

Thames Water's **NEW** CommercialDW Drainage and Water Enquiry to be launched on 1 August 2010



The ten water companies of England and Wales have been working together to produce a standardised commercial drainage and water enquiry across the whole of England and Wales.

Thames Water Property Insight has carried out extensive market research with numerous lawyers, partners and senior partners within commercial practices to produce a commercial search that suits the market and that provides all the information required for due diligence.

Our research highlighted that there is a need for a higher level of indemnity cover on our commercial products to satisfy the recent concerns raised by lenders. As Thames Water operates in a high value property area, we have launched three commercial drainage

and water enquiries, each providing differing levels of capped liability but all containing the same information. Therefore, all you need to do is choose which would be the most appropriate level of cover for the property concerned.

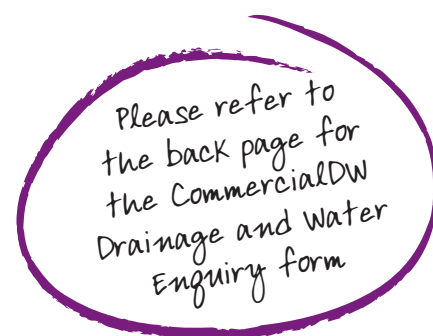
The searches will be produced in the revised format, providing the approved 22 questions and answers and carrying the 'CommercialDW Drainage and Water Enquiry' logo, shown above right and overleaf. Each of the searches will also include details of easements and wayleaves, trade effluent consent licences and invert and cover levels. We are including this information in each of the searches to save you time.

COMMERCIALDW DRAINAGE AND WATER ENQUIRY

Key features

- Choice of liability cover
- Fully comprehensive information compiled from the data source
- Expedited service available at all three capped liability levels
- Excellent customer service available
0118 925 1504

Commercial search	Capped liability	Price (excl VAT)
CommercialDW Drainage and Water Enquiry	£2m	£102.40
CommercialDW Drainage and Water Enquiry (Expedited one-day service)	£2m	£204.00
CommercialDW Drainage and Water Enquiry Extra	£5m	£128.00
CommercialDW Drainage and Water Enquiry Extra (Expedited one-day service)	£5m	£230.00
CommercialDW Drainage and Water Enquiry Extra Plus	£10m	£168.00
CommercialDW Drainage and Water Enquiry Extra Plus (Expedited one-day service)	£10m	£270.00



These searches are available to order from Thames Water Property Insight. To view a sample of these searches, visit www.twpropertyinsight.co.uk. Alternatively, you can contact our customer service team on 0118 925 1504 or email us at searches@thameswater.co.uk for further details.

CommercialDW Drainage and Water Enquiry form



The CommercialDW Drainage and Water Enquiry form will answer the following enquiries:

COMMERCIALDW
DRAINAGE AND WATER ENQUIRY

Summary sheet

Brief summary of information provided in the search.

Drainage

- Q1 Please include a copy of an extract from the public sewer map.
- Q2 Please include a copy of an extract from the map of waterworks.
- Q3 Does foul water from the property drain to a public sewer?
- Q4 Does surface water from the property drain to a public sewer?
- Q5 Is a surface water drainage charge payable?
- Q6 Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundary of the property?
- Q7 Does the public sewer map indicate any public sewer within 30.48 meters (100 feet) of any buildings within the property?
- Q8 Are any sewers or lateral drains serving, or which are proposed to serve, the property the subject of an existing adoption agreement or an application for such an agreement?
- Q9 Has the sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over, or in the vicinity of, a public sewer, disposal main or drain?
- Q10 Is the property at risk of internal flooding due to overloaded public sewers?
- Q11 Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.

Water

- Q12 Is the property connected to the main water supply?
- Q13 Are there any water mains, resource mains or discharge pipes within the boundaries of the property?
- Q14 Is any water main or service pipe serving, or which is proposed to serve, the property the subject of any existing adoption agreement or an application for such an agreement?
- Q15 Is the property at risk of receiving low water pressure or flow?
- Q16 Please include details of a water quality analysis made by the water undertaker for the water demand zone in respect of the most recent calendar year.
- Q17 Please include details of any departures authorised by the Secretary of State or National Assembly for Wales under Part 6 of the 2000 Regulations from the provisions of Part 3 of those Regulations.
- Q18 Please include details of the location of any water meter serving the property.
- Q19 Who is the water and sewerage undertaker for the area?

Charging

- Q20 Who bills the property for sewerage services?
- Q21 Who bills the property for water services?
- Q22 What is the current basis for charging for sewerage and/or water services at the property?

Additional information:
standard in ALL Thames Water CommercialDW Drainage and Water Enquiries but optional for other water companies

- Q23 **Trade effluent consent**
Is there any trade effluent consent relating to this site/property for disposal of chemically enhanced waste?
- Q24 **Wayleave**
Is there a wayleave agreement giving Thames Water the right of access to pass through private land in order to reach Thames Water's assets?
- Q25 **Easement**
Is there an easement agreement giving Thames Water the right of access to assets located in private land which prevents the landowner from restricting Thames Water's access?
- Q26 **Cover and invert levels**
Details of any manhole cover and invert levels applicable to this site.

Maps

Thames Water will insert appropriate maps with a key at the back of each search.