Special Conditions of Sale by Auction

1. **Seller: [redacted] as Executrix of Keith Simons**

   Sellers Solicitor Howells Solicitors, Fitzalan House, Fitzalan Court, Fitzalan Road, Cardiff, CF24 0EL Ref: [redacted]

2. **Description of property**

   All that freehold property known as 5 Sunny Bank, Ogmore Vale, Bridgend, CF32 7DA and land adjoining 5 Sunnybank, Ogmore Vale, Bridgend, CF32 7DA registered title numbers WA67119 and WA944734.

3. The property is sold subject to all matters capable of registration whether registered or not before the date of the auction, all notices served and orders, grants, proposals or requirements made by local or public authority before or after these special conditions.

4. Nothing in this contract or in any replies to enquiries constitutes or shall constitute a representation or warranty from the Seller that the Property may lawfully be used for any purpose or that the Property has the requisite planning building regulation consents and licenses.

5. The seller sells with limited title guarantee.

6. The deposit payable at auction shall be held by the auctioneers as agents for the seller.

7. If the buyer does not complete this contract on the completion date, the amount payable shall be increased by £250.00 plus VAT if applicable for the costs of preparation of service of notice to complete by the seller.

8. If the buyer requests a change to the parties to the contract or their conveyancers following the exchange of contracts the amount payable shall be increased by £50.00 plus VAT.

9. The Transfer shall be prepared by the buyer.

10. Upon completion, the buyer shall pay the seller: 1: Search fees of £235.00 regardless of whether or not the search results are made available before the date of this contract or expire after the date of this contract, 2: £1,250.00 plus VAT being the seller's legal fees, 3: Office Copies a minimum of £14.00

11. The seller is not in possession of any electrical certificates, gas safety certificates, asbestos reports or fire risk assessments and the buyer buys in the knowledge that

these are not available and will not raise any objection, enquiries or requisitions in relation to the same.

12. The Property is sold as seen and the Seller shall not be obliged to remove any furniture or other items from the Property.

13. The Buyer admits that they have entered into this contract solely as a result of their own inspection of the Property with full knowledge of the actual state and condition of the Property and on the basis of the terms of this contract and not in reliance of any representation or warranty either written or oral or implied made by or on behalf of the Seller (save for any representation or warranty contained in written replies given by the Seller's solicitors to any preliminary enquiries raised by the Buyer or the Buyer's solicitors) or anything whatsoever subject to the contract and that this contract constitutes the entire contract between the parties.

14. The Buyer confirms that it has been afforded the opportunity to satisfy themselves as to any notices served in relation to the Property by making the appropriate enquiries of all the relevant persons in this regard and the Buyer buys in full knowledge of such matters (if any) and no objection nor demand or any contribution from the Seller in relation to the same.

15. The Buyer confirms that they have satisfied themselves on all matters relating to planning and building regulation matters having made the appropriate enquiries of all relevant persons and authorities in this regard and the Buyer buys in full knowledge of such matters (if any) and shall raise no objection in relation to the same.

16. A certified copy of the Grant of Probate will be provided to the Buyer's solicitor following an exchange of contracts.

17. The Seller's Solicitors have included a mapsearch plan within the Auction Pack. The area shown is unregistered. The Seller shall not be required to deduce title to the unregistered land or provide any documents in relation to the Seller's knowledge or use of the land. The Buyer shall be deemed to purchase the Property with full knowledge of the title position relating to the unregistered land and shall raise no requisitions or objections in relation to the same.

18. The Buyer will raise no requisitions or enquiries about the documents disclosed or not disclosed in the legal pack after exchange.

19. For the purposes of Clause G6.1 of the General and Common Auction Conditions the following will not be working days – Monday the 21st December 2026 to Friday the 1st January 2027 (inclusive).

20. The Property Shall be at the risk of the Buyer from the date hereof and General Condition G3 shall not apply.

21. In all other respects, the General and Common Auction Conditions shall apply to this sale.

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.

Mae'r copi swyddogol electronig o'r gofrestr yn dilyn y neges hon.

Sylwch mai hwn yw'r unig gopi swyddogol a ddarparwn. Ni fyddwn yn darparu copi swyddogol papur.

Official copy of register of title
Copi swyddogol o gofrestr teitl

Title number / Rhif teitl
WA944734

Edition date / Dyddiad yr argraffiad 19.09.2012

- This official copy shows the entries on the register of title on 22 SEP 2026 at 11:43:20.
- 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 22 Sep 2026.
- 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, Wales Office.
- Mae'r copi swyddogol hwn yn dangos y cofnodion yn y gofrestr teitl ar 22 MEDI 2026 am 11:43:20.
- Rhaid dyfynnu'r dyddiad hwn fel y "dyddiad y chwilir ohono" mewn unrhyw gais am chwiliad swyddogol sy'n seiliedig ar y copi hwn.
- Y dyddiad ar ddechrau cofnod yw'r dyddiad y gwnaethpwyd y cofnod yn y gofrestr.
- Cyhoeddwyd ar 22 Medi 2026.
- Dan adran 67 Deddf Cofrestru Tir 2002, mae'r copi hwn yn dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol.
- Gweinyddir y teitl hwn gan Gofrestrfa Tir EF Swyddfa Cymru.

A: Property Register / Cofrestr Eiddo

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

Mae'r gofrestr hon yn disgrifio'r tir a'r ystad a gynhwysir yn y teitl.

BRIDGEND/PEN-Y-BONT AR OGWR

1 (14.12.1999) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land adjoining 5 Sunnybank, Ogmore Vale, Bridgend (CF32 7DA).

2 (14.12.1999) The mines and minerals together with ancillary powers of working are excepted with provision for compensation in the event of damage caused thereby.

B: Proprietorship Register / Cofrestr Perchnogaeth

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

Mae'r gofrestr hon yn nodi'r math o deitl ac yn enwi'r perchennog. Mae'n cynnwys unrhyw gofnodion sy'n effeithio ar yr hawl i waredu.

Title absolute/Teitl llwyr

B: Proprietorship Register continued / Parhad o'r gofrestr perchnogaeth

1 (19.09.2012) PROPRIETOR: KEITH SIMONS of 5 Sunny Bank, Ogmore Vale, Bridgend CF32 7DA.

2 (14.12.1999) A Transfer to a former proprietor contains a covenant to observe and perform the covenants in the Conveyance dated 30 July 1964 referred to in the Charges Register and of indemnity in respect thereof.

3 (19.09.2012) The value stated as at 19 September 2012 for the land in this title and in WA67119 was not exceeding £100,000.

C: Charges Register / Cofrestr Arwystlon

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

Mae'r gofrestr hon yn cynnwys unrhyw arwystlon a materion eraill sy'n effeithio ar y tir.

1 (14.12.1999) A Conveyance of the land in this title and other land dated 30 July 1964 made between (1) The National Coal Board (the Board) and (2) The Urban District Council of Ogmore and Garw (the Council) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

2 (14.12.1999) A Transfer of the land in this title dated 27 October 1999 made between (1) Bridgend County Borough Council (the Transferor) and (2) Irene Simons (the Transferee) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

Schedule of restrictive covenants
Atodlen cyfamodau cyfyngu

1 The following are details of the covenants contained in the Conveyance dated 30 July 1964 referred to in the Charges Register:-

The Council hereby covenants with the Board to the intent and so as to bind (so far as practicable) the Property and any part or parts thereof into whosoever hands the same may come and to benefit and protect any mines and minerals in which the Board has any interest and which provide subjacent or lateral support for the Property or any part or parts thereof that no new building structure or works and no addition to any existing building structure or works shall at any time be erected constructed or placed on or in the Property or any part or parts thereof except in accordance with plans and specifications previously approved in writing by the Board but such approval shall not be withheld unless the design layout or method of construction of such new or additional building structure or works or the materials to be used in the construction thereof do not conform to the reasonable requirements of the Board for minimising damage caused by subsidence Provided that if any dispute shall arise between the Board and the Council or any successors in title of the Council as to whether such approval as aforesaid has been properly withheld such dispute shall in default of agreement be referred to the arbitration of a single arbitrator appointed by the parties hereto or their successors in title or in default of agreement on such appointment of two arbitrators one to be appointed by each of the parties hereto or their successors in title subject to and in accordance with the provisions of the Arbitration Act One thousand nine hundred and fifty or any statutory modification or re-enactment thereof for the time being in force.

2 The following are details of the covenants contained in the Transfer dated 27 October 1999 referred to in the Charges Register:-

"The Transferee hereby further covenants with the Transferor not to use the property for any purpose other than as a ground floor extension to No 5 Sunnybank Ogmore Vale."

End of register / Diwedd y gofrestr

H.M. LAND REGISTRY

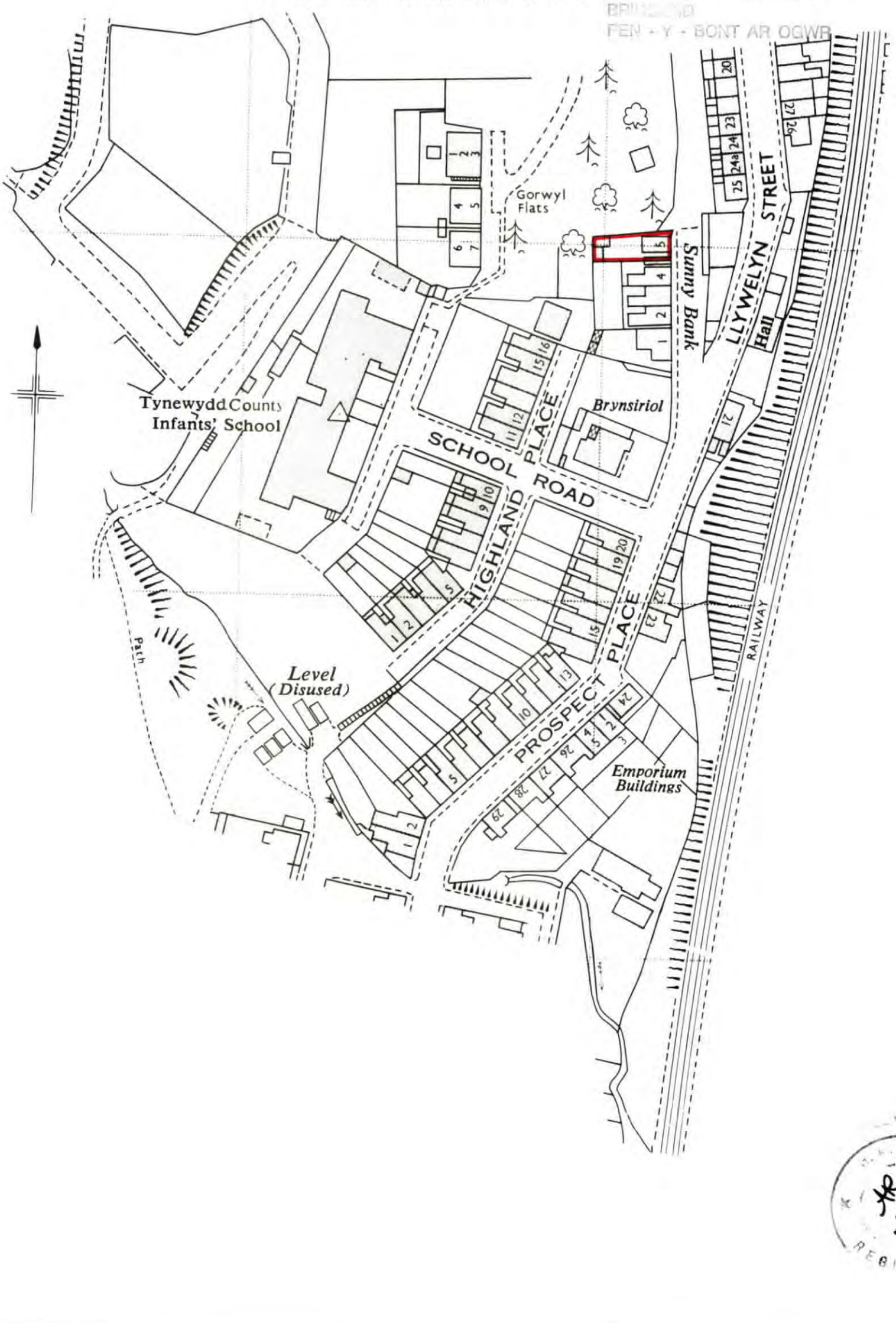
TITLE NUMBER

WA67119

ORDNANCE SURVEY PLAN REFERENCE	SS 9390	SECTION G	Scale 1/1250 Enlarged from 1/2500
COUNTY MID GLAMORGAN	DISTRICT OGWR		© Crown copyright 1976

OGMORE AND GARW COMMUNITY

ADMINISTRATIVE AREA
BRIDGEND
PEN - Y - BONT AR OGWR



This official copy is incomplete without the preceding notes page.
Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

Official copy of register of title
Copi swyddogol o gofrestr teitl

Title number / Rhif teitl	Edition date / Dyddiad yr argraffiad
WA67119	13.01.2026

- This official copy shows the entries on the register of title on 20 Jul 2026 at 10:25:16.
- 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 20 Jul 2026.
- 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 Wales Office.
- Mae'r copi swyddogol hwn yn dangos y cofnodion yn y gofrestr teitl ar 20 Gorffennaf 2026 am 10:25:16.
- Rhaid dyfynnu'r dyddiad hwn fel y "dyddiad y chwilir ohono" mewn unrhyw gais am chwiliad swyddogol sy'n seiliedig ar y copi hwn.
- Y dyddiad ar ddechrau cofnod yw'r dyddiad y gwnaethpwyd y cofnod yn y gofrestr.
- Cyhoeddwyd ar 20 Gorffennaf 2026.
- Dan adran 67 Deddf Cofrestru Tir 2002, mae'r copi hwn yn dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol.
- Gweinyddir y teitl hwn gan Gofrestrfa Tir EF Swyddfa Cymru.

A: Property Register / Cofrestr Eiddo

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

Mae'r gofrestr hon yn disgrifio'r tir a'r ystad a gynhwysir yn y teitl.

BRIDGEND/PEN-Y-BONT AR OGWR

1 (31.03.1977) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 5 Sunny Bank, Ogmore Vale, Bridgend (CF32 7DA).

2 The Conveyance dated 22 December 1975 referred to in the Charges Register contains the following exceptions and reservations and rights:-

"EXCEPT AND RESERVED unto the Board as mentioned in the Second Schedule hereto TO HOLD the same unto the Purchaser in fee simple SUBJECT as mentioned in Part 1 of the Third Schedule hereto

THE SECOND SCHEDULE

(Exceptions and Reservations in favour of the Board)

(1) There are excepted and reserved to the Board in fee simple all interests of the Board in any mines beds and seams of coal and other minerals in or under the Property and all necessary rights powers and easements for searching for winning working getting and carrying away

A: Property Register continued / Parhad o'r gofrestr eiddo

by underground operations only the said coal and other minerals and any other coal or other minerals in which the Board have any interest including the right to drive occupy and use roadways and other works in the strata under and adjacent to the Property and the right to let down the surface of the Property and any building structure or works now or hereafter erected constructed or placed on or in the Property without liability except as provided by the Coal Mining (Subsidence) Act 1957 to make good or pay compensation for any damage or loss whatsoever caused directly or indirectly by any mining operations under or adjacent to the Property carried out by the Board or by any other person whether before or on or after the date hereof

(2) There is also reserved to the Board in fee simple for the benefit of the mines and minerals benefitted by the covenant imposed by Clause 2 of this Conveyance the right to enter upon the Property for the purpose of inspection in order to ensure that the said covenant is being complied with

THE THIRD SCHEDULE

PART 1

(Third Party rights)

All rights of persons other than the Board in the minerals lying under the Property and in any wires pipes drains sewers and conduits in on or over the Property."

This registration takes effect subject thereto and the mines and minerals so excepted are excluded from the registration.

NOTE: Clause 2 of this Conveyance is set out in the Charges Register.

B: Proprietorship Register / Cofrestr Perchnogaeth

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

Mae'r gofrestr hon yn nodi'r math o deitl ac yn enwi'r perchennog. Mae'n cynnwys unrhyw gofnodion sy'n effeithio ar yr hawl i waredu.

Title absolute/Teitl llwyr

1 (19.09.2012) PROPRIETOR: KEITH SIMONS of 5 Sunny Bank, Ogmore Vale, Bridgend, Bridgend CF32 7DA.

2 (19.09.2012) The value stated as at 19 September 2012 for the land in this title and in WA944734 was not exceeding £100,000.

3 (13.01.2026) keith Simons died on 15 May 2025. Notification of death lodged by Howells Legal Limited of Elm Court, Cowbridge Road, Bridgend CF31 3SR.

C: Charges Register / Cofrestr Arwystlon

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

Mae'r gofrestr hon yn cynnwys unrhyw arwystlon a materion eraill sy'n effeithio ar y tir.

1 A Conveyance of the land in this title dated 22 December 1975 made between (1) National Coal Board (Board) (2) Coal Industry Estates Limited and (3) Daisy Annie Paget (Purchaser) contains the following covenants:-

"The Purchaser hereby covenants with the Board to the intent and so as to bind (so far as practicable) the Property or any part or parts thereof into whosesoever hands the same may come and to benefit and

C: Charges Register continued / Parhad o'r gofrestr arwystlon

protect any mines and minerals in which the Board have any interest and which provide subjacent or lateral support for the Property or any part or parts thereof that no new building structure or works and no addition to or enlargement of any existing building structure or works shall at any time be erected constructed or placed on or in the Property or any part or parts thereof except in accordance with plans and specifications previously approved in writing by the Board but such apoproval shall not be withheld unless the design layout or method of construction of such new additional or enlarged building structure or works or the materials to be used in the construction thereof do not conform to the reasonable requirements of the Board for minimising damage caused by subsidence Provided that if any dispute shall arise between the Board and the Purchaser or any successors in title of the Purchaser as to whether such approval as aforesaid has been properly withheld such dispute shall in default of agreement be referred to the arbitration of a single arbitrator appointed by the parties hereto or their successors in title or in default of agreement on such appointment of two arbitrators one to be appointed by each of the parties hereto or their successors in title subject to and in accordance with the provisions of the Arbitration Act 1950 or any statutory modification or re-enactment thereof for the time being in force"

End of register / Diwedd y gofrestr

These are the notes referred to on the following official copy

Dyma'r nodiadau y cyfeirir atynt ar y copi swyddogol canlynol.

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

Mae'r copi swyddogol electronig o'r cynllun teitl yn dilyn y neges hon.

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

Sylwch mai hwn yw'r unig gopi swyddogol a ddarparwn. Ni fyddwn yn darparu copi swyddogol papur.

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.

Anfonwyd y copi swyddogol hwn yn electronig a phan gaiff ei argraffu ni fydd wrth raddfa. Gallwch gael copi swyddogol papur trwy archebu un o Gofrestrfa Tir EF.

This official copy is issued on 22 September 2026 shows the state of this title plan on 22 September 2026 at 11:43:20. 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.

Mae'r copi swyddogol hwn a gyhoeddir ar 22 Medi 2026 yn dangos sefyllfa'r cynllun teitl hwn ar 22 Medi 2026 am 11:43:20. Mae'n dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol (adran 67 Deddf Cofrestru Tir 2002). Mae'r cynllun teitl hwn yn dangos safle cyffredinol, nid union linell, y terfynau. Gall fod gwyriadau yn y raddfa. Mae'n bosibl na fydd mesuriadau wedi eu graddio o'r cynllun hwn yn cyfateb â mesuriadau rhwng yr un pwyntiau ar y llawr.

This title is dealt with by the HM Land Registry, Wales Office .

Gweinyddir y teitl hwn gan Gofrestrfa Tir EF Swyddfa Cymru.

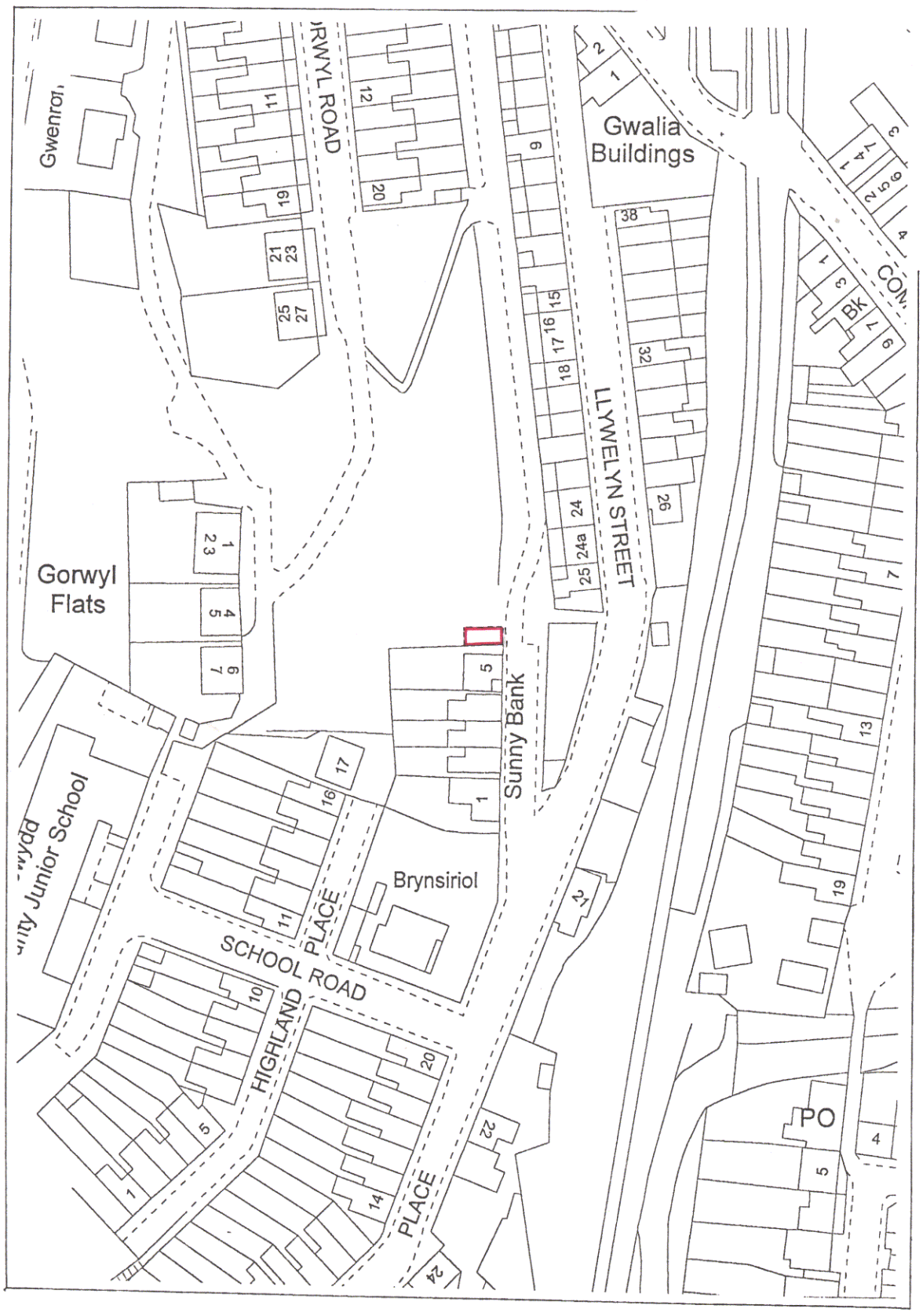
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© Hawlfraint y Goron. Cynhyrchwyd gan Gofrestrfa Tir EF. Gwaherddir atgynhyrchu'r cyfan neu ran heb ganiatâd ysgrifenedig blaenorol yr Arolwg Ordnans. Rhif Trwydded AC0000851063.

H.M. LAND REGISTRY

TITLE NUMBER	
WA944734	

ORDNANCE SURVEY PLAN REFERENCE	SS9390G	Scale 1/1250
ADMINISTRATIVE AREA	BRIDGEND PEN-Y-BONT AR OGWR	© Crown Copyright



H.M. LAND REGISTRY 1/2000

This official copy is incomplete without the preceding notes page.
Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

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The Law Society

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

Address of the property

5 Sunny Bank
Ogmore Vale

Bridgend

Postcode C F 3 2 7 D A

Full names of the seller

[redacted]

Seller's solicitor
Name of solicitor's firm

Howells Legal

Address

Elm Court
Cowbridge Road
Bridgend

CF31 3SR

Email

[redacted]

Reference number

About this form

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

Definitions

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

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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.

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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:

N/A

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

FOR THE DOWNSTAIRS BEDROOM (EXTENSION) LAND WAS ACQUIRED FROM THE COUNCIL.

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

☐ Yes ☑ No

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

☐ Yes ☑ No
☐ Enclosed ☐ To follow

2. Disputes and complaints

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

☐ Yes ☑ No

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

☐ Yes ☑ No

3. Notices and proposals

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

☐ Yes ☑ No

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3.2 Is the seller aware of any proposals to develop property or land nearby, or of any proposals to make alterations to buildings nearby?
If Yes, please give details:

☐ Yes ☑ No

4. Alterations, planning and building control

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

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

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

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

☑ Yes ☐ No

EXTENSION FOR DOWNSTAIRS BEDROOM
EXTENSION FOR KITCHEN.

(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?

☐ Yes ☑ No
☐ Not known

If Yes:

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

☐ Yes ☐ No
☐ Not known

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

☐ Enclosed ☐ To follow

5. Guarantees and warranties

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

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

5.1 Does the property benefit from any of the following guarantees or warranties? If Yes, please supply a copy.

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

☐ Yes ☑ No
☐ Enclosed ☐ To follow

(b) Damp proofing

☑ Yes ☐ No
☑ Enclosed ☐ To follow

(c) Timber treatment

☑ Yes ☐ No
☑ Enclosed ☐ To follow

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

☐ Yes ☑ No
☐ Enclosed ☐ To follow

(e) Electrical work

☑ Yes ☑ No
☑ Enclosed ☐ To follow

(f) Roofing — ☑ Yes ☐ No ☑ Enclosed ☐ To follow

(g) Central heating — ☐ Yes ☑ No ☐ Enclosed ☐ To follow

(h) Underpinning — ☐ Yes ☑ No ☐ Enclosed ☐ To follow

(i) Other (please state): — ☐ Yes ☐ No ☐ Enclosed ☐ To follow

5.2 Have any claims been made under any of these guarantees or warranties? If Yes, please give details: ☐ Yes ☑ No

6. Insurance

6.1 Does the seller insure the property? ☑ Yes ☐ No

6.2 If not, why not?

6.3 If the property is a flat, does the landlord insure the building? ☐ Yes ☐ No

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

(a) subject to an abnormal rise in premiums? ☐ Yes ☑ No

(b) subject to high excesses? ☐ Yes ☑ No

(c) subject to unusual conditions? ☐ Yes ☑ No

(d) refused? ☐ Yes ☑ No

If Yes, please give details:

6.5 Has the seller made any buildings insurance claims? ☐ Yes ☑ No
If Yes, please give details:

7. Environmental matters

Flooding

Note: Flooding may take a variety of forms: it may be seasonal or irregular or simply a one-off occurrence. The property does not need to be near a sea or river for flooding to occur. Further information about flooding can be found at: **www.gov.uk/government/organisations/department-for-environment-food-rural-affairs**. The flood risk check can be found at: **www.gov.uk/check-flood-risk.**

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

7.1 Has any part of the property (whether buildings or surrounding garden or land) ever been flooded? ☐ Yes ☑ No
If Yes, please state when the flooding occurred and identify the parts that flooded:

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

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(d) Coastal flooding ☐ Yes ☑ No

(e) River flooding ☐ Yes ☑ No

(f) Other (please state):

7.3 Has a Flood Risk Report been prepared? If Yes, please supply a copy. ☐ Yes ☑ No ☐ Enclosed ☐ To follow

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

Radon

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

7.4 Has a Radon test been carried out on the property? ☐ Yes ☑ No

If Yes:

(a) please supply a copy of the report ☐ Enclosed ☐ To follow

(b) was the test result below the 'recommended action level'? ☐ Yes ☐ No

7.5 Were any remedial measures undertaken on construction to reduce Radon gas levels in the property? ☐ Yes ☐ No ☐ Not known

Energy efficiency

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

7.6 Please supply a copy of the EPC for the property. ☐ Enclosed ☑ To follow ☐ Already supplied

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

☐ Yes ☑ No
☐ Enclosed ☐ To follow

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

Japanese knotweed

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

7.8 Is the property affected by Japanese knotweed?

☐ Yes ☑ No
☐ Not known

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.

☐ Yes ☐ No
☐ Not known
☐ Enclosed ☐ 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:

☐ Yes ☑ 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:

☐ Yes ☑ 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

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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?

ON STREET PARKING

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

☐ Yes ☑ No ☐ Not known

10. Other charges

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

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

☐ Yes ☑ No

11. Occupiers

11.1 Does the seller live at the property? ☐ Yes ☑ No

11.2 Does anyone else, aged 17 or over, live at the property? ☐ Yes ☑ No

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

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

11.4 Are any of the occupiers (other than the sellers), aged 17 or over, tenants or lodgers? ☐ Yes ☐ No

11.5 Is the property being sold with vacant possession? ☐ Yes ☐ No

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

(a) agreed to leave prior to completion? ☐ Yes ☐ No

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

12. Services

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

Electricity

12.1 Has the whole or any part of the electrical installation been tested by a qualified and registered electrician? ☑ Yes ☐ No

If Yes, please state the year it was tested and provide a copy of the test certificate. 2013 Year ☑ Enclosed ☐ To follow

12.2 Has the property been rewired or had any electrical installation work carried out since 1 January 2005? ☑ Yes ☐ No ☐ Not known

If Yes, please supply one of the following:

(a) a copy of the signed BS7671 Electrical Safety Certificate ☑ Enclosed ☐ To follow

(b) the installer's Building Regulations Compliance Certificate ☑ Enclosed ☐ To follow

(c) the Building Control Completion Certificate ☐ Enclosed ☐ To follow

Central heating

12.3 Does the property have a central heating system?

☑ Yes ☐ No

If Yes:

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

MAINS GAS

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

☐ Date
☑ Not known
☐ Enclosed ☐ To follow

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

☑ Yes ☐ No

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

☐ Year
☑ Not known
☐ Enclosed ☐ To follow
☐ Not available

Drainage and sewerage

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

12.4 Is the property connected to mains:

(a) foul water drainage?

☑ Yes ☐ No ☐ Not known

(b) surface water drainage?

☑ Yes ☐ No ☐ Not known

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

12.5 Is sewerage for the property provided by:

(a) a septic tank?

☐ Yes ☐ No

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

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

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

12.5.1 When was the septic tank last replaced or upgraded?

☐ Month
☐ Year

(b) a sewage treatment plant? ☐ Yes ☐ No

(c) cesspool? ☐ Yes ☐ No

12.6 Is the use of the septic tank, sewage treatment plant or cesspool shared with other properties? If Yes, how many properties share the system? ☐ Yes ☐ No ☐ Properties share

12.7 When was the system last emptied? ☐ Year

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

12.9 When was the system installed? ☐ Year

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

12.10 Is any part of the septic tank, sewage treatment plant (including any soakaway or outfall) or cesspool, or the access to it, outside the boundary of the property? If Yes, please supply a plan showing the location of the system and how access is obtained. ☐ Yes ☐ No ☐ Enclosed ☐ To follow

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

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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 OVO ENERGY

Location of meter UPSTAIRS LIVING ROOM

Mains gas ☑ Yes ☐ No

Provider's name BRITISH GAS

Location of meter OUTSIDE KITCHEN UNDER WINDOW

Mains water ☑ Yes ☐ No

Provider's name WELSH WATER

Location of stopcock

Location of meter, if any OUTSIDE KITCHEN

Mains sewerage ☑ Yes ☐ No

Provider's name WELSH WATER

Telephone ☑ Yes ☐ No

Provider's name BT

Cable ☑ Yes ☐ No

Provider's name BT

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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: [redacted] Dated: 28/12/25

Signed: Dated:

Signed: Dated:

Signed: Dated:

Each seller should sign this form.

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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

5 Sunny Bank
Ogmore Vale

Bridgend

Postcode CF32 7DA

Full names of the seller

[redacted]

Seller's solicitor

Name of solicitor's firm: Howells Legal

Address:

Elm Court
Cowbridge Road
Bridgend

CF31 3SR

Email: [redacted]

Reference number: [redacted]

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.

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TA10

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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	☑	☐	☐		
Radiators/wall heaters	☑	☐	☐		
Night-storage heaters	☐	☐	☑		
Free-standing heaters	☐	☐	☑		
Gas fires (with surround)	☐	☐	☑		
Electric fires (with surround)	☑	☐	☐		
Light switches	☑	☐	☐		
Roof insulation	☑	☐	☐		
Window fittings	☑	☐	☐		
Window shutters/grilles	☐	☐	☑		
Internal door fittings	☑	☐	☐		
External door fittings	☑	☐	☐		
Doorbell/chime	☑	☐	☐		

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1 Basic fittings (continued)

	Included	Excluded	None	Price	Comments
Electric sockets	☑	☐	☐		
Burglar alarm	☐	☐	☑		
Other items (please specify)					
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			

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	☑	☐	☑	☐	☐		
Extractor hood	☑	☐	☑	☐	☐		
Oven/grill	☑	☐	☑	☐	☐		
Cooker	☐	☐	☐	☐	☑		REFER TO ESTATE AGENT PARTICULARS
Microwave	☐	☑	☐	☑	☐		
Refrigerator/fridge-freezer	☑	☐	☑	☐	☐		
Freezer	☑	☐	☑	☐	☐		
Dishwasher	☐	☐	☐	☐	☑		
Tumble-dryer	☑	☑	☐	☑	☐		
Washing machine	☐	☑	☐	☑	☐		
Other items (please specify)							
	☐	☐	☐	☐			
	☐	☐	☐	☐			
	☐	☐	☐	☐			
	☐	☐	☐	☐			

3 Bathroom

	Included	Excluded	None	Price	Comments
Bath	☐	☐	☑		
Shower fitting for bath	☐	☐	☑		
Shower curtain	☐	☐	☑		
Bathroom cabinet	☑	☐	☐		
Taps	☑	☐	☐		
Separate shower and fittings	☑	☐	☐		
Towel rail	☐	☐	☑		
Soap/toothbrush holders	☐	☐	☑		
Toilet roll holders	☐	☑	☐		
Bathroom mirror	☑	☐	☐		

4 Carpets

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	☑	☐	☐		
Living room	☑	☐	☐		
Dining room	☐	☐	☑		
Kitchen	☑	☐	☐		TILE
Bedroom 1	☑	☐	☐		
Bedroom 2	☑	☐	☐		
Bedroom 3	☑	☐	☐		
Other rooms (please specify)					
BEDROOM 4	☑	☐			
UPSTAIRS LIVING ROOM	☑	☐			
HALL, STAIRS, LANDING X2	☑	☐			
	☐	☐			

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5 Curtains and curtain rails

	Included	Excluded	None	Price	Comments
Curtain rails/poles/pelmets					
Hall, stairs and landing	☐	☐	☑		
Living room	☑	☐	☐		UPSTAIRS
Dining room	☐	☐	☑		
Kitchen	☐	☐	☑		
Bedroom 1	☑	☐	☐		
Bedroom 2	☑	☐	☐		
Bedroom 3	☑	☐	☐		
Other rooms (please specify)					
BEDROOM 4 DOWNSTAIRS LIVING ROOM	☑	☐			
	☐	☐			NONE - BLINDS
	☐	☐			
	☐	☐			
Curtains/blinds					
Hall, stairs and landing	☐	☐	☑		
Living room	☑	☐	☐		UPSTAIRS
Dining room	☐	☐	☑		
Kitchen	☑	☐	☐		
Bedroom 1	☑	☐	☐		
Bedroom 2	☑	☐	☐		
Bedroom 3	☑	☐	☐		
Other rooms (please specify)					
BEDROOM 4 DOWNSTAIRS LIVING ROOM	☑	☐			
	☑	☐			
	☐	☐			
	☐	☐			

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	☑	☐	☐		
Living room	☑	☐	☐		
Dining room	☐	☐	☑		
Kitchen	☑	☐	☐		
Bedroom 1	☑	☐	☐		
Bedroom 2	☑	☐	☐		
Bedroom 3	☑	☐	☐		
Other rooms (please specify)					
BEDROOM 4	☑	☐			
UPSTAIRS LIVING ROOM	☑	☐			
HALL, STAIRS AND LANDING X2	☑	☐			
	☐	☐			

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	☐	☐	☑		
Living room	☐	☐	☑		
Dining room	☐	☐	☑		
Kitchen	☑	☐	☐		
Bedroom 1	☐	☐	☑		
Bedroom 2	☐	☐	☑		
Bedroom 3	☐	☐	☑		

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7 Fitted units (continued)

	Included	Excluded	None	Price	Comments
Other rooms (please specify)					
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			

8 Outdoor area

	Included	Excluded	None	Price	Comments
Garden furniture	☐	☐	☑		
Garden ornaments	☐	☐	☑		
Trees, plants, shrubs	☑	☐	☐		
Barbecue	☐	☐	☑		
Dustbins	☐	☐	☑		
Garden shed	☑	☐	☐		
Greenhouse	☐	☐	☑		
Outdoor heater	☐	☐	☑		
Outside lights	☐	☐	☑		
Water butt	☐	☐	☑		
Clothes line	☐	☐	☑		
Rotary line	☐	☐	☑		
Other items (please specify)					
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			

9 Television and telephone

	Included	Excluded	None	Price	Comments
Telephone receivers	☑	☐	☐		
Television aerial	☑	☐	☐		
Radio aerial	☐	☐	☑		
Satellite dish	☑	☐	☐		

10 Stock of fuel

	Included	Excluded	None	Price	Comments
Oil	☐	☐	☑		
Wood	☐	☐	☑		
Liquefied Petroleum Gas (LPG)	☐	☐	☑		

11 Other items

	Included	Excluded	Price	Comments
	☐	☐		
	☐	☐		
	☐	☐		
	☐	☐		

Signed: [redacted] Dated: 28/12/25

Signed: [redacted] Dated:

Signed: Dated:

Signed: Dated:

Each seller should sign this form.

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

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STONEDRY

www.stonedry-damp-proofing.com

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CERTIFICATE OF GUARANTEE

WALL TIE, DRYROT, WOOD WORM TREATMENT, D.P.C & TANKING

SOVEREIGN TRITON APPROVED CONTRACTOR

WALL TIE	TIMBER TREATMENT	D.P.C	TANKING	OTHER
X	X	X	✓	X

Surveyors Reg. No wsc/5/97

CLIENT & ADDRESS OF PROPERTY

KEITH SYMONDS
5 SUNNYBANK
OGMOR VALE

"THE PROPERTY"

Completion Date: 24/7/2017

Contract/Specification No.: JGC298054

The CONTRACTOR issues the Guarantee for a period of work carried out under the terms of the contract mentioned above.

The CONTRACTOR hereby Guarantees for a period of THIRTY years from the date of completion of the treatment in the said Property that in the case of the following:-

(1) That in the event of any continuation of recurrence of rising damp in any of the walls treated against such rising damp by the contractor, or

(2) That any defect be found re-plastered work carried out in conjunction with the said rising damp by Contractor, or

(3) That in the event of any re-infestation or attack by wood boring insects in any of the timbers treated by the contractor, or

(4) That in the event of any further active masonry Fungi being located within areas specified and treated by the contractor.

The Contractor will upon receipt of the current survey for the survey report, estimate and all other relevant documents and upon production of the guarantee certificate inspect those walls or timbers at a mutually convenient time and if necessary re-treat without further charge.

Signed

The CONTRACTOR herby guarantees (that provided that original treatment is carried out in accordance with The CONTRACTORS specification) should any treatment of the property be necessary under that CONTRACTOR guarantee due to the defective quality of any approved products used by the CONTRACTOR in the original treatment, the CONTRACTOR will supply free of charge any products necessary for such retreatment.

In the event of transfer of ownership the property covered by the guarantee the CONTRACTOR is prepared upon application to recognise the successor in title to that properly as the beneficiary of the unexpired term of the guarantee.



APPROVED CONTRACTOR

DATE 30/7/17

30 YEAR BONDED GUARANTEE AVAILABLE

STONEDRY

ESTABLISHED 1987

TERMS AND CONDITIONS

1. This Guarantee does not cover failure to the damp course due to any of the following circumstances:

(A) Should any work on, against or near the building cause the damp course to be damaged and by-passed

(B) Where there has been settlement or undue movement of the building

(C) Physical Mechanical Damage

(D) Any reinstatement of rendering and plaster not carried out in accordance with our Replastering Specification

(E) Full and regular maintenance of rainwater goods and other water carrying systems

(F) That our liability to you is limited to the terms of this Guarantee and that other liability on our part however caused, or conditions whether expressed or implied by law is expressly excluded

(G) Walls below ground level

2. Where treatment has been carried out in respect of fungal attack or wood boring insects the acceptance by the Guarantor of any claim under the terms of the Guarantee will be conditional upon:

(A) The execution immediately following treatment of any structural repairs or works recommended by the Guarantor to eliminate damp and rainwater ingress to timbers and masonry

(B) Full and regular maintenance or rainwater and other water carrying systems within the property

(C) All reasonable precautions being taken to protect the property from lateral or other forms of dampness at all times both internally or externally

THIS GUARANTEE DOES NOT APPLY TO :

(E) Any in-situ or replacement timbers in respect of Dry Rot eradication works

(F) Timbers or fabrics of a property which suffer a recurrence of fungal attack as a result of failure to keep the property in a good state of maintenance.

(G) Furniture because of difficulty of subsequent identification

(G) Plywood

(G) Any limited treatments which are noted in the specification or estimate

(G) Any building works

GENERAL CONDITIONS

(1) The Client must have fully complied with any written recommendations of the Company
(2) All money due from the client the CONTRACTOR in respect of the work carried out must have been paid in full
(3) Maximum Guarantee period on any one treatment 30 years

NICEIC DOMESTIC INSTALLER

389/1346/37181KLEK00013
CURRENT OCCUPIER
5 SUNNY BANK
OGMORE VALE
BRIDGEND
CF32 7DA

Your certificate of compliance for your electrical installation work has arrived. Please take time to read the notes overleaf.

The Domestic Installer named below has certified that the electrical installation work detailed is compliant with Regulations 4 & 7 of The Building Regulations 2010 for England and Wales.

Electrical installation work certificate of compliance

Certificate Number
7684297

Date Complete
01/10/2013

Address of Electrical Installation
5, SUNNY BANK, OGMORE VALE, BRIDGEND, CF32 7DA

Description of notifiable work:
Replacement consumer unit, Upgrade or alteration to means of earthing

Description of location(s):
Dwelling

NICEIC Domestic Installer:
Steve Williams Electrical Services
D103959

NICEIC DOMESTIC INSTALLER

This certificate is issued by NICEIC, part of Ascertiva Group Limited, as agent for and on behalf of the NICEIC Domestic Installer named above. Accordingly, NICEIC does not accept any responsibility for the content of this certificate or the quality of the work described, except under the independent insurance backed warranty described overleaf.

This certificate is a valuable document. Please retain in a safe place. If it is not an original certificate or if there is any doubt as to its authenticity, call 0870 013 0462.

NOTES FOR RECIPIENTS

This Building Regulations Compliance Certificate is issued by NICEIC (part of Ascertiva Group Ltd) on behalf of the named Domestic Installer who was registered with the NICEIC's Domestic Installer Scheme when the work described overleaf ('the certified work') was carried out. The certificate is the installer's confirmation that the certified work complies with the Regulations 4 and 7 of The Building Regulations 2010 (in these notes, Regulations 4 and 7 are referred to as 'the Regulations'). In addition, details of the Certified Work have been notified to your local authority. Please check the details on this certificate are correct, ensuring the description of work undertaken, completion date are both correct and the installer's name is that of the business that actually undertook the Certified Work. If you have any concerns regarding the work-type, date or the installer name, please contact our Building Compliance helpline on **0870 013 0462** without delay, as the certificate is only valid if reported correctly by the installer in question.

If you have reason to believe the technical standard of the Certified Work does not comply with the Regulations, you should in the first instance raise your concerns in writing with the Domestic Installer named on the certificate. If your concerns remain unresolved, you can make a formal complaint to NICEIC for which purposes, a standard complaint form is available on request.

NICEIC WARRANTY

In addition to the service provided by NICEIC's Complaints Procedure, the Certified Work in domestic premises is covered by the following warranty. The purpose is to protect you should the Certified Work not comply with the Regulations and the Domestic Installer named in this certificate is no longer in business. The warranty is underwritten by Hiscox Insurance Company Ltd, a member of the Hiscox Group.

Subject to the exclusions and limitations described below, NICEIC warrants that if:

- within six years after the date of this certificate you (or the owner for the time being of the certified electrical installation) make a formal complaint to NICEIC that the Certified Work does not comply with the Regulations; and
- the Certified Work is found by NICEIC not to comply with the Regulations; and
- the Domestic Installer named in this certificate is no longer in business (providing the named Domestic Installer is the business which undertook the work).

NICEIC will procure that at NICEIC's expense an NICEIC Approved Contractor will carry out such remedial work as is required to make the Certified Work compliant with the Regulations (but only if and to the extent that the cost to NICEIC of such work does not exceed £25,000 in respect of any one installation).

NICEIC's warranty is subject to the following exclusions and limitations:

- The warranty does not apply to any failure of the Certified Work to comply with the Regulations, unless that failure has been the subject of a formal complaint made to NICEIC in accordance with NICEIC's Complaints Procedure within six years after the date of this certificate.
- The warranty does not apply to Certified Work in respect of which the customer (or the owner of the installation for the time being) is indemnified or otherwise protected by any other insurance or bond in respect of the named Domestic Installer's failure to comply with the Regulations
- The warranty does not extend to the inspection and testing of electrical equipment not forming part of a fixed electrical installation and/or any claim resulting from such work.
- NICEIC does not accept any liability for costs that have not been authorised by NICEIC or that arise from Certified Work that has not been subjected to NICEIC's Complaints Procedure
- The warranty does not extend to the first £50 of the cost of any required remedial work arising from each complaint. You will be required to pay that amount to NICEIC before NICEIC instructs an alternative contractor to carry out the required remedial work. Neither does the warranty require NICEIC to procure any remedial work costing NICEIC more than £25,000 in respect of any one installation.
- NICEIC does not accept any liability for any special, indirect, consequential or pure economic losses and/or contingent liabilities, and/or any losses, liabilities or claims for personal injury or death, the breakdown of any machinery, boilers, computers or other equipment, the loss or corruption of data, the rectification of work required owing to the use of defective materials that were correctly installed, the replacement or repair of fixtures, fittings, decoration, tiling or other aesthetic finishes or any losses, liabilities or claims arising from war, terrorism or nuclear risks.

How to claim:

A customer (or the person who originally ordered the electrical work) or current owner of the installation wishing to claim is required to formally register their complaint/claim by completing NICEIC's Notification of Complaint form.

FURTHER INFORMATION

Full details of the NICEIC's warranty can be found on the NICEIC's website at www.niceic.com. Alternatively, please contact us at Warwick House, Houghton Hall Park, Houghton Regis, Dunstable, Bedfordshire LU5 5ZX or by telephone on **0845 454 0454.**

NICEIC Domestic Installers have been assessed as having the technical capability to carry out domestic electrical installation work in compliance with the national standard for the safety of electrical installations, British Standard 7671 – Requirements for Electrical Installations (also known as the Wiring Regulations), the building regulations and all electrical work carried out by them is required to comply with these standards.

Additional or replacement copies of this certificate are available from the NICEIC priced at £10 plus VAT. This document is also available in other print formats. For orders or further information, please call 0870 013 0462.

NICEIC DOMESTIC INSTALLER

This certificate is not valid if the serial number has been defaced or altered **DMP5C/ 02262111**

MINOR DOMESTIC ELECTRICAL INSTALLATION WORKS CERTIFICATE

Original (To the person ordering the work)

Installer's Reference Number

IRN/ N/A

Issued in accordance with *British Standard 7671 – Requirements for Electrical Installations* by a Registered Domestic Installer registered with NICEIC, Warwick House, Houghton Hall Park, Houghton Regis, Dunstable LU5 5ZX

To be used only for minor electrical work which does not include the provision of a new circuit

PART 1: DETAILS OF THE MINOR WORKS

Client: Mr Keith Simons

Date minor works completed: 14/09/2017

Description of the minor works:

Cooker connection unit added to cooker circuit.

Details of departures, if any, from BS 7671 (as amended):

None

Location/address of the minor works:

5 Sunny Bank
Ogmore Vale
Bridgend
Glamorgan

CF32 7DA

PART 2: DETAILS OF THE MODIFIED CIRCUIT

System type and earthing arrangements: TN-C-S N/A TN-S N/A TT ✓ TN-C N/A IT N/A

Protective measure(s) against electric shock: ADS

Overcurrent protective device for the modified circuit: BS(EN) 60898 Type B Rating 32 A

Residual current device (if applicable): BS(EN) 61008 Type N/A $I_{\Delta n}$ 30 mA

Details of wiring system used to modify the circuit: Type PVC/PVC Reference method C csa of lives 6 mm² csa of cpc 2.5 mm²

Where the measure for protection against electric shock is ADS, insert maximum disconnection time permitted by BS 7671: 0.4 s Maximum Z_s permitted by BS 7671 1.36 Ω

Comments, if any, on existing installation, including adequacy of earthing and bonding arrangements (see Regulation 132.16):
None

PART 3: INSPECTION AND TESTING OF THE MODIFIED CIRCUIT AND RELATED PARTS

Confirmation that necessary inspections have been undertaken	✓	(✓)
Confirmation of the adequacy of earthing	✓	(✓)
Confirmation of the adequacy of protective bonding	✓	(✓)
Confirmation of correct polarity	✓	(✓)
Circuit resistance: $(R_1 + R_2)$ 0.26 Ω or R_2 N/A Ω		
Maximum measured earth fault loop impedance, Z_s	31.1 Ω	

Insulation resistance:
(In a polyphase circuit, record the lower or lowest value, as appropriate)

Line/Line	N/A	MΩ	Line/Earth	486	MΩ
Line/Neutral	471	MΩ	Neutral/Earth	478	MΩ
RCD operating time at $I_{\Delta n}$ (if RCD fitted)				38.5	ms
RCD operating time at $5I_{\Delta n}$, if applicable				23.2	ms
Test button operation satisfactory				✓	(✓)

Agreed limitations, if any, on the inspection and testing:
None

Instrument Serial No(s):
1002400101331905

PART 4: DECLARATION

I CERTIFY that the minor electrical installation works, as detailed in Part 1 of this certificate, does not impair the safety of the existing installation, that the said works have been designed, constructed, inspected, tested and verified in accordance with BS 7671, amended on the date shown* and that, to the best of my knowledge and belief, at the time of inspection, the works complied with BS 7671 except as detailed in Part 1 of this certificate.

* 17th Edition, Amendment 3:2015

Name (CAPITALS) OWAIN PHILLIPS

Sig [redacted]

Position Owner

Date 14/09/2017

The results of the inspection and testing reviewed by the Qualified Supervisor

Name (CAPITALS) OWAIN PHILLIPS

Signature

Position Owner

Date 14/09/2017

For and on behalf of *(Trading Title of Registered Domestic Installer)*

Prestige Electrics

Address and Postcode
5 Gallt y Ddrudwen, Broadlands, Bridgend

CF31 5FL

NICEIC Registration No (Essential information) D 6 0 4 3 8 2

Check your certificate is genuine, go to www.checkmyniceiccert.com <http://www.checkmyniceiccert.com> and put in the certificate number

This certificate is based on the model shown in Appendix 6 of BS 7671
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DMP5C/1

Please see the 'Notes for Recipients' on the reverse of this page.

NOTES FOR RECIPIENTS

THIS SAFETY CERTIFICATE IS AN IMPORTANT AND VALUABLE DOCUMENT WHICH SHOULD BE RETAINED FOR FUTURE REFERENCE

This safety certificate has been issued to confirm that the minor domestic electrical installation work to which it relates has been designed, constructed, inspected, tested and verified in accordance with the national standard for the safety of electrical installations, British Standard 7671 (as amended) - *Requirements for Electrical Installations* (the IET Wiring Regulations).

Where, as will often be the case, the existing installation incorporates a residual current device (RCD), there should be a notice at or near the main switchboard or consumer unit stating that the device should be tested at quarterly intervals. For safety reasons, it is important that you carry out the test regularly.

Also for safety reasons, the complete electrical installation including the minor electrical installation works which is the subject of this certificate will need to be inspected and tested at appropriate intervals by a skilled person or persons, competent in such work. NICEIC* recommends that you engage the services of an Approved Contractor or Registered Domestic Installer for this purpose. There should be a notice at or near the origin of the existing installation (such as at the consumer unit or main switchboard) which indicates when the inspection of the complete installation is next due.

Only the NICEIC Registered Domestic Installer responsible for the work is authorised to issue this NICEIC certificate. The certificate has a printed seven digit serial number which is traceable to the Registered Domestic Installer to which it was supplied by NICEIC.

You should have received the certificate marked 'Original' and the Registered Domestic Installer should have retained the certificate marked 'Duplicate'. **If you were the person ordering the work, but not the owner or user of the installation, you should pass this certificate, or a full copy of it including these notes, immediately to the owner or user of the installation.**

The 'Original' certificate should be retained in a safe place and shown to any person inspecting, or undertaking further work on, the electrical installation in the future. If you later vacate the property, this certificate will demonstrate to the new user that the minor electrical installation works complied with the requirements of the national electrical safety standard at the time the certificate was issued.

The Minor Domestic Electrical Installation Works Certificate is intended to be used only for an addition or alteration to an existing circuit that does not extend to the provision of a new circuit. Examples include the addition of a socket-outlet or a lighting point to an existing circuit, or the replacement or relocation of a light switch. This certificate may also be used for the replacement of equipment such as accessories or luminaires, but not for the replacement of distribution boards, consumer units or similar items. This certificate would be considered by NICEIC to be invalid if you requested the installer to undertake more extensive work, for which an Electrical Installation Certificate or, if appropriate, a Domestic Electrical Installation Certificate should have been issued. A separate certificate should have been received for each existing circuit on which minor works has been carried out.

This certificate should not have been issued for electrical work in a potentially explosive atmosphere (hazardous area).

Part 3 of the certificate is intended to facilitate the recording of information associated with the inspection and testing of the modified circuit, and the related parts of the existing installation on which the modified circuit depends for its safety. Generally, each box should have been completed to confirm the results of a particular inspection or test by a 'Yes' or a '✓', or by the insertion of a measured value. Where a particular inspection or test was not applicable, this should have been indicated by 'N/A', meaning 'Not Applicable'. Where an inspection or a test was not practicable, the entry should read 'LIM', meaning 'Limitation', acknowledging that the particular circumstances prevented the particular inspection or test procedure from being carried out. In such a case, each limitation should have been recorded in the box entitled 'Agreed limitations, if any, on the inspection and testing', together with the reason for each limitation.

Should the person ordering the work (e.g. the client, as identified on this certificate), have reason to believe that any element of the work for which the Registered Domestic Installer has accepted responsibility (as indicated by the signature on this certificate) does not comply with the requirements of the national electrical safety standard (BS 7671), the client should in the first instance raise the specific concerns in writing with the Registered Domestic Installer. If the concerns remain unresolved, the client may make a formal complaint to NICEIC, for which purpose a standard complaint form is available on request.

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

If wiring alterations or additions are made to an installation such that wiring colours to two versions of BS 7671 exist, a warning notice should have been affixed at or near the appropriate consumer unit/distribution board.

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

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

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NICEIC DOMESTIC INSTALLER

This certificate is not valid if the serial number has been defaced or altered **DMP5C/ 02262088**

MINOR DOMESTIC ELECTRICAL INSTALLATION WORKS CERTIFICATE

Original (To the person ordering the work)

Installer's Reference Number

IRN/ N/A

Issued in accordance with *British Standard 7671 – Requirements for Electrical Installations* by a Registered Domestic Installer registered with NICEIC, Warwick House, Houghton Hall Park, Houghton Regis, Dunstable LU5 5ZX

To be used only for minor electrical work which does not include the provision of a new circuit

PART 1: DETAILS OF THE MINOR WORKS

Client: Mr Keith Simons

Date minor works completed: 14/09/2017

Description of the minor works:
Four extra sockets added to kitchen.

Details of departures, if any, from BS 7671 (as amended):
None

Location/address of the minor works:
5 Sunny Bank
Ogmore Vale
Bridgend
Glamorgan

CF32 7DA

PART 2: DETAILS OF THE MODIFIED CIRCUIT

System type and earthing arrangements: TN-C-S N/A TN-S N/A TT ✓ TN-C N/A IT N/A

Protective measure(s) against electric shock: ADS

Overcurrent protective device for the modified circuit: BS(EN) 60898 Type B Rating 32 A

Residual current device (if applicable): BS(EN) 61008 Type N/A $I_{\Delta n}$ 30 mA

Details of wiring system used to modify the circuit: Type PVC/PVC Reference method C csa of lives 2.5 mm² csa of cpc 1.5 mm²

Where the measure for protection against electric shock is ADS, insert maximum disconnection time permitted by BS 7671: 0.4 s Maximum Z_s permitted by BS 7671 1.36 Ω

Comments, if any, on existing installation, including adequacy of earthing and bonding arrangements (see Regulation 132.16):
None

PART 3: INSPECTION AND TESTING OF THE MODIFIED CIRCUIT AND RELATED PARTS

Confirmation that necessary inspections have been undertaken	✓	(✓)
Confirmation of the adequacy of earthing	✓	(✓)
Confirmation of the adequacy of protective bonding	✓	(✓)
Confirmation of correct polarity	✓	(✓)
Circuit resistance: $(R_1 + R_2)$ 0.21 Ω or R_2 LIM Ω		
Maximum measured earth fault loop impedance, Z_s	25.6 Ω	

Insulation resistance:
(In a polyphase circuit, record the lower or lowest value, as appropriate)

Line/Line	LIM	MΩ	Line/Earth	444	MΩ
Line/Neutral	343	MΩ	Neutral/Earth	402	MΩ
RCD operating time at $I_{\Delta n}$ (if RCD fitted)				38.1	ms
RCD operating time at $5I_{\Delta n}$, if applicable				22.9	ms
Test button operation satisfactory				✓	(✓)

Agreed limitations, if any, on the inspection and testing:
None

Instrument Serial No(s):
1002400101331905

PART 4: DECLARATION

I CERTIFY that the minor electrical installation works, as detailed in Part 1 of this certificate, does not impair the safety of the existing installation, that the said works have been designed, constructed, inspected, tested and verified in accordance with BS 7671, amended on the date shown* and that, to the best of my knowledge and belief, at the time of inspection, the works complied with BS 7671 except as detailed in Part 1 of this certificate.

* 17th Edition, Amendment 3:2015

Name (CAPITALS) OWAIN PHILLIPS

[redacted]

Position Owner

Date 14/09/2017

The results of the inspection and testing reviewed by the Qualified Supervisor

Name (CAPITALS) OWAIN PHILLIPS

Signature:

Position Owner

Date 14/09/2017

For and on behalf of *(Trading Title of Registered Domestic Installer)*
Prestige Electrics

Address and Postcode
5 Gallt y Ddrudwen, Broadlands, Bridgend

CF31 5FL

NICEIC Registration No (Essential information) D 6 0 4 3 8 2

This certificate is based on the model shown in Appendix 6 of BS 7671
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DMP5C/1

Please see the 'Notes for Recipients' on the reverse of this page

Check your certificate is genuine, go to www.checkmyniceiccert.com and put in the certificate number <http://www.checkmyniceiccert.com>

NOTES FOR RECIPIENTS

THIS SAFETY CERTIFICATE IS AN IMPORTANT AND VALUABLE DOCUMENT WHICH SHOULD BE RETAINED FOR FUTURE REFERENCE

This safety certificate has been issued to confirm that the minor domestic electrical installation work to which it relates has been designed, constructed, inspected, tested and verified in accordance with the national standard for the safety of electrical installations, British Standard 7671 (as amended) - *Requirements for Electrical Installations* (the IET Wiring Regulations).

Where, as will often be the case, the existing installation incorporates a residual current device (RCD), there should be a notice at or near the main switchboard or consumer unit stating that the device should be tested at quarterly intervals. For safety reasons, it is important that you carry out the test regularly.

Also for safety reasons, the complete electrical installation including the minor electrical installation works which is the subject of this certificate will need to be inspected and tested at appropriate intervals by a skilled person or persons, competent in such work. NICEIC* recommends that you engage the services of an Approved Contractor or Registered Domestic Installer for this purpose. There should be a notice at or near the origin of the existing installation (such as at the consumer unit or main switchboard) which indicates when the inspection of the complete installation is next due.

Only the NICEIC Registered Domestic Installer responsible for the work is authorised to issue this NICEIC certificate. The certificate has a printed seven digit serial number which is traceable to the Registered Domestic Installer to which it was supplied by NICEIC.

You should have received the certificate marked 'Original' and the Registered Domestic Installer should have retained the certificate marked 'Duplicate'. **If you were the person ordering the work, but not the owner or user of the installation, you should pass this certificate, or a full copy of it including these notes, immediately to the owner or user of the installation.**

The 'Original' certificate should be retained in a safe place and shown to any person inspecting, or undertaking further work on, the electrical installation in the future. If you later vacate the property, this certificate will demonstrate to the new user that the minor electrical installation works complied with the requirements of the national electrical safety standard at the time the certificate was issued.

The Minor Domestic Electrical Installation Works Certificate is intended to be used only for an addition or alteration to an existing circuit that does not extend to the provision of a new circuit. Examples include the addition of a socket-outlet or a lighting point to an existing circuit, or the replacement or relocation of a light switch. This certificate may also be used for the replacement of equipment such as accessories or luminaires, but not for the replacement of distribution boards, consumer units or similar items. This certificate would be considered by NICEIC to be invalid if you requested the installer to undertake more extensive work, for which an Electrical Installation Certificate or, if appropriate, a Domestic Electrical Installation Certificate should have been issued. A separate certificate should have been received for each existing circuit on which minor works has been carried out.

This certificate should not have been issued for electrical work in a potentially explosive atmosphere (hazardous area).

Part 3 of the certificate is intended to facilitate the recording of information associated with the inspection and testing of the modified circuit, and the related parts of the existing installation on which the modified circuit depends for its safety. Generally, each box should have been completed to confirm the results of a particular inspection or test by a 'Yes' or a '✓', or by the insertion of a measured value. Where a particular inspection or test was not applicable, this should have been indicated by 'N/A', meaning 'Not Applicable'. Where an inspection or a test was not practicable, the entry should read 'LIM', meaning 'Limitation', acknowledging that the particular circumstances prevented the particular inspection or test procedure from being carried out. In such a case, each limitation should have been recorded in the box entitled 'Agreed limitations, if any, on the inspection and testing', together with the reason for each limitation.

Should the person ordering the work (e.g. the client, as identified on this certificate), have reason to believe that any element of the work for which the Registered Domestic Installer has accepted responsibility (as indicated by the signature on this certificate) does not comply with the requirements of the national electrical safety standard (BS 7671), the client should in the first instance raise the specific concerns in writing with the Registered Domestic Installer. If the concerns remain unresolved, the client may make a formal complaint to NICEIC, for which purpose a standard complaint form is available on request.

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

If wiring alterations or additions are made to an installation such that wiring colours to two versions of BS 7671 exist, a warning notice should have been affixed at or near the appropriate consumer unit/distribution board.

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

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

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This certificate is not valid if the serial number has been defaced or altered **DCP5/ 0262637**

Original (To the person ordering the work)

NICEIC DOMESTIC INSTALLER

This safety certificate is an important and valuable document which should be retained for future reference

DOMESTIC ELECTRICAL INSTALLATION CERTIFICATE

Issued in accordance with *British Standard 7671 – Requirements for Electrical Installations* by a Domestic Installer registered with NICEIC, Warwick House, Houghton Hall Park, Houghton Regis, Dunstable LU5 5ZX

DETAILS OF THE CLIENT

Client and address: MR KEITH SIMONS.
5 SUNNY BANK
OGMORE VALE.
BRIDGEND.
Postcode CF32 7DA.

ADDRESS OF THE INSTALLATION

Installation address: AS CLIENT.
Postcode AS CLIENT

DETAILS OF THE INSTALLATION

Extent of the installation work covered by this certificate: NEW CONSUMER UNIT / MAIN EARTH ROD / TEST INSTALLATION.

The installation is
- New: NA
- An addition: NA
- An alteration: ✓

DESIGN, CONSTRUCTION, INSPECTION AND TESTING

I/we, being the person(s) responsible for the design, construction, inspection and testing of the electrical installation (as indicated by my/our signature adjacent), particulars of which are described above, having exercised reasonable skill and care when carrying out the design, construction, inspection and testing, hereby CERTIFY that the said work for which I/we have been responsible is, to the best of my/our knowledge and belief, in accordance with BS 7671, 2008 amended to 2011 (date) except for the departures, if any, detailed as follows:

Details of departures from BS 7671, as amended (Regulations 120.3, 133.5)

NONE

The extent of liability of the signatory is limited to the work described above as the subject of this certificate. For the **DESIGN**, the **CONSTRUCTION** and the **INSPECTION AND TESTING** of the installation

Signature SWilliams Name (CAPITALS) STEPHEN WILLIAMS Date 1-10-2013

The results of the inspection and testing reviewed by the Qualified Supervisor

Signature SWilliams Name (CAPITALS) STEPHEN WILLIAMS Date 1-10-2013

PARTICULARS OF THE DOMESTIC INSTALLER

Trading title: STEVE WILLIAMS ELECTRICAL SERVICES.
Address: 7 FFORDD Y GROES,
BROADLANDS,
BRIDGEND.
Telephone No 01656 768440. Postcode CF31 5EQ
NICEIC Registration No (Essential information) D1 0 3 9 5 9.

NEXT INSPECTION

§ *Enter interval in terms of years, months or weeks, as appropriate*

I RECOMMEND that this installation is further inspected and tested after an interval of not more than § 5 YEARS

COMMENTS ON EXISTING INSTALLATION

Note: Enter 'NONE' or, where appropriate, the page number(s) of additional page(s) of comments on the existing installation

COVER NEEDED AT MAINS METER AREA
METER TAILS EXPOSED ON WALL BEDROOM

In the case of an alteration or additions see Section 633 of BS 7671

SCHEDULE OF ADDITIONAL RECORDS*

See attached schedule

NONE.

* *Where the electrical work to which this certificate relates includes the installation of a fire alarm system and/or an emergency lighting system (or a part of such systems), this electrical safety certificate should be accompanied by the particular certificate(s) for the system(s)*

This certificate is based on the model forms shown in Appendix 6 of BS 7671.

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Please see the 'Notes for Recipients' on the reverse of this page.

NICEIC DOMESTIC INSTALLER

This certificate is not valid if the serial number has been defaced or altered **DCP5/** 0262637

DOMESTIC ELECTRICAL INSTALLATION CERTIFICATE

Original (To the person ordering the work)

SUPPLY CHARACTERISTICS

Tick boxes and enter details, as appropriate

System type(s)

TN-S	NA
TN-C-S	NA
TT	✓

Number and type of live conductors

1-phase (2-wire)	✓	1-phase (3-wire)	NA
3-phase (3-wire)	NA	3-phase (4-wire)	NA
Other	Please state: NA		

Nature of supply parameters *Notes: (1) by enquiry (2) by enquiry or by measurement (3) where more than one supply, record the higher or highest values*

Number of sources	1	Nominal voltage(s) $U^{(1)}$	NA V
		$U_0^{(1)}$	230 V
Nominal frequency, $f^{(1)}$	50 Hz		
External earth fault loop impedance, $Z_e^{(1)}$	100 Ω		

Single-phase Prospective fault current, $I_{pf}^{(2)(3)}$ 1.27 kA

3-phase Prospective fault current, $I_{pf}^{(2)(3)}$ NA kA

Characteristics of primary supply overcurrent protective device(s)

BS(EN)	1361		
Type	Type 2		
Rated current	80 A	Short-circuit capacity	33 kA

PARTICULARS OF INSTALLATION AT THE ORIGIN

Tick boxes and enter details, as appropriate

Means of earthing

Distributor's facility	NA
Installation earth electrode	✓

Details of installation earth electrode (where applicable)

Type (eg rod(s), tape etc)	ROD	Location	REAR DOOR OUTSIDE
Electrode resistance, R_A	1.19 Ω	Method of measurement	Loop Test

Protective measure(s) for fault protection: A.D.S

Measured Z_e 21.2 Ω

Maximum demand (Load) 59 ~~kVA~~ Amps *Delete as appropriate*

Number of smoke alarms NONE ‡ MAINS

Main switch or circuit-breaker

Type BS(EN)	60947-7	Voltage rating	250 V
No of poles	2	Rated current, I_n	100 A
Supply conductors material	COPPER	RCD operating current, $I_{\Delta n}$*	NA mA
Supply conductors csa	16 mm²	RCD operating time (at $I_{\Delta n}$)*	NA ms

* *applicable only where an RCD is used as a main circuit-breaker*

Earthing conductor

Conductor material	COPPER		
Conductor csa	10 mm²	Continuity/ connection verified	✓ ✓

Main protective bonding conductors and bonding of extraneous-conductive-parts (✓)

Continuity/ connection verified	✓ ✓	Conductor material	COPPER	Conductor csa	10 mm²	
Location (where not obvious)	NONE					
Water service	✓	Oil service	NA	Gas service	✓	
Structural steel	NA	Other incoming service(s)	NA			

SCHEDULE OF ITEMS INSPECTED

†*See note below*

Protective measures against electric shock

Basic and fault protection

Extra-low voltage NA SELV

Double or reinforced insulation

✓ Double or reinforced insulation

Basic protection

✓ Insulation of live parts ☐ Barriers or enclosures

Fault protection

Automatic disconnection of supply

✓ Presence of earthing conductor
✓ Presence of circuit protective conductors
✓ Presence of main protective bonding conductors
✓ Presence of adequate arrangements for other source(s), where applicable
✓ Choice and setting of protective devices (for fault protection and/or overcurrent)

Electrical separation

✓ For **one** item of current-using equipment

Additional protection

✓ Presence of residual current device(s)
✓ Presence of supplementary bonding conductors

Prevention of mutual detrimental influence

✓ Proximity of non-electrical services and other influences
✓ Segregation of Band I and Band II circuits or Band II insulation used
NA Segregation of safety circuits

Identification

✓ Presence of diagrams, instructions, circuit charts and similar information
✓ Presence of danger notices
✓ Presence of other warning notices, including presence of mixed wiring colours
✓ Labelling of protective devices, switches and terminals
☐ Identification of conductors

Cables and conductors

✓ Selection of conductors for current-carrying capacity and voltage drop
✓ Erection methods

Cables and conductors *(cont)*

☐ Routing of cables in prescribed zones
NA Cables incorporating earthed armour or sheath, or run in an earthed wiring system, or otherwise adequately protected against nails, screws and the like
✓ Additional protection by 30 mA RCD (where required, in premises not under the supervision of a skilled or instructed person)
✓ Connection of conductors
✓ Presence of fire barriers, suitable seals and protection against thermal effects

General

✓ Presence and correct location of appropriate devices for isolation and switching
✓ Adequacy of access to switchgear and other equipment
✓ Particular protective measures for special installations and locations
✓ Connection of single-pole devices for protection or switching in line conductors only
✓ Correct connection of accessories and equipment
✓ Selection of equipment and protective measures appropriate to external influences
✓ Selection of appropriate functional switching devices

SCHEDULE OF ITEMS TESTED

✓ External earth fault loop impedance, Z_e
✓ Installation earth electrode resistance, R_A
✓ Continuity of protective conductors
✓ Continuity of ring final circuit conductors
✓ Insulation resistance between live conductors
✓ Insulation resistance between live conductors and earth
✓ Polarity
✓ Earth fault loop impedance, Z_s
NA Verification of phase sequence
✓ Operation of residual current device(s)
✓ Functional testing of assemblies
✓ Verification of voltage drop

†*See note below*

† ***All boxes must be completed.*** *'✓' indicates that an inspection or a test was carried out and that the result was* ***satisfactory.*** *'N/A' indicates that an inspection or test was* ***not applicable*** *to the particular installation.*

‡ *Where a smoke alarm has been installed, separate certification is required on the appropriate form.*

This certificate is based on the model forms shown in Appendix 6 of BS 7671.

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NICEIC DOMESTIC INSTALLER

V-1

This certificate is not valid if the serial number has been defaced or altered **DCP5/ 0262637**

DOMESTIC ELECTRICAL INSTALLATION CERTIFICATE

Original (To the person ordering the work)

CIRCUIT DETAILS

TEST RESULTS

Circuit number	Circuit designation (* To be completed only where this consumer unit is remote from the origin of the installation. Record details of the circuit supplying this consumer unit in the bold box.)	Type of wiring (see code)	Reference method (see Appendix 4 of BS 7671)	Number of points served	Circuit conductors: csa Live (mm²)	Circuit conductors: csa cpc (mm²)	Max. disconnection time permitted by BS 7671 (s)	Overcurrent protective devices BS (EN)	Type	Rating (A)	Short-circuit capacity (kA)	RCD Operating current $I_{\Delta n}$ (mA)	Maximum Z_s permitted by BS 7671 (Ω)	Circuit impedances (Ω) Ring final circuits only (measured end to end) r_1 (Line)	r_n (Neutral)	r_2 (cpc)	All circuits (At least one column to be completed) $(R_1 + R_2)$	R_2	Insulation resistance Line/Line (MΩ)	Line/Neutral (MΩ)	Line/Earth (MΩ)	Neutral/Earth (MΩ)	Polarity (✓)	Maximum measured earth fault loop impedance, Z_s (Ω)	RCD operating times at $I_{\Delta n}$ (ms)	RCD operating times at 5 $I_{\Delta n}$ (if applicable) (ms)	RCD Test button operation (✓)
*																											
1	RCD							61008-1		63		30															
	RCD							~		63		30															
1	SHOWER	A	3	1	10	4	5	60898	B	50	6	30	0.92	NA	NA	NA	0.02	NA	NA	200	200	200	✓	22.3	27	9	✓
2	SOCKETS	A	3	15	2.5	1.5	1.44	60898	B	32	6	30	1.44	1.87	2.01	2.53	1.1	NA	M	29.4	29.7	29.4	✓	21.7	27	9	✓
3	LIGHTS	A	3	2	1.5	1.0	1.44	60898	B	6	6	30	7.67	NA	NA	NA	0.08	NA	NA	200	200	200	✓	26.0	26	9	✓
4	LIGHT	A	3	1	1.5	1.0	1.44	60898	B	6	6	30	7.67	NA	NA	NA	0.03	NA	NA	119.6	119.7	119.6	✓	22.9	26	9	✓
5	SPARE WAY																										
	RCD							61008-1		63		30															
	RCD							"		63		30															
6	COOKER	A	3	1	60	2.5	1.44	60898	B	32	6	30	1.44	NA	NA	NA	0.11	NA	NA	136.0	136.1	136.2	✓	21.6	25	8	✓
7	SOCKETS	A	3	3	2.5	1.5	1.44	60898	B	32	6	30	1.44	0.82	0.75	1.04	0.46	M	M	200	200	200	✓	21.8	26	9	✓
8	LIGHTS	A	3	4	1.5	1.0	1.44	60898	B	6	6	30	7.67	NA	NA	NA	0.16	NA	NA	26.5	25.2	26.1	✓	21.9	26	9	✓
9	SPARE WAY																										
10	SPARE WAY																										

Location of consumer unit: LOWER LIV Room

Designation of consumer unit: ~

Prospective fault current at consumer unit: ~ kA

CODES FOR TYPE OF WIRING

A	B	C	D	E	F	G	H	0 (Other - please state)
Thermoplastic insulated/ sheathed cables	Thermoplastic cables in metallic conduit	Thermoplastic cables in non-metallic conduit	Thermoplastic cables in metallic trunking	Thermoplastic cables in non-metallic trunking	Thermoplastic/ SWA cables	Thermosetting/ SWA cables	Mineral-insulated cables	

TEST INSTRUMENTS

Test instruments (serial numbers) used

Multi-function: DTE0269XL

Insulation resistance: DTE0269XL

Continuity: DTE0269XL

Earth electrode resistance: DTE0269XL

Earth fault loop impedance: DTE0269XL

RCD: DTE0269XL

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WARRANTY

Customer: Keith Simons

1. This warranty is provided by Crest Roofing & Building Ltd, Unit 9, 6 Sir Alfred Owen Way, Pontygwindy Industrial Estate, Caerphilly. CF83 3TG. who is referred to in this warranty as "us" and "we". References to "you" and "your" is to the Customer specified in the Construction Contract. This warranty relates to the works as stated in Contract Number: 1658 undertaken by us on your behalf at your property 5 Sunny Bank, Bridgend. CF32 7DA as specified in and pursuant to the written construction contract between us.
2. You can contact us by telephoning on 0800 246 1182 (from Monday to Friday 9.00am to 4.00pm, excluding Bank Holidays), by emailing us at crestroofingandbuilding@gmail.com or by writing to us at the above address in relation to this warranty.
3. This warranty is at all times subject to the terms, conditions and exclusions set out below.
4. **THE WARRANTY**
    a. We warrant that the Works have been undertaken by us in a good and workmanlike manner.
    b. We warrant that the goods and materials used by us (Materials) in respect of the Works are of merchantable quality and fit for the purpose for which they were intended.
    c. In the event that the Works or the Materials are proven to be defective, we will undertake the necessary remedial works or replace the Materials at no charge to you for the period specified in clause 5 below.
5. This warranty shall apply for the following period of 120 months:
    a. Work carried out as per Contact Number:1658
6. **WARRANTY CONDITIONS AND EXCLUSIONS**
    a. This warranty shall not apply where any defect in the Works or Materials is caused (in whole or part) by:
        i. the failure of any goods or services supplied by a third party;
        ii. normal wear and tear, misuse of the Materials, natural ageing of the Materials, weather damage, defects caused or contributed to by improper fixing, foot traffic or damage from foreign bodies;
        iii. physical damage caused prior to, during, or after the completion of the Works or installation of the Materials caused as a result of modifications or repair attempts by you or a third party which are not authorised or recommended by us;

iv. structural failures of or defects in the Property (including but not limited to, settling or shifting of the Property, movement, cracking or deflection);
v. water ingress from adjacent structures or from any other part of the Property other than the roof.
vi. hazards commonly treated as insurable risks (including but not limited to, acts of God, lightening, storms, fire, impact by/from aircraft or malicious damage) whether or not you are insured against the occurrence of such hazards; or
vii. neglect, abuse or misuse of the Works or the Materials by you.

b. Furthermore, this warranty shall only apply if:
i. the Materials have been installed by us;
ii. you have taken all reasonable steps to maintain the Works and the Materials in a serviceable condition at all times during the Warranty Period in accordance with any relevant British Standards, manufacturer's instructions or our recommendations;
iii. you have not misused the Works or the Materials or otherwise acted negligently towards them; and
iv. all of the Works and Materials have been invoiced for by us and paid for in full.

7. LIMITATION OF LIABILITY

a. We do not exclude or limit our liability for death or personal injury caused by negligence, fraud or fraudulent misrepresentation, or any other losses or liabilities which cannot be excluded or limited by law.
b. Subject to clause 7(a), we shall not be liable for any economic, indirect or consequential losses. For the avoidance of doubt, this warranty does not cover incidental or consequential damage to contents of the Property or any part of the Property on which the Works have been undertaken or Materials installed by us.
c. Subject to clauses 7(a) and 7(b), our total liability to you under this warranty shall not exceed the higher of (i) the cost of any reasonably necessary remedial works or the repair or replacement of the defective Materials or (ii) the total amount paid by you to us in respect of the Works and Materials.
d. Subject to clause 7(a), this warranty represents our maximum aggregate liability you in respect of any claim, liability, cost or other loss arising as a result of the Works or the Materials, whether in contact, tort (including negligence), statutory duty or otherwise.

8. IF YOU ARE A CONSUMER

This warranty is in addition to, and does not affect, your legal rights in relation to the Works and Materials.

9. HOW TO MAKE A CLAIM UNDER THIS WARRANTY

a. If you wish to make a claim under this warranty any defects in the Works or the Materials must be notified to us in writing within 30 days of discovery (and in any event not later than the expiry of the relevant Warranty Period), ether by email or post, in accordance with the contact details in clause 1 above.

b. In the event that you notify us of a claim, you must also allow us or our agents a reasonable opportunity to inspect the allegedly defective Works and/or Materials.

10. MISCELLANEOUS

a. This warranty may only be assigned by you with our prior written consent.

b. No variation of this warranty shall be effective unless it is in writing and signed by the parties (or their authorised representatives).

c. Unless it expressly states otherwise, this warranty does not give rise to any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this warranty.

d. If any provision or part-provision of this warranty is or becomes invalid, illegal or unenforceable, it shall be deemed deleted, but that shall not affect the validity and enforceability of the rest of the terms of this warranty.

e. This warranty and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation shall be governed by and construed in accordance with the law of England and Wales.

f. The courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with this warranty or its subject matter or formation.

Vale Consultancy

CONSULTING CIVIL & STRUCTURAL ENGINEERS

STRUCTURAL ENGINEERING REPORT

5 Sunny Bank
Ogmore Vale
CF32 7DA

Prepared for: [redacted]
Project Ref: 25244

(Head Office) 01656 863 794 | *enquiries@vale-consultancy.co.uk* | vale-consultancy.co.uk

DOCUMENT CONTROL

Project:	5 Sunny Bank, Ogmore Vale
Client:	[redacted]
Vale Consultancy Ref:	25244

Issue	Prepared by	Approved by	Date	Status
01	Callum Margetson *BEng (Hons)* Structural Engineer	Matt Jones *MEng, MICE, FIStructE CEng* Managing Director	09.07.26	First issue

09 July 2026
Our Ref: 25244/CM

[redacted]

To whom it may concern,

RE: Structural Inspection of 5 Sunny Bank, Ogmore Vale, CF32 7DA

We were appointed by our client to undertake a visual inspection of the property at the above address. The inspection was carried out on Friday 3rd July 2026. The purpose of this visit was to inspect areas of structural concern identified by our client, with particular focus on the side ground floor extension.

Our findings are restricted to structural matters only, and we would state that we have not examined parts of the property that were covered, unexposed, inaccessible or deemed unsafe, and are therefore unable to state that any such component is free from defect. Our inspection is limited solely to the areas instructed during our inspection, as highlighted in the photographs below.

This report shall be for the confidential use of our client, and the report shall not be reproduced in whole or in part, or relied upon by a third party without the express written authorisation of Vale Consultancy. This report does not constitute a design check of the structures concerned, but provides a condition assessment of the as-built structure.

Description

The property comprises a 3-storey detached dwelling with a single storey side extension. The side extension forms a ground floor bedroom and is of later construction compared to the main house. The main house has pitched roof structure with a flat roof on the side extension.

External walls of the property are render/pebbledash finish. Rainwater goods discharge to ground level. To the rear of the property there is a stepped sloping garden area with retaining wall sections.

Observations & Assessment

The inspection focused primarily on the side extension and the junction between the extension and original dwelling, to assess whether there was evidence of movement or separation.

Externally, the main visible elevations of the side extension did not show significant cracking, distortion or displacement. The window and door openings appeared generally square by eye, and the walls were not visibly out of plumb. The external render/pebbledash finish prevented inspection of the underlying masonry and damp proof course (Photographs 03-06).

Evidence of previous mortar/render infill was noted externally at the junction between the side extension and the original house (Photographs 07-08). Internally, cracking was observed at the same junction, extending generally full height of the room (Photographs 11-14). The cracking was difficult to measure accurately due to wallpaper finishes, but was estimated to be in the order of approximately 5–10mm locally where visible. The cracking appeared slightly wider towards the top than the bottom and appears to pass through the masonry, rather than being limited to superficial finishes.

The front-side junction was partially restricted by furniture at the time of inspection, although visible areas appeared to show a similar gap/separation between wall finishes. No corresponding cracking was observed within the main house on the opposite side of the extension junction. This suggests the issue is localised to the side extension rather than indicative of wider movement to the original property.

The observed cracking pattern is consistent with historic differential movement between the side extension and the original house, with the extension having likely moved or rotated slightly away from the main dwelling. The

floor within the side extension was also noted to fall slightly underfoot towards the external side wall, particularly over approximately the outer 1m width of the room. This may be associated with historic localised settlement of the extension's foundations.

Externally, local cracking and slight differential movement was noted to the adjacent concrete path close to the front corner of the extension, near the rainwater downpipe (Photograph 15). Further cracking was also noted to the return section of path in this area (Photograph 16). This may be localised movement of the path slab only, but given its proximity to the extension corner and drainage route, it may also be associated with historic ground movement in this area.

Rainwater from the flat roof of the side extension, and from the adjacent elevation of the main house, appears to be directed to the downpipe at the front corner of the side extension. The downpipe appears to discharge below ground, with a chamber noted beyond the boundary fence (Photographs 17-18). The chamber was partially obscured by vegetation, but standing water was visible. The exact below-ground drainage route and condition could not be confirmed visually.

A neighbouring homeowner advised that the external mortar infill repairs to the junction cracks were carried out approximately 9 months prior to our inspection. They also advised that the cracking patterns were wider towards the top and narrowing towards ground level. This information is anecdotal and has not been independently verified, but it is broadly consistent with the observed crack pattern and supports the likelihood of historic rotational/differential movement of the side extension relative to the original dwelling.

The neighbouring homeowner also advised that the area now occupied by the side extension previously formed external steps/access to the original house, which were removed when the extension was constructed. This information has not been independently verified, but may be relevant when considering the possibility of disturbed or made-up ground below the extension. It was also reported that the area can be prone to flooding during heavy rainfall.

The lack of visible re-opening to the external mortar repairs approximately 9 months after they were reportedly carried out is a positive indication that the movement may not be ongoing at present. The absence of significant external cracking, visible wall distortion or window distortion also supports this view. However, given the rainwater drainage arrangement, standing water in the chamber, local path cracking and reported flooding, a drainage-related cause or local washout/softening of ground cannot be discounted.

A cursory visual inspection was also undertaken to the remainder of the property. No significant structural cracking, distortion or obvious signs of progressive movement were noted from the accessible areas inspected. Minor hairline cracking was observed locally to plaster finishes, which appeared typical of age, shrinkage or general movement in finishes (Photographs 19-22).

Externally to the rear, a low-level retaining wall adjacent to the path/garden area was observed to be cracked and locally leaning/bulging (Photographs 23-24). This appears to be a separate local issue associated with the retained garden level, rather than directly related to the side extension.

Conclusions & Recommendations

Based on the visual inspection, there is evidence of historic differential movement/separation between the side ground floor extension and the original dwelling. The cracking pattern, previous external infill repairs, slight floor fall towards the external side wall and lack of corresponding cracking within the main house all suggest that the movement is localised to the side extension.

The observed pattern is considered consistent with historic settlement and slight rotation of the extension relative to the original house. There was no clear visual evidence at the time of inspection to confirm ongoing progressive movement. The external repairs were reportedly carried out approximately 9 months prior to the inspection and did not appear to have visibly re-opened, which is a positive indication that the movement may now be stable.

The likely cause of the historic movement cannot be confirmed from visual inspection alone. However, the observed pattern is considered most likely to relate to previous localised ground settlement beneath the side extension. This may have been associated with original ground conditions, possible made-up or disturbed ground following alteration of the former external steps/access in this area, and/or historic softening or washout of the ground due to surface water, flooding or below-ground drainage issues.

We recommend that the below-ground drainage serving this area, and the wider surrounding drainage where relevant, is inspected further by way of a CCTV drainage survey. This should include the rainwater drainage serving the side extension and adjacent roof areas, together with the external chamber noted beyond the boundary fence. Any defects, blockages or leaks identified should be repaired by a competent drainage contractor.

If no significant drainage defects are identified, the observed movement is likely to relate to historic settlement of the extension, potentially associated with the original ground conditions or a previous isolated event, rather than an ongoing defect.

Following completion of the recommended drainage inspection and any necessary drainage repairs, the cracking at the extension/main house junction can be locally made good. No immediate underpinning or foundation strengthening works are considered necessary based on the visual evidence available at the time of inspection. This is supported by the lack of visible re-opening to the external repairs reportedly carried out approximately 9 months prior. Should cracking reappear or worsen in future, further investigation would then be required, which may include local trial pits to confirm the foundation depth and ground conditions.

The cracked and leaning low-level retaining wall to the rear should be repaired or locally rebuilt by a competent contractor. Any rebuilt retaining section should include suitable drainage provision to reduce water pressure behind the wall.

No significant structural concerns were noted to the remainder of the property during the cursory visual inspection.

If you have any queries regarding this report or require any further information, please contact our office at the above address.

Yours sincerely,

[redacted] Hons)
Structural Engineer for Vale Consultancy

Enclosures: Photographs 01-24



Photograph 01



Photograph 02



Photograph 03



Photograph 04



Photograph 05



Photograph 06



Photograph 07



8.5

Photograph 08



Photograph 09



Photograph 10



Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15



Photograph 16



Photograph 17



Photograph 18



Photograph 19



Photograph 20



Photograph 21



Photograph 22



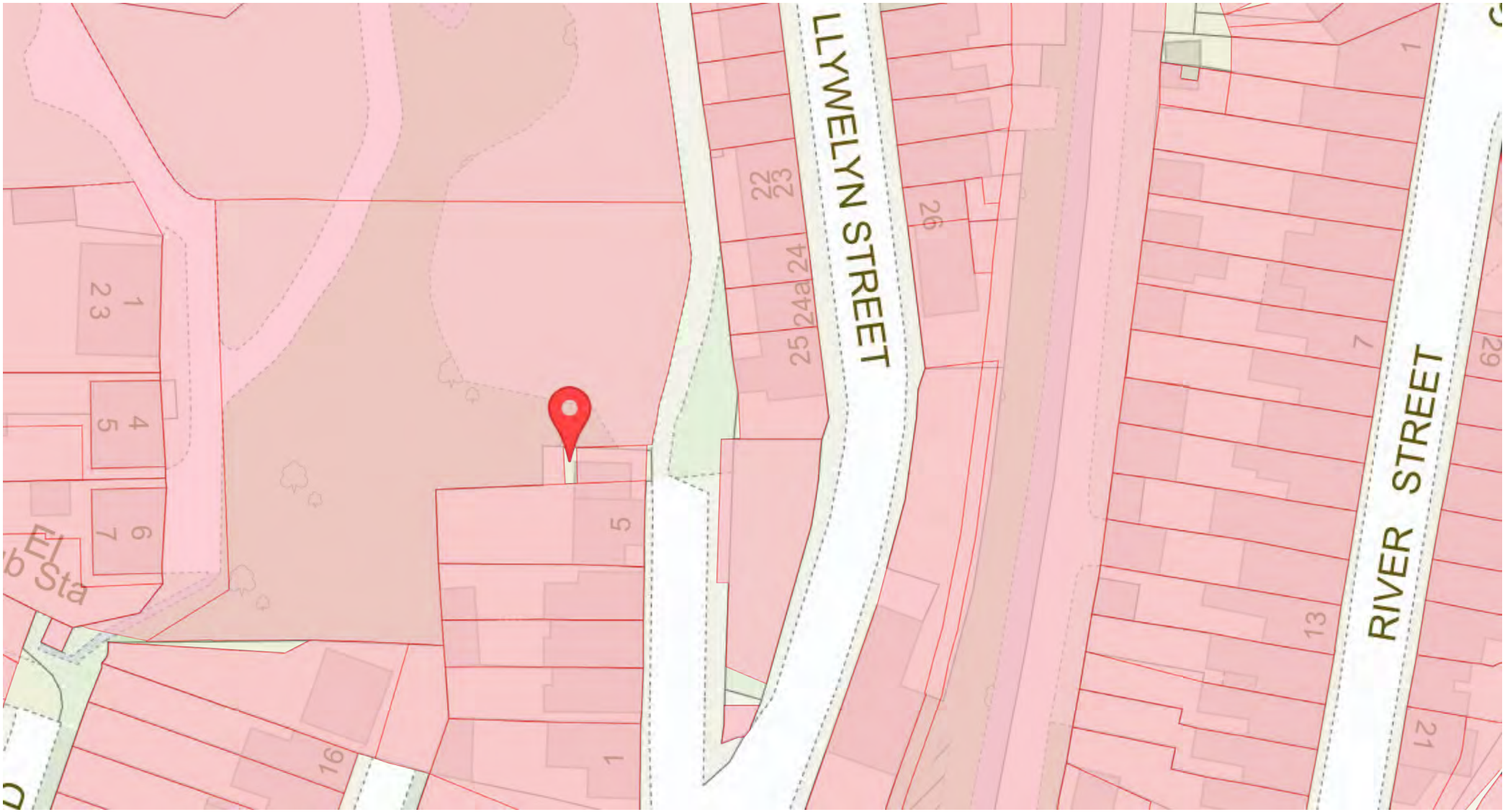
Photograph 23



Photograph 24

HM Land Registry

MapSearch Snapshot



0 10 20 30m

Map scale 1:625

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This map is for reference purposes only. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.
Data last updated 10:00pm 03 NOVEMBER 2026

EnviroSearch Residential

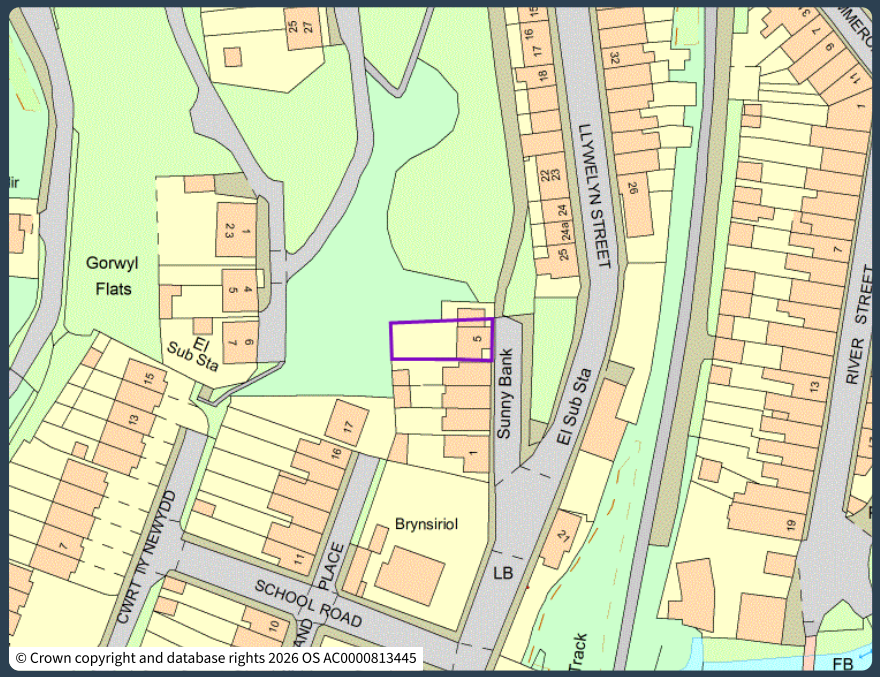
Landmark Information Group

RIGHTSEARCH.

Property address

5, SUNNY BANK, OGMORE VALE, BRIDGEND, CF32 7DA, Wales





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Homebuyer advice

This report is designed to help you understand environmental factors that might be relevant to your property. As this report includes a range of risk factors, we recommend reading each section to find out more and check our guidance. For more information, please see our FAQs: https://www.landmark.co.uk/legal-conveyancing/legal-reports-support/

Professional opinion

Contaminated Land	Page 2	Passed

Full assessment

Flood	Page 3	Passed
Climate change	Page 4	Guidance
Ground stability	Page 7	Identified
Radon	Page 8	Identified
Energy & Infrastructure	Page 9	Identified
Planning constraints	Page 10	Identified

Alert assessment

Coal mining	Page 11	Coal report required
Planning applications	Page 12	Identified

CiE

The Property Ombudsman

Contaminated Land

PROFESSIONAL OPINION

Passed

Passed Certificate

No liability identified

The property is unlikely to be designated "contaminated land" within the meaning of Part 2A of the Environmental Protection Act 1990.

Approved by:

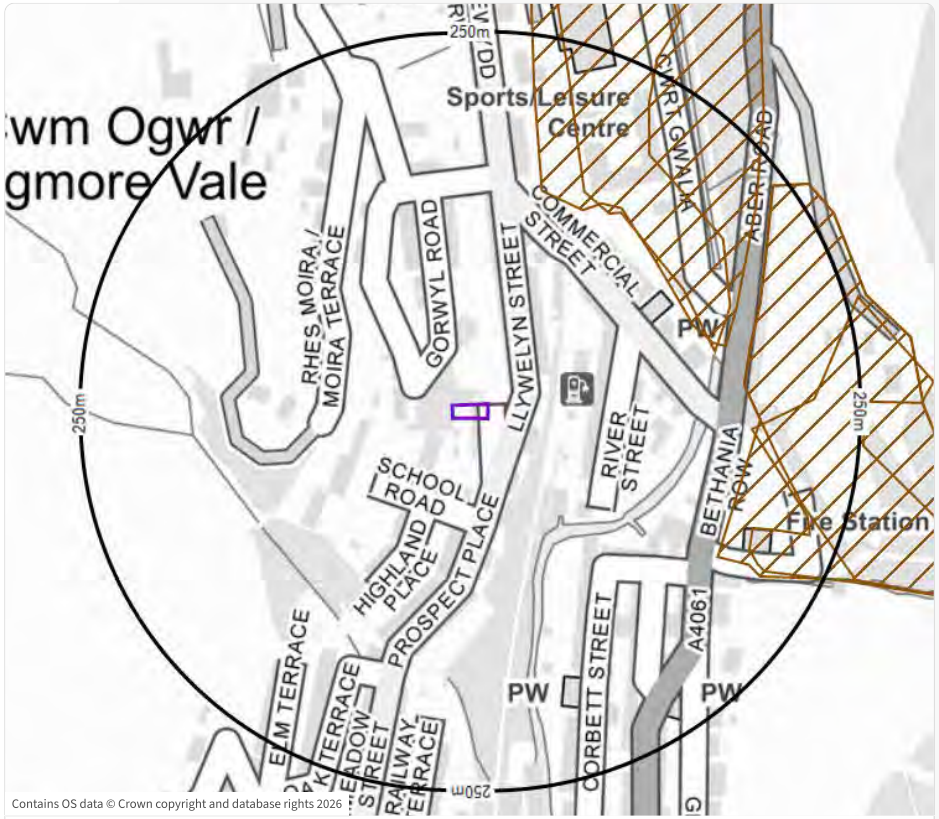
Argyll Environmental

Landmark Contribution

By purchasing this report, the recipient may be eligible for remediation contribution of up to £150,000 if served with a Remediation Notice by the local authority. Such a notice may require the homeowner to pay for all, or contribute to, the remediation of the property. For more information see Landmark's Terms and Conditions.

Why we search this

Local Authorities have a duty to investigate potential land contamination. Where they identify a significant hazard, the owner of the land may find themselves liable to remediate. The aim of this assessment is to flag whether there is a risk of liability at your property, so it can be addressed as part of your due diligence process.



Risk	Search radius	Result
Multiple features present		
Authorised Industrial Processes	On-site	Not Identified
Landfill & Waste	On-site	Not Identified
Incidents & Enforcements	On-site	Not Identified
Current Land Uses	On-site	Not Identified
Historical Land Uses	On-site	Not Identified

Flood

FULL ASSESSMENT

Passed

Professional opinion

We have identified the property to be within an area that is at minimal or no risk of flooding.

Insurance

Buildings and contents insurance should be available and affordable.

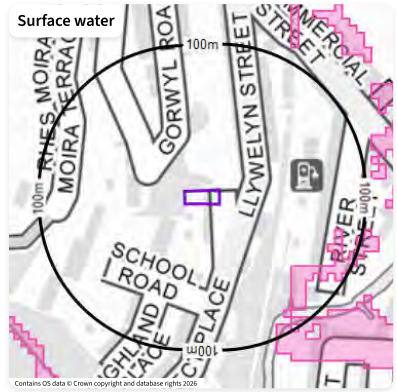
Recommendations

1. Ask the seller whether the property has flooded in the past. If it has, contact us for advice.
2. Establish the availability of buildings and contents insurance before exchanging contracts.

Why we search this

1 in 6 properties in the UK are at risk of flooding, and this risk varies in severity. Flood risk can impact property value and your ability to get home insurance at standard terms, if the flooding was to occur. We are assessing the likelihood of flooding occurring, and where possible the significance of an event. We also advise on the availability of insurance and whether the location has flooded in the past. Where information about defences is available, we will have taken them into account as part of our assessment.









Risk	Search radius	Result
River	On-site	Very Low
Coastal	On-site	Very Low
Surface Water	On-site	Very Low
Groundwater	On-site	Low to Moderate
Other	50m	Very Low

Climate change

Guidance

Flood (see data)

Not Identified

	Today	2050 RCP4.5
River	Negligible	Negligible
Coastal	Negligible	Negligible
Surface water	Negligible	Negligible

There is minimal or no risk of flooding based on the mid-range climate scenario for the property.

Recommendations

1. Ask the seller whether flooding has occurred in the area before.
2. Establish the availability of buildings and contents insurance before exchanging contracts. This may be provided by the Flood Re scheme. This scheme is due to end in 2039.

Understanding this risk

This climate flood risk assessment is based on a specific decade (2050s), and Representative Concentration Pathway (RCP) 4.5. This is generally thought to be the mid-range scenario.
A 'stress test' table is provided in the appendix of this report which provides the risk assessment for additional time periods and RCPs.
Further information on flood risk, and climate scenarios can be found in our FAQs - https://www.landmark.co.uk/legal-conveyancing/legal-reports-support/

Coastal Erosion

Not Identified

Today (undefended) Negligible

Distance from coast: > 2000m.

Given the distance from the coastline, the property is not considered to be at risk of coastal erosion.

No Shoreline Management Plans (SMPs) have been identified in proximity to the property.

Recommendation

1. No further action required.

Understanding this risk

Coastal erosion is a natural occurrence expected to affect areas of the UK coastline. Climate change, through more severe storms and sea level change, is expected to result in higher erosion. While the percentage of properties at risk will be small, the impact would be significant.
Some areas of the coastline are covered by Shoreline Management Plans (SMPS). SMPs help to deliver the ambitions of the National Flood and Coastal Erosion Risk Management Strategy.
Further information on coastal erosion, and climate scenarios can be found in our FAQs - https://www.landmark.co.uk/legal-conveyancing/legal-reports-support/

Climate change

Guidance

Ground Stability (see data)

Not Identified

Shrink-swell risk	Likelihood of risk change
Very Low	Highly Unlikely
Today	2050 RCP4.5 Average

Data based on the baseline (current) risk indicates that the property is located in an area where the ground conditions are predominantly non-plastic, or of a low plasticity. As such it is not considered likely that a significant shrink-swell hazard exists.

Data based on the future risk indicates that it is highly unlikely that foundations will be affected by increased clay shrink-swell due to changes in climate by 2050.

Recommendation

1. No further action required.

Understanding this risk

This climate assessment is based on a specific decade (2050s), and Representative Concentration Pathway (RCP) 4.5. This is generally thought to be the mid-range scenario. A 'stress test' table is provided in the appendix of this report which provides the risk assessment for additional time periods and RCPs.
More information is available in our FAQs - https://www.landmark.co.uk/legal-conveyancing/legal-reports-support/

Heat Stress (see data)

Guidance

Today: 13.7 %	2050 RCP8.5: 24.7 %
	
Low 7.3 %	Low 11.1 %
Medium 6.4 %	Medium 12.7 %
High 0.1 %	High 0.9 %

Data shows the percentage of days spent in, and the severity of heatwave conditions. This is based on thresholds from the Met Office and current models for the location of the property using the worst-case predictions based on RCP8.5.
Heatwave thresholds vary by UK county, reflecting the difference in climate.

Recommendations

1. If you have concerns about high indoor temperatures, there are practical steps you can take that may help in managing the temperature inside your property in this guide: https://www.gov.uk/government/collections/hot-weather-and-health-guidance-and-advice. It also sets out which types of dwellings are more prone to overheating and which demographics are likely to be more susceptible.
2. In June 2022, Part O of Schedule 1 to The Building Regulations 2010 came into effect, relating to mitigating overheating. Speak to the developer to determine if this has been taken into account for new builds. A non-technical document should exist for the property under the regulations.

Understanding this risk

The Met Office have stated that climate change is already causing warming across the UK and the UK's ten warmest years on record have occurred since 2002. It is predicted that based on UKCP18, the most up to date Met Office climate predictions, by 2070, summer temperatures will be between 1 – 6°C warmer and 60% drier with a greater possibility of heatwaves.
More information is available in our FAQs - https://www.landmark.co.uk/legal-conveyancing/legal-reports-support/

Climate change

Energy Performance

Guidance

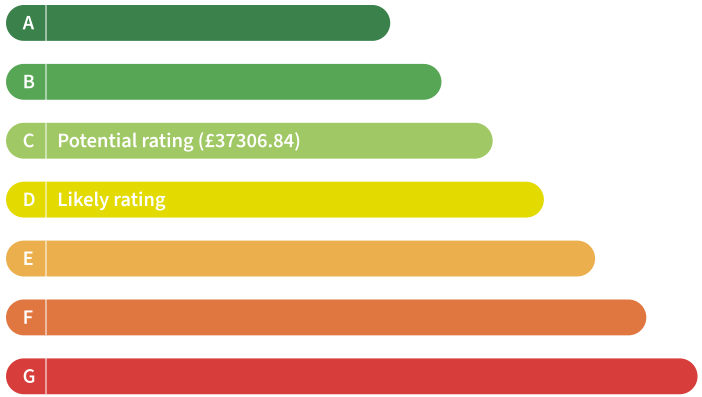
Likely property rating:
Valid EPC certificate

D

Potential rating this property could achieve:
Consider improving the rating to decrease running costs

C

Indicative costs to improve EPC rating



Guidance

Domestic Energy Performance

EPCs rate a building's energy efficiency from A (most efficient) to G (least efficient). They are required whenever a property is built, sold, or let in the UK. The table below outlines the current minimum EPC rating and proposed future changes.

Date	For who?	Minimum EPC rating
1st April 2020	All Tenancies	E
1st October 2030	All Tenancies	C (proposed)

If an exemption applies, landlords will need to register this on the PRS Exemption Register. It is the landlord's obligation to ensure they are compliant. Freehold Properties: For homeowners, there are no minimum energy efficiency standards, but improving a property's performance reduces energy use, emissions, and bills.

Recommendations

1. Review your EPC - it outlines recommended measures to improve your property's energy efficiency.
2. The Government has recommended measures to improve efficiency of residential properties. Consult a surveyor for property specific recommendations. https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance

Understanding this risk

It is a legal requirement for any property marketed for sale or rent to have a valid Energy Performance Certificate (EPC), except for specific exemptions.
More information is available in our FAQs - https://www.landmark.co.uk/legal-conveyancing/legal-reports-support/

Ground stability

FULL ASSESSMENT

Identified

Summary

We have identified a risk of ground stability hazards at the property.

Recommendations

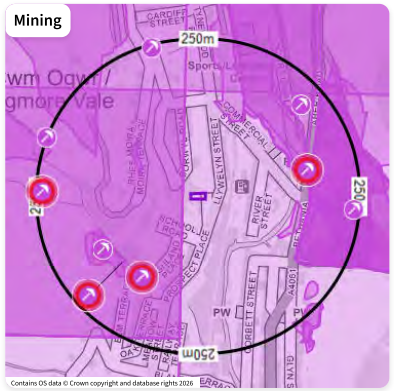
1. We recommend that you consult a local RICS accredited surveyor to arrange a survey for the property. The survey should assess whether the property is affected by ground stability issues.
2. If it has been built recently, contact Building Control at the Local Authority in order to check whether it was constructed to a standard that will minimise the risk of structural damage. Alternatively, the Site may benefit from building warranty through companies such as the NHBC.
3. Further information may be available from the Minerals and Waste Officer at the County Council and the Local Building Controls Officer.
4. If any active ground instability appears to be affecting your property, inform your insurance company, mortgage lender, landlord or get specialist advice from a suitably qualified expert such as a structural surveyor, geotechnical engineer or chartered engineering geologist. If active ground instability does not appear to be affecting your property but the area has a potential for instability, this should be taken into account before undertaking any alterations to the existing property.

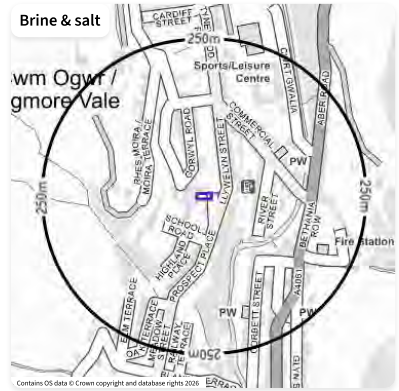
Why we search this

Subsidence is caused by movement in the ground beneath a property, impacting the security of the foundations. This can cause the walls and floors to shift, leading to cracks and potentially destabilising the construction of the property.









Risk	Search radius	Result
Multiple features present		
Natural hazards	Mixed	Identified (3)
Man-made hazards	On-site	Not Identified
Mining	Mixed	Identified (1)
Brine and Salt	On-site	Not Identified

Radon

FULL ASSESSMENT

Identified

Summary

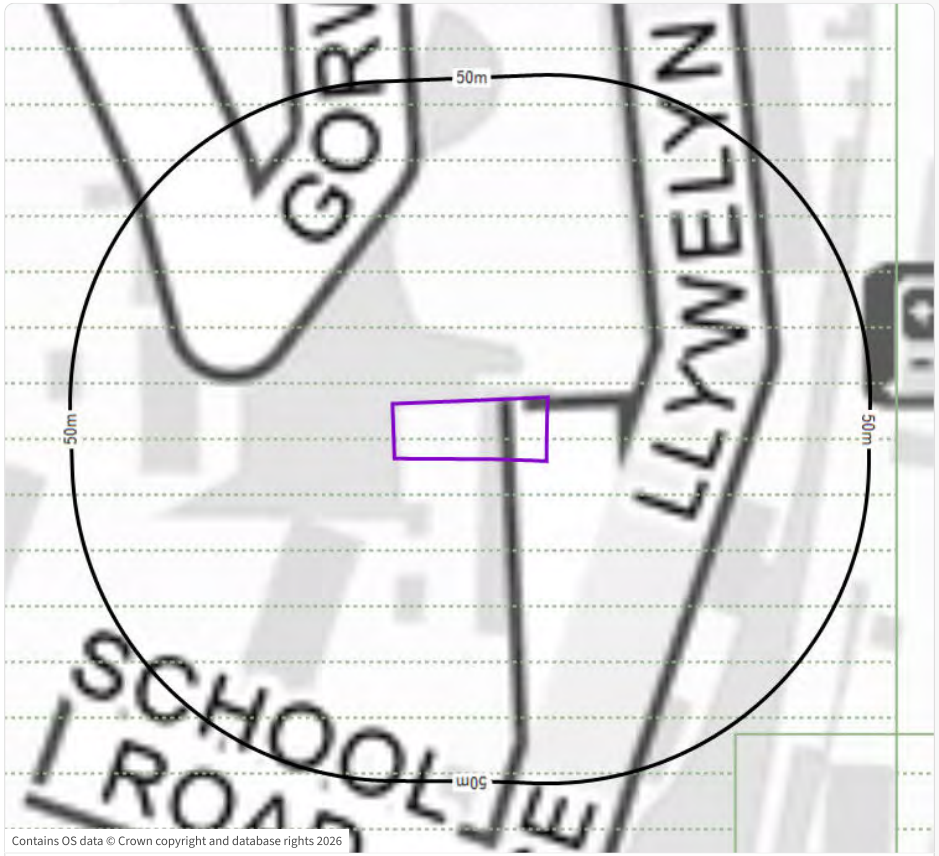
The property is in a radon affected area where between 1 and 3% of homes are estimated to be at or above the action level.

Recommendations

1. This result does not necessarily mean there are high radon levels in the property. The only way to find out the radon level is to carry out a radon measurement. UKHSA provides a radon testing service which can be accessed at www.ukradon.org.
2. The result is only valid for properties above ground. All basements and cellars are considered to be at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living accommodation, the property should be tested regardless of the radon affected area status.
3. No protective measures are considered necessary in the construction of new buildings or extensions.

Why we search this

Radon is a radioactive gas which occurs naturally in rocks and soils. You cannot see, hear, feel or taste it. Radon is known to be carcinogenic, and exposure to particularly high levels of radon may increase the risk of developing lung cancer. It is easily identified, and measures can be put in place to disperse the gas, either at the time of building a property or retrospectively.



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Percentage of properties affected by radon	Search radius	Result
>30%	On-site	Not Identified
10-30%	On-site	Not Identified
5-10%	On-site	Not Identified
3-5%	On-site	Not Identified
1-3%	On-site	Identified

Energy & Infrastructure

FULL ASSESSMENT

Identified

Summary

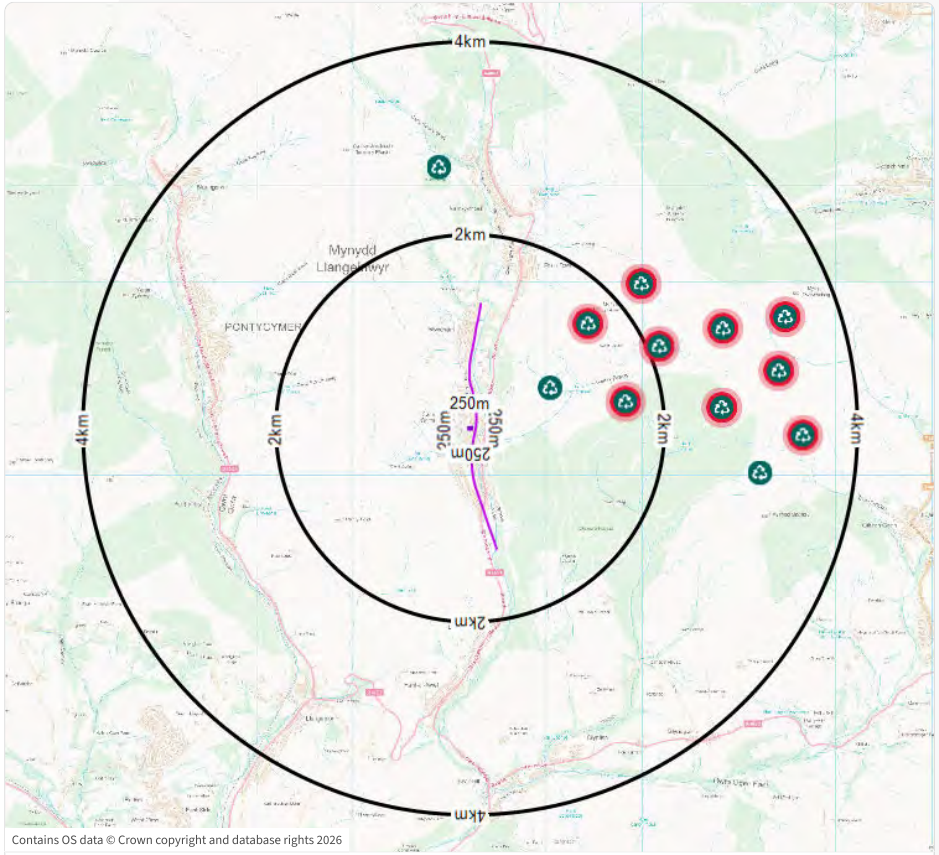
We have identified features in proximity to the property.

Recommendations

1. The data section has the full details of each project we've identified, along with the operator details if you'd like to contact them to find out more.
2. Visit the property to ensure you are comfortable with any potential noise or visual impact.
3. For planned projects, contact the Local Planning Authority to find out if there are any associated planning applications with details on likely activities.

Why we search this

Energy and infrastructure projects have the potential to affect the enjoyment and value of a property. They may result in changes to how a neighbourhood looks or sounds and may also have an impact on property value. Depending on the project, this may be positive or negative.



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Risk	Search radius	Result
Multiple features present		
Non-Renewable Energy	4km	Not Identified
Renewable Energy	4km	Identified
Above & Below Ground Railways	250m	Identified
HS2 & Crossrail 2	4km	Not Identified

Planning constraints

FULL ASSESSMENT

Identified

Summary

We have identified records of environmental designations at the property. We have not identified any records of pylons or masts within 250m of the property.

Recommendations

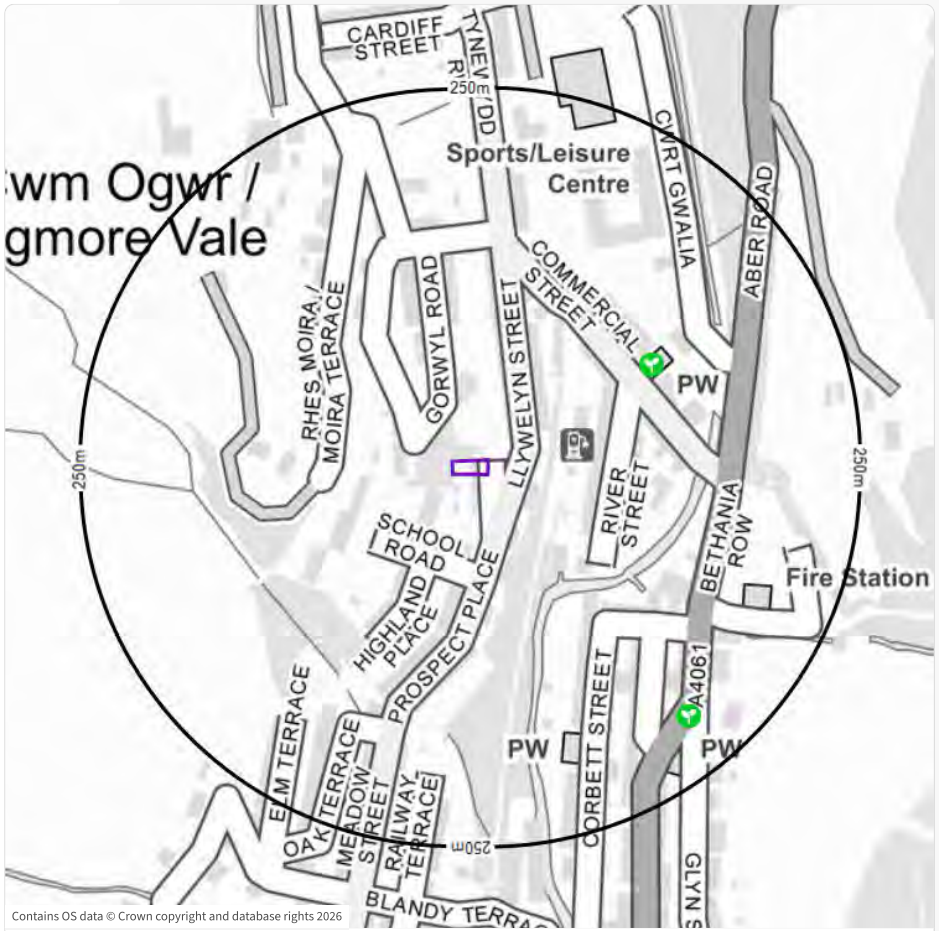
1. If you are considering carrying out development on this property, you will need to contact your Local Planning Authority to see if there would be any implications.
2. Visit the property to ensure there are no other features which would be of concern.

Important note

Not all of the available datasets will be represented as polygons on the map. For full details of any identified features, please consult the data appendix.

Why we search this

Some additional factors could have an influence over the property or surrounding area. This includes nearby pylons or masts, or environmental designations such as areas of outstanding natural beauty. Whilst environmental designations can be considered a positive, they can affect the ability to carry out any development at the property.



Risk	Search radius	Result
Multiple features present		
Environmental Designations	250m	Identified (2)
Pylons and Masts	250m	Not Identified

Coal mining

POWERED BY PINPOINTCOAL

ALERT ASSESSMENT

Coal report required

Summary

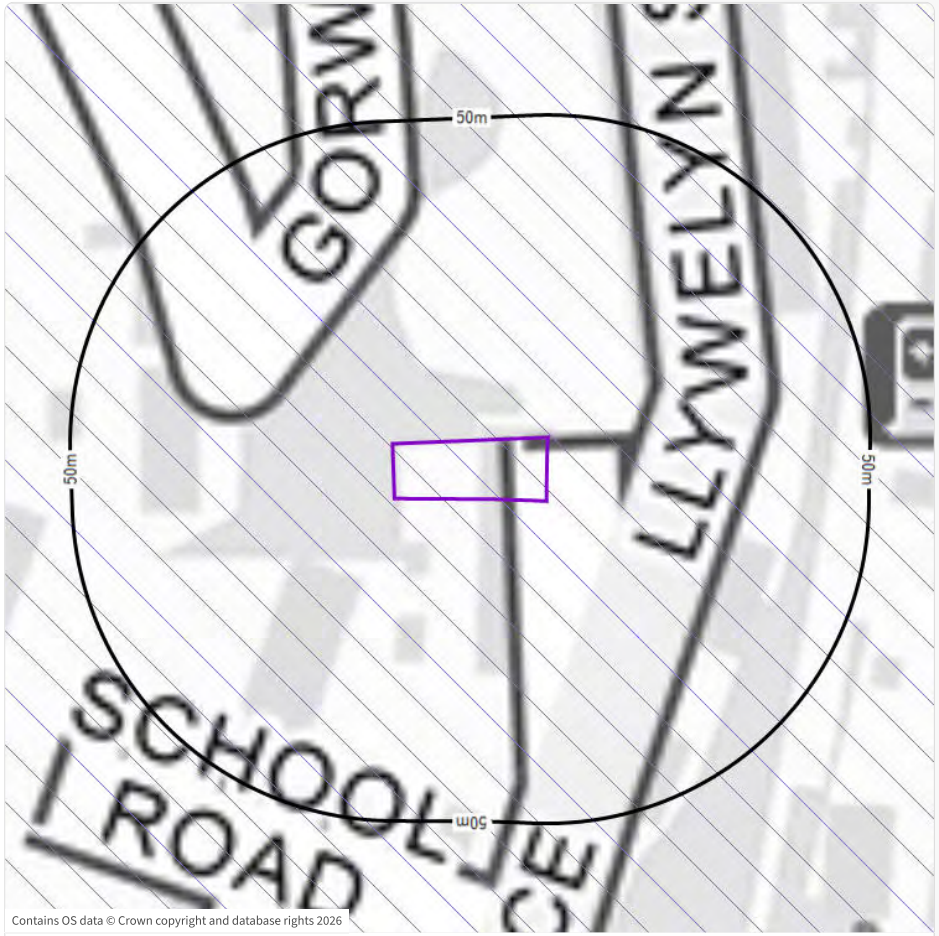
We have identified a potential risk from coal mining at the property.

Recommendations

1. We recommend you order a Landmark Coal report through your usual report provider.
2. Ask the seller whether the property has been impacted by coal mining in the past.
3. Establish the availability of buildings and contents insurance before exchanging contracts.

Why we search this

Coal mining and associated ground stability risks are present in certain locations across the UK as a result of past mining activities conducted to satisfy demand for coal as it increased throughout the Industrial Revolution. These mining activities have left a legacy of ground stability and/or subsidence risks.



Risk	Search buffer	Result
Coal mining risk	On-site	Identified

Planning Applications

ALERT ASSESSMENT

Identified

Planning applications nearby

We have identified planning application records at or near the property.

Recommendation

1. For information about each identified planning application, along with a link to the full application on the Local Authority website, please purchase a Landmark Planning report through your usual report provider.

Important note

Not all of the available datasets will be represented as polygons on the map. For full details of any identified features, please consult the data appendix.

Why we search this

The potential impact of planning applications is subjective. The aim of this report is to flag what types of applications are present in the surrounding area. We have also included local authority planning strategies from the Local Development Plans that could be relevant to your property. These can be found in the Data Appendix.



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Risk	Search radius	Result
Multiple features present		
Large	750m	Not Identified
Medium	250m	Identified
Small	250m	Identified
Unclassified	250m	Not Identified
Alterations and minor new builds	75m	Identified

Data appendix

The rest of the report outlines the data used to inform the previous sections. There's no need to read on unless you're after the detail of a particular dataset used to inform our opinion.

We will only show maps and detail where a risk has been identified.



How to use this report	15
Understanding the data	16
Datasets searched	20
Contaminated Land	
Authorised industrial processes	Not identified
Landfill and waste	Not identified
Incidents & Enforcements	Not identified
Current land uses	Not identified
Historical land uses	Not identified
Flood	
River and Coastal	
Surface water	Not identified
Groundwater	23
Other	Not identified
Climate change	
River Flooding	24
Coastal Flooding	25
Surface Water Flooding	26
Coastal Erosion	Not identified
Ground stability	27
Heat stress	28

Ground stability

Man-made hazards	Not identified
Natural factors	29
Mining	30
Brine and Salt	Not identified

Energy & Infrastructure

Non-Renewable Energy	Not identified
Renewable Energy	34
Rail Infrastructure : Above and below ground railways	37
Rail Infrastructure : HS2 & Crossrail 2	Not identified

Planning constraints	38



How to use your report

The report is designed to satisfy the concerns raised by the Law Society warning card and has been prepared to assist conveyancing professionals who may be advising clients when they sell or buy a property, obtain a mortgage or seek further mortgage advice. It is designed to bring information to their attention and help them decide whether they need to seek any further specialist advice. As the report is so detailed, this information can cause concern, but professional advisors will see that further action is suggested on all issues that have been identified.

How do we examine the risk?

This report is generated based on the boundary selected at the point of order to represent the property. Where the location was provided to us as a point only, the report is based on a 25m radius around this point; any features which are present within this boundary are considered to be 'on-site'.

In this report there are two different ways we can examine each risk. These are indicated on the cover page, and we also highlight the assessment type on each risk summary page.

Professional opinion

This is the highest level of risk assessment. A full assessment is run on the data. If the outcome is above the threshold for that risk, one of our in-house consultants will personally review the outcome. This may lead to the risk outcome being downgraded to a lower level based on our expertise and methodology.

Full assessment

Based on the data that is relevant to your property, we have created an automated opinion and recommendations using our expertise and risk models.

Alert assessment

We identify data within the search area, which may be relevant to the property. If features or potential hazards are found, we would recommend additional reports are obtained to clarify these further.

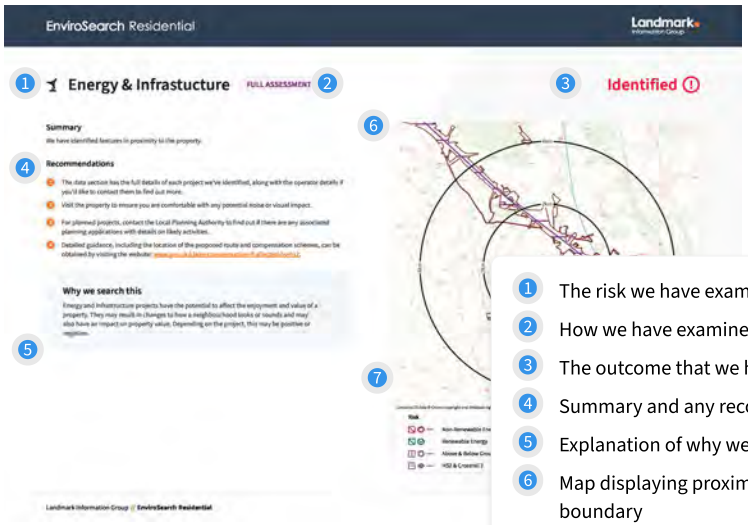
The front page of this report advises the outcome for each section based on one of these categories:

- **Passed:** We do not consider this to be a risk
- **Passed with guidance:** We have identified a risk but do not consider it to be significant. Please review the guidance.
- **Further Action:** We have identified a risk which we recommend you investigate further.
- **Identified:** We have identified a potential hazard risk in this section
- **Not identified:** We have not identified any potential hazards in this section.

Guide to the risk summary pages

Each risk has a dedicated summary page, outlining the risks on a map, with a key. More details of any identified features can then be seen in the Data Appendix of this report.

This report is not designed to be printed. Please store it securely online, and consider the environment before you print.



Understanding the data

Contaminated land

A Professional Opinion in relation to Part 2A of the Environmental Protection Act 1990 is provided. In many cases the report will be passed without referral. However, in some cases, entries that may be of concern are revealed by the search, in which case the report is referred free of charge for more detailed consideration, although this will not include a physical site inspection. After such referral the report may be passed or suggestions made of some further action that could be taken, usually in the form of questions to ask of the appropriate authorities. When responses to these questions are received it is the responsibility of the client and their professional advisors to decide if they are happy to proceed.

Flood

Types of flooding

River	River flooding, also known as 'fluvial flooding', occurs when rivers and streams are unable to carry away floodwaters within their usual drainage channels. It can cause widespread and extensive damage because of the sheer volume of water.
Coastal	Coastal flooding results from a combination of high tides, low lying land and sometimes stormy conditions. It can cause widespread and extensive damage because of the sheer volume of water.
Surface water	Surface water flooding, also known as 'pluvial' flooding, is common during prolonged or exceptionally heavy downpours, when rainwater does not drain away into the normal drainage systems or soak away into the ground.
Groundwater	Groundwater flooding generally occurs during long and intense rainfall when underground water levels rise above surface level. Groundwater flooding may last for weeks or several months.
Historical flood events	We analyse proximity to and elevation above historical flood records to better understand the risk of flooding.
Watercourses	The flood risk from smaller watercourses is not always modelled, so we include proximity to nearby watercourses in our overall analysis.

Understanding flood risk

It is important to understand that flooding can happen anywhere, even if you don't live near to a watercourse or the sea. Insurance may be expensive or difficult to obtain if your home is at risk, so it is vital to understand the risk of flooding of your home or before purchasing a property.

Flood risk is based on the likelihood of a flood event and the potential impact.

Likelihood: Flood risk is based on probability and different approaches to flood protection may be needed depending upon how likely flooding is expected. A common way of expressing how likely a flood event is to occur is 'return period'. For example, a 1:100 year event has a 1% likelihood of occurring in any given year, whereas a 1:200 year event has a 0.5% likelihood of occurring in any given year. The 1:200 event would be expected to result in a greater extent of flooding than the 1:100 event, as it would be more severe, but the likelihood of it occurring is lower.

Impact: We consider the expected depths of flooding at your house. Low depths, for example, 10cm, are unlikely to put people at risk but water damage to buildings and contents may be significant without any flood protection. High water depths, for example 1m, may severely threaten the safety of people and may cause extensive damage to buildings. It may be dangerous to keep deep floods out of a building because of the large weight of water pressing against the wall.

River and Coastal

We use Natural Resources Wales data to understand the risk of river and coastal flooding. Flood Zone 2 and Flood Zone 3 data shows the likelihood of flooding assuming defences are not present, fail or are over-topped. A Flood Zone 3 represents an area of land with an annual probability of flooding of 1% (1 in 100) or greater from rivers, and 0.5% (1 in 200) or greater from the sea. Flood Zone 2 shows the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with up to a 0.1% (1 in 1000) chance of occurring each year.

We also include the Natural Resources Wales Flood Risk Assessment Wales – Rivers and Sea dataset, which provides an indication of flood risk taking into account the presence of defences and the level of protection they offer.

Surface water flooding

We use JBA Pluvial data to understand the risk of surface water flooding. We analyse the risk of surface water flooding in three separate return periods, 1:75, 1:200 and 1:1000. We then look at the likely flood depth bandings within these return periods and assign appropriate risk ratings based on these depth bandings.

Groundwater flooding

To analyse groundwater flood risk we use data from Geosmart. The dataset consists of a national 5m resolution model designed to provide an assessment of groundwater flood risk.

Understanding the data

Other

The flood risk from smaller watercourses is not always modelled, so we include proximity to nearby watercourses in our overall analysis. We incorporate data that shows both natural and man-made water features.

In addition, we look at the location of Flood Water Storage areas, which are designed to store floodwater during flood events.

Historical flood information is supplied by Natural Resources Wales and shows recorded flood outlines and contains information on the cause of the event. This data does not advise if water entered the property or not, simply the recorded outline of the flood event. This may have occurred before the property was built.

Radon

Radon is a natural radioactive gas, which enters buildings from the ground. It is the geological conditions in certain areas that can lead to higher than average volumes (some of the highest radon levels have been found in the southwest, but levels well above average have been found in some other parts of the UK).

Radon has no taste, smell or colour and special devices are needed to measure it. The gas is diluted to harmless levels out in the open but has the potential to build up to higher concentrations indoors. Exposure to high concentrations of Radon gas can pose a health risk and studies have shown that it increases the risk of lung cancer.

This report informs you whether the property is in a radon Affected Area and the percentage of homes that are estimated to be at or above the radon Action Level. This does not necessarily mean there is a radon problem in the property; the only way to find out whether it is above or below the Action Level is to carry out a radon measurement in an existing property.

If you are buying a currently occupied property in a Radon Affected Area, you should ask the present owner whether radon levels have been measured in the property. If they have, ask whether the results were above the Radon Action Level and if so, whether remedial measures were installed, radon levels were re-tested, and the results of re-testing confirmed the effectiveness of the measures.

Climate Change

Flood

The flood risk analysis in this section considers the on-site undefended river, coastal and surface water flood risk. The data within the flood risk section of this report is generated by JBA Risk Management. The results of this section may differ from the main Flood summary in our report, as it is using different sources of data.

This report includes primary analysis of the current on-site flood risk, and for RCP 4.5 (based on 2050) to highlight a medium-term view of climate change at the property. A stress testing table has also been included for the purposes of providing on-site analysis across a range of RCPs. The mapping will show the extent of any flood risk within the mapped area. Where flood risk is shown on the mapping, but does not appear within the property boundary, it does not form part of our on-site analysis.

If a flood risk is identified on-site, then the data appendix will include information on short-, medium- and long-term predications, along with detailing three return periods: 1:75, 1:200, 1:1000.These return periods refer to the likelihood of flooding in any given year, with 1:75 being the most likely but most limited in extent, and 1:1000 being least likely, but more catastrophic if it were to occur.

Flood Re is a joint initiative between the Government and insurers. Its aim is to make the flood cover part of household insurance policies more affordable. More information can be found here https://www.floodre.co.uk/.

Coastal Erosion

The coastal erosion risk considers the undefended erosion susceptibility of the coastline closest to your site or property. The baseline data within this section of this report is generated by the British Geological Survey (BGS). The distance from the property to the coastline is a straight-line measurement.

Some areas of the coastline are covered by Shoreline Management Plans (SMPS). SMPs help to deliver the ambitions of the National Flood and Coastal Erosion Risk Management Strategy. They set out a planned approach to managing flood and coastal erosion risk around the coast of England and Wales to 2105.

Ground Stability

The ground stability analysis in this report includes consideration of shrink-swell of clay soils. The data within the ground stability section of this report is generated by the British Geological Survey (BGS) using UKCP09 projections. We show the current hazard level and the likelihood that this would change based on the RCP4.5 2050 scenario.

The most common cause of natural subsidence in the UK is the shrinking and swelling of clays. The soils swell, absorbing moisture in wet conditions, and contract when they dry out, which can result in ground movement. Further information on current risk can be found in the Ground Hazards section of your current environmental report.

This report includes primary analysis of the current ground stability risk, and for the average period of dry conditions (based on 2050) to highlight a medium-term view of climate change at the property based on average conditions. A stress testing table has also been included for the purposes of providing analysis based on drier, average or wetter conditions. In addition, should a risk be identified the data here will include additional time periods, and analysis based on drier, average or wetter conditions.

Understanding the data

Heat Stress

The heat stress data used within this report is derived from the UKCP18 regional climate projections for average summer temperatures. The classification of the level of severity of the heatwave is set using UKHSA thresholds.

This data shows the percentage and number of days spent in heatwave conditions at low, medium or high severity, for today and 3 additional time periods.

Energy Performance

Where possible, an Energy Performance Certificate (EPC) rating for the property has been identified and reported, with the inspection date, and a 'valid until' date. If no EPC is available, this will either be reported as 'EPC unconfirmed' or 'No valid EPC'. Where 'EPC unconfirmed' or 'No EPC available' is reported, it is possible that the property does have a valid EPC and we would recommend further checks are undertaken in this regard. The EPC ratings are harvested from the EPC register on a regular basis, but it is possible that during the period between updates, a property has been given a valid EPC.

For residential properties with a valid EPC, as well as including a current EPC rating, where possible, we have provided a potential EPC rating if various energy performance improvements were made – along with indicative costs for these improvements. This potential rating and the associated costs are intended to provide a useful possible view of potential energy performance improvements. It is not a guarantee that the Potential Energy Performance rating is possible at the property and should not replace a detailed site-specific assessment completed by a surveyor. In addition, for residential properties where there is no valid EPC, or an EPC cannot be confirmed, we will try to report a 'likely' energy performance rating. Again, this is intended to provide a useful possible view of the EPC for the property and is not a guarantee that the reported 'likely' rating will be given once an EPC has been completed.

Planning: Applications

This report includes an alert for nearby planning applications. To do this, we check each project or development against your property boundary. If we find something on-site or nearby, we will display 'Identified' on the front page. If we don't find anything, we will display 'Not identified'. We will only describe issues relevant to the property in this report.

Where possible, we will represent larger planning applications as a polygon. Our ability to do this is limited by: the presence or absence of the planning application having been made available online; the availability/accessibility of the plan on the Local Authority website; and Landmark's ability at a point in time to capture the record. Small applications will be represented by a point, although a limited number may be presented as a polygon.

We have considered planning applications captured by Barbour ABI Ltd within the last 7 years to inform you of current or future developments that could influence your enjoyment and use of the property. We use different search buffers based on the size of the potential development project.

Development in the UK is controlled by the government's planning legislation, which is regulated and enforced by your local authority planning department. Once a planning application request has been submitted and published, it can take up to 6 weeks for us to receive and use in our reports.

Applications are often submitted with imprecise or incomplete address details and because of this the locations we use may not always represent a development site's full extent. We endeavour to position applications in the most appropriate location we can, using the address details available to us. If nearby development is likely to significantly influence your choice to purchase the property, we would recommend you use this report as a starting point for more extensive investigations.

This report does not include a data section for Planning applications. Should any applications have been identified, please purchase the Landmark Planning report through your usual reseller.

Ground stability

This section provides information on a range of ground stability issues; either naturally occurring or arising from previous mining activity. Ground stability is important, as subsidence, landslide and sink holes can all cause damage to properties.

We search a number of different sources of information to identify areas of past mining. Old mine shafts and tunnels can collapse and damage properties above them. Disturbed ground and spoil tips can also be prone to settlement which could cause structural damage to buildings. We also identify areas of historical salt and brine extractions. This type of mining leaves large cavities in the ground which could collapse and cause problems for properties built in the area.

We use historical mapping to identify areas formerly used for landfill and areas of other infilling such as ponds, drains and small pits. Infilled land can be susceptible to settling so any houses that have been built on these areas could experience ground stability problems and subsidence resulting in damage to your property.

We also consider areas of land that could be prone to ground instability and subsidence as a result of the natural underlying geology. Examples include areas of the UK at a higher risk of landslides or where sink holes could occur.

Coal mining

We use data from PinPoint to assess if you are in an area affected by Coal Mining activity. If you are assessed as being at risk, we include full details regarding that risk. Conversely, if you are assessed as not being at risk, you are provided with certification informing you of that outcome.

Understanding the data

Energy and Infrastructure

Non-renewable energy

This section contains the extents of all ‘Blocks’ that are currently licensed for the exploration and production of energy, along with the locations of all current and historic wells that have been licenced for the exploration of energy. This is provided by North Sea Transition Authority.

‘Blocks’ are large areas of land where a licence has been offered or granted for the exploration or production of energy. The presence of one or more of these licences does not mean that exploration or production will happen.

Drilling wells cover the following categories: shale gas; gas storage; methane gas; coalbed methane; conventional oil and gas.

This section also includes details of the Southampton to London pipeline; a replacement underground aviation fuel transportation pipeline that runs from ESSO’s Fawley Refinery near Southampton to their West London Terminal storage facility in Hounslow. The replacement works have been completed; however, land regeneration works will continue for several years.

Renewable energy

This section of the report covers wind, solar and other renewable energy sources, including planning information for proposed projects with a capacity of over 1MW from the Department of Energy & Climate Change.

The report will only consider a planning application to be 'Identified' if the application is active. We will still provide details of the inactive applications, as these can provide context on intended activity in the area. These are usually applications that have been refused, withdrawn or abandoned.

We provide details of Wind Farms as held by the British Wind Energy Association, in addition to details of Wind Turbines located using Ordnance Survey large scale mapping.

We include details on solar farms which generate between 1MW and 50MW of power. As a rough guide 2 to 3 hectares of land are required for every 1MW of power produced. This data, from the Department of Energy & Climate Change, shows the location of operational and proposed solar farms with a point reference. As such the farm could be nearer to your property than indicated depending on how large the solar farm is. The data provides the name of the operating company, the generating capacity, and the farm's operational status.

As well as wind and solar power there are a variety of other renewable power sources in the UK. This section of the report uses Department of Energy & Climate Change data to identify the following other types of renewable energy: Small / Large Hydroelectric, Shoreline Wave, Tidal Barrage / Stream, Biomass, Co-firing, Anaerobic / Sewage Digestion, Hot Dry Rocks, Landfill Gas, Energy From Waste (EfW) Incineration, Advanced Conversion Technology.

Above and below ground railways

The above and below ground railways section provides details on existing or historic railways. This includes data supplied by Crossrail1 for the route and stations; Railway lines (including underground, overground, national rail and tram lines) sourced from OpenStreetMap; and Stations and stops (including Metro, Tram, Underground, Preserved and Inactive stations) sourced from Department of Transports NaPTAN API and Ordnance Survey OpenMap Local product for the United Kingdom.

As this data includes records of historic railways, it is possible that the railways identified are no longer present.

HS2 and Crossrail 2

The High Speed 2 (HS2) and Crossrail2 section of the report provides details on the proposed route, stations and safeguarding areas for each of the projects, based on Consultation documents and data provided by the Department for Transport.

In October 2023, the HS2 project was scaled back by the Government; discussions continue regarding the appropriate next steps, and as such the data provided may not reflect the most recent changes. Full details about the Phase 2 cancellation can be found here: https://www.hs2.org.uk/

Crossrail 2 is also not finalised, with Transport for London (TfL) and the Department for Transport (DfT) still engaged with discussions around the project’s safeguarding measures

Planning constraints

Pylons are extracted from Ordnance Surveydata in MasterMap and only show significant lines; if the pylons are not shown on the mapping then they will not be reported.

We also show the location of any Environmental Constraints that are from datasets recognised as being relevant to Part 2A of the Environmental Protection Act 1990.

The Local Nature Reserves national dataset is 'indicative' not 'definitive'. Definitive information can only be provided by individual local authorities, and you should refer directly to their information for all purposes that require the most up to date and complete dataset.

Datasets searched

Contaminated land

Authorised Industrial Processes

Local Authority Pollution Prevention and Controls
Planning Hazardous Substance Consents
Control of Major Accident Hazards Sites (COMAH)
Notification of Installations Handling Hazardous Substances (NIHHS)
Explosive sites

Landfill and Waste Sites

Registered Waste Treatment or Disposal Sites
Registered Waste Transfer Sites
Recorded Historical Waste Disposal Sites (1973 Survey)
Registered Landfill Sites
Licensed Waste Management Facilities (Landfill Boundaries)
Local Authority Recorded Landfill Sites
Historical Landfill Sites
Licensed Waste Management Facilities (Locations)

Incidents and Enforcements

Enforcement and Prohibition Notices
Prosecutions Relating to Authorised Processes
Planning Hazardous Substance Enforcements
Prosecutions Relating to Controlled Waters
Local Authority Pollution Prevention and Control Enforcements
Prosecutions (Post 2000)
Contaminated Land Register Entries and Notices
Substantiated Pollution Incident Register

Historical Land Use

Potentially Contaminative Industrial Uses (Past Land Use)
Potentially Infilled Land (Non-Water)
Potentially Infilled Land (Water)
Historical Tanks And Energy Facilities

Current Land Use

Fuel Station Entries
Contemporary Trade Directory Entries

Miscellaneous

Landmark Risk Assessed Land Register
Water Abstractions
Source Protection Zones Locations
BGS Bedrock Aquifer Designations
BGS Superficial Aquifer Designations
VMD Water Features
OS NGD Water Link

Flood

River Flooding

Flood Zones 2 and 3 - Rivers
Flood Risk Assessment Wales - Rivers

Coastal Flooding

Flood Zones 2 and 3 - Sea
Flood Risk Assessment Wales - Sea

Flood defences

Flood Map: Areas Benefitting from Flood Defences
Flood Map - TAN15 Defended Zones
Flood Defences (with attributes)

Surface Water Flooding

JBA Pluvial 75 Depths
JBA Pluvial 200 Depths
JBA Pluvial 1000 Depths

Groundwater Flooding

Groundwater Flood Risk 5m
JBA Pluvial 75 Depths
Flood Zones 2 and 3 - Rivers
Flood Zones 2 and 3 - Sea

Other

Flood Water Storage Areas
Historic Flood Events
VMD Water Features
OS NGD Water Link
OS Terrain 5 DTM

Radon

Radon

Radon Potential

Climate change

Flood

JBA Undefended Fluvial
JBA Undefended Surface Water
JBA Undefended Coastal
JBA Climate Change - River Flood 2030
JBA Climate Change - River Flood 2050
JBA Climate Change - River Flood 2080
JBA Climate Change - Pluvial Flood 2030
JBA Climate Change - Pluvial Flood 2050
JBA Climate Change - Pluvial Flood 2080
JBA Climate Change - Coastal Flood 2030

Datasets searched

JBA Climate Change - Coastal Flood 2050
JBA Climate Change - Coastal Flood 2080

Coastal erosion
BGS Coastal Erosion Susceptibility
Boundaries - Enhanced Coastline
National Coastal Erosion Map (NCERM)

Ground stability
Potential for Shrinking or Swelling Clay Ground Stability Hazards
BBGS Geoclimate UKCP09 - Shrink Swell - 2030s
BBGS Geoclimate UKCP09 - Shrink Swell - 2050s
BBGS Geoclimate UKCP09 - Shrink Swell - 2080s

Heat stress
Heat Stress Events

Energy performance
Energy Performance of Buildings Certificates

Planning Applications

Planning Applications
Post 1997 Planning Applications

Ground stability

Natural hazards
Potential for Landslide Ground Stability Hazards
Potential for Ground Dissolution Stability Hazards
Potential for Compressible Ground Stability Hazards
Potential for Shrinking or Swelling Clay Ground Stability Hazards
Potential for Running Sand Ground Stability Hazards
Potential for Collapsible Ground Stability Hazards
Natural Cavities

Man-made hazards
Recorded Historical Waste Disposal Sites (1973 Survey)
Potentially Contaminative Industrial Uses (Past Land Use)
Former Marshes
Potentially Infilled Land (Non-Water)
Potentially Infilled Land (Water)
Registered Landfill Sites
Licensed Waste Management Facilities (Landfill Boundaries)
Local Authority Recorded Landfill Sites
Historical Landfill Sites

Brine and Salt
CBSCB Compensation District
Brine Pumping Related Features
Salt Mining Related Features
Brine Subsidence Solution Area

Mining
BGS Recorded Mineral Sites
Potentially Contaminative Industrial Uses (Past Land Use)
Non-Coal Mining Areas of Great Britain
Mining Instability
Potentially Contaminative Land Uses from large scale historical mapping
Potential Mining Areas
Man-Made Mining Cavities

Coal mining

PinPoint Coal Screening

Energy & infrastructure

Renewable energy
Wind Farms
Wind Turbines
Renewable Energy Planning Database

Non-renewable energy
Licensed Areas for Onshore Energy Exploration and Production
Licensed Wells for Energy Exploration
Offered Blocks for Onshore Energy Exploration and Production
Southampton to London Pipeline Development

Above and Below Ground Railways
Crossrail - Stations
Crossrail - Track
Railed Transport - Tracks
Railed Transport - Stations and Stops

HS2 and Crossrail2
HS2 - Track
HS2 - Stations
HS2 - Safeguarding Limits
HS2 - Payment Zones
Crossrail 2 - Track
Crossrail 2 - Stations

Datasets searched

Crossrail 2 - Safeguarding Limits

Miscellaneous

Local Authority Boundaries

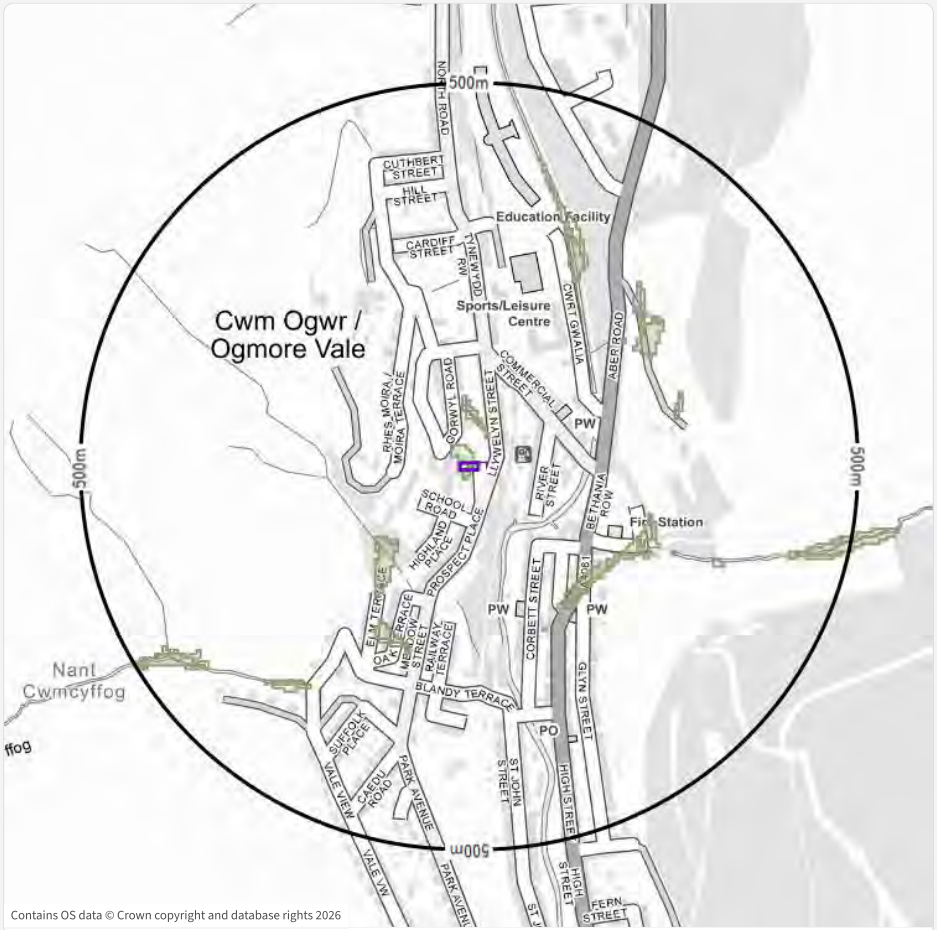
Planning Constraints

Planning Constraints

Pylon or Mast
Areas of Outstanding Natural Beauty
National Nature Reserves
Local Nature Reserves
Marine Nature Reserves
Sites of Special Scientific Interest
Forest Parks
National Parks
Areas of Unadopted Green Belt
Ramsar Sites
Special Areas of Conservation
Special Protection Areas
Areas of Adopted Green Belt
Environmentally Sensitive Areas
Listed Buildings
World Heritage Sites
Scheduled Monuments
Ancient Woodland
Country Parks
Nature Improvement Areas

Flood: Groundwater

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Risk	Search radius	Result
High	On-site	Not Identified
Moderate	On-site	Identified
Low	On-site	Identified

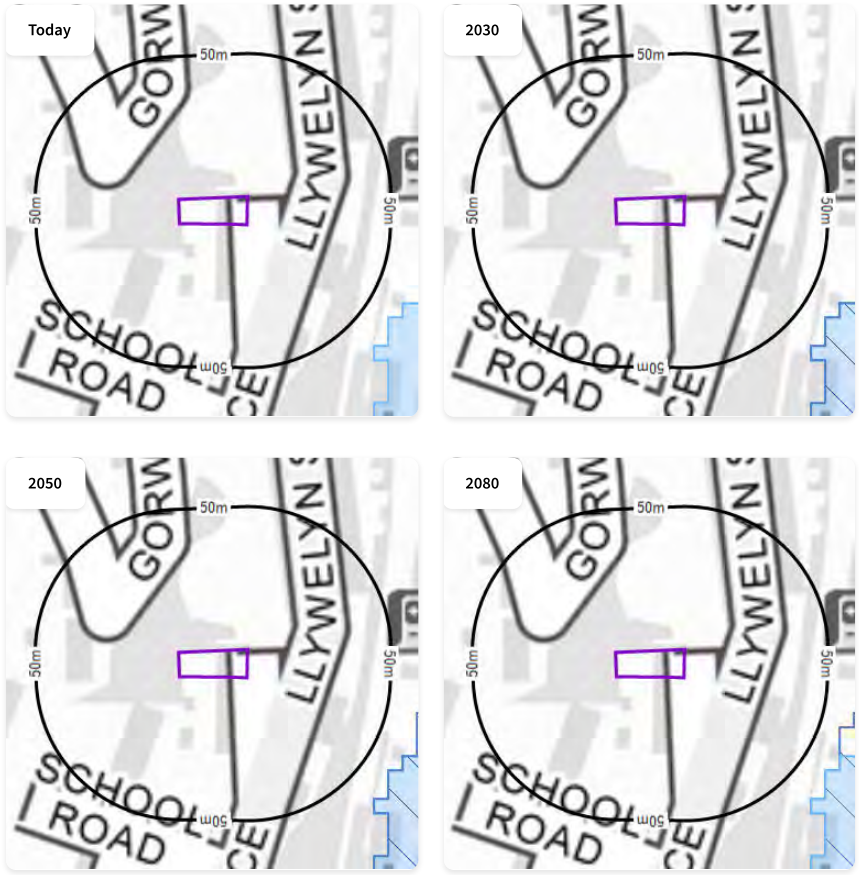
The map shows the location of groundwater flood risks within 250m of the property, modelled by GeoSmart Information Ltd. This data has been used in our risk models and taken into account in the overall analysis. As a result, the individual risks in the data shown in the map may vary from our overall risk in the table.

To calculate the risk to your property our comprehensive risk models use the onsite risks shown on the map in combination with other data. The outcome from our risk model is shown in the table below.

	Distance	Result
High	On-site	Not Identified
Moderate to High	On-site	Not Identified
Moderate	On-site	Not Identified
Low to Moderate	On-site	Identified
Low	On-site	Identified

Climate change: River Flooding

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Today RCP 4.5

Today

Return period	Risk
1/75	Negligible
1/200	Negligible
1/1000	Negligible

2030

Return period	RCP 2.6	RCP 4.5	RCP 8.5
1/75	Negligible	Negligible	Negligible
1/200	Negligible	Negligible	Negligible
1/1000	Negligible	Negligible	Negligible

2050

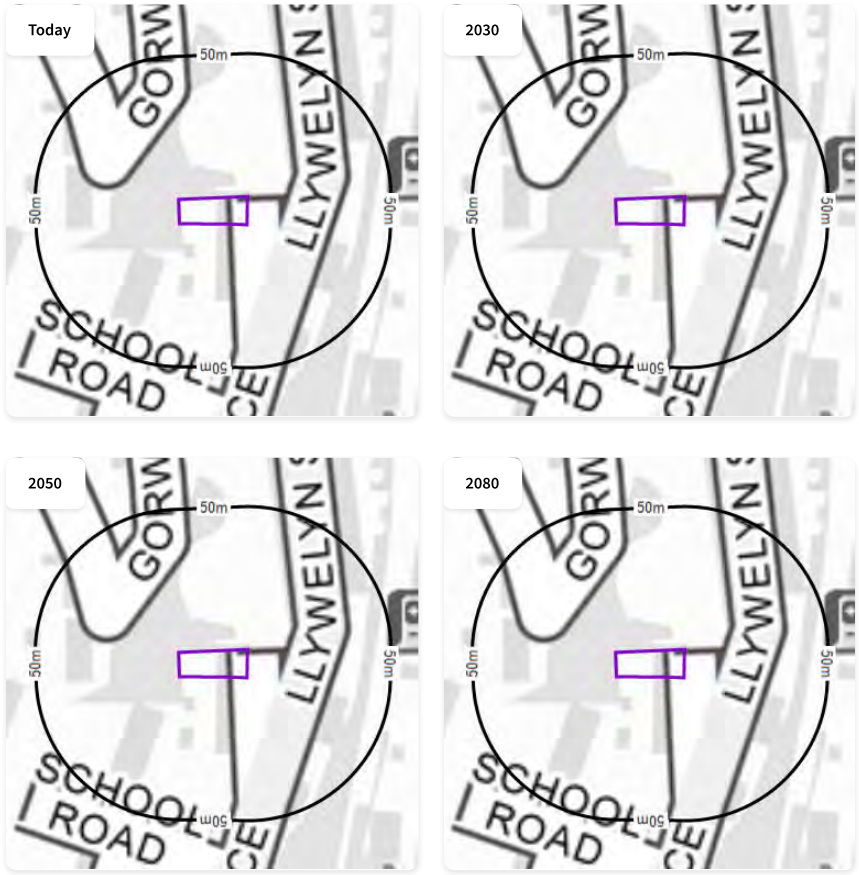
Return period	RCP 2.6	RCP 4.5	RCP 8.5
1/75	Negligible	Negligible	Negligible
1/200	Negligible	Negligible	Negligible
1/1000	Negligible	Negligible	Negligible

2080

Return period	RCP 2.6	RCP 4.5	RCP 8.5
1/75	Negligible	Negligible	Negligible
1/200	Negligible	Negligible	Negligible
1/1000	Negligible	Negligible	Negligible

Climate change: Coastal Flooding

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Today RCP 4.5

Today

Return period	Risk
1/75	Negligible
1/200	Negligible
1/1000	Negligible

2030

Return period	RCP 2.6	RCP 4.5	RCP 8.5
1/75	Negligible	Negligible	Negligible
1/200	Negligible	Negligible	Negligible
1/1000	Negligible	Negligible	Negligible

2050

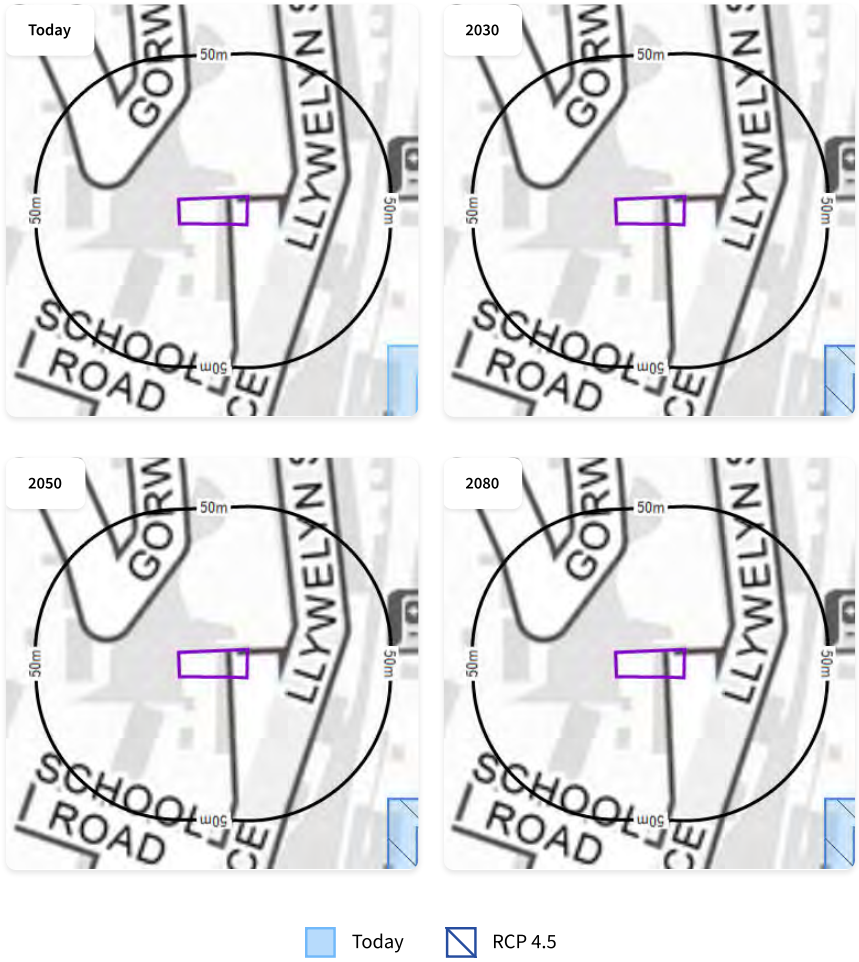
Return period	RCP 2.6	RCP 4.5	RCP 8.5
1/75	Negligible	Negligible	Negligible
1/200	Negligible	Negligible	Negligible
1/1000	Negligible	Negligible	Negligible

2080

Return period	RCP 2.6	RCP 4.5	RCP 8.5
1/75	Negligible	Negligible	Negligible
1/200	Negligible	Negligible	Negligible
1/1000	Negligible	Negligible	Negligible

Climate change: Surface Water Flooding

Back to summary



Today			
Return period	**Risk**		
1/75	Negligible		
1/200	Negligible		
1/1000	Negligible		

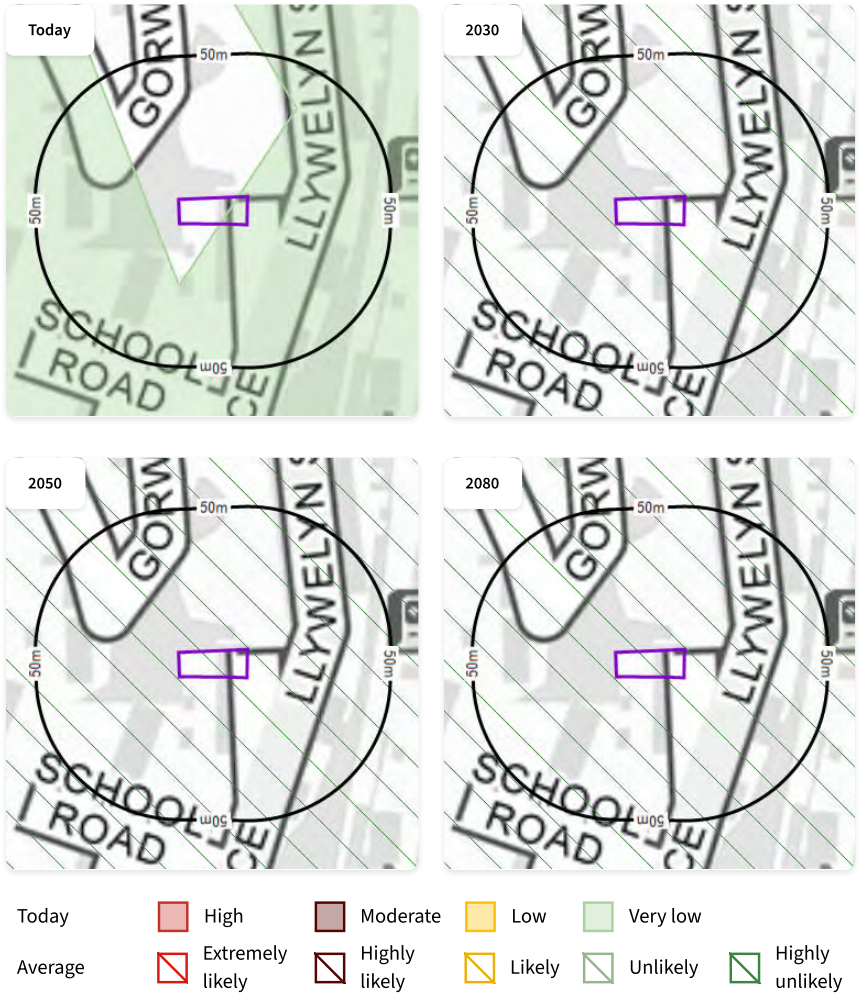
2030			
Return period	**RCP 2.6**	**RCP 4.5**	**RCP 8.5**
1/75	Negligible	Negligible	Negligible
1/200	Negligible	Negligible	Negligible
1/1000	Negligible	Negligible	Negligible

2050			
Return period	**RCP 2.6**	**RCP 4.5**	**RCP 8.5**
1/75	Negligible	Negligible	Negligible
1/200	Negligible	Negligible	Negligible
1/1000	Negligible	Negligible	Negligible

2080			
Return period	**RCP 2.6**	**RCP 4.5**	**RCP 8.5**
1/75	Negligible	Negligible	Negligible
1/200	Negligible	Negligible	Negligible
1/1000	Negligible	Negligible	Negligible

Climate change: Ground stability

Back to summary



Today

Very Low

2030

Drier	Average	Wetter
Highly Unlikely	Highly Unlikely	Highly Unlikely

2050

Drier	Average	Wetter
Highly Unlikely	Highly Unlikely	Highly Unlikely

2080

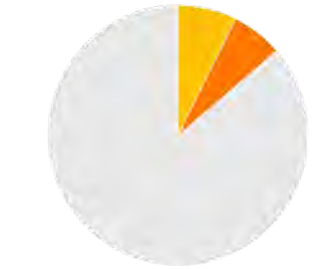
Drier	Average	Wetter
Highly Unlikely	Highly Unlikely	Highly Unlikely

Climate change: Heat stress

Back to summary

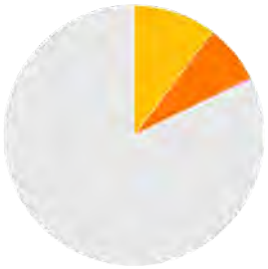
Percentage of days spent in heatwave conditions

Today 13.7%



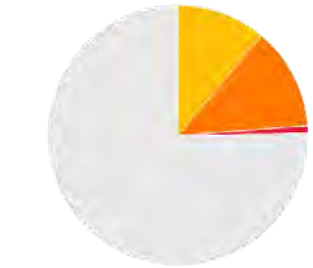
Low 7.3% | Medium 6.4% | High 0.1%

2030 17.9%



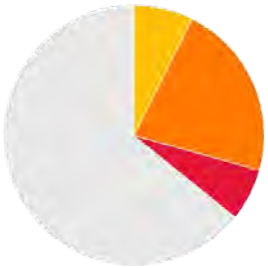
Low 10.3% | Medium 7.4% | High 0.2%

2050 24.7%



Low 11.1% | Medium 12.7% | High 0.9%

2080 35.7%



Low 7.4% | Medium 21.9% | High 6.5%

Thresholds for your location

Temperatures above 35 °C are classified as high severity, above 28 °C are medium severity. Temperatures below the medium threshold are low severity.

This data shows the percentage and number of days spent in heatwave conditions at low, medium or high severity, for today and 3 additional time periods.

Today	Total	Low	Medium	High
Percentage	13.7%	7.3%	6.4%	0.1%
Days in heatwave	50 days	26 days	23 days	0 days

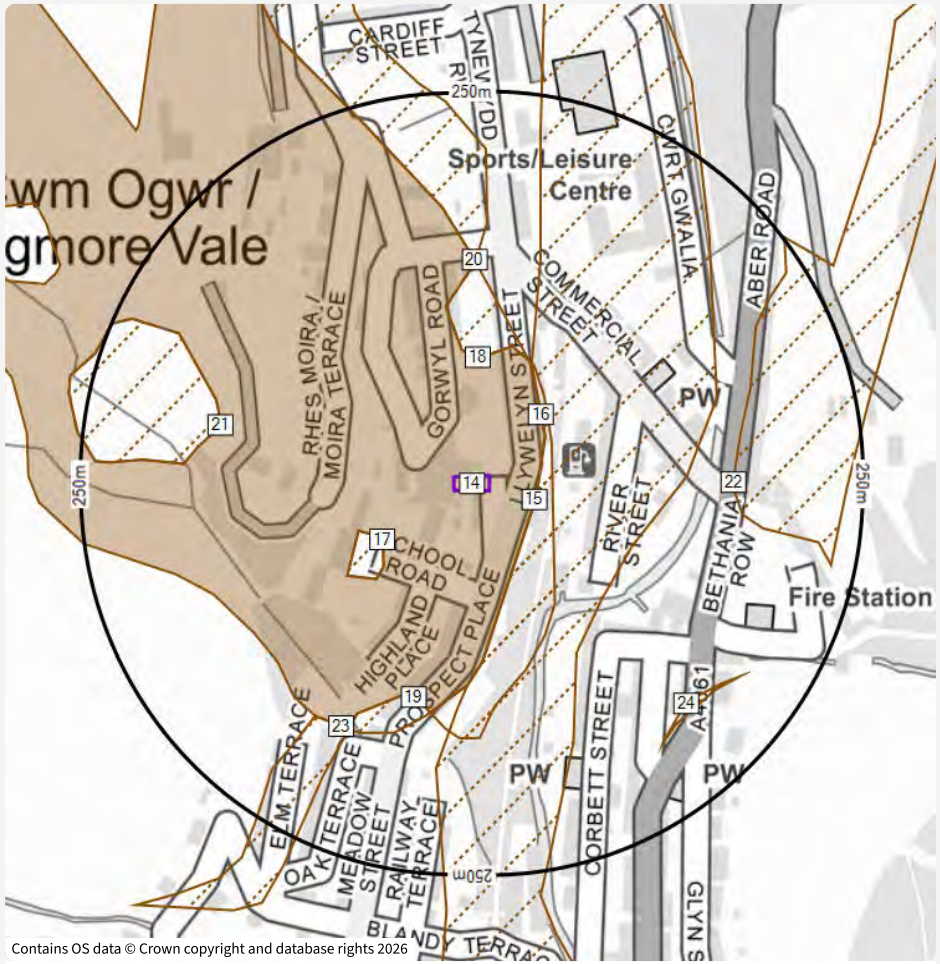
2030	Total	Low	Medium	High
Percentage	17.9%	10.3%	7.4%	0.2%
Days in heatwave	65 days	38 days	27 days	1 day

2050	Total	Low	Medium	High
Percentage	24.7%	11.1%	12.7%	0.9%
Days in heatwave	90 days	41 days	46 days	3 days

2080	Total	Low	Medium	High
Percentage	35.7%	7.4%	21.9%	6.5%
Days in heatwave	130 days	27 days	80 days	24 days

Ground stability: Natural factors

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Multiple features present

Natural cavities

Potential for ground stability hazards - high

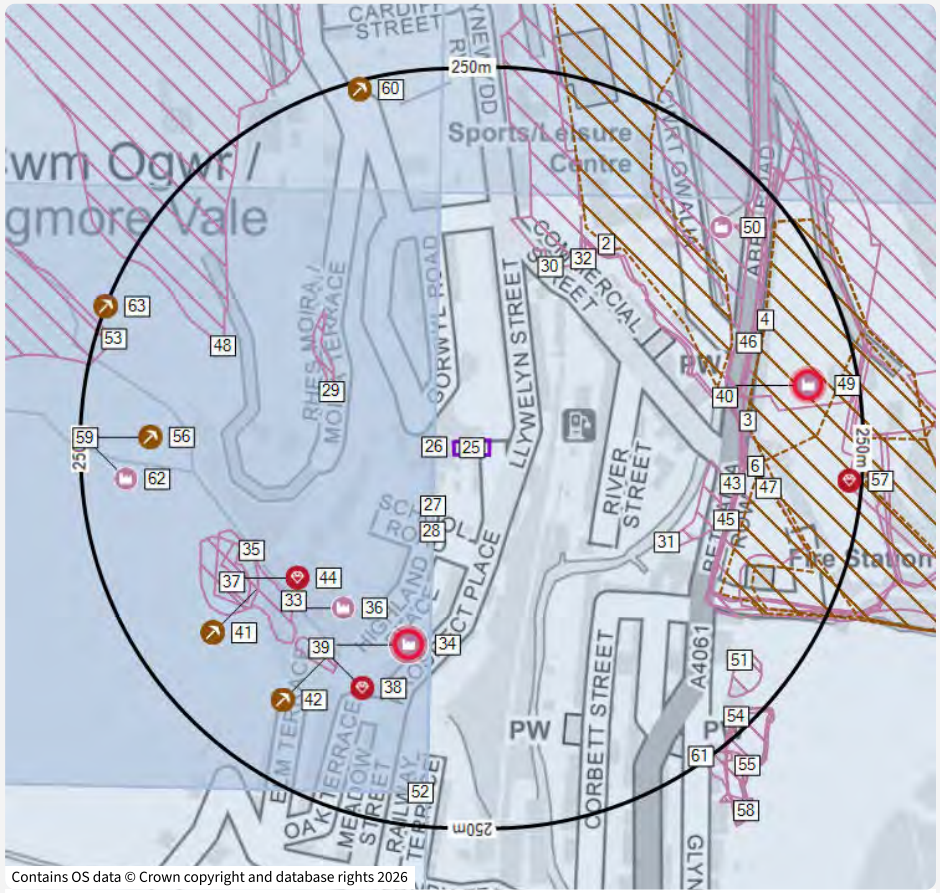
Potential for ground stability hazards - moderate

Natural factors

Id	Details	Distance	Contact
Potential for landslide ground stability hazards			
14	Classification: High Potential for Landslide	0m N	7
15	Classification: Moderate Potential for Landslide	32m E	7
17	Classification: Moderate Potential for Landslide	57m SW	7
18	Classification: Moderate Potential for Landslide	77m N	7
19	Classification: Moderate Potential for Landslide	137m S	7
20	Classification: Moderate Potential for Landslide	141m N	7
21	Classification: Moderate Potential for Landslide	160m W	7
22	Classification: Moderate Potential for Landslide	163m E	7
23	Classification: Moderate Potential for Landslide	171m SW	7
24	Classification: Moderate Potential for Landslide	191m SE	7
Potential for compressible ground stability hazards			
16	Classification: Moderate Potential for Compressibility	32m E	7

Ground stability: Mining

Back to summary



Mining

Id	Details	Distance	Contact
Potential mining areas			
25	Reference: 3270 Name: Aber Commodity: Coal; No.2 Rhondda Last Worked: 1894 Boundary Quality: Derived	0m N	2
26	Reference: 4773 Name: Tynewydd Commodity: Coal; No.3 Rhondda Last Worked: 1905 Boundary Quality: Derived	13m W	2
27	Reference: Not Supplied Name: Llangeinor Commodity: Coal Last Worked: Not Supplied Boundary Quality: Derived	13m W	2
28	Reference: 4242 Name: Tynewydd Commodity: Coal; No.2 Rhondda (Top and Bottom) Last Worked: 1901 Boundary Quality: Derived	13m W	2
52	Reference: 8062 Name: Rhondda Main Commodity: Coal; No.2 Rhondda; No.3 Rhondda Last Worked: 1924 Boundary Quality: Derived	228m S	2

Ground stability: Mining

Back to summary

Mining

Id	Details	Distance	Contact
BGS recorded mineral sites			
38	Reference: 156959 Name: Craig Caedu Site Type: Underground Operator: Unknown Operator Status: Ceased Location: Ogmore Vale, Pontycymer, Glamorgan Positional Accuracy: Located by supplier to within 10m	157m SW	7
44	Reference: 156958 Name: Craig Caedu Site Type: Opencast Operator: Unknown Operator Status: Ceased Location: Ogmore Vale, Pontycymer, Glamorgan Positional Accuracy: Located by supplier to within 10m	165m SW	7
57	Reference: 137666 Name: Aber Colliery Site Type: Underground Operator: Unknown Operator Status: Ceased Location: Ogmore Vale, Bridgend, Mid Glamorgan Positional Accuracy: Located by supplier to within 10m	242m E	7
Potentially contaminative industrial uses (past land use) - mining			
2	Description: Mining of coal & lignite Map: 1900	151m NE	2
41	Description: General quarrying Map: 1921	161m SW	2

Mining

Id	Details	Distance	Contact
Potentially contaminative industrial uses (past land use) - mining			
42	Description: Mining of coal & lignite Map: 1921	161m SW	2
3	Description: Mining of coal & lignite Map: 1940	173m E	2
3	Description: Mining of coal & lignite Map: 1921	173m E	2
4	Description: Mining of coal & lignite Map: 1900	173m E	2
6	Description: Mining of coal & lignite Map: 1884	178m E	2
56	Description: Air Shafts Map: 1900	241m W	2
60	Description: Heap, unknown constituents Map: 1921	245m N	2
63	Description: Mining & quarrying general Map: 1884	250m W	2
Mining from historical maps			
30	Classification: Mining Industry Type: Extraction Latest Map Date: Not Applicable	123m NE	2
34	Classification: Mining Industry Type: Extraction Latest Map Date: N/A	150m SW	2

Ground stability: Mining

Back to summary

Mining

Id	Details	Distance	Contact
Mining from historical maps			
37	Classification: Unspecified Quarry Industry Type: Extraction Latest Map Date: N/A	156m SW	2
39	Classification: Unspecified Pit Industry Type: Extraction Latest Map Date: N/A	158m SW	2
45	Classification: Mining Industry Type: Extraction Latest Map Date: N/A	165m E	2
48	Classification: Mining Industry Type: Extraction Latest Map Date: Not Applicable	167m W	2
55	Classification: Unspecified Quarry Industry Type: Extraction Latest Map Date: N/A	241m SE	2
36	Classification: Mining Industry Type: Extraction Latest Map Date: Not Applicable	152m SW	2
34	Classification: Mining Industry Type: Extraction Latest Map Date: Not Applicable	162m SW	2
47	Classification: Unspecified Mining Industry Type: Extraction Latest Map Date: Not Applicable	166m E	2

Mining

Id	Details	Distance	Contact
Mining from historical maps			
51	Classification: Quarry Industry Type: Extraction Latest Map Date: Not Applicable	217m SE	2
31	Classification: Unspecified Pit Industry Type: Extraction Latest Map Date: Not Applicable	132m SE	2
39	Classification: Unspecified Pit Industry Type: Extraction Latest Map Date: Not Applicable	158m SW	2
46	Classification: Colliery Industry Type: Extraction Latest Map Date: 1899	166m E	2
49	Classification: Mining Industry Type: Extraction Latest Map Date: Not Applicable	170m E	2
50	Classification: Mining Industry Type: Extraction Latest Map Date: Not Applicable	211m NE	2
53	Classification: Unspecified Mining Industry Type: Extraction Latest Map Date: Not Applicable	238m W	2
61	Classification: Quarry Industry Type: Extraction Latest Map Date: 1899	246m SE	2

Ground stability: Mining

Back to summary

Mining

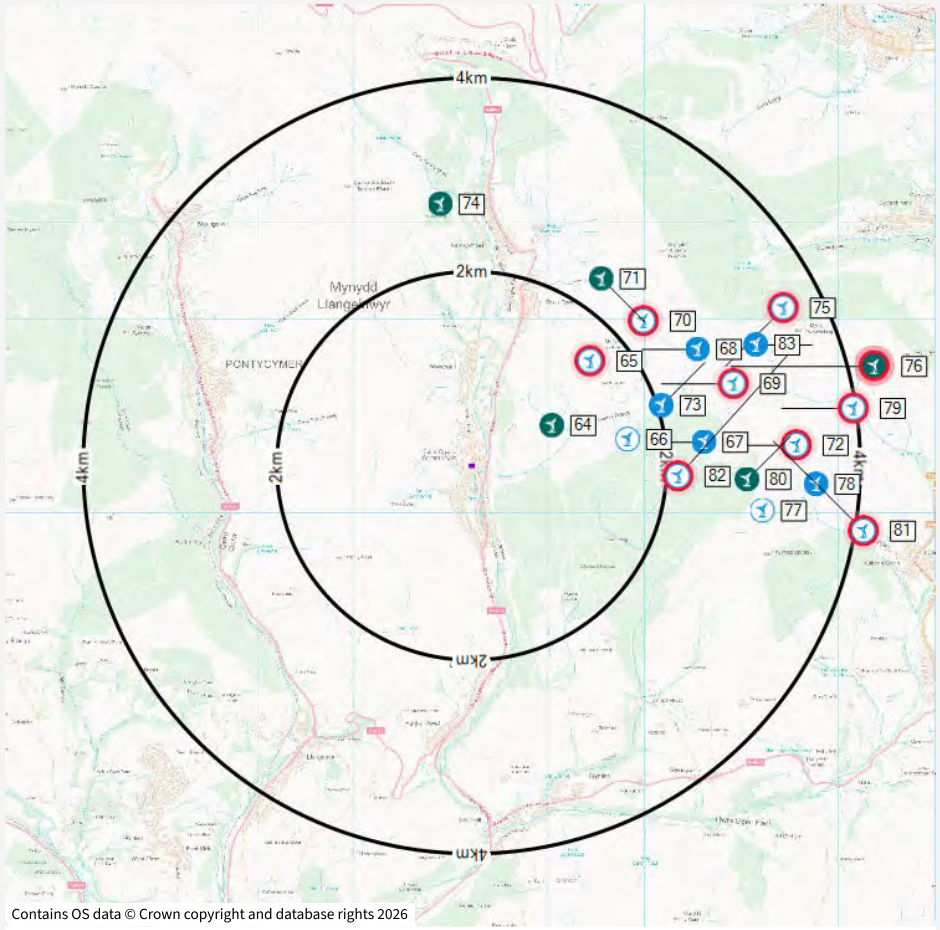
Id	Details	Distance	Contact
Mining from historical maps			
62	Classification: Shaft Industry Type: Extraction Latest Map Date: Not Applicable	249m W	2
29	Classification: Unspecified Quarry Industry Type: Extraction Latest Map Date: Not Applicable	88m W	2
31	Classification: Unspecified Pit Industry Type: Extraction Latest Map Date: Not Applicable	135m SE	2
33	Classification: Quarry Industry Type: Extraction Latest Map Date: Not Applicable	145m SW	2
39	Classification: Mining Industry Type: Extraction Latest Map Date: Not Applicable	159m SW	2
43	Classification: Colliery Industry Type: Extraction Latest Map Date: Not Applicable	163m E	2
49	Classification: Mining Industry Type: Extraction Latest Map Date: Not Applicable	188m E	2
58	Classification: Quarry Industry Type: Extraction Latest Map Date: 1918	244m SE	2

Mining

Id	Details	Distance	Contact
Mining from historical maps			
59	Classification: Shaft Industry Type: Extraction Latest Map Date: Not Applicable	245m W	2
32	Classification: Colliery Industry Type: Extraction Latest Map Date: Not Applicable	136m NE	2
35	Classification: Unspecified Quarry Industry Type: Extraction Latest Map Date: Not Applicable	150m SW	2
39	Classification: Mining Industry Type: Extraction Latest Map Date: Not Applicable	157m SW	2
40	Classification: Colliery Industry Type: Extraction Latest Map Date: Not Applicable	160m E	2
54	Classification: Unspecified Quarry Industry Type: Extraction Latest Map Date: 1940	240m SE	2

Energy & Infrastructure: Renewable Energy

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Wind energy

Id	Details	Status	Distance
Wind farms			
67	Name: Pant y Wal Extension 2 Operator: Not Supplied Developer: Pennant Walters Holdings Ltd Owner: Pennant Walters Holdings Ltd Number of turbines: 2 Status Date: 2023	Operational	1829m E
68	Name: Pant y Wal Extension Operator: Not Supplied Developer: Pennant Walters Holdings Ltd Owner: Pennant Walters Holdings Ltd Number of turbines: 8 Status Date: 2017	Operational	2117m NE
73	Name: Fforch Nest Wind Farm 1 Operator: Not Supplied Developer: Innogy Renewables UK Ltd Owner: Pennant Walters Holdings Ltd; Vantage Infrastructure Number of turbines: 4 Status Date: 2013	Operational	2620m NE
78	Name: Pant y Wal Operator: Not Supplied Developer: Pennant Walters Holdings Ltd Owner: Equitix Ltd; Pennant Walters Holdings Ltd Number of turbines: 10 Status Date: 2013	Operational	3114m E

Energy & Infrastructure: Renewable Energy

Back to summary

Wind energy

Id	Details	Status	Distance
83	Name: Fforch Nest Wind Farm 2 Operator: Not Supplied Developer: Innogy Renewables UK Ltd Owner: Pennant Walters Holdings Ltd; Vantage Infrastructure Number of turbines: 7 Status Date: 2013	Operational	3718m E
Wind turbines			
65	Name: Pant y Wal Extension Turbine	Operational	1620m NE
66	Name: Pant y Wal Extension Turbine	Operational	1623m E
65	Name: Pant y Wal Extension Turbine	Operational	1970m NE
65	Name: Pant y Wal Extension Turbine	Operational	2116m NE
69	Name: Pant y Wal Extension Turbine	Operational	2124m NE
70	Name: Pant y Wal Extension Turbine	Operational	2308m NE
69	Name: Fforch Nest Wind Farm 1 Turbine	Operational	2334m E
69	Name: Fforch Nest Wind Farm 1 Turbine	Operational	2509m NE
72	Name: Pant y Wal Turbine	Operational	2608m E
72	Name: Pant y Wal Turbine	Operational	2619m E
70	Name: Pant y Wal Extension Turbine	Operational	2718m NE
70	Name: Pant y Wal Extension Turbine	Operational	2719m NE
75	Name: Fforch Nest Wind Farm 1 Turbine	Operational	2805m E

Wind energy

Id	Details	Status	Distance
Wind turbines			
75	Name: Fforch Nest Wind Farm 1 Turbine	Operational	2874m NE
75	Name: Pant y Wal Turbine	Operational	2998m E
72	Name: Pant y Wal Turbine	Operational	3024m E
77	Name: Pant y Wal Turbine	Operational	3030m E
72	Name: Pant y Wal Turbine	Operational	3039m E
75	Name: Fforch Nest Wind Farm 2 Turbine	Operational	3179m NE
79	Name: Pant y Wal Turbine	Operational	3242m E
81	Name: Pant y Wal Turbine	Operational	3440m E
82	Name: Fforch Nest Wind Farm 2 Turbine	Operational	3451m E
79	Name: Pant y Wal Turbine	Operational	3504m E
79	Name: Fforch Nest Wind Farm 2 Turbine	Operational	3587m E
82	Name: Fforch Nest Wind Farm 2 Turbine	Operational	3595m NE
81	Name: Pant y Wal Turbine	Operational	3853m E
82	Name: Fforch Nest Wind Farm 2 Turbine	Operational	3910m E

Energy & Infrastructure: Renewable Energy

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Wind energy

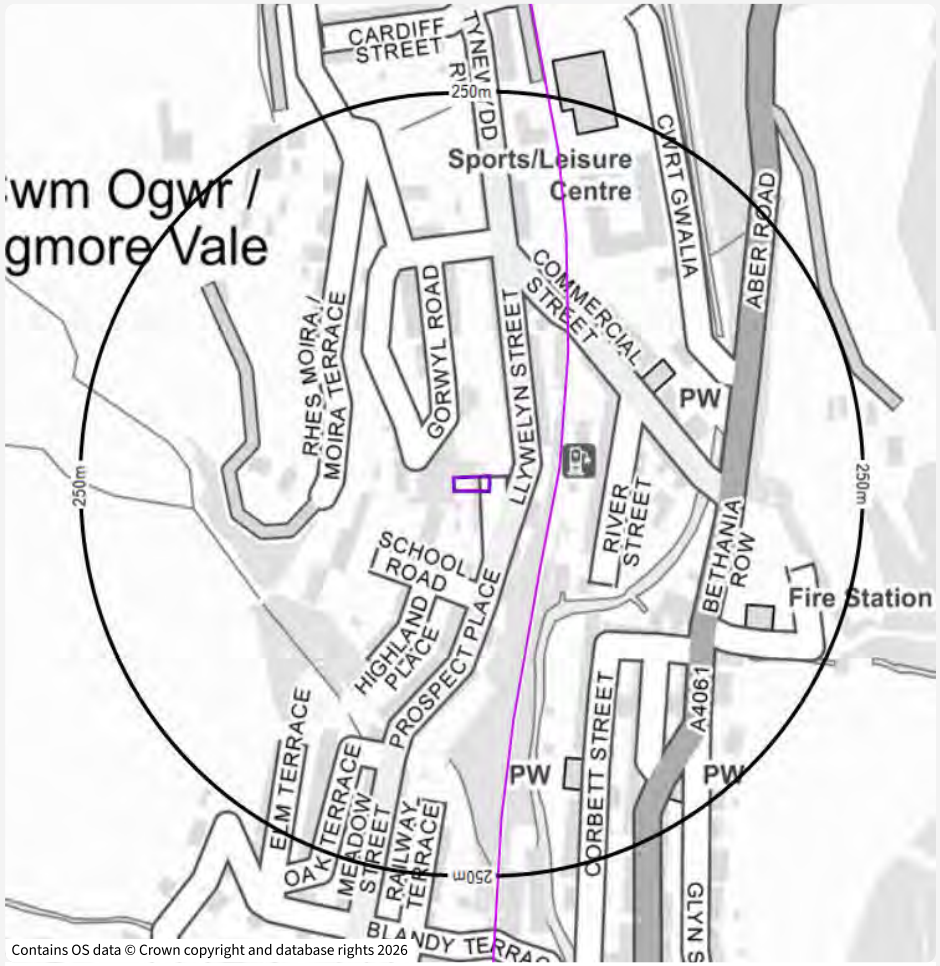
Id	Details	Status	Distance
Planning applications			
64	Name: Pant y Wal (Extension) Reference: P/20/42/FUL Onshore/Offshore: Wind Onshore Installed capacity (MWe): 5 Contractor: Pennant Walters Address: Pant y Wal Wind Farm, Ogmore, Bridgend, Mid Glamorgan Local Planning Authority: Bridgend	Planning Permission Granted	917m NE
71	Name: Pant y wal extension Reference: P/14/293/FUL Onshore/Offshore: Wind Onshore Installed capacity (MWe): 20 Contractor: Pennant Walters (PYWX) Address: Mynydd Maesteg, Mynydd Pwlle yr Helog, Ogmore Vale, Rhondda Valley Local Planning Authority: Bridgend	Operational	2312m NE
74	Name: Upper Ogmore Wind Farm Reference: DNS/3213662 Onshore/Offshore: Wind Onshore Installed capacity (MWe): 25.2 Contractor: RES UK & Ireland Limited Address: Upper Ogmore Wind Farm & Energy Storage Facility Local Planning Authority: Welsh Government (NSIP)	Planning Permission Granted	2715m N

Wind energy

Id	Details	Status	Distance
Planning applications			
76	Name: Pant y wal Reference: P/06/417/FUL Onshore/Offshore: Wind Onshore Installed capacity (MWe): 25 Contractor: Pennant Wind Energy Ventures (PWEV) Address: Mynydd Maesteg, Mynydd Pwlle yr Helog, Ogmore Vale, Rhondda Valley Local Planning Authority: Bridgend	Operational	2854m E
76	Name: Fforch Nest Wind Farm pt1 Reference: P/06/1080/FUL Onshore/Offshore: Wind Onshore Installed capacity (MWe): 10 Contractor: Pennant Walters Address: Land North of Glynogwr Local Planning Authority: Rhondda Cynon Taf	Operational	3251m E
80	Name: Fforch Nest Wind Farm pt2 Reference: 06/1842/10 Onshore/Offshore: Wind Onshore Installed capacity (MWe): 17.5 Contractor: Pennant Walters Address: Mynydd Maesteg and Mynydd Pwllyrhebog, Ogmore and Rhondda Valleys Local Planning Authority: Bridgend	Operational	3293m E

Energy & Infrastructure: Above and below ground railways

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Within 250m of your property

Details	Distance
Tracks	
Network Name: Not Supplied Tunnel: Unknown Route: Not Supplied Status: Inactive Railway Supplier Ref: way/795643650	44m E

Planning constraints

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We have identified records of environmental designations at the property. We have not identified any records of pylons or masts within 250m of the property.

Heritage sites, monuments and listed buildings

Id	Details	Distance	Contact
Listed building			
84	Site type: Listed Buildings Name: Bethlehem Capel Bedyddwyr, With Front Retaining Wall And Gates. Reference: 18601 Location: The Chapel Is Set In A Row Of Housing And Commercial Properties Just N Of The Centre Of The Town And Facing Down River Street. It Is Raised On A Platform Behind A Retaining Wall. Location Accuracy: Positioned by the supplier	128m NE	2
85	Site type: Listed Buildings Name: Fingerpost At The Junction Of High Street And Glyn Street Reference: 18600 Location: The Post Stands On An Elevated Triangle Of Land On The Acute Junction Of High Street And Glyn Street. Location Accuracy: Positioned by the supplier	212m SE	2

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Report limitations

This report has been prepared on the understanding that it is to be used for an individual residential property transaction and should not be used or relied upon in a commercial property transaction, or if development is planned at the property. The report is a desktop review of information provided by the client and from selected private and public databases. It does not include a site investigation, nor are specific information requests made of the regulatory authorities for any relevant information. Therefore, Landmark cannot guarantee that all issues of concern will be identified by this report, or that the data and information supplied to it by third parties is accurate and complete. We do not accept responsibility for inaccurate data provided by external data providers

The methodology for the contaminated land risk assessment and the conclusions drawn therefrom are the responsibility of Landmark Information Group Ltd.

The flood risk section includes an assessment of surface water flooding which examines the risk of the general drainage network overflowing during periods of extreme rainfall. This report does not make a detailed site-specific assessment of the suitability of the existing drainage on the property. If this is required, then a site survey should be considered. The assessment of pluvial flooding does not take into account particular local or temporary factors that may cause surface water flooding such as the blockage or failure of structures on or within watercourses, drains, foul sewers, water mains, canals and other water infrastructure; and any history of drains flooding at the property or in the locality. Surface water flooding can occur before surface water reaches the general drainage network, for example on hills and inclines. Environment Agency flood data does not include flood risk from very small catchments, as models of such small-scale catchments are not considered to be reliable for UK-wide flood risk assessments. The potential impact of climate change on flood risk to the property would require further study. When answering any questions within this report, current applicable legislation is taken into account. The data used in this report may have inherent limitations and qualifications.

The Energy & Infrastructure section has been designed to satisfy standard due-diligence enquiries for residential and commercial sites. It is a ‘remote’ investigation and reviews databases of publicly available information that have been chosen to enable a desk-based analysis of key infrastructure projects. The report does not include data on all UK energy and Infrastructure projects, nor does Landmark make specific information requests of the regulatory authorities for any relevant information they may hold. Therefore, Landmark cannot guarantee that all land uses or factors of concern will have been identified by the report.

Landmark is unable to comment directly with regards to the potential effect these key energy or infrastructure projects will have on the value of nearby properties. We would recommend contacting an appropriate surveyor who can provide a valuation.

While every effort is made to ensure accuracy, Landmark cannot guarantee the accuracy or completeness of such information or data. We do not accept responsibility for inaccurate data provided by external data providers.

Useful information

Contaminated land

Landfill and Waste

At present no complete national data set exists for landfill site boundaries, therefore, a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear for Registered Landfill data, Landmark construct either a 100 metre or 250 metre 'buffer' around the point to warn of the possible presence of landfill. The size of this 'buffer' relates to the positional accuracy that can be attributed to the site. The 'buffer' is shown on the map as a red hatched area. For further information regarding landfill sites identified in the report, please contact the relevant agency or authority referenced in the Useful Contacts section.

The British Geological Survey (BGS) hold records of over 3,000 landfill sites that accepted waste prior to the Control of Pollution Act (COPA) 1974. These were not subject to any strict regulation or monitoring.

Permitted Waste Sites and Environmental Permitting Regulations - Waste cover current or recently current consents issued for landfill sites, waste transfer, treatment or disposal sites by the relevant agency, under Section 64 of the Environmental Protection Act 1990 (Part 2) and prescribed by regulation 10 of SI No. 1056 of the Waste Management Licensing Regulations 1994.

Authorised Industrial Processes

Identified discharge consents could be for storm water discharges, soakaways or septic tanks. If a radioactive substance licence has been identified the consent band will be given under enquiries and replies. Consents fall into one of four bands: Band 1 and 2 Nuclear licenced sites authorised by the Nuclear Installations Inspectorate e.g. nuclear power stations Band 3 Site registered/authorised to accumulate and dispose of radioactive materials, only non-nuclear operations are carried out on site e.g. hospitals Band 4 Sites registered to keep and use radioactive material e.g. laboratories, universities, commercial premises using appliances such as monitoring equipment, alarm systems, tritium lighting etc.

Data supplied for Explosive Sites, Control of Major Accident Hazards Sites (COMAH) and Notification of Installations Handling Hazardous Substances (NIHHS) contains public sector information published by the Health and Safety Executive and licenced under the Open Government Licence.

Historical Land Uses

This data relates to categories of potentially contaminative land uses that have been identified by the analysis of selected Ordnance Survey historical mapping. The published date (range of dates) of the map (s) and the distance from the centre of search to the nearest point of the feature is given.

Further details of the extent of the site or its activities are not available. Should you wish to examine the Ordnance Survey maps these are normally available for public inspection at the local archive or local major library.

Potentially infilled land has been identified when a 'cavity' (a hole made by an extractive industry or natural occurrence e.g. pond) was indicated on a historic map but there was no evidence of its existence in the last available map for the area. No details of what may have been used to fill the cavity or exactly when or if it was filled are available from the mapping.

The point locations of historical tanks and energy facilities are identified from the text on Ordnance Survey 1:1250 and 1:2500 scale mapping published between 1943 and 1996, based upon a predetermined list of abbreviations, e.g. El Sub (Electricity Sub-station) and F Stn (Filling Station). The position of the point has been located at the centre of the identified text so that it would be within approximately 30 meters of the feature it was describing. The features themselves are related to energy and petroleum storage and cover the following: tanks, petrol storage, potential tanks (at depots etc.), electricity sub stations and related features, gas and gas monitoring related features, oil related features and miscellaneous power features. NB: It should be noted that the Ordnance Survey abbreviation for tank (tk) is the same as that for tracks. Therefore some of the captured text may relate to tracks and not tanks when the exact nature of the feature is not clear from the mapping.

Flood

Flood

The Envirosearch Residential report includes a desktop flood risk screening report, designed to satisfy the concerns raised by the Law Society Practice Note and to enable home buyers and property professionals to assess the risk of flooding at residential sites.

It examines two key areas:

(1) the overall risk of flooding at a property taking into account any flood defences present (where information about defences is available). It should be noted that a residual risk of flooding may remain if such defences were to fail owing to extreme weather conditions, over-topping or poor maintenance. In addition, it should be noted that flood defences do not generally offer protection against groundwater or surface water flooding.

(2) how flood risk affects the availability of insurance for a property. Where no flood defences are present or where no information about defences is available, the overall risk rating provides a worst case scenario which may be alleviated by smaller scale local flood defences or recently constructed flood defences not currently registered by the relevant agency.

Where several flood risks have been identified, the report highlights the highest risk and details the information Landmark consider should be drawn to your attention as part of the conveyancing transaction.

Useful information

However, other flood risks may be present.

The Landmark Flood report is a general-purpose indicative screening tool and is intended to provide a useful initial analysis for a residential conveyancing transaction. It does not provide an alternative to a property specific assessment, such as the Flood Solutions Consult Report, which should be used when this report suggests 'Further Action'.

The Individual Flood Risks

The individual flood risk gauges on the front page highlight the individual river, coastal, surface water, ground water, historic flood event and water features flooding risk at the property, taking into consideration any information on flood defences where available. These risks are used to determine the overall flood risk to the property. The individual flood risks are demonstrated in the gauges as follows:

High **Moderate To High**	Landmark consider the individual flood risk to be significant. This is because there is a potential flood risk that would be likely to occur fairly frequently, or the predicted depth of any flood event would result in significant impact and/or there is information to suggest a flood has happened in the past. It is recommended that you refer to the Overall Flood Risk and take note of the Professional Opinion and Recommendations as further action will be required.
Moderate	Landmark consider the individual flood risk to be moderate. This is either because of a potential flood that is likely to occur with moderate frequency, or because the predicted depth of potential flooding at the property is likely to be shallow and insufficient to cause a significant issue. It is recommended that you check the Overall Flood Risk result and refer to the Professional Opinion and Recommendations for guidance and next steps.
Low To Moderate	This describes areas that Landmark consider are at low to moderate risk flooding. These are areas where we have found some indication of potential flood risk, however any resulting flooding would be expected to be infrequent or have a low predicted depth. It is recommended that you check the Overall Flood Risk to the property as this may differ from the individual flood risks.
Low	This describes areas that Landmark consider are at low risk of flooding. These are areas where there may be some indications of potential flood risk, however any flooding would be expected to be very infrequent or have a very low predicted depth. It is recommended that you check the Overall Flood Risk to the property as this may differ from the individual flood risks.

Flooding can usually be managed by the installation of flood protection measures, either on or within the building or across the property. Flood protection measures can be divided into two categories; flood resistance and flood resilience.

Flood resistance measures: physical barriers designed to keep water out of your house, such as flood doors, air brick covers and non-return valves. Temporary flood resistance products are those that need deploying (fitting or activating) prior to flooding arriving, whereas permanent flood resistance products do not need activating.

Flood Resilience measures: these reduce flood damage in situations where water is allowed to enter, such as raising electrical sockets, the use of resilient plaster.

The flood source, likely depths and property design and age will inform the best choice of permanent resistance, temporary resistance or resilience. Other factors will play a part in the decision making process, such as cost, visual impact, ease of deployment and product performance. The best answer for your home will most likely involve a combination of products.

This report is not a Flood Risk Assessment, and should you be developing the property a more in depth report may be required by the Planning authority.

Flood protection measures

Flooding can usually be managed by the installation of flood protection measures, either on or within the building or across the property. Flood protection measures can be divided into two categories; flood resistance and flood resilience.

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Please refer to the Know Your Flood Risk website for further information and suppliers of protection and resilience measures: www.knowyourfloodrisk.co.uk/flood-advice-guidance

Preparation for a flood event

Useful information

Flood Action Plan

Preparing a Flood Action Plan will help ensure the safety of everyone, minimise the disruption that you may suffer and reduce damage to important items. The flood plan should comprise of a simple check list for you to follow should a flood event be expected. You can create your own personal Flood Action Plan by visiting the Environment Agency website at www.gov.uk/prepare-for-flooding/future-flooding. Alternatively, visit your Local Authority's website.

A Flood Action Plan should include:

- Contact numbers for utility providers (gas, electricity, water), insurance providers, local authority, and other important contacts (family, friends, etc.)
- A list of important items that you can move upstairs or to a safe place before an event (pets, cars, electrical equipment, heirlooms, furniture)
- Where the utility shut-off points are and how to operate them
- What Property Level Protection measures to install and where
- Where the emergency flood kit is and what it should comprise of
- Practical advice on appropriate actions to take during a flood (store as much drinkable water as possible, block sinks and toilets, tune into your local radio station for updates)
- Practical advice on appropriate actions to take after a flood has occurred (take photos and videos of damage, contact insurance providers, contact utilities to check that central heating, water, and electrics are working properly)

Flood Action Groups

As well as protecting your property and preparing yourself for a flood, as a local community you can set up a flood action group. Flood action groups across England and Wales are proving to be very successful ways in raising awareness and engaging communities in responding to flood risk. This is done through engagement, increasing resource, applying for grant schemes and working in partnership with relevant Agencies and Authorities. The advice, support and assistance provided by Agencies and Authorities can be helped by local knowledge to better help reduce or mitigate flood risk. For guidance on how to create a flood action group in your community please visit the National Flood Forum's website at www.nationalfloodforum.org.uk/flood-risk-community-groups/how-to-form-a-flood-action-group.

Flood Re

At the start of April 2016 the flood insurance market changed. Flood RE opened for business, allowing many flood risk prone residential properties access to affordable flood insurance. All other properties (including most leasehold homes and all commercial property) are exposed to a fully risk-based flood insurance market, perhaps for the first time.

It is therefore important to understand in advance of exchanging contracts whether that property has a flood risk, which is likely to make insurance more expensive, or even impossible to obtain.

Such insurance implications may make getting a mortgage more difficult, which may jeopardise the proposed transaction. Alternatively, the cost implications of dealing with the potential flooding may lead to the property price being discounted.

So what is Flood RE?

Flood RE is a scheme developed by the insurance industry with the approval of Government. It is an independent organisation and is neither run by nor funded by Government (though it does report to Parliament on the way the scheme is working). The Flood RE scheme is designed to ensure that affordable flood cover remains available to most residential homes for a 25 year period and to soften the transition to fully risk-reflective pricing.

Flood RE also hopes to encourage competition between insurers to offer better terms for flood insurance. Insurers who write flood risk business in the UK must be members of Flood RE. They can then choose whether or not to cede to Flood RE the flood part of home insurance policies (buildings or contents) bought by their customers. Each insurer is free to set the benchmarks at which it will offer flood insurance itself, or cede the business to Flood RE, or perhaps refuse to offer flood cover at all. So there will be variations in the level of flood risk to the property which will result in Flood RE's involvement. Flood RE offers the insurer who cedes the business both capped premiums (set by reference to the property Council Tax band) and capped excess for the cover. Both will rise over the lifetime of the scheme, with the capped premiums rising in line with CPI. Flood RE will deal only with the insurer, not with the insured. See www. floodre.co.uk

Radon

Due to the nature of way the information is gathered, your property/site may have more than one probability of radon attributed to it. We report the worst case scenario on the property/site you have provided. This information is an estimate of the probability that a property /site in Great Britain is at or above the 'Action Level' for radon (the level at which Public Health England recommends that radon levels should be reduced, those with an average of 200 Bq m-3 or more). This information satisfies CON29 Standard Enquiry of Local Authority; 3.13 Radon Gas: Location of the Property in a Radon Affected Area and can also be used to advise house buyers and sellers in Scotland. Where the property/site is a new build, this information provides information on the level of protection required for new buildings under BR211 (Scivyer, 2007) Radon: Guidance on protective measures for new buildings and BR376 (BRE, 1999) Radon: Guidance on protective measures for new dwellings in Scotland.

Useful information

Public Health England advises that radon gas should be measured in all properties within radon Affected Areas and that homes with radon levels above the Action Level (200 Bq m-3) should be remediated, and when achievable to below the Target Level of 100 Bq m-3. Householders with levels between the Target Level and Action Level should seriously consider reducing their radon level, especially if they are at greater risk, such as if they are current or ex smokers. Whether or not a home is in fact above or below the Action Level or Target Level can only be established by having the building tested. Public Health England provides a radon testing service which can be accessed at www.ukradon.org.

Indoor radon levels can usually be substantially reduced at a low cost comparable to many home improvements, such as replacing carpets. Details of methods of reducing radon levels are given on the Building Research Establishment Website. http://www.bre.co.uk/radon.

Climate change

What are the risks

Physical risks: result from climatic events. You may face more frequent severe weather events such as flooding, drought and storms. Gradual onset of these environmental changes as a result of climate change could have an adverse impact.

Transition risks: result from changes in behaviour including government policy as the UK transitions to a low-carbon economy.

What are climate risks?

The Impacts from climate change could affect UK companies in many ways. Both the UK Government and the Bank of England have advocated climate related disclosures, which was set out by the Task Force for Climate Related Financial Disclosures in their 2017 recommendations.

UKCP18

UK Climate Projections 2018 (UKCP18) is the Met Office's climate projection tool for the UK, which is the update from UKCP09. The data provides probabilistic scenarios for how the climate of the UK may change over the 21st Century. The Met Office states that the tools have been designed to help decision-makers assess their exposure to the climate.

Source: https://www.metoffice.gov.uk/research/approach/collaboration/ukcp/about/what-is-ukcp

Representative Concentration Pathways (RCPs)

Representative Concentration Pathways (RCPs)	Change in Temperature (C) by 2081-2100	Description
RCP2.6	1.6 (0.9-2.3)	Emissions strongly reduced
RCP4.5	2.4 (1.7-3.2)	Mitigation implemented but Paris Agreement missed (IPCC moderate scenario)
RCP6.0	2.8 (2.0-3.7)	2nd medium emission stabilisation pathway
RCP8.5	4.3 (3.2-5.4)	Emissions continue to grow unmitigated

Stress Testing

As the future climate scenario is unknown and may change in future, in some instances alongside the assessment we have also provided other scenarios in the Data Appendix to assist with other decision making.

The Paris Agreement

Goal 13 of the UN Sustainable Development Goals calls for urgent action to combat climate change. The Paris Agreement on climate change officially entered into force on 4th November 2016. As of 2020, 195 signatories and 189 countries have joined the Paris Agreement.

The agreement pledges that signatories will take steps to limit temperature rise to well below 2°C by 2050. Both the EU and the UK have pledged climate action and have now written into law that they will have net-zero greenhouse gas emissions by 2050.

Task Force for Climate Related Financial Disclosure (TCFD) Recommendations

Understanding future climate risk requires consideration as part of the 'Task Force for Climate Related Financial Disclosures' (TCFD Recommendations). Within the recommendations, risk management is an integral step where organizations are expected to identify, assess and manage climate related risks.

These recommendations are fast becoming the linchpin of best practice, at an industry and national policy level. The Better Building Partnership (BBP) is a collaboration of the UK's leading commercial property owners. Its members have signed a ground-breaking commitment to deliver net zero carbon real estate

Useful information

portfolios by 2050. Member organisations are also committing to developing climate change resilient strategies in line with the TCFD Recommendations.

https://www.betterbuildingspartnership.co.uk/property-owners-make-groundbreaking-climate-change-commitment

Transition risks for built environment

The Government are committed to net zero emissions by 2050. In order to achieve this target, the Government are looking at ways the UK can reduce its emissions in all sectors. One of these has been a focus on buildings. The UK has nearly 30 million buildings (27 million of which are residential) and include some of the oldest building stock in Europe. Heating and powering buildings currently accounts for 40% of the UK's total energy usage. Therefore, there is a need to improve the energy efficiency of our homes and buildings

The Future Homes and Buildings Standard is not due to be implemented until 2025, however through consultations, Parts L (conservation of fuel and power) and F (ventilation) of the Buildings Regulations for new dwellings were changed in 2021. From 2025, new homes built after this time, will produce 75%-80% less carbon emissions than homes delivered under the old regulations.

Existing homes and some home improvements will also be subject to higher standards, but these will only come when the occupants wants to make thermal upgrades or if building an extension. These are already being asked for. Part L for example requires changes in ventilation. For existing domestic buildings, background ventilations should be fitted to all replacement windows.

There will also be a phase out of gas boilers. The sale of new gas boilers will be prohibited from 2025 and they will be replaced by heat pumps and – depending how the technology develops- hydrogen boilers.

Planning: Applications

What is a planning application?

A planning application is a request for approval from your local authority for you to carry out some form of development or change to property or land. You apply to your local authority to obtain this permission, known as Planning Permission.

Is Planning Permission needed?

Most changes will require planning permission from your local authority, but some forms of development may fall within 'permitted development rights' and not require planning permission. The types of development allowed under these rights can depend on your local authority and additional factors such as whether the property is in a conservation area or national park. Common types of permitted development are small alterations and minor extensions to residential dwellings. Information about the types of development allowed under your permitted development rights is available from the Planning Portal (details below) or from your local planning authority (see the Contacts page).

If you are considering any development, it is advisable to contact your local planning authority to check if planning permission is required for the intended works. Your local planning authority may also have a useful duty planner service or provide pre-application advice, although there could be a charge for this.

Applying for Permission

If planning permission is required, an application is made to the local planning authority. The type of application and supporting information required will depend on the scale of works proposed.

Once an application has been made the local authority may notify relevant parties, such as immediate neighbours, and the application may be advertised locally for a consultation period. Public comments can then be made on the application for consideration by the local planning authority.

Planning Decisions

A planning officer will consider the application and any supporting information and make a recommendation for approval or refusal. Depending on the type of application the final decision may be made by the officer through 'delegated powers', or the information could be passed to a planning committee.

The local authority will explain the reasons for refusing any applications. The applicant could then choose to re-submit the application with amendments. The result can also be appealed through the planning inspectorate; however, this can be a complicated and costly procedure and would not normally be undertaken without obtaining further professional guidance.Consequently, where an application is listed in this report as refused it may later be granted on appeal. Therefore, if an application within this report concerns you, we would strongly advise you to find out more from your local planning authority.

Planning applications are usually decided within 8 weeks of the application date, although this can be extended to 13 weeks where the application is large or complex. Unless acted upon a planning permission will lapse after either 3 or 5 years, depending on whether it is an 'outline' or 'full' (sometimes called 'detail') application.

Helpful Resources

http://www.planningportal.gov.uk - The Planning Portal is the governmental planning information website. You can access guides about the planning system and also submit applications through this website.

Useful information

Use Classes

Use Class	Category Description	Notes
A1	Shops	General retail
A2	Financial and Professional Services	e.g banks, estate agents etc.
A3	Restaurants and cafes	
A4	Drinking establishments	Pubs/wine bars (not nightclubs)
A5	Hot food takeaways	
B1	Business	Offices etc. (not those that fall within A2 e.g.Estate agents
B2	General industry	
B8	Storage or distribution	Warehouses etc.
C1	Hotels	
C2	Residential institutions	Hospitals, nursing homes, boarding schools
C2(a)	Secure residential institutions	Prisons, young offenders institutes etc.
C3	Dwelling houses	
C4	Houses in multiple occupation	Small shared houses occupied by between 3 and 6 unrelated individuals, as their only or main residence, who share basic amenities such as kitchen or bathroom

Use Classes

Use Class	Category Description	Notes
D1	Non-residential institutions	Schools, museums, libraries etc.
D2	Assembly and leisure	Cinemas, music and concert halls, swimming pools etc.
Sui Generis		Anything not falling into the above, e.g petrol stations, nightclubs, taxi business, amusements etc.

Coal mining

Underground coal mining

Underground mining creates spaces (or voids). The intense pressures set up by deep mining make these voids compress, resulting in subsidence at the surface. Where the mining has been nearer to the surface, as is the case here, the pressures are less and the voids can remain for a longer period of time. When and where or if these voids might collapse and result in surface subsidence is difficult to predict but there is clearly an enhanced risk.

Pinpoint Zone of Influence

Landmark reports use a bespoke methodology to determine the Zone Of Influence that is unique to them and is highly accurate. The average depths of underground workings within the Zone Of Influence are reported by indicating the percentage depths for shallow workings (those less than 30M or 50M where the seam is unusually thick), moderate (depth ranges from 30M to 500M) and considerable (workings deeper than 500M). A count of the number of seams worked and the last date of mining from these is also reported.

Mine entries

Shafts and adits are the means by which coal is accessed from the surface. Shafts are vertical excavations sunk from the surface to the coal seams worked. Adits are tunnels that start at the surface and extend into the seams worked. The approximate location of any mine entries within 20M of the property boundary are referred to and shown on the plan

Useful information

Summary

The report has identified what, if any, treatment is known to have been provided to the mine entries disclosed. Where treatment is unknown this does not mean none has taken place but simply that the Coal Authority does not have any record of it. This is because before the formation of the National Coal Board there was no centralised recording facility, and the treatment was reliant upon private operators and landowners.

If after reading this you are concerned about any of the issues raised here and wish to obtain further advice other than our Consultants Report, you will need to have a further detailed investigation undertaken and a report prepared by a suitably qualified professional; then follow any guidance given in that report.

Subsidence claims

The individual details of each claim are listed above. Further actions are recommended based on the particular status of a claim.

- **Claim Withdrawn**- no action generally but if damage was identified in the property there may be causes other than mining subsidence. Advise making further enquiry with the vendor.
- **Claim Ongoing**- make further enquiries of the Seller, their Solicitors or the Coal Authority.
- **Claim Settled**- where further detail is required, seeking a Subsidence Claims History report from the Coal Authority might provide useful information as to, for example, why the compensation was so high/low.
  The existence of nearby claims does not necessarily mean that damage has been caused to other properties in the locality or will do so in the future. While there may not have been damage there most certainly will have been subsidence. The only method by which you can be sure no damage has been caused is to have an inspection undertaken.

Energy & Infrastructure

Non-renewable energy

Onshore oil and gas exploration and production licences relate to areas of land (blocks). The Oil and Gas Authority (OGA) grants the licences to operators. They must show technical and environmental competence and have access to funding. The government does not directly grant access rights. Planning permission must be sought from the Local Authority. Environmental permits must also be sought from the Environment Agency, Scottish Environment Protection Agency, or Natural Resources Wales.

As well as the areas currently licensed for oil and gas exploration, we will also show the 159 new licenses that were offered under the 14th Onshore Oil and Gas Licensing Round to successful applicants.

Before any drilling activities can begin, the operator must first get planning permission. Contact your Local Planning Authority to get details of any current planning applications near to your property.

Fracking (Hydraulic Fracturing)

Fracking is just one technical part of the process needed for the development and operation of a shale gas facility. This includes exploration, production and abandonment. Each stage of the shale gas development process presents a distinct set of risks. These include contamination risk to groundwater and surface water, seismic risks, and amenity risks (for example, from increased traffic movements). The nature of risk depends upon both the impact should an event occur and the likelihood of it occurring. Some guidance has been produced in relation to shale gas by UK Government and environmental regulators. It is likely that significantly more will follow before commercial shale gas operations begin at any significant scale.

The fracking process involves injecting water and various other additives into the ground. Some negative media coverage of the process has occurred in the UK and USA. The differences in regulatory regime and geological conditions mean that direct comparison of the UK with the USA is not strictly applicable. A number of reports have been produced by proponents and opponents of the technology in the UK and Europe, with a small number of expert technical reports leading government and regulatory policy towards shale gas development in the UK. However, regulatory advice is currently limited.

There is general consensus that risks to property from fracking are low. The exact nature of risk depends upon site specific considerations.

Renewable energy

Planning has a key role in providing renewable and low carbon energy facilities, where the local environmental impact is acceptable. Protection of local amenity is an important consideration which planning authorities consider when making their decisions.

No formal government compensation schemes currently exist for property owners located close to wind or solar farms.

The wind and solar energy industries are increasingly trying to work more closely with the government, councils, local communities and wider interest groups, to ensure that benefits associated with wind energy developments are felt by those who live locally. RenewableUK developed the Community Benefits Protocol in 2011 to ensure that the wind power industry delivers on these benefits. As part of the Protocol, developers commit to provide a minimum of £1000 per MW of installed capacity, or equivalent benefits, directly to host communities. Further information can be obtained from RenewableUK (https://www.renewableuk.com/).

Useful information

Wind energy

Wind farms do not usually pose a risk to the surrounding environment. But due to the large areas they cover and the height of the turbines they can cause problems. These include visual impacts and those from noise/vibrations produced by the turbines. Ecological impacts can also be present although these tend not to be so relevant to property.

The biggest issue relates to the visual impact of a wind farm. The resulting changes of the visual landscape can be significant. This is particularly a problem in protected rural areas.

The wind is the UK's largest source of renewable energy generation. There are over 400 wind farms and around 4000 wind turbines in the UK. With many projects due to be developed these figures will continue to grow.

RenewableUK (https://www.renewableuk.com/) holds records of wind projects in the UK Wind Energy Database.

Solar energy

The main environmental impact of a solar farm is visual impact. Solar farms can cover large areas of land, but the structures within them are rarely higher than 2m above ground level. Visual impact can be reduced if planned and screened sensitively. A solar farm does not generate noise and is quick to construct (often only 1-2 months). There is very little maintenance traffic once construction completes.

Panels may be freestanding or attached to a building with a large surface area such as a warehouse roof. They are a form of renewable and low carbon energy production. They could help provide the UK with a secure energy supply and reduce greenhouse gas emissions.

Other renewable energy

As well as wind and solar power there are a variety of other renewable power sources in the UK. Details of the other types of renewable energy are:

- **Small / Large Hydroelectric**- Power stations that produce electricity using the gravitational force of falling or flowing water. Small hydro projects are those that produce 10 megawatts or less.
- **Shoreline Wave**- Electricity generation using sea surface waves
- **Tidal Barrage / Stream**- this is a form of hydroelectric power station that converts the energy of tides into electricity
- **Biomass** - Energy is created by burning biological material such as wood and certain types of Plants.
- **Co-firing**- A co-firing power plant burns biomass together with fossil fuels.
- **Anaerobic / Sewage Digestion**- The process produces a biogas, consisting partly of methane. This biogas can be used directly as fuel to generate electricity.
- **Hot Dry Rocks**- This is a type of geothermal power plant which uses heat produced naturally in the ground to create electricity.
- **Landfill Gas**- Burning of landfill gases to produce power
- **Energy From Waste (EfW) Incineration**- EfW is a form of energy recovery. Most EfW processes produce electricity and/or heat directly through burning.
- **Advanced Conversion Technology**- A process that produces gas by burning waste at extremely high temperatures. This achieves 100% degradation of the waste to "white ash". The gas produced is burnt for electricity generation and thermal energy distribution and utilisation.

Above and below ground railways

Railways indicated in the report are found on Open Street Map, and include those categorised as abandoned and historic.

Abandoned railways are based on the Open Street Map (OSM) classes of abandoned, dismantled, disused, and razed. They are either former railways in which the tracks and infrastructure have been removed and the course may be recognisable, or a section of railway which is no longer in use, but the track and infrastructure remain in place. These railways will be classed as 'Inactive'.

Historic railways are based on the following OSM classes: heritage, historic, historical, and preserved. They are generally running historic trains as tourist attractions. These railways will be classed as 'Active'.

Crossrail

Crossrail, now completed and known as the Elizabeth Line, stretches from Reading and Heathrow in the west, to Shenfield and Abbeywood in the east.The development covers over 100km of track, of which 21km is new rail tunnels under central London.

Crossrail 2

Crossrail 2 (CR2) is a new (proposed) railway, linking the national rail networks in and around Surrey and Hertfordshire via an underground tunnel through London. In the central tunnelled section of the route, CR2 is expected to serve stations between Wimbledon in the south and New Southgate and Tottenham Hale in the north, providing an interchange with other London Underground, Overground and National Rail services. In Surrey and south west London, CR2 is expected to use the existing rail lines beyond Wimbledon. North of Tottenham Hale, CR2 is expected to connect with the West Anglia Main Line.

If you have a property near to any of the existing or proposed CR1 or CR2 stations, you may benefit from the lines, once open. Other properties may need to be acquired or will be affected by the construction of the line or running of the trains. A property above the construction of a new tunnel could be affected as a result of

Useful information

ground settlement. Settlement is the technical term given to the way the ground moves around a hole after it has been dug out. Digging tunnels, shafts and basements always causes small movements in the ground.

Crossrail2 was paused in October 2020, and it is not currently know when further work will continue. Transport for London (TfL) continues to manage the Crossrail 2 Safeguarding Directions on behalf of the Secretary of State for Transport and continues to work with stakeholders whose developments are affected by the Safeguarding. This is to ensure they can continue to protect the route until such time as the railway can be progressed.

Safeguarding limits

Safeguarding is where a proposed project's location or route is protected from conflicting development. Any development within the safeguarded area could be subject to extra planning restrictions. Land can be used during construction for the transfer of building waste materials or machinery. This may result in disruption to the affected site and in nearby areas. The existence of a safeguarding direction will be declared by the local planning authority in response to searches of the local land charges register.

High Speed 2

High Speed 2 (HS2) is currently under construction, and comprises of 140 miles of track, four new stations, two depots, 32 miles of tunnel, and 130 bridges.

Once operational, HS2's British-built bullet trains will provide zero-carbon journeys between the UK's two largest cities, Birmingham and London, with services continuing on to Manchester, the North West, and Scotland using the conventional railway network, cutting journey times.

Useful contacts

If after reading the details in this report regarding the sites identified, you still require further information, please contact the relevant agency or authority indicated in the Useful Contacts section quoting the corresponding reference given in the text of the report.

The contacts in the Useful Contacts section may be able to provide further information relating to items identified in the report, however they are not in a position to advise how these might affect the value of a property. The findings of the report should be discussed with your professional advisor.

1 **Ordnance Survey**

Adanac Drive
Southampton
SO16 0AS

www.ordnancesurvey.co.uk
customerservices@ordnancesurvey.co.uk
03456 05 05 05

2 **Landmark Information Group Limited**

Landmark Information Group
Imperium
Imperial Way
Reading
RG2 0TD

www.landmark.co.uk
helpdesk@landmark.co.uk
0330 036 6619

3 **Natural Resources Wales**

Ty Cambria
29 Newport Road
Cardiff
CF24 0TP

enquiries@naturalresourceswales.gov.uk
0300 065 3000

4 **PinPoint Information Ltd**

Riverbank House
1 Putney Bridge Approach
London
SW6 3JD

www.pinpointinformation.co.uk

5 **Bridgend County Borough Council**

PO Box 4
Civic Offices
Angel Street
Bridgend
CF31 1LX

www.bridgend.gov.uk
01656 643643

6 **Mid Glamorgan County Council, (Council No Longer Exists)**

Council Offices
Greyfriars Road
Cardiff
CF1 3LP

029 2082 0749

7 **British Geological Survey, Enquiry Service**

British Geological Survey
Environmental Science Centre
Keyworth
Nottingham
NG12 5GG

www.bgs.ac.uk
enquiries@bgs.ac.uk
0115 936 3143

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0330 036 6619

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TPOs

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

www.tpos.co.uk

admin@tpos.co.uk

01722 333306

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

Complaints should be sent to:

Customer Services Manager

Landmark Information
Imperium
Imperial Way
Reading
RG2 0TD

helpdesk@landmark.co.uk

0330 036 6619

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman. We will co-operate fully with the Ombudsman during an investigation and comply with his final decision

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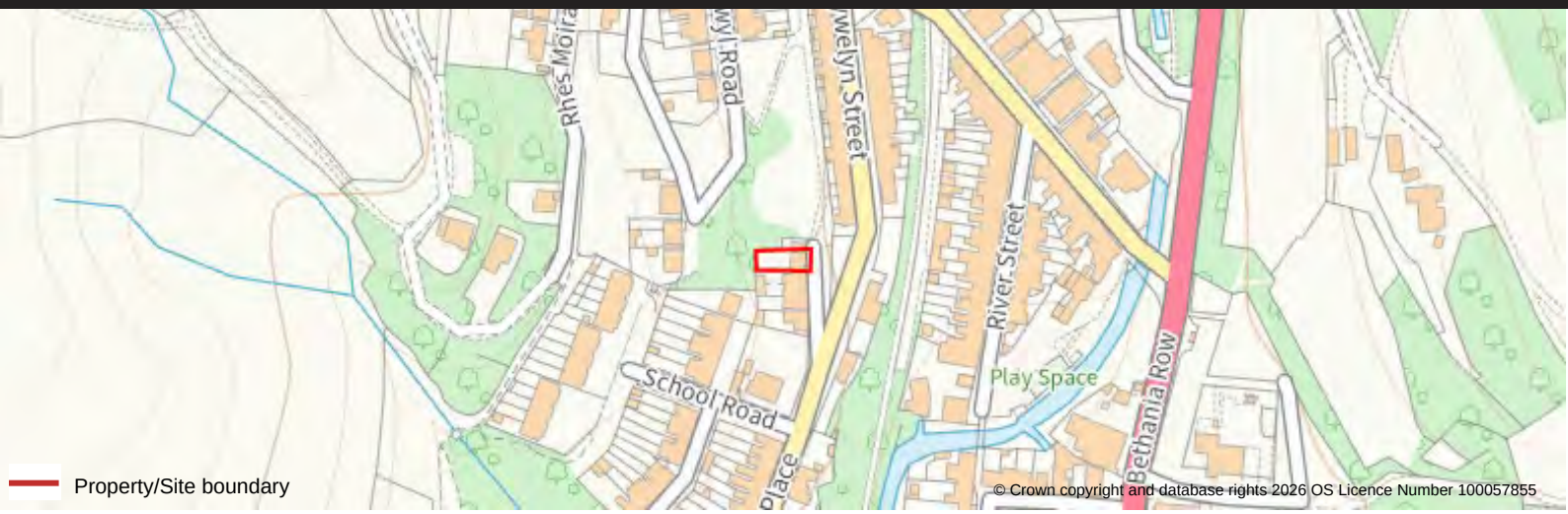
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Coal Mining Risk Report

1.1. Past Underground Mining
For further detail see Informative under Section 1 of the report

1.2. Current Underground Mining

1.3. Future Underground Mining

2. Mine Entries

3. Mining Geology

4.1. Past Opencast Mining

4.2. Current Opencast Mining

4.3. Future Opencast Mining

5. Subsidence claims

6. Mine gas

7. Surface hazard

8. Minerals other than coal

Address:
5, SUNNY BANK
OGMORE VALE
BRIDGEND
CF32 7DA

Your reference:
RS_40099#624

Our reference:
PP01684834

Date of order:
04/11/2026

This Report identifies potential risks listed in brief above. A more detailed explanation of risks and suggested further steps can be found in the relevant section of the report.

Phil Huddleston
MRICS, Chartered Minerals Surveyor

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Section 1:
Underground coal mining

Yes

1.1. Past underground coal mining
The property is within an area where Coal has been mined below or within a zone of influence that includes the property. In total 1 seams have been worked, of these 0.00 percent are at shallow depths. 100.00 percent are at moderate depths and 0.00 percent are at considerable depths. This mining was last active in 1897.

Any ground movement from these coal workings should have stopped by now.

Informative
Underground mining creates spaces (or voids). The intense pressures set up by deep mining make these voids compress resulting in subsidence at the surface.

Professional Opinion
Although there is little risk of any current coal mining subsidence affecting this property there may have been damage caused by past settlement.

Recommendations
If you are concerned about this possibility you should consult with a suitably qualified surveyor who would be able to provide a report to identify any defects in the property enabling a benchmark to be established.

PinPoint Coal Zone of Influence
PinPoint Coal reports use a bespoke methodology to determine the zone of influence that is unique to them and highly accurate. The average depths of underground workings within the Zone Of Influence are reported by indicating the percentage depths for shallow workings (those less than 30M or 50M where the seam is unusually thick), moderate (depth ranges from 30M to 500M) and considerable (workings deeper than 500M). A count of the number of seams worked and the last date of mining from these is also reported.

No

1.2. Present underground coal mining
The property is not in the likely zone of influence of any present underground coal workings.

No

1.3. Future underground coal mining
The Coal Authority has not granted a licence to extract coal using underground methods in the area of this property.

The property is not in an area that is likely to be affected at the surface from any planned future workings.

No notices under section under 46 of the Coal Mining Subsidence Act 1991 have been served which affect this property.

Coal Mining activity is regulated and licensed by the Coal Authority. This property is located within a known coalfield area and as such the possibility of future activity from either opencast or underground extraction exists. This report gives information on the current known position and any actual workings or proposed are disclosed within it, along with any know licence applications.

Section 2:
Mine Entries

No

2.1. Mine Entries
Coal Authority records indicate that there are no known or recorded mine entries present within the boundary of the property, or within 20M surrounding it.

Section 3:
Mining Geology

No

3.1. Mining Geology
No geological fissures, breaklines and/or other lines of weakness are present in the area that may have been affected or created by coal mining.

Section 4:
Opencast Mining

No

4.1. Past Opencast Mining
The property is not inside the boundary of an opencast site from which coal has been removed by opencast methods.

No

4.2. Present Opencast Mining
The property is not within 200 metres of an opencast site from which coal is being removed by opencast methods.

No

4.3. Future Opencast Mining
The property does not fall within 800 metres of an opencast site for which the Coal Authority is determining whether to grant a licence to remove coal by opencast methods.

The property does not fall within 800 metres of an opencast site for which a licence to remove coal by opencast methods has been granted.

Section 5:
Coal Mining Subsidence

No

5.1. Claims
The Coal Authority records do not reveal any request having been made under S33 (Preventative Works) of the Coal Mining Subsidence Act 1991.

No damage notice or claim for this property has been received by the Authority since 1.1.1994 There is no extant Stop Notice delaying the start of remedial works or repairs to the property.

Section 6:
Mine Gas

No

6.1. Mine gas
There is no record of any action being required by the Coal Authority as a result of a mine gas emission within the boundary of the property.

Section 7:
Surface Hazards

No

7.1. Surface Hazards
There is no record of any action being required by the Coal Authority as a result of a surface hazard within the boundary of the property.

Section 8:
Minerals other than coal

No

8.1. Other Minerals
British Geological Survey records reveal no known mining in this area.

Statutory Support
Under the Coal Mining Subsidence Act 1991, property owners have statutory protection. This provides that (save for coal worked through the Grant of Gale in the Forest of Dean, or any part of the Hundreds of St Briavels) damage caused by lawful disused coal mine workings or coal mine entries, shall be made good by the Coal Authority/Licensee to the reasonable satisfaction of the property owner. These sort of claims, need not usually involve either the home insurance company or mortgage lender. Further information can be obtained at
www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form

The Coal Authority provides an emergency call out facility in coalfield areas to assess the public safety implications of mining feature. These include disused coal mine entries, shafts and coal related surface hazards. More information can be found at www.groundstability.com The Public Safety and Subsidence Department can be contacted through the Coal Authority's emergency telephone number is 01623 646333.

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The Report is created by a remote investigation and reviews only information provided by the client (address/site location boundaries) and from the databases of publicly available and/or licensable information that enable a desk-based assessment of the Site. The Report does not include a Site Investigation, nor does PinPoint make additional specific information requests of the regulatory authorities for any relevant information they may hold.

This report is concerned solely with the Site searched and should not be used in connection with nearby properties, as only known features that could potentially have a direct influence upon the Site searched are considered relevant, with other (non-relevant) features present in the general area being omitted for ease of reference.

PinPoint reports assess the risk posed in relation only to objectively identifiable criteria. For example, in the case of a PinPoint Coal Risk report, the assessment relates only to the type of hazards typically outlined in a Coal mining report answering Con29M questions as agreed from time to time by the Coal Authority and the Law Society of England & Wales. In this regard, from June of 2018, content relating to the activities of the Cheshire Brine Compensation Board ceased to be a requirement of a Con29M. As such, it is beyond the scope of this report to provide any information relating to the activities of the Cheshire brine Compensation Board. PinPoint recommends that should a location be identified as being within the Cheshire Brine

Compensation Area a Cheshire Salt report should be secured from Groundsure at https://www.groundsure.com/cheshire-salt-search

It is beyond the scope of this Report to assess the potential loss amenity or aesthetic impact of certain hazards. For example, current or proposed open cast workings, despite their existence possibly affecting the Site's resale value.

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If you wish to discuss the relevance of any of the risk information contained in this report you should seek the advice of a qualified mining engineer or surveyor. If you or your adviser wish to examine the source plans from which the information has been taken these are normally available at the Coal Authority's offices: 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire NG1 4RG. They are viewable, by prior appointment, telephone 01623 637235 or in the case of minerals via the on-line facility afforded by British Geological Survey

Should you or your adviser wish to carry out any physical investigations that may enter, disturb or interfere with any disused mine entry or shallow workings, the prior permission of the owner must be sought. For coal mine entries and workings the owner will normally be the Coal Authority. With other Minerals, do not assume that the owner is the surface land owner, as ownership might previoulsy have been severed.

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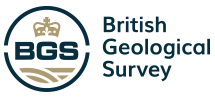
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Address: Riverbank House; 1 Putney Bridge Approach, London SW6 3JD
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- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
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Firms which subscribe to the Search Code will:

- Display the Search Code logo prominently on their search reports
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- Ensure that products and services comply with industry registration rules and standards and relevant laws
- Monitor their compliance with the Code

Contact PinPoint if you would like a copy of the search code

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If you want to make a complaint directly to PinPoint Information Products Ltd, we will:

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

Complaints should be sent to: Euan McCrindle, Head of Compliance & Senior Executive, PinPoint Information Products Ltd - Address: Riverbank House; 1 Putney Bridge Approach, London SW6 3JD
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If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, Email: admin@tpos.co.uk We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

We trust this report provides the information you require. Please contact us if you have any queries or if we can be of any further assistance.

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 and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

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

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

You can get more information about the PCCB from www.propertycodes.org.uk or from our website at www.pinpointinformation.co.uk

End of Report

Energy performance certificate (EPC)

5 Sunny Bank Ogmore Vale BRIDGEND CF32 7DA	Energy rating **D**	Valid until:	**25 September 2035**
		Certificate number:	**8335-2521-7500-0479-4296**

Property type	Detached house
Total floor area	103 square metres

Rules on letting this property

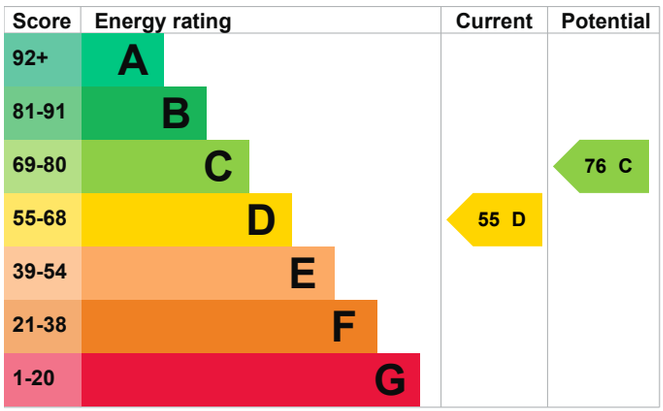
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

Breakdown of property’s energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property’s age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Sandstone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 150 mm loft insulation	Good
Roof	Flat, insulated	Average
Roof	Flat, limited insulation	Very poor
Window	Fully double glazed	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Below average lighting efficiency	Average
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 312 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Cavity fill is recommended
- Stone walls present, not insulated

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

Find out how to get a smart meter (https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£2,065 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £810 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 19,578 kWh per year for heating
- 2,499 kWh per year for hot water

Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	5.9 tonnes of CO2
This property's potential production	3.2 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£900 - £1,200	£55
2. Cavity wall insulation	£900 - £1,500	£54
3. Internal wall insulation	£7,500 - £11,000	£547
4. Floor insulation (solid floor)	£5,000 - £10,000	£92
5. Heating controls (room thermostat)	£220 - £250	£62
6. Solar photovoltaic panels	£8,000 - £10,000	£241

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Speak to an advisor from Nest (www.gov.wales/get-help-energy-efficiency-your-home-nest)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: Nest (www.gov.wales/get-free-home-energy-efficiency-improvements-nest)
- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	[redacted]
Telephone	
Email	

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/028770
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	11 September 2025
Date of certificate	26 September 2025
Type of assessment	RdSAP