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The Essential Report

Future Climate Info has created an innovative suite of Environmental Reports that analyse data on Contaminated Land and Flood. The Essential report includes standardised data modules to ensure that each element provides a consistent response for each report. Not only does this report assist with best practice due diligence but it is also compliant with Law Society guidance on screening for Environmental and Flood.

The Advantages

- Expertise – Future’s team has over 60 years of industry knowledge
- Compliant – All reports comply with Law Society’s Guidance and Practise Notes (Inc. Flood).
- Professional Opinion – Provided on all data not just contaminated land
- Clear & Concise – Comprehensive data

Data Modules

Environmental

Consideration of Environmental issue and Contaminated Land has become a key element of the conveyancing process. Identifying historical industrial activities and past waste disposal practices such as gas works, chemical works, landfill sites, storage works and petrol stations ensures that the homebuyer is informed in-line with Law Society guidance. As well as contamination there can be other environmental risks that can affect the quiet enjoyment of a property.

- Artificial Ground
- Contaminated Land Insurability
- Contaminated Land Register Entries and Notices
- Current Industrial Land Uses
- Environmental Permits
- Petrol Stations
- Landfill Sites Past and Present
- Telecommunications Transmitters
- Potentially Contaminated Land from Past Industrial Land Uses
- Pollution Incidents
- Potentially In-Filled Land
- Pylons and Electricity Lines
- Radon Gas



Conveyancing
Searches



Indemnity
Insurance Policies



Lexcel & Legal
Compliance Services



Energy Performance
Certificates



Online AML
ID Checks



COPSO
ASSOCIATE MEMBER

LEGAL EYE
QUALITY STANDARD



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ProductCard



- Regulated Environmental Processes
- Surface Dangers of Hazards

Future Climate Info reports contain comprehensive, property specific information and a Professional Opinion of all the key environmental data as well as the impact on the property value, including Contaminated Land from all of the authoritative sources as well as their own extensive research of historical maps.

Flood

In England, more than 5 million properties are at risk of flooding – that’s nearly 1 in 6. The Law Society Practice Note lists Surface Water, Groundwater, River, and Coastal as the most common types of flooding. Future Climate Info reports contain comprehensive, property specific information on all of these Flood risks, from all of the authoritative sources. They go further by reporting the recorded past history of flooding for the property. An indication is also given of the likelihood of obtaining Flood Insurance.

- Flooding from Rivers
- The Sea, and Surface Water Flooding
- Groundwater Flooding Susceptibility
- Historic Flooding
- Flood Insurability
- Flood Storage Areas
- Surface Water Features

This report not only looks at all of the flood risks from authoritative sources, they also offer guidance as to the likelihood of obtaining Flood insurance, and are backed by a Professional Opinion on the impact, if any, of flooding on the property value. The Water Act 2014 requires that homeowners be more responsible for mitigating the effects of flood risks on their homes.

Ensure Your Clients Are Protected

For peace of mind, Future Climate Info reports are backed by £10 million Professional Indemnity Insurance. Their PI cover can be relied upon by the professional parties involved in the property transaction, including the first purchasers and their advisers, and the first purchaser’s lender.

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