

**28 The Rowans,  
Wetherby,  
LS22 5EB**



**Auction Pack**

Introduction to this pre-sale information pack This pre-sale information pack is designed to provide information for potential purchasers of 28 The rowans Wetherby

In line with the Consumer Protection Regulations 2008, the information enclosed supports our details in providing the purchaser with as much relevant information as possible that may affect their buying decision. This enforces commitment to providing the most complete and professional service for all our clients, whether buying or selling the property.

Although the information in this pack is designed to help, the information provided is from the seller of the property and cannot guarantee the accuracy. Where the information has been sourced via the risk assessment database it is done so based on the property postcode and again this cannot be guaranteed by for accuracy. Although this pre sale pack provides an overview for a potential purchasers it does not and must not replace the usual checks that would be carried out on both parties' behalf by their acting Solicitors

## **CONDITIONAL AUCTION TERMS AND CONDITIONS**

Introduction These Conditional Auction Terms and Conditions govern the conduct of conditional auctions conducted by Advanced Property Auctions. Any property sold by Advanced Property Auctions either Online or in person which is expressed to be Conditional is governed by these conditions.

There are three sections:

**Glossary** The glossary gives special meanings to certain words used in the conditions.

**Auction Conduct Conditions** The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who participates in the auction. They apply wherever the property is located and cannot be changed without the auctioneer's agreement.

**Reservation Conditions** If you are the successful bidder in a conditional auction for a property then you must enter into a reservation agreement and will be bound by the reservation conditions relevant to that Property.

### **Important Notice**

Before bidding for a property, a prudent Buyer should carry out their own due diligence, including but not limited to:

- Read these Conditional Auction Terms and Conditions and the Buying section of the Auctioneer's Website
- Check the Buyer Information Pack including the Special Conditions for the Property
- Take advice from professionals such as a conveyancer, a financial advisor, or a surveyor where appropriate.
- Have finance available for the Purchase Price, the Reservation Fee, and any additional fees stated in the Special Conditions These Conditions assume that a Buyer has acted as a prudent Buyer, and bidding without doing so is at your own risk.

### **Glossary**

This glossary applies to the AUCTION CONDUCT CONDITIONS and the RESERVATION CONDITIONS.

The laws of England and Wales apply to the CONDITIONS and YOU, WE, the SELLER and the BUYER all submit to the jurisdiction of the Courts of England and Wales.

Wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words;
- a “person” includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or reenacted by the date of the AUCTION or the CONTRACT DATE (as applicable);
- where the following words appear in small capitals they have the specified meanings.

**ACTUAL COMPLETION DATE** The date when COMPLETION takes place or is treated as taking place for the purposes of apportionment and calculating interest.

**ADDENDUM** An amendment or addition to the CONDITIONS or to the PARTICULARS or to both whether contained in a supplement to the CATALOGUE, a written notice from the AUCTIONEERS or an oral announcement at the AUCTION.

**Approved Financial Institution** Any bank or building society that is regulated by a competent UK regulatory authority or is otherwise acceptable to the AUCTIONEERS.

**ARREARS** ARREARS of rent and other sums due under the TENANCIES and still outstanding on the ACTUAL COMPLETION DATE. ARREARS Schedule The ARREARS schedule (if any) forming part of the SPECIAL CONDITIONS.

## **AUCTION**

The AUCTION advertised in the CATALOGUE.

## **AUCTION CONDUCT CONDITIONS**

The conditions so headed, including any extra AUCTION CONDUCT CONDITIONS.

**Auctioneers**

The Auctioneers at the AUCTION.

**BUSINESS DAY**

Any day except (a) Saturday or Sunday or (b) a bank or public holiday in England and Wales.

**BUYER**

The person who agrees to buy the LOT or, if applicable, that person's personal representatives: if two or more are jointly the BUYER their obligations can be enforced against them jointly or against each of them separately.

**BUYER INFORMATION PACK T**

The pack of documents relating to the Property.

**CATALOGUE**

The catalogue for the AUCTION as it exists at the date of the AUCTION (or, if the catalogue is then different, the date of the CONTRACT) including any ADDENDUM and whether printed or made available electronically.

**COMPLETION**

Unless the SELLER and the BUYER otherwise agree, the occasion when they have both complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION has been unconditionally received in the SELLER'S conveyancer's client account (or as otherwise required by the terms of the CONTRACT).

**Condition**

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

**CONTRACT**

The CONTRACT by which the SELLER agrees to sell and the BUYER agrees to buy the LOT.

**CONTRACT DATE T**

The CONTRACT DATE is the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

**DOCUMENTS**

DOCUMENTS of title including, if title is registered, the entries on the register and the title plan and other DOCUMENTS listed or referred to in the SPECIAL CONDITIONS relating to the LOT (apart from FINANCIAL CHARGES).

**EXTRA GENERAL CONDITIONS**

Any CONDITIONS added or varied by the AUCTIONEERS starting at CONDITION G30.

**FINANCIAL CHARGE**

A charge to secure a loan or other financial indebtedness (but not including a rent charge or local land charge).

**GENERAL CONDITIONS**

The SALE CONDITIONS headed 'GENERAL CONDITIONS OF SALE', including any EXTRA GENERAL CONDITIONS.

**INTEREST RATE** As specified in the CONTRACT.

**LOT** Each separate property described in the CATALOGUE or (as the case may be) the property that the SELLER has agreed to sell and the BUYER to buy (including chattels, if any).

**Old ARREARS** ARREARS due under any of the TENANCIES that are not "new TENANCIES" as defined by the Landlord and Tenant (Covenants) Act 1995

**ONLINE** On our website.

**PARTICULARS**

The section of the CATALOGUE that contains descriptions of each LOT (as varied by any ADDENDUM).

## **PRACTITIONER**

An insolvency PRACTITIONER for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, a person undertaking a similar role).

## **PRICE**

The PRICE (exclusive of VAT) that the BUYER agrees to pay for the LOT.

## **READY TO COMPLETE**

Ready, willing and able to complete: if COMPLETION would enable the SELLER to discharge all FINANCIAL CHARGES secured on the LOT that have to be discharged by COMPLETION, then those outstanding financial charges do not prevent the SELLER from being READY TO COMPLETE.

## **RESERVATION AGREEMENT**

The agreement which is to be signed by the Buyer and the Seller or by the AUCTIONEER as agent on behalf of either the Seller or Buyer or both, reserving the Property for sale by the SELLER to the BUYER as per the RESERVATION CONDITIONS.

## **RESERVATION FEE**

A non-refundable fee paid by the Buyer to us to reserve the Property.

## **SALE CONDITIONS**

The GENERAL CONDITIONS as varied by any SPECIAL CONDITIONS or ADDENDUM.

## **SELLER**

The person selling the LOT. If two or more are jointly the SELLER their obligations can be enforced against them jointly or against each of them separately.

## **SPECIAL CONDITIONS**

Those of the RESERVATION CONDITIONS so headed that relate to the LOT.

## **TENANCIES**

TENANCIES, leases, licences to occupy, and agreements for lease, and any DOCUMENTS varying or supplemental to them.

**TENANCY Schedule**

The schedule of TENANCIES (if any) forming part of the SPECIAL CONDITIONS.

**TRANSFER**

**TRANSFER** includes a conveyance or assignment (and “to TRANSFER” includes “to convey” or “to assign”).

**We (and Us and Our)**

The AUCTIONEERS.

**You (and Your)** Someone who has seen the CATALOGUE or who attends or bids at or otherwise participates in the AUCTION, whether or not a BUYER.

**Auction Conduct Conditions**

Words in small capitals have the special meanings defined in the Glossary.

**A1 Introduction**



**A1.1** The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.

**A1.2** If YOU make a bid for a LOT or otherwise participate in the AUCTION it is on the basis that YOU accept these AUCTION CONDUCT CONDITIONS. They govern OUR relationship with YOU. They can be varied only if WE agree.

## **A2 OUR role**

**A2.1** As agents for each SELLER we have authority to

**(a)** prepare the CATALOGUE from information supplied by or on behalf of each SELLER;

**(b)** offer each LOT for sale by conditional AUCTION;

**(c)** receive and hold deposits (if applicable);

**(d)** sign each RESERVATION AGREEMENT; and

**(e)** treat a RESERVATION AGREEMENT as repudiated if the BUYER fails to sign the RESERVATION AGREEMENT or pay a RESERVATION FEE as required by these AUCTION CONDUCT CONDITIONS or fails to provide identification as required by the AUCTIONEERS.

**These are the notes referred to on the following official copy**

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

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

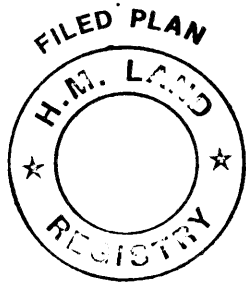
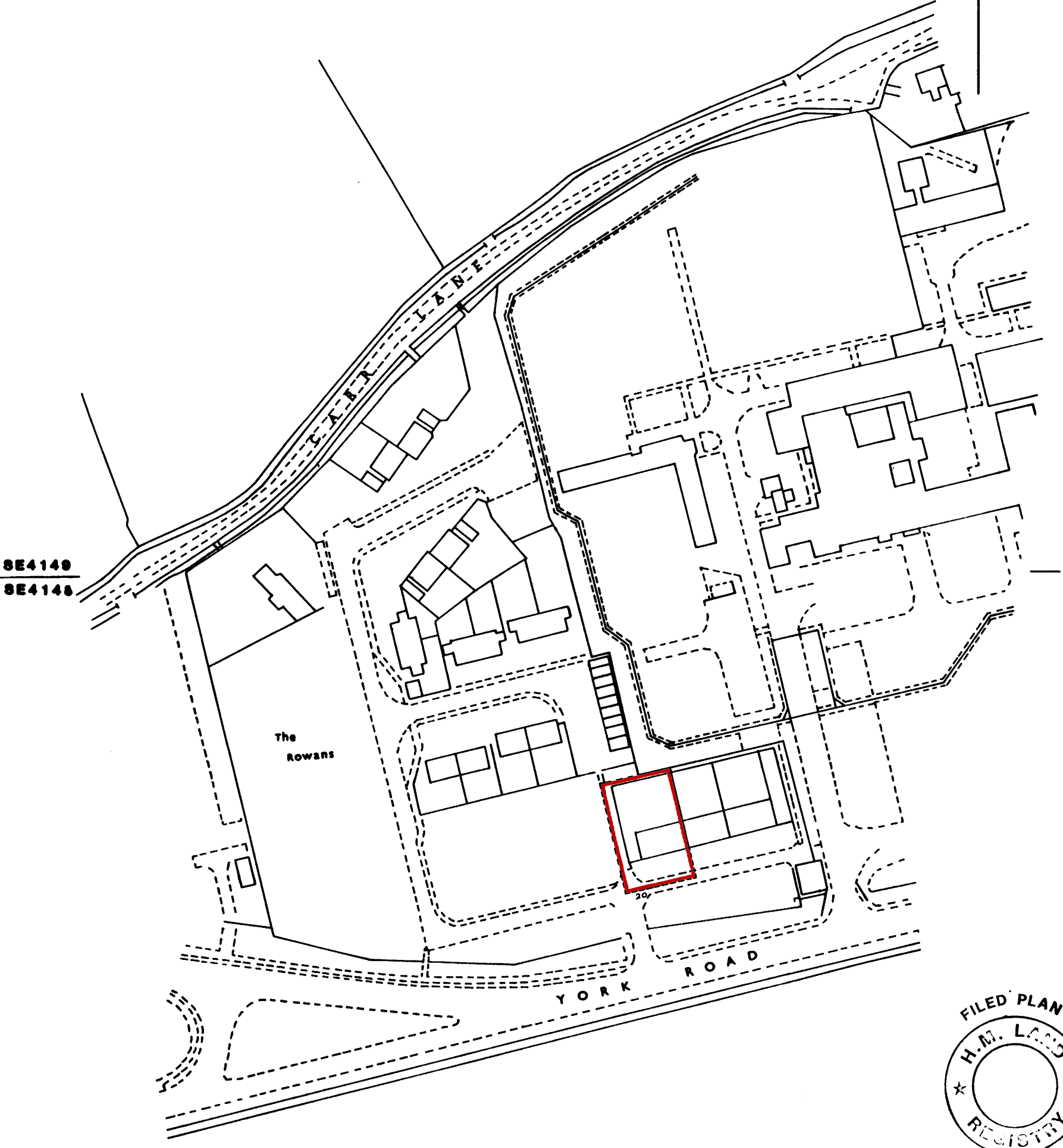
This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 11 October 2023 shows the state of this title plan on 11 October 2023 at 16:20:07. 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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<b>H.M. LAND REGISTRY</b>		TITLE NUMBER	
		<b>WYK 5 0 5 6 1 6</b>	
ORDNANCE SURVEY PLAN REFERENCE	SE 4148	SECTION E	1/1250 Scale
COUNTY WEST YORKSHIRE	DISTRICT	LEEDS	© Crown copyright 1987

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information



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 WYK505616

Edition date 05.05.2021

- This official copy shows the entries on the register of title on 11 OCT 2023 at 16:20:07.
- 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 11 Oct 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 (28.02.1992) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 28 The Rowans, Wetherby (LS22 5EB).
- 2 The land has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 21 February 1992 referred to in the Charges Register.
- 3 The Conveyance dated 21 February 1992 referred to above contains provisions as to light or air and boundary structures.

## 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 (14.08.2017) PROPRIETOR: LANGLEY PROPERTIES (NORTH) LIMITED (Co. Regn. No. 4844028629) of 134 Leeds Road, Shipley BD18 1BX.
- 2 (14.08.2017) The price stated to have been paid on 9 August 2017 was £143,000.
- 3 (14.08.2017) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 4 (02.08.2019) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 14 June 2019 in favour of Barclays Security Trustee Limited referred to in the Charges Register.

Title number WYK505616

## C: Charges Register

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

- 1 A Conveyance of the land in this title dated 21 February 1992 made between (1) The Secretary of State for Defence and (2) Margaret Rose Rowley contains restrictive covenants.

*NOTE: Original filed.*

- 2 (18.06.2019) REGISTERED CHARGE dated 14 June 2019 affecting also other titles.

NOTE: Charge reference MS75698.

- 3 (18.06.2019) Proprietor: BARCLAYS SECURITY TRUSTEE LIMITED (Co. Regn. No. 10825314) of Business Lending Services, PO Box 16276, Birmingham B2 2XE.

End of register

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

Address of the  
property

Postcode

Full names of  
the seller

**Seller's solicitor**

Name of solicitor's firm

Address

Email

Reference number

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## 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?

\_\_\_\_\_

☐

Seller

☐

Neighbour

☐

Shared

☐

Not known

(b) on the right?

\_\_\_\_\_

☐

Seller

☐

Neighbour

☐

Shared

☐

Not known

(c) at the rear?

\_\_\_\_\_

☐

Seller

☐

Neighbour

☐

Shared

☐

Not known

(d) at the front?

\_\_\_\_\_

☐

Seller

☐

Neighbour

☐

Shared

☐

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

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## 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

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## 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?**

☐ Yes ☐ No

If Yes, please give details:

## 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  
 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

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## 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

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

(g) Central heating

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

(h) Underpinning

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

(i) Other (please state):

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

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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## 6. Insurance

**6.1 Does the seller insure the property?**

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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**6.2 If not, why not?**

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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**6.4 Has any buildings insurance taken out by the seller ever been:**

(a) subject to an abnormal rise in premiums?

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

(b) subject to high excesses?

<input type="checkbox"/> Yes	<input type="checkbox"/> 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

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## 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](http://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](http://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](http://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](http://www.gov.uk/government/organisations/public-health-england) and [www.publichealthwales.wales.nhs.uk](http://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 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](http://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 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 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 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?

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.

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?

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

If Yes:

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

<input type="text"/>
----------------------

(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.

<input type="text"/>	Date
<input type="checkbox"/> Not known	
<input type="checkbox"/> Enclosed	<input type="checkbox"/> To follow

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

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

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

<input type="text"/>	Year
<input type="checkbox"/> Not known	
<input type="checkbox"/> Enclosed	<input type="checkbox"/> To follow
<input type="checkbox"/> Not available	

## Drainage and sewerage

**Note:** Further information about drainage and sewerage can be found at:  
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

### 12.4 Is the property connected to mains:

(a) foul water drainage?

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

(b) surface water drainage?

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> 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?

<input type="checkbox"/> Yes	<input type="checkbox"/> 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?

<input type="text"/>	Month
<input type="text"/>	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](http://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](http://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

---

### Mains gas

☐ Yes ☐ No

Provider's name

---

Location of meter

---

### Mains water

☐ Yes ☐ No

Provider's name

---

Location of stopcock

---

Location of meter, if any

---

### Mains sewerage

☐ Yes ☐ No

Provider's name

---

### 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:

Dated:

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

Postcode

Full names of the seller

Seller's solicitor

Name of solicitor's firm

Address

Email

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Radiators/wall heaters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Night-storage heaters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Free-standing heaters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Gas fires (with surround)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Electric fires (with surround)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Light switches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Roof insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Window fittings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Window shutters/grilles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Internal door fittings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
External door fittings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Doorbell/chime	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>

## 1 Basic fittings (continued)

	Included	Excluded	None	Price	Comments
Electric sockets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Burglar alarm	<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="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 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 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 type="checkbox"/>	<input type="text"/>	<input type="text"/>
Refrigerator/fridge-freezer	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="text"/>	<input type="text"/>
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Tumble-dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Washing machine	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Shower fitting for bath	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Shower curtain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bathroom cabinet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Taps	<input 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 type="checkbox"/>	<input type="text"/>	<input type="text"/>
Towel rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Soap/toothbrush holders	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Toilet roll holders	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Living room	<input 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 type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 2	<input 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
<b>Curtain rails/poles/pelmets</b>					
Hall, stairs and landing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Living room	<input 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 type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 2	<input 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"/>
<b>Curtains/blinds</b>					
Hall, stairs and landing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Living room	<input 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 type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 2	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Living room	<input 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 type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 2	<input 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 type="checkbox"/>	<input type="text"/>	<input type="text"/>
Living room	<input 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 type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 2	<input 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"/>

## 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 type="checkbox"/>		
Garden ornaments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Trees, plants, shrubs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Barbecue	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Dustbins	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Garden shed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Greenhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Outdoor heater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Outside lights	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Water butt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Clothes line	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Rotary line	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="text"/>	<input type="text"/>
Television aerial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Radio aerial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Satellite dish	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="text"/>	<input type="text"/>
Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Liquefied Petroleum Gas (LPG)	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: \_\_\_\_\_

Dated: \_\_\_\_\_

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_

Each seller should sign this form.

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



# ELECTRICAL INSTALLATION CONDITION REPORT

ECR000000391 - Master



<b>A. Details of the Client/Person Ordering the Report</b>		<b>B. Reason for Producing this Report</b>																					
Client: <input type="text" value="J &amp; H Lamb Partnership"/>  Address: <input type="text" value="28 The Rowans"/> <input type="text" value="Wetherby"/> <input type="text" value="West Yorkshire"/> <input type="text" value="LS22 5EB"/>	Purpose of this report: <div style="border: 1px solid black; padding: 5px; min-height: 40px;">Electrical safety check.</div> Date(s) on which Inspection: <input type="text" value="25/01/2021"/> and testing was carried out																						
<b>C. Details of the Installation which is the Subject of this Report</b>																							
Installation: <input type="text" value="28 The Rowans"/>  Occupier: <input type="text" value="Occupier"/>  Address: <input type="text" value="28 The Rowans"/> <input type="text" value="Wetherby"/> <input type="text" value="West Yorkshire"/> <input type="text" value="LS22 5EB"/>	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 33%; text-align: right;">Description of premises:</td> <td style="width: 33%; text-align: center;">Domestic <input checked="" type="checkbox"/></td> <td style="width: 33%; text-align: center;">Commercial <input type="text" value="N/A"/></td> <td style="width: 33%; text-align: center;">Industrial <input type="text" value="N/A"/></td> </tr> <tr> <td>Other:</td> <td colspan="3"><input type="text" value="N/A"/></td> </tr> <tr> <td>Estimated age of wiring system:</td> <td colspan="3" style="text-align: right;"><input type="text" value="13"/> yrs</td> </tr> <tr> <td>Evidence of alterations or additions:</td> <td style="text-align: center;"><input type="text" value="N/A"/></td> <td style="text-align: center;">If yes estimated Age</td> <td style="text-align: right;"><input type="text" value="N/A"/> yrs</td> </tr> <tr> <td>Record of Installation available: <input type="text" value="N/A"/></td> <td>Records held By: <input type="text" value="N/A"/></td> <td>Date of previous inspection:</td> <td style="text-align: right;"><input type="text" value="Not Known"/></td> </tr> </table>			Description of premises:	Domestic <input checked="" type="checkbox"/>	Commercial <input type="text" value="N/A"/>	Industrial <input type="text" value="N/A"/>	Other:	<input type="text" value="N/A"/>			Estimated age of wiring system:	<input type="text" value="13"/> yrs			Evidence of alterations or additions:	<input type="text" value="N/A"/>	If yes estimated Age	<input type="text" value="N/A"/> yrs	Record of Installation available: <input type="text" value="N/A"/>	Records held By: <input type="text" value="N/A"/>	Date of previous inspection:	<input type="text" value="Not Known"/>
Description of premises:	Domestic <input checked="" type="checkbox"/>	Commercial <input type="text" value="N/A"/>	Industrial <input type="text" value="N/A"/>																				
Other:	<input type="text" value="N/A"/>																						
Estimated age of wiring system:	<input type="text" value="13"/> yrs																						
Evidence of alterations or additions:	<input type="text" value="N/A"/>	If yes estimated Age	<input type="text" value="N/A"/> yrs																				
Record of Installation available: <input type="text" value="N/A"/>	Records held By: <input type="text" value="N/A"/>	Date of previous inspection:	<input type="text" value="Not Known"/>																				
<b>D. Extent and Limitations Inspection and Testing</b>																							
Extent of Electrical Installation covered by this report: <div style="border: 1px solid black; padding: 5px; min-height: 40px;">Entire installation excluding portable appliance and heating --See Additional Page--</div>		Agreed limitations including the reasons (See regulation 653.2) <div style="border: 1px solid black; padding: 5px; min-height: 40px;">Insulation resistance not tested between live conductors to --See Additional Page--</div>																					
Operational Limitations including the reasons (See page No <input type="text" value="N/A"/> )  <div style="border: 1px solid black; padding: 5px; min-height: 40px;">None</div>		Agreed with name <div style="border: 1px solid black; padding: 5px; min-height: 40px;">Stella - J &amp; H Partnership</div>																					
This inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS7671:2018 (IET Wiring Regulations) as amended to <input type="text" value="July 2018"/> It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have NOT been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.																							
<b>E. Summary of the Condition of the Installation</b>		General condition of the installations (In terms of electrical safety)																					
<div style="border: 1px solid black; padding: 5px; min-height: 40px;">The Installation appears to be in good condition.</div>																							
Overall assessment of the installation		<input type="text" value="Satisfactory"/> *An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified.																					
<b>F. Recommendations</b>																							
Where the overall assessment of the suitability of the installation for continued use above is stated as SATISFACTORY, I recommend that any observations classified as 'Danger present' (code C1) or 'Potentially dangerous' (code C2) are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'further investigation required' (code FI). Observation classified as 'Improvement recommended' (code C3) should be given due consideration. Subject to the necessary remedial action being taken I recommend that the installation is further inspected and tested by <input type="text" value="25/01/2026"/>																							
<b>G. Declaration</b>																							
I, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by My signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations and attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in section D of this report.																							
Trading Title and address <div style="border: 1px solid black; padding: 5px; min-height: 40px;">RVC Electrical, 41 New Road, Middlestown, Wakefield, West Yorkshire, WF4 4NP</div>	NICEIC Enrolment Number <input type="text" value="502281"/>  Branch No. (If Applicable) <input type="text" value="000"/>																						
<b>Inspected and tested by:</b> Name <input type="text" value="Joshua Haigh"/> Position <input type="text" value="Electrician"/> Signature <div style="border: 1px solid black; padding: 5px; min-height: 20px;">[Signature]</div> Date <input type="text" value="31/01/2021"/>																							
<b>Report authorised for issue by:</b> Name <input type="text" value="Robert Crewe"/> Position <input type="text" value="Principal"/> Signature <div style="border: 1px solid black; padding: 5px; min-height: 20px;">[Signature]</div> Date <input type="text" value="31/01/2021"/>																							
<b>H. Schedule(s)</b>																							
The attached schedule(s) are part of this document and this report is valid only when they are attached to it.																							
<input type="text" value="N/A"/>	Schedule(s) of inspection and	<input type="text" value="N/A"/>	Schedule(s) of test results are attached																				

SB NF

I. Supply Characteristics and Earthing Arrangements				Nature of Supply Parameters		Supply protective device	
Earthing Arrangements		Number and Type of Live Conductors					
TN-S	<input checked="" type="checkbox"/>	a.c.	<input checked="" type="checkbox"/>	d.c.	N/A	Nominal Voltage $U^{(1)}$	230 V
TN-C-S	N/A	1-Phase (2 wire)	<input checked="" type="checkbox"/>	1-Phase (3 wire)	N/A	Nominal Voltage $U_0^{(1)}$	230 V
TN-C	N/A	2-Phase (3 wire)	N/A	3 Wire	N/A	Nominal frequency $f^{(1)}$	50 Hz
TT	N/A	3-Phase (3 wire)	N/A	3-Phase (4 wire)	N/A	Prospective fault current $I_{pf}^{(2)}$	1.40 kA
IT	N/A	Other	N/A		N/A	External loop impedance $Z_e^{(2)}$	0.23 $\Omega$
Confirmation of supply polarity				<input checked="" type="checkbox"/>	(Note: (1) by enquiry, (2) by enquiry or by measurement)		

J. Particulars of Installation Referred to in the Report			
Means of earthing		Details of installation Earth Electrode (where applicable)	
Distributor's facility	<input checked="" type="checkbox"/>	Type (e.g. rod(s), tape etc.)	N/A
Installation earth electrode	N/A	Resistance to Earth	N/A $\Omega$
		Location	N/A
		Method of measurement	N/A

Main Protective Conductors				Tick boxes and enter details as applicable	
Earthing Conductor	Material	Copper	csa	10	mm <sup>2</sup>
				Continuity Verified	<input checked="" type="checkbox"/>
				Connection Verified	<input checked="" type="checkbox"/>
Main protective bonding conductors	Material	Copper	csa	10	mm <sup>2</sup>
				Continuity Verified	<input checked="" type="checkbox"/>
				Connection Verified	<input checked="" type="checkbox"/>
Bonding of Incoming Service				Maximum Demand (Load)	
Water installation pipes	<input checked="" type="checkbox"/>	Gas installation pipes	<input checked="" type="checkbox"/>	Structural Steel	N/A
Oil installation pipes	N/A	Lightning protection	N/A		
Please State				80 Amps	
Other incoming service(s)				N/A	
				Protective measure(s) against electric shock	
				ADS	

Main Switch / Switch-Fuse / Circuit-Breaker / RCD						
Location	Hallway cupboard			Current rating	100 A	if RCD main switch Rated residual operation current, $I_{\Delta n}$ Rated time delay N/A ms RCD Operating time at, $I_{\Delta n}$ N/A ms
Type BS(EN)	60947-3	No of poles	2	Fuse/Device rating or setting	100 A	
Supply Conductors material	Copper	Supply Conductors csa	16	Voltage rating	230 V	

K. Observations		
Referring to the attached schedule(s) of Inspection and Test Results, and subject to the limitations specified at the Extent and Limitations of the Inspection and testing section.		
No remedial action is required.	<input checked="" type="checkbox"/>	The following observations are made
Item No	Observations	Code
One of the following codes, as appropriate, has been allocated to each of the observations made above to indicate to the person(s) responsible for the installation the degree of urgency for remedial action.		
C1 - Danger present. Risk of injury. Immediate remedial action required	0	
C2 - Potentially dangerous - urgent remedial action required	0	
C3 - Improvement recommended	0	
FI - Further investigation required without delay	0	

SB NF

# CONDITION REPORT INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100A SUPPLY

ECR000000391 - Master

Note: this form is suitable for many types of smaller installations not exclusively domestic.

Outcomes	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
Item No	Description										Outcome			Comments
1.0	External condition of intake equipment (visual inspection only)													
1.1	Service cable										✓			No
1.2	Service head										✓			No
1.3	Earthing arrangement										✓			No
1.4	Meter tails										✓			No
1.5	Metering equipment										✓			No
1.6	Isolator (where present)										N/A			No
2.0	Presence of adequate arrangements for other sources													
2.1	Presence of alternative/additional supply warning notices at the origin of the installation										N/A			No
3.0	Earthing and bonding arrangements													
3.1	Presence and condition of distributor's earthing arrangement										✓			No
3.2	Presence and condition of earth electrode connection, where appropriate										N/A			No
3.3	Confirmation of earthing conductor size										✓			No
3.4	Accessibility and condition of earthing conductor at Main Earthing Terminal (MET)										✓			No
3.5	Confirmation of main protective bonding conductor sizes										✓			No
3.6	Condition and accessibility of main protective bonding conductor connections										✓			No
3.7	Condition and accessibility of other protective bonding connections										N/A			No
3.8	Provision of earthing and bonding labels at all appropriate locations										✓			No
4.0	Consumer unit(s)/ Distribution board(s)													
4.1	Adequacy of working space/accessibility to consumer unit/ distribution board										✓			No
4.2	Security of fixing										✓			No
4.3	Condition of enclosure(s) in terms of IP rating										✓			No
4.4	Condition of enclosure(s) in terms of fire rating										✓			No
4.5	Enclosure not damaged/deteriorated so as to impair safety										✓			No
4.6	Presence of linked main switch										✓			No
4.7	Operation of main switch(es) (functional check)										✓			No
4.8	Operation of main switch (functional), main switch capable of being secured in the OFF position										✓			No
4.9	Manual operation of circuit breakers and RCDs to prove disconnection (functional check)										✓			No
4.10	Correct identification of circuits and protective devices										✓			No
4.11	Presence of required charts and labels:													
4.11.1	Provision of diagram, chart, table or equivalent forms of information										✓			No
4.11.2	Warning notice of durable material indicating there are live parts which are not capable of being isolated by a single device										N/A			No
4.11.3	Periodic inspection notice positioned at or near the origin of the installation										✓			No
4.11.4	Presence of RCD six-monthly test notice at or near consumer unit/distribution board										✓			No
4.11.5	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit/distribution board										N/A			No
4.11.6	Presence of other required labelling provided										✓			No
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)										✓			No
4.13	Single-pole switching or protective devices in the line conductors only										✓			No
4.14	Protection against mechanical damage where cables enter consumer unit/ distribution board										✓			No
4.15	Protection against electromagnetic effects where cables enter metallic consumer unit enclosure										N/A			No
4.16	RCDs provided for fault protection - includes RCBOs										✓			No
4.17	RCDs provided for additional protection includes RCBOs										✓		No	
4.18	Confirmation of indication that SPD is functional										N/A		No	
4.19	Operation/adequacy of AFDD(s) where present										N/A		No	
4.20	Confirmation that conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure										✓		No	
4.21	Adequate arrangements where a generating set operates as a switched alternative to the public supply										N/A		No	
4.22	Adequate arrangements where a generating set operates in parallel with the public supply										N/A		No	

# CONDITION REPORT INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100A SUPPLY CONTINUED

ECR000000391 - Master

Note: this form is suitable for many types of smaller installations not exclusively domestic.

Outcomes	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
Item No	Description										Outcome			Comments
5.0	Distribution/final circuits													
5.1	Identification of conductors										✓			No
5.2	Cables correctly supported throughout										LIM			No
5.3	Condition of insulation of live parts										✓			No
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			No
5.5	Adequacy of cables for current-carrying capacity with regard to the type and nature of installation										✓			No
5.6	Protective devices, type and rated current are suitable for fault protection										✓			No
5.7	Presence and adequacy of circuit protective conductors										✓			No
5.8	Co-ordination between conductors and overload protection devices										✓			No
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences										✓			No
5.10	Cables adequately protected against mechanical damage and abrasion										LIM			No
5.11	Provision of additional protection by 30 mA RCD for*:													
5.11.1	- all socket-outlets with a rated current not exceeding 32 A										✓			No
5.11.2	- mobile equipment not exceeding a rating of 32 A for use outdoors										✓			No
5.11.3	- cables concealed in walls/partitions at a depth of less than 50 mm										✓			No
5.11.4	- cables concealed in walls/partitions containing metal parts regardless of depth										N/A			No
5.11.5	- all AC final circuits supplying luminaires within domestic household premises										✓			No
	*Note: Older installations designed prior to BS 7671:2018 may not have been provided with RCDs for additional protection.													
5.12	Provision of fire barriers, sealing arrangements and protection against thermal effects										✓			No
5.13	Band II cables segregated/separated from Band I cables										LIM			No
5.14	Cables segregated/separated from communications cabling										LIM			No
5.15	Cables segregated/separated from non-electrical services										LIM			No
5.16	Termination of cables at enclosures:													
5.16.1	Connections soundly made and under no undue strain										✓			No
5.16.2	No basic insulation of a conductor visible outside enclosure										✓			No
5.16.3	Connection of live conductors adequately enclosed										✓			No
5.16.4	Adequately connected at point of entry to enclosure										✓			No
5.17	Condition of accessories including socket-outlets, switches and joint boxes is satisfactory										✓			No
5.18	Suitability of accessories for external influences										✓			No
5.19	Adequacy of working space/accessibility to equipment										✓			No
5.20	Single-pole switching or protective devices in line conductors only										✓			No
6.0	Isolation and switching													
6.1	In general:													
6.1.1	Presence and condition of appropriate devices										✓			No
6.1.2	Correct operation verified										✓			No
6.2	For isolation and switching for mechanical maintenance only:													
6.2.1	Capable of being secured in the OFF position where appropriate										✓			No
6.2.2	Acceptable location (local/remote)										✓			No
6.2.3	Clearly identified by position and/or durable marking(s)										✓			No
6.3	For isolation only:													
6.3.1	Warning label(s) posted in situations where live parts cannot be isolated by the operation of a single device										N/A			No
7.0	Current-using equipment (permanently connected)													
7.1	Condition of equipment in terms of IP rating										✓			No
7.2	Equipment does not constitute a fire hazard										✓			No
7.3	Enclosure not damaged/deteriorated so as to impair safety										✓			No
7.4	Suitability for the environment and external influences										✓			No
7.5	Security of fixing										✓			No
7.6	Cable entry holes in ceiling above luminaires sized or sealed so as to restrict the spread of fire										✓			No
	List number and location of luminaires inspected in section 9													

*Note: this form is suitable for many types of smaller installations not exclusively domestic.*

[illegible]

Inspected By

Name: Joshua Haigh

Date: 31/01/2021

Signature:

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## Board Tests

TO BE COMPLETED IN EVERY CASE				TEST INSTRUMENTS (SERIAL NUMBERS) USED			
Correct supply polarity confirmed	<input checked="" type="checkbox"/>	Phase sequence confirmed (where appropriate)	<input type="text" value="N/A"/>	Earth fault loop impedance	<input type="text" value="14101116"/>	RCD	<input type="text" value="14101116"/>
Supplementary Conductors	<input checked="" type="checkbox"/>						
ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION					Insulation resistance	<input type="text" value="17040015"/>	Multi-function
Zs	<input type="text" value="N/A"/>	Ω	Ipf	<input type="text" value="N/A"/>	kA		
Operating times of associated RCD (if any) At IΔn				<input type="text" value="N/A"/>	ms	Continuity	<input type="text" value="17040015"/>
						Other	<input type="text" value="N/A"/>

### Details of circuits and/or equipment vulnerable to damage

N/A
-----

## Circuit Tests

[illegible]

## Tested By

Signature		Position	Electrician
Name	Joshua Haigh	Date of testing	25/01/2021

**Extent of Electrical Installation covered by this report, Continued. from page 1**

controls.

**Agreed limitations including the reasons, Continued. from page 1**

avoid damage to heating controls and other sensitive equipment. Cables not inspected under floors or in inaccessible voids



**CONDITION REPORT GUIDANCE FOR RECIPIENTS**  
(to be appended to the Report)

**This Report is an important and valuable document which should be retained for future reference.**

1. The purpose of this Report is to confirm, so far as reasonably practicable, whether or not the electrical installation is in a satisfactory condition for continued service (see Section E). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger (see Section K).
2. The person ordering the Report should have received the 'original' Report and the inspector should have retained a duplicate.
3. The 'original' Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated, this Report will provide the new owner/occupier with details of the condition of the electrical installation at the time the Report was issued.
4. 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 six-monthly. **For safety reasons it is important that this instruction is followed.**
5. Section D (Extent 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 and with other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.
6. Some operational limitations such as inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in Section D.
7. For items classified in Section K as C1 ('Danger present'), **the safety of those using the installation is at risk**, and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work immediately.
8. For items classified in Section K as C2 ('Potentially dangerous'), **the safety of those using the installation may be at risk** and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.
9. Where it has been stated in Section K that an observation requires further investigation (code FI) the inspection has revealed an apparent deficiency which may result in a code C1 or C2, and could not, due to the extent or limitations of the inspection, be fully identified. Such observations should be investigated without delay. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section F).
10. 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 is due is stated in Section F of the Report under 'Recommendations' and on a label at or near to the consumer unit/distribution board.

# Energy performance certificate (EPC)

28, The Rowans WETHERBY LS22 5EB		Energy rating <b>D</b>
Valid until 27 June 2027	Certificate number 0351-2828-7160-9623-6361	

## Property type

End-terrace bungalow

## Total floor area

88 square metres

## Rules on letting this property

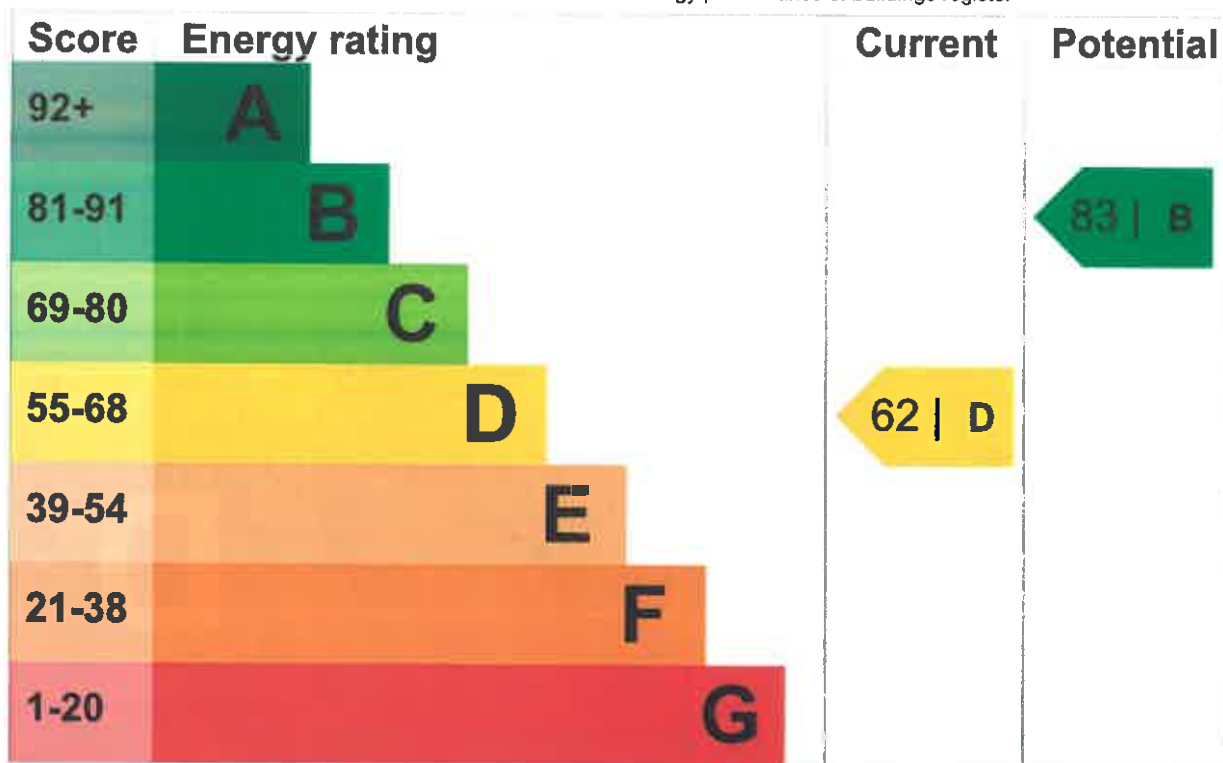
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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.](#)



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 this number, the lower your carbon dioxide (CO<sub>2</sub>) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good

Feature	Description	Rating
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

## Primary energy use

The primary energy use for this property per year is 297 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [What is primary energy use?](#)

### Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO<sub>2</sub>). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO<sub>2</sub> emissions.

### An average household produces

6 tonnes of CO<sub>2</sub>

### This property produces

4.6 tonnes of CO<sub>2</sub>

### This property's potential production

2.1 tonnes of CO<sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 2.5 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.

## How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (62) to B (83).

► [What is an energy rating?](#)



### Recommendation 1: Increase loft insulation to 270 mm

Increase loft insulation to 270 mm

#### Typical installation cost

£100 - £350

#### Typical yearly saving

£47

#### Potential rating after carrying out recommendation 1

64 | D

### Recommendation 2: Cavity wall insulation

Cavity wall insulation

#### Typical installation cost

£500 - £1,500

#### Typical yearly saving

£171

#### Potential rating after carrying out recommendations 1 and 2

70 | C

### Recommendation 3: Floor insulation (solid floor)

Floor insulation (solid floor)

#### Typical installation cost

£4,000 - £6,000

**Typical yearly saving**

£72

**Potential rating after carrying out recommendations 1 to 3**

72 | C

**Recommendation 4: Solar water heating**

Solar water heating

**Typical installation cost**

£4,000 - £6,000

**Typical yearly saving**

£37

**Potential rating after carrying out recommendations 1 to 4**

73 | C

**Recommendation 5: Solar photovoltaic panels, 2.5 kWp**

Solar photovoltaic panels

**Typical installation cost**

£5,000 - £8,000

**Typical yearly saving**

£261

**Potential rating after carrying out recommendations 1 to 5**

83 | B

**Paying for energy improvements**[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)**Estimated energy use and potential savings****Estimated yearly energy cost for this property**

£1019

## Potential saving

£327

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.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

## Heating use in this property

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

### Estimated energy used to heat this property

#### Space heating

13699.0 kWh per year

#### Water heating

2174.0 kWh per year

## Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	890 kWh per year
Cavity wall insulation	3203 kWh per year

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

## 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

Nathan Patterson

### Telephone

07738641816

**Email**[nathan.patterson@manningstainton.co.uk](mailto:nathan.patterson@manningstainton.co.uk)

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**Accreditation scheme contact details****Accreditation scheme**ECMK

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**Assessor ID**ECMK301093

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**Telephone**0333 123 1418

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**Email**[info@ecmk.co.uk](mailto:info@ecmk.co.uk)

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**Assessment details****Assessor's declaration**Employed by the professional dealing with the property transaction

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**Date of assessment**28 June 2017

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**Date of certificate**28 June 2017

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**Type of assessment** [RdSAP](#)

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**Other certificates for this property**

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk), or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.





This inspection is for gas safety purposes only to comply with the Gas Safety (Installation and Use) Regulations. Flues have been inspected visually and checked for satisfactory evacuation of products of combustion. A detailed internal inspection of the flue integrity, construction and lining has NOT been carried out.

## REGISTERED BUSINESS DETAILS

Reg No: 549428  
Company: DL Gas & Heating  
Address: 9 CLARKS DR  
THACKLEY  
Postcode: BD10 0NG  
Tel: 08339654636

## INSPECTION/INSTALLATION ADDRESS

Name & Title:  
Address: 28 THE ROWANS  
WETHERBY  
Postcode: LS22 5EB Tel:

## LANDLORD (OR AGENT) NAME &amp; ADDRESS (if applicable)

Name & Title: LAMBY Properties  
Address:  
Postcode: Tel:  
Number of appliances tested: 2

## APPLIANCE DETAILS

	Location	Make and Model	Type	Flue Type OF/RS/FL	Operating pressure in mbar or heat input kW/h or Btu/h	Safety device(s) correct operation Yes/No/NA	Spillage test Pass/Fail/NA	Smoke pellet flue flow test Pass/Fail/NA	Initial combustion analyser reading	Final combustion analyser reading	Satisfactory termination Yes/No/NA	Flue visual condition Pass/Fail/NA	Adequate ventilation Yes/No	Landlord's appliance Yes/No/NA	Inspected Yes/No	Appliance Visual Check Yes/No	Appliance serviced Yes/No	Appliance Safe to Use Yes/No
1	Kitchen	Worcester 30i	Gas	RS	Low	Yes	NA	NA	1	0.04	Yes	Pass	Yes	Yes	Yes	Yes	Yes	Yes
2	Kitchen	Worcester	Gas	RS	Low	Yes	NA	NA	1	1	Yes	Pass	Yes	Yes	Yes	Yes	Yes	Yes
3																		
4																		
5																		

For appliances not owned by the landlord the recorded 'Appliance Safe to Use' response is based on a visual check for obvious defects only

Gas Installation  
Pipework:

Satisfactory Visual  
Inspection:

Yes

No

Emergency Control  
Accessible:

Yes

No

Satisfactory Gas  
Tightness Test:

Yes

No

Equipotential  
Bonding Satisfactory:

Yes

No

## GIVE DETAILS OF ANY FAULTS

## RECTIFICATION WORK CARRIED OUT

WARNING  
NOTICE ISSUED  
Yes/No/NA

WARNING TAG or  
LABEL FIXED  
Yes/No/NA

Approved Audible CO Alarms  
Fitted & Located Correctly\*\*:

Yes

No

N/A

Are CO  
Alarms in Date:

Yes

No

N/A

Testing of CO  
Alarms Satisfactory:

Yes

No

N/A

Smoke/Heat Alarms  
Located & Fitted correctly\*\*:

Yes

No

N/A

## OTHER COMMENTS OR OBSERVATIONS

NEXT GAS  
SAFETY  
CHECK DUE  
BEFORE:

22/6/24

## ISSUED BY (GAS ENGINEER)

Print Name: D Luntar

Licence No: 5500331

Signed: DL

Issue Date: 22.6.23

## RECEIVED BY

Received By: T. Luntar

Signed: A. Shepherd

(Delete as applicable)

Tenant/Agent/Landlord/Home Owner

No one present  
at time of visit

Print Name: A. Bedford