

Jordans Conveyancing Support Services



Brian Gibbons
Director of Conveyancing Support Services

Comprehensive Search Portfolio

Our portfolio incorporates all searches within the conveyancing process including environmental, planning, standard and non-standard conveyancing searches such as Chancel Repair, British Gypsum etc.

Our staff are experienced in dealing with all property types; standard residential addresses, agricultural land, redevelopments and multiple commercial sites.

Commercial Property Portfolios

Carrying out conveyancing searches for large property portfolios is an area where we have gained extensive experience. We have acted on behalf of many companies, dealing with over 100 - 500+ properties ranging from industrial sites, retail, recreational and hospitality properties.



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Flexible Ordering Methods

You can order and receive searches by your preferred choice whether this is by mail, DX, fax or online.

We have enclosed an order form with this newsletter, this will replace any order forms that you may have, to order a further supply of order forms please use the tick box provided on the form.

The Jordansproperty Website provides:

- The ability to order all searches within the conveyancing process through one trusted search provider.
- Simple steps to online ordering.
- All search results can be returned by either DX, fax or email, many within minutes.
- You can outline the property online, attach a plan or fax a map - we give you the choice.
- No hidden hub or case charges.

If you would like to register please complete the simple online registration form. Registrations will be processed on the day of submission allowing you to

start ordering straight away. You will receive an email confirmation when your registration has been completed.

ChancelCheck

We are pleased to announce that we now provide the ChancelCheck product. This has been added to the Jordans Property Search Order form and will be added to our website shortly.

ChancelCheck is a low cost

screening report. It informs whether or not the property is located within an historical parish where there continues to be a potential for chancel repair liability.



Conveyancing Contact List

Customer Helpdesk	0117 918 1296
Environmental Searches -	0117 918 1498
Drainage	0117 918 1299
Miscellaneous Searches -	0117 918 1467
Official Local Authority	0117 918 1467
Personal Local Authority	0117 918 1495
Marketing	0117 918 1217
Web Support	0117 918 1291
Fax Conveyancing -	0117 925 5927
Email	propertyservices@jordans.co.uk
Web -	www.jordansproperty.co.uk

CONVEYANCING FOCUS

June 2006

Welcome to the first Conveyancing Focus newsletter

Welcome to the first edition of the Conveyancing Focus newsletter.

This edition focuses on the launch of three new environmental products, and the recently published Home Information Packs (HIPs) regulations.

The Conveyancing Focus will be published regularly to keep you up-to-date with conveyancing issues. With under a year to go till HIPs become mandatory we want to make sure that you are customers are kept informed of the latest developments.

We hope that you find the newsletter of use and if you have any suggestions on future content please contact

Jennifer Cooper Key on 0117 918 1291.

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New Environmental Risk Products

Homecheck Professional Ground Stability Report

High profile media coverage of subsidence-affected properties offers a timely reminder to practitioners of the importance of Ground Stability. As an "authorised" element of the future Home Information Pack, the report represents the first widely available information covering all minerals mining in the UK in one report, and offers a valuable screening tool to verify potential risks.

The effects of global warming and continued low rainfall have led to a dramatic rise in the UK. Cavernous holes have opened up on leafy, suburban streets as previously unknown mines have been discovered, emphasising the fact that issues of ground stability are by no means limited to traditional mining areas.

Produced in conjunction with Wardell Armstrong, one of the UK's leading mineral and engineering consultants, the report is the first to screen for an extensive range of mineral mining and causes of ground instability.

Following extensive and research, the mining dataset uncovers 2,270 mines dating back to the late 1700's, many informal or previously unavailable in data reports. Minerals covered include: Coal mining areas, Chalk, Sandstone, Bauxite, Ball Clay, China Clay, Limestone, Salt/Brine, Tin, Granite, Sand, Gravel, Uranium, Nickel, Cobalt, Copper, Gypsum, Iron ore,

Silver, Gold, Pyrites, Haematite, Silica, Slate, Tungsten, Zinc, Lead, Potash, Anhydrite, Arsenic, Fireclay & Gritstone.

The full range of datasets is as follows:

- Sites within an area of recorded mining activity (all minerals)
- Sites within an area where a Coal Authority report should be obtained
- Potential instability from past or current shallow mining
- Natural or mining-related cavities
- Local Authority Plans
- BGS recorded mineral sites; BGS Boreholes
- Past mining or quarrying features from historic OS mapping
- Brine & Salt extraction, including Cheshire, Staffordshire & Droitwich
- Landfill sites past and current; Waste treatment/transfer sites
- Potentially in-filled land
- Collapsible ground stability hazards

- Compressible ground stability hazards
- Ground dissolution stability hazards
- Landslide stability hazards
- Running sand stability hazards
- Shrinking / swelling clay stability hazards
- An overall assessment of the likelihood, based on the data within the report, that the property is likely to be affected by Ground Stability issues.



The Homecheck Professional Ground Stability Report is available for just £19 (plus VAT).

Homecheck Professional Flood Report

According to the Environment Agency, around 5 million people, live in flood risk areas in England and Wales. As an "authorised" element of the future Home Information Pack, the Homecheck Professional Flood Report gives homebuyers the vital information they need on whether their property is at risk.

The report is derived from the latest Environment Agency data. Where a flood risk is identified, it maps the information clearly so that users can see exactly how their property is situated in relation to flood zones and defences.

The report assesses:

Flood Risk – Is the property within 250m of an area affected by flooding or extreme flooding?

Flood Defence – Is the property in or within 250m of flood defences?

Flood Defended Area – Is the property within 250m of an area benefiting from flood defences?

More precise, more comprehensive flood risk data

Traditionally, flood risk has been based on indicative flood data. The Homecheck Professional Flood Report is able to differentiate between properties within a flood plain, identifying, for example, those properties on higher ground which therefore face reduced or no risk. This enhanced flood data provides a far more precise and comprehensive picture of potential flood risk.

Key features include:

- Land contours taken into account
- Flood extents based on 100 and 1,000 year events
- The presence of river or flood defences
- Flood water storage areas
- Large scale detail map indicating whether a client's property is in or out of specific flood zones
- An overall assessment, based on report results, of whether the property is likely to be affected by flooding.



The Homecheck Professional Flood Report is available at £12 (plus VAT).

Homecheck Professional Contamination Report

The report focuses solely on contaminative issues, including those highlighted by Part IIA of the Environmental Protection Act 1990. It allows conveyancers to fulfil the requirements of the Law Society Warning Card and ensures that clients are fully informed on this critical environmental risk. The report is especially suitable where a specific contamination check and not a full environmental report is required.

With more than 500,000

homes in the UK close to current or former producers of toxic waste and more than 400,000 homes built on former landfill sites, contamination is an issue no homebuyer can afford to ignore. The Law Society Warning Card has emphasised to conveyancers the potential liability on this issue and that enquiries should be made accordingly.

Full data analysis

The report provides a site-specific report at a search radius of 250m, based on the following key datasets:

- Landfill sites past and current
- Waste treatment/transfer sites
- Sites authorised to carry out industrial processes or make discharges
- Sites authorised to store or use hazardous materials
- Sites entered on the local authority register of Contaminated Land
- Contraventions of authorised processes and recorded pollution incidents
- Potentially in-filled land
- Historical tanks & energy facilities
- Current land uses – e.g. fuel stations and contemporary trade directory entries
- Site location map and summary features

Contact details are provided for data providers & authorities should further enquiries need to be made.

Overall Assessment

The report also includes an assessment of the likelihood, based on the data within the report, that the property could be designated as

"contaminated land" within the meaning of Part IIA of the Environmental Protection Act 1990. Where issues are found on the property, or on a neighbouring property, then the potential environmental risks are highlighted along with a range of suggested further actions that will enable the user to clarify and potentially dismiss the risk.

The report and assessment is backed by a market leading £1m professional indemnity cover.



The Homecheck Professional Contamination Report is available for just £23 (plus VAT).

Landmark Price Changes

On the 1st July 2006 Landmark will be implementing price changes. Please see below the updated prices:

Envirosearch Residential	£44.65
Homecheck Professional	£37.60
Sitecheck Data	£105.75
Sitecheck Review	£257.33
Sitecheck Review & Full Data Pack	£287.88

Prices inc. VAT.

To request a supply of updated property search order forms please contact Jenny Cooper Key on 0117 918 1291.

The Home Information Pack Regulations 2006

As from 1 June 2007, homeowners will be required to provide a Home Information Pack (HIP) when marketing their homes for sale throughout England and Wales.

The Home Information Pack Regulations were published on the 14 June 2006. The Department for Communities and Local Government (DCLG) published a news release in response to the regulations.

We have summarised the main points to keep you up to date.

Government is taking action to transform home buying and selling in England and Wales and boost consumer rights and benefits, Ministers announced on 14 June 2006.

Housing Minister Yvette Cooper and Consumer Affairs Minister Ian McCartney set out a three-way strategy to overhaul home buying in England and Wales, involving HIPs, local searches, e-conveyancing and stronger redress against estate agents and others when things go wrong.

The aim is to encourage greater competition and transparency in home buying and selling, so that people know exactly what they are paying for.

Ms Cooper said:

"For too many people, buying or selling their home is still a real nightmare, with long delays and duplication. People should be entitled to proper information at the beginning of the process. We know there are still vested interests who make money out of the current system and who are opposed to reform, but this is about getting a better deal for the consumer."

Buying and selling your home can be fraught with costs and delays, with

£350m wasted by buyers and sellers each year when sales fall through. Under the current system home sales in England and Wales take longer than in almost every other European country.

Measures outlined will:

- give reliable information on the condition and energy efficiency of homes up front, to cut waste and duplication
- speed up sales by making conveyancing and local searches cheaper and faster
- provide simplified redress for consumer complaints against estate agents and other market providers and a single point of access for all complaints about the buying and selling process.

The HIP regulations make clear that:

- Information on searches and surveys will be included in the pack so several buyers won't end up paying several times for the same information;
- HIPs will include a Home Condition Report (HCR) which sets out detailed information on the condition of the property. At present, 30 per cent of sales collapse under the current system, often at a late stage when terms have already been agreed;
- An Energy Performance Certificate (EPC) will be included as part of the HCR which, just like a fridge rating, will show how energy efficient a property is and indicate

its likely running costs as well as offer advice on how further savings can be made;

- Most of the information contained in Home Information Packs, such as searches and title deeds, is already provided and paid for under the current system, but the HIP transfers costs from buyers to sellers, so first time buyers will be much better off.

HIP regulations can be downloaded from www.jordansproperty.co.uk.

Home Information Packs have long been called for by consumer association Which?

Alongside the regulations the Housing Minister also published the certification scheme standards establishing the strict requirements to be met by Home Inspectors who will complete the Home Condition Reports.

This will require high standards and proper indemnity insurance for Home Inspectors so that buyers, sellers and lenders can all rely on the report.

The certification schemes will also include independent redress against Home Inspectors when things go wrong. Estate agents will also have to join an approved redress scheme for their work on HIPs and the Government intends to go further and legislate in respect of all their work.

Ms Cooper also announced that the Government will ensure there is full monitoring and assessment of this Autumn's dry run for HIPs in order to ensure lessons are learnt in time

for the full implementation next year. The dry run will look in particular at the speed and costs of producing HIPs, consumer attitudes to HIPs, and the impact on the wider homebuying process.

EPCs will be included in the Home Information Packs. The certificates will give home buyers and sellers A to G ratings for their home's energy efficiency and carbon emissions. They will tell them current average costs for heating, hot water and lighting in their home as well as how to cut costs with energy efficiency measures.

The Government also set out plans to extend EPCs to public buildings.

EPCs will be issued when buildings are constructed, sold or rented out and energy consumption certificates will be issued for buildings obliged to them.

Initially, energy consumption certificates will be limited to large public buildings, but a public consultation will look at how this can be widened to smaller buildings and some of the private sector."

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If you require any further information or have any questions regarding Jordans HIP offering please contact us or alternatively logon to Jordansproperty.co.uk where further information is available. We look forward to hearing from you.