

# FCI Ground Stability

Residential

**FCI Ground Stability provides a robust assessment of ground stability risks for a property, with a Professional Opinion provided across all data.**

FCI searches including the Ground Stability data module provide an analysis of the impacts from key risks including; Subsidence, nearby Ball Clay Mining Areas, Brine Compensation Areas, China Clay Mining Areas, Coal Mining Areas, Geohazards such as Clay Shrinkage, Landslips, Landslides and Sink Holes, Limestone Mining Areas, Past Mining Hazards in Minerals other than coal, Modified Ground, Natural Cavities, Potentially In-filled Land and Tin Mining Areas.



**The British Geological Survey (BGS) estimate that 1 in 5 UK homes are at risk of shrink/swell subsidence, highlighting the importance of checking for ground stability risk when purchasing a property.**

## Benefits for your clients

### Property Subsidence Assessment

All FCI searches including the Ground Stability data module now come with a robust Property Subsidence Assessment from the British Geological Survey.

This advanced assessment of shrink-swell subsidence risk considers features such as soil type, proximity of trees, the age of the property and the depth of its foundations to provide an assessment of shrink-swell subsidence risk, specific to the property. This is expertly analysed and intuitively presented by FCI to ensure a clear interpretation of the risks.

**Shrink-swell prone soils are found extensively across England and Wales, with soil shrinkage accounting for approximately 75% of all instances of subsidence.**

### Facilitating Transactions





Where issues are identified, practical expert actionable advice from FCI is provided for the benefit of the conveyancer and their client to help facilitate the transaction.

**There are over 32,000 naturally occurring holes and 15,000 non-coal mines have the potential to affect properties in the UK.**

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## Reported Risks: Ground Stability

### Why Choose FCI?

-  **Clear and Succinct Results:** with 'Next Steps' highlighted on the front page of the report, and additional detail contained within.
-  **Expert Support:** from our highly qualified and experienced Risk Team, on-hand to help with your Consultancy and Further Action enquiries. With a unique combination of environmental, property and surveying qualifications, including MRICS, CEnv and C.WEM Charterships, you can be confident in the advice we offer.
-  **Next Step Solutions:** keep transactions moving forwards with FCI's range of affordable follow-on services.
-  **Full Reliance:** £10 million professional indemnity cover for the first purchaser and all professional parties.

### 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.

#### Notes

- (1) Available as stand-alone search products
- (\*) Additional size bandings available
- (+) Prices shown are RRP

### 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](mailto:fc-admin@dyedurham.com)

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



Download the product cards at  
[www.futureclimateinfo.com](http://www.futureclimateinfo.com)

### Premium Plus Planning £69.50 + VAT (0 - 5 Ha)<sup>+</sup>

- Environmental
- Flooding<sup>(1)</sup>
- Ground Stability<sup>(1)</sup>
- Energy+Infrastructure<sup>(1)</sup>
- Planning<sup>(1)</sup>

### Premium Plus CON29M £85.00 + VAT (0 - 15 Ha)<sup>+</sup>

- Environmental
- Flooding<sup>(1)</sup>
- Ground Stability<sup>(1)</sup>
- Energy+Infrastructure<sup>(1)</sup>
- CON29M<sup>(1)</sup>

### Premium £53.50 + VAT (0 - 1 Ha)<sup>+</sup>

- Environmental
- Flooding<sup>(1)</sup>
- Ground Stability<sup>(1)</sup>
- Energy+Infrastructure<sup>(1)</sup>

### Standard £50.00 + VAT (0 - 1 Ha)<sup>+</sup>

- Environmental
- Flooding<sup>(1)</sup>
- Ground Stability<sup>(1)</sup>

### FCI Ground Stability £17.00 + VAT (0 - 1 Ha)<sup>+</sup>

- Ground Stability<sup>(1)</sup>

