A premium environmental search which combines a detailed contaminated land risk assessment with a flood risk assessment.

**Designed for:**
High value or complex commercial transactions including redevelopment deals.

**Use this report to understand:**

### Contaminated Land
- If historic activities could result in liability for the property owner under the contaminated land regime
- If remediation is likely to be required
- If environmental permits are held for the property or by neighbouring properties
- If current operations in the surrounding area could cause contamination of the property
- If ecological receptors could be affected by site operations
- The potential for liability under the Environmental Damage Regulations

### Flood
- The overall risk of flooding with and without flood defences
- Details of flood protection and mitigation measures that are available, which could reduce the risk to your property
- If a full Flood Risk Assessment is required for development under the National Planning Policy Framework (NPPF)
- An indication as to whether the flood risk means insurance will be harder to obtain and premiums could be high

**Why you need it:**
An advanced search which goes beyond the basic requirements of the Law Society Warning Card to accurately pinpoint risk and liability. This report also provides a comprehensive screening for all major sources of flooding. It is more cost effective than purchasing two separate reports.

**What’s included**
- Front page risk summary and clear ‘next steps’
- Consultants manual review and commentary of all the risks
- Flood risk assessment
- Contaminated land risk analysis
- Includes writers name and contact details

**Key features**
Main risks clearly summarised, allowing lawyers to cut and paste key information for their clients.

**Risk assessment**
- Clear executive summary highlighting both contaminated land liability and flood risk
- Intelligent risk assessment and commentary by experts in the interpretation of environmental data. This skill can make the difference between Passed and Further Action results
- Expert manual review of high detailed historical maps
- Current operations section covers regulatory compliance
- Additional Considerations section details other pertinent factors that may affect the site
- Includes a robust ECORISK Assessment which considers all the ecological receptors listed in the Statutory Guidance
- Flood risk assessment incorporates risks from rivers/sea, surface water, groundwater and historical flood events. Supplemented with a consultants commentary
Data includes

- Full range of key environmental datasets including the UK’s most comprehensive landfill data
- Comprehensive natural hazards data including the most recent radon data
- Risk and likely depth of surface water flooding, a major cause of flooding in urban areas
- The latest Risk of Flooding from Rivers and Sea (RoFRS) data from the Environment Agency and Insurability Index from JBA Consulting recommended by the Association of British Insurers as a reliable indication of insurability for small businesses
- Groundwater flooding data provided by GeoSmart
- Unique dam break data from JBA Consulting - identifies flood risk from failed local dams
- Complete information on surrounding watercourses, including culverted rivers and streams provided by the Environment Agency
- Unique use of elevation data in order to calculate the height of the site above local water features

Other

- Comprehensive terms and conditions
- Two working days turnaround – expedited at no extra cost

Additional services

- Consultancy services
- Insurance products and expertise
- Report cost is offset against any further consultancy work

Wide reliance

Automatic reliance by most parties involved in a property transaction including seller, buyer, lender and their professional advisors.

These other reports may be relevant to your site:

**Energy and Infrastructure**

This report provides an accurate search for both residential and commercial properties for a number of selected Energy and Infrastructure projects across the UK.

In the report: Wind farms, HS2, Crossrail, energy exploration eg fracking, solar farms and renewable power plants.

**Highways**

This report provides insight into planned changes to roads and rights of way affecting commercial sites.

In the report: Road, footpath and verge adoption status. Traffic schemes and orders, scheduled roadworks and existing/proposed Rights of Way.

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