TERRA FIRMA
CON29M

The Terrafirma CON29M Report

Frequently Asked Questions

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What is the CON29M report?

Set up in 2000 by the Coal Authority, mining reports provide information on past, present and future underground and surface coal mining activity for any individual property or site in Britain. The Law Society have created a legal form to report on coal mining information for conveyancing which is known as the CON29M. This is requested by a solicitor in behalf of their client as part of the conveyancing enquiries pack when a property or land is purchased.

Previously only supplied by the Coal Authority, the CON29M report is now licensed by the Law Society to commercial companies if they can demonstrate the ability and quality required by the Law Society.

What is the Terrafirma CON29M report?

As an official alternative to The Coal Authority CON29M, the Terrafirma CON29M Report provides expert interpreted answers to all 11 questions (14 for commercial properties) using Coal Authority licensed data and meets all the requirements as stipulated by the new Law Society CON29M (2018) guidance. It translates the risk of coal mining activity into a clear professional opinion.

We are licensed by the Law Society as a “Report Producer”, providing the same answers as the Coal Authority CON29M Search. When your client asks for a CON29M Coal Search, you can now provide the Terrafirma Report.

Is the Terrafirma CON29M accepted by all lenders?

Yes, our CON29M report is accepted by all lenders. The UK Finance Mortgage Lenders Handbook states *‘if you are hoping to buy a property that you believe may be close to a mine shaft, you should ensure that your conveyancer undertakes relevant searches and advises you on any risks’ and ‘you must ensure that any other searches which may be appropriate to the particular property, taking into account its locality and other features are carried out’.*

Our CON29M fulfils all of this guidance for coal mining hazards by providing a full risk assessment and is licensed by the Law Society as one of only two providers of the CON29M.

TERRA FIRMA CON29M

What data does the Terrafirma CON29M Coal Report use?

Our Report uses the same official licensed data as the Coal Authority Report and is updated weekly. We always show the latest date and version number of the data update on every Terrafirma CON29M Report.

Does the Terrafirma CON29M Report provide the same benefits as the Coal Authority?

The Terrafirma Report answers all the same CON29M enquiries as in the Coal Authority Report. We also provide equivalent loss of value insurance protection for residential properties covering any subsequent change in Coal Authority data (up to £50,000 for the lifetime of the property ownership).

How is the Terrafirma Report different from the Coal Authority?

In approximately 5% of cases, the Coal Authority Search highlights site proximity to a mine entry and recommends an Interpretive Report at additional cost. In a further c.5% of cases, the Coal Authority recommends further Subsidence Claims data is purchased.

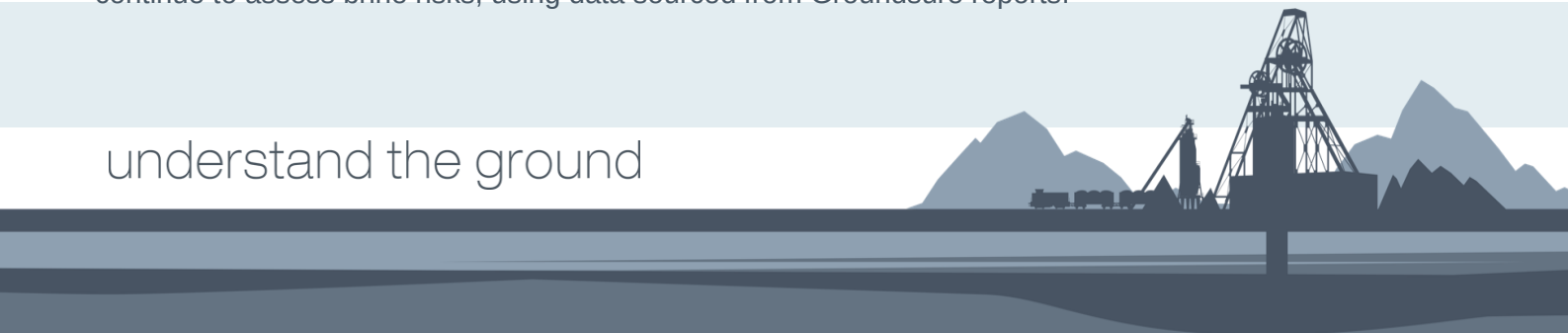
Terrafirma tries to reduce the propensity for additional cost. We provide an expert interpretation of the data and provide a comment for the lawyer to cut and paste into their due diligence report. We automatically include the additional mine entry and subsidence claims data in every Report and factor the results in our overall interpretation.

We calculate that the Terrafirma saves the lawyer **£8** on every report, as well as removing the time delay and process of ordering additional Coal Authority reports.

Does the Terrafirma CON29M Report include Cheshire Brine?

The Cheshire Brine Subsidence Compensation Board have decided that they will remove their data from the Coal Authority CON29M Search from 31st May 2018. They have licensed Groundsure to sell their own “Cheshire Salt” Report from 1st June.

The Terrafirma CON29M will answer Coal-related questions only, but the TerraSearch® Coal report will continue to assess brine risks, using data sourced from Groundsure reports.



What CON29M reports does Terrafirma provide?

We provide

- CON29M for residential properties
- CON29M for non-residential (commercial) properties
- No Coal Search Certificate for residential and non-residential (commercial) properties

What other reports do Terrafirma provide?

Terrafirma offer a comprehensive suite of solutions to translate complex ground risks into clear and reliable advice. In addition to our CON29M which is solely for Coal Mining, we also offer a report called The Ground Report. The Terrafirma Ground Report accurately quantifies the risk to a property from all known ground hazards, including a CON29M Coal Mining Report, all other mining searches, all natural ground stability hazards, mineral planning, Oil and Gas (Fracking), Sinkholes and Radon. This report also includes our enhanced liability protection and expert professional opinion and interpretation.

If the property isn't deemed to be at risk from mining or ground hazards, we recommend the TerraSearch Assure which gives complete protection from all ground risks through built-in £10 million bespoke Professional Indemnity cover protecting all parties within a property transaction. For more information please contact Terrafirma or your Search Provider.

What are Terrafirma Terms & Conditions?

Our terms and conditions are available at http://bit.ly/2FL8WXO. We provide protection up to £10 million indemnity per Report, backed by comprehensive Professional Indemnity insurance. The Report can be relied upon by the Client and by any person acting in a professional or commercial capacity in relation to the Report.

How do I order the Terrafirma CON29M Report?

You can contact us direct or ask your reseller for your Terrafirma CON29M report. Our resellers can be found here: **https://terrafirmacon29m.co.uk/search-partners/**

How does the TerraSearch® Coal Report differ from the Terrafirma CON29M Report?

Our TerraSearch® Coal Report is ‘CON29M-Compliant’. They use the same official Coal Authority data and answer the same questions as the Terrafirma CON29M Report, however, they are not licensed by the Law Society as a CON29M Search. In addition, the TerraSearch® Coal Report includes an assessment of all brine extraction risks.

For more information on the differences between the two coal mining reports, please email con29m@terrafirmasearch.co.uk.

When can I expect my Report to be delivered?

Providing the information that Terrafirma have been given is correct, we aim to deliver the majority of our CON29M Reports within 24 hours, normally within a few hours.

Complex sites, or those requiring additional expert risk assessment may take up to 5 working days. Please contact us if you wish the delivery to be expedited.

What are the site size bandings?

We do not differentiate on site size for CON29M Residential, provided it is a single unit residential property, either existing or currently being built (e.g., a single plot on a residential development site).

We define Commercial as a non-residential property, commercial or development sites, multiple unit residential sites, or non-residential sites. We charge a fixed price for commercial properties up to 25 hectares, increasing in 25-hectare bands thereafter.

We do not vary the price for No Coal Search, up to 100 hectares.

What is the Terrafirma Cancellation policy?

Terrafirma operate a 24-hour cancellation period. If you or search provider can notify a member of the Terrafirma team within 24 hour working hours of ordering a Terrafirma CON29M Report, we will cancel the report free of charge.

If a CON29M Report is cancelled after the first 24 working hours, you will be charged at the full price.

Do we need to amend our Client care letter when we use the Terrafirma CON29M?

We have created recommended wording for you to copy and paste into your client care letter, with different options dependent on whether you work on an opt-in or opt-out basis.

Policy of the Practice / *Recommendation*

For your information and protection, and the protection of your lender, it is our policy to undertake / *we recommend that you undertake* an official CON29M coal mining report. This expertly examines whether the site may be situated on or near land that could be at risk from historic coal mining, quantifying the risk to a site from nearby mine entries, hazards, shallow mining and subsidence claims, as well as past, present and planned coal mining activity. The purpose of this search is to try to ensure that any recorded or suspected risks are identified prior to purchase because, without expert interpretation and recommendation, you may become responsible for uninsured damage, lose material property value by risk association, or spoil the use or enjoyment of your new property.

Licensed by The Law Society, the Terrafirma official CON29M Coal Mining Report provides expert interpreted answers to all 11 legal enquiries (14 for commercial properties) using Coal Authority licensed data, satisfying Law Society and Lender compliance.

Why do you recommend a Building Survey in the professional opinion?

Although we can pass a report for having a low risk of any ground movement moving forwards, without visiting the property we have no way of knowing if there has been any movement due to subsidence in the past.

We recommend a Building Survey so the purchaser can identify any subsidence damage (amongst other risks covered in the survey) and the options for repairs and maintenance before exchanging. We recommend either a Level 1, Level 2 or Level 3 Building Survey dependent on various factors such as the coal hazards identified, the age of the property, etc. We include links within the professional opinion to give more information on the different types of survey, and how to find a local surveyor.

Understanding your CON29M Coal Mining Report:

What is the result of your TerraSearch CON29M?

Passed

Are there any advisories within the report?

Yes

Advice:
Draw the client's attention to the advisories, professional opinion, and professional recommendations, which can be copied and pasted into your report to the client for ease of use.

No

Advice:
Draw the client's attention to the professional opinion, which can be copied and pasted into your report to the client for ease of use.

Further Action

Is there a lender involved in the transaction?

Yes

Advice:
Notify the client and the lender that the report requires Further Action. Draw their attention to the professional opinion (which can be copied and pasted) and inform them that a TerraSearch Action (e.g. Mine Entry Interpretative Report) is recommended to assess the risk and determine the next steps.

No

Advice:
Notify the client that the report requires Further Action. Draw their attention to the professional opinion (which can be copied and pasted) and inform them that a TerraSearch Action (e.g. Mine Entry Interpretative Report) is recommended to assess the risk and determine the next steps.

Helpful Tips

- Approximately 5% of our CON29M's require Further Action, often triggered by mining features such as mine shafts, hazards and mine gas, all of which can significantly impact the value of a Site.
- Any advisories within the report are for the purchaser's attention only.
- To give your client peace of mind, we are happy to review the advisories within the report if you send through their **recently** completed Building Survey.
- If you or your client has any questions about the content of the report, tell them to give our expert team of geologists a call on: 0330 900 7500

Mining Report Glossary

Mining, Extraction & Geological Definitions

Active Workings	Regularly inspected areas in a mine where miners are required to work.
Coal Adit/Sough/Level	A sub-horizontal passage, with one surface entrance, by which a mine is entered and dewatered.
Coal Air Shaft	A shaft sunk into mine workings to allow for the ventilation of areas for mine workers.
Backfill	Material that is used to fill a site where extraction has occurred. This material is typically what was excavated, comprised of broken up rock, soil and commodity. This can cause differential settling of overlying properties.
Borehole	A narrow (~20cm diameter) cylindrical drill hole commonly dug for reconnaissance purposes using a diamond-tipped drill bit.
Breaklines	The line that roughly follows the rear edges of coal pillars that are being mined. The line along which the roof of a coal mine is expected to break. Break lines may also refer to subsidence cracks at the surface.
Cap	A remediation method for disused mine shafts. Commonly (historically) involving capping with a large piece of timber and backfilling the shaft. Such timber has since rotted away – leaving the shaft invisible and covered, but no longer supported.
Cleavage	A plane of weakness within a rock, governed by the preferred orientation of minerals.
Colliery	British name for a coal mine.
Contact	The place or surface where two different types of rock meet.
Crane	A machine used to transport materials, often through a shaft, between underground and surface working.
Delve	A place dug or hollowed out; a pitfall, ditch, den, cave.
Denehole/Chalkwell	A denehole (alternatively dene hole or dene-hole) is a natural or manmade underground structure comprising a number of small chalk caves off-shooting from a vertical shaft.
Drift	A horizontal passage underground. A drift follows the vein, as distinguished from a crosscut that intersects it, or a level or gallery, which may do either.
Drill/Drilling	A machine utilising rotation, percussion (hammering), or a combination of both to make holes. If the hole is greater than 0.4m in diameter, the machine is called a borer.
Dump	To unload; specifically, a load of coal or waste into tips.
Entry/Gate/Roadway	An underground horizontal or sub-horizontal passageway, typically used for haulage and ventilation.
Exploration	The act of searching for and locating potential areas of profitable mineral extraction. This utilises geological, geophysical and geochemical techniques and mapping.

Mining, Extraction & Geological Definitions

Face	An exposed area of a coal bed, quarry or surface pit/mine.
Fault	A slip-surface between two portions of the Earth's surface that have moved relative to each other due to underground stresses.
Fill	Any material that is put back in place of the extracted ore to provide ground support.
Fissure	An extensive crack, break, or fracture in the rocks. Important for mineral extraction because they can be infilled with mineral deposits, particularly metalliferous deposits.
Fracture	A general term to include any kind of discontinuity in a body of rock produced by mechanical failure. Fractures include faults, shears, joints, and planes of fracture cleavage.
Gallery (Galleries)	An underground, horizontal tunnel or passageway in a mine. Galleries are commonly dug into the sides of quarries, thus generating underground mining features at sites of surface or open pit mining/ quarrying.
Ground Truth	Surveying/ investigating a site using geophysical or borehole methods to validate observations made from existing resources (e.g. maps, interpretations of geology etc.). Terrafirma have a thesis surrounding this idea that supports and evaluates our methodology of using existing resources (desk study) to interpret risk from historical mine workings via a ground truth (geophysical survey).
Hydrocarbon	Organic compounds made up of carbon and hydrogen in differing proportions that can be solid, liquid or gas. These are most commonly used for fuel (e.g. coal, petroleum, kerosene, etc.). They are formed from the organic remains of ancient organisms.
Joints	A fracture with no visible or discernible displacement.
Kettle Bottom	A smooth, cylindrical piece of rock which may drop out of the roof of a mine without warning. The origin of this feature is thought to be the remains of a tree stump.
Limekiln	An industrial building (often brick) created for the generation of quick-lime. The kiln is where limestone was heated to generate the lime that was frequently used as building mortars. There is a significant historical limekiln legacy across much of the UK.
Lithology	A specific rock type described in terms of its structure, colour, mineral composition, grain size and arrangement of its component parts.
Mineral Lode	A lode is a deposit of metalliferous ore that fills or is embedded in a fissure (or crack) in a rock formation. It can also be a vein of ore that is deposited or embedded between two layers of rock.

Mining, Extraction & Geological Definitions

Coal Mine Shaft	A primary vertical or sub-vertical tunnel through rock strata allowing access, ventilation, drainage or the hoisting of people and materials. These connect the surface with underground workings.
Coal Mine Tip	An area of piled mine waste or excavated material. These can contain hazardous materials or substances.
Coal Mine Waste	There are two main mining-related by-products: *(a) Soils removed from mines and quarries during preliminary excavation, prior to extraction. These are deposited in waste tips.* *(b) Processing waste from the separation of minerals from ores and other materials. This involves the addition of acids, waste water and surfactants during the processing stage.* If improperly handled, these waste products can pollute land and cause harm to local ecosystems.
Opencast/Open pit	A mining technique of removing surface layers of material to access the desired commodities beneath (e.g. coal, limestone).
Coal Outcrop	The occurrence of a particular rock or mineral at the surface. Ancient surface and/or shallow underground mineral workings are more likely to be located at the outcrop of a mineral vein. For example, where a coal seam outcrops at or near to the surface, ancient shallow mine entries (Bell Pits) are commonly found.
Overburden	Material that lies above a desired commodity or feature of interest. For example, layers of soil and rock covering a coal seam. In surface mining operations, overburden is removed prior to mining using large equipment. When mining has been completed, it is either used to backfill the mined areas or is hauled to an external dumping and/or storage site. In undergrounding mining, overburden can be described as the material directly above.
Coal Pillar	An area of rock (e.g. coal, chalk) left to support the overburden in a mine. Sometimes these are left permanently to support surface structures.
Coal Seam Pitch	The inclination of a seam.
Prop	Coal mining term for any single post used as roof support. Props may be timber or steel.
Coal Mining Pumping Engines and Engine Houses	Pumping engines allow for mining activities to occur below the water table – these pump out the water from mine workings to allow for a safe environment. Engine houses are where these pumps were stored, operated and maintained. They are a distinctive industrial archaeological feature of much of the Cornish coastline – famed for, amongst others, its metalliferous mining. There were around 3,000 pump/engine houses built across the industrial revolution here and over 200 currently exist within the Cornish Mining World Heritage Site. They stand adjacent to main mine shafts.

Mining, Extraction & Geological Definitions

Quarry	A pit from past or ongoing excavation of stone, ore and other materials.
Rake/Rake-vein	A fissure or mineral vein traversing the strata near-vertically. Rake can also refer to the inclination of anything from a perpendicular direction.
Roof-fall	A coal mine cave-in especially in permanent areas such as entries.
Roof-sag	The sinking, bending or curving of the roof, from weight or pressure.
Room and Pillar	A method of underground mining in which approximately half of the coal is left in place to support the roof of the active mining area. Large "pillars" are left while "rooms" of coal are extracted.
Coal Seam	A layer or bed of coal.
Sinking	The excavation of a vertical or near-vertical mine shaft.
Coal Slag	Glass-like waste material formed from the smelting process of ores. The term is often used to in reference to general mining waste.
Slip	The movement between two bodies along a fault plane.
Coal Stope	Any excavation made in a mine to remove ore that has been made accessible by shafts and drifts.
Coal Strata	Distinct lithologic units. Rocks units are typically layered with the youngest at the surface and oldest at depth. Deformation and faulting frequently disrupt the continuity of layers.
Coal Stump	Any small pillar.
Sump	Any place in a mine (usually the bottom of a shaft) that is used as a collection point for drainage water.
Coal Tunnel	A horizontal, or near-horizontal, underground passage, entry or haulageway that is open to the surface at both ends. A tunnel (as opposed to an adit) must pass completely through a hill or mountain.
Undercut	To cut below the rock face by chipping away with a pick or machine. In some localities, the terms "undermine" or "underhole" are used.
Ventilation	The act of providing fresh air to the mine and returning it to the surface along underground passages and mine shafts.
Coal Working(s)	The entire system of openings in a mine for the purpose of commodity extraction.

For more information please contact:

CON29M@terrafirmasearch.co.uk