



SearchesUK

Unit 2, Gemini Business Centre,
136-140 Old Shoreham Road, Hove, East Sussex BN3 7BD

T 0845 2411 815

E info@searchesuk.co.uk

W www.searchesuk.co.uk



Subsidence Risk Services

Subsidence is a real and growing risk, substantially affecting a property's value and saleability. The BGS (British Geological Survey) estimates that 1 in 5 homes (around 6.5 million properties) are at risk of being affected by shrink/swell subsidence. Indeed, there are typically more insurance claims for subsidence each year than even those for flood.

This is obviously a serious risk which you should present to your client as part of your due diligence. The Council of Mortgage Lenders (CML) advise conveyancers that 'you must carry out any other searches which may be appropriate to the property, taking into account its locality and other features'.

Key Features

Landmark offer a suite of Subsidence Risk products to ensure that your clients are protected, including the **Subsidence Risk Rating – Postcode**. Use this service as a first step to determine the level of risk of subsidence at a detailed, specific postcode level e.g. LE13 1HH, and is the only risk assessment based on actual subsidence claims data:

- Soil shrinkage and drainage subsidence (75% of all subsidence clients)
- Data from insurance subsidence data claims and investigations
- Risk assessment – low, medium, high and very high
- Guide to subsidence and advice on how to reduce the risk of subsidence

This is an automatic search with a manual expert review.

Ensure Your Clients Are Protected

Depending upon the results of the initial screening, there are a further 4 reports available to investigate issues of concern more thoroughly:

- **Subsidence Risk Report – Property:** risk assessment specific to the individual property
- **Subsidence Risk Report – Arboriculture:** where vegetation has been identified as an issue
- **Subsidence Risk Report – Drainage:** where drainage has been identified as an issue
- **Subsidence Risk Report – Specific Defect:** where cracking, historical movement or a previous subsidence claim has been identified

To ensure that you and your clients get the best possible information surrounding subsidence risk, make a **Subsidence Risk Rating – Postcode** the first step as part of your standard conveyancing process.



Conveyancing
Searches



Indemnity
Insurance Policies



Lexcel & Legal
Compliance Services



Energy Performance
Certificates



Online AML
ID Checks



COPSO
ASSOCIATE MEMBER

