

# The Terra Firma CON29M Report

**Terra Firma** is the first commercial organisation licensed by The Law Society as a Report Producer of the official CON29M Report.

As an official alternative to The Coal Authority CON29M, the Terra Firma 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, concluding previously unanswered questions such as:

- Is the property susceptible to coal mining-related subsidence?
- Will coal mining hinder the completion of the transaction?
- Will coal mining impact the value of the property?
- Will coal mining impact normal lending processes?

Unlike other coal mining reports, the Terra Firma CON29M has been designed to significantly increase the pass rate. With improved data processes, risk screening and assessment, your client will have a better understanding of what coal mining risks face their property, and what they need to do next. This will eliminate the requirement for a solicitor to report on a liability they may not have detailed knowledge of and reduce the amount of time the solicitor spends reporting back to the client, with Terra Firma the main point of contact for any further queries.

## AT A GLANCE

The report covers all 2018 CON29M questions and legal form, under Law Society Licence

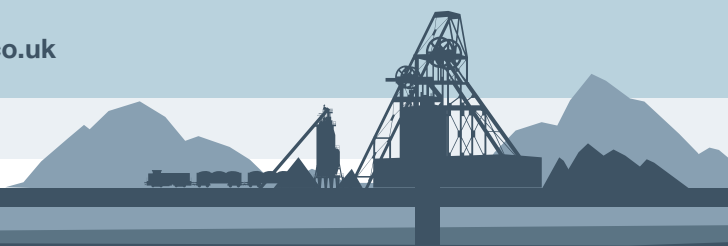
- ▶ Clear, reliable and authoritative professional opinion
- ▶ Comprehensive terms and conditions, with liability for professional opinion passing to Terra Firma, protecting client, lender and solicitor
- ▶ Time saving design means rapid report risk screening and assessment.
- ▶ Reduced need for additional reports, saving time and cost
- ▶ Better data analysis means higher pass rates, all protected by £10 million Professional Indemnity per report
- ▶ Satisfies all new Law Society CON29M (2018) guidance



## Further information

To find out more about the Terra Firma CON29M and for a sample report please visit [www.terrafirmacon29m.co.uk](http://www.terrafirmacon29m.co.uk)

understand the ground



## Unique benefits

### For the lender

- ▶ Reliance on Terrafirma terms and conditions
- ▶ Clear and expert explanation of impact on normal lending process and property value



### For the solicitor

- ▶ 95% of CON29M reports delivered within 24 hours
- ▶ Satisfies all new Law Society CON29M (2018) guidance plus provides clear, concise and expert interpretation and improved risk screening
- ▶ Liability for CON29M risk interpretation passed to Terrafirma's Professional Indemnity cover of £10M per report, protecting client and solicitor
- ▶ A professional opinion written by industry experts for you to send on to your client, with clear report outcomes and an 'at a glance' risk rating for rapid assessment
- ▶ Requirement for additional reports reduced as the new Terrafirma CON29M Report also includes data such as nearby subsidence claims, previously only available from The Coal Authority at an additional cost. This significantly lowers the risk screening timeframe, report burden and cost (saving on average £8 per transaction)
- ▶ An expert team of geologists at Terrafirma can be contacted to discuss report findings with either the solicitor or the purchaser
- ▶ Loss of Value Insurance covering any change in Coal Authority data (Up to £50,000 for the lifetime of the property ownership)



### For the client

- ▶ Clearly advising on the potential impact of mining on selling and developing the property
- ▶ Faster completion times
- ▶ Fewer additional reports required
- ▶ Professional Indemnity protection up to £10m per report
- ▶ Terrafirma provides all follow-on services, including additional desktop and on-site investigation.
- ▶ Report includes a Loss of Value Insurance policy covering any subsequent change in Coal Authority data (up to £50,000 for the lifetime of the property ownership)



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## About Terrafirma

Terrafirma is a leading provider of environmental information and data intelligence, translating complex physical, financial and legal environmental risks into clear, accurate and reliable advice. Through innovative data driven services, protected by an expert professional opinion, Terrafirma offers a comprehensive suite of solutions to ensure that the client is confidently equipped to better understand the ground.

Our innovative and collaborative approach to environmental risk and impact assessment ensures that professionals and consumers alike are forewarned to the reality and variety of risks the environment can pose to properties and land across the UK. From historical mining to the future of shale gas extraction and the impact of ground gas to the risks of natural ground movement, Terrafirma can not only provide insight to data but the expert solutions required to inform and action where necessary.

Our leading Advisory Panel provides expert guidance and counsel, with a focus on educating property market stakeholders to ground hazards.

*"The Terrafirma Advisory Panel comprises professionals and academics at the cutting edge of environmental and ground hazard solutions in the UK's built-environment, legal and insurance sectors."*

**Andrew Wiseman OBE**  
Practising solicitor