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## Homecheck: Accessible information for homebuyers

Arranged by Severn Trent Searches and provided by Landmark Information Group, Homecheck Professional Reports are produced in partnership with RPS, Europe's leading environmental consultancy.

Each search report comes complete with a professional interpretation certificate, clearly stating the likelihood of the property being described as 'contaminated land' as defined by Part IIA of the Environmental Protection Act 1990. It also includes a unique lending assessment, providing guidance from an environmental perspective as to whether the property can be used as security in normal lending. Finally, the certificate draws attention to any matters which may impact on the value or use of the property, such as flooding, radon, subsidence or nearby landfill sites.

The report provides information in the five key areas not covered by Standard Enquiries of Local Authorities. Unless stated otherwise within the report, answers to enquiries cover two search bands: 0-250 and 251-500 metres from the property.

- **Enquiries of statutory registers**

Setting out information from statutory registers kept by the Environment Agency, local authorities and the Health and Safety Executive, and identifying any nearby industrial processes or installations which may have an environmental impact on the property. Key areas covered include the existence of landfill and waste sites, industrial processes regulated by the Environment Agency, the storage of hazardous substances, emissions to air, and industrial installations managed by the Health and Safety Executive under NIHHS and COMAH regulations.

- **Enquiries concerning site history**

Identifying any land which may be or have been put to potentially contaminative use, using sources such as the Valuation Office's Non-Domestic Rating list and historical Ordnance Survey maps.

- **Enquiries concerning land instability**

Designed to highlight land instability issues which may affect the value or use of the property, this section covers coal mining, natural subsidence and mineral extraction. Enquiries ascertain whether or not the property is within a past or present coalmining area, as well as assessing any risks from shallow mining, quarrying or mineral extraction activity.

- **Enquiries concerning natural perils**

Covering flooding and radon, this section indicates whether the property is in or within 250 metres of a river or coastal floodplain, and whether it's within a radon-affected area as defined by the National Radiological Protection Board (NRPB).

- **Enquiries concerning groundwater**

Determining whether the property is in or within 500 metres of a protected water source or area of groundwater vulnerability.

- **Enquiries concerning other matters**

Including air-quality ratings and the presence of nearby transmitters and cell-phone masts.

If your client orders a Plansearch (Plus) Residential report (detailed overleaf) at the same time, they can get both searches for the discounted price.