



# SearchesUK

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ProductCard



## Homecheck Contamination

### Protect you & your clients from contamination risks

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 in order to protect both the solicitor and their client.

Despite guidance from the Law Society and the accepted 'best practice' of the vast majority of solicitors, there are still a number of homes that are sold without regard to the environmental risks. From our experience, one of the key reasons for this is that a solicitor considers themselves to have good knowledge of the local area. Whilst this is often true, risks from contamination can go back over 100 years or more. Old industries such as tanneries in the late 1800s used mercury for removing flesh from hides in large quantities which simply soaked into the ground. This historical mercury poisoning has led to remediation costing many thousands of pounds. The Homecheck Professional Contamination Report uses Landmark's **historical mapping data** to unearth potential risks that could not otherwise be predicted.

The public's awareness of contamination issues continues to grow as regular news stories appear regarding contaminated land found in the area of residential housing, do you have the correct information in place to ensure both you and your clients are protected?

## Key Features

- **Past and present information on landfill and waste treatment sites:** comprehensive coverage offering peace of mind and maximised exposure of potential risks.
- **Identification of current land uses:** Up to date information on all current land uses ensuring you pass on the most relevant information to your client.
- **A site specific report with a search radius of 250m:** This ensures risks which maybe outside the immediate area of the property are still identified.
- **Meet the requirements of the Warning Card:** The report meets the requirement of the Law Society Warning Card in relation to Part IIA contamination.

### Property specific assessment

The report 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.



Conveyancing Searches



Indemnity Insurance Policies



Lexcel & Legal Compliance Services



Energy Performance Certificates



Online AML ID Checks



- ▶ COPSO & IPSA members
- ▶ Professional indemnity insurance
- ▶ No call centres
- ▶ On-line Indemnity Insurance
- ▶ Personal AND Official Searches
- ▶ No mapping costs
- ▶ Fast turnaround
- ▶ AML ID checking service



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## Ensure Your Clients Are Protected

Recent research by Central Law Training<sup>1</sup> found that **86%** of homeowners rated the provision of information on the proximity of potential contamination as important. This conveys the increasing need for vigilance by both homeowners and legal professionals.

The Homecheck Professional Contamination 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.

The Homecheck Professional Contamination Report enables you to gain **site specific information on contamination risks** that may effect a property transaction, ensuring your client is informed and aware of any associated risks before exchange.

<sup>1</sup> IRN Research (August 2007)



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