

A full Flood risk intelligence report, with a Professional Opinion provided across all data, helping to meet the Law Society's guidance on Flooding.

FCI Flood provides a full assessment of flood risk for a property, assisting with best practice due diligence and designed for compliance with the Law Society's good practice guidance on Flooding.



In England, more than 5 million residential and commercial properties are at risk of flooding – that's nearly 1 in 6.

### Benefits for your clients

FCI reports use the latest flood modelling to highlight any flood risk areas and provide details on next steps for flood risk and the availability of insurance.

- **Flood thumbnails**  
Individual flood thumbnails provide a detailed map illustrating the extent of each type of flood risk.
- **Floodability rating by JBA**  
An overall flood risk rating for the property and its insurability.
- **5m Groundwater data**  
Indicates the risk of flooding in every 5m<sup>2</sup> across the country using a simple 'traffic light' system.

### Flood

Every FCI report where flood data is included provides a full assessment of flood risk for a property, including:

An analysis of 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.

For more information on the reports containing this dataset, please see overleaf.

# Flood Residential Report

## Reported Risks: Flood



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



### Affordable Next Step Solutions

#### FCI Flood Appraisal - from £195 + VAT<sup>(2)\*</sup>

Where a search returns a 'further action' for flood risk, FCI has partnered with Ashfield Solutions Group to offer an expert, property specific appraisal of the risk.

- **Manual Assessment.** By a qualified independent Flood Consultant.
- **Professional Opinion.** With clear Outcomes and details of Revised Flood Risk.
- **Property-Specific.** Considers additional factors (e.g. Ground Levels, Property Thresholds or the presence of Basements) as part of the assessment.
- **Location Context.** Review of Property Photography (where available or provided).
- **Key Research.** Review of Local Authority Records and Planning Applications.
- **Local Attributes.** Details of Flood Defences and Flood Warning / Alert History.
- **Forward Planning.** Advice on potential Redevelopment Constraints & Occupation /Operational Risks.
- **Robust Due Diligence.** Complies with the Law Society's Flood Risk Practice Note.
- **Clear Recommendations.** Given where required for appropriate Resilience or Resistance measures.
- **Outcomes.** Summary of potential Impacts, and a clear Insurability Statement

#### Flood Assessment Site Walkover - £ POA

Should the Flood Appraisal confirm the flood risk and recommend further investigation, the Flood Assessment Site Walkover may be recommended.

The full on-site analysis identifies flow paths, flood mechanisms and local ground conditions that may impact flooding. The results are presented as a report of the findings, including identifying opportunities for property level resilience measures that may benefit the property. Contact our team to find out more.



### 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.



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

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

#### Notes

- (1) Available as stand-alone search products
- (2) For residential properties, up to 0.25 hectares
- (\*) Additional size bandings available
- (†) Prices shown are RRP

### 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 £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>

### Essential £44.50 + VAT (0 - 1 Ha)<sup>\*\*</sup>

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

### FCI Flood £19.50 + VAT (0 - 1 Ha)<sup>\*\*</sup>

- Flooding<sup>(1)</sup>