated as a substitute for undertaking your own survey or making your own independent enquiries, which you are recommended to do.
- The seller is only obliged to give answers based on their own information. They may not have knowledge of legal or technical matters. You should not expect the seller to have knowledge of, or give information about, matters prior to their ownership of the property.

1. Boundaries

If the property is leasehold this section, or parts of it, may not apply.

1.1 Looking towards the property from the road, who owns or accepts responsibility to maintain or repair the boundary features:

(a) on the left? _____	<input type="checkbox"/> Seller	<input type="checkbox"/> Neighbour
	<input type="checkbox"/> Shared	<input type="checkbox"/> Not known
(b) on the right? _____	<input type="checkbox"/> Seller	<input type="checkbox"/> Neighbour
	<input type="checkbox"/> Shared	<input type="checkbox"/> Not known
(c) at the rear? _____	<input type="checkbox"/> Seller	<input type="checkbox"/> Neighbour
	<input type="checkbox"/> Shared	<input type="checkbox"/> Not known
(d) at the front? _____	<input type="checkbox"/> Seller	<input type="checkbox"/> Neighbour
	<input type="checkbox"/> Shared	<input type="checkbox"/> Not known

1.2 If the boundaries are irregular please indicate ownership by written description or by reference to a plan:

1.3 Is the seller aware of any boundary feature having been moved in the last 10 years or during the seller's period of ownership if longer? If Yes, please give details:

☐ Yes ☒ No

1.4 During the seller's ownership, has any adjacent land or property been purchased by the seller? If Yes, please give details:

☐ Yes ☒ No

- 1.5 Does any part of the property or any building on the property overhang, or project under, the boundary of the neighbouring property or road, for example cellars under the pavement, overhanging eaves or covered walkways? If Yes, please give details:

☐ Yes ☒ No

- 1.6 Has any notice been received under the Party Wall etc. Act 1996 in respect of any shared/party boundaries? If Yes, please supply a copy, and give details of any works carried out or agreed:

☐ Yes ☒ No
☐ Enclosed ☐ To follow

2. Disputes and complaints

- 2.1 Have there been any disputes or complaints regarding this property or a property nearby? If Yes, please give details:

☐ Yes ☒ No

- 2.2 Is the seller aware of anything which might lead to a dispute about the property or a property nearby? If Yes, please give details:

☐ Yes ☒ No

3. Notices and proposals

- 3.1 Have any notices or correspondence been received or sent (e.g. from or to a neighbour, council or government department), or any negotiations or discussions taken place, which affect the property or a property nearby? If Yes, please give details:

☐ Yes ☒ No

3.2 Is the seller aware of any proposals to develop property or land nearby, or of any proposals to make alterations to buildings nearby?

If Yes, please give details:

☐ Yes ☒ No

4. Alterations, planning and building control

Note to seller: All relevant approvals and supporting paperwork referred to in section 4 of this form, such as listed building consents, planning permissions, Building Regulations consents and completion certificates should be provided. If the seller has had works carried out the seller should produce the documentation authorising this. Copies may be obtained from the relevant local authority website. Competent Persons Certificates may be obtained from the contractor or the scheme provider (e.g. FENSA or Gas Safe Register). Further information about Competent Persons Certificates can be found at: <https://www.gov.uk/guidance/competent-person-scheme-current-schemes-and-how-schemes-are-authorised>

Note to buyer: If any alterations or improvements have been made since the property was last valued for council tax, the sale of the property may trigger a revaluation. This may mean that following completion of the sale, the property will be put into a higher council tax band. Further information about council tax valuation can be found at:

<http://www.gov.uk/government/organisations/valuation-office-agency>

4.1 Have any of the following changes been made to the whole or any part of the property (including the garden)?

(a) Building works (e.g. extension, loft or garage conversion, removal of internal walls). If Yes, please give details including dates of all work undertaken:

☐ Yes ☒ No

(b) Change of use (e.g. from an office to a residence)

☐ Yes ☒ No
 Year

(c) Installation of replacement windows, roof windows, roof lights, glazed doors since 1 April 2002

☒ Yes ☐ No
2008 Year

(d) Addition of a conservatory

☐ Yes ☒ No
 Year

4.2 If Yes to any of the questions in 4.1 and if the work was undertaken during the seller's ownership of the property:

(a) please supply copies of the planning permissions, Building Regulations approvals and Completion Certificates, OR:

(b) if none were required, please explain why these were not required – e.g. permitted development rights applied or the work was exempt from Building Regulations:

Further information about permitted development can be found at:

<https://www.planningportal.co.uk/info/200126/applications>

4.3 Are any of the works disclosed in 4.1 above unfinished? If Yes, please give details:

☐ Yes ☒ No

4.4 Is the seller aware of any breaches of planning permission conditions or Building Regulations consent conditions, unfinished work or work that does not have all necessary consents? If Yes, please give details:

☐ Yes ☒ No

4.5 Are there any planning or building control issues to resolve? If Yes, please give details:

☐ Yes ☒ No

4.6 Have solar panels been installed?

☐ Yes ☒ No

If Yes:

(a) In what year were the solar panels installed?

Year

(b) Are the solar panels owned outright?

☐ Yes ☐ No

(c) Has a long lease of the roof/air space been granted to a solar panel provider? If Yes, please supply copies of the relevant documents e.g. copies of electricity bills for feed in tariffs.

☐ Yes ☐ No
☐ Enclosed ☐ To follow

4.7 Is the property or any part of it:

(a) a listed building?

☐ Yes ☒ No
☐ Not known

(b) in a conservation area?

☐ Yes ☒ No
☐ Not known

If Yes, please supply copies of any relevant documents.

☐ Enclosed ☐ To follow

4.8 Are any of the trees on the property subject to a Tree Preservation Order?

If Yes:

☐ Yes ☒ No
☐ Not known

(a) Have the terms of the Order been complied with?

☐ Yes ☐ No
☐ Not known

(b) Please supply a copy of any relevant documents.

☐ Enclosed ☐ To follow

5. Guarantees and warranties

Note to seller: All available guarantees, warranties and supporting paperwork should be supplied before exchange of contracts.

Note to buyer: Some guarantees only operate to protect the person who had the work carried out or may not be valid if their terms have been breached. You may wish to contact the company to establish whether it is still trading and if so, whether the terms of the guarantee will apply to you.

5.1 Does the property benefit from any of the following guarantees or warranties?

If Yes, please supply a copy.

(a) New home warranty (e.g. NHBC or similar)

☐ Yes ☐ No
☐ Enclosed ☐ To follow

(b) Damp proofing

☐ Yes ☐ No
☐ Enclosed ☐ To follow

(c) Timber treatment

☐ Yes ☐ No
☐ Enclosed ☐ To follow

(d) Windows, roof lights, roof windows or glazed doors

☐ Yes ☐ No
☐ Enclosed ☒ To follow

(e) Electrical work

☐ Yes ☐ No
☐ Enclosed ☐ To follow

(f) Roofing

☐ Yes ☐ No
☐ Enclosed ☒ To follow

(g) Central heating

☐ Yes ☐ No
☐ Enclosed ☐ To follow

(h) Underpinning

☐ Yes ☐ No
☐ Enclosed ☐ To follow

(i) Other (please state):

☐ Yes ☐ No
☐ Enclosed ☐ To follow

5.2 Have any claims been made under any of these guarantees or warranties? If Yes, please give details:

☐ Yes ☒ No

6. Insurance

6.1 Does the seller insure the property?

☒ Yes ☐ No

6.2 If not, why not?

6.3 If the property is a flat, does the landlord insure the building?

☐ Yes ☐ No

6.4 Has any buildings insurance taken out by the seller ever been:

(a) subject to an abnormal rise in premiums?

☐ Yes ☒ No

(b) subject to high excesses?

☐ Yes ☒ No

(c) subject to unusual conditions?

☐ Yes ☒ No

(d) refused?

☐ Yes ☒ No

If Yes, please give details:

6.5 Has the seller made any buildings insurance claims?

If Yes, please give details:

☐ Yes ☒ No

7. Environmental matters

Flooding

Note: Flooding may take a variety of forms: it may be seasonal or irregular or simply a one-off occurrence. The property does not need to be near a sea or river for flooding to occur. Further information about flooding can be found at:

www.gov.uk/government/organisations/department-for-environment-food-rural-affairs.

The flood risk check can be found at: www.gov.uk/check-flood-risk.

Read our updated Flood Risk Practice Note at <https://www.lawsociety.org.uk/support-services/advice/practice-notes/flood-risk/>

7.1 Has any part of the property (whether buildings or surrounding garden or land) ever been flooded?

If Yes, please state when the flooding occurred and identify the parts that flooded:

☐ Yes ☒ No

If No to question 7.1 please continue to 7.3 and do not answer 7.2 below.

7.2 What type of flooding occurred?

(a) Ground water

☐ Yes ☒ No

(b) Sewer flooding

☐ Yes ☒ No

(c) Surface water

☐ Yes ☒ No

(d) Coastal flooding

☐ Yes ☒ No

(e) River flooding

☐ Yes ☒ No

(f) Other (please state):

7.3 Has a Flood Risk Report been prepared?
If Yes, please supply a copy.

☐ Yes ☒ No
☐ Enclosed ☐ To follow

Further information about the types of flooding and Flood Risk Reports can be found at: www.gov.uk/government/organisations/environment-agency.

Radon

Note: Radon is a naturally occurring inert radioactive gas found in the ground. Some parts of England and Wales are more adversely affected by it than others. Remedial action is advised for properties with a test result above the 'recommended action level'. Further information about Radon can be found at: www.gov.uk/government/organisations/public-health-england and www.publichealthwales.wales.nhs.uk.

7.4 Has a Radon test been carried out on the property?

☐ Yes ☒ No

If Yes:

(a) please supply a copy of the report

☐ Enclosed ☐ To follow

(b) was the test result below the 'recommended action level'?

☐ Yes ☐ No

7.5 Were any remedial measures undertaken on construction to reduce Radon gas levels in the property?

☐ Yes ☐ No
☐ Not known

Energy efficiency

Note: An Energy Performance Certificate (EPC) is a document that gives information about a property's energy usage. Further information about EPCs can be found at: <https://www.gov.uk/buy-sell-your-home/energy-performance-certificates>

7.6 Please supply a copy of the EPC for the property.

☒ Enclosed ☐ To follow
☐ Already supplied

7.7 Have any installations in the property been financed under the Green Deal scheme? If Yes, please give details of all installations and supply a copy of your last electricity bill.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Enclosed	<input type="checkbox"/> To follow

Further information about the Green Deal can be found at:
www.gov.uk/green-deal-energy-saving-measures

Japanese knotweed

Note: Japanese knotweed is an invasive non-native plant that can cause damage to property if left untreated. The plant consists of visible above ground growth and an invisible rhizome (root) below ground in the soil. It can take several years to control and manage through a management and treatment plan and rhizomes may remain alive below the soil even after treatment.

7.8 Is the property affected by Japanese knotweed?

If Yes, please state whether there is a Japanese knotweed management and treatment plan in place and supply a copy with any insurance cover linked to the plan.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Not known	

<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Not known	
<input type="checkbox"/> Enclosed	<input type="checkbox"/> To follow

8. Rights and informal arrangements

Note: Rights and arrangements may relate to access or shared use. They may also include leases of less than seven years, rights to mines and minerals, manorial rights, chancel repair and similar matters. If you are uncertain about whether a right or arrangement is covered by this question, please ask your solicitor.

8.1 Does ownership of the property carry a responsibility to contribute towards the cost of any jointly used services, such as maintenance of a private road, a shared driveway, a boundary or drain? If Yes, please give details:

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

8.2 Does the property benefit from any rights or arrangements over any neighbouring property (this includes any rights of way)? If Yes, please give details:

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

8.3 Has anyone taken steps to prevent access to the property, or to complain about or demand payment for access to the property? If Yes, please give details:

☐ Yes ☒ No

8.4 Does the seller know if any of the following rights benefit the property:

(a) Rights of light

☐ Yes ☒ No

(b) Rights of support from adjoining properties

☐ Yes ☒ No

(c) Customary rights (e.g. rights deriving from local traditions)

☐ Yes ☒ No

8.5 Does the seller know if any of the following arrangements affect the property:

(a) Other people's rights to mines and minerals under the land

☐ Yes ☒ No

(b) Chancel repair liability

☐ Yes ☒ No

(c) Other people's rights to take things from the land (such as timber, hay or fish)

☐ Yes ☒ No

If Yes, please give details:

8.6 Are there any other rights or arrangements affecting the property? This includes any rights of way. If Yes, please give details:

☐ Yes ☒ No

Services crossing the property or neighbouring property

8.7 Do any drains, pipes or wires serving the property cross any neighbour's property?

☐ Yes ☒ No
☐ Not known

8.8 Do any drains, pipes or wires leading to any neighbour's property cross the property?

☐ Yes ☒ No
☐ Not known

8.9 Is there any agreement or arrangement about drains, pipes or wires?

☐ Yes ☒ No
☐ Not known

If Yes, please supply a copy or give details:

☐ Enclosed ☐ To follow

9. Parking

9.1 What are the parking arrangements at the property?

Unrestricted street parking

9.2 Is the property in a controlled parking zone or within a local authority parking scheme?

☐ Yes ☒ No
☐ Not known

10. Other charges

Note: If the property is leasehold, details of lease expenses such as service charges and ground rent should be set out on the separate TA7 Leasehold Information Form. If the property is freehold, there may still be charges: for example, payments to a management company or for the use of a private drainage system.

10.1 Does the seller have to pay any charges relating to the property (excluding any payments such as council tax, utility charges, etc.), for example payments to a management company? If Yes, please give details:

☐ Yes ☒ No

11. Occupiers

11.1 Does the seller live at the property?

☐ Yes ☒ No

11.2 Does anyone else, aged 17 or over, live at the property?

☐ Yes ☒ No

If No to question 11.2, please continue to section 12 'Services' and do not answer 11.3–11.5 below.

11.3 Please give the full names of any occupiers (other than the sellers) aged 17 or over:

11.4 Are any of the occupiers (other than the sellers), aged 17 or over, tenants or lodgers?

☐ Yes ☐ No

11.5 Is the property being sold with vacant possession?

☐ Yes ☐ No

If Yes, have all the occupiers aged 17 or over:

(a) agreed to leave prior to completion?

☐ Yes ☐ No

(b) agreed to sign the sale contract? If No, please supply other evidence that the property will be vacant on completion.

☐ Yes ☐ No
☐ Enclosed ☐ To follow

12. Services

Note: If the seller does not have a certificate requested below this can be obtained from the relevant Competent Persons Scheme. Further information about Competent Persons Schemes can be found at: <https://www.gov.uk/guidance/competent-person-scheme-current-schemes-and-how-schemes-are-authorised>

Electricity

12.1 Has the whole or any part of the electrical installation been tested by a qualified and registered electrician?

☒ Yes ☐ No

If Yes, please state the year it was tested and provide a copy of the test certificate.

2021` Year
☒ Enclosed ☐ To follow

12.2 Has the property been rewired or had any electrical installation work carried out since 1 January 2005?

☐ Yes ☒ No
☐ Not known

If Yes, please supply one of the following:

(a) a copy of the signed BS7671 Electrical Safety Certificate

☐ Enclosed ☐ To follow

(b) the installer's Building Regulations Compliance Certificate

☐ Enclosed ☐ To follow

(c) the Building Control Completion Certificate

☐ Enclosed ☐ To follow

Central heating

12.3 Does the property have a central heating system?

☒ Yes ☐ No

If Yes:

(a) What type of system is it (e.g. mains gas, liquid gas, oil, electricity, etc.)?

mains gas

(b) When was the heating system installed? If on or after 1 April 2005 please supply a copy of the 'completion certificate' (e.g. CORGI or Gas Safe Register) or the 'exceptional circumstances' form.

2013 Date

☐ Not known

☒ Enclosed ☐ To follow

(c) Is the heating system in good working order?

☒ Yes ☐ No

(d) In what year was the heating system last serviced/maintained? Please supply a copy of the inspection report.

Year

☐ Not known

☐ Enclosed ☐ To follow

☒ Not available

Drainage and sewerage

Note: Further information about drainage and sewerage can be found at:
www.gov.uk/government/organisations/environment-agency

12.4 Is the property connected to mains:

(a) foul water drainage?

☒ Yes ☐ No ☐ Not known

(b) surface water drainage?

☒ Yes ☐ No ☐ Not known

If Yes to both questions in 12.4, please continue to section 13 'Connection to utilities and services' and do not answer 12.5–12.10 below.

12.5 Is sewerage for the property provided by:

(a) a septic tank?

☐ Yes ☒ No

If the property is in England and you answered Yes to question 12.5 and your septic tank discharges directly into surface water, you must do one of the following as soon as possible:

- connect to mains sewer
- install a drainage field (also known as an infiltration system) so the septic tank can discharge to ground instead
- replace your septic tank with a small sewage treatment plant

You must have plans in place to carry out this work within a reasonable timescale, typically 12 months.

12.5.1 When was the septic tank last replaced or upgraded?

Month
Year

(b) a sewage treatment plant?

☐ Yes ☐ No

(c) cesspool?

☐ Yes ☐ No

**12.6 Is the use of the septic tank, sewage treatment plant or cesspool shared with other properties?
If Yes, how many properties share the system?**

☐ Yes ☐ No
 Properties share

12.7 When was the system last emptied?

Year

12.8 If the property is served by a sewage treatment plant, when was the treatment plant last serviced?

Year

12.9 When was the system installed?

Year

Note: Some systems installed after 1 January 1991 require Building Regulations approval, environmental permits or registration. Further information about permits and registration can be found at: www.gov.uk/government/organisations/environment-agency

**12.10 Is any part of the septic tank, sewage treatment plant (including any soakaway or outfall) or cesspool, or the access to it, outside the boundary of the property?
If Yes, please supply a plan showing the location of the system and how access is obtained.**

☐ Yes ☐ No
☐ Enclosed ☐ To follow

Specific information about permits and general binding rules can be found at www.gov.uk/permits-you-need-for-septic-tanks

13. Connection to utilities and services

Please mark the Yes or No boxes to show which of the following utilities and services are connected to the property and give details of any providers.

Mains electricity

☒ Yes ☐ No

Provider's name

Location of meter
basement

Mains gas

☒ Yes ☐ No

Provider's name

Location of meter
basement

Mains water

☒ Yes ☐ No

Provider's name
Yorkshire Water

Location of stopcock
basement

Location of meter, if any
basement

Mains sewerage

☒ Yes ☐ No

Provider's name
yorkshire water

Telephone

☐ Yes ☒ No

Provider's name

Cable

☐ Yes ☒ No

Provider's name

14. Transaction information

14.1 Is this sale dependent on the seller completing the purchase of another property on the same day?

☐ Yes ☒ No

14.2 Does the seller have any special requirements about a moving date? If Yes, please give details:

☐ Yes ☒ No

14.3 Will the sale price be sufficient to repay all mortgages and charges secured on the property?

☐ Yes ☐ No
☒ No mortgage

14.4 Will the seller ensure that:

(a) all rubbish is removed from the property (including from the loft, garden, outbuildings, garages and sheds) and that the property will be left in a clean and tidy condition?

☒ Yes ☐ No

(b) if light fittings are removed, the fittings will be replaced with ceiling rose, flex, bulb holder and bulb?

☒ Yes ☐ No

(c) reasonable care will be taken when removing any other fittings or contents?

☒ Yes ☐ No

(d) keys to all windows and doors and details of alarm codes will be left at the property or with the estate agent?

☒ Yes ☐ No

Signed:



CLAIRE JOSEPHINE DRAGE - 19/01/2023 13:38 (via Hoowla eSign)

Dated: 19.01.23

Signed:

Dated:

Each seller should sign this form.



The Law
Society

The Law Society is the representative body for solicitors in England and Wales.

Law Society Fittings and Contents Form (3rd edition)

Address of the property

6 Kings Avenue
LEEDS

Postcode LS6 1QS

Full names of the seller

Claire Josephine Drage

Seller's solicitor

Name of solicitor's firm

Henry Hyams

Address

Oxford House
Oxford Row
Leeds
LS1 3BE

Email

e.osgerby@henryhyams.com

Reference number

About this form

The aim of this form is to make clear to the buyer which items are included in the sale. It must be completed accurately by the seller as the form may become part of the contract between the buyer and seller.

It is important that sellers and buyers check the information in this form carefully.

Definitions

- 'Seller' means all sellers together where the property is owned by more than one person.
- 'Buyer' means all buyers together where the property is being bought by more than one person.



Instructions to the seller and the buyer

In each row, the seller should tick the appropriate box to show whether:

- the item is included in the sale ('Included');
- the item is excluded from the sale ('Excluded');
- there is no such item at the property ('None').

Where an item is excluded from the sale the seller may offer it for sale by inserting a price in the appropriate box. The buyer can then decide whether to accept the seller's offer.

A seller who inserts a price in this form is responsible for negotiating the sale of that item directly with the buyer or through their estate agent. If the seller or buyer instructs their solicitor to negotiate the sale of such an item, there may be an additional charge.

Sellers and buyers should inform their solicitors of any arrangements made about items offered for sale.

If the seller removes any fixtures, fittings or contents, the seller should be reasonably careful to ensure that any damage caused is minimised.

Unless stated otherwise, the seller will be responsible for ensuring that all rubbish is removed from the property (including from the loft, garden, outbuildings, garages and sheds), and that the property is left in a reasonably clean and tidy condition.

1 Basic fittings

	Included	Excluded	None	Price	Comments
Boiler/immersion heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Radiators/wall heaters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Night-storage heaters	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Free-standing heaters	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Gas fires (with surround)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Electric fires (with surround)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Light switches	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Roof insulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Window fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Window shutters/grilles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Internal door fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
External door fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Doorbell/chime	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>

1 Basic fittings (continued)

	Included	Excluded	None	Price	Comments
Electric sockets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Burglar alarm	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
<i>Other items (please specify)</i>					
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>

2 Kitchen

Note: In this section please also indicate whether the item is fitted or freestanding.

	Fitted	Free-standing	Included	Excluded	None	Price	Comments
Hob	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Extractor hood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Oven/grill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Cooker	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Refrigerator/fridge-freezer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Freezer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Tumble-dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Washing machine	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
<i>Other items (please specify)</i>							
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>

3 Bathroom

	Included	Excluded	None	Price	Comments
Bath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Shower fitting for bath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Shower curtain	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bathroom cabinet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Taps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Separate shower and fittings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Towel rail	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Soap/toothbrush holders	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Toilet roll holders	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bathroom mirror	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>

4 Carpets

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Living room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
<i>Other rooms (please specify)</i>					
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>

5 Curtains and curtain rails

	Included	Excluded	None	Price	Comments
Curtain rails/poles/pelmets					
Hall, stairs and landing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
<i>Other rooms (please specify)</i>					
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
Curtains/blinds					
Hall, stairs and landing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
<i>Other rooms (please specify)</i>					
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>

6 Light fittings

Note: If the seller removes a light fitting, it is assumed that the seller will replace the fitting with a ceiling rose, a flex, bulb holder and bulb and that they will be left in a safe condition.

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
<i>Other rooms (please specify)</i>					
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>

7 Fitted units

Note: Fitted units include, for example, fitted cupboards, fitted shelves, and fitted wardrobes.

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Living room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>

7 Fitted units (continued)

	Included	Excluded	None	Price	Comments
<i>Other rooms (please specify)</i>					
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			

8 Outdoor area

	Included	Excluded	None	Price	Comments
Garden furniture	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Garden ornaments	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Trees, plants, shrubs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Barbecue	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Dustbins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		stored on communal bin area
Garden shed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Greenhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Outdoor heater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Outside lights	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Water butt	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Clothes line	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Rotary line	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
<i>Other items (please specify)</i>					
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			

9 Television and telephone

	Included	Excluded	None	Price	Comments
Telephone receivers	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Television aerial	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Radio aerial	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Satellite dish	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>

10 Stock of fuel

	Included	Excluded	None	Price	Comments
Oil	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Liquefied Petroleum Gas (LPG)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>

11 Other items

	Included	Excluded	Price	Comments
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>

Signed:  CLAIRE JOSEPHINE DRAGE - 19/01/2023 14:50 (via Hoowla eSign) Dated: 19.01.2023

Signed: _____ Dated: _____

Each seller should sign this form.

The Law Society is the representative body for solicitors in England and Wales.

BUILDING REGULATIONS COMPLIANCE

This is a Building Regulations Compliance Certificate:

It confirms the work detailed below has been carried out by a Gas Safe registered business. It is also confirmation from the business that the work:

- was carried out in accordance with the Gas Safety (Installation and Use) Regulations, as well as all other relevant industry standards
- has been self certified as being compliant with Section 4 and 7 of the Building Regulations in England, Wales and Isle of Man. This certificate is evidence, but not conclusive evidence, that the requirements of the building regulations have been complied with.

It is a legal requirement for anyone carrying out gas work on your behalf to be Gas Safe registered, please remember to check your engineer's licence card before you have any gas work carried out.

Registered businesses can self certify that their work complies with building regulations requirements in England, Wales and Isle of Man. This assists you in complying with your obligation to notify your local authority building control as the property owner, and this certificate confirms this notification has been done for you.

Thank you for using a Gas Safe registered business. Gas Safe Register recommends that you have your gas appliances checked for safety annually.

Property Address:

6 Kings Avenue
LEEDS
LS6 1QS

Certificate No. 12107601

Gas Safe Register has been notified that the work detailed below has been undertaken.

Work completed by:

On behalf of:

Registration Number:

Date of work:

306757

07-09-2013

Installed a Gas Boiler
Ideal Boilers independent C24

Gas Safe Register®
PO Box 8804
Basingstoke RG24 4NB

www.GasSafeRegister.co.uk

Gas Safe Register has notified your local authority building control of the work detailed on this certificate.

Gas Safe Register inspects the work of registered businesses to ensure safety and standards are maintained.

Should your property be selected for inspection your co-operation in gaining access to inspect the work will be appreciated.

Please note that the contract for the work carried out is between yourself and the named business. Gas Safe Register can take no responsibility for the standard of work carried out. However, if you have any concerns regarding gas safety please contact your engineer.



DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

Small installations up to 100 A single phase supply

Issued in accordance with BS 7671: 2018 – Requirements for Electrical Installations

PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION

DETAILS OF THE CONTRACTOR

Registration No: 610944000 Branch No: 000
Trading Title: Stat Electrical Services Ltd
Address: [REDACTED]
Postcode: [REDACTED] Tel No: [REDACTED]

DETAILS OF THE CLIENT

Contractor Reference Number (CRN): N/A
Name: The Landlord Shop Limited
Address: [REDACTED]
Postcode: [REDACTED] Tel No: N/A

DETAILS OF THE INSTALLATION

Occupier: Tenant
Address: 6 Kings Avenue, LEEDS
Postcode: LS6 1QS Tel No: N/A

PART 2 : PURPOSE OF THE REPORT

Purpose for which this report is required: Scheduled Report
Date(s) when inspection and testing was carried out: (10/09/2021) Records available: (X) Previous inspection report available: (X) Previous report date: (N/A)

PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety):
The electrical installation is Satisfactory. There is 10mm bonding for Gas & Water incoming Pipework. Wiring colours are of previous standard No SPDs or AFDDs fitted to Consumer Unit
Estimated age of electrical installation: (N/A) years Evidence of additions or alterations: (X) Overall assessment of the installation is: Satisfactory (delete as appropriate)

PART 4 : DECLARATION

INSPECTION AND TESTING

I, being the person responsible for the inspection and testing of the electrical installation, particulars of which are described in PART 7, having exercised reasonable skill and care when carrying out the inspection and testing of the existing installation, hereby CERTIFY that the information in this report, including the observations (page 2) and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations on the inspection and testing.

Name (capitals): [REDACTED] Signature: [REDACTED] Date: 10/09/2021

REVIEWED BY QUALIFIED SUPERVISOR

Name (capitals): [REDACTED] Signature: [REDACTED] Date: 10/09/2021

*An unsatisfactory assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified in PART 6, or that Further Investigation (CODE FI) without delay is required.

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

Small installations up to 100 A single phase supply

Issued in accordance with BS 7671: 2018 – Requirements for Electrical Installations

PART 5 : NEXT INSPECTION

I/We (as indicated on page 1) recommend that subject to the necessary remedial work being taken, this installation should be further inspected and tested after an interval of not more than 5 years/XXXX* (delete as appropriate)

Give reason for recommendation:

PART 6 : OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

CODES: One of the following Codes, as appropriate, has been allocated to each of the observations made below to indicate to the person(s) responsible for the electrical installation the degree of urgency for remedial action

CODE C1 'Danger Present'
Risk of injury. Immediate remedial action required

CODE C2 'Potentially Dangerous'
Urgent remedial action required

CODE C3
'Improvement Recommended'

CODE F
'Further Investigation Required'

Referring to the Schedule of Items Inspected (see PART 10), the attached Schedule of Circuit Details and Test Results (see PART 12), and subject to any agreed limitations listed in PART 7:

There are no items adversely affecting electrical safety (X), OR The following observations and recommendations for action are made:

[illegible]

Additional pages? (None) State page numbers: (N/A)

Immediate action required for items: (N/A) **Improvement recommended** for items: (1,2,3,4,5,6,7)

Urgent remedial action required for items: (N/A) **Further investigation required** for items: (N/A)

**The proposed date for the next inspection should take into consideration any legislative or licensing requirements and the frequency and quality of maintenance that the installation can reasonably be expected to receive during its intended life. The period should be agreed between relevant parties.*

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

Small installations up to 100 A single phase supply

Issued in accordance with BS 7671: 2018 – Requirements for Electrical Installations

PART 7 : DETAILS AND LIMITATIONS ON THE INSPECTION AND TESTING

The inspection and testing has been carried out in accordance with BS 7671: 2018, as amended. Cables concealed within trunking and conduits, or cables and conduits concealed under floors, in inaccessible roof spaces and generally within the fabric of the building or underground, have not been visually inspected unless specifically agreed between the Client and the Inspector prior to inspection.

Details of the installation covered by this report: Fixed Wiring Only

Agreed limitations including the reasons, if any, on the inspection and testing: Not tested heating programmer due to sensitivity of equipment installed (see additional page No. N/A)

Insulation resistance tested between live & neutral to earth

Agreed with (print name): N/A

Extent of sampling (inspection only): 100% Visual 20% Accessories Removed Does Not Cover Appliances (see additional page No. N/A)

Operational limitations including the reasons: N/A (see additional page No. N/A)

PART 8 : SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

System type and earthing arrangements

TN-C-S: (☒) TN-S: (N/A) TT: (N/A)

Other (state): N/A

Supply protective device

(BS (EN) LIM)

Type: (N/A) Rated current: (LIM) A

Number and type of live conductors

AC 1-phase, 2-wire: (☒)

Other (state): N/A

Confirmation of supply polarity: (☒)

Other sources of supply (as detailed on attached schedule) Page No: (N/A)

Nature of supply parameters

Nominal line voltage to Earth, U_0 : (230) V ^{(1) By enquiry, measurement, or by calculation}

Nominal frequency, f : (50) Hz

Prospective fault current, I_{pf} ^{(1)*}: (1.73) kA

External loop impedance, Z_e ^{(1)*}: (0.14) Ω

PART 9 : PARTICULARS OF INSTALLATION REFERRED TO IN THIS REPORT

Means of Earthing

Distributor's facility: (☒)

Installation earth electrode: (N/A)

Where an earth electrode is used insert

Type – rod(s), tape, etc: (None)

Location: (N/A)

Electrode resistance to Earth: (N/A) Ω

Main protective conductors

Earthing conductor:

(material Copper csa 16 mm²)

Connection / continuity verified: (☒)

Main protective bonding conductors:

(material Copper csa 10 mm²)

Connection / continuity verified: (☒)

Main protective bonding connections

Water installation pipes: (☒)

Gas installation pipes: (☒)

Structural steel: (N/A)

Oil installation pipes: (N/A)

Lightning protection: (N/A)

Other (state): N/A

Main switch / Switch-fuse / Circuit-breaker / RCD

Type: (BS (EN) 60947-3)

Location: (Hallway)

No. of poles: (2) Rating / setting of device: (N/A) A

Current rating: (100) A Voltage rating: (230) V

Where an RCD is used as the main switch

RCD rated residual operating current, $I_{\Delta n}$: (N/A) mA

Measured operating time: (N/A) ms Rated time delay: (N/A) ms

*Where the installation is supplied by more than one source, the higher or highest values of prospective fault current, I_{pf} , and external earth fault loop impedance, Z_e , must be recorded.

All fields must be completed. Enter either, as appropriate: '✓' if Acceptable condition; 'N/A' if Not applicable; 'LIM' if a Limitation exists; or Code appropriately – CODE 'C1', 'C2', 'C3' or 'FI' (codes to be recorded in PART 6, with additional comments (where appropriate) on attached numbered sheets)

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

Small installations up to 100 A single phase supply

Issued in accordance with BS 7671: 2018 – Requirements for Electrical Installations

PART 10 : SCHEDULE OF ITEMS INSPECTED

1. External condition of intake equipment (visual inspection only)

(If inadequacies are identified with the intake equipment, it is recommended the person ordering the report informs the appropriate authority)

- | | |
|-------------------------------|---------|
| 1.1 Service cable: | (.....) |
| 1.2 Service head: | (.....) |
| 1.3 Earthing arrangement: | (.....) |
| 1.4 Meter tails: | |
| a) Cutout fuse to meter | (.....) |
| b) Meter to consumer unit | (.....) |
| 1.5 Metering equipment: | (.....) |
| 1.6 Isolator (where present): | (.....) |

2. Presence of adequate arrangements for other sources

- | | |
|---|------------|
| 2.1 Adequate arrangements where a generating set operates as a switched alternative to the public supply: | (N/A.....) |
| 2.2 Adequate arrangements where generating set operates in parallel with the public supply: | (N/A.....) |
| 2.3 Presence of alternative / additional supply warning notices: | (N/A.....) |

3. Earthing and bonding arrangements

- | | |
|--|------------|
| 3.1 Presence and condition of distributor's earthing arrangement: | (.....) |
| 3.2 Presence and condition of earth electrode connection, where appropriate: | (N/A.....) |
| 3.3 Confirmation of adequate earthing conductor size: | (.....) |
| 3.4 Accessibility and condition of earthing conductor at Main Earthing Terminal (MET): | (.....) |
| 3.5 Confirmation of adequate main protective bonding conductor sizes: | (.....) |
| 3.6 Accessibility and condition of main protective bonding conductor connections: | (.....) |
| 3.7 Accessibility and condition of other protective bonding connections: | (.....) |
| 3.8 Provision of earthing and bonding labels at all appropriate locations: | (.....) |

4. Consumer unit(s) / Distribution board(s)

- | | |
|---|------------|
| 4.1 Adequacy of working space / accessibility to consumer unit / distribution board: | (.....) |
| 4.2 Security of fixing: | (.....) |
| 4.3 Condition of enclosure(s) in terms of IP rating: | (.....) |
| 4.4 Condition of enclosure(s) in terms of fire rating: | (.....) |
| 4.5 Enclosure not damaged / deteriorated so as to impair safety: | (.....) |
| 4.6 Presence of linked main switch: | (.....) |
| 4.7 Operation of main switch(es) (functional check): | (.....) |
| 4.8 Main switch capable of being secured in the OFF position: | (.....) |
| 4.9 Operation of circuit-breakers and RCDs to prove disconnection (functional check): | (C3.....) |
| 4.10 Correct identification of circuits and protective devices: | (.....) |
| 4.11 Presence of appropriate circuit charts, warning and other notices: | |
| a) Provision of circuit charts/schedules or equivalent forms of information | (C3.....) |
| b) Warning notice of method of isolation where live parts not capable of being isolated by a single device | (C3.....) |
| c) Periodic inspection and testing notice | (C3.....) |
| d) Presence of RCD six-monthly notice, where required | (C3.....) |
| e) Warning notice of non-standard (mixed) colours of conductors present | (N/A.....) |
| f) All other required labelling provided | (C3.....) |
| 4.12 Compatibility of protective device(s), base(s) and other components; correct type and rating (no signs of unacceptable thermal damage, arcing or overheating): | (.....) |
| 4.13 Single-pole switching or protective devices in the line conductors only: | (.....) |
| 4.14 Protection against mechanical damage where cables enter consumer unit / distribution board: | (.....) |

- | | |
|--|------------|
| 4.15 Protection against electromagnetic effects where cables enter metallic consumer unit / enclosure: | (.....) |
| 4.16 RCDs provided for fault protection – includes RCBOs: | (N/A.....) |
| 4.17 RCDs provided for additional protection – includes RCBOs: | (N/A.....) |
| 4.18 Confirmation of indication that SPD is functional: | (N/A.....) |
| 4.19 Adequacy of AFDD(s), where specified: | (N/A.....) |
| 4.20 Confirmation that conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure: | (.....) |

5. Distribution / final circuits

- | | |
|--|------------|
| 5.1 Identification of conductors: | (.....) |
| 5.2 Cables correctly supported throughout: | (LIM.....) |
| 5.3 Condition of insulation of live parts: | (.....) |
| 5.4 Non-sheathed live conductors protected by enclosure in conduit, ducting or trunking (including confirmation of the integrity of conduit and trunking systems): | (N/A.....) |
| 5.5 Adequacy of cables for current-carrying capacity with regard to the type and nature of installation: | (.....) |
| 5.6 Adequacy of protective devices; type and rated current for fault protection: | (.....) |
| 5.7 Presence and adequacy of circuit protective conductors: | (.....) |
| 5.8 Co-ordination between conductors and overload protection devices: | (.....) |
| 5.9 Wiring system(s) appropriate for the type and nature of the installation and external influences: | (.....) |
| 5.10 Cables adequately protected against mechanical damage and abrasion: | (.....) |
| 5.11 Provision of additional protection by 30 mA RCD (<i>see Note</i>): | |
| a) For all socket-outlets with a rated current not exceeding 32 A | (N/A.....) |
| b) For mobile equipment not exceeding a rating of 32 A for use outdoors | (N/A.....) |
| c) For cables concealed in walls / partitions at a depth of less than 50 mm | (N/A.....) |

All fields must be completed. Enter either, as appropriate: '✓' if Acceptable condition; 'N/A' if Not applicable; 'LIM' if a Limitation exists; or Code appropriately – CODE 'C1', 'C2', 'C3' or 'FI' (codes to be recorded in PART 6, with additional comments (where appropriate) on attached numbered sheets)

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

Small installations up to 100 A single phase supply

Issued in accordance with BS 7671: 2018 – Requirements for Electrical Installations

PART 10 : SCHEDULE OF ITEMS INSPECTED

<p>d) For cables concealed in walls / partitions containing metal parts regardless of depth (N/A)</p> <p>e) For all AC final circuits supplying luminaires (N/A)</p> <p><i>Note: Older installations designed prior to BS 7671: 2008 may not have been provided with RCDs for additional protection.</i></p> <p>5.12 Provision of fire barriers, sealing arrangements and protection against thermal effects: (N/A)</p> <p>5.13 Band II cables segregated / separated from Band I cables: (N/A)</p> <p>5.14 Cables segregated / separated from communications cabling: (LIM)</p> <p>5.15 Cables segregated / separated from non-electrical services: (LIM)</p> <p>5.16 Termination of cables at enclosures (extent of sampling indicated in PART 7 of the report):</p> <p>a) Connections soundly made and under no undue strain (✓)</p> <p>b) No basic insulation of a conductor visible outside enclosure (✓)</p> <p>c) Connection of live conductors adequately enclosed (✓)</p> <p>d) Adequately connected at point of entry to enclosure (✓)</p> <p>5.17 Condition of accessories including socket-outlets, switches and joint boxes is satisfactory: (✓)</p> <p>6. Isolation and switching (isolation, switching off for mechanical maintenance and functional switching)</p> <p>6.1 In general:</p> <p>a) Presence and condition of appropriate devices (✓)</p> <p>b) Correct operation verified (✓)</p> <p>6.2 For isolation and switching for mechanical maintenance only:</p> <p>a) Capable of being secured in the OFF position, where appropriate (✓)</p>	<p>b) Acceptable location (local / remote) (✓)</p> <p>c) Clearly identified by position and / or durable marking(s) (✓)</p> <p>6.3 For isolation only:</p> <p>a) Warning label(s) posted in situations where live parts cannot be isolated by the operation of a single device (N/A)</p> <p>7. Current-using equipment (permanently connected)</p> <p>7.1 Condition of equipment in terms of IP rating: (✓)</p> <p>7.2 Equipment does not constitute a fire hazard: (✓)</p> <p>7.3 Enclosure not damaged / deteriorated so as to impair safety: (✓)</p> <p>7.4 Suitability for the environment and external influences: (✓)</p> <p>7.5 Security of fixing: (✓)</p> <p>7.6 Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire: (✓)</p> <p>List number and location of luminaires inspected on a separate page: Page No. (N/A)</p> <p>7.7 Recessed luminaires (downlighters):</p> <p>a) Correct type of lamps fitted (N/A)</p> <p>b) Installed to minimise build-up of heat (N/A)</p> <p>c) No signs of overheating to surrounding building fabric (N/A)</p> <p>d) No signs of overheating to conductors / terminations (N/A)</p> <p>8. Location(s) containing a bath or shower</p> <p>8.1 Additional protection by RCD not exceeding 30 mA:</p> <p>a) For low voltage circuits serving the location (N/A)</p> <p>b) For low voltage circuits passing through Zone 1 and Zone 2 not serving the location (N/A)</p>	<p>8.2 Where used as a protective measure, requirements for SELV or PELV are met: (N/A)</p> <p>8.3 Shaver sockets comply with BS EN 61558-2-5 (formerly BS 3535): (N/A)</p> <p>8.4 Presence of supplementary bonding conductors unless not required by BS 7671: 2018: (N/A)</p> <p>8.5 Low voltage (e.g. 230 volts) socket-outlets sited at least 3 m from Zone 1: (N/A)</p> <p>8.6 Suitability of equipment for external influences for installed location in terms of IP rating: (✓)</p> <p>8.7 Suitability of equipment for installation in a particular zone: (✓)</p> <p>9. Other Part 7 special installations or locations</p> <p>List of all other special installations or locations, if any, present:</p> <p>N/A (N/A)</p> <p>Indicate if the relevant requirements of Part 7 are satisfied and append results of inspection on a separate numbered page.</p> <p>SCHEDULE OF ITEMS INSPECTED BY</p> <p>Name (capital): _____</p> <p>Signature: _____ Date: 10/09/2021</p>
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PART 11 : SCHEDULES AND ADDITIONAL PAGES

Schedule of Inspections	Schedule of Circuit Details and Test Results for the installation	Additional pages, including data sheets for additional sources	Special installations or locations (indicated in item 9. above)	Continuation sheets
Page No(s): (4 & 5)	Page No(s): (6)	Page No(s): (None)	Page No(s): (None)	Page No(s): (None)

The pages identified are an essential part of this report (see Regulation 653.2).

All fields must be completed. Enter either, as appropriate: '✓' if Acceptable condition; 'N/A' if Not applicable; 'LIM' if a Limitation exists; or Code appropriately – CODE 'C1', 'C2', 'C3' or 'FI' (codes to be recorded in PART 6, with additional comments (where appropriate) on attached numbered sheets)

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

Small installations up to 100 A single phase supply

Issued in accordance with BS 7671: 2018 – Requirements for Electrical Installations

PART 12 : SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Circuits/equipment vulnerable to damage when testing **N/A**

CODES for Type of wiring		(A) Thermoplastic insulated / sheathed cables	(B) Thermoplastic cables in metallic conduit	(C) Thermoplastic cables in non-metallic conduit			(D) Thermoplastic cables in metallic trunking	(E) Thermoplastic cables in non-metallic trunking			(F) Thermoplastic / SWA cables		(G) Thermosetting / SWA cables		(H) Mineral-insulated cables		(I) other - state: N/A										
Circuit number	Circuit description * Where this consumer unit is remote from the origin of the installation, record details of the circuit supplying this consumer unit on the first line.	Type of wiring (see Codes)	Reference Method (BS 7671)	Number of points served	Circuit conductor csa		Max. disconnection time (BS 7671) (s)	Protective device				RCD Operating current, $I_{\Delta n}$ (mA)	Maximum permitted Z_s for installed protective device** (Ω)	Circuit impedances (Ω)					Insulation resistance			Polarity (✓)	Max. measured earth fault loop impedance, Z_s (Ω)	RCD operating time (ms)	Test buttons		
					Live (mm ²)	cpc (mm ²)		BS (EN)	Type	Rating (A)	Short-circuit capacity (kA)			Ring final circuits only (measured end to end)			All circuits (complete at least one column)		Live / Live (MΩ)	Live / Earth (MΩ)	Test voltage DC (V)				RCD (✓)	AFDD (✓)	
														(Line) r_1	(Neutral) r_n	(cpc) r_2	($R_1 + R_2$) R_2										
MS1	Main Switch				16	16		5419														✓	0.14				
MS2	Main Switch				16	16		5419														✓	0.14				
1	Sockets	A	B	8	2.5	1.5	0.4	60898	B	32	6	N/A	1.37	0.69	0.69	0.91	0.17	N/A	26.5	26.5	500	✓	0.31	N/A	N/A	N/A	
2	Kitchen Sockets	A	B	8	2.5	1.5	0.4	60898	B	32	6	N/A	1.37	0.39	0.39	0.56	0.26	N/A	26.5	26.5	500	✓	0.40	N/A	N/A	N/A	
3	Alarm	A	B	10	2.5	1.5	0.4	60898	B	16	6	N/A	2.73	N/A	N/A	N/A	0.20	N/A	26.5	26.5	500	✓	0.34	N/A	N/A	N/A	
4	Second Floor Lighting	A	101	9	1	1	0.4	60898	B	6	6	N/A	7.28	N/A	N/A	N/A	0.98	N/A	26.5	26.5	500	✓	1.12	N/A	N/A	N/A	
5	Ground Floor Lighting	A	101	6	1	1	0.4	60898	B	6	6	N/A	7.28	N/A	N/A	N/A	0.75	N/A	26.5	26.5	500	✓	0.89	N/A	N/A	N/A	
6	Lighting Basement	A	101	3	1	1	0.4	60898	B	6	6	N/A	7.28	N/A	N/A	N/A	0.31	N/A	26.5	26.5	500	✓	0.45	N/A	N/A	N/A	
7	Basement Sockets	A	B	1	2.5	1.5	0.4	60898	B	16	6	N/A	2.73	N/A	N/A	N/A	0.21	N/A	26.5	26.5	500	✓	0.35	N/A	N/A	N/A	
8	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

Location of consumer unit: **Hallway** Designation: **DB1** Prospective fault current at consumer unit (where applicable): **(1.73)** kA

TESTED BY

Name (capitals): **[REDACTED]** Position: **Electrician** Signature: **[REDACTED]** Date: **10/09/2021**

TEST INSTRUMENTS (enter serial number against each instrument used)

Multi-function: **101636279** Continuity: **N/A** Insulation resistance: **N/A** Earth fault loop impedance: **N/A** Earth electrode resistance: **N/A** RCD: **N/A**

NOTES FOR RECIPIENT

THIS CONDITION REPORT IS AN IMPORTANT AND VALUABLE DOCUMENT WHICH SHOULD BE RETAINED FOR FUTURE USE

The purpose of a domestic periodic inspection is to determine, so far as is reasonably practicable, whether the electrical installation of a single dwelling (house or flat) is in a satisfactory condition for continued service. This report provides an assessment of the condition of the electrical installation identified overleaf at the time it was inspected and tested, taking into account the stated extent of the installation and the limitations of the inspection and testing.

The report identifies any damage, deterioration, defects and/or conditions found by the inspector which may give rise to danger (see PART 6), together with any items for which improvement is recommended.

If you were the person ordering this report, but not the user of the installation, you should pass this report, or a full copy of it including these notes, the schedules and additional pages (if any), immediately to the user.

This report should be retained in a safe place and shown to any person inspecting or undertaking further work on the electrical installation in the future. If you later vacate the property, this report will provide the new user with an assessment of the condition of the electrical installation at the time the periodic inspection was carried out.

Where the installation incorporates a residual current device (RCD) there should be a notice at or near the device stating that it should be tested every six months. For safety reasons it is important that this instruction is followed.

For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons, competent in such work. The recommended date by which the next inspection should be carried out is stated in PART 5 of this report. There should also be a notice at or near the main switchboard or consumer unit indicating when the next inspection of the installation is due. NICEIC* recommends that you engage the services of an NICEIC Approved Contractor for the inspection.

This report has been issued in accordance with the national standard for the safety of electrical installations, *BS 7671: 2018 – Requirements for Electrical Installations*.

Only an NICEIC Approved Contractor or Conforming Body is authorised to issue this NICEIC Domestic Electrical Installation Condition Report. You should have received the report marked 'Original' and the Approved Contractor should have retained the report marked 'Duplicate'.

This report form is intended to be issued only for the purpose of reporting on the condition of an existing electrical installation and must not be issued to certify new electrical installation work including the replacement of a consumer unit.

The report consists of at least six numbered pages. Additional numbered pages may have been provided to permit further relevant information relating to the installation to be recorded. For installations having more than one consumer unit or more circuits than can be recorded in PART 12, one or more additional *Schedules of Circuit Details and Test Results* should form part of the report. The report is invalid if any of the schedules identified in PART 10 are missing. The report has a printed serial number, which is traceable to the Contractor to which it was supplied.

PART 7 (Details and limitations) should identify fully the extent of the installation covered by this report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the report before the inspection was carried out.

Rarely, an operational limitation may have been encountered during the inspection such as inability to gain access to parts of the installation or to an item of equipment. The inspector should have noted any such limitations in PART 7. It should be noted that the greater the limitations applying to a report, the less its value from the safety aspect.

A declaration should have been given by the inspector in PART 4 of the report. The declaration must reflect the statement given in PART 3, which summarises the observations and recommendations made in PART 6. Where one or more observations have been made in PART 6, the Classification code given to each by the inspector indicates the degree of urgency with which remedial action needs to be taken to restore the installation to a safe working condition.

Where the inspector has indicated an observation as code C1 (danger present) **the safety of those using the installation is at risk**. Wherever practicable, items classified as (C1) should be made safe on discovery, and it is recommended that a skilled person(s) competent in electrical installation work undertakes the necessary remedial work immediately.

Where the inspector has indicated an observation as code C2 (potentially dangerous) **the safety of those using the installation may be at risk**, and it is recommended that a skilled person competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.

Where the inspector has indicated that an item requires further investigation (FI), the investigation should be carried out without delay to determine whether danger or potential danger exists. For further guidance on the Classification codes, please see the reverse of page 2.

Where the installation can be supplied by more than one source, such as the public supply and a standby generator or microgenerator, this should be identified in PART 8 *Supply Characteristics and Earthing Arrangements*, and the *Schedules of Circuit Details and Test Results* (PART 12) compiled accordingly.

Where inadequacies in the intake equipment have been observed (Item 1 of PART 10), the person ordering the inspection should inform the distributor and/or supplier as appropriate.

Should the person ordering this report have reason to believe that it does not reasonably reflect the condition of the electrical installation reported on, that person should in the first instance raise the specific concerns in writing with the Approved Contractor. If the concerns remain unresolved, the person ordering this report may make a formal complaint to NICEIC, for which purpose a complaint form is available on request.

The complaints procedure offered by NICEIC is subject to certain terms and conditions, full details of which are available upon application. NICEIC does not investigate complaints relating to the operational performance of electrical installations (such as lighting levels), or to contractual or commercial issues (such as time or cost).

** NICEIC is operated by Certsure LLP, a partnership between the Electrical Contractors' Association and the charity, Electrical Safety First. NICEIC maintains and publishes registers of electrical contractors that it has assessed against particular scheme requirements (including the technical standard of electrical work).*

For further information about electrical safety and how NICEIC can help you,
visit www.niceic.com

GUIDANCE FOR RECIPIENTS ON THE CLASSIFICATION CODES

Only one Classification code should be given for each recorded Observation

Classification code C1 (Danger present)

Where an observation has been given a Classification code C1, the safety of those using the installation is at risk and immediate remedial action is required.

The person ordering the inspection is advised to take action without delay to remedy the observed deficiency in the installation, or to take other appropriate action (such as switching off and isolating the affected part(s) of the installation) to remove the danger. The NICEIC Approved Contractor issuing this report will be able to provide further advice.

NICEIC makes available 'Electrical Danger Notification' forms to enable inspectors to record, and then to communicate to the person ordering the report, any dangerous condition discovered.

Classification code C2 (Potentially dangerous)

Classification code C2 indicates that, whilst those using the installation may not be at immediate risk, urgent remedial action is required to remove potential danger. The NICEIC Approved Contractor issuing this report will be able to provide further advice.

It is important to note that the recommendation given at PART 5 of this report (Next Inspection) for the maximum interval until the next inspection is conditional upon all items which have been given a Classification code C1 and code C2 being remedied immediately and as a matter of urgency, respectively.

It would not be reasonable for the inspector to indicate that the installation is in a satisfactory condition if any observation in this report has been given a code C1 or code C2 classification.

Classification code C3 (Improvement recommended)

Where an observation has been given a Classification code C3, the inspection and/or testing has revealed a non-compliance with the current safety standard which, whilst not presenting immediate or potential danger, would result in a significant safety improvement if remedied. Careful consideration should be given to the safety benefits of improving these aspects of the installation. The NICEIC Approved Contractor issuing this report will be able to provide further advice.

Code FI (Further investigation required without delay)

It should usually be possible for the inspector to attribute a Classification code to each observation without indicating a need for further investigation.

However, where 'FI' has been entered against an observation the inspector considers that further investigation of that observation is likely to reveal danger or potential danger that, due to the agreed extent or limitations of the inspection and/or testing, could not be fully identified at the time.

It would not be appropriate for the inspector to indicate that the installation is in a satisfactory condition if there is reasonable doubt as to whether danger or potential danger exists. Consequently, where the inspector has indicated 'Further investigation required without delay' (FI) the overall assessment of the installation (PART 3) should be marked as 'Unsatisfactory'.

If the inspector has indicated that an observation requires further investigation without delay, the person ordering this report is advised to arrange for the NICEIC Approved Contractor issuing the report (or another skilled person or persons competent in such work) to undertake further examination of that aspect of the installation as a matter of urgency, to determine whether or not danger or potential danger exists.

Further information

Further information on the application of Classification codes, primarily aimed at inspectors but of possible interest to persons ordering condition reports, can be found in Electrical Safety First's Best Practice Guide No 4 *Electrical installation condition reporting: Classification Codes for domestic and similar electrical installations*. The guide can be viewed or downloaded free of charge from www.electricalsafetyfirst.org.uk

For further information about electrical safety and how NICEIC can help you, visit www.niceic.com

Residential

Regulated Water & Drainage Report

Date of Order: 24/01/2023
Date Search Entered: 25/01/2023
Case Number: 2379197
Client Reference: 531628

PROPERTY MADE SUBJECT TO SEARCH
6 KINGS AVENUE
LEEDS
LS6 1QS

CLIENT DETAILS

Assured Sales and Progression
Ltd
ASSURED SALE &
PROGRESSION, THE
BARRACKS WAKEFIELD
ROAD
DONTEEDACT

SEWERAGE UNDERTAKER

Yorkshire Water
YORKSHIRE WATER PLC PO BOX 52
BRADFORD
BD3 7YD

Report Summary

Q1.2: Does foul drainage from the property drain to a public sewer?	YES
Q1.3: Does surface water from the property drain to a public sewer?	YES
Q1.4: Is any sewer serving or which is proposed to serve the property subject of a current statutory adoption agreement or an application for such an agreement?	NO
Q2.1: Does the public sewer map show any public sewer within the boundary of the property?	Refer to detailed response
Q3.3: Is the property connected to mains water supply?	YES

COMPILED & SUPPLIED BY:

Conveyancing Data Services Ltd. 4 The Pavilions, Ruscombe Business Park, Ruscombe, RG10 9NN
T: 0118 9690839
Company Reg No: 07159470
VAT Reg No: 988993907





- 1.1 Q: Is a plan showing the nearest public sewers provided?
A: A copy of an extract of the public sewer map is included. It will only show public sewers within the vicinity of the subject of this search.

Notes: The Water Company is not responsible for private drains and sewers that connect the property to the public sewerage system and does not hold details of these; therefore they are not shown on the plan. Section 104 sewers are not shown on the plan.

- 1.2 Q: Does foul drainage from the property drain to a public sewer?
A: YES. The public records indicate that foul water from the property drains to a public sewer.

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

- 1.3 Q: Does surface water from the property drain to a public sewer?
A: YES. The public records indicate that surface water from the property drains to a public sewer.

Notes: In some cases the water company's records do not distinguish between foul and surface water connections to the public sewerage system, if on inspection the buyer finds that the property is not connected for surface water drainage the property may be eligible for a rebate of the surface water drainage charge. Details can be obtained from the water company. The water company is not responsible for the drains and sewers that connect the property to the public sewerage system, and do not hold the details of these. The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility with other users if a private sewer serves the property. These may pass through land outside of the control of the seller; the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

- 1.4 Q: Is any sewer serving or which is proposed to serve the property subject of a current statutory adoption agreement or an application for such an agreement?
A: NO. The water companys records indicate that the sewers serving the development of which this property forms part of are not the subject of an application for adoption under Section 104 of the Water Industry Act 1991. Where the property is part of an established development it would not normally be subject to an adoption agreement.

Notes: SECTION 104 AGREEMENT – An agreement made between a housing developer and the sewerage undertaker, under section 104 of the Water Industry Act 1991, for the adoption of sewers intended to serve a new development. A bond to guarantee proper performance by the developer of their obligations often supports the agreement. Where the property is part of a very recent or ongoing development and the sewers are not the subjects 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. Where the property is part of an established development it would not normally be subject to an adoption agreement under section 104 of the Water Industry Act 1991.



- 2.1 Q: Does the public sewer map show any public sewer within the boundary of the property?
A: The public sewer map shows a sewer running along the boundary of the property as highlighted on plan. It has not always been a requirement for all public sewers to be recorded on the public sewer map. It is therefore possible for unidentified public sewers to exist within the boundary of the property.

Notes: The boundary of the property has been determined by reference to the Ordinance Survey record. The presence of a public sewer running within the boundary of the property may restrict further development; The water company has a statutory right of access to carry out works on its assets, subject to notice. This may result in employees of the water company or its contractors needing to enter the property to carry out work. A section 104 sewer record is not an 'as constructed' record. It is recommended that these details be checked with the developer.

- 2.2 Q: Does the public sewer map show any public sewer within 100ft (approximately 30m) of the property?
A: YES. The public sewer map indicates that there is a public sewer within 100ft of the property. It has not always been a requirement for all public sewers to be recorded on the public sewer map. It is therefore possible for unidentified public sewers to exist within 100ft of the boundary of the property.

Notes: The presence of a public sewer within 100 feet (approximately 30 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 measure is estimated from the centre of the property or land shown on the Ordinance Survey record. A section 104 sewer record is not an 'as constructed' record. It is recommended that these details be checked with the developer.

- 2.3 Q: Is there a current statutory agreement or consent to erect a building or extension on the property over or in the vicinity of a public sewer or disposal main?
A: NO. The water company's records indicate that there is not a statutory agreement or consent in respect of the building over a public sewer at this property. For historical reasons the water company may not be aware of some agreements or consents which have been entered into by the Local Authority.

Notes: The erection of a building or structure is not permitted over water mains or public sewers, without a special agreement from the water company such as a 'building over agreement'. Any such building or structure might cause damage and would restrict or interfere with the undertaker's access to the apparatus for repair, inspection, maintenance or renewal.



3.1 Q: Please advise who the sewerage undertaker is:
A: Yorkshire Water Services Ltd.

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

3.2 Q: Which company supplies water to the area?
A: Yorkshire Water Services Ltd.

Notes: The water company is not responsible for private supply pipes connecting the property to the public water main and does not hold details of these. These may pass through land outside of the control of the seller; the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

3.3 Q: Is the property connected to mains water supply?
A: YES. The public records indicate that the property is connected to a mains water supply.

3.4 Q: Does the map of the waterworks show any vested water mains or assets within the boundary of the property?
A: We are not aware of any vested water mains within the boundary of the property.

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

4.1 Q: What is the basis for charging for water supply and sewerage at this property?
A: Please refer to vendor or pre-contract documents.

Disclaimer

Conveyancing Data Services has made reasonable efforts to ensure the accuracy of this information, but provides it subject to the following conditions: Private sewers, private water pipes and sewers subject to a section 104 agreement are not shown on this plan. Pipes and drainage connections may not be shown. We are not, in any way, liable for inaccuracies or omissions in the information provided to us by the water company in reference to the sewerage and water pipes. We are not, in any way, liable for inaccuracies or omissions in the information provided by Ordinance Survey in reference to the location of buildings and their boundaries. Conveyancing Data Services is not responsible, in any way, for the installation, maintenance or upkeep of any the pipelines mentioned in this report or the provision of drainage and/or water services. Any queries relating to these matters should be directed to the company(s) identified in replies 3.1 and 3.2.

From 1st October 2011, ownership of private lateral drains and sewers has changed as per The Water Industry Regulations 2011 (Schemes for Adoption of Private Sewers). The copy of the Public Sewer Map may not yet reflect these changes.









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Information in this map is taken from the Public Sewer Map and is provided for identification purposes only. The Water Companies offer no warranty to its accuracy. If you are considering any form of building works and pipes are shown in or near the boundary of the property, a surveyor should plot its exact position prior to purchase.

Sewer Key

Where a plan of the nearest public sewers has been included within the report, the colourkey is as below:

	Public Combined Sewer
	Public Surface Water Sewer
	Public Foul Sewer
	Sewer Publicly Maintained Under Section 24 Public Health Act 1936
	Abandoned Public Sewers
	Manhole (if applicable but not always displayed on the public sewer map)



IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by **Conveyancing Data Services Ltd (4 The Pavilions, Ruscombe Business Park, Ruscombe, RG10 9NN. T: 0118 9690839)** 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 financial loss and/or aggravation, distress or inconvenience 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

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: Lee Richards, Operations Director & Codes Compliance Officer. Conveyancing Data Services Ltd, 4 The Pavilions, Ruscombe Business Park, RG10 9NN. T:0118 9690839. Email: info@conveyancingdata.com.

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.



TERMS AND CONDITIONS

Conveyancing Data Services, as part of its core business activities, supplies a range of conveyancing and company search reports for its clients on the Conditions set out below. These Conditions cannot be varied unless agreed in writing by a director of Conveyancing Data Services.

1. DEFINITIONS AND INTERPRETATION

- 1.1 In these Conditions the following words shall have the meanings set opposite them:
"Conveyancing Data Services Report" means any Report that we produce on your behalf.
"Charges" means our charges for providing the Services, which will be notified to you on the Order Form. "Confirmation of Order" means either when we confirm acceptance of your Order whether by telephone, facsimile or electronic means or when we supply you with the Report, whichever occurs first.
"Intellectual Property Rights" means any enforceable intellectual property right including without limitation copyright, database right, trademark, patent, trade secret or design right.
"Order" means your request for us to provide the Services, which you place Online or by completing an Order Form and sending it to us by facsimile, post or by electronic means or orally confirming the details of the Order by telephone.
"Order Form" means our Order Form from time to time. "Property" means the property address or location for which you require a Report.
"Report" means any report (s) that you have asked us to deliver to you as detailed in the Order Form whether an Conveyancing Data Services Report or a Third Party Report.
"Third Party Report" means any Report that we procure from a third party on your behalf.
"Services" means our delivery of Reports to you.
"Us" "we" "our" means Conveyancing Data Services Limited whose registered office is at 4 The Pavilions, Ruscombe Business Park, Ruscombe, RG10 9NN
"Working Day" means Mondays to Fridays except bank and public holidays.
"You" "Your" means the person firm or company who instructs us to provide them with a Report either on their own behalf or as agent of the Client.
1.2 Headings used in these Conditions are for convenience only and shall not affect their interpretation.
1.3 If there is a conflict between an Order and the Conditions, the Order will prevail.

2. THE SERVICES

- 2.1 We will not be obliged to accept any Order and we may refuse to provide the Services at any time without giving any reason. No contract for Services will come into force until the Confirmation of Order.
2.2 Each Order if accepted by us will constitute a separate and severable contract.
2.3 We will use reasonable endeavours to ensure that the information contained within any Report is accurate at the date of its publication. You accept, however, that information on which any Report is based may be subject to change from the date of its publication and we cannot be held liable for failing to include or omit any information in the Report, which becomes publicly available after the date of publication.
2.4 Any indication that we may give as to the time in which we will deliver the Reports will be a good faith estimate only. We will use all reasonable endeavours to deliver the Reports within the time-scale that we have estimated. However, time of delivery of Reports is not of the essence.
2.5 Subject to anything else contained within these Conditions, all other warranties, conditions, terms, undertakings and obligations, whether express or implied are expressly excluded.
2.6 In providing search reports and services we will comply with the Search Code

3. CHARGES

- 3.1 Unless expressed otherwise, the Charges will include VAT at the applicable rate.
3.2 You will be primarily liable to pay us the Charges plus VAT. You will pay us the Charges within 14 days (unless shown otherwise) of the date of our invoice without deduction or set off. If you fail us the Charges in accordance with the payment terms set out in our invoice, we reserve the right to do one or more of the following:
3.2.1 Charge interest on the amount outstanding in accordance with the Late Payment of Commercial Debts (Interest) Act 1998 (as amended) from the date of the invoice until we receive full payment in cleared funds both before as well as after any judgement;
3.2.2 Suspend or terminate any Services that we have agreed to provide to you provided that any such suspension or termination shall not affect your liability to pay us such Charges as have accrued to us at the end of such suspension or termination.

4. YOUR OBLIGATIONS

- 4.1 You agree to ensure that the information that you supply to us in the Order including without limitation details of the Property is complete, accurate and up to date. You will notify us immediately you become aware of any inaccuracy contained within the Order.
4.2 You agree that any Report that we may deliver to you is delivered to you on the understanding that it is only for your use and for the purpose that you have disclosed to us.
4.3 You will procure that any client of yours for whom you place an Order accepts and agrees to be bound by these Conditions and any provisions contained within the Reports. You will on demand provide us with written confirmation of your compliance with this clause 4.3.
4.4 If there is any conflict between a provision of any Third Party Reports relating to your permitted use of the Reports and the corresponding provisions in these Conditions, the provisions of the Reports will prevail.

5. CANCELLATION

- 5.1 Should you wish to cancel or re-schedule an Order, you agree to give us as much notice (in writing) as is reasonably practicable. However, you will not be entitled to obtain a refund of the Charges if you cancel on or after the Confirmation Date.
5.2 Cancellation of an order will only be refunded if we have not incurred any costs for the order.

6. INTELLECTUAL PROPERTY RIGHTS

- 6.1 Any and all Intellectual Property Rights in the Conveyancing Data Services Reports shall vest in us and remain our property. We disclaim all proprietary rights including, without limitation, Intellectual Property Rights in Third Party Reports.
6.2 You will not acquire nor will you attempt to register any Intellectual Property Rights in any Reports whether on your own behalf or on behalf of any Client. You further agree not to use the Report in whole or part other than is expressly permitted by these Conditions.

7. LIMITATION OF LIABILITY

- 7.1 We cannot accept any liability for any error in a Report, which is based on any error or inaccuracy in a public register. Nor will be liable for any information contained within a Report, which is based on information that we have obtained from a third party (not being information derived from the public register).
7.2 We cannot accept any responsibility for any inaccuracy or error in the Report that is based on incomplete or inaccurate information supplied by you.
7.3 Subject to any other provisions in these Conditions, we will not be liable to you for any loss, damages, costs or expenses caused directly or indirectly by a delay in Delivery (even if caused by our negligence).
7.4 We will not be liable for any loss of actual or anticipated profits or savings, loss of business, loss of opportunity or for any special, indirect or consequential loss whether arising from a breach of the Conditions or negligence in performing the Services even if we were advised of or knew of likelihood of such loss occurring.
7.5 We will not be liable for any failure to perform our services due to an event beyond our reasonable control.
7.6 Subject to the foregoing, our entire aggregate liability to you for direct loss arising from our being in breach of these Conditions or negligent in the course of performing the Services will not exceed £10,000,000 per claim.

8. FORCE MAJEURE

- 8.1 We will not be liable for any failure to perform the Services due to an event beyond our reasonable control. If our performance of the Services is delayed due to an event beyond our reasonable control, we will notify you promptly of the reason for such a delay and you agree to give us such an extension to perform the Services as is reasonable in the circumstances.

9. ASSIGNMENT

- 9.1 You may not assign, charge or transfer any of your obligations under the Conditions without our prior written consent.
9.2 We may assign and/or sub-contract any contract for Services at any time on notice to you.

10. GENERAL

- 10.1 These Conditions constitute the entire agreement between you and us in respect of the Services and supersede any earlier arrangements, understandings, promises, or agreements made between the parties in respect of the Services.
10.2 You acknowledge that in instructing us to provide the Services, you do not do so on the basis of any representation, warranty or provision not expressly contained within these Conditions.
10.3 If at any time, any one or more of these Conditions are held to be unenforceable, illegal or otherwise invalid in any respect, such enforceability, illegality or invalidity shall not affect the remaining Condition, which shall remain in full force and effect.
10.4 Any failure by us to enforce a breach of the Conditions by you will not be deemed to be a waiver of any subsequent breach of these Conditions that you may make.
10.5 Nothing in these Conditions shall be deemed to create or be deemed to create a partnership or joint venture between us and you or the relationship of principal and agent or employer and employee.
10.6 These Conditions will be governed exclusively by English law. You and we agree to submit exclusively to the jurisdiction of the English courts.
10.7 Independent dispute resolution. If you make a complaint and we are unable to resolve it to your satisfaction you may refer the complaint to The Property Ombudsman scheme (website www.tpos.co.uk, email: admin@tpos.co.uk). We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.
10.8 The Company's complaints procedure is shown above.
10.9 All information held by the company is covered by the Data Protection Act 2018 which include provision for compliance with the General Data Protection Regulations (GDPR). Our Privacy Policy explains how we store, protect and use your personal data and can be viewed at http://www.conveyancingdata.com/pub/privacy_statement_final_for_cd.pdf.