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The Standard Report

Future Climate Info has created an innovative suite of Environmental Reports that analyse data on Contaminated Land, Flood and Ground Stability. The Standard 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

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QUALITY STANDARD



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- 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 risk on their homes.

Ground Stability

Ground Stability risks such as sinkholes are becoming more common and have been linked with climate change. Heavy rain can sometimes be a cause of sinkholes however there are a range of factors that can be responsible for subsidence and ground stability. There are many causes of ground instability, for example, clay shrinkage is the main cause of subsidence in the UK and reportedly accounts for 75% of subsidence insurance claims.

- Ball Clay Mining Areas
- Brine Compensation Areas
- China Clay Mining Area
- Coal Mining Areas
- Geohazards such as Clay Shrinkage, Landslips, Landslides and Sink Holes
- Limestone Mining Areas
- Past Mining Hazards in Minerals other than coal
- Modified Ground



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ProductCard



- Natural Cavities
- Potentially In-filled Land
- Tin Mining Areas

With changing rainfall and ground water conditions there has been a dramatic upturn in the number of cases of ground collapsing through natural causes known as sinkholes. Large areas of the country are underlain by surface deposits or rock formations such as limestone, chalk, salt, and gypsum. These types of rocks can be removed or readily dissolved by surface flooding, heavy rainfall, water abstraction, or by drought conditions removing the support of water in underground cavities. Homebuyers should look to protect themselves from this increasing risk.

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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