

CON29DW Residential

XX Sample Street,
Sample Town,
XXX XXX

Requested on XX/XX/XXXX

Our reference

SO-00XXXX

Produced on XX/XX/XXXX

Your reference

Sample 1234

Completed by Sample Name



Drainage: Foul Drainage Connection?	☒
Public Sewer within Boundary?	☐
Water: Mains Water Connection?	☒
Public Mains Within Boundary?	☐
Charging: Metered Charges?	☒

Contact Us

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contactus@wessexsearches.co.uk 

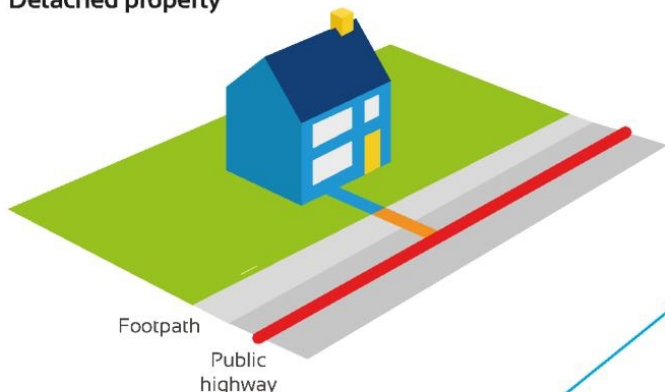
INTERPRETING YOUR REPORT

Who is responsible for maintaining public sewer assets?

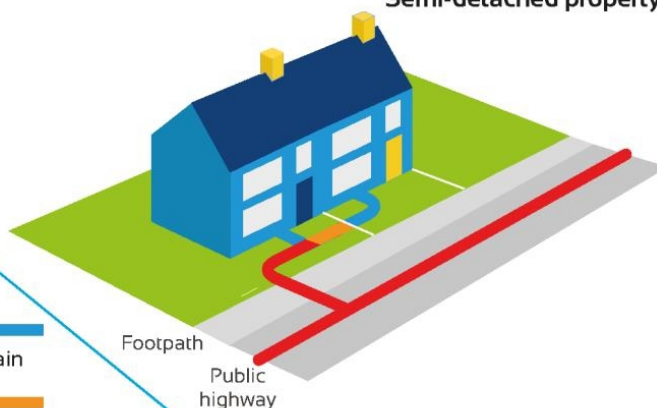
The Water Industry Act 1991 defines Public Sewers as those which Wessex Water Services Limited have responsibility for. Other assets and rivers, watercourses, ponds, culverts or highway drains may be shown on maps for information purposes only.

Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

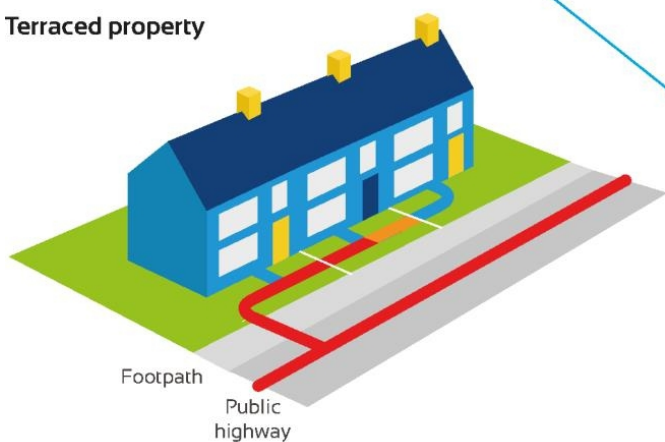
Detached property



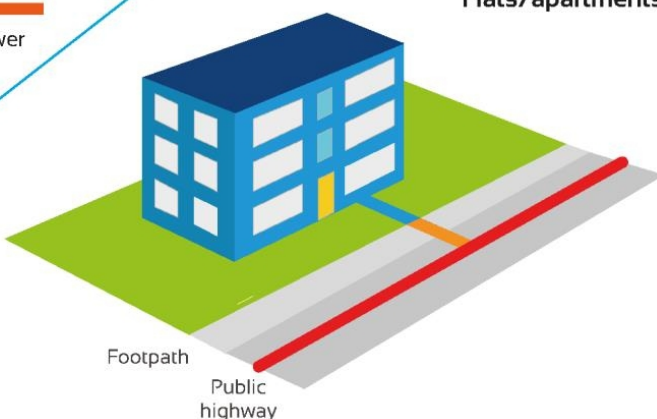
Semi-detached property



Terraced property



Flats/apartments



Private drain
Lateral drain
Public sewer

Your guide to changes in private sewers and pumping stations.

On 1 October 2011 ownership of private sewers and lateral drains changed in accordance with The Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The contents of this search may not reflect all these changes. Please visit <https://www.wessexwater.co.uk/your-wastewater/pipework-responsibility-sewage> for more details. Further information is also supplied in Appendix 4.

INTERPRETING YOUR REPORT

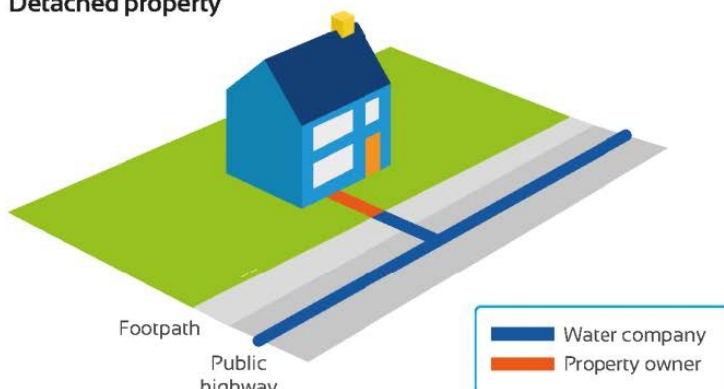
Who is responsible for maintaining public water assets?

The “water mains” shown on maps are those which are vested in and maintainable by the water company under statute. Assets other than public water mains may be shown for information purposes only.

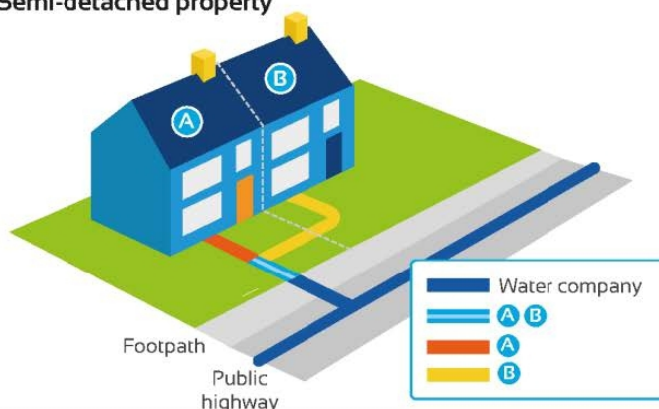
Water companies are not responsible for private supply pipes connecting the property to the public water main and do not hold details of these. These may pass through land outside of the control of the seller or may be shared with adjacent properties. The buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

Whose water pipes are they?

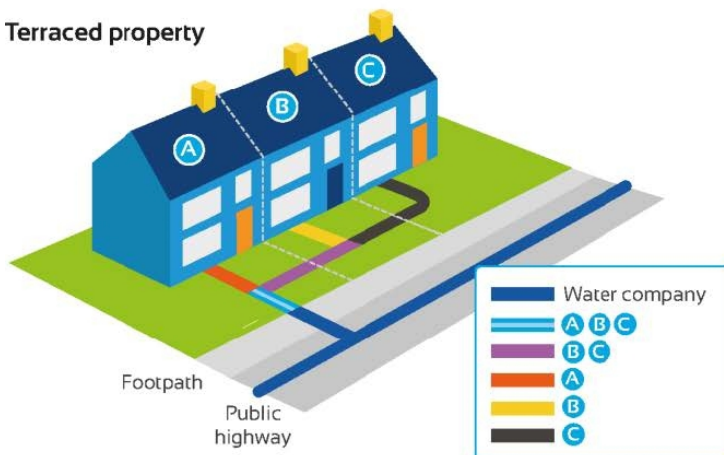
Detached property



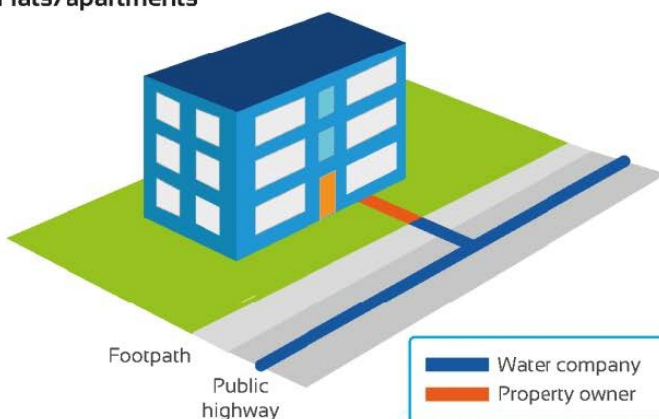
Semi-detached property



Terraced property



Flats/apartments



INTERPRETING YOUR REPORT

KEY CONTACTS

Build Overs:
Phone: 01225 526333
Email: sewer.buildover@wessexwater.co.uk

Billing:
Phone: 0345 600 3600
Email: customer.services@bwbsl.co.uk

Wessex Water Customer Service:
Phone: 0345 600 4600
Email: customer.relations@wessexwater.co.uk

New Connections:
Phone: 01225 526222
Email: new.connections@wessexwater.co.uk



Bournemouth Water

Phone: 01202 590 059



Bristol Water

Phone: 0345 702 3797



Severn Trent

Phone: 01159 713550



Thames Water

Phone: 08000 094540



DRAINAGE + WATER
SEARCHES NETWORK
DWSN

We are members of DWSN, the industry body for those companies responsible for producing full and complete responses to the Law Society's CON29DW Residential and CON29DW Commercial searches. We comply with the DWSN Code of Practice that provides consumer protection and ensures good practice in this critical area of property information.

For more information, please visit
www.con29dw.co.uk

SUMMARY SHEET

Question

Response

PROPERTY AND MAPS

1.1	Where relevant, please include a copy of an extract from the public sewer map.	See details
1.2	Where relevant, please include a copy of an extract from the map of waterworks.	See details

DRAINAGE

2.1	Does foul water from the property drain to a public sewer?	☒
2.2	Does surface water from the property drain to a public sewer?	☒
2.3	Is a surface water drainage charge payable?	See details
2.4	Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?	☐
2.4.1	Does the sewer map indicate any public pumping station or ancillary apparatus within the boundaries of the property?	☐
2.5	Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?	☒
2.5.1	Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres (164.04 feet) of any buildings within the property?	☐
2.6	Are any sewers or lateral drains serving or which are proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?	☐
2.7	Has a Sewerage Undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?	☐
2.8	Is any building which is, or forms part of the property, at risk of internal flooding due to overloaded public sewers?	☐
2.9	Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.	See details

WATER

3.1	Is the property connected to mains water supply?	☒
3.2	Are there any water mains, resource mains or discharge pipes within the boundaries of the property?	☐
3.3	Is any water main or service pipe serving, or which is proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?	☐
3.4	Is this property at risk of receiving low water pressure or flow?	☐
3.5	What is the classification of the water supply for the property?	See details
3.6	Please include details of the location of any water meter serving the property.	See details

CHARGING

4.1.1	Who is responsible for providing the sewerage services for the property?	See details
4.1.2	Who is responsible for providing the water services for the property?	See details
4.2	Who bills the property for sewerage services?	See details
4.3	Who bills the property for water services?	See details
4.4	What is the current basis for charging for sewerage and/or water services at the property?	See details
4.5	Will the basis for charging for sewerage and water services at the property change as a consequence of a change of occupation?	☐



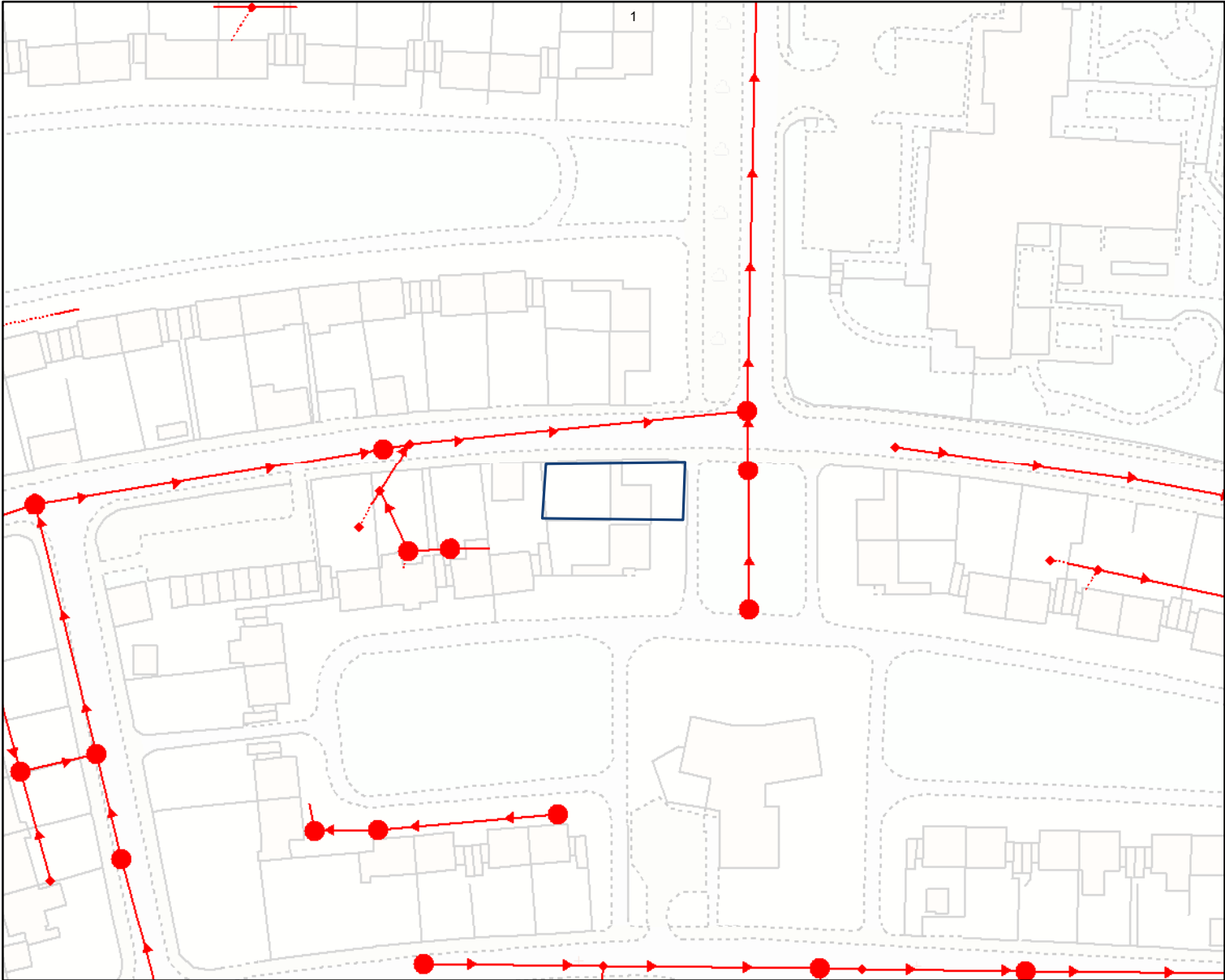
Property and Maps

1.1

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

A copy of an extract from the public sewer map is included, showing all known public sewers in the vicinity of the property. Assets other than public sewer mains may be shown on the plan, for information only.

XX Sample Street, Sample Town, XXX XXX



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PUBLIC SEWERS

- Foul Sewer
- Surface Water Sewer
- Combined Sewer
- Rising Main
- Strategic Sewer
- Syphon
- Overflow
- Use Unknown

NON-PUBLIC SEWERS, DRAINS & PIPELINES

- Private - Foul
- Private - Surface
- Private - Combined
- Private Rising Main
- Highway Drain
- Culverted Watercourse
- Abandoned Sewer
- Status Unknown

OTHER STRUCTURES

- Attenuation Tank
- Storage Tank
- Chamber
- Tunnel
- Interceptor

a) Colours generally indicate the use of the sewer/drain (i.e Red - Foul, Dark Blue - Surface, Magenta - Combined/Dual Use, Light Green - Highway Drain, Mid Green - Overflow) styles of line are shown on the key in sample/typical colours.

STRUCTURES - Manhole - Foul - Manhole - Surface - Manhole - Combined - Outfall - Inlet - Lamphole - Bifurcation - Foul	- Bifurcation - Surface - Bifurcation - Combined - Combined Sewage Overflow - Pumping Station - Surface - Pumping Stn - Foul/Combined - Gully - Vent Column	- Rodding Eye - Catchpit - Flushing Chamber - Soakaway - Non Return Valve - Air Valve - Washout - Hatch Box
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Wessex Water
YTL GROUP

Date: XX/X X/XX
Centre: 123456,123456
Scale: 1:1000

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

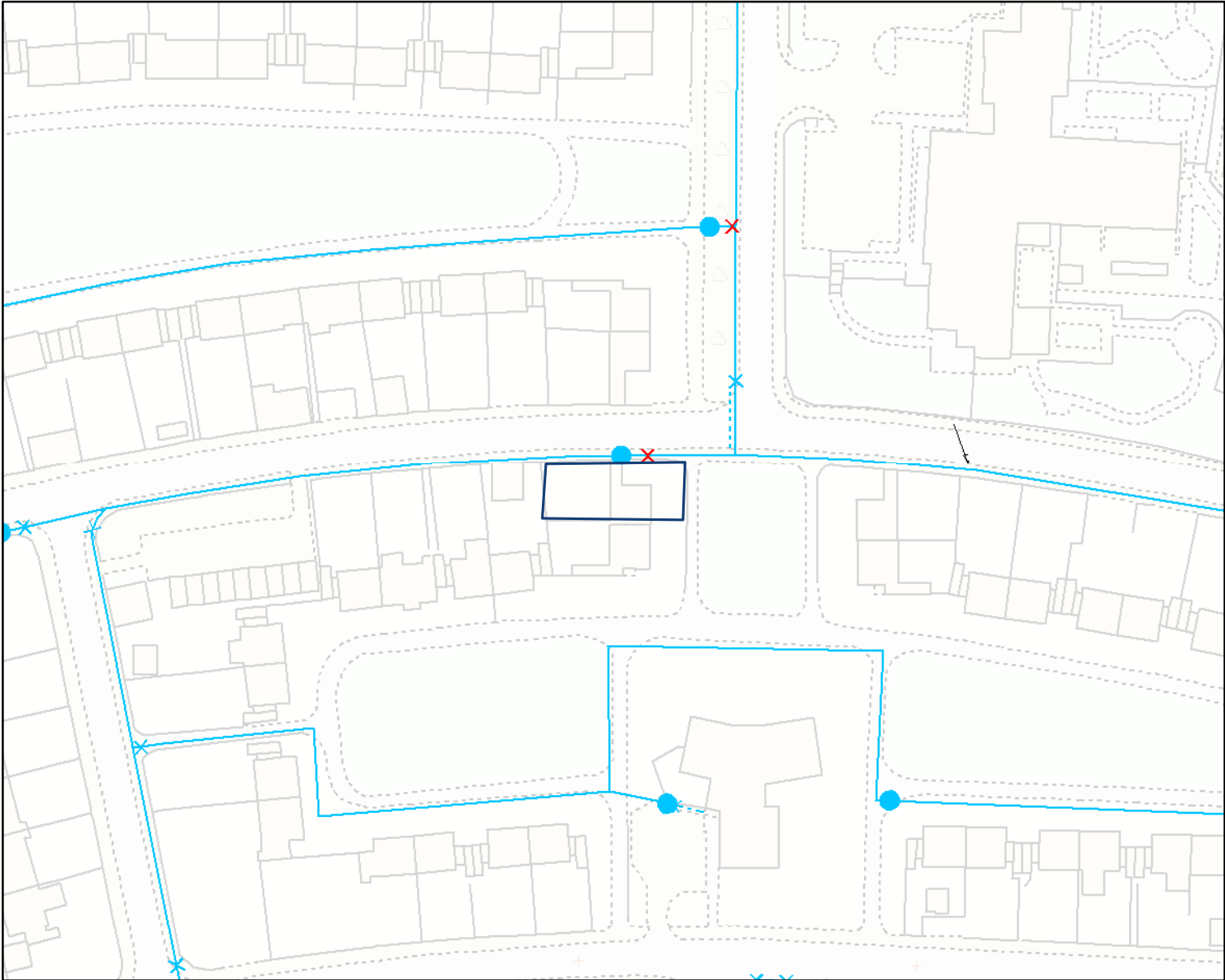
Property and Maps

1.2

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

A copy of an extract from the map of waterworks is included, showing water mains, resource mains or discharge pipes in the vicinity of the property. Assets other than public water mains may be shown on the plan, for information only.

XX Sample Street, Sample Town, XXX XXX



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WATER MAINS

	Distribution Main		Abandoned Main
	Washout Main		Private Main
	Raw Water Main		

SITES

	Source
	Reservoir
	Pump
	Treatment Works

FITTINGS

	Valve - Open		Pressure Reducing Valve		Endcap
	Valve - Closed		Non Return Valve		Break Pressure Tank
	DMA Valve		Pressure Sustaining Valve		Collecting Tank
	Black Cap Valve		Fire Hydrant		Hatch Box
	Washout Valve		Washout Hydrant		Trough
	Air Valve		Meter		

Wessex Water
YTL GROUP

Date: XX/X X /XXXX
Centre: 123456,123456
Scale: 1:1000

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

Drainage

2.1

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

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

2.2

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

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

- In some cases, water company records do not distinguish between foul and surface water pipes to the public sewerage system.

2.3

Is a surface water drainage charge payable?

Records confirm that a surface water drainage charge of £27.00 is payable for the property.

- This charge forms part of the annual water and sewerage service charge.
- Where surface water drainage charges are payable but upon 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. Further information can be found here: <https://www.wessexwater.co.uk/your-wastewater/rainwater-drainage-allowance>

2.4

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

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

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

2.4.1

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

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

Drainage

2.5

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

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

- From 1st October 2011 there may be additional lateral drains and/or public sewers which are not recorded on the public sewer map but are also within 30.48 metres (100 feet) of a building within the property.
- The presence of a public sewer within 30.48 metres (100 feet) of the building(s) within the property can result in the Local Authority requiring a property to be connected to the public sewer.
- The measure is estimated from the Ordnance Survey record, between the building(s) within the boundary of the property and the nearest public sewer.

2.5.1

Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres (164.04 feet) of any buildings within the property?

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

2.6

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

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

- Please see APPENDIX 4- PRIVATE SEWER TRANSFER for more information relating to changes to S104 agreements following 1st October 2011.
- Where the property is part of a very recent or on-going development and the sewers are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of private drains and sewers for which they will hold maintenance and renewal liabilities.

Drainage

2.7

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

There are no records in relation to any approval about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain. However, the sewerage undertaker might not be aware of a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain.

- Buildings or extensions erected over a public sewer in contravention of building controls may have to be removed or altered.
- From 1st October 2011 private sewers, disposal mains and lateral drains were transferred into public ownership and the sewerage undertaker may not have been approved or consulted about any plans to erect a building or extension on the property over or in the vicinity of these.
- Please refer to the guidance notes for more detail, you can find them using the following link <https://developerservices.wessexwater.co.uk/wastewater/building-near-or-over-a-public-sewer>
- From 20 September 2018 Wessex Water introduced a self-certification process, to cover simple cases where proposed development was close to (but not over) a public sewer. This means that there will be scenarios where the undertaker may not have approved or been consulted about any plans to erect a building or extension on the property in the vicinity of a public sewer. Provided that it can be evidenced that the self-certification process has been followed correctly, then the absence of any written agreement with the undertaker would not be a cause for concern.

Drainage

2.8

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

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

- A sewer is "overloaded" when the flow from a storm is unable to pass through it due to a permanent problem (e.g., flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation collapses and equipment or operational failures are excluded.

- "Internal flooding" from public sewers is defined as flooding which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business, or industrial purposes.

- "At Risk" properties are those that the water company is required to include in the Regulatory Register that is reported annually to the Water Services Regulatory Authority (OFWAT). These are defined as properties that have suffered or are likely to suffer internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Company's reporting procedure.

- Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the at-Risk register.

- Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Company.

- Public sewers are defined as those for which the Company holds statutory responsibility under the Water Industry Act 1991.

- It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Company. This report excludes flooding from private sewers and drains and the Company makes no comment upon this matter.

- For reporting purposes buildings are restricted to those normally occupied and used for residential, public, commercial, business, or industrial purposes.

Drainage

2.9

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

The nearest sewage treatment works is 1.90 km to the South of the property. The name of the sewage treatment works is Sample Town.

- The nearest sewage treatment works will not always be the sewage treatment works serving the catchment within which the property is situated.
- The Sewerage undertaker's records were inspected to determine the nearest sewage treatment works.
- It should be noted therefore that there may be a private sewage treatment works closer than the one detailed above that have not been identified.
- As a responsible utility operator, Wessex Water operational sites with the potential to generate odour must comply with either generic or site specific odour management plans to limit risk of causing an odour nuisance and to ensure compliance with Environmental Permits or other planning conditions where applicable.

Water

3.1

Is the property connected to mains water supply?

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

3.2

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

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

3.3

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

Records confirm that water mains or service pipes serving the property are not the subject of an existing adoption agreement or an application for such an agreement.

3.4

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

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

- Sections 65 and 66 of the Water Industry Act 1991 prescribe the duties and obligations of water companies in respect to water pressure. Water companies are required to maintain a register of properties within its water supply area that receive supply pressure below the prescribed reference level for reporting purposes.

- The OFWAT prescribed reference level of pressure is 10 metres head measured simultaneously at a flow of 9 litres per minute. This measurement must be taken at the customers side of the company stop tap or boundary with the customers supply pipe. For properties with shared service pipes the flow rate required must be increased but still maintain the minimum 10 metres head or pressure. E.g. for two properties a flow of 18 litres per minute is required. For 3 or more properties, the flow must be calculated by reference to BS806-3.

- Properties which receive pressure below the reference level must be registered and reported to OFWAT annually. There are allowable exclusions whereby properties may not be registered or reported. These are usually where pressure fails the reference level due to a one-off or transitory event such as a burst water main, fire-fighting, booster pump failure or third party damage. However, if properties are frequently affected by such events this may indicate a problem with the water company network and they cannot be excluded without further investigation by the water company.

Water

3.5

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

The water supplied to the property has an average water hardness of 309.00 mg/l of Calcium Carbonate which is defined as Very Hard by Wessex Water.

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

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

3.6

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

Records indicate that the property is served by a water meter, which is not located within the dwelling-house, which is or forms part of the property, and in particular is located outside.

Charging

4.1.1

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

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

4.1.2

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

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

4.2

Who bills the property for sewerage services?

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

4.3

Who bills the property for water services?

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

4.4

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

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

- For more information refer to the Water Undertaker meter charges.

4.5

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

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

ADDITIONAL

ENQUIRIES AND RESPONSES

The search report was completed on: XX/XX/XXXX

This search has been produced by Wessex Searches, Operations Centre, Claverton Down, Bath, BA2 7WW, phone number: 01225 526206, email: contactus@wessexsearches.co.uk.

APPENDIX 1

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

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

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

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

"bond" means a surety granted by a developer who is a party to an adoption agreement.

"bond waiver" means an agreement with a developer for the provision of a form of financial security as a substitute for a bond.

"calendar year" means the twelve months ending with 31st December.

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

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

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

(b) is not a public sewer.

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

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

"effluent" means any liquid, including particles of matter and other substances in suspension in the liquid.

"financial year" means the twelve months ending with 31st March.

"lateral drain" means—

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

(b) (if different and the context so requires) the part of a drain identified in a declaration of vesting made under section 102 of the 1991 Act or in an agreement made under section 104 of that Act[65].

"licensed water supplier" means a company which is the holder for the time being of a water supply licence under section 17A(1) of the 1991 Act[66].

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

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

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

"map of waterworks" means the map made available under section 198(3) of the 1991 Act [67] in relation to the information specified in subsection (1A).

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

"private sewage treatment plant" Generally a small treatment works (which could be a septic tank) owned and operated by a community, hotel or household. Treatment plants should conform to the same operational and environmental standards applied to sewage works operated by the water company. Accordingly, the running costs for small plants can be substantial and as environmental standards are raised there may be a need for additional capital investment.

"private water supply" Where a property has no connection to the water mains, a suitable private spring or surface water source may be used. This may require extensive treatment to make the supplies safe and will be subject to

ADDITIONAL

examination and control by the local environmental health officer.

Approval under the Building Act 1984 for new building work for domestic properties will not be granted unless adequate water supplies and drainage facilities are available.

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

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

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

"pre-1936 Sewers" The Public health Act of 1936 set out a range of responsibilities for the operation and maintenance of sewerage systems but the Act recognised that little was known about the existing sewer network . Some had been maintained by private individuals and others by local authorities. Some of the costs had been re-charged to the owners and the location of all these early sewers had not been surveyed and was unknown. The Act acknowledged the different status of these early sewers and made different provisions in respect of them.

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

- (a) conveying water from one source of supply to another, from a source of supply to a regulating reservoir or from a regulating reservoir to a source of supply; or
- (b) giving or taking a supply of water in bulk.

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

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

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

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

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

"Strategic Sewers" means sewers critical to the running of the sewerage network. No work permitted over or within 6m (horizontal) of this asset

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

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

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

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

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

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

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APPENDIX 2 - TERMS AND CONDITIONS

A copy of the Wessex Searches General Terms and Conditions can be found here [Terms and conditions \(wessexsearches.co.uk\)](https://wessexsearches.co.uk/terms-and-conditions). You can also contact us to request a separate copy for your reference.

CON29DW Residential Searches Terms and Conditions

1 About these Terms

- 1.1 These terms and conditions (the **CON29DW Residential Terms**) (together with our General Terms) apply to the provision of reports resulting from CON29DW Residential Drainage and Water enquiries (**CON29DW Residential Reports**).
- 1.2 Please read the CON29DW Residential Terms carefully. By ordering a CON29DW Residential Report you agree to the General Terms and the CON29DW Residential Terms (together, the **Terms**).
- 1.3 If you have ordered a CON29DW Residential Report on behalf of your Client, you are responsible for bringing the CON29DW Terms to your Client's attention.
- 1.4 Unless otherwise specified, capitalised words have the same meanings as in the General Terms.

2 About CON29DW Reports

- 2.1 We use reasonable skill and care in producing CON29DW Residential Reports, but please note that information in a CON29DW Report can change on a regular basis. We cannot be responsible to you or to your Client for any change in information after the CON29DW Residential Report was produced.
- 2.2 The CON29DW Residential Report does not give details about the state or condition of the property. It should not be relied on to indicate suitability or saleability of the property.
- 2.3 The CON29DW Residential Report provides information as to the location and connection of existing services and other information in relation to drainage and water enquiries at the time of producing the CON29DW Residential Report and for the purpose of the individual domestic transaction with respect to the property to which the CON29DW Residential Report relates and should not be relied on for any other purpose. We are not liable in any circumstances in connection with the CON29DW Residential Report if it is used for any other purpose, or relied upon for determining saleability or value, or used as a substitute for any physical investigation or inspection. Further advice and information from appropriate experts and professionals should always be obtained if you and/or your client requires.
- 2.4 The position and depth of apparatus shown on any Ordnance Survey maps attached to the CON29DW Residential Report (**Maps**) are approximate and are provided as general guide only. The exact positions and depths should be obtained by excavating trial holes carried out by appropriately skilled and experienced engineers prior to any excavation or construction works.
- 2.5 We are not liable for any error, omission and/or inconsistencies in relation to the location and depth of apparatus shown on any Maps unless these have occurred as a direct result of our negligence and we should have been aware of them.
- 2.6 We will not be liable to you or your Client for any failure, defect or non-performance of our obligations arising from any failure of or defect in any machine, processing system or transmission link or anything beyond our reasonable control or the acts or omissions of any party for whom we are not responsible.

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2.7 If you sell a CON29DW Residential to a person other than the Client (other than in the case of a bona fide legal advisor or authorised representative acting on behalf of a legal adviser recharging the cost of the Report as a disbursement), we will not be liable for any loss or damage whatsoever and you indemnify us in respect of any claim by the Client.

2.8 In providing you with the CON29DW Residential Report, we will comply with the Drainage and Water Searches Network (DWSN) standards.

3 How you can use the CON29DW Residential Report

3.1 The CON29DW Residential Report should be used for residential property transactions where the property is not commercial, or is not land to be developed for commercial gain.

3.2 CON29 Residential reports may only be used in relation to the property which the Search was carried out against. The CON29DW Residential report you receive will be relevant to the Search that you submitted.

4 Intellectual property rights

4.1 CON29DW Residential Reports are confidential and intended for your and your Client's own internal purposes or personal use. You and your Client must not use or copy any part of any CON29DW Residential Report for any other reason.

4.2 All intellectual property rights in CON29DW Residential Reports are owned by us and/or our licensors.

4.3 Maps supplied by Ordnance Survey are protected by Crown copyright and must not be used for any purpose other than as part of a CON29DW Residential Report.

4.4 The enquiries reproduced by Wessex Searches in CON29DW Residential Reports and the CON29DW Residential Drainage & Water Search logos are protected by copyright by the Law Society of 113 Chancery Lane, London WC2A 1PL and must not be used for any purpose outside the context of the CON29DW Report.

4.5 You may:

4.5.1 make copies of the CON29DW Residential Report (except any Maps) for your own internal purposes.

4.5.2 incorporate the CON29DW Residential Report (other than Maps) into any written advice you provide in the normal course of your business; and

4.5.3 disclose the CON29DW Residential Report in the normal course of your business to your Client and/or to anyone who is interested in the property to which the relevant CON29DW Residential Report relates, and their professional advisers.

4.5.4 You and/or your Client must not change any part of any CON29DW Residential Report, including altering, removing or obscuring any logos and/or branding in a CON29DW Residential Report.

5 Limitation of liability

5.1 Please note in particular the provisions regarding limitation of liability in the General Terms, which apply in addition to this clause.

5.2 Our entire liability in respect of all causes of action arising by reason of or in connection with the CON29DW Residential Report shall be limited to the limit of indemnity provided under our professional indemnity insurance being £10m (ten million pounds) per claim or for all claims arising

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from the same original cause or event.

6 Disclaimer with regard to Maps

6.1 Maps may include a disclaimer which purports to limit liability in relation to the position and depth of any apparatus. For the purposes of the CON29DW Residential Report, such disclaimer is subject to the CON29DW Residential Terms and the limitation of liability set out in these terms.

7 Complaints

7.1 Please see our General Terms for details of our complaint's procedure and your remedy in the event that your complaint has not been resolved to your satisfaction.

7.2 If you are still not satisfied with our response or action, you can refer your complaint to The Property Ombudsman. You can obtain further information by visiting <https://www.wessexsearches.co.uk/legal/complaints/> The Ombudsman can be contacted by email or post:

admin@tpos.co.uk
The Property Ombudsman
Milford House
43-55
Milford Street
Salisbury
Wiltshire
SP1 2BP

The Ombudsman can award compensation of up to £25,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

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APPENDIX 3

COMPLAINTS PROCEDURE

If you want to make a complaint you can contact us in the following ways:

- Telephone: 01225 526206
- Email: contactus@wessexsearches.co.uk
- In writing to: Wessex Searches, Wessex Water Operations Centre, Claverton Down Road, Bath, BA2 7WW
- Visit us for a face-to-face discussion

When a complaint is received, we will:

- Aim to resolve at first point of contact.
- If we cannot resolve at the time, we shall acknowledge the complaint within 5 working days from receipt.
- We will fully investigate and provide a final response, in writing, within 10 working days of receipt.
- If more time is required to investigate, we will keep you informed by letter, telephone, or email, and when we are likely to be able to provide our final response.
- We will also be happy to liaise with a third party on your behalf should you require us to do so.

Once investigated, if we consider the complaint to be justified, we will:

- Provide a revised search and undertake necessary action to put things right within our control, as soon as practically possible.
- Keep you informed of any action required
- While we aim to resolve the complaint the first time, in the event we are unable to resolve the issue to your satisfaction, you are free to contact an independent body.

If a search takes longer than 10 working days to complete and we have made no communication, or communicated the reasons for the delay, you will receive the search free of charge.

If you are not satisfied with the final response, or timescales have been exceeded, you may refer your complaint to The Property Ombudsman (TPO). The Ombudsman can award compensation of up to £25,000 to you if they find you have suffered actual loss as a result of your search provider failing to keep to the code. We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

TPOs Contact Details:

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



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APPENDIX 4

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

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

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

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

The attached extracts from the public sewer map may show sewers and private laterals the subject of an agreement under section 104 of the Act as being private notwithstanding the fact that they may have vested in Wessex Water pursuant to the 2011 Regulations. Wessex Water is in the process of confirming with developers the date of communication with public sewerage and will be updating the public sewer map when this information is known.

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

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

Contact Us

01225 526206

@wessexsearches 

wessexsearches 

contactus@wessexsearches.co.uk 

www.wessexsearches.co.uk



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