

# Ground Stability Residential

## <0.25Ha

### Ground Stability

FUTURE  
CLIMATE INFO

#### ▶ Report Details

**Address:**

Sample, Sample

**Requested by:**

Sample

**Grid Reference:**

E: 123456 | N: 123456

**Date:**

30/09/2020

**Report Reference:**

Sample

**Report ID:**

73178

#### ▶ Professional Opinion

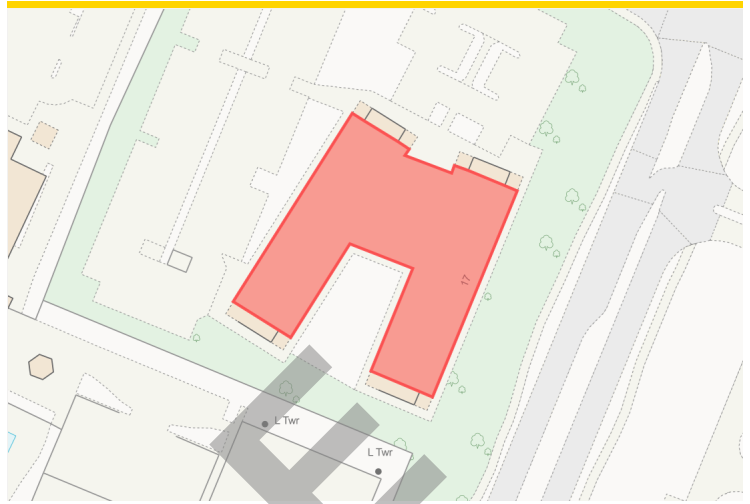
### 1. GROUND STABILITY

PASS

▶ Consideration(s):

1.01 Consider Consulting a Surveyor

#### ▶ Subject Site



Air Quality Index: **Now available in FCI Premium searches**

This page should always be read in conjunction with the full report. The Professional Opinion indicates the potential risks and any other potential issues associated with the property. The results should be disclosed to client and/or lender and/or insurer as appropriate.

- A **'Pass'** is given if no potential property specific risk has been identified.
- A **'Pass with Considerations'** is given where there are potential hazards in the locality to bear in mind, or if there are features nearby which some clients might consider could affect them.
- A **'Further Action'** is given if there is a potential property specific risk and a further action is advised.

In the event of a request to review the Professional Opinion based on additional information, or if there are any technical queries, the professional advisor who ordered the report should contact us at [info@futureclimateinfo.com](mailto:info@futureclimateinfo.com), or call us on 01732 755 180.

SAMPLE



**Assessed by:**

FCI Risk Team

[www.futureclimateinfo.com/team](http://www.futureclimateinfo.com/team)



Regulated by RICS

### 1. GROUND STABILITY

#### 1.01 Professional Advice

For professional advice and guidance relating to the impact of any ground stability issues on your property please contact a Chartered Building Surveyor. For help on any specialist services that may be needed please go to [www.subsidenceupport.co.uk](http://www.subsidenceupport.co.uk)

#### 1.02 Subsidence Risk Rating

**PASS**

The Subsidence Risk Rating produced by Property Assure based on subsidence damage insurance claims is **Low**, with a risk exposure equal to or below the insurance subsidence incidence rate for England and Wales. This correlates to a rate of 1 or fewer incidents in every 1000 residencies.

The Subsidence Risk Rating assesses the risk of subsidence caused by soil shrinkage. Soil Shrinkage accounts for over 75% of all insurance subsidence incidents in England and Wales and the two main causes are clay shrinkage triggered by vegetation (60% of cases) or leaking drainage (15% of cases) washing away fine particles in the soil or softening the soil.

#### 1.03 Geohazards | Collapsible Deposits

**PASS**

The British Geological Survey indicates that the property is not within 50 metres of an area where there are likely to be natural deposits with the potential to collapse and cause subsidence damage when saturated and loaded by a building or structure.

#### 1.04 Geohazards | Compressible Ground

**PASS**

The British Geological Survey indicates that the property is not within 50 metres of an area where there may be problems due to compressible ground.

#### 1.05 Geohazards | Running Sand

**PASS (WITH CONSIDERATIONS)**

The British Geological Survey indicates that the property is within 50 metres of an area where there is the possibility for sand to be fluidised by water and 'run', with the potential to remove support from overlying buildings and cause subsidence damage.

**CONSIDERATIONS:** Normal maintenance to avoid leakage of water-bearing services or water bodies (ponds, swimming pools) should prevent any problems related to running sands.

Certain constraints may apply to land uses involving excavation or the addition or removal of water.

#### 1.06 Geohazards | Shrink-Swell

**PASS**

The British Geological Survey indicates that the property is within 50 metres of an area where ground conditions predominantly have a low plasticity. In these conditions there should be no building damage due to shrink-swell, where clay minerals in the soil absorb water making them swell) and lose water as they dry (making them shrink).

#### 1.07 Landslips/slides | Mass Movement

**PASS**

The British Geological Survey indicates that the property is not located within 25 metres of an area where there may be landslips or ground which has foundered due to subsidence.

#### 1.08 Landslips/slides | Slope Instability

**PASS**

The British Geological Survey indicates that the property is located on or within 50 metres of an area where slope instability problems are not likely to occur.

### 1.09 Mining | Cheshire Brine Compensation Area

PASS

The Coal Authority indicates that the property is not located within 25 metres of a Cheshire Brine Compensation District.

### 1.10 Mining | Coal Mining

PASS

The Coal Authority indicates that the property is not within 25 metres of an area that may be affected by Coal Mining.

### 1.11 Mining | Mining Cavities (Non-Coal)

PASS

Peter Brett Associates indicates that the property is not located within 25 metres of an area that may be affected by non-coal mining cavities.

### 1.12 Mining | Hazards (Non-Coal)

PASS

The British Geological Survey indicates that the property is located within 50 metres of an area where sporadic underground mining of restricted extent may have occurred. potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered.

The Presence of past underground mining is not known to have occurred. Areas are categorized on the basis that the rock type present are known to have been worked in other areas. Areas therefore have the potential for underground mining but there is little or not evidence of mining activity. It should be noted, however, that there is always the possibility of the existence of other sub-surface excavations, such as wells, cess pits, follies, air raid shelters/bunkers and other military structures etc. that could affect surface ground stability but which are outside the scope of this dataset.

### 1.13 Modified Ground | Artificial Ground

PASS

The British Geological Survey indicates that the property is not located within 25 metres of an area where the ground surface has been significantly modified by human activity.

### 1.14 Modified Ground | Historical Analysis

PASS

Analysis of historical maps indicates the property is not located on or within of an area where there may be modified ground.

### 1.15 Natural Cavities

PASS

The British Geological Survey indicates that the property is within 50 metres of an area where soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.

### 1.16 Checked Datasets

The dataset categories analysed in this section are listed below. For more information, please visit our website.

Subsidence Risk Rating	Geohazards   Collapsible Deposits
Geohazards   Compressible Ground	Geohazards   Running Sand
Geohazards   Shrink-Swell	Landslips/slides   Mass Movement
Landslips/slides   Slope Instability	Mining   Cheshire Brine Compensation Area
Mining   Coal Mining	Mining   Mining Cavities (Non-Coal)
Mining   Hazards (Non-Coal)	Modified Ground   Artificial Ground
Modified Ground   Historical Analysis	Natural Cavities

## 2. NOTES & GUIDANCE

### 2.01 Report Notes

### METHODOLOGY

This report is a desk study risk assessment, and no site or ground inspection or physical investigation has been carried out. The impacts of the risks addressed in this report are normally measured in terms of quiet enjoyment, saleability, mortgageability, and the value of the property; the risk assessment in this report is provided by FCI who are regulated by RICS.

### 2.02 Standard

### T&Cs, QUERIES & COMPLAINTS

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### 2.03 Search Code

### CONSUMER INFORMATION

#### IMPORTANT CONSUMER PROTECTION INFORMATION

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- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

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- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

#### Complaints

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

#### TPOs Contact Details:

The Property Ombudsman scheme, Milford House, 43-55 Milford Street, Salisbury, Wiltshire SP1 2BP  
Tel: 01722 333306, Fax: 01722 332296, Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk), Web: <https://www.tpos.co.uk/>  
You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk)

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

### 2.04 Report Licensing

### METHODOLOGY

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## 3. USEFUL CONTACTS

Local Authority : Tonbridge and Malling Borough Council  
Tel: 01732 844 522  
Visit: <http://www.tmbc.gov.uk/>

Environment Agency | North Lutra House, Dodd Way, Off Seedlee Road, Bamber Bridge, Preston. PR5 8BX  
Tel: 08708 506 506  
Visit: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)

JBA Risk Management Ltd | 1 Broughton Park, Old Lane North, Broughton, Skipton, North Yorkshire. BD23 3FD  
Tel: 01756 799919

Public Health England | Wellington House, 133-155 Waterloo Road, London. SE1 8UG  
Tel: 020 7654 8000  
Visit: <https://www.gov.uk/government/organisations/public-health-england>  
Email: [enquiries@phe.gov.uk](mailto:enquiries@phe.gov.uk)

The Coal Authority Property Search Services | 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire. NG18 4RG  
Tel: 0845 762 6848  
Visit: [www.groundstability.com](http://www.groundstability.com)  
Email: [groundstability@coal.gov.uk](mailto:groundstability@coal.gov.uk)

The British Geological Survey | Environmental Research Centre, Keyworth, Nottingham, NG12 5GG  
Tel: 0115 936 3143  
Visit: <http://www.bgs.ac.uk/>  
Email: [enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)

Ordnance Survey | Customer Services Ordnance Survey Adanac Drive Southampton SO16 0AS  
Tel: 08456 05 05 05  
Visit: [www.ordnancesurvey.co.uk/](http://www.ordnancesurvey.co.uk/)

Department for Business, Energy & Industrial Strategy | 1 Victoria Street London SW1H 0ET  
Tel: 020 7215 5000  
Email: [enquiries@beis.gov.uk](mailto:enquiries@beis.gov.uk)

HomeProtect | HomeProtect, PO Box 1124, Kingston upon Thames, KT1 1XT  
Tel: 0330 660 3600  
Visit: [www.homeprotect.co.uk/floodcover](http://www.homeprotect.co.uk/floodcover)  
Email: [floodcover@homeprotect.co.uk](mailto:floodcover@homeprotect.co.uk)