

## EnviroAssure

A comprehensive environmental search report, including an assessment of all key environmental risks with an integrated ClimateCheck™ solution. Provides the key insights needed to support all residential transactions.

Use: **Residential Property**

Delivery Time: **<24hrs**

Site: **0-15Ha**

Reliance: **£10m\***

Combining a comprehensive assessment of all major Environmental Risks with our integrated ClimateCheck™ solution, EnviroAssure supports your compliance with the Law Society Contaminated Land and Flood Risk Practice Notes.

EnviroAssure enables you to go above and beyond, to offer key analysis and advice on emerging climate risks and other environmental due diligence hazards relevant to your client. All reports are produced under the trusted independent regulation of the Search Code.

### Includes:



Contaminated Land



Flood



Ground Stability (Including Coastal Erosion)



Energy & Infrastructure



Planning



Radon



ClimateCheck™

### Designed to:

- Support your compliance with the Law Society Practice Notes on Contaminated Land and Flood Risk.
- Support adherence to the Law Society 'Guidance on the Impact of Climate Change on Solicitors' for reporting on physical risks related to climate change.
- Report to your client on other key considerations which could impact saleability, lending, insurability or quiet enjoyment, including Ground Stability, Energy, Transport and Infrastructure and Planning.

## I KEY FEATURES

- ✓ A **Professional Opinion** on all core modules with results clearly displayed on the front page for 'at-a-glance' review.
- ✓ Meets the requirements of the **Law Society** Contaminated Land and Flood Risk Practice Notes.
- ✓ Uses **Land Registry Polygons** to base assessments on the real extent of the property, not a radius around a point.
- ✓ An **enhanced, full Flood assessment module**, uniquely presenting an intelligently-weighted assessment of both the property boundary and building footprint, resulting in fewer adverse results and end-user enquiries.
- ✓ A full analysis of **Radon** risk, as well as flags where the property is within a **Coal Mining Reporting Area** or the **Cheshire Brine Compensation District**.
- ✓ An enhanced **Ground Stability** assessment of natural and non-natural perils, including **Coastal Erosion** and the use of the British Geological Survey Property Subsidence Assessment combining soil type, tree proximity, building age and foundation depth to offer a more realistic assessment of shrink-swell subsidence risk specific to the property.
- ✓ A **Free Contaminated Land Remediation Warranty** on all passed environmental modules, offering zero-excess protection for 6 years, up to £100,000.
- ✓ **Key insight into Local Planning Applications** using:
  - **Innovative Capture Technology**, we identify and report on applications that are often missed by standard searches.
  - Our **Dynamic Search Radius**, tailored to the property's urban density, ensures only relevant applications are highlighted, enabling an efficient review of applications which present risk or opportunity for the homebuyer.
- ✓ **Integrated ClimateCheck™**, an essential tool for assessing the potential impacts of climate change on environmental risks.
  - It presents a summarised view of exposure to coastal erosion, subsidence and flooding risk by 2050, with additional short-term projections for 2030.
  - Using tailored recommendations, **ClimateCheck™** equips end-users with proactive strategies to navigate environmental challenges confidently, including commentary on potential insurability considerations.

## WHY CHOOSE DYE & DURHAM ENVIRONMENTAL SEARCH PRODUCTS?

- Our searches are **reliable and trustworthy**, produced under the industry-recognised Search Code and independently regulated by the Property Codes Compliance Board and The Property Ombudsman, with hundreds of thousands of property assessments under our belts.
- Our products are designed and managed by **qualified experts** in environmental and ground risk management, professionally accredited by the Chartered Institution of Water and Environmental Management (CIWEM), the Institute of Environmental Management and Assessment (IEMA) and the Geological Society.
- Each module contains the **best-available data and assessment**, no matter the price-point of your search or where it falls in the range. The only difference is which modules you choose to report on.
- Our in-house team of experts are **on hand to answer any queries** you might have on environmental search results, and ultimately help you to best advise your client and resolve any queries.

## NEXT STEP SOLUTIONS

- **Free Further Action reviews — £0**  
An assessment of certain site-specific evidence, supplied by the client, to re-evaluate the risk of Contaminated Land liability and where possible re-issue the original search report with a 'Passed' Environmental result.
- **EnviroAppraisal — Fixed fee inclusive of disbursements (from £245 Excl. VAT\*\*)**  
Providing a solution to an identified Contaminated Land risk, but where the legal professional or client either do not have additional material to take advantage of the Free Review Service or would rather such information is sourced and analysed by an expert.
- **FloodAppraisal — Fixed fee inclusive of disbursements (from £195 Excl. VAT\*\*)**  
Helping legal professionals provide their clients with more detailed advice following the identification of Flood Risk. The Flood Appraisal offers a property-specific manual assessment of the risks, taking into account the street-level characteristics of the property, and additional Local Authority information.

## YOU MAY ALSO BE INTERESTED IN:

- CON29M Coal Mining Search
- ChancelCheck®

\*Subject to Terms and Conditions applicable at the time of purchase.

\*\*Appraisal products for residential properties up to 0.25Ha in size. Above 0.25Ha additional fee bandings apply.

## Professional Opinion

### Overall Result

**Pass**

There are no Key Risks further actions that should hinder the completion of this transaction



## Key Risks



**Contaminated Land**

**Pass**



**Flood**

**Low**



**Consideration(s):**

2.06 Check Flood History

2.08 Nearby Dam

## Other Considerations



**Ground Stability**

**Identified**

**Consideration(s):**

3.04, 3.05 Consult Surveyor



**Radon**

**Pass**



**Energy & Infrastructure**

**Identified**

**Consideration(s):**

5.05, 5.06 EMFs

5.21 Solar Farms



**Planning**

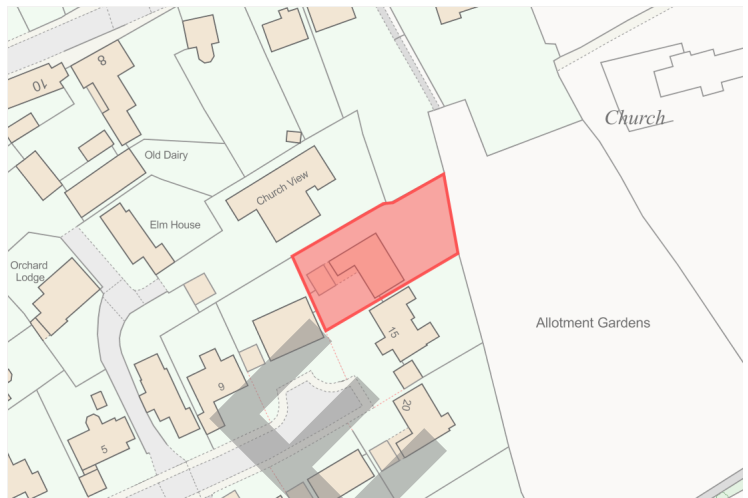
**Identified**

**Consideration(s):**

Applications Identified



## Site Plan



## Report Details

**Address:**

Sample, Sample

**Requested by:**

Sample

**Grid Reference:**

E: 123456 | N: 123456

**Date:**

27/09/2024

**Report Reference:**

Sample

**Report ID:**

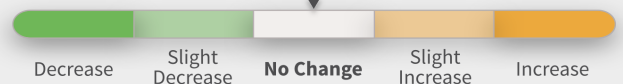
425181



**ClimateCheck™**

Subsidence, Coastal Erosion & Flooding Exposure

**2050**



See ClimateCheck™ Section for full details

Assessed by the:



**Environmental Risk Team**

This page should always be read in conjunction with the full report.



## 7. CLIMATECHECK

### 7.01 Climate Exposure Summary

NO CHANGE

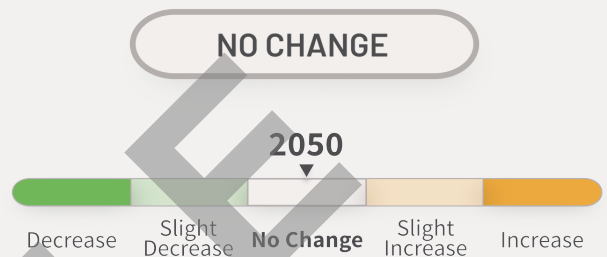
There is **no change** predicted in exposure to climate-change affected hazard(s) by 2050, according to available data. This time period is reported as it correlates with a typical mortgage lifetime.

Climate projections are based on many variables to predict a range of potential future outcomes. The confidence of absolute levels of risk decreases as these projections extend into the future, however an appreciation of the rate and direction of change is important to understand. This report presents the **change** in hazard exposure relative to present day. For present day risk, please refer to the Flood and Ground Stability modules within this report.

Our assessment uses the UKCP18 model for a predicted temperature increase of 2.4°C by 2100 (RCP 4.5), which is considered the most likely future scenario based upon current trends.



ClimateCheck™



Hazard	Short Term (2030)	Medium Term (2050)
Soil Subsidence	No Change	No Change
Coastal Erosion	No Change	No Change
River Flood Risk	No Change	No Change
Coastal Flood Risk	No Change	No Change
Surface Water Flood Risk	No Change	No Change

### 7.07 Transition Risk - Energy Performance Certificate

An Energy Performance Certificate (EPC) tells you how energy efficient a property is, from A (best) to G (worst). An EPC is required when selling, letting or constructing a property, and is valid for 10 years from the date of issue.

We have identified the following valid EPC associated with the property: **Address:** Sample, Sample **UPRN:**0000000000

EPC Rating	Certification	Property Details
Current EPC: C   72 Potential EPC: C   77	Certificate Date: 2024-06-29 Valid Until: 2034-06-28	Property Type: End-Terrace Flat Floor Area: 45 sq m

As part of the EPC assessment, the assessor provided the following recommendations for how to improve the energy efficiency of your home:

Step	Measure(s)	Indicative Costs
1	Cavity wall insulation	£500 - £1,500
2	Low energy lighting for all fixed outlets	£20

For more details or to search for a copy of your EPC please visit: <https://www.gov.uk/find-energy-certificate>

Please note, if an EPC has only very recently been completed, it may not show up here, but you can search for it using the link above.

**NEXT STEPS:** Once a valid EPC has either been conducted and issued, or an existing valid EPC has been identified, the following should be considered by the purchaser:

### UK Buying/Renting - Energy Performance Certificate (EPC) Requirements/Benefits