Sitecheck™ Combined is an environmental and flood risk assessment for commercial properties. As well as providing an indication as to whether a site could be contaminated, it provides a comprehensive assessment of all major sources of flooding.

What’s included

- Consultant’s professional opinion
- Contaminated land risk assessment
- Flood information and mapping
- Ground stability data
- Other environmental hazards

Key features

- Clear executive summary highlighting both contaminated land liability and flood risk
- Full range of key environmental datasets including the UK’s most comprehensive landfill data
- The latest flood data from JBA Consulting, Ordnance Survey, the Environment Agency and RoFRS – used by insurers and regulatory bodies
- Comprehensive natural hazards data including the most recent radon data

Designed for:
Any party involved in the commercial property transaction, such as the Lawyer, Surveyor, Property Owner, Property Purchaser, Lender or Insurer.

This report may be used for redevelopment sites. However, for such transactions, especially complex cases, we recommend Site Solutions Combined, which includes a complete manual review by a named consultant in every instance. See the product card for more details.

Use this report to understand:
- If there are historical or current land uses at the site that could result in potential liabilities associated with relevant contaminated land legislation (Part 2A of the Environmental Protection Act 1990)
- The risk of flooding from rivers and sea when flood defences are operational but also when they are absent, fail or are over-topped
- The risk of flooding from surface water flooding
- The risk of flooding from groundwater
- Whether there have been any historical flood events close to the site
- Whether the overall flood risk at the site could have an impact on your ability to obtain flood risk insurance without having to pay high premiums
- If there are ground stability hazards in the area that could potentially cause subsidence
- If the site is located in an area where radon gas has the potential to cause a risk to health

Why you need it:
The report includes an assessment of the impact of land contamination on the property that satisfies the Law Society Warning Card. It also provides an assessment of the main types of flooding in the UK.
Key flood data

- Official Environment Agency data provides an assessment of the likelihood of flooding at a national scale
- Historic flood events – understanding past flooding events is a vital part if understanding current risk
- JBA Risk Managements view of surface water, or ‘flash flooding’, an increasing risk to UK property
- Risk of Flooding from Rivers and Sea (RoFRS) – provides a broad-brush assessment of the likelihood of flooding at a national scale, based on assessments undertaken for 85 river catchments and coastal cells
- All supported by clear and concise mapping

Expert professional opinion included

Every report comes with expert professional opinion from Argyll Environmental, providing a clear commercial guidance on:

- The likelihood that the property will be designated as ‘contaminated land’ under Part 2A of the Environmental Protection Act 1990
- The overall risk of flooding at the site with and without flood defences
- Whether flooding is likely to affect insurance cost and availability

Free ‘Further Action’ report review

Where the client is able to provide Landmark with sufficient further information, the report will be re-reviewed at no extra cost. If the additional information mitigates the cause of the original result, a new ‘Passed’ certificate will be issued. This service is available free of charge when the customer provides the required information. We can even procure the information on your behalf, but in these cases additional charges may apply.

These other residential reports may be relevant to your site:

Energy and Infrastructure

Obtain details of a number of selected Energy and Infrastructure projects across the UK and make sure you are fully informed about the potential impacts. Our report can help by informing if the site is likely to be impacted by development projects:

- Wind farms, HS2, Crossrail, energy exploration e.g. fracking, solar farms and renewable power plants.

SiteSolutions Highways

Gain an insight into planned changes to roads and rights of way affecting commercial sites with the SiteSolutions Highways.

- Adoption status of roads, footpaths and verges, road improvement schemes and orders, forthcoming roadworks as well as the identification of rights of way and potential proposed amendments surrounding a commercial site.

If you require any assistance please contact our customer services team on 0844 844 9966 or by email at helpdesk@landmark.co.uk

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