

FCI Retail

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

FCI Retail includes a full professional risk assessment across each of the following datasets:

Environmental

Flood

Ground Stability



Air Quality Rating



£100,000 Remediation Warranty



Radon

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 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.



Robust Ground Stability Module: including a Property Subsidence Assessment by the British Geological Survey, considering features such as soil type, proximity of trees, the age of the property and the depth of its foundations to provide an assessment of shrink-swell subsidence risk, specific to the property.



Affordable next step solutions: to keep the transaction moving forward and deliver peace of mind for buyers:

- FCI Flood Appraisal - from £300 + VAT* - for flood 'further actions', a property specific, manually assessed review from flood risk experts, Ashfield Solutions Group.
- FCI Enviro Appraisal - Commercial £450 + 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 Dye & Durham Risk team, accredited by IEMA, CIWEM or RICS, to identify signs of contamination.



FCI Retail Report

Reported Risks: **Environmental + Flood + Ground Stability**

Why Choose FCI?



Clear and Succinct Results: with 'Next Steps' highlighted on the front page of the report, and additional detail contained within.



Expert Support: from our highly qualified and experienced Risk Team, on-hand to help with your Consultancy and Further Action enquiries. With a unique combination of environmental, property and surveying qualifications, including MRICS, CEnv and C.WEM Charterships, you can be confident in the advice we offer.



Next Step Solutions: keep transactions moving forwards with FCI's range of affordable follow-on



Full Reliance: supported by our unique £100,000 free remediation warranty for small commercial retail properties, plus £5 million professional indemnity cover.

Datasets

Environmental

Analyses the 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, Radon Gas, Regulated Environmental Processes, and Surface Dangers or Hazards.

Flood

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

Notes

- (1) Available as stand-alone search products.
- (^) Subject to property location, size and use.
- (*) Up to 2 hectares. POA for further size bands.
- (2) Recommended Retail Prices.

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 Dye & Durham Risk team will review and respond, normally within 48 working hours, at no extra cost. Simply email fci-admin@dyedurham.com for more information.

FCI Retail

RRP £99.00⁽²⁾ + VAT (0 - 0.25 Ha)

- Environmental
- Flooding⁽¹⁾
- Ground Stability⁽¹⁾

FCI Commercial

RRP £185.00⁽²⁾ + VAT (0 - 15 Ha)

- Environmental
- Flooding⁽¹⁾
- Ground Stability⁽¹⁾
- Energy+Infrastructure⁽¹⁾

A comprehensive analysis of environmental risks for a commercial property or development site, covering a wide range of transaction types.

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



Contact Us

For expert advice, guidance or to discuss any of our products and services, please contact the team on:

+44 (0)1732 755 180 or email fci-admin@dyedurham.com

We're always on-hand to provide free guidance and advice to legal professionals and their clients.