

FCI Standard

Environmental | Flood | Ground Stability



A full professional risk assessment across Environmental, Flood and Ground Stability, providing the insight needed for informed purchase decisions.

With a professional opinion provided across all data, Dye & Durham's FCI Standard meets the requirements of the Law Society's guidance on Flooding and Contaminated Land, whilst offering deeper due diligence with the addition of a robust ground stability assessment.



Data

Our reports provide a full interrogation of all datasets, including our own high quality, unique research of historical maps for potentially contaminated and in-filled land. The report includes:

Environmental | Flood | Ground Stability



Air Quality Rating



£100,000 Remediation Warranty



Radon

Key Features at a Glance:



Law Society Compliance: Meets the requirements of the Contaminated Land and Flood Risk Practice Notes.



Air Quality Rating: From EarthSense, the UK's leading air quality experts.



Radon: An analysis of whether a property is located in a Radon Affected Area and if protective measures may be required.



Full Flood Reporting: Flood thumbnails detail each type of flood risk and JBA's Floodability score provides an overall rating for the property and its insurability.



Robust Ground Stability Module: Including a Property Subsidence Assessment by the British Geological Survey, considering 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.



Professional Opinion: Across the entire report, with clear outcomes.



Free Remediation Warranty: Providing zero-excess protection for 6 years, up to £100,000 on passed residential environmental reports.



Affordable Next Step Solutions: To keep the transaction moving forward and deliver peace of mind for buyers.



Free Further Action Review: Upon evidence of remediation. Review returned within two working days.

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



Standard

Reported Risks: **Environmental + Flood + Ground Stability**



Affordable Next Step Solutions

Free Further Action review - £0

Assessment of site-specific evidence, supplied by the client to identify if there is a reduced risk of liability under the contaminated land regime (Part 2A of the Environmental Protection Act 1990).

FCI Enviro Appraisal - from £245 + VAT⁽²⁾

For more complex contaminated land further action results, or where the legal professional or client does not feel comfortable obtaining information or interpreting the risks themselves, the FCI Appraisal facilitates transactions in a quick, cost effective manner through consultation with the regulators and expert analysis.

FCI Flood Appraisal - from £195 + VAT⁽²⁾

For Flood 'Further Actions', a property-specific manual assessment of the flood risk, taking into account the characteristics of the property and additional flood-risk information sourced from the Local Authority.

FCI Walkover - from £995 + VAT[^]

Where a more detailed analysis of contamination potential is required, a member of our team of environmental property professionals and chartered experts will visit the site to make a contamination risk assessment and produce a full written report.

Datasets

Environmental

Analyses the 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, Radon Gas, Regulated Environmental Processes, and Surface Dangers or Hazards.

Flood

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

Ground Stability

Analyses 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.

Notes

- (1) Available as stand-alone search products
- (2) For residential properties, up to 0.25 hectares
- (^) Subject to property location, size and use
- (*) Additional size bandings available
- (+) Prices shown are RRP



Consumer Protection

We protect the best interests of the homebuyer, helping you to support your client. We are Members of CoPSO, regulated under the Search Code by the Property Code Compliance Board (PCCB) and The Property Ombudsman.

Premium Plus Planning

£69.50 + VAT (0-5 Ha)⁺

- Environmental
- Flooding⁽¹⁾
- Ground Stability⁽¹⁾
- Energy+Infrastructure⁽¹⁾
- Planning⁽¹⁾

Premium

£53.50 + VAT (0-1 Ha)^{**}

- Environmental
- Flooding⁽¹⁾
- Ground Stability⁽¹⁾
- Energy+Infrastructure⁽¹⁾

Standard

£50.00 + VAT (0-1 Ha)^{**}

- Environmental
- Flooding⁽¹⁾
- Ground Stability⁽¹⁾

Essential

£44.50 + VAT (0-1 Ha)^{**}

- Environmental
- Flooding⁽¹⁾



Contact Us

For expert advice, guidance or to discuss any of our products and services, please contact the team on:

+44 (0)1732 755 180 or email fci-admin@dyedurham.com

We're always on-hand to provide free guidance and advice to legal professionals and their clients.