



Essential

Environmental | Flood

A great value Environmental and Flood Risk intelligence report, with a Professional Opinion provided across all data.

FCI Essential meets the requirements of the Law Society’s guidance on Flooding and Contaminated Land due diligence, whilst an excess-free £100,000 remediation warranty offers additional peace of mind for conveyancers and their clients.



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. FCI Essential includes:

Environmental

Flood

Air Quality Rating

£100,000 Remediation Warranty

Radon

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

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.
- 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.

Reported Risks: Environmental + Flood



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.

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 regulated by the Royal Institution of Chartered Surveyors (RICS), and are Executive Members of CoPSO, regulated under the Search Code by the Property Code Compliance Board (PCCB) and The Property Ombudsman.



Download the product cards at www.futureclimateinfo.com

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 fc-admin@dyedurham.com

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