



THE FUTURE IS NOW

THE CLIMATE HAS CHANGED
FOR ENVIRONMENTAL REPORTS

Call: 0115 971 3550
Email: enquiries@severntrentsearches.com
Website: www.severntrentsearches.com



FUTURE CLIMATE INFO

The Reports: Future Climate Info has created an innovative suite of Environmental Reports that analyses data on Contaminated Land, Flood, Ground Stability and Energy & Infrastructure. The reports are divided into Premium, Standard and Essential with standardised data modules to ensure that each element provides a consistent response for each report. Not only do these reports assist with best practice due diligence but they are also compliant with Law Society guidance in screening for Environmental and Flood.

The Range: Each report uses a modular approach to ensure that all data is uniform throughout the range. All you need to do is select the report with the modules you require.

	Essential:	Standard:	Premium:
	Meets the minimum requirements of the Law Society's guidance on flooding and Contaminated Land.	Contains all of the information from the Essential report and includes Ground Stability data.	Contains all of the information from the Standard report and includes data on Energy & Infrastructure such as wind farms, shale gas exploration, and HS2.
Modules:	Environmental Flood	Environmental Flood Ground Stability	Environmental Flood Ground Stability Energy & Infrastructure

The Prices: Recommended Retail Prices for residential properties less than 0.25 hectares are:

	Essential	Standard	Premium
	£39.00 <small>+VAT</small>	£45.00 <small>+VAT</small>	£50.00 <small>+VAT</small>
Environmental	●	●	●
Flood	●	●	●
Ground Stability	●	●	
Energy & Infrastructure		●	

Flood or Energy & Infrastructure data modules can be purchased as stand-alone products and Commercial reports are also available.

For more information on Future Climate Info reports contact Severn Trent Searches

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The Data:

Every Future Climate Info report contains the relevant datasets from all of the key information sources, including our own high quality, unique research of historical maps for potentially contaminated and in-filled land.

The Advantages:

- **Expertise** – Future’s team has over 60 years of industry knowledge.
- **Compliant** – All Reports comply with Law Society Guidance and Practice Notes (inc Flood).
- **Professional Opinion** – Provided on **all data** not just Contaminated Land.
- **Clear + Concise** – Comprehensive data analysis simply summarised.
- **Competitively Priced** – The market’s most cost effective solutions.

Data Modules:

ENVIRONMENTAL analyses the impacts from key risks including: nearby Artificial Ground, Contaminated Land Insurability, Contaminated Land Register Entries and Notices, Current Industrial Land Uses, Environmental Permits, Petrol Stations, Landfill Sites Past and Present, Telecommunications Transmitters, Potentially Contaminated Land from Past Industrial Land Uses, Pollution Incidents, Potentially In-Filled Land, Pylons and Electricity Lines, Radon Gas, Regulated Environmental Processes, and Surface Dangers or Hazards.

FLOOD analyses the impacts from the key risks listed by the Law Society including: Flooding from Rivers, The Sea, and Surface Water Flooding, Groundwater Flooding Susceptibility, Historic Flooding, Flood Insurability, Flood Storage Areas, and nearby Surface Water Features.

GROUND STABILITY analyses the impacts from key risks including: Ball Clay Mining Areas, Brine Compensation Areas, China Clay Mining Areas, Coal Mining Areas, Geohazards such as Clay Shrinkage, Landslips, Landslides and Sink Holes, Limestone Mining Areas, Past Mining Hazards in Minerals other than coal, Modified Ground, Natural Cavities, Potentially In-filled Land and Tin Mining Areas.

ENERGY & INFRASTRUCTURE analyses the impacts from key risks including: Carbon Capture and Storage, Coal Bed Methane Extraction, Crossrail, Current and Future Hydropower Installations, Gas Recovery from Mines, HS2, Licensed Oil, Gas, and Shale Gas Exploration and Extraction, Major Energy, Environmental, and Transport Infrastructure, Power Stations, Solar Farms, Underground Coal Gasification and Wind Farms.

ENVIRONMENTAL

Included in:
 • Premium
 • Standard
 • Essential

Environmental Facts:

Consideration of Environmental issues and Contaminated Land has become a key element of the conveyancing process. Identifying historical industrial activities and past waste disposal practices such as gas works, chemical works, landfill sites, storage works and petrol stations ensures that the homebuyer is informed in-line with Law Society guidance. As well as contamination there can be other environmental risks that can affect the quiet enjoyment of a property.

Residential Environmental Reports:

Environmental risk data (including Contaminated Land) is included in every Future Climate Info Premium, Standard and Essential environmental report for residential properties.

Recommended Retail Prices:

Recommended retail prices (excluding VAT) for our residential reports are as follows:

Residential properties	Essential	Standard	Premium
< 0.25 hectares	£39.00 +VAT	£45.00 +VAT	£50.00 +VAT
> 0.25 hectares	£55.00 +VAT	£85.00 +VAT	£90.00 +VAT

Turnaround:

All Future Climate Info residential reports are produced and returned electronically within minutes.

Professional Indemnity Cover:

For peace of mind, Future Climate Info reports are backed by £10 million Professional Indemnity Insurance. Our PI cover can be relied upon by the professional parties involved in the property transaction, including the first purchasers and their advisers, and the first purchaser's lender.

Commercial Environmental Reports:

Environmental risk (including Contaminated Land) is included in every Future Climate Info Premium and Standard Environmental report for commercial properties.

Recommended Retail Prices:

Recommended retail prices (excluding VAT) for our commercial reports are as follows:

Commercial properties	Standard	Premium
< 0.25 hectares	£95.00 +VAT	£100.00 +VAT
> 0.25 hectares	£145.00 +VAT	£160.00 +VAT

Environmental Risk Data:

Future Climate Info reports contain comprehensive, property specific information and a Professional Opinion of all the key environmental data, including Contaminated Land from all of the authoritative sources as well as our own extensive research of historical maps. Our residential reports cover Contaminated Land Register Entries and Notices, Current Industrial Land Uses, Discharge Consents, Environmental Permits, Fuel / Petrol Stations, Landfill Past and Present, Past Industrial Land Uses (including Military Sites), Planning Applications for Hazardous Substances, Pollution Incidents, Potentially In-filled Land, Pylons and Electricity Lines, Radioactive Substances, and Radon Gas.

Professional Opinion on Environmental and Contaminated Land:

Every Future Climate Info report that includes Environmental data contains a Professional Opinion on the impact on property value (if any) relating to Environmental information from Wilbourn & Co. Ltd Chartered Environmental Surveyors.

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**Why Checking
Environmental
Risk is Important:**

The UK has a long industrial history and many areas of land may have been contaminated by old industrial uses, with substances such as arsenic and lead being left behind in the soil. Over the years, these old industrial sites have been and continue to be redeveloped into housing and offices and unless identified and remediated, any toxic substances may cause harm today.

The previous use of a site can be an issue when people buy and sell houses, particularly because the liability of removing any hazardous waste can lie with the homeowner. There have been a number of cases where properties have had to be 'cleaned' retrospectively after having been built on former industrial land. In 2005, residents of around one hundred homes at Seaton Carew in Teesside were issued with a list of precautions to be taken because their gardens were contaminated by arsenic, lead and zinc from an old pit-prop treatment works – the clean-up costs for this site were an estimated £4 million. In 2010 the owners of nineteen properties built on an old quarry in Bath discovered that the land was filled with toxic waste that was contaminating their gardens.

Since 2001 conveyancers have been obtaining an environmental search report as standard practice, to check for statutory Contaminated Land legislation and any historical uses, as the site might be determined as Contaminated Land by the council at some point in the future.

The simple solution to finding out about the risk of Contaminated Land in a conveyancing transaction, taking into account contemporary planning legislation, is to obtain a Future Climate Info Premium, Standard, or Essential environmental report. Along with all the other environmental information needed by conveyancers, our reports identify the likely build date for properties as part of the risk assessment. This means that where properties were built after

planning laws were tightened, fewer recommendations for Further Action will be returned, minimising your time spent on dealing with the issues and eliminating the need to make unnecessary further investigations.

**MANY AREAS OF LAND MAY
HAVE BEEN CONTAMINATED
BY OLD INDUSTRIAL USES
WITH SUBSTANCES SUCH
AS ARSENIC AND LEAD.**

FLOOD

Included in:
 • Premium
 • Standard
 • Essential

Flood Facts: According to the Government the Winter of 2013–14 was the wettest on record with over 7,800 homes and nearly 3,000 commercial properties flooded. In England, more than 5 million properties are at risk of flooding – that’s nearly 1 in 6.¹

Residential Flood Reports: Flood risk data is included in every Future Climate Info Premium, Standard and Essential environmental report for residential properties. The same Flood risk information is also analysed in stand-alone residential flood reports.

Recommended Retail Prices: Recommended retail prices (excluding VAT) for our residential reports are as follows:

Residential properties	Flood	Essential	Standard	Premium
< 0.25 hectares	£17.50 +VAT	£39.00 +VAT	£45.00 +VAT	£50.00 +VAT
> 0.25 hectares	£35.00 +VAT	£55.00 +VAT	£85.00 +VAT	£90.00 +VAT

Turnaround: All Future Climate Info residential reports are produced and returned electronically within minutes.

Professional Indemnity Cover: For peace of mind, Future Climate Info reports are backed by £10 million Professional Indemnity Insurance. Our PI cover can be relied upon by the professional parties involved in the property transaction, including the first purchasers and their advisers, and the first purchaser’s lender.

Commercial Flood Reports: Flood risk data is included in every Future Climate Info Premium and Standard report for commercial properties. The same risk information is also analysed in stand-alone commercial reports.

Recommended Retail Prices: Recommended retail prices (excluding VAT) for our commercial reports are as follows:

Commercial properties	Flood	Standard	Premium
< 0.25 hectares	£55.00 +VAT	£95.00 +VAT	£100.00 +VAT
> 0.25 hectares	£85.00 +VAT	£145.00 +VAT	£160.00 +VAT

Flood Risk Data: The Law Society Practice Note (23 May 2013) lists Surface Water, Groundwater, River, and Coastal as the most common types of flooding. Future Climate Info reports contain comprehensive, property specific information on all of these Flood risks, from all of the authoritative sources. Future Climate Info reports go further by reporting the recorded past history of flooding for the property. An indication is also given of the likelihood of obtaining Flood Insurance.

Professional Opinion on Flood: Every Future Climate Info report that includes Flood data contains a Professional Opinion on the impact on property value (if any) relating to Flood information from Wilbourn & Co. Ltd Chartered Environmental Surveyors.

**Why Checking
Flood Risk is
Important:**

The climate is changing and during the Winter of 2013–14 flood events occurred in the UK which resulted in flooding to the Thames Valley, coastal flooding in the South West and flooding in the Somerset Levels. Thousands of homes and many hundreds of businesses were affected.

The affect on property values in areas susceptible to flooding can vary. In the past there has been a general misconception that over time, property values in a flood area will simply return to normal. In fact in some areas badly flooded in 2000, property values returned to normal in just 3 years despite the fact that the town continues to be under threat.

There may previously have been only local knowledge in relation to flooding but, from May 2013, the Law Society introduced its Practice Note providing guidance in relation to flooding, advising the issue to be fully examined during a property transaction.

Our reports not only look at all of the flood risks from the authoritative sources, they also offer guidance as to the likelihood of obtaining Flood Insurance, and are backed up by a Professional Opinion on the impact, if any, of flooding on the property value.

The Water Act 2014 requires that homeowners be more responsible for mitigating the effects of flood risk on their homes. Future Climate Info report's link to the latest guidance on flood resistance and resilience measures.

**THE AFFECT ON PROPERTY
VALUES IN AREAS SUSCEPTIBLE
TO FLOODING CAN VARY.**

GROUND STABILITY

Included in:
 • Premium
 • Standard

Ground Stability Facts:

Ground Stability risks such as sinkholes are becoming more common and have been linked with climate change. According to the Royal Institution of Chartered Surveyors at least nine sinkholes appeared in England in February 2014 caused by heavy rain and flooding during the Winter of 2013–14. However, heavy rain is not the only issue, a range of factors can be responsible for subsidence and ground instability.²

Residential Ground Stability Reports:

Ground Stability data is included in every Future Climate Info Premium and Standard environmental report for residential properties.

Recommended Retail Prices:

Recommended retail prices (excluding VAT) for our residential reports are as follows:

Residential properties	Standard	Premium
< 0.25 hectares	£45.00 +VAT	£50.00 +VAT
> 0.25 hectares	£85.00 +VAT	£90.00 +VAT

Turnaround:

All Future Climate Info residential reports are produced and returned electronically within minutes.

Professional Indemnity Cover:

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Commercial Ground Stability Reports:

Ground Stability data is included in every Future Climate Info Premium and Standard environmental report for commercial properties.

Recommended Retail Prices:

Recommended retail prices (excluding VAT) for our commercial reports are as follows:

Commercial properties	Standard	Premium
< 0.25 hectares	£95.00 +VAT	£100.00 +VAT
> 0.25 hectares	£145.00 +VAT	£160.00 +VAT

Ground Stability Risk Data:

It is now common practice in conveyancing to check for Ground Stability risks such as Coal Mining, Mining in other Minerals, Areas of Unstable Ground, Natural Cavities (such as Sinkholes) and Clay Shrinkage. Our reports contain comprehensive, property specific information on all of these risks, from all of the authoritative sources.

Professional Opinion on Ground Stability:

Every Future Climate Info report that includes Ground Stability data contains a Professional Opinion on the impact on property value (if any) relating to Ground Stability information from Wilbourn & Co. Ltd Chartered Environmental Surveyors.

**Why Checking
Ground Stability
Risk is Important:**

Significant areas of the UK are at risk from subsidence. The obvious culprit is coal mining, but there are also tin mines, and many other minerals such as gypsum, salt, and anhydrite that have been mined or are being mined across the country.

On a development of brand new homes in Hemel Hempstead, buyers were pulling out after a 20 foot deep cavity opened up caused by former chalk mines and clay pits. In High Wycombe, a car was swallowed up by a 30 foot hole in a driveway, thought to be associated with old chalk mine workings.

There are many potential causes of ground instability. As well as mining, there can also be natural causes of subsidence, and these can be made worse by the impact of climate change. For example, clay shrinkage is the main cause of subsidence in the UK and reportedly accounts for 75% of subsidence insurance claims. Clay shrinkage is caused by variations in the moisture content of the clay subsoil (frequently affected by trees taking water out of the ground, or leaking drains) resulting in volume changes, which in turn affects foundations and can result in significant subsidence damage.

With changing rainfall and ground water conditions there has been a dramatic upturn in the number of cases of ground collapsing through natural causes known as sinkholes. Large areas of the country are underlain by surface deposits or rock formations such as limestone, chalk, salt, and gypsum. These types of rocks can be removed or readily dissolved by surface flooding, heavy rainfall, water abstraction, or by drought conditions removing the support of water in underground cavities.

Homebuyers should look to protect themselves from this increasing risk and Future Climate Info Premium and Standard reports provide analysis of all the relevant data sets.

**WITH CHANGING RAINFALL AND
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THERE HAS BEEN A DRAMATIC
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THROUGH NATURAL CAUSES.**

ENERGY & INFRASTRUCTURE

Included in:
• Premium

Energy & Infrastructure Facts:

The development of alternative energy sources such as wind farms and shale gas, as well as major infrastructure projects to consider like HS2 and Crossrail may all be intended for the benefit of local communities as well as the nation, but they can also have a negative impact on the local amenity and property values.

Residential Energy & Infrastructure Reports:

Energy & Infrastructure data is included in our Future Climate Info Premium environmental report for residential properties. The same Energy & Infrastructure information is also analysed in stand-alone residential reports.

Recommended Retail Prices:

Recommended retail prices (excluding VAT) for our residential reports are as follows:

Residential properties	E&I	Premium
< 0.25 hectares	–	£50.00 +VAT
> 0.25 hectares	–	£90.00 +VAT
< 10 hectares	£15.00 +VAT	–

Turnaround:

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Professional Indemnity Cover:

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Commercial Energy & Infrastructure Reports:

Energy & Infrastructure data is included in our Future Climate Info Premium environmental report for commercial properties. The same Energy & Infrastructure information is also analysed in stand-alone commercial reports.

Recommended Retail Prices:

Recommended retail prices (excluding VAT) for our commercial reports are as follows:

Commercial properties	E&I	Premium
< 0.25 hectares	–	£100.00 +VAT
> 0.25 hectares	–	£160.00 +VAT
< 30 hectares	£30.00 +VAT	–

Energy & Infrastructure Risk Data:

It is increasingly common practice in conveyancing to check for Energy & Infrastructure risks such as Carbon Capture and Storage, Coal Bed Methane Extraction, Crossrail, Gas Recovery from Mines, HS2, Hydropower installations, Oil, Gas, and Shale Gas, Major Energy, Environmental and Transport Infrastructure Projects, Power Stations, Solar Farms, Underground Coal Gasification, and Wind Farms. Our reports contain comprehensive, property specific information on all of these risks, from all of the authoritative sources.

Professional Opinion on Energy & Infrastructure:

Every Future Climate Info report that includes Energy & Infrastructure data contains a Professional Opinion on the impact on property value (if any) relating to Energy & Infrastructure information from Wilbourn & Co. Ltd Chartered Environmental Surveyors.

**Why Checking
Energy &
Infrastructure
Risk is Important:**

Wind Farms near to a property could materially affect its capital value. Aside from the visual impact other concerns exist such as wind turbulence, low frequency “pulsing” sounds from the blades, high pitched sounds from the hub, and continual flickering shadows in strong sunlight.

In 2008 a council tax appeal ruled that the occupants of a farm and a house in Lincolnshire should get a discount on their council tax as a result of a wind farm. In May 2006, a wind farm at Vine House Farm, comprising eight turbines 100 metres tall, was built around 930 metres away. The resident’s quiet enjoyment of their property was so disturbed that they were forced to vacate their house, for health reasons. In 2004, a resident sought damages from the previous owners of his house, who had not made him aware of the proposed wind farm when he was in the process of buying the property. The District Judge ultimately determined that the property value had fallen by 20% due to the wind farm.

These examples demonstrate that there can be a material impact on quiet enjoyment, values and health where an energy facility or major infrastructure is constructed nearby. In the case of an existing wind farm this might be readily visible and taken account of in the property valuation, but the homebuyer may not be aware of all of the impacts of living next to it.

To find out about wind farms and other major infrastructure activity such a fracking for shale gas or HS2, simply obtain a Future Climate Info Premium report or stand-alone Energy & Infrastructure report.

WIND FARMS NEAR TO A PROPERTY COULD MATERIALLY AFFECT ITS CAPITAL VALUE.



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