

# FCI Retail

Tailored to the needs of your client's business

Concise Reports • Robust Expert Opinion • Full Reliance



The best value report for small commercial retail properties, and the only commercial environmental search report to include a zero excess remediation warranty, providing the best protection and peace of mind for your client.



FCI Retail is specifically designed to help inform and support purchase or investment decisions for small commercial retail properties, where the principle activity is the sale or display of goods or services to walk-in members of the public.

## Data

This report provides a full professional risk assessment across contaminated land, flood and ground stability risks.

Environmental

Air Quality


Radon

Flood

Ground Stability

For more information on the datasets within this report, please see the back of this card.

## Market leading support for clients

-  **Free remediation warranty:** passed FCI Retail environmental reports come with zero excess land-contamination remediation warranty for 6 years, up to £100,000.
-  **Air Quality rating:** from EarthSense, the UK's leading air quality experts.
-  **Free Further Action review:** upon evidence of remediation, within 48 hours.
-  **Full flood reporting:** flood thumbnails detailing each type of flood risk and JBA's Floodability rating, providing an overall rating of flood risk.
-  **Professional opinion:** across the entire report, with clear outcomes.
-  **Subsidence risk rating:** accurate to the individual postcode, providing an instant rating and a clear summary of the risk, based on actual insurance claims.
-  **Affordable next step solutions:** to keep the transaction moving forward and deliver peace of mind for buyers:
  - Flood Risk Review** - A greater understanding of flood risk, giving you or your client the confidence needed to make important property purchase or investment decisions.
  - FCI Appraisal - Commercial £400 + VAT\*** - A cost-effective, flat-rate solution, designed for more complex risks, or where the client doesn't feel comfortable gathering information or interpreting the risks themselves.
  - FCI Walkover - from £995 + VAT\*** - A full assessment of the site by a member of the FCI Risk team, accredited by IEMA, CIWEM or RICS, to identify signs of contamination.



# FCI Retail Report

## Reported Risks: Environmental + Flood + Ground Stability

Since 2014, Future Climate Info (FCI) has been leading the market with its fresh approach to Residential and Commercial Environmental Search Reports. Regulated by RICS, our aim is to put clients' needs at the forefront of everything that we do and remove any potential risk from the equation by providing full risk assessments and clear advice on next steps from our specialist team.

### Environmental

Analyses the impacts from key risks including Artificial Ground, Contaminated Land Register Entries and Notices, Current Industrial Land Uses, Environmental Permits, Petrol Stations, Landfill Sites Past and Present, Telecommunications Transmitters, Potentially Contaminated Land from Past Industrial Land Uses, Pollution Incidents, Air Quality, Potentially In-Filled Land, Pylons and Electricity Lines, Radon Gas, Regulated Environmental Processes, and Surface Dangers or Hazards.

### Flood

Analyses the impacts from 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.

### Ground Stability

Analyses the impacts from key risks including Subsidence, nearby Brine Compensation Areas, Coal Mining Areas, Geohazards such as Clay Shrinkage, Landslips, Landslides and Sink Holes, Past Mining Hazards in Minerals other than Coal, Modified Ground, Natural Cavities and Potentially In-filled Land.

### Why Choose FCI?

- Clear and succinct results, with 'Next Steps' highlighted on the front page of the report.
- Expert support from FCI's highly qualified and experienced Risk Team, on hand to help with your Consultancy and Further Action enquiries.
- Keep transactions moving forwards with FCI's range of affordable follow-on services.
- Supported by £5 Million Professional Indemnity Cover.

### Free Further Action review

It may be possible to revise a Further Action result free of charge if you are able to provide further information highlighting the remediation of a site.

The FCI Risk team will review and respond, normally within 48 working hours, at no extra cost. Simply email [info@futureclimateinfo.com](mailto:info@futureclimateinfo.com) for more information.

#### Notes:

(\*) 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.

(1) Recommended Retail Prices listed are for commercial properties less than 0.25 hectares.

(2) These data modules can be purchased as stand-alone products. Residential reports are also available.

(^) Subject to property location, size and use.

### Retail

From £75.00 + VAT<sup>(1)</sup>

- Environmental
- Flooding<sup>(2)</sup>
- Ground Stability

### FCI Commercial

From £165.00 + VAT<sup>(1)</sup>

Designed for all other commercial and industrial property transactions.

As no two commercial transactions are the same, FCI's expert Risk Team review each report and analyse high detail ordnance survey historic mapping, providing site specific guidance to keep transactions moving forward.

- Environmental
- Flooding<sup>(2)</sup>
- Ground Stability
- Energy+Infrastructure<sup>(2)</sup>

### Contact

For further information on FCI reports or services, please contact the team on +44 (0)1732 755 180, email [info@futureclimateinfo.com](mailto:info@futureclimateinfo.com) or visit [www.futureclimateinfo.com](http://www.futureclimateinfo.com)