



# SearchesUK

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ProductCard

## Homecheck Professional Environmental



### Protect you & your clients from environmental risks

Providing clients with relevant environmental data as part of the conveyancing process has never been so important. According to the Environment Department (Defra) and the Environment Agency, approximately 2.3 million properties are at risk from flooding across the UK. In addition, there are over 4,000 licensed landfill sites in Great Britain and 275,000 infilled land sites which may impact the safety and enjoyment of your client's home<sup>1</sup>.

Exposure of such figures has resulted in an increased awareness on the subject of environmental risk. The majority of all property transactions include an environmental study as a reaction to the need for increased diligence as the costs of environmental negligence become apparent. Regular news stories continue to appear regarding contaminated land found under a residential estate, or the ever increasing headlines regarding urban flooding.

## Key Features

- **Complete risk coverage of England and Wales:** Extensive coverage means the report can be carried out for properties across England and Wales.
- **Professional independent risk assessment:** Every report includes an independent accredited risk assessment from RPS, Europe's largest environmental consultancy, this indicates the likelihood of the property being designated as contaminated land, as defined by Part IIA of the Environmental Protection Act 1990.
- **Landmark's unique Historical Land Use Data:** Over 350 Local Authorities use our historical data, so you can be assured they are obtaining the same data that most local authorities are using for their own Part 2A strategies.
- **The latest property specific flood data:** The report includes flood data from RMS, the world's leading provider of catastrophe risk management services, including surface water run-off flooding (known technically as "Pluvial") which is reported to have caused over 50% of the summer 2007 floods.
- **Professional indemnity cover:** Each report is backed by market leading professional indemnity cover of up to £1 million, ensuring complete piece of mind.

The Homecheck Professional Environmental Report comes with a remediation contribution feature with no associated excess payment. Any homeowner that has received a Homecheck Professional Environmental Report with a Passed RPS certificate and is subsequently served with a Part 2A remediation notice by the Local Authority, will be entitled to benefit from a financial contribution of up to £60,000<sup>2</sup>.

<sup>1</sup> Landmark Data Index

<sup>2</sup> Subject to Terms and Conditions



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

Research by Central Law Training<sup>3</sup> indicated that homebuyers are becoming increasingly vigilant about the potential risks, with over 85% highlighting flood and land contamination as important factors to consider before buying a home. This in turn means vigilance and guidance from legal professionals is more important than ever in order to meet client expectations. More solicitors rely on the Homecheck Professional Environmental Report than any other provider when seeking valuable environmental risk assessment.

Homecheck provides the most comprehensive assessment of the risks which could impact your client's home, ensuring full compliance with the due diligence requirements as established in the Law Society Warning Card.

### Independent professional opinion that counts

Every Homecheck Professional Environmental Report includes an accredited risk assessment from RPS, **Europe's largest environmental consultancy**, indicating the risk of the property being designated as contaminated land, as defined by Part IIA of the Environmental Protection Act 1990. The inclusion of an independent assessment offers an impartial interpretation of the report, meaning you can be assured of professional opinion by established Environmental specialists. This feature removes the potential need for professional judgment on the report by an external consultancy.

<sup>3</sup> IRN Research



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