

# Homecheck Professional Environment

Homecheck Environmental highlights the risk of contaminated land at the property, as well as a high level indication of other possible environmental risks, including flood, ground stability and radon. Meets the needs of the Law Society Practice note and Part 2A of the Environment Protection Act 1990.



## What's included



Front page risk summary



Consultant's professional opinion



Contaminated land risk assessment



Flood screening



Ground stability data



Contaminated land excess free remediation contribution

£10m

PI cover of £10 million  
Subject to terms and conditions



Free 'Further Action' risk re-review service

## Key features

- Easy to interpret report with summary front page
- Professional opinion and recommendations

Best available data from industry experts, such as the Environment Agency, JBA Consulting, as well as Landmark's unique and extensive data holding built up over many years by our in-house data and environmental experts

## Designed for:

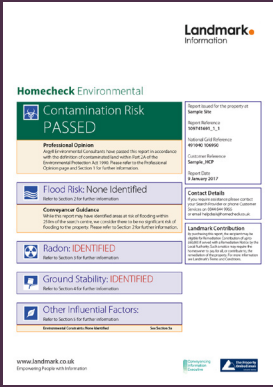
Residential property transactions

## Use this report to understand:

- Environmental risks, including:
  - Contaminated land assessment
  - Flood screen
  - Ground stability screen
  - Radon
  - Environmental constraints

## Why you need it:

Highlights if there is a risk of contaminated land and identifies other environmental factors at or around the property; satisfying your environmental due diligence.



£100k

Excess-free Remediation Contribution\*

£10m

Professional Indemnity Cover of £10million\*

\* Subject to terms and conditions



## Expert professional opinion included

Every Homecheck Professional Environmental Report includes an accredited risk assessment from Argyll, Landmark's environmental consultancy, indicating the risk of the property being designated as contaminated land, as defined by Part 2A of the Environmental Protection Act 1990.

## Free 'Further Action' report review

Where the client is able to provide Landmark with sufficient further information, the report will be re-reviewed at no extra cost. If the client provides information which mitigates the cause of the original result, a new 'Passed' result will be issued. This service is available free of charge when the customer provides the required information. Alternatively, we can procure the information on behalf of the client; in these situations charges will apply.

## Examples of Landmark's unique 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.
- Landmark's Risk Assessed Land Register is a continually updated database of properties deemed as unlikely to be designated as contaminated land – greatly improving the efficiency of transactions and reducing the need for 'Further Action' reports.

## Contaminated land insurance

Contaminated Land Insurance is available to purchase via Landmark Information Group. This insurance provides £2M cover and protects a seller and a new purchaser for 15 years as standard, and protects a lender for the full term of their mortgage. Insurance can be purchased at the time as obtaining a Landmark Environmental Report and can also be purchased afterwards, if a Further Action Environmental Report has been received.

## These other residential reports may be relevant to your site:

### Energy and Infrastructure

Obtain details of a number of selected Energy and Infrastructure projects across the UK and make sure you are fully informed about the potential impacts. Our report can help by informing if the site is likely to be impacted by development projects.

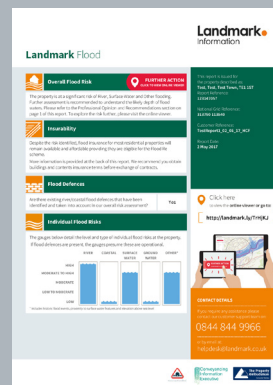


### Included in the report:

Wind farms, HS2, Crossrail, energy exploration e.g. fracking, solar farms and renewable power plants.

### Landmark Flood

A comprehensive desktop analysis of flood risk, taking into account flood defences and the availability of insurance. It comes complete with an online map viewer to examine risks further and meets the needs of the Law Society Flood Risk Practice Note.



### Included in the report:

Flood information covering risks from river, coastal, groundwater, surface water and other sources.

# Landmark Planning

Comprehensive Planning Report with a clearer view

Landmark Planning provides you with unrivaled data accuracy, including large applications as polygons for large parts of the UK. Our unique polygon data provides an accurate representation of a development's potential impact for easy analysis and communication.



## Use this report to understand:

- Whether there are nearby residential planning applications that may impact the property. These are divided into:
  - Alterations and minor
  - New builds up to 50 dwellings
  - New builds over 50 dwellings
  - Unclassified
- What small, medium and large non-residential developments are proposed or are currently being carried out in the area
- What future uses of land are being proposed for the surrounding area
- Local authority policies and constraints
- Neighbourhood information including housing, demographics, schools, local amenities and rights of way

## Key features

- Clear front page summary showing the type, vicinity and number of applications near the property
- Easily interpreted planning application information with maps
- Simple guidance to understanding the planning application and development process
- Large aerial photograph
- Turnaround time of one working day
- Comprehensive Landmark terms and conditions

## What's included:

- Residential Planning Applications
- Non-residential Planning Applications
- Local Plans
- Land Use Designations
- Rights of Way
- Housing and Demographics
- Education
- Amenities
- 7 year history of planning applications
- **NEW** Polygon Data for Large Applications

## New enhanced data

A key and unique feature within Landmark planning is how we display data on the majority of the UK's large planning applications as polygons.

Polygons provide a realistic understanding of the potential impact, both positive and negative, of a development, meaning a much clearer view of planning detail for both conveyancer and client.

The report also provides a fuller picture of the neighbourhood.





### When do I need this report?

Traditionally solicitors have carried out two types of enquiries to find out about planning issues:

- A local authority search, which provides information that is generally limited to the extent of the subject property
- A Property Information Form, which relies on the knowledge of the seller

The Landmark Planning report is designed to supplement the findings of the local authority search by also looking at development activity in the wider area.

Designed specifically for residential buyers and their solicitors, the Landmark Planning report will provide key information so that clients can make informed decisions on the impact, if any,

a development may have on the value or enjoyment of the property in the future.

### Due diligence

As part of your due diligence, ordering a Landmark Planning report demonstrates you have undertaken all practicable steps to reasonably identify information that the client would want to know.

### Wide reliance

Automatic reliance by most parties involved in a property transaction including seller, buyer, lender and their professional advisors.



Landmark is the UK's market leader in the provision of environmental search reports. With our best-in-class data and risk models supported by an experienced and knowledgeable team, Landmark reports ensure complete due diligence providing key results for clients to make informed decisions, and smoother, quicker conveyancing transactions. **Understanding the past, supporting the present, leading the future.**

## These other residential reports may be relevant to your property site:

### SiteSolutions

#### Energy & Infrastructure

An accurate search which Provides details of a number of energy & infrastructure projects across the UK, including HS2, fracking and wind and solar farm data.

### Landmark

#### Flood

A comprehensive desktop analysis of flood risk, taking into account flood defences and the availability of insurance.

### Landmark

#### Regulated Coal

A CIE Regulated assessment of coal risk including environmental or ground stability hazards, from current or future underground or opencast mining activities.

# Homecheck Mining & Subsidence

A desktop report designed to highlight any potential mining and subsidence hazards at your property. The presence of a hazard could mean that your property is at risk of structural damage from subsidence or heave. The report covers a wide range of hazards from man-made and natural sources and, uniquely, provides information on real cases insurance claims from subsidence.



## What's included



Potential hazards from former mining operations



Potential hazards from former brine pumping and salt mining



Potential hazards from areas of former landfill and infilling



Potential hazards from natural sources



Insurance claims from subsidence



Subsidence insurance claims as a result of former coal mining

## Key features

- A clear front page summary of identified hazards
- Uniquely reports on real case subsidence insurance claims at or close to the property which could be evidence of these hazards existing
- A detailed professional opinion and next steps (which can be copied into your client documentation) provided for each section, where a hazard has been identified

## Designed for:

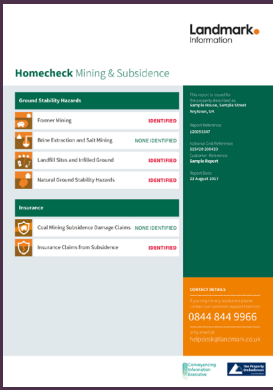
Residential property transactions

## Use this report to understand:

- If there are man-made or natural hazards in the area that could cause damage to your property
- If we have identified any insurance claims from subsidence in your postcode
- If there have been any insurance claims in the immediate vicinity of your property that have been handled by the Coal Authority

## Why you need it:

Subsidence (downward movement of the ground) and heave (upward movement of the ground) can be caused by man-made factors (e.g. mining and infilled ground) and natural factors (e.g. landslides and sink holes). Different parts of the country will be more prone to these hazards than others. This report will identify where hazards exist and provide additional information and guidance with clear next steps.



Subsidence can result in extensive damage to a property and should be considered when purchasing property. This report will allow you to effectively identify if hazards exist and provide information to allow further investigation of these hazards.



## Ground stability hazards

The first section of the report identifies the main types of mining and subsidence hazards that could affect a property such as former mining, former brine extraction and salt mining, landfill/infilled land, and natural ground instability hazards.

## Insurance claims

This section focuses on real case insurance claims. Successful insurance claims in the property postcode are identified, providing evidence that local subsidence hazards exist. We provide a rating based on the number of valid claims, if any, that have been identified in your postcode. Claims made to the Coal Authority associated with suspected damage to property from coal mining in the area are also included.

## Expert recommendations and professional opinion

The Mining & Subsidence report provides clear identification of potential property hazards. Recommendations and next steps are provided to allow further investigation if required. All of this is written so that it can be copied into client reports.

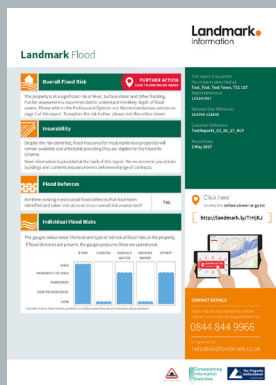
## Follow on services

If you do require any help with any of the recommendations in the report or if you would like us to purchase any follow-up report (e.g. a full regulated coal mining report) our customer service team would be happy to assist you. They can be contacted on **0844 844 9966** or by email at [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

## These other residential reports may be relevant to your site:

### Landmark Flood

A comprehensive desktop analysis of flood risk, taking into account flood defences and the availability of insurance. It comes complete with an online map viewer to examine risks further and meets the needs of the Law Society Flood Risk Practice Note.



### Included in the report:

Flood information covering risks from river, coastal, groundwater, surface water and other sources.

### Landmark Planning

Provides unrivaled data accuracy, including large applications as polygons for the majority of the UK. Our unique polygon data provides an accurate representation of a developments potential impact for easy analysis and communication.



### Included in the report:

Seven years of planning application history, polygon data for large applications, details of Local Authority planning policy (Local Development Plans) and neighbourhood information including: schools, population demographics, housing types and average prices and key local amenities.