



Newsletter

Spring 2004

www.sdsd.co.uk

0800 074 3771

Welcome!

This is the first issue of our new quarterly publication. Produced especially for customers of Search Direct South Wales, the newsletter will provide you with company news, introduce new services and examine the conveyancing industry at large.

We are introducing this newsletter as part of our ongoing commitment to provide all our customers with the best possible service. We want to ensure that you are kept abreast of developments of interest to both you and your clients.

We hope that you enjoy our first issue. Please feel free to contact us with any comments. This is your publication and any feedback will make it all the more useful and enjoyable for you.



Image: budgetstockphoto.com

Special Announcement: UPRN to be included in Search Direct South Wales Local Authority Reports. See Page 3 for details.

In this issue...

Win champagne!
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Changes to Drainage & Water Reports

Search Direct South Wales offers a range of Drainage Reports. For all properties, we offer either a Basic Drainage Search (equivalent to information previously disclosed in the Local Authority report), or the full CON29DW Drainage & Water Search (equivalent to information obtainable from Water Companies). In addition, for properties within the Welsh Water region, we offer the Drainage Search With Plan.

Previously, when customers have ordered the Drainage Search With Plan for properties outside the Welsh Water region, we have undertaken the search as requested. However, due to the increasing number of searches outside the region and the rising costs of obtaining information from Water Companies, we are no longer able to provide this service. From 1st April 2004, all requests for a Drainage Search With Plan outside the Welsh Water region will be automatically upgraded to the CON29DW Drainage & Water Search. Clients will be sent a fax notifying them of this action. Requests within the Region will be unaffected.

By making this change, we will be able to maintain the prices of other searches at their current levels for the foreseeable future.

Prices for Drainage and Water Reports from 1st April are outlined below.

REPORT AND WATER COMPANY	PRICE (INC VAT)	EXPEDITED CON29DW PRICE
Basic Drainage (All Regions)	£17.63	N/A
Drainage Search With Plan (Welsh Water Region) Reduced price if submitting a suitable plan with the Search Request	£25.85 £23.50	N/A N/A
CON29DW Anglian Water	£39.95	£60.00
CON29DW Northumbrian Water	£34.95	£40.00
CON29DW Severn Trent Water	£39.95	N/A
CON29DW Southern Water	£41.71	£54.40
CON29DW South West Water	£44.65	£68.15
CON29DW Thames Water	£41.36	£77.08
CON29DW Commercial Thames Water	£90.71	£181.42
CON29DW United Utilities	£35.25	£55.00
CON29DW Wessex Water	£37.60	N/A
CON29DW Commercial Wessex Water	£94.00	N/A
CON29DW Welsh Water Region	£31.73*	N/A
CON29DW Yorkshire Water	£37.60	£43.48
CON29DW Commercial Yorkshire Water	£93.00	£98.88
		NB. Response Time varies by company
To help determine which region your property falls within, visit www.sdsd.co.uk/drainage.htm		

*Search Direct South Wales performs its own searches at the Welsh Water offices. We offer the CON29DW service at a lower price than Welsh Water, which charges £41.12 for the same information.

Which Drainage Report?

Confused about which report to order? Here's a quick guide.

Basic Drainage Report

This provides answers to Drainage Questions 2.1 through 2.5 of the CON29DW Form. This option provides you with a low-cost alternative for transactions not requiring the detailed answers of the full CON29DW.

Drainage Search With Plan

Providing you with answers to the same set of questions as the Basic Drainage Report, this report also includes a detailed plan of local drainage systems. This report is particularly useful for properties suspected to be located above sewers.

CON29DW

This report answers the full set of Enquiries, numbers 1.1 to 4.1. In addition to Drainage Enquiries, the CON29DW Report discloses detailed information regarding the property's mains water connection. The report includes a plan of both drainage and water systems.

NAME THE NEWSLETTER!

This is *your* newsletter. As such, we would like you to give it a name. What title would you like to see on the front page?

Email your suggestions to n.mably@sdsd.co.uk, ensuring you include your name, position and company.

The newsletter name selected after the closing date of April 16th will be used for all future issues. The person suggesting the winning name will receive a bottle of port or champagne*.

*Entrants must be over 18 years of age. The winner will be contacted to determine choice of prize.

Home Information Packs

Government and industry discussions continue on the proposed Home Information Packs (formerly known as Sellers' Packs).

Search Direct South Wales will keep you informed of important developments in future issues of this newsletter.

New Search Direct Reports

In April, we will be introducing new style reports for our Local Authority, Drainage and Mining Searches. The new format will be similar to the current version that you are familiar with, but presented in a new way to make the results more clear for you and your client.

Our new Local Authority Reports will include the Unique Property Reference Number (UPRN) for established properties, together with the Local Authority Code and Stamp Duty Designated Disadvantaged Area details. We will be the only Search Agency to provide this information and are doing so to aid your completion of the Stamp Duty Land Transaction Return (SDLT1). The details will be provided at no extra cost.

Our new report format has been developed in conjunction with a purpose-designed Task Management System. The new program will allow us to process your search applications more efficiently at all stages. We have invested in the new system in order to further improve our service to you.

All Change!

Recent months have seen some changes to the staff line-up here at Search Direct South Wales.

At the end of 2003, we said goodbye to Julanne Jones, who has left to pursue a new job with South Wales Police and to spend more time with her family. Julanne was an early recruit to Search Direct and got to know many of you over the years. We're sure you will join us in wishing her every success for the future.

Replacing Julanne as Administrative Assistant is Viv Johnson. Not only is Viv new to Search Direct, she is new to South Wales, having left Gloucester to move to the area. No doubt you will get to know Viv well in the future.

Another recent addition is our Office Assistant, Jonathan Edwards, who is currently developing new administration systems.

Finally, our new Regional Manager, Mahesh Kerai, joined us in November. Mahesh joins us with twelve years prior local authority and search agency experience and is responsible for searches throughout south-west Wales.

A warm welcome to all our new recruits.

www.sdsd.co.uk

Our website was recently improved with more services and more in-depth content. On the website, you will find details of all our services, price lists and links to other useful sites. Various sample reports and items of company literature are available in the download section. Register as a User to order your reports online.

Did You Know...?

There are more than 430 place-names in Wales that start with 'Llan'. A 'Llan' was an enclosure containing a church; each was named after the 6th century Celtic saint that founded it.

Helping Hands

In each issue, we will provide you with tips to ensure you get the most out of our services.



Plans

When ordering any property searches, always send a clear plan (or plans) of the property if possible. Most Local Authorities insist on a plan when booking personal searches and the property needs to be easily identifiable when undertaking mining, environmental, or other searches. For new plots, send both a plan identifying the plot within the development site and a plan showing the location of the site in relation to the surrounding area.

New Commercial Coal Mining Reports

Search Direct South Wales always endeavours to provide a one stop shop for the conveyancing professional. We aim to fulfil all your needs and as such, we are pleased to announce the introduction of our new Commercial Coal Mining Reports.

As with our current residential reports, each search is undertaken by a Consulting Surveyor specialising in mining and subsidence. You will, therefore, receive the same level of detail that you have come to expect.

The cost of the commercial coal report is £56.40 (£48 Ex VAT), which includes a basic risk assessment. This price also applies for parcels of land up to 25 hectares (2,500 acres or 250,000m²).

Personal Visits

We want to help you as much as we can. If there is any aspect of our service that you would like to discuss in detail – or if you would like to know more about our services in general – we are more than willing to pay you a personal visit. We will work to your agenda, to benefit you and your clients. We will not give you any sales pitch, only the information you are looking for.

Please telephone us on 0800 074 3771 to arrange an appointment with one of our Directors.

Online Map Service

The map used in *Helping Hands* above is produced using Promap, a unique online service that we currently have in development. There will be more news on this in the next issue, or for a sneak preview, visit www.sds.co.uk/mapping.htm.

Sitescope Environmental Reports

From 6th April, Homecheck Professional Environmental Reports, supplied by Sitescope Ltd through Search Direct South Wales, will increase in price for the first time in two years. This is a decision by Sitescope and is due to increased licence fees paid to data suppliers. Please note that Landmark Environmental Reports (Envirosearch, Plansearch and Sitecheck), as preferred by the majority of our customers, are not affected.

The new prices (inc VAT) will be:

- Residential Environment Report £34.08
- Residential Environment Report plus Land Insurance (less than ½ acre) £70.20
- Residential Environment Report plus Land Insurance (more than ½ acre) £98.20

Although the price will increase, the Homecheck report will, at the same time, be improved with enhanced Landfill and Historic Land Use data. Further improvements are also planned. In addition, Professional Indemnity cover per report will increase from £350,000 to £1,000,000 (Residential) and from £500,000 to £5,000,000 (Commercial).