

CERTIFICATE OF COMPLETION

The Building Act 1984 The Building Regulations 1991 (as amended)



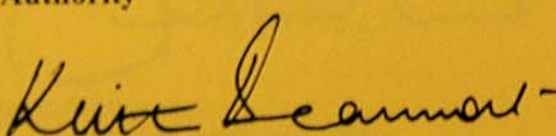
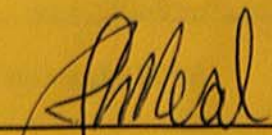
Rushcliffe
Borough Council

To:
Mrs G K Greenwood
5 Rectory Road
West Bridgford
Nottingham
NG2 6BE

Building Regulations
Plan Number :

98/14472/OTHBN



1	Applicant's details Mrs G K Greenwood 5 Rectory Road West Bridgford Nottingham NG2 6BE	Agent's details (if applicable) c/o Peter Greenwood & Associates 7 Musters Road West Bridgford Nottingham NG2 7PP
2	Details of works Installation of en-suite bathroom	
3	Location of building to which work relates 5 Rectory Road West Bridgford Nottingham Notts NG2 6BE	
4	Deposit of particulars A Building notice was deposited under the Building Regulations Section 1(3) of the Building Act 1984 on 7th October 1998	
5	Date of completion inspection Date : 13th November 1998	
6	Compliance with the Building Regulations <i>It is hereby certified that the building works described above have been inspected and so far as the Council have been able to ascertain, the requirements of the Building Regulations are satisfied.</i>	
	Authority  K.BEAUMONT B.Sc. (Hons), Dip. T.P., M.R.T.P.I. Director of Development Services	Authorised officer  <hr/> 16th November 1998

CERTIFICATE OF COMPLETION

The Building Act 1984 The Building Regulations



Rushcliffe

To: G K Greenwood
5 Rectory Road
West Bridgford
Nottingham
Notts
NG2 6BE

Building Regulations Plan Number :
GRJ/05/03354/OTHBN



1	Applicant's details G K Greenwood, 5 Rectory Road West Bridgford Nottingham Notts NG2 6BE	Agent's details (if applicable)
----------	--	--

2	Details of works Two new window openings with Velux roof lights fitted
----------	--

3	Location of building to which work relates 5 Rectory Road West Bridgford Nottingham Notts NG2 6BE
----------	---

4	Deposit of particulars A Building notice was deposited under the Building Regulations Section 1(3) of the Building Act 1984 on 18th February 2005
----------	---

5	Date of completion inspection Date : 11th July 2006
----------	---

6	Compliance with the Building Regulations <i>It is hereby certified that the building works described above have been inspected and so far as the Council have been able to ascertain, the requirements of the Building Regulations are satisfied.</i>
----------	---

Authority

Authorised officer

Mr G. Pilkington
Borough Public Protection Officer

13th July 2006

Home use form for

Insert address of property to be sold below and include postcode.

5 Rectory Road,
West Bridgford,
Nottingham.
NG2 6BE

About this form and seller's check

About this form:

- Under the Home Information Pack Regulations ("the Regulations"), you can include this form in your Home Information Pack. You may choose not to disclose the information requested by checking the "undisclosed" box for any given section. However, disclosing information should help negotiations with buyers and speed up the sale.
- A buyer's legal adviser and mortgage lender are also likely to ask many of these questions during the sale, so answering them now should save time later.
- Part 1 of this form applies to all properties. Part 2 just applies to commonhold properties and Part 3 just applies to leasehold properties. If you do not own a commonhold or leasehold property, please leave Part 2 and 3 blank.
- Someone else can complete this form on behalf of a seller.
- Please cross through any questions that are not relevant and use the suggested answers by checking the relevant box and adding any further information asked for. Where alternatives are offered, please indicate which one (or more) applies.
- If the property has not yet been completed or converted, please answer the questions as if the property is finished.
- The Regulations also tell you what other documents must and may be in the Home Information Pack, and guidance on the Regulations is available at www.homeinformationpacks.gov.uk
- The Home Condition Report, where included, will provide additional information .

Seller's check of this form

- Someone can complete this form on behalf of a seller, but given that a buyer and mortgage lender might rely on the information in this form, it is important that the seller checks the answers to ensure that they are as truthful and as accurate as possible.

Please check the boxes below to confirm that:

This form has been completed by the seller(s) or with their authority; and to the best of the seller's knowledge, the answers are true and accurate.

Part 1 - All properties

About the property being sold ("the property")	
1. Does the owner have access to any parts of the building or surrounding land along with other residents ("common parts")? Examples could include a private road, recreation area or car park:	No
2. Will the new owner have to pay a contribution to the costs of maintaining or accessing any common parts?	No
3. Do any buildings or surrounding land form part of the property (such as a garage or garden) for the owners' use only?	No
4. Which services are connected to the property?	Mains Water Electricity Gas Telephone Drainage
5. Indicate the banding the property is in for council tax purposes: Note: The current council tax band may increase following a sale of the property if it has undergone improvements, such as an extension, since it was last assessed by the Valuation Office Agency (VOA). The current council tax bands for all domestic properties in England and Wales, together with further information, are available on the VOA's website at www.voa.gov.uk .	Band D
Boundaries	
6. Facing the front of the property, who is responsible for maintaining fences, walls, hedges or anything else marking boundaries:	On the right? On the left? Not known At the back? Other:
Access over and to the property	
7. Does the owner of the property have right of access through any neighbouring homes, building or land?	No

8. Do any neighbouring homes, buildings or land have a right of access through the property?	No
Changes to the property	
9. While the current owner has owned the property, have there been any building works to the property?	Yes Roof lights added to 2nd floor En-suite added to master bedroom
10. If you answered "Yes" to question 9, was any planning permission, building control approval or listed building consent obtained for the works?	Yes copies of completion certificates included in this HIP
11. Has planning permission, building control approval or listed building consent been obtained for any future works to the property?	No
12. If the property has not yet been completed or converted, have all necessary planning permissions, building control approvals or listed building consent been obtained?	Not applicable
Insurance policies, warranties and guarantees	
13. Please give the name of any insurer who covers the property against damage and against injury or death caused by or within the property:	Not disclosed

Parts 2 and 3 are not applicable and have been omitted

Home contents form for
5 Rectory Road, West Bridgford,
Nottingham.
NG2 6BE

Insert address of property to be sold below and include postcode.

5 Rectory Road,
West Bridgford,
Nottingham.
NG2 6BE

About this form

- Under the Home Information Pack Regulations (“The Regulations”), you can include this form in your Home Information Pack. You may choose not to disclose the information requested by checking the “undisclosed” box for any given section. However, disclosing information should help negotiations with buyers and speed up the sale.
- On this form you can show what the contents of the home are and whether a seller is prepared to include them in the sale. Buyers are likely to want to know this, but the replies are not legally binding. They just show what a seller’s plans are and they can change their mind prior to exchange of contract.
- Someone can complete this form on behalf of a seller.
- If the property has not yet been completed or converted, please answer the questions as if the property is finished.
- Please cross through any items listed that are not at the property.
- The Regulations also tell you what other documents must and may be in the Home Information Pack, and guidance on the Regulations is available at www.homeinformationpacks.gov.uk

Seller’s check of this form

- Someone can complete this form on behalf of a seller, but given that a buyer and mortgage lender might rely on the information in this form, it is important that the seller checks the answers to ensure that they are as truthful and as accurate as possible.

Please check the boxes below to confirm that:

This form has been completed by the seller(s) or with their authority; and to the best of the seller’s knowledge, the answers are true and accurate.

Home essentials

(Unless you say otherwise, the buyer will assume that the following items are included in the sale and that the seller will leave them behind once the sale is complete. Please use the comments section to say otherwise. If you do not wish to disclose this information please state “undisclosed” in the relevant box)

	Comments		Comments
1. Central-heating systems		2. Radiators; Other wall heaters	
3. Night-storage heaters	None installed	4. Boilers; Immersion heaters	No immersion heater fitted
5. Windows and window fittings		6. Double glazing	
7. Electrical installation, including cables and sockets		8. Light switches; Other light fittings	
9. Laminate flooring; Parquet flooring; Floor tiles		10. Fires; Fireplaces	
11. Extractor fans and hoods		12. Fitted kitchen cupboards; Kitchen sinks; Other fitted kitchen accessories	
13. Baths; Bathroom sinks; Showers; Toilets; Taps; Plugs; Other items		14. Fitted bathroom cupboards	
15. Fitted towel rails; Soap, toothbrush and toilet roll holders		16. Fitted shelves	
17. Fitted wardrobes; Dressing tables; Cupboards		18. Wall tiles	
19. Door and cupboard handles and knobs		20. Fitted hooks and holders	
21. Inside and outside doors and gates (not including baby and toddler gates)		22. Greenhouses	None
23. Fuel stores		24. Outside lights	
25. Other (please give details):			

Home furnishings

(For each item, please check one of the columns only. If your answers depend on which room or area of the property the item is in, please say so.)

	Included in the sale	To be taken with the seller	To be negotiated
26. Carpets	√		
27. Rugs		√	
28. Curtains/net curtains/pelmets/blinds			√
29. Curtain rails	√		
30. Sofas		√	
31. Ceiling lampshades			√
32. Beds including headboards		√	
33. Moveable wardrobes		√	
34. Moveable cupboards		√	
35. Moveable dressing tables including any mirrors and chairs		√	
36. Moveable cabinets/bookcases		√	
37. Dining tables and chairs		√	
38. Other desks/tables/chairs		√	
39. Moveable kitchen accessories		√	
40. Bathroom cabinets, mirrors/shower curtains/rails			√
41. Other mirrors		√	
42. Moveable bathroom and toilet fittings and accessories			√
43. Other (please give details):			

Undisclosed	
--------------------	--

Home appliances

(For each item, please check one of the columns only. If your answers depend on which room or area of the property the item is in, please say so.)

	Included in the sale	To be taken with the seller	To be negotiated
44. Ovens and grills			√
45. Cookers/other cooking hobs			√
46. Microwave ovens		√	
47. Fridges			√
48. Freezers			√
49. Dishwashers			√
50. Washing machines			√
51. Tumble dryers			√
52. Telephone receivers and cables		√	
53. Aerials/satellite dishes			
54. Other (please give details):			√

Undisclosed	
--------------------	--

Outside the home

	Included in the sale	To be taken with the seller	To be negotiated
55. Dustbins	Council owned		
56. Clothes lines/other clothes dryers			
57. Shed	√		
58. Garden trees/shrubs/plants	√		
59. Garden furniture/ornaments		√	
60. Water butts	√		
61. Other (please give details): Pot plants		√	

Undisclosed	
--------------------	--