

Please find attached your:

FCI Flood Residential <0.25Ha

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Flood Residential <0.25Ha

Flood



Report Details

Address: Sample, Sample

Requested by: Sample

Grid Reference: E: 123456 | **N:** 123456 **Date:** 27/04/2018

Report Reference: Sample

Report ID: 1000072147

Professional Opinion

1.FLOOD	PASS
No further recommendations	

Subject Site



Air Quality Index. Now available in FCI Premium searches

This page should always be read in conjunction with the full report. The Professional Opinion indicates the potential risks and any other potential issues associated with the property. The results should be disclosed to client and/or lender and/or insurer as appropriate.

• A '**Pass**' is given if no potential property specific risk has been identified.

• A '**Pass with Considerations**' is given where there are potential hazards in the locality to bear in mind, or if there are features nearby which some clients might consider could affect them.

• A '**Further Action**' is given if there is a potential property specific risk and a further action is advised.

In the event of a request to review the Professional Opinion based on additional information, or if there are any technical queries, the professional advisor who ordered the report should contact us at info@futureclimateinfo.com, or call us on 01732 755 180.

Assessed by:

FCIPiskTeam



www.futureclimateinfo.com/team

Regulated by RICS

If you require assistance, please contact your Search Provider or alternatively contact FCI directly with your Report ID. Tel: 01732 755 180 | Email: info@futureclimateinfo.com | Web: www.futureclimateinfo.com

The Property Ombudsman **RICS**

1. FLOOD (INC. FLOODABILITY RATING)

1.01 River and Sea Flood Risk

Data provided by the Environment Agency indicates no risk of flooding from River or Sea within 25 metres metres of the property.

1 02 Surface Water Flood Risk

Data provided by JBA Risk Management indicates that there is no risk of Surface Water flooding within 5 metres of the property. Surface water flooding occurs when heavy rainfall overwhelms the drainage capacity of an area. In these instances, the rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead.

1.03 Groundwater Flooding

Data provided by JBA Risk Management indicates that the property has negligible risk from groundwater flooding.

1.04 Surface Water Features

	water relatives The Ordnance Sur water (such as a s located 120 metre	vey Map indicates that the nearest body of surface stream, river, canal, reservoir, lake or pond) is es from the property boundary.
1.05 Floodability Rating		PASS

The JBA Floodability Rating at this location is Clear. Clear indicates that the likelihood of flooding is Very Low.

JBA Floodability data is derived from their high resolution UK flood hazard maps which are used by most insurers when assessing flood risk. Where a higher Floodability Rating is indicated further investigation into flood risk is usually advisable. For locations rating Black 1 (High) and Black 2 (Very High) there is more likely to be a correlation between Floodability and a residential property being included within Flood Re by a participating insurer. However, please note that not all residential properties are eligible to benefit from Flood Re, see http://www.floodre.co.uk/industry/how-it-works/eligibility/. Further information about Flood Re is given within "Notes and Guidance – Insurance" at the end of this report.

Please always check that your Buildings Insurance policy covers Flood Damage, as the terms of any mortgage (if required) may require all risks to be covered to meet the lender's requirements.

Future Climate Info has partnered with HomeProtect to deliver home insurance for residential properties in areas considered to be at risk of flooding. HomeProtect policies are underwritten by AXA Insurance plc. Get an immediate, online quote at www.homeprotect.co.uk/floodcover.

1.06 Historic Flooding

PASS

Data provided by the Environment Agency indicates that the property is not in or within 250 metres of an area that has flooded in the past. This includes all types of flooding, including Groundwater. However, we would always recommend asking the vendor to confirm whether or not they are aware of any previous flooding at the property.

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Flood



PASS

PASS

PASS

PASS

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1.07 Flood Storage

Data provided by the Environment Agency indicates that the property is not located within 25 metres of a Flood Storage Area (land designed and operated to store flood water).

1.08 Dam Break

Data provided by JBA identifies areas of England and Wales that are most likely to suffer damage to property following the sudden and catastrophic failure of a large reservoir embankment or dam. This is a worst case scenario, it's unlikely that any actual flood would be this large. The flooding is predicted using advanced modelling techniques to ascertain if a property or site is potentially at risk in such an event.

This property is not located in the potential path which water would follow if a reservoir dam or embankment was to fail.

1.09 Sewer Flooding

Please note that information on Sewer Flooding is not included in the flood risk assessment in this report. This information is held by the water company responsible for the public sewer network. Sewer flooding happens for a number of reasons but is most likely to occur during storms, when large volumes of rainwater enter the sewers and sewage escapes from a manhole or a drain, or by backing up through toilets, baths and sinks. Sewer flooding can also occur when pipes become blocked.

1.10 Checked Datasets

The dataset categories analysed in this section are listed below. For more information, please visit our website.

River and Sea Flood Risk Groundwater Flooding Floodability Rating

Flood Storage

NOTES & GUIDANCE

2.01 Report Notes

This report is a desk study risk assessment, and no site or ground inspection or physical investigation has been carried out. The impacts of the risks addressed in this report are normally measured in terms of quiet enjoyment, saleability, mortgageability, and the value of the property, the risk assessment in this report is provided by FCI who are regulated by RICS.

2.02 Flood Insurance

Request by: Sample

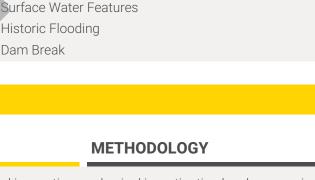
METHODOLOGY

The answers given on the availability of flood insurance reflect the flood re - insurance scheme, known as Flood Re, which was launched 1st Åpril 2016. Flood Re hás been set up to help those households who live in a flood risk area find affordable home insurance. Flood Re should make no difference to purchasing home insurance, whether that's through a price comparison site, directly from an insurer or through a broker. There is no need to contact Flood Re directly. Flood Re is intended to give peace of mind that, even after a flood claim, flood insurance should still be available with affordable premiums and excesses. Not every residential property is eligible to benefit from Flood Re, for full information about the scheme, including eligibility, see http://www.floodre.co.uk/

An overall 'Floodability Rating' is given in this report based solely on JBA Floodability data. This shows the combined flood hazard, in 5 metre grid cells, from multiple sources i.e. river, sea and surface water flooding (certain groundwater flood data is also included). Over 85% of insurers use this data when assessing flood risk. The Floodability Rating is represented by colour indicators (black, red, amber, green or clear). For locations rating Black 1 (High) and Black 2 (Very High) there is more likely to be a correlation between Floodability and a residential property being included within Flood Re by a participating insurer. These

Flood Residential <0.25Ha Flood

Please see the previous sections for the Flood Risk as of the date of this report.



Date: 27/04/2018

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PASS

NOTE

Surface Water Flood Risk

Historic Flooding

Dam Break

PASS

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Flood



indicators however provide no assurance or guarantee that insurance / insurance covering flood risk will or will not be available, no reliance should be placed upon the colour indicators, and appropriate additional enquiries should be made as to the actual availability (or not) of insurance / insurance covering flood risk. Every insurance application is unique, so other perils, risks or a previous claims history may mean that insurance is not available in any event.

Future Climate Info has partnered with HomeProtect to deliver home insurance for residential properties in areas considered to be at risk of flooding. HomeProtect policies are underwritten by AXA Insurance plc. Get an immediate, online quote at http://www.homeprotect.co.uk/floodcover.

2.03 Flood Risk and Impact on Value

METHODOLOGY

METHODOLOGY

The flood risk assessment in this report is based on the best available historic, river, sea, and surface water flooding data. This includes data supplied by the Environment Agency and Jeremy Benn Associates (JBA). A flood risk assessment using these data sources, however, should not be regarded as definitive. Because the flood risk assessment is based on theoretical risk models, there is always the possibility that exceptional weather conditions and/or failure of flood defences can cause flooding that was not anticipated. No site visit has taken place.

The Professional Opinion on flood risk given in this report is based on a flood risk assessment of River, Sea and Surface Water flooding, using Environment Agency and JBA data. If there is a history of flooding it is reported but it is not included in the flood risk assessment because circumstances can change, for example the provision of flood defences, causing the flood conditions to be different today. Susceptibility to groundwater flooding is reported but is also not included in the flood risk assessment; this is because the data identifies geological conditions which could enable groundwater flooding to occur, but does not model the risk of such an occurrence.

RICS advises that flood risk does reduce the value of a property, compared with a similar property without such a risk. This depends on the particular circumstances of the property, any history of flooding, and the provision of flood defences. For some 'at risk' property, for example, the reduction in value may be offset by an increase due to the property's amenity value close to a river, stream or coast.

2.04 Flood Planning, Flood Warning and Reporting, and Flood

Resistance and Resilience Measures

Detailed advice on flooding and resistance and resilience measures, flood risk planning and costs, and flood warning and reporting systems, is available from the following websites:

Government: https://www.gov.uk/prepare-for-a-flood/find-out-if-youre-at-risk Insurance Industry: https://www.abi.org.uk/Insurance-and-savings/Topics-and-issues/Flooding RICS: www.rics.org/uk/knowledge/consumer-guides/guide-to-flooding

2.05 Standard

T&Cs, QUERIES & COMPLAINTS

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2.06 Searchcode

T&Cs

IMPORTANT CONSUMER PROTECTION INFORMATION

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The Search Code:

- Provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- Sets out minimum standards which firms compiling and selling search reports have to meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property
 professionals.

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• Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports.
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- · conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

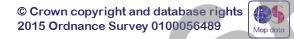
TPOs Contact Details:

The Property Ombudsman scheme, Milford House, 43-55 Milford Street, Salisbury, Wiltshire SP1 2BP Tel: 01722 333306, Fax: 01722 332296, Email: admin@tpos.co.uk, Web: https://www.tpos.co.uk/ You can get more information about the PCCB from www.propertycodes.org.uk

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

2.07 Report Licensing

METHODOLOGY



3. USEFUL CONTACTS

Visit: http://www.dover.go	ov.uk/

Environment Agency | I North Lutra House, Dodd Way, Off Seedlee Road, Bamber Bridge, Preston. PR5 8BX Tel: 08708 506 506 Visit: www.environment-agency.gov.uk Email: enquiries@environment-agency.gov.uk

JBA Consulting | South Barn, Broughton Hall, Skipton. BD23 3AE Tel: 01756 799919

Public Health England | Wellington House, 133-155 Waterloo Road, London. SE1 8UGTel:020 7654 8000Visit:https://www.gov.uk/government/organisations/public-health-englandEmail:enquiries@phe.gov.uk

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The British Geolo Tel: Visit: Email:	gical Survey Environmental Research Centre, Keyworth, Nottingham, NG12 5GG 0115 936 3143 http://www.bgs.ac.uk/ enquiries@bgs.ac.uk
Ordnance Survey Tel:	Customer Services Ordnance Survey Adanac Drive Southampton SO16 0AS Please contact our helpline on 08456 05 05 05 between 8:30am and 5:30pm, Monday to Friday.
Visit:	If you are calling from outside the UK, please call us on +44 8456 05 05 05 (international calls are charged at the standard rate). www.ordnancesurvey.co.uk/

Department for Business, Energy & Industrial Strategy | 1 Victoria Street London SW1H 0ET Tel: 020 7215 5000 Email: enquiries@beis.gov.uk

HomeProtect | HomeProtect, PO Box 1124, Kingston upon Thames, KT1 1XT Tel: 0330 660 3600 Visit: www.homeprotect.co.uk/floodcover floodcover@homeprotect.co.uk Email:

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