

# Ground Stability Residential Report



**The British Geological Survey (BGS) estimate that 1 in 5 UK homes are at risk of shrink/swell subsidence, highlighting the importance of checking for ground stability risk when purchasing a property.**

## Property Subsidence Assessment

FCI Standard, Premium, Premium Plus Planning, Premium Plus CON29M and Ground Stability reports now come with a robust Property Subsidence Assessment from the British Geological Survey.

This advanced assessment of shrink-swell subsidence risk considers features such as soil type, proximity of trees, the age of the property and the depth of its foundations to provide an assessment of shrink-swell subsidence risk, specific to the property. This is expertly analysed and intuitively presented by FCI to ensure a clear interpretation of the risks.

Where the environmental conditions and characteristics of a property do create the right conditions for shrink-swell, practical expert actionable advice from FCI is provided for the benefit of the conveyancer/solicitor and their client to enable them to proceed with the transaction.

## Why is this important?

Shrink-swell prone soils are found extensively across England and Wales, with soil shrinkage accounting for approximately 75% of all instances of subsidence.

## Benefits for your clients

Where issues are identified, FCI always offers clear and concise recommended 'Next Steps' for your clients. FCI has partnered with industry experts to offer solutions such as insurance, further surveys and protective measures.

## Did you know?

**There are over 32,000 naturally occurring holes and 15,000 non-coal mines have the potential to affect properties in the UK.**

## Professional Indemnity Cover

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

## Data

Every FCI Report interrogates all key datasets, including our own high quality, unique research of historical maps.

## 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.

**Over 60% of all subsidence claims are caused by trees and vegetation, with 15-20% resulting from leaking drains and pipes and the remainder caused by man-made triggers such as building work to or adjacent to a property.**

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## FCI Reports

FCI Reports are divided into Essential, Standard, Premium, Premium Plus Planning and Premium Plus CON29M with modulated data 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 designed for your compliance with Law Society good practice guidance.

FCI reports that include Ground Stability data are.

### Ground Stability

Full Ground Stability Data

£15

Approx. 5 page report  
Instant Delivery

### Standard

Environmental + Flood + Ground Stability

£45

Approx. 7 page report  
Instant Delivery

### Premium

Environmental + Flood + Ground Stability + Energy+Infrastructure

£50

Approx. 9 page report  
Instant Delivery

### Premium Plus Planning

Environmental + Flood + Ground Stability + Energy+Infrastructure + Planning

£65

Approx. 7 page report

### Premium Plus CON29M

Environmental + Flood + Ground Stability + Energy+Infrastructure + CON29M

£80

Approx. 9 page report

#### Notes:

(1) All prices exclude VAT.

(2) Recommended Retail Prices listed are for residential properties less than 0.25 hectares.  
Reports for larger properties and Commercial reports are also available.

## 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).

## Other Products & Services



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

## Why Choose FCI?

- Full professional risk assessments across all sections of the report.
- Clear and succinct results, with 'Next Steps' highlighted on the front page of the report.
- The latest data, including a property specific Property Subsidence Assessment from the British Geological Survey.
- Fewer 'Further Actions' using accurate search boundaries from Land Registry.
- Saving you time, effort and printing costs.
- Highly qualified & experienced technical team on hand to help with Further Action enquiries.
- £10 million professional indemnity for the first purchaser and all professional parties.
- The only environmental search company regulated by RICS.
- The future of environmental searches.

