

# FCI Walkover

Because business needs momentum

Concise Reports • Robust Expert Opinion • Full Reliance



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

## Why Choose FCI?

- **Ease of Use:** Concise, intuitive layout and wording.
- **Expertise:** Walkover and Risk Assessment completed by FCI's own IEMA, CIWEM or RICS 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.
- **Added Value:** Redevelopment constraints and top-level operational risks highlighted.

- **Cover:** £10 million Professional Indemnity Cover<sup>(1)</sup>.
- **Fixed Quote:** Including all travel costs and regulator fees.
- **Quick:** Quick turnaround. FCI's 'Gold Standard' of 10 working days<sup>(2)</sup>.
- **Clear Guidance:** Succinct results, with 'Next Steps' highlighted.
- **Reliance:** Reliance for the client, lender, and professional advisors<sup>(1)</sup>.

## Why do you need an FCI Walkover?

Some risks can't be quantified solely through desktop analysis of data and mapping. This is where the FCI Walkover comes in. The FCI Walkover is a bespoke preliminary risk assessment report which goes that extra mile to provide reliable due diligence with the addition of regulatory consultation and physical inspection of the property.

## What will we do?

FCI will send an environmental professional to look for evidence of contamination issues which could lead to liability under Part 2A of the Environmental Protection Act, 1990. We will approach the environmental regulators to gather and analyse additional property specific information and review relevant development applications. We will also report on top-level operational risks, and possible constraints to future redevelopment ambitions.

## What will the result be?

With this more informed assessment we can quantify the severity of the risk(s) identified in your original environmental search. In the majority of cases this facilitates the transaction through the provision of a superseding 'Professional Opinion'. On the occasions where possible liabilities remain, we provide clear next steps on how to mitigate the risk.

# FCI Walkover Report

## Supplementary Guidance:

The FCI Walkover presents a distinct Professional Opinion on liability under the Contaminated Land regime. However, the FCI Walkover also offers 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.

Based on the overall assessment and observations made during the inspection, the FCI Walkover highlights possible redevelopment constraints associated with historic contamination, and the possible magnitude of further assessment which may be required by the Local Planning Authority pending development.

### • 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 inspection, the FCI Walkover offers insight on any features identified which are considered likely to 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 can offer you a quote to conduct the work for a fixed fee. This fee will include all regulatory charges, as well as expenses associated with attending the property, meaning you can confidently report the full cost upfront to your client.

**FCI Walkover:** from £995 + VAT<sup>(3)</sup>

### Notes:

- (1) Subject to Terms and Conditions
- (2) Where possible for a draft report, subject to access arrangements. Regulatory responses can take up to 20 working days which will determine the timescale for provision of the final report.
- (3) Subject to property location, size and use.

## 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).

## Key Features

- A thorough site walkover completed by a qualified environmental professional holding IEMA, CIWEM, SiLC or RICS accreditations to look for visual signs of contamination.
- Tailored consultation with the key stakeholders involved in the regulation and enforcement of environmental issues, including where appropriate the Local Authority Environmental Health Department, the Environment Agency or Natural Resources Wales, the relevant Petroleum Enforcement Authority and the Planning and/or Building Control Departments
- A full manual review of available historical mapping and environmental data
- A pragmatic and realistic Professional Opinion on Contaminated Land liability, without confusing jargon or unnecessary additional information.

**You may also be interested in our regulatory consultancy report:**

## FCI Appraisal

A cost-effective report which solves 'Further Action's by seeking further information from the key regulators. Provided in a concise format, with clear outcomes, and full support from FCI's expert Risk Team.

**From £200 + VAT**

**Report Details**  
Report ID: 123456  
Date: 15/01/2019  
Call Reference: E.123456 | M. 123456  
Report Reference: Site/Ref  
Requested by: Sample Client  
Current Use: Commercial  
Proposed Use: Commercial

**FCI Appraisal**  
Report on: Sample Site, Street, Town, County, UK

**Author:** Tim Chapman BA, James Wilson BSc (Hons), Risk and Compliance Manager  
**Peer Review:** Chris Taylor BSc (Hons), Neil Brown BSc, Commercial Director

**Environmental Professional Opinion Summary**  
Environmental **PASS**

From a review of the information contained within this report, the assessor 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 confirmed 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 | CIWEM | CILPSO