Search Report

Requested by:-
CAROLTEST ON ACC
E-Mail:

Our Reference:  SD/Y229884
Your Reference:  TEST
Report Prepared by:  SDavidson

Date:  05/05/2011

REQUESTED FOR
4 Test Street
London
W1 1XX

Council:  London Borough of Westminster
Local Authority Code:  5990

Search:  Land Charges Register and Complete CON29 Data

Should you require any further information please do not hesitate to contact our Customer Enquiry Team on the following number:

Freephone 0800 052 0117

Yours Faithfully

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<thead>
<tr>
<th>SUMMARY OF SEARCH REPORT : 01643571</th>
</tr>
</thead>
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<tr>
<td>INVOICE NUMBER : E21067048</td>
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<td>Search of Local Land Charges Register</td>
</tr>
<tr>
<td>The Search requested reveals 6 registration/s described in the Schedule hereto</td>
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</table>

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</tr>
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<td>Building/Conservation Area Consents</td>
</tr>
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</tr>
<tr>
<td>Proposed Use or Development</td>
</tr>
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</tr>
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<td>Approvals/Completion Certificates</td>
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</tr>
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<td>Proceedings under Planning Acts</td>
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</tr>
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<td>Registered as a Land Charge</td>
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<td>3.11. Compulsory Purchase</td>
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</tr>
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</tr>
</tbody>
</table>

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ONESEARCH DIRECT
## Search of Local Land Charges Register

**Subjects:** 4, Test Street, London, W1 1XX.

**Date of Search Report:** 05/05/2011

**Search Report No:** 01643571

**Search Report Prepared By:** SDavidson

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**Charges on Register**

<table>
<thead>
<tr>
<th>03 - Planning Charges</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description Of Charge (including reference to appropriate statutory provision)</strong></td>
<td><strong>Originating Authority</strong></td>
<td><strong>Place Where Relevant Documents May Be Inspected</strong></td>
<td><strong>Date Of Registration</strong></td>
</tr>
<tr>
<td>Article 4 Direction</td>
<td>London Borough of Westminster</td>
<td>City Hall One Stop 62 Victoria Street London SW1E 6QP.</td>
<td>11/6/1993</td>
</tr>
<tr>
<td>Tree Preservation Order</td>
<td>London Borough of Westminster</td>
<td>City Hall One Stop 62 Victoria Street London SW1E 6QP.</td>
<td>5/5/2011</td>
</tr>
<tr>
<td>Enforcement Notice. 4 Test Street</td>
<td>London Borough of Westminster</td>
<td>City Hall One Stop 62 Victoria Street London SW1E 6QP.</td>
<td>15/6/1992</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>04 - Miscellaneous Charges</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description Of Charge (including reference to appropriate statutory provision)</strong></td>
<td><strong>Originating Authority</strong></td>
<td><strong>Place Where Relevant Documents May Be Inspected</strong></td>
<td><strong>Date Of Registration</strong></td>
</tr>
<tr>
<td>Smoke Control Order</td>
<td>London Borough of Westminster</td>
<td>City Hall One Stop 62 Victoria Street London SW1E 6QP.</td>
<td>1/10/1982</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>10 - Listed Building Charges</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description Of Charge (including reference to appropriate statutory provision)</strong></td>
<td><strong>Originating Authority</strong></td>
<td><strong>Place Where Relevant Documents May Be Inspected</strong></td>
<td><strong>Date Of Registration</strong></td>
</tr>
<tr>
<td>Grade II Listed Building. 4 Test Street</td>
<td>London Borough of Westminster</td>
<td>City Hall One Stop 62 Victoria Street London SW1E 6QP.</td>
<td>4/5/1965</td>
</tr>
</tbody>
</table>
Local Search Enquiries

Local Search Enquiries deal with entries which affect the subjects of search but which have not been registered as a Land Charge by the Local Authority.

Information relating to applications, consents, designations, notices, orders and other items which are disclosed in the search of the Land Charges register will not be duplicated below.

Planning and Building Regulation Decisions and Pending Applications

1.1. Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications:-

<table>
<thead>
<tr>
<th>Section 1.1 (a)</th>
<th>Planning Permissions</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application Number</td>
<td>Proposal</td>
<td>Decision</td>
</tr>
<tr>
<td>1111/1111</td>
<td>Erection of garage</td>
<td>Refused</td>
</tr>
<tr>
<td>3333/1111</td>
<td>Lopping of tree</td>
<td>Withdrawn</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Section 1.1 (b)</th>
<th>Listed Building Consents</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 1.1 (c)</td>
<td>Conservation Area Consents</td>
<td>None</td>
</tr>
<tr>
<td>Section 1.1 (d)</td>
<td>Certificate of Lawfulness of Existing Use or Development</td>
<td>None</td>
</tr>
<tr>
<td>Section 1.1 (e)</td>
<td>Certificate of Lawfulness of Proposed Use or Development</td>
<td>None</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Section 1.1 (f)</th>
<th>Building Regulations Approvals</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application Number</td>
<td>Proposal</td>
<td>Decision</td>
</tr>
<tr>
<td>4444/1111/BN</td>
<td>Extension</td>
<td>Granted</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Section 1.1 (g)</th>
<th>Building Regulations Completion Certificate</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application Number</td>
<td>Proposal</td>
<td>Decision</td>
</tr>
<tr>
<td>4444/1111/BN</td>
<td>Extension</td>
<td>Issued</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Section 1.1 (h)</th>
<th>Any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application Number</td>
<td>Proposal</td>
<td>Decision</td>
</tr>
<tr>
<td>CORGI/1234</td>
<td>Installation of gas boiler</td>
<td>Registered</td>
</tr>
</tbody>
</table>

Informative

The seller or developer should be asked to provide evidence of compliance with building regulations.
## Planning Designations and Proposals

**1.2. What designations of land use for the property or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?**

<table>
<thead>
<tr>
<th>City Of Westminster Unitary Development Plan Adopted#1315</th>
<th>Adopted</th>
<th>24/01/2007</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Plan Policy</td>
<td>Borough Boundary</td>
<td></td>
</tr>
<tr>
<td>Local Plan Policy</td>
<td>London Bus Priority Network</td>
<td></td>
</tr>
<tr>
<td>Local Plan Policy</td>
<td>Areas Where Single Family Dwellings will be Protected from Residential Conversions</td>
<td></td>
</tr>
<tr>
<td>Local Plan Policy</td>
<td>Local Distributor Roads</td>
<td></td>
</tr>
<tr>
<td>Local Plan Policy</td>
<td>National Cycle Network</td>
<td></td>
</tr>
<tr>
<td>Local Plan Policy</td>
<td>Areas of Special Archaeological Priority</td>
<td></td>
</tr>
</tbody>
</table>

## Roads

### 2. Which of the roads, footways and footpaths named in the application for this search are:-

<table>
<thead>
<tr>
<th>(a) Highway Maintainable at Public Expense</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name</strong></td>
<td><strong>Carriageway</strong></td>
</tr>
<tr>
<td>Test Street, London</td>
<td>Public</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(b) Subject to adoption and supported by a bond or bond waiver</th>
<th>No</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>(c) To be made up by a local authority who will reclaim the cost from the frontagers; or</th>
<th>No</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>(d) To be adopted by a local authority without reclaiming the cost from the frontagers?</th>
<th>No</th>
</tr>
</thead>
</table>
### Land Required for Public Purposes

#### 3.1. Is the property included in land required for public purposes?
- No

#### 3.2. Is the property included in land to be acquired for road works?
- No

#### 3.3. Do either of the following exist in relation to the property?

(a) An agreement to drain building in combination into an existing sewer by means of a private sewer
- See Water Search

(b) An agreement or consent for:
   i. a building; or
   ii. an extension to a building on the property, to be built over in the vicinity of a drain, sewer or disposal main?
- See Water Search

### Nearby Road Schemes

#### 3.4. Is the property (or will it be) within 200 metres of any of the following?
- No

(a) The centre line of a new trunk road or special road specified in any order, draft order or scheme;

(b) The centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway;

(c) The outer limits of construction works for a proposed alteration or improvement to an existing road, involving:
   i) Construction of a roundabout (other than a mini-roundabout); or
   ii) Widening by construction of one or more additional traffic lanes;

(d) The outer limits of:
   i) Construction of a new road to be built by a local authority
   ii) An approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; or
   iii) Construction of a roundabout (other than a mini-roundabout) or widening by construction of one or more additional traffic lanes

(e) The centre line of the proposed route of a new road under proposals published for public consultation; or

(f) The outer limits of:
   i) Construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway;
   ii) Construction of a roundabout (other than a mini-roundabout); or
   iii) Widening by construction of one or more additional traffic lanes, under proposals published for public consultation?

### Nearby Railway Schemes

#### 3.5. Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?
- No
### Traffic Schemes

#### 3.6. Has a local authority approved but not yet implemented any of the following for roads, footways and footpaths which abut the boundaries of the property -

- (a) Permanent stopping up or diversion;
- (b) Waiting or loading restrictions
- (c) One way driving
- (d) Prohibition of driving
- (e) Pedestrianisation
- (f) Vehicle width or weight restrictions
- (g) Traffic calming works including road humps
- (h) Residents parking controls
- (i) Minor road widening or improvement
- (j) Pedestrian crossings
- (k) Cycle tracks; or
- (l) Bridge building?

<table>
<thead>
<tr>
<th>Scheme Type</th>
<th>Proposal</th>
<th>Subject</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waiting or Loading restrictions</td>
<td>City of Westminster - London Cycle Hire Scheme - Phase 4 Order 2011</td>
<td>Test Street</td>
</tr>
<tr>
<td>Waiting or Loading restrictions</td>
<td>City of Westminster Motorcycle Parking Places - Waiting and Loading Restriction (Amendment No 1) Order 2010 - Various</td>
<td>Test Street</td>
</tr>
<tr>
<td>Waiting or Loading restrictions</td>
<td>City of Westminster - Waiting and Loading Restriction (Amendment No 409) Order 2010 - Ledbury Road and Westbourne Grove</td>
<td>Test Street</td>
</tr>
<tr>
<td>Residents parking controls</td>
<td>City of Westminster (Parking Places) (No 6) Order 2010 Additional Residents Parking spaces in CPZ A - various (Waiting and Loading Restriction) (Amendment No 409) Order 2010</td>
<td>Test Street</td>
</tr>
</tbody>
</table>

#### Outstanding Notices

#### 3.7. Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this schedule-

- (a) Building Works;
- (b) Environment;
- (c) Health and Safety;
- (d) Housing;
- (e) Highways; or
- (f) Public health?

<table>
<thead>
<tr>
<th>Act</th>
<th>Section</th>
<th>Council Ref</th>
<th>Details</th>
<th>Status</th>
<th>Date Served</th>
</tr>
</thead>
<tbody>
<tr>
<td>Environment Act</td>
<td>Designation of Air Quality management areas</td>
<td>City Of Westminster AQMA</td>
<td>Served</td>
<td>01/09/07</td>
<td></td>
</tr>
</tbody>
</table>

#### Contravention of Building Regulations

#### 3.8. Has a local authority authorised in relation to the property any proceedings for the contravention of any provisions contained in building regulations

Yes
### Notices, Orders, Directions and Proceedings under Planning Acts

3.9. Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following-

<table>
<thead>
<tr>
<th>(a)</th>
<th>Enforcement Notice</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>(b)</td>
<td>Stop Notice</td>
<td>No</td>
</tr>
<tr>
<td>(c)</td>
<td>Listed Building Enforcement Notice</td>
<td>No</td>
</tr>
<tr>
<td>(d)</td>
<td>Breach of Condition Notice</td>
<td>No</td>
</tr>
<tr>
<td>(e)</td>
<td>Planning Contravention Notice</td>
<td>No</td>
</tr>
<tr>
<td>(f)</td>
<td>Other Notice Relating to Breach of Planning Control</td>
<td>No</td>
</tr>
<tr>
<td>(g)</td>
<td>Listed Buildings Repair Notice</td>
<td>No</td>
</tr>
<tr>
<td>(h)</td>
<td>In the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation</td>
<td>No</td>
</tr>
<tr>
<td>(i)</td>
<td>A Building Preservation Notice</td>
<td>No</td>
</tr>
<tr>
<td>(j)</td>
<td>A Direction Restricting Permitted Development</td>
<td>No</td>
</tr>
<tr>
<td>(k)</td>
<td>An Order Revoking or Modifying Permission</td>
<td>No</td>
</tr>
<tr>
<td>(l)</td>
<td>An Order Requiring Discontinuance of Use or Alteration or Removal of Buildings or Works</td>
<td>No</td>
</tr>
<tr>
<td>(m)</td>
<td>A Tree Preservation Order</td>
<td>No</td>
</tr>
<tr>
<td>(n)</td>
<td>Proceedings to Enforce a Planning Agreement or Planning Contribution</td>
<td>No</td>
</tr>
</tbody>
</table>

### Conservation Areas

3.10. Do the following apply in relation to the property-

- a) The making of the area a Conservation Area before 31st August 1974; or
- b) An unimplemented resolution to designate the area a Conservation Area?

| (a)  | The making of the area a Conservation Area before 31st August 1974 | No |
| (b)  | An unimplemented resolution to designate the area a Conservation Area | No |

### Compulsory Purchase

3.11. Has any enforceable order or decision been made to compulsorily purchase or acquire the property?

| (a)  | Has any enforceable order or decision been made to compulsorily purchase or acquire the property | No |
3.12. Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property -

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>a)</td>
<td>A contaminated land notice;</td>
</tr>
<tr>
<td>b)</td>
<td>In relation to a register maintained under section 78R of the Environmental Protection Act 1990 -</td>
</tr>
<tr>
<td></td>
<td>I) A decision to make an entry; or</td>
</tr>
<tr>
<td></td>
<td>II) An entry; or</td>
</tr>
<tr>
<td>c)</td>
<td>Consultation with the owner or occupier of the property conducted under Section 78G (3) of the Environmental Protection Act 1990 before the service of a remediation notice?</td>
</tr>
</tbody>
</table>

No

Informative

A negative reply does not imply that the property is free from contamination or from risk to it, and the reply may not disclose steps taken by another council in whose area adjacent or adjoining land is situated.

The Environment Act 1995 introduced a contaminated land regime forming part IIA of the Environmental Protection Act 1990 which became effective in April 2000. This change saw owner/occupiers become potentially liable for clean up costs as a Class ‘B’ “Appropriate Person.”

Local Authorities are now responsible for preparation of reports on contamination in their respective areas and their subsequent local strategy. Local Authorities will intermittently inspect their areas in respect of contamination and take action against those seriously contaminated areas. Registers of remediation notices and contaminated land identified under Section 78R must also be kept. These registers do not form lists of contaminated sites; rather sites where Remediation Notices have been served. It is intended that information will also be included with regard to the condition of the land in question.

As part of the OneSearch Local Search we will inspect the remediation register where available.
3.13. Do records indicate that the property is in a “Radon Affected Area” as identified by the Health Protection Agency (a body established under section 1 of the Health Protection Agency Act 2004)?  

| Yes |

Yes, the property is in an area where 10-30% of homes are estimated to be at or above the Action Level. See the informative paragraph below for further information that sellers are recommended to provide.

**Informative**

“Radon Affected Area” means a part of the country with a 1% probability or more of present or future homes being above the Action Level. Such areas are designated by the Health Protection Agency which also advises Government on the numerical value of the “Radon Action Level” (the recommended maximum radon concentration for present homes expressed as an annual average concentration in the home. Radon concentrations above the Action Level should be reduced below it and become as low as reasonably practicable).

The areas are identified from radiological evidence and are periodically reviewed by the Health Protection Agency or its predecessor the National Radiation Protection Board. Existing homes in Affected Areas should have radon measurements. The present owner should say whether the radon concentration has been measured in the property; whether the result was at or above the Action Level and if so whether remedial measures were installed and whether the radon concentration was re-tested to assess the effectiveness of the remedy.

Radon preventative measures are required for new buildings in higher risk areas. For new properties the builder and/or the owners of properties built after 1988 should say whether protective measures were incorporated in the construction of the property.

Further information on radon, including an indicative version of the Radon Affected Areas map, the associated health risks and common questions and answers is available on the Health Protection Agency (HPA) web site (<http://www.hpa.org.uk/radiation/radon/index.htm>). Alternatively information can be requested from HPA by telephone (0800 614529 [24hr] or 01235 822622 [D/T]) or by writing to Radon Studies, Health Protection Agency, Radiation Protection Division, Chilton, Didcot, Oxon, OX11 0RQ.
Notes

The Search Company

1. This Search Report was prepared, and the search carried out, by OneSearch Direct Limited, (Company number SC230285), 1st Floor, Skypark SP1, 8 Elliot Place, Glasgow G3 8EP (referred to in these Notes as "OneSearch").

2. ONESEARCH Direct Limited is a limited company registed in Scotland.

3. OneSearch maintain contractual relationships with various persons involved in the conveyancing process in the UK. OneSearch will disclose on the Search Report any personal or business relationship which it has with any person involved in the sale of the property who is identified at the point of ordering the search. OneSearch cannot accept any liability for failing to disclose a relationship where the involvement of a person in the transaction was not made known to it at the time of ordering the search.

Terms for Preparation of Search

4. This Search Report does not consider whether all necessary consents have been obtained. Purchasing agents are advised to obtain the necessary documentation from the vendors.

5. The information in this Search Report has been prepared following a search of (a) publicly available property related information held by the relevant local authority; and (b) property related information derived from the relevant local authority held by OneSearch. The name and address of the relevant local authority is London Borough of Westminster at City Hall One Stop, 62, Victoria Street, London, SW1E 6QP. The address of OneSearch is set out in paragraph 1 above in this Notes section. Copies of relevant documents held by the relevant local authority can be obtained by contacting the relevant local authority at the said address. Fees and contact information for obtaining copies of such documents are available on request by contacting OneSearch on 0800 052 0117 or by e-mailing cs@onesearchdirect.co.uk. The searches from which this Search Report was prepared were completed on the date this Search Report was issued (the said date of issue being the date stated on page 1 of the report.)

Scope of Area Searched

6. Local Plan policies, proposals and recommendations: only those which apply directly to the property of the search are disclosed.

7. Planning applications on the property only have been searched. The minimum search period is 10 years.

Definition of Search Terms

8. Definition of Search Terms - Roads

   a. Any road (as defined by the Highways Act 1980) or part thereof which has been taken over and is maintained by the local Roads Authority is denoted as Public.

   b. Any road (as defined by the Highways Act 1980) or part thereof which has not been taken over and is not maintained by the local Roads Authority is denoted as Private.

Legal Issues

9. The Search Report has been prepared with reasonable care and skill by staff trained and employed by OneSearch.

10. The seller of the subjects or the person acting as his/her estate agent may make copies of this Search Report subject to our prior agreement.

11. These terms are enforceable against OneSearch not only by the seller of the property but also by the actual or potential purchaser of, or mortgage lender in respect of, the property, in their own right.
12. Any queries or complaints regarding the content of the Search Report; the manner in which the search was prepared or completed; or the service provided by staff of OneSearch should be submitted in the first instance to the Customer Services Department by telephone on 0800 052 0117 or by emailing cs@onesearchdirect.co.uk. Claims may also be made under the relevant insurance. (See also under Liability and Insurance below.)

Liability and Insurance

13. This search is covered by Professional Indemnity cover arranged by Novae, the limit of which is £5,000,000 unless otherwise negotiated. The transaction also benefits from the inclusion of a Search Report Inclusion Policy. This policy will cover you, the insured, against Actual Loss incurred by you by reason of an Adverse Entry which existed at the Policy Date but was not fully disclosed to you in the Search Report, and against such a loss which you suffer because your conveyancer relies on a search obtained from OneSearch Direct.

14. If the insurance company goes out of business, compensation may be available from the Financial Services Compensation Scheme (FSCS). The Financial Ombudsman Service may also provide help in resolving disputes involving insurance companies.

Complaints Procedure

15. OneSearch Direct is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly.

If you want to make a complaint, we will:

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

If you are not satisfied with our final response you may refer the complaint to The Property Ombudsman scheme (TPOs); Tel: 01722 333306, email: admin@tpos.co.uk.

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

Complaints should be sent to:

cs@onesearchdirect.co.uk

or

Customer Services Manager
OneSearch Direct
Skypark SP1
8 Elliot Place
Glasgow
G3 8EP

Tel: 0800 052 0117

The Search Company, OneSearch Direct have a contractual relationship with the following parties to the compilation of your search

Solicitor/Conveyancer: CAROLTEST ON ACC
SEARCH REPORT INSURANCE POLICY
Policy Issuer: OneSearch Direct Limited
Policy Number: 60-037-000000

1. Definitions

In this policy unless the context otherwise requires:

1.1 “Actual Loss” (which in the case of a Buyer and Potential Buyer will not exceed the amount either reasonably believes to be the value of the Land at the Policy Date and assuming residential use of the Land) means:

1.1.1 in respect of a Buyer:
   (a) the difference between (i) the lesser of the price the Buyer actually paid for the Land and the Market Value of the Land at the Policy Date without an Adverse Entry; and (ii) the Market Value of the Land at the Policy Date as reduced by the effect of an Adverse Entry
   (b) the cost of demolishing, altering or reinstating any part of the Land to comply with an order made by an Appropriate Body
   (c) the amount required to pay any charges or other financial liabilities registered against the Land

1.1.2 in respect of a Potential Buyer: any sums actually expended by the Potential Buyer in contemplation of buying the Land

1.1.3 in respect of a Seller: actual financial loss

1.1.4 in respect of a Lender: the difference between the amount of loan outstanding at the time the Lender becomes aware of an Adverse Entry and the amount recovered by the Lender on sale of the Land

1.2 “Adverse Entry” means a matter affecting the Land which would have been disclosed in the information provided by an Appropriate Body in response to an application made to it under Part 1 (Standard Enquiries) of Form CON29R (Law Society Copyright, as amended) but which was not contained in the Search Report

1.3 “Appropriate Body” means a local authority or other public body providing information in response to an application made under Part 1 (Standard Enquiries) of Form CON29R (Law Society Copyright, as amended)

1.4 “Authorised Expenses” means any costs, legal fees and expenses that First Title is obliged to pay under this policy and has approved in writing.

1.5 “Bordereau” means the form supplied by First Title to the Policy Issuer recording insurance given in respect of individual residential properties insured under the terms of this policy

1.6 “Buyer” means a person or persons who has/have bought an interest in the Land relying upon a Search Report prepared in relation to the Land

1.7 “Conveyancer” means a solicitor or licensed conveyancer acting for an Insured in relation to the purchase or sale of the Land or to a loan made to the Buyer for the purpose of purchasing the Land

1.8 “First Title” means First Title Insurance plc

1.9 “Insured” means all or any of:
   1.9.1 a Buyer
   1.9.2 a Potential Buyer
   1.9.3 a Seller
   1.9.4 a Lender

1.10 “Know, Known or Knowing” means having actual knowledge and not constructive knowledge or notice which may be imparted by matters appearing in public records established by local government or other relevant public bodies

1.11 “Land” means the interest in an individual residential property specified in the Bordereau

1.12 “Lender” means a person or body making a loan to a Buyer secured over the Land

1.13 “Market Value” means the average of valuations carried out by independent and suitably qualified valuers appointed respectively by the Insured making a claim and by First Title

1.14 “Policy Date” means the date on which the Search Report was prepared

1.15 “Policy Issuer” means OneSearch Direct Limited who will not be an insured under this Policy

1.16 “Potential Buyer” means a person other than a Buyer who relies upon a Search Report in contemplation of buying the Land

1.17 “Search Report” means a report providing the information contained in Part 1 (Standard Enquiries) of Form CON29R (Law Society Copyright 2007, as amended) obtained from a private search provider and not directly from an Appropriate Body

1.18 “Seller” means a person selling the Land

2. Coverage Statement

Subject to the terms and conditions of this policy and as the circumstances may require First Title will do either or both of the following:

2.1 indemnify each Insured against Actual Loss incurred by that Insured by reason of an Adverse Entry which existed at the Policy Date in the records of the Appropriate Body, but was not fully disclosed to that Insured in the Search Report; and/or

2.2 at First Title’s option, defend the Insured(s) for the risks insured by this policy. First Title will also pay any Authorised Expenses that it incurs in that defence. First Title can end this duty to defend by exercising any of the options listed in paragraph 8 of this policy

2.3 First Title will also indemnify each Insured where a Conveyancer notifies First Title that that Insured has brought a claim against the Conveyancer in respect of a matter covered by paragraph 2.1 of this policy on the basis that such loss arose solely because the Conveyancer relied on the Search Report, provided that (i) the Conveyancer does not agree any payment to an Insured or a third party without the prior written approval of First Title and (ii) the Conveyancer complies with the Insured’s obligations under this policy

3. Exclusions

First Title will not indemnify an Insured against Actual Loss, will not have a duty to defend and will not be obliged to pay Authorised Expenses resulting from any of the following matters:

3.1 risks that:
   3.1.1 that Insured creates, allows or agrees to at any time
   3.1.2 are known to that Insured but not to First Title and do not appear in any records established by the Appropriate Bodies on or before the date of the Search Report
   3.1.3 do not cause that Insured any loss
   3.1.4 occur, come into existence or are recorded in public records established by an Appropriate Body after the Policy Date
   3.1.5 are disclosed to the Insured during negotiation, correspondence or in reply to enquiries before contract
   3.1.6 are disclosed to the Insured as a result of a subsequent search of matters affecting the Land which has been carried out

4. Continuation of indemnity

The coverage of any insurance given under this policy does not continue to protect any purchaser from a Buyer or Lender

5. Notification of a claim
5.1 An Insured must advise First Title in writing as soon as possible after that Insured becomes aware of any claim or circumstance which might entitle that Insured to make a claim under this policy. The Insured must inform First Title Insurance plc in any one of the following formats also quoting the reference being the policy number and SRIP 06/10
5.1.1 by post to Legal and Claims, First Title Insurance Plc, 13th Floor, International Press Centre, 76 Shoe Lane, London EC4A 3JB
5.1.2 by fax to First Title Insurance plc on 0870 389 2171
5.1.3 by e-mail to legal&claims@firsttitle.eu

5.2 First Title’s obligation to an Insured under this policy may be reduced in part or in whole if that Insured refuses to co-operate with First Title and any action or omission of that Insured in these respects adversely affects First Title’s ability to dispute or defend any challenge or claim or to commence any action against other persons.

6. Defence and prosecution of actions and an Insured’s duty to co-operate
6.1 First Title may at its own expense and without unreasonable delay defend the Insured in litigation concerning any adverse matter referred to in paragraph 2.1
6.2 First Title will be entitled to select the lawyer to act and First Title will not be liable for and will not pay the fees of any other lawyer.
6.3 First Title may pursue any litigation (including appeals) to final determination by a court and reserves the right in its sole discretion to appeal any judgment or order
6.4 First Title will consult with the Insured on all matters arising under a claim.

7. Proof of loss and deadline for advising of loss
7.1 An Insured must give First Title a written statement detailing the amount of that Insured’s loss and the method that that Insured used to compute that amount
7.2 The statement must be given to First Title not later than 90 days after that Insured knows of the facts which will let the Insured establish the amount of the Insured’s loss.

8. Settling claims and termination of liability
If an Insured makes a claim under this policy for which First Title is liable or in any other way First Title learns of a matter or circumstance for which First Title is or may be liable First Title can do one or more of the following:
8.1 pay that Insured the amount of indemnity cover in accordance with the definition of Actual Loss in paragraph 1.1 together with any Authorised Expenses; or
8.2 purchase the debt secured by a mortgage for the amount owed under it together with any interest and Authorised Expenses. In those circumstances the Lender must transfer or assign the mortgage together with any collateral securities and credit enhancements to First Title on receipt of payment and give all necessary notices of that transfer or assignment; or
8.3 pay or otherwise settle any claim with other parties for or in the Insured’s name together with any Authorised Expenses; or
8.4 pay or otherwise settle with the Insured the Actual Loss provided for under this policy together with any Authorised Expenses.

9. Determination and extent of liability
The insurance given under this policy is a contract of indemnity against actual monetary loss. Subject to paragraphs 10 and 11 of this policy First Title’s total liability under this policy (excluding Authorised Expenses) will not exceed the amounts defined as Actual Loss contained in paragraph 1.1.

10. Limitation of First Title’s Liability
First Title will not be liable to indemnify an Insured:
10.1 if First Title removes any matter giving rise to that Insured’s claim under this policy in a reasonably diligent manner by any method including litigation, or
10.2 if First Title makes a settlement with a third party;
10.3 until litigation, including appeals, in relation to a claim conducted by First Title (or by an Insured with First Title’s authorisation) has been finally determined by a court;
10.4 for liability voluntarily assumed by an Insured in negotiating or settling any claim or litigation without First Title’s prior written consent.

11. Reduction of indemnity and reduction or termination of First Title’s liability
The amount of indemnity cover payable by First Title under this policy will be reduced or terminated (as the case may be) by any or all of the following:
11.1 all payments under this policy except for Authorised Expenses;
11.2 the payment by any person of all or part of the debt or any other obligation secured by a mortgage or other charge over the Land or any voluntary, partial or full satisfaction or release of such mortgage or charge to the extent of the satisfaction or release; and/or
11.3 the amount by which an Insured’s acts or omissions have increased First Title’s liability or reduced First Title’s ability to recover amounts from third parties
provided always that the interest of any Insured will not be prejudiced by any act or default of another Insured (not being such Insured) which might otherwise invalidate or reduce the indemnity provided by the Policy.

12. Payment of loss
When the extent of an Insured’s loss and First Title’s liability under this policy have been finally determined, First Title will pay that amount to that Insured within 30 days of its determination.

13. Subrogation
If First Title agrees to indemnify or defend an Insured under this policy in respect of any claim then regardless of whether or not actual payment has been made First Title will immediately be subrogated to any rights, contractual or otherwise, which that Insured may have in connection with that claim, the mortgage or the Land. If First Title asks, the Insured must transfer to First Title all of the Insured’s rights and remedies against any person or property that, in First Title’s opinion, might be necessary to perfect this right of subrogation.

14. Liability limited to this policy
This policy and any endorsements to it given in writing by First Title will be the entire contract between each Insured and First Title.

15. Severability
In the event that any provision of this policy is held to be invalid or unenforceable under any law, that provision may be severed from and will not be taken to have affected the remaining provisions.

16. Governing law and jurisdiction
This policy will be governed by the law of England and Wales and the courts of England and Wales.

17. Cancellation rights
No Insured will be entitled to cancel the insurance given to it so as to affect the rights of any other Insured and no refund of premium will be payable.

18. Notices
All notices required to be served on or given to First Title plc under this policy must include a reference SRIP06/10 and the address of the Land and be delivered to the Claims Department, First Title Insurance plc, 13th Floor, International Press Centre, 76 Shoe Lane, London, EC4A 3JB.

SRIP06/10
POLICY SUMMARY FOR SEARCH REPORT INSURANCE POLICY

1. This summary.

This document provides a summary of the key features of the Search Report Insurance Policy under which insurance will be given to individual Buyers, Potential Buyers, Sellers and Lenders. This document does not contain the full terms and conditions of the Search Report Indemnity Insurance Policy. These can be found in the specimen policy document provided with this document. This summary is not part of the policy and it does not commit us to provide insurance on these or any other terms. It is important that you read the policy itself. The policy is a legally binding contract between each Insured and First Title Insurance plc.

2. The Insurer.

First Title Insurance plc provides general insurance products and is authorised and regulated by the Financial Services Authority.

3. Type of insurance.

The insurance given under the Search Report Insurance Policy protects against actual loss suffered because of any adverse circumstance which existed in the records of an Appropriate Body and affected the Land at the time a Search Report was compiled but was not fully disclosed in the Search Report. See the Coverage Statement in paragraph 2 of the policy.

4. What does the policy not cover?

All of the matters which are excluded from cover are detailed in paragraph 3 of the Search Report Insurance Policy. Please read this part of the policy carefully.

5. Limitations of the Policy.

The insurance given under the Search Report Insurance Policy is a contract of indemnity against actual monetary loss and any payment under it will not exceed the amounts detailed in paragraph 1.1 of the policy, which should be referred to.

6. Cancellation Terms.

Because the interests of a number of persons may all be protected at the same time by insurance given under the Search Report Insurance Policy in relation to each individual property, no person insured under the policy will have the right to cancel the insurance without the written agreement of all other persons who might benefit from the insurance. See paragraph 17 of the policy.

7. Term of the policy.

Cover under insurance given under the Search Report Insurance Policy protects only the persons specified in the policy as an "Insured" and does not continue to protect any purchaser from an insured. Each person who is insured should check periodically to ensure that the policy still meets their needs. Please refer to paragraph 2 of the policy.

8. Claims.

Anyone wishing to claim under the insurance given under the Search Report Insurance Policy must advise First Title in writing as soon as possible after becoming aware of any claim or circumstance which might entitle them to make a claim. Please see paragraph 5 of the policy.

9. Queries.

If you require further information or have any queries regarding the policy you should contact First Title Insurance plc at 13th Floor, International Press Centre, 76 Shoe Lane, London EC4A 3JB.

10. Complaints.

If you wish to complain about any aspect of the service you have received regarding the insurance policy, please contact First Title Insurance plc at 13th Floor, International Press Centre, 76 Shoe Lane, London EC4A 3JB. Please quote the policy reference: SRIP/06/10.

If your complaint is not dealt with to your satisfaction you may complain to the Financial Ombudsman Service, South Quay Plaza, 183 Marsh Wall, London E14 9SR. Telephone: 0845 080 1800. There are some instances where the Financial Ombudsman Service cannot consider your complaint. Making a complaint will not prejudice your right to take legal proceedings.


Should First Title Insurance plc become unable at any time to meet claims against it the Financial Services Compensation Scheme will protect your interests. There are maximum levels of compensation you can receive under the Scheme. You will normally be covered for at least 90% of the payment due under your policy.


The policy is provided at no cost to the Insured by OneSearch Direct Limited as part of its service.
1 The Financial Services Authority (FSA) The FSA is the independent watchdog and statutory body that regulates financial services. The FSA regulations require us to give you this document. Use this information to decide if our services are right for you.

2 Whose products do we offer? We only offer a product from First Title Insurance plc for Search Report Insurance.

3 Which service will we provide you with? You will not receive advice or a recommendation from us for Search Report Insurance.

4 What will you have to pay us for our services? There is no fee payable to us for organising the Search Report Insurance.

5 Who regulates us? OneSearch Direct Limited is authorised and regulated by the Financial Services Authority (FSA). OneSearch Direct Limited’s FSA Registration number is 506255. Our permitted business is arranging insurance contracts. You can check this on the FSA’s Register by visiting the FSA’s website www.fsa.gov.uk/register or by contacting the FSA on 0845 606 1234.

Search Report Insurance Policy
Demands & Needs Statement and Suitability

In connection with the Personal Local Search carried out in relation to the property, the transaction benefits from the inclusion of a Search Report Insurance Policy. This policy will cover you, the Insured, against Actual Loss incurred by you by reason of an Adverse Entry which existed at the Policy Date but was not fully disclosed to you in the Search Report.

Under the Financial Services Authority regulations we are required to advise details of the contract of insurance recommended.

We only deal with First Title Insurance plc for Search Report Insurance. Our recommendation is based upon First Title Insurance plc being an insurance company authorised and regulated by the Financial Services Authority and a subsidiary of The First American Financial Corporation, listed on the New York Stock Exchange and the world’s leading provider of title information and property related services.

Please also refer to the attached policy summary and retain the document, along with this letter, for future reference.
IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by OneSearch Direct Limited, 1st Floor, Skypark SP1, 8 Elliot Place, Glasgow, G3 8EP, which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code provides protection for homebuyers, sellers, conveyancers and mortgage lenders who rely on property search reports carried out on residential property within the United Kingdom. It sets out minimum standards which firms compiling and/or selling search reports have to meet. By giving you this information, your search provider is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code’s core principles

Search providers which subscribe to the Code will:

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

Complaints

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

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

TPOs Contact Details:
The Property Ombudsman scheme
Beckett House
4 Bridge Street
Salisbury
Wiltshire SP1 2LX
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE