

# SITESOLUTIONS Combined

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



## 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

## 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.



**£10m** Professional Indemnity Cover of £10million\*



## 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

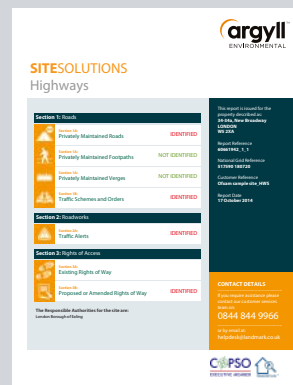
This report provides an accurate search for both residential and commercial properties for a number of selected Energy and Infrastructure projects across the UK.



**Included 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.



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