

# FCI Commercial

Because business needs momentum

Concise Reports • Robust Expert Opinion • Full Reliance



**Future Climate Info delivers professional insights and practical solutions to remove environmental risk from property transactions.**

## Why Choose FCI?

- Short, concise and intuitive layout.
- Includes contaminated land, flood, ground stability and energy /infrastructure risks.
- Improved mapping with clear symbols for key risks.
- Expert support from FCI's Risk Team and Environmental Insurance from CLS Property Insight.
- Backed by £10 million Professional Indemnity Cover.
- Continuous innovation and the very latest datasets.
- Full professional risk assessments across all sections of the report.
- Clear and succinct results, with 'Next Steps' highlighted on the front page.

## Data

Every FCI Report interrogates all key datasets, including our own high quality, unique research of historical maps for potentially contaminated and in-filled land.

Environmental

Flood

Ground Stability

Energy & Infrastructure

For more information on the datasets within this report, please see the back of this card.

**Air quality data:** EarthSense's MappAir® data is the first ever high resolution nationwide map of air pollution, providing an Air Quality Rating from the UK's leading air quality experts.

**Free Further Action review:** Upon evidence of remediation, returned within 48 working hours.

**Subsidence risk rating:** Accurate to the individual postcode and based on actual insurance claims data, the Subsidence Risk Rating from Property Assure provides an instant rating and a clear summary of the risk.

**Detailed flood reporting:** Our individual flood thumbnails provide a detailed map illustrating the extent of each type of flood risk and JBA's Floodability rating helps to provide an overall flood risk rating for the property.

## Affordable next step solutions to help move transactions forward:

- **FCI Flood Appraisal - Commercial from £250 + VAT\*** - For flood 'further actions', a property specific, manually assessed review, from our partners, Ashfield Solutions Group.
- **FCI Appraisal - Commercial £400 + VAT\*** - A cost-effective, flat-rate solution, designed for more complex risks, or where the client doesn't feel comfortable gathering information or interpreting the risks themselves.
- **FCI Walkover - from £995 + VAT\*** - A full assessment of the site by a member of the FCI Risk team, accredited by IEMA, CIWEM or RICS, to identify signs of contamination.



# FCI Commercial Report

## Reported Risks: Environmental + Flood + Ground Stability + Energy & Infrastructure

Since 2014, Future Climate Info (FCI) has been leading the market with its fresh approach to Residential and Commercial Environmental Reports. Regulated by RICS, our aim is to put clients' needs at the forefront of everything that we do and remove any potential risk from the equation by providing full risk assessments and clear advice on next steps from our specialist team.

### Environmental

Analyses the impacts from key risks including Artificial Ground, 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, Air Quality, Potentially In-Filled Land, Pylons and Electricity Lines, Radon Gas, Regulated Environmental Processes, and Surface Dangers or Hazards.

### Ground Stability

Analyses the impacts from key risks including Subsidence, nearby 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.

### Flood

Analyses the impacts from key risks listed by The Law Society including Surface Water Flooding, Sewer flooding, Groundwater Flooding Risk, River Flooding, The Sea, Historic Flooding, Flood Insurability, Flood Storage Areas, and nearby Surface Water Features.

### 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.

### Retail

From £75.00 + VAT<sup>(1)</sup>

- Environmental
- Flooding<sup>(2)</sup>
- Ground Stability

### FCI Commercial

From £165.00 + VAT<sup>(1)</sup>

Contains all of the information from the Retail report and includes data on Energy & infrastructure such as wind farms, shale gas exploration, and HS2.

- Environmental
- Flooding<sup>(2)</sup>
- Ground Stability
- Energy+Infrastructure



Download the product cards at [www.futureclimateinfo.com/ProductCards](http://www.futureclimateinfo.com/ProductCards)

### Free Further Action review

It may be possible to revise a Further Action result free of charge if you are able to provide further information highlighting the remediation of a site. The FCI team will review and respond normally within 48 working hours at no extra cost. Simply email [info@futureclimateinfo.com](mailto:info@futureclimateinfo.com) for more information.

### Contact

For further information on FCI reports or services, please contact the team on +44 1732 755 180, email [info@futureclimateinfo.com](mailto:info@futureclimateinfo.com) or visit [www.futureclimateinfo.com](http://www.futureclimateinfo.com).

### Notes:

(\*) Following Further Action of an FCI Retail report up to 0.25 hectares or an FCI Commercial report up to 15 hectares. POA for further size bands.

(1) Recommended Retail Prices listed are for commercial properties less than 0.25 hectares.

(2) These data modules can be purchased as stand-alone products. Residential reports are also available.