

# FCI Appraisal

A Forensic Analysis, a More Secure Property Decision

Concise Reports • Robust Expert Opinion • Full Reliance



Through consultation with regulators and expert analysis, the FCI Appraisal facilitates transactions in a quick, cost-effective manner.

## Why Choose FCI?

- **Ease of Use:** Concise, intuitive layout and wording, with only 4 main pages.
- **Expertise:** Risk Assessment completed by FCI's own IEMA or CIWEM accredited consultants.
- **Confidence:** The only environmental search provider regulated by the RICS.
- **Support:** Full support from FCI's expert Risk Team and CLS Risk Solutions Environmental Insurance.
- **Cover:** £10 million PI Cover<sup>(1)</sup>.
- **Reliance:** Reliance for the client, lender, and professional advisors<sup>(1)</sup>.
- **Fixed-Fee:** Including all costs charged to us by the regulators.
- **Quick:** FCI's 'Gold Standard' turnaround of 10 working days<sup>(2)</sup>.
- **Clear Guidance:** Succinct results, with 'Next Steps' highlighted.
- **Added Value:** Redevelopment constraints and top-level operational risks highlighted.

## Why do you need an FCI Appraisal?

Environmental search reports combine environmental data and mapping to identify possible liabilities associated the 'Contaminated Land' regime. Where a plausible risk is identified, a quick, cost-effective and robust route to solve the issue is essential. This is where the FCI Appraisal comes in.

## What will we do?

FCI's expert Risk Team will approach the regulators to gather and review additional property-specific information. This allows us to quantify the likely magnitude of the risks identified in the original search. A specific contact will manage the project, keeping you up-to-date and informed on progress.

## What will the result be?

With a more informed assessment, in the majority of cases we can facilitate the transaction by providing a superseding 'Pass' risk assessment. We will also add value by separately highlighting any likely constraints to future redevelopment ambitions, or top-level operational risks which have been identified. On the occasions where unacceptable risks remain, we provide clear next steps on mitigation or resolution.

## Who will we speak to?

The key stakeholder is your Local Authority Environmental Health Department. Through consultation we will ascertain whether the property has been prioritised for investigation under Part 2A of the Environmental Protection Act, 1990, and if so what is the tangible likelihood of this occurring. Where relevant we may also approach:

- **The Environment Agency:** A key consultee where controlled waters are at risk, where pollution incidents have occurred, or environmental permits are held.
- **The Petroleum Enforcement Agency Licensing Authority:** A key consultee when our experts have cause to believe that the property may have stored petroleum spirit.
- **The Local Planning or Building Control Authority:** Through a search of records held, we can source essential information in relation to remediation measures which might have been carried out at the property during previous development(s).

Regulated by RICS



# FCI Appraisal Report

## Supplementary Guidance:

The FCI Appraisal presents a distinct Professional Opinion on liability under the Contaminated Land regime. However, the report also offers separate valuable insight and guidance regarding planning/redevelopment and operational compliance which may be relevant to your transaction.

### • Redevelopment

The planning process requires that contamination issues are considered in all developments.

From a review of the known historical risks, the FCI Appraisal includes a section which highlights possible redevelopment constraints associated and the likely magnitude of further assessment which may be conditional as part of the process.

### • Operational Risk

The nature of the existing use of a property can give rise to regulatory action, or third-party litigation, if compliance with current environmental regulations and best practice is not followed.

Based on observations made during the compilation of the report, the FCI Appraisal offers insight on any features identified which could potentially cause future environmental harm to soils or controlled waters, which may in turn lead to regulatory or civil action against the site operator.

## Pricing

Our pricing structure is designed to offer simplicity. We work on a fixed fee basis (within standard size bands). This includes all the costs charged to us by the regulators which means you can confidently report the final cost to your client, without worrying about variable fees.

**Single Residential Properties:** £200 + VAT<sup>(3)</sup>

**Commercial Properties:** £400 + VAT<sup>(4)</sup>

## Contact

To order this report, discuss a risk with our team of experts or for further information on FCI's consultancy services, please contact:

email [consultancy@futureclimateinfo.com](mailto:consultancy@futureclimateinfo.com)  
or visit [www.futureclimateinfo.com](http://www.futureclimateinfo.com).

## Notes:

- (1) Subject to Terms and Conditions
- (2) Where possible for a draft report, regulatory responses can take up to 20 working days which will determine the timescale for provision of the final report.
- (3) Following Further Action of an FCI Residential Essential, FCI Standard or FCI Premium report up to 0.25 hectares. POA for further size bands.
- (4) Following Further Action of an FCI Retail report up to 0.25 hectares or an FCI Commercial report up to 15 hectares. POA for further size bands.

You may also be interested in our site walkover service:


## FCI Walkover

Through a site walkover, consultation with the regulators and expert analysis, the FCI Walkover delivers practical solutions to resolve environmental risk.

**Report Details**

Report ID: 123456  
Date: 01/01/2019  
Grid Reference:  
E: 123456 | N: 123456  
Report Reference:  
Sample Ref  
Requested by:  
Sample Client  
Current Use: Commercial  
Proposed Use: Commercial

**FCI Appraisal**



Report on:  
Sample Site, Street, Town, County, UK

**Author:** Tim Champney BA (Hons) PIEMA CIWEM AEA Risk and Consultancy Manager  
**Peer Review:** Chris Taylor BSc (Hons) MSc PIEMA SILC Commercial Director

**Professional Opinion Summary**

**Environmental** PASS

From a review of the information contained within this report, the property is not considered to be at a significant risk of liability under Part 2A of the Environmental Protection Act, 1990. This assessment is made on the basis of a continued commercial use of the property without redevelopment.

This summary should be read in conjunction with the full assessment in the following pages of this report, along with any recommendations made.

Regulated by RICS IEMA The Property Institute of Environmental Management Association of Chartered Surveyors CIPSO EXECUTIVE MEMBER The Property Institute of Environmental Management Association of Chartered Surveyors RICS

From £200 + VAT