

Landmark Regulated Coal Report

Suitable for residential sites

The Landmark Regulated Coal Report is a CIE Regulated assessment of coal risk that provides a detailed assessment regarding environmental or ground stability hazards resulting from past, current or future underground or opencast mining activities. It also includes information relating to subsidence claims, mine entry points, surface hazards and mining geology that may impact on a property.



The Benefits to you

Specialist recommendations and professional opinion

Thorough industry knowledge of mining information, its complexities and limitations, Landmark Regulated Coal report is backed by an expert team of former Coal Authority officers and industry surveyors, ensuring requirements of a coal search are satisfied.

Unique and frequently updated mining data

Utilising PinPoint's proprietary data and its intelligent Zone of Influence algorithms to

automatically calculate risk, Landmark Regulated Coal report is a reliable source to help professionals easily interpret hazards relating to a property address.

Accuracy, Speed and Reliability

With a turnaround time of within an hour, Professional Indemnity cover of £10 million and Information Accuracy Indemnity of £100,000 per report, provided by Aviva, Landmark Regulated Coal is reassuringly efficient.

When do I need this?

This Regulated report is ideal for conveyancers who are completing their due diligence on a property and need a residential coal report. It can easily be combined with your environmental report to receive both results promptly.

When do I use this?

When requiring a detailed assessment and Professional Opinion regarding ground stability hazards resulting from past, current or future underground or opencast mining. And whether there is likely to be any effect on the value or enjoyment of the property.

What's included:

- The Landmark Regulated Coal Report assesses the impact of the following:
 - Automated 'Zones of Influence' calculations
 - Potential mining risk areas
 - Mining abandonment plans
 - Mine entries
 - Mining Geology
 - Underground workings
 - Underground roadways
 - Opencast mining
 - Subsidence claims
 - Surface hazards
 - Mine gas incidents
- Includes a Professional Opinion on next steps if hazards are found
- Answers and provides expert opinion on all 11 CON29M questions as set out by the Law Society
- Additional appendices will provide interpretive answers where mine entries and/or subsidence claims are referred to in the report
- Simple 'traffic light' summary provides instant clarity on report findings
- User friendly informative sections to explain the nature of any risk



Professional Indemnity Cover



Information Accuracy Indemnity



Turnaround time

POWERED BY
PINPOINTCOAL

Delivering mining insight and assurances

Landmark Regulated Coal powered by PinPoint supports property solicitors, lenders and clients by providing expert intelligence and interpretation regarding mining-related hazards. It does so in an easy to read and understand report that advises on the potential impact mining activity may have on the property in question.

Why choose Landmark's Regulated Coal Report?

- Automated service delivers accuracy, speed, capacity and consistent pricing
- Data independently verified and tested for accuracy
- Technical queries are handled by industry professionals and experts e.g. Minerals Surveyor
- Accurate reporting of risks, even in areas known by The Coal Authority to be problematic
- Meets extensive due diligence requirements
- All Landmark Regulated Coal reports are signed-off by PinPoint Director Phil Huddleston MRICS Chartered Mineral Surveyor, former Head of Mining Information at The Coal Authority
- Includes underground roadways, mineral screening and mining geology as standard
- Brine risk insurance provides peace of mind
- Expert analysis and assessment at a cost effective rate

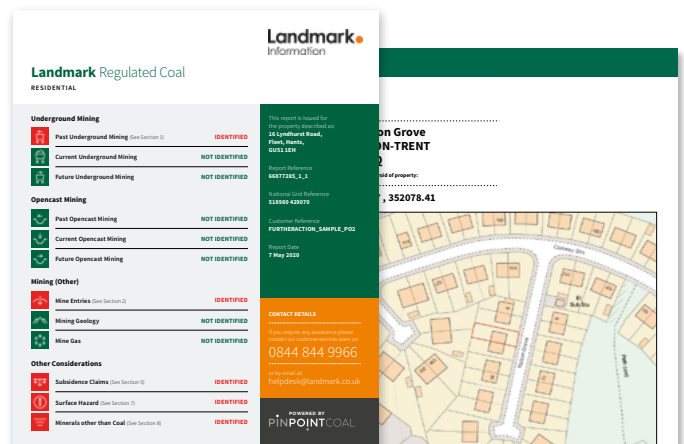
About PinPoint Information

With decades of experience in the sector, PinPoint Information has been providing due diligence reports to property professionals to help them identify, understand and assess risks.

With a specialism in Mining Reports, the expert team has established its own extensive database of coal mining data and, combined with advanced risk modelling algorithms and techniques, PinPoint provides specialist support, consistent opinion and guidance to help clients in understanding ground-based risks.

PinPoint is uniquely placed to provide pre-processed data models, which deliver critical layers of data not currently available from other providers.

What's more, as PinPoint is only partially reliant on third party data, annual price increases from the Coal Authority have only a limited impact on PinPoint's pricing, ensuring security of data supply and consistently swift delivery.



Landmark is at the forefront of legal products and data supply to the UK's property market. Our pioneering tech, data, reports and expert team enable thousands of successful property transactions, every day.

Our other environmental reports

Homecheck

When only requiring a Professional Opinion of the overall risk of contaminated land Part 2A liability.

Includes:

- Contaminated Land **FULL ANALYSIS**
- Flood **CORE SCREEN**
- Ground Stability **CORE SCREEN**
- NEW** Remediation Contribution **£100,000**

Envirosearch

Designed so your clients can digest and understand the guidance and next steps with ease; saving you time dealing with related questions.

Includes:

- Contaminated Land **FULL ANALYSIS**
- Flood **DETAILED SCREEN**
- Energy & Infrastructure **DETAILED SCREEN**
- Ground Stability **DETAILED SCREEN**
- Radon **FULL SCREEN**
- NEW** Remediation Contribution **£150,000**

RiskView

An all-in-one report allows you to confidently offer a fixed-fee search pack every time; with the added bonus of our unique interactive map for the home buyer.

Includes:

- Contaminated Land **FULL ANALYSIS**
- Flood **FULL ANALYSIS**
- Energy & Infrastructure **FULL ANALYSIS**
- Ground Stability **FULL ANALYSIS**
- Radon **FULL SCREEN**
- Planning Info **FULL ANALYSIS**
- All-in-One Report inc. **ONLINE VIEWER**
- NEW** Remediation Contribution **£250,000**

SiteSolutions

Order when requiring a comprehensive, expert manual analysis and professional opinion risk at high net worth/ large footprint properties.

Our expert consultants provide bespoke commentaries to simplify and explain identified risks and are available if there is anything you don't understand or questions you want to ask.



RiskView Residential

The all-in-one advanced environmental report, with planning applications and planning constraints data

RiskView is a comprehensive all-in-one environmental report combining the most accurate data with qualified expert advice and next steps recommendations.

With only relevant results included, alongside next steps recommendations from our environmental consultants, the report is concise and quick to use in both PDF format and through our unique interactive viewer. RiskView offers peace of mind and accessible data for homebuyers and complete due diligence from a single report for you.



When do I need this?

An all-in-one report allows you to confidently offer a fixed-fee search pack to every client every time; with the added bonus of a digital viewer for the home buyer.

When do I use this?

When requiring a Professional Opinion of the overall risk of contaminated land Part 2A liability and flood risk. Plus an analysis of any further risks including radon.

Key features

- Simplified environmental search pack provided in one report, plus planning and planning constraint data required to offer complete due diligence in a single report
- Professional Opinion and Recommendations text suitable to be copied into client reports
- **NEW** Increased remediation contribution. RiskView has an upgraded Contaminated Land **excess free remediation contribution of £250,000**, the highest in its class

What's included?



Contaminated Land
FULL ANALYSIS



Flood
FULL ANALYSIS



Energy & Infrastructure
FULL ANALYSIS



Ground Stability
FULL ANALYSIS



Planning Information
FULL ANALYSIS

Plus the following features



Radon screen



Returned within 24 hours



PI cover of £10million



Insurability statement



Free 'Further Action' risk re-review service



Landmark's unique risk assessed land register data

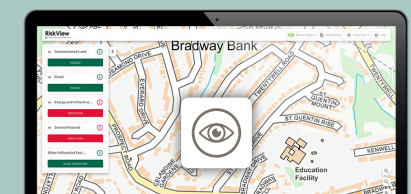


£250k Contaminated Land excess free remediation contribution



Built for the digital age

Home buyers connect with data using smart tools everyday so why should their property data be any different? Each RiskView report contains a link to our online viewer where they can access results on interactive maps.



Use this report to understand:

- **Contaminated land risk**

If the property or surrounding area is at risk of being identified by the Local Authority as contaminated land

- **Flood risk**

The risk of flooding at and around the property from surface, river, coastal, ground water and historic flood events

- **Energy & infrastructure**

If there are any energy & infrastructure projects at or close to the property, such as wind & solar farms, HS2 and the latest Crossrail data

- **Ground hazards**

Natural and man-made ground instability issues, supported by real case insurance claims information from subsidence

- **Planning and planning constraints**

Nearby planning applications and planning constraints which may affect the enjoyment of future marketability of a property

Expert recommendations and professional opinion

Every Riskview Residential report comes with recommendations and professional opinion from Landmark Information Group and environmental experts Argyll Environmental, providing clear and positive guidance, which can be copied into client reports saving you time.

Due diligence

- Assessment of environmental risk providing due diligence, whilst saving time, money and delivering the very best, 'next generation' client care
- Meeting the requirements of the Law Society Contaminated Land and Flood Practice Notes

Unique and updated environmental data

Landmark's historical land use data is used by over 350 Local Authorities, so you can be assured that you are benefiting from the same data that most LA's are using for their own Part 2A strategies.

Includes Landmark Information Group's unique risk assessed land register data, which continues to capture details of properties deemed as unlikely to be designated as contaminated land – greatly improving the efficiency of transactions and negating the need for 'Further Action'.



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