

New Build Drainage & Water

Frequently asked Questions



What is New Build DW?

This is a new drainage and water report, the first of its kind on the market, created by Geodesys and based on Anglian Water data. It provides the same quality information found in the Law Society's official CON29DW report but focuses specifically on the information relevant to a new build property.

Please note that we define 'new build' as a property that has not previously had a registered owner or named billing account attached to it at the time that an order for the product is placed.

Why have you created it?

A full CON29DW sometimes has several unknowns when it comes to information about a new build property – it makes sense for us to offer a more suitable product for that specific new build need.

Why are there fewer questions and answers?

Some information contained in the CON29DW, whilst vital when known, is simply not available for a new build property – for example, whether the property is at heightened risk of internal flooding or whether it suffers from low water pressure or flow. Low water pressure should never apply, for example, due to the responsibility placed on developers to ensure sufficient pressure is in place for new build properties.

Also, ALL properties built since 1990 (there are some very rare exceptions to this) have a meter installed, so several questions around the different methods of measuring water use are not needed.

How is it different?

The New Build DW report has 17 questions instead of the CON29DW's 23 questions. Both products have two separate water and sewerage maps and comprehensive additional information pages. The New Build DW also has several pages of extra tips and advice that may be useful for buyers of new build properties.

Do you still accept liability for the information?

Absolutely, yes. The data that is relevant and available for a new build property benefits from the same Terms and Conditions of Sale as the CON29DW (other than obvious product name changes etc).

Please note that the professional indemnity level of the New Build DW has been reduced to **£5m** from the £10m we give to the CON29DW. There are several reasons for that.

Firstly, the makeup of a new build property versus an existing property means that the likelihood of issues occurring around the quality and positioning of drains and any known map details etc. is much lower. Any claim, therefore, that might occur is equally likely to be quicker, easier and more affordable for us to resolve.

Secondly, reducing the PI limit to what is still a significant amount for residential properties, contributes towards our ability to reduce the price of the New Build DW to our customers.

How much is it?

The New Build DW is priced at **£30.00 + VAT (£36.00)** compared with the CON29DW which is £44.00 + VAT (£52.80)

Are there any restrictions I should know about?

A couple, yes – but all straightforward and obvious. The New Build DW is for:

- ➔ residential properties only
- ➔ properties within the Anglian Water region
- ➔ new build properties only

As mentioned above, we define a 'new build' property as a property that has not previously had a registered owner or billing account attached to it at the time that an order for the product is placed.

If a New Build DW is ordered for a non-new build property (i.e. an existing property with billing records) the order will need to be upgraded to a full CON29DW. When there is a need for this to happen we will always inform you before proceeding with the order.

How does New Build DW compare to other drainage and water reports on the market?

The 17 questions answered in this report, and the accuracy of data contained within those answers, still positions it above all of the Personal Regulated Drainage and Water Searches on the market. There is more information in our new build report and the information provided is more accurate.

Please note, however, that Geodesys won't always have all the answers. This is because, for example, a newly-built property may not yet have been connected, or its drainage and water infrastructure and assets may not yet have been mapped. Some elements of the property are simply not yet known. In these cases we may direct you to the developer for clarity.



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