The Coal Authority

Groundsure
LOCATION INTELLIGENCE



# Enviro All-in-One

## Residential search report

LAND ADJACENT TO 74 CORBETT STREET, TREHERBERT, RHONDDA CYNON TAF, CF42 5ET

## Professional findings

**Coal Mining**
Identified
Page 4

**Contaminated Land Liability**
Passed
Page 3

**Flood Risk**
Negligible

Addresses the Law Society guidance on Coal mining risks, Contaminated Land and Flood risk.

## Site plan




## Further guidance

**Other Ground Stability**
Not identified

**Radon**
Passed

**Planning Constraints**
Not identified

## Screenings

**Energy**
Identified
page 10

**Transportation**
Identified
page 12

**Planning Applications**
Identified
page 13

Full assessments for these risks are available in other Groundsure searches including the Groundsure Avista 7 in 1 report. Contact Groundsure or your search provider for further details.

# Enviro All-in-One

**Coal Authority ref**: 81006679604001
**Reference**: 51002454979001
**Your reference**: -
**Grid reference**: 294476 198189
**Date**: 12 April 2021

## Useful contacts

Rhondda Cynon Taf County Borough Council:
http://www.rctcbc.gov.uk
customer.services@rctcbc.gov.uk
01443 425000

Natural Resources Wales
Customer Care Centre
enquiries@naturalresourceswales.gov.uk
0300 065 3000

## Overview of findings and recommendations

### Coal mining

According to the records held by the Coal Authority at the time the report was produced, the search report has identified evidence, or the potential of, coal mining related risks. For detailed findings please read from **page 4**.

### Environmental Findings

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on **page 14**.

No environmental risks that Groundsure believe require further action have been identified in relation to the property.

## Other considerations

No additional factors that Groundsure believe require further action have been identified in relation to the property.

# Enviro All-in-One

**Coal Authority ref**: 81006679604001
**Reference**: 51002454979001
**Your reference**: -
**Grid reference**: 294476 198189
**Date**: 12 April 2021

## Environmental summary

Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.
Please see **page 2** for further advice.

### Contaminated Land

No significant concerns have been identified as a result of the contaminated land searches.

| | |
|---|---|
| **Contaminated Land Liability** | **Passed** |
| **Past Land Use** | **Passed** |
| **Waste and Landfill** | **Passed** |
| **Current and Recent Industrial** | **Passed** |

### Flood Risk

No significant concerns have been identified as a result of the flood risk searches. No action required.

Further explanation of flood risk assessment can be seen in the Flood information on **page 17**.

| | |
|---|---|
| **River and Coastal Flooding** | **Very Low** |
| **Groundwater Flooding** | **Low** |
| **Surface Water Flooding** | **Negligible** |
| **Past Flooding** | **Not identified** |
| **Flood Storage Areas** | **Not identified** |

| | | |
|---|---|---|
| **FloodScore™ insurance rating** | **Very Low** | The rating is compiled by Ambiental, a leading flood risk analysis company. Please see **page 17** |

### Ground stability

No significant concerns have been identified as a result of the ground stability searches. No action required.

| | |
|---|---|
| **Natural Ground Stability** | **Low** |
| **Non-Natural Ground Stability** | **Not identified** |

### Radon

Local levels of radon are considered normal. The percentage of homes estimated to be affected by radon in your local area is less than 1%.

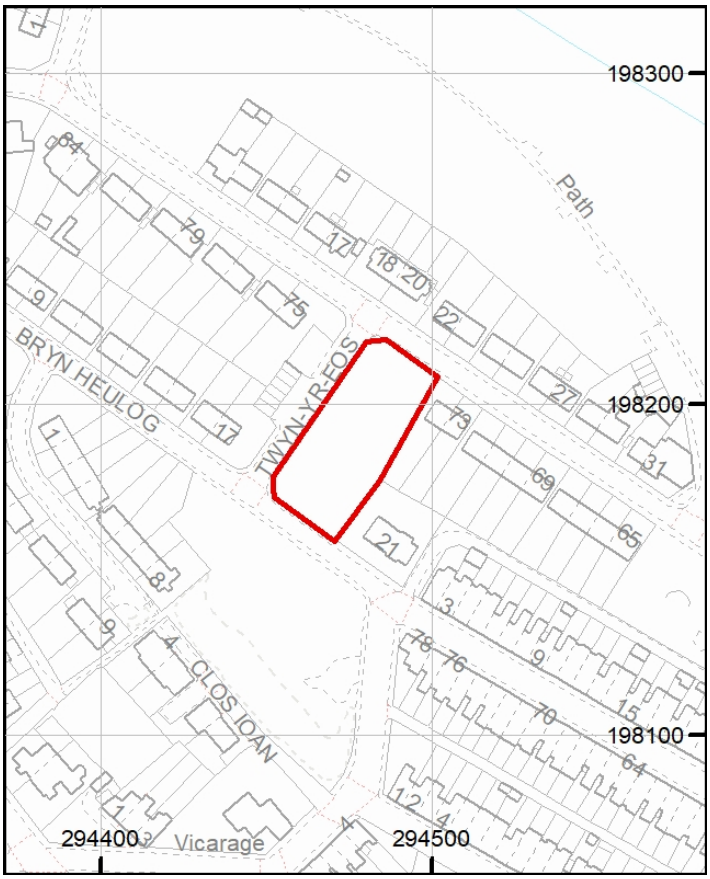
**Not in a radon affected area**

# Enviro All-in-One

**Coal Authority ref**: 81006679604001
**Reference**: 51002454979001
**Your reference**: -
**Grid reference**: 294476 198189
**Date**: 12 April 2021

## Coal Mining

This report is based on, and limited to, the records held by the Coal Authority, at the time we answer the search.




**Key**

Approximate position of enquiry boundary shown

© Crown copyright and database rights 2018
Ordnance Survey Licence number: 100020315

Map data

## Detailed findings

### 1. Past underground coal mining

The property is in a surface area that could be affected by underground mining in 5 seams of coal at 130m to 270m depth, and last worked in 1929.

Any movement in the ground due to coal mining activity associated with these workings should have stopped by now.

In addition the property is in an area where the Coal Authority believes there is coal at or close to the surface. This coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered, particularly prior to any site works or future development activity, as ground movement could still be a risk. Your attention is drawn to the Comments on the Coal Authority information section of the report.

### 2. Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

### 3. Future underground coal mining

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

### 4. Mine entries

There are no recorded coal mine entries known to the Coal Authority within, or within 20 metres, of the boundary of the property.

### 5. Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

### 6. Past opencast coal mining

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

## 7. Present opencast coal mining

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

## 8. Future opencast coal mining

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

## 9. Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

## 10. Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

## 11. Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Coal Authority, under its Emergency Surface Hazard Call Out procedures.

## Comments on the Coal Authority information

In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken.

Therefore if development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority. Developers should be aware that the investigation of coal seams/ former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

## Additional remarks

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL. This report is prepared in accordance with the Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.

Insurance is included as part of this residential report to cover loss in property value arising from any changes in the information contained in this report. Please refer to the attached Certificate of Insurance for the terms and conditions of this insurance. The insurance does not cover non-residential property or further recommended reports.

## Disclaimer

The Coal Authority owns the copyright in this report and the information used to produce this report is protected by our database rights. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to you. However, you can use the report for your own purposes.

## Alternative formats

If you would like the coal mining section of this report in an alternative format, please contact the Coal Authority's communications team on 0345 762 6848 or email communications@coal.gov.uk.

# Coal Mining Report Insurance Policy

On behalf of the insurer

## Schedule

Policy number: **29105655**

The insurer: **Liberty Legal Indemnities – underwritten by Liberty Mutual Insurance Europe SE**

Binding Authority contract number: **RNMFP2103841**

Property: **LAND ADJACENT TO 74 CORBETT STREET, TREHERBERT, RHONDDA CYNON TAF, CF42 5ET**

Reference: **81006679604001**

Limit of cover: **£50,000**

Dated: **12 April 2021**

This policy and schedule shall be read together and any word or expression to which a specific meaning has been attached in either shall bear such meaning wherever it may appear.

Where a Coal Mining Report has been obtained in connection with a sale of the property, cover is provided for the benefit of a purchaser and their lender; in the case of a re-mortgage or where the existing owner chooses to obtain a Coal Mining Report, cover is provided for the benefit of the owner and their lender.

The policy offers protection against loss sustained by the owner of the property if any new problems or adverse entries are revealed in a subsequent Coal Mining Report which were not revealed by the original report to which the policy was attached.

The insured shall at all times comply with the requirements of the Conditions of this Policy.

Coal Mining Report Terms and Conditions can be viewed online at this link:
https://www.groundstability.com/insurance/terms/20190404/terms.html

# Enviro All-in-One

**Coal Authority ref**: 81006679604001
**Reference**: 51002454979001
**Your reference**: -
**Grid reference**: 294476 198189
**Date**: 12 April 2021

## Energy summary

The property has been identified to lie within 5km of one or more solar energy features or within 10km of one or more wind energy features. The Enviro-All-in-One report summarises these on this page.

If required, full details on these energy features including a detailed location plan relative to the property are available when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.

### Oil and Gas

Historical, active or planned wells or extraction areas have been identified near the property.

| | |
|---|---|
| **Oil and Gas Areas** | Not identified |
| **Oil and Gas Wells** | Identified |

### Wind and Solar

Our search of existing and planned renewable wind and solar infrastructure has identified results.

| | |
|---|---|
| **Planned Multiple Wind Turbines** | Identified |
| **Planned Single Wind Turbines** | Identified |
| **Existing Wind Turbines** | Identified |
| **Proposed Solar Farms** | Identified |
| **Existing Solar Farms** | Not identified |

### Energy Infrastructure

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has identified results.

| | |
|---|---|
| **Power stations** | Not identified |
| **Energy Infrastructure** | Identified |
| **Projects** | Not identified |

## Electricity transmission lines

**Electricity transmission lines and pylons**
The nearest overhead transmission lines and/or pylon is located 218m from the property.

Overhead power transmission lines are known to emit electromagnetic fields (EMF). For further information on issues associated with transmission lines you may wish to contact the EMF Unit Public Information Line on 0845 7023270 or visit http://www.emfs.info. Guidance on electromagnetic fields resulting from transmission and distribution lines can also be found on the Public Health England (PHE) website.

This data is sourced from the National Grid. Groundsure provide the data for information only and do not make any judgment on the risks or otherwise of EMFs. However, if the existence of overhead power transmission may have a material impact with regard to the decision to purchase the property, Groundsure recommends contacting these organisations.

# Enviro All-in-One

**Coal Authority ref**: 81006679604001
**Reference**: 51002454979001
**Your reference**: -
**Grid reference**: 294476 198189
**Date**: 12 April 2021

## Transportation summary

The property has been identified to lie within the search radius of one or more transportation features detailed below.

If required, full details on these transportation features including a detailed location plan relative to the property are available when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.

### HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.
Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

| | |
|---|---|
| **HS2 Route** | Not identified |
| **HS2 Safeguarding** | Not identified |
| **HS2 Stations** | Not identified |
| **HS2 Depots** | Not identified |
| **HS2 Noise** | Not assessed |
| **HS2 Visual impact** | Not assessed |

### Crossrail

The property is not within 250 metres of either the Crossrail 1 or Crossrail 2 project.

| | |
|---|---|
| **Crossrail 1 Route** | Not identified |
| **Crossrail 1 Stations** | Not identified |
| **Crossrail 1 Worksites** | Not identified |
| **Crossrail 2 Route** | Not identified |
| **Crossrail 2 Stations** | Not identified |
| **Crossrail 2 Worksites** | Not identified |
| **Crossrail 2 Safeguarding** | Not identified |
| **Crossrail 2 Headhouse** | Not identified |

### Other Railways

Our search indicates the property is within 250 metres of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels.
The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

| | |
|---|---|
| **Active Railways and Tunnels** | Not identified |
| **Historical Railways and Tunnels** | Identified |
| **Railway and Tube Stations** | Not identified |
| **Underground** | Not identified |

## Planning summary

### Planning Applications

Using Local Authority planning information supplied and processed by Glenigan dating back 10 years, this information is designed to help you understand possible changes to the area around the property. Please note that even successful applications may not have been constructed and new applications for a site can be made if a previous one has failed. We advise that you use this information in conjunction with a visit to the property and seek further expert advice if you are concerned or considering development yourself.

**21** **Total applications**

This total includes large developments within 750 m, small developments within 500 m and house extensions within 125 m. If required, full details on these applications including a detailed location plan relative to the property are available when you purchase a Groundsure Planning Report via your preferred searches provider.

### Planning constraints

No protected areas have been identified within 50 metres of the property. Protected areas include nature reserves and other conservation areas.

| | |
|---|---|
| **Environmental Protected Areas** | Not identified |
| **Visual and Cultural Protected Areas** | Not identified |

### Telecoms

There are no mobile masts, mobile phone base stations or planning applications for mobile masts identified within 250 metres of the property.

| | |
|---|---|
| **Mobile phone masts** | Not identified |

## Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

| Contaminated Land | |
|---|---|
| Former industrial land use (1:10,560 and 1:10,000 scale) | Not identified |
| Former tanks | Not identified |
| Former energy features | Not identified |
| Former petrol stations | Not identified |
| Former garages | Not identified |
| Former military land | Not identified |
| Former landfill (from Local Authority and historical mapping records) | Not identified |
| Waste site no longer in use | Not identified |
| Active or recent landfill | Not identified |
| Former landfill (from Environment Agency Records) | Not identified |
| Active or recent licensed waste sites | Not identified |
| Recent industrial land uses | Not identified |
| Current or recent petrol stations | Not identified |
| Hazardous substance storage/usage | Not identified |
| Sites designated as Contaminated Land | Not identified |
| Historical licensed industrial activities | Not identified |
| Current or recent licensed industrial activities | Not identified |
| Local Authority licensed pollutant release | Not identified |
| Pollutant release to surface waters | Not identified |
| Pollutant release to public sewer | Not identified |
| Dangerous industrial substances (D.S.I. List 1) | Not identified |

| Contaminated Land | |
|---|---|
| Dangerous industrial substances (D.S.I. List 2) | Not identified |
| Pollution incidents | Not identified |

| Flood Risk | |
|---|---|
| Risk of flooding from rivers and the sea | Not identified |
| Flood storage areas: part of floodplain | Not identified |
| Historical flood areas | Not identified |
| Areas benefiting from flood defences | Not identified |
| Flood defences | Not identified |
| Proposed flood defences | Not identified |
| Surface water flood risk | Not identified |
| Groundwater flooding | Not identified |

| Ground stability | |
|---|---|
| Natural ground subsidence | Not identified |
| Natural geological cavities | Not identified |
| Non-coal mining | Not identified |
| Mining cavities | Not identified |
| Infilled land | Not identified |

| Radon | |
|---|---|
| Radon | Not identified |

| Energy Infrastructure | |
|---|---|
| **Electricity transmission lines and pylons** | **Identified** |

# Enviro All-in-One

**Coal Authority ref**: 81006679604001
**Reference**: 51002454979001
**Your reference**: -
**Grid reference**: 294476 198189
**Date**: 12 April 2021

| Planning constraints | |
|---|---|
| Sites of Special Scientific Interest | Not identified |
| Internationally important wetland sites (Ramsar Sites) | Not identified |
| Special Areas of Conservation | Not identified |
| Special Protection Areas (for birds) | Not identified |
| National Nature Reserves | Not identified |
| Local Nature Reserves | Not identified |
| Designated Ancient Woodland | Not identified |
| Green Belt | Not identified |
| World Heritage Sites | Not identified |
| Areas of Outstanding Natural Beauty | Not identified |
| National Parks | Not identified |
| Conservation Areas | Not identified |
| Listed Buildings | Not identified |
| Certificates of Immunity from Listing | Not identified |
| Scheduled Monuments | Not identified |
| Registered Parks and Gardens | Not identified |

| Planning | |
|---|---|
| Mobile phone masts | Not identified |
| Mobile phone masts planning records | Not identified |

# Contaminated land liability assessment methodology

As part of this report Groundsure provide a professional assessment of the risks posed by key environmental information which could lead to the property being designated as 'Contaminated Land' as defined under Part 2A of the Environmental Protection Act 1990. This assessment is based on the following data:

- historical land use (compiled from 1:10,000 and 1:10,560 maps)
- petrol stations, garages, energy features and tanks (compiled from 1:1,250 and 1:2,500 maps) – for selected areas.
- historic military / ordnance sites
- landfill and waste transfer/treatment or disposal sites (including scrap yards)
- current and recent industrial uses (as defined by PointX data)
- Catalist petrol station
- Part A(1), Part A(2) and Part B Authorisations
- sites determined as Contaminated Land under Part 2A EPA 1990
- Planning Hazardous Substance Consents
- Environment Agency Recorded Pollution Incidents
- Dangerous Substances Inventory Releases (DSI)
- Red List Discharge Consent

The level of risk associated with the property is either Passed or Action Required. If the report result is Action Required it does not necessarily mean that the site is unsuitable for purchase, but only that further assessment of the risk associated with the site is required.

## Method Statement

In assessing specific site risk, Groundsure follows principles used extensively throughout the environmental consultancy sector. Our system looks at the potential for specific industries to have generated residual contamination and for this contamination to remain at a site, or to have migrated to neighbouring sites. Sites are scored based on this system and if a site scores highly it indicates a high level of risk.

## Limitations of the Study

This report has been prepared with the assumption that the site is in residential use and that no significant (re)development is planned. The screening process reviews historical mapping and a range of current databases. The historical land use database reviewed for this study does NOT include 1:2,500 or 1:1,250 scale maps except for Groundsure's additional information database of selected features namely tanks, energy features, petrol filling stations and garages. This additional information database covers the majority of the UK, but not all. Where 1:2500 or 1:1250 scale maps are utilised all relevant and available map epochs to Groundsure are used. Additionally, this review does NOT include specific enquiries to the Local Authority who may hold additional information and it does NOT include a site visit/inspection. Your attention is drawn to the Terms and Conditions of Groundsure Limited under which this service is provided.

## Flood information

The Flood Risk Assessment section is based on datasets covering a variety of different flooding types. No inspection of the property or of the surrounding area has been undertaken by Groundsure or the data providers. The modelling of flood hazards is extremely complex and in creating a national dataset certain assumptions have been made and all such datasets will have limitations. These datasets should be used to give an indication of relative flood risk rather than a definitive answer. Local actions and minor variations, such as blocked drains or streams etc. can greatly alter the effect of flooding. A low or negligible modelled flood risk does not guarantee that flooding will not occur. Nor will a high risk mean that flooding definitely will occur. Groundsure's overall flood risk assessment takes account of the cumulative risk of river and coastal data, historic flood events and areas benefiting from flood defences provided by the Environment Agency/Natural Resources Wales (in England and Wales) and surface water (pluvial) and groundwater flooding provided by Ambiental Risk Analytics. In Scotland the river and coastal flood models are also provided by Ambiental Risk Analytics.

**Risk of flooding from rivers and the sea**
This is an assessment of flood risk for England and Wales produced using local data and expertise, provided by Environment Agency. It shows the chance of flooding from rivers or the sea presented in categories taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk.

**Historic flood events**
Over 86,000 events are recorded within this database. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that Environment Agency/Natural Resources Wales do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

**Surface water flooding**
Ambiental Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or “pluvial” flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

**Proposed flood defences**
The data includes all Environment Agency/Natural Resources Wales's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards.

**Flood storage areas**
Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. These areas are also referred to as Zone 3b or 'the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of

an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and Environment Agency/Natural Resources Wales, including water conveyance routes. Development within Flood Storage Areas is severely restricted.

**Groundwater flooding**
Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and 1 in 100 year and 1 in 250 year return periods.

**Ambiental FloodScore™ insurance rating**
The property has been rated as **Very Low** risk.

Ambiental's FloodScore™ risk rating gives an indicative assessment of the potential insurance risk classification from flooding, which can provide an indication of how likely it is that a property's policy will be ceded to Flood Re. The assessment is based on Ambiental's river, tidal and surface water flood data and other factors which some insurers may use in their assessment are not included.

Flood Re is a re-insurance scheme that makes flood cover more widely available and affordable as part of your residential property home insurance. Properties at higher risk of flooding may have the flood part of their policy ceded to Flood Re by their insurer. It is important to understand that Flood Re does not apply to all situations. Exclusions from Flood Re includes properties constructed after 1 January 2009; properties not within domestic Council Tax bands A to H (or equivalent); commercial properties, certain buy to let scenarios and buildings comprising four or more residential units. A full list of the exemptions can be found on the Flood Re website (https://www.floodre.co.uk/can-flood-re-help-me/eligibility-criteria/).

The Ambiental FloodScore™ insurance rating is classified into six different bandings:

**Very High** indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a very high possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

**High** indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a high possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

**Moderate-High** indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a moderate possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

**Moderate** indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a low possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, unless the property has flooded in the past.

**Low** indicates a level of risk that is likely to mean standard cover and premiums are available for flood cover. There is a low possibility the cover for flooding at the property will be ceded into the Flood Re scheme, unless the property has flooded in the past.

**Very Low** indicates a level of flood risk that should not have any impact on the provision of flood cover for the property.

## Conservation Area data limitations

Please note the Conservation Area data is provided by Historic England and may be incomplete. We recommend reviewing your local search for confirmation.

## Subsidence data limitations

The natural ground subsidence assessment is based on the British Geological Survey's GeoSure data. GeoSure is a natural ground stability hazard susceptibility dataset, based on the characteristics of the underlying geology, rather than an assessment of risk. A hazard is defined as a potentially damaging event or phenomenon, where as a risk is defined as the likelihood of the hazard impacting people, property or capital. The GeoSure dataset consists of six data layers for each type of natural ground subsidence hazard. These are shrink-swell clay, landslide, compressible ground, collapsible ground, dissolution of soluble rock and running sand. Each hazard is then provided with a rating on is potential to cause natural ground subsidence. This rating goes from A-E, with A being the lowest hazard, E being the highest. This is then represented within Groundsure reports as either Negligible-Very Low (A&B ratings), Low (C ratings) or Moderate-High (D&E ratings). The GeoSure data only takes into account the geological characteristics at a site. It does not take into account any additional factors such as the characteristics of buildings, local vegetation including trees or seasonal changes in the soil moisture content which can be related to local factors such as rainfall and local drainage. These factors should be considered as part of a structural survey of the property carried out by a competent structural surveyor. For more information on the "typical safe distance" trees should be from a property please see this guide: https://www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf

# Conveyancing Information Executive and our terms & conditions

### IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com. Groundsure adheres to the Conveyancing Information Executive Standards.

### The Standards

- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

### Complaints Advice

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs.

### COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:
Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Groundsure's Terms and Conditions can be viewed online at this link: https://www.groundsure.com/terms-and-conditions-jan-2020/

# Important consumer protection information

All of the advice and reports that Groundsure produces are covered by a comprehensive Remediation Contribution policy to ensure customers are protected, see https://www.groundsure.com/remediation for full details.

# Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Enviro-All-in-One report. To find out who they are and their areas of expertise see https://www.groundsure.com/sources-reference.