



Report Details

Address: Sample, Sample	Requested by: Sample
Grid Reference: E: 123456 N: 123456	Date: 19/01/2023
Report Reference: Sample	Report ID: 300941

Professional Opinion

1. ENVIRONMENTAL	PASS
Consideration(s): 1.21 Radon Test	
2. FLOOD	PASS
No further recommendations	
3. GROUND STABILITY	PASS
No further recommendations	
4. ENERGY & INFRASTRUCTURE	PASS
Consideration(s): 4.18 Power Stations 4.21 Solar Farms	
5. OFFICIAL CON29M	PASS
No further recommendations	

Subject Site



Air Quality Index: Some Polluted Areas (See 1.25)

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 the 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.

Assessed by the:



Environmental
Risk Team

1. ENVIRONMENTAL (INC. CONTAMINATED LAND)

1.02 Remediation Warranty

YES

Unless Contaminated Land Insurance has been requested at the time of purchase, this report has the benefit of a warranty providing cover of up to £100,000 for 6 years from the date of purchase in the event that the Local Authority serves a Part 2A Remediation Notice and remediation costs have to be borne by the property owner. <https://futureclimateinfo.com/wp-content/uploads/2023/02/FCI-terms-and-conditions-v0223.pdf>

If the client and/or the lender requires cover in the form of Contaminated Land Insurance, a successor policy offering enhanced protection of up to £1,000,000 for a term of 25 years is available for £50 inclusive of Insurance Premium Tax (for properties up to 0.4 ha). To purchase Contaminated Land Insurance, please visit CLS at www.cls.co.uk, call 01732 753 910 or purchase via your reseller. More details on this policy are available at <http://futureclimateinfo.com/how-we-can-help/residential/contaminated-land-insurances/>

1.03 Official Contaminated Land | Register Entries & Notices

PASS

Tonbridge and Malling District (B) Council data indicates that the property is not within 25 metres of an area of land that has been designated Contaminated Land under Part 2A of the Environmental Protection Act 1990.

1.18 Past Industrial Land Uses

PASS

In the Professional Opinion of the Environmental Risk Team the property is not on or within 25 metres of any former industrial land uses depicted on historic Ordnance Survey maps, from which the level of environmental risk is likely to result in the property being determined Contaminated Land under Part 2A of the Environmental Protection Act 1990.

1.21 Radon Gas

PASS (WITH CONSIDERATIONS)

Data provided by the British Geological Survey (BGS) indicates that the property is in a Radon Affected Area.

This is because the property is in an Intermediate probability radon area (1% to 3% of homes are estimated to be at or above the Action Level for homes of 200 Bq m⁻³), however protective measures are not required.

Radon is a colourless, odourless radioactive gas formed by the radioactive decay of the small amounts of uranium that occur naturally in all rocks and soils. Studies in many countries have shown that increased exposure to radon increases the risk of lung cancer.

Whether or not the property is actually above or below the Action Level can only be established by testing.

CONSIDERATIONS: Public Health England provides a radon testing service which can be accessed at www.ukradon.org. The radon level should be measured in the property and, if necessary, remediated to below a Target Level of 100 Bq/m³. Enquiries can also be made to the vendor as to whether radon levels have been measured in the property, whether remedial actions were taken and if re-testing confirmed the effectiveness of installed measures.

1.24 Air Quality Management Area

NOTE

Although information on air quality is not included within the Environmental risk assessment in this report we are able to provide information from DEFRA.

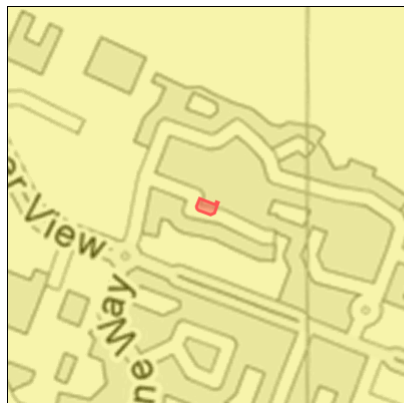
Data provided by DEFRA indicates that the property is not in or within 100 metres of an Air Quality Management Area (AQMA). An AQMA is declared where the air pollutants occur above EU and Government targets, and where the council is required to create and follow an Air Quality Action Plan (AQAP) to improve air quality.

Please note that though this property is not within an Air Quality Management Area, this does not necessarily guarantee good air quality. For more information on air quality please visit <https://uk-air.defra.gov.uk/air-pollution/>.

1.25 Air Quality Index

NOTE

The MappAir® air quality dataset provided by Earthsense includes information on Nitrogen Dioxide (NO2) and Particulate Matter (PM2.5) from vehicle emissions and indications from other sources. The model gives an indication of annual mean pollution for 2016 at a resolution of 100 metres.



Some Polluted Area

The data indicates that the property is in an area with a rating of 2 or Some Polluted Areas. A rating of 2 means there is a moderate chance of pollution levels exceeding healthy levels, particularly in poor weather conditions. There is a fair chance of higher pollutant concentrations around major roads.

For further information on air quality go to <https://uk-air.defra.gov.uk/>

1.27 Checked Datasets

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

Remediation Warranty

Artificial Ground

Electricity Infrastructure | Electricity Pylons

Electricity Infrastructure | Power Cables and Lines

Environmental Permits | Closed Mining Waste Facilities

Environmental Permits | Industrial Sites

Fuel / Petrol Stations

Landfill | Historic

Past Industrial Land Uses

Potentially Infilled Land

Surface Dangers or Hazards | COMAH Sites

Official Contaminated Land | Register Entries & Notices

Potentially Contaminative Current Land Uses

Electricity Infrastructure | Overhead Power Lines

Electricity Infrastructure | Substations

Environmental Permits | End of Life Vehicles

Environmental Permits | Waste Sites

Landfill | Current

OFCOM Mast Site Clearance Locations

Pollution Incidents

Radon Gas

Surface Dangers or Hazards | Hazardous Waste Registrations



2. FLOOD (INC. JBA FLOODABILITY RATING)

2.01 River and Sea Flood Risk

PASS

Data provided by the Environment Agency indicates that there is a Negligible risk of flooding from River or Sea within 25 metres of the property.

2.02 Surface Water Flood Risk

PASS

Surface water flooding occurs when heavy rainfall overwhelms the drainage capacity of an area. In these instances, the rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead.

Data provided by JBA Risk Management Ltd (JBA) indicates that there is a negligible risk of Surface Water flooding within 5 metres of the property.

The result of the flood risk assessment in this report is based on the best available national flood models using the best available data sources, from the leading authorities. To avoid contributing to an unforeseen flood event, any drainage on the property should be kept free of blockages to ensure they are functioning to their design capacity so that they do not become overwhelmed.

2.03 Groundwater Flooding

PASS

Data provided by JBA indicates that the property has negligible risk from groundwater flooding.

2.04 Surface Water Features

PASS

The Ordnance Survey Map indicates that the property is not located within 250 metres of a body of surface water, such as a stream, river, canal, reservoir, lake or pond.

2.05 JBA Floodability Rating

PASS

The JBA Floodability Rating at this location is Clear. Clear indicates that the likelihood of flooding is Very Low.

JBA Floodability data is derived from their high resolution UK flood hazard maps which are used by most insurers when assessing flood risk. Where a higher rating is indicated further investigation into flood risk is usually advisable. For locations rating Black 1 (High) and Black 2 (Very High) there is more likely to be a correlation between JBA Floodability and a residential property being included within Flood Re by a participating insurer. However, please note that not all residential properties are eligible to benefit from Flood Re, see <http://www.floodre.co.uk/industry/how-it-works/eligibility/>. Further information about Flood Re is given within "Notes and Guidance – Insurance" at the end of this report.

Please always check that your Buildings Insurance policy covers Flood Damage, as the terms of any mortgage (if required) may require all risks to be covered to meet the lender's requirements.

2.06 Historic Flooding

PASS

Data provided by the Environment Agency indicates that the property is not in or within 250 metres of an area that has flooded in the past. This includes all types of flooding, including Groundwater. However, we would always recommend asking the vendor to confirm whether or not they are aware of any previous flooding at the property.

Please see the previous sections for the Flood Risk as of the date of this report.

2.07 Flood Storage

PASS

Data provided by the Environment Agency indicates that the property is not located within 25 metres of a Flood Storage Area (land designed and operated to store flood water).

2.08 Dam Break

PASS



Data provided by JBA identifies areas of England and Wales that are most likely to suffer damage to property following the sudden and catastrophic failure of a large reservoir embankment or dam. This is a worst case scenario, it's unlikely that any actual flood would be this large. The flooding is predicted using advanced modelling techniques to ascertain if a property or site is potentially at risk in such an event, although not all dams were modelled.

This property is not located in an area modelled by JBA as being in the potential path of water if a reservoir dam or embankment was to fail.

2.09 Sewer Flooding

NOTE

Please note that information on Sewer Flooding is not included in the flood risk assessment in this report. This information is held by the water company responsible for the public sewer network. Sewer flooding happens for a number of reasons but is most likely to occur during storms, when large volumes of rainwater enter the sewers and sewage escapes from a manhole or a drain, or by backing up through toilets, baths and sinks. Sewer flooding can also occur when pipes become blocked.

2.10 Checked Datasets

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

- River and Sea Flood Risk
- Groundwater Flooding
- JBA Floodability Rating
- Flood Storage
- Surface Water Flood Risk
- Surface Water Features
- Historic Flooding
- Dam Break

SAMPLE

3. GROUND STABILITY

3.02 Property Subsidence Assessment – Clay Shrink-Swell

PASS

Shrink-swell refers to a change in soil volume as its moisture content changes. Clay-rich soils can absorb lots of water causing them to swell, the ground to rise and overlying structures to lift. This is known as heave. Heave can occur in wetter weather, or where excess water is introduced into the ground by damaged sewer or water pipes. In prolonged dryer weather, or where nearby trees and shrubs have high water demands, clay soils can become very dry. As a result, the ground shrinks, leading to subsidence. Shrink/swell-prone soils are found extensively across England and Wales, with soil shrinkage accounting for approximately 75% of all instances of subsidence.

The British Geological Survey (BGS) Property Subsidence Assessment dataset is a national assessment of Shrink-Swell susceptibility. As well as soil-type, it factors key environmental drivers such as the proximity of trees and the resilience of the property itself to cope with any movement (e.g. age, foundation depth). This provides a more property-specific assessment of susceptibility to shrink-swell related subsidence than considering geology alone.

The Property Subsidence Assessment data provided by the BGS indicates that the property is classified as having a **Non-Plastic** hazards score. This indicates the underlying geology is non-plastic and therefore cannot undergo any change in volume and therefore cannot have shrink-swell related subsidence.

3.05 Geohazards | Running Sand

PASS

The British Geological Survey indicates that the property is within 50 metres of an area where there is a very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required to avoid problems due to running sand.

3.11 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.

3.15 Checked Datasets

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

Professional Advice

Geohazards | Collapsible Deposits

Geohazards | Running Sand

Landslips/slides | Slope Instability

Mining | Coal Mining

Mining | Hazards (Non-Coal)

Modified Ground | Historical Analysis

Property Subsidence Assessment - Clay Shrink-Swell

Geohazards | Compressible Ground

Mapped Landslides

Mining | Cheshire Brine Compensation Area

Mining | Mining Cavities (Non-Coal)

Modified Ground | Artificial Deposits

Natural Cavities & Soluble Rocks

4. ENERGY & INFRASTRUCTURE

4.01 Energy Map



4.15 Oil and Gas | Licensed Areas (inc. Shale Gas)

PASS

The Property is located on or within 25 metres of an area where applications for Petroleum Exploration and Development Licences (PEDL) were invited during the 14th onshore licencing round (July-October 2014). However, according to data provided by the Department for Business, Energy & Industrial Strategy (BEIS) the property is not on or within 100 metres of an area that was subsequently issued a licence for such activity (including shale gas extraction, or 'fracking').

Please bear in mind that areas such as this where applications were invited are very large and non-specific, with almost half of the country included in the 14th round.

This area being open to applications, but lacking an issued licence, indicates that either no applications for licences were submitted, or that any applications made by energy companies were unsuccessful. As a result, currently it should not be feasible for Oil or Gas exploration to occur on, adjacent or within the immediate vicinity of the property.

As stated above, PEDLs can cover extremely large areas. Additionally, the presence of a PEDL on its own does not necessarily suggest that any operational activity (such as drilling) has/will occur, as numerous other permissions and consents must first be obtained. As such, we do not report the presence of PEDLs beyond the immediate vicinity (beyond 100m / >100m) of the property to avoid consistently capturing information which is unlikely to impact the Property. However, if PEDLs have been issued on neighbouring or nearby application areas, and the subsequent permissions/consents have been obtained to make a drilling/well site operational at a specific location within 5km, these current or former active sites will appear further down in the 'Oil and Gas | Current and Historic Sites' section of this report.

Additionally, please note that although PEDLs included the potential for energy production by fracking, the English and Welsh governments currently prohibit this activity on the basis of Scientific evidence presented by the Oil and Gas Authority (OGA) on the potential seismic impacts or tremors it may cause.

4.18 Power Stations

PASS (WITH CONSIDERATIONS)



Data provided by the Department for Business, Energy & Industrial Strategy (BEIS), indicates that the property is within 3000 metres of an active power station.

Any infrastructure project has the potential to create blight caused by the uncertainty as to the project outcomes and this can affect the ability to buy and sell property in the affected areas. If any related data is available it will appear below.

Site Name	Company	Address	Technology	Distance	Source
Blaise Farm (Farm AD)	PandaGreen	Blaise Farm Quarry Kings Hill West Malling Kent	Anaerobic Digestion	1866 m	Department for Business, Energy & Industrial Strategy

CONSIDERATIONS: Electrical Infrastructure can emit Electric and Magnetic Fields (EMFs). National Grid operate an EMF Unit for those concerned about nearby electricity equipment. They can provide relevant information, and if necessary will undertake field measurements. For further information, contact the EMF Unit on 0845 702 3270 or by email at emfhelpline@nationalgrid.com. However, you can also measure EMFs yourself with the use of a gaussmeter, which can be purchased online.

4.21 Solar Farms

PASS (WITH CONSIDERATIONS)

Data provided by the Department for Business, Energy & Industrial Strategy (BEIS) indicates that the property is within 3000 metres of one or more solar farm(s).

Any infrastructure project has the potential to create blight caused by the uncertainty as to the project outcomes and this can affect the ability to buy and sell property in the affected areas. If any related data is available it will appear below.

Contractor/Applicant	Site Name	Address	Status	Distance	Source
Kent County Council	Kingshill Solar Farm	Quarrymans Road, Kings Hill, West Malling	Planning permission for this project has been granted	1575 m	Department for Business, Energy & Industrial Strategy

CONSIDERATIONS: As part of your buying decision, you should consider whether Solar Farms will affect your quiet enjoyment of the property.

4.23 Checked Datasets

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

Carbon Capture & Storage	Electrical Infrastructure Electricity Pylons
Electrical Infrastructure Overhead Power Lines	Electrical Infrastructure Power Cables and Lines
Electrical Infrastructure Substations	Hydropower Existing
Hydropower Potential	Major Energy Infrastructure Gas Pipe
Major Energy Infrastructure Gas Site	Major Infrastructure Projects Crossrail
Major Infrastructure Projects HS2	Major Infrastructure Projects Thames Tideway Tunnel
Oil and Gas Licensed Areas (inc. Shale Gas)	Oil and Gas Current and Historic Sites
Oil and Gas Underground Coal Gasification	Power Stations
Power Stations Nuclear Power	Railways
Solar Farms	Wind Farms

5. CON29M

These enquiries are the Law Society's CON29M Coal Mining search enquiries and are used with permission of the Law Society. The Law Society's CON29M Coal Mining search enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL. The Law Society has no responsibility for information provided in response to CON29M Coal Mining search enquiries within this report or otherwise.



The Law Society

In the event of damage resulting from subsidence or settlement associated with coal mining, property owners can normally make a claim against the mine owner or responsible person (usually The Coal Authority). Further details are provided in the Notes & Guidance.

5.01 Past Underground Coal Mining

PASS

Is the property within the zone of likely physical influence on the surface of past underground coal workings?

The property is not within the zone of likely physical influence on the surface of recorded underground coal workings.

The property is not within an area where unrecorded shallow underground coal workings are suspected to be present.

5.02 Present Underground Coal Mining

PASS

Is the property within the zone of likely physical influence on the surface of present underground coal workings?

No.

5.03 Future Underground Coal Mining

PASS

(a): Is the property within any geographical area for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods?

No.

(b): Is the property within any geographical area for which a licence to remove coal by underground methods has been granted?

No.

(c): Is the property within the zone of likely physical influence on the surface of planned future underground coal workings?

No.

(d): Has any notice of proposals relating to underground coal mining operations been given under section 46 of the Coal Mining Subsidence Act 1991?

No.

5.04 Mine Entries - Shafts & Adits

PASS

Are there any mine entries to underground coal mine workings within the property or within 20 metres of the boundary of the property?



No.

5.05 Coal Mining Geology

PASS

Is there any record of any fault or other line of weakness due to coal mining at the surface within the boundary of the property that has made the property unstable?

No.

5.06 Past Opencast Coal Mining

PASS

Is the property situated within the geographical boundary of an opencast site from which coal has been removed in the past by opencast methods?

No.

5.07 Present Opencast Coal Mining

PASS

Is the property within 200 metres of the boundary of a licence area from which coal is being removed by opencast methods?

No.

5.08 Future Opencast Coal Mining

PASS

(a): Is the property within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods?

No.

(b): Is the property within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted?

No.

5.09 Coal Mining Subsidence

PASS

(a): Has any damage notice or claim for alleged coal mining subsidence damage to the property been given, made or pursued since 31st October 1994?

No.

(b): In respect of any such notice or claim has the responsible person given notice agreeing that there is a remedial obligation or otherwise accepted that a claim would lie against them (Whether the claim was accepted, rejected, or whether liability is still being determined)?

Not Applicable.

(c): In respect of any such notice or acceptance has the remedial obligation or claim been discharged?

Not Applicable.

(d): Are there any current 'Stop Notice' concerning the deferment of remedial works or repairs affecting the property?

No.

(e): Has any request been made to execute preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991?

No.

5.10 Mine Gas Emissions

PASS

Does the Coal Authority have record of any mine gas emission within the boundary of the property being reported that subsequently required action by the Authority to mitigate the effects of the mine gas emission?

No.

5.11 Hazard Incidents

PASS

Have the Coal Authority carried out any work on or within the boundaries of the property following a report of an alleged hazard related to coal mining under the Authority's Emergency Surface Hazard Call Out procedures?

No.

5.12 Development Considerations

NOTE

The property is not located within a Development Risk Zone, and is not considered to be at risk of subsidence if redeveloped.

6. NOTES & GUIDANCE

6.01 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.

6.02 Contaminated Land

METHODOLOGY

The contaminated land risk assessment used in this report takes account of statutory Contaminated Land as well as information on the various land uses or processes which may have the potential to create Contaminated Land. These include, for example, relevant former industrial land uses shown on historical maps, current industrial land uses, and relevant industrial processes. Risks such as waste sites, licensed discharge consents, radioactive substances, pollution prevention and control licences, explosives, and dangerous substance inventory, Control of Major Accidents and Hazards (COMAH), and Notification of Installations Handling Hazardous Substances (NIHHS), and Planning Hazardous Substance sites are all very highly regulated and as such are excluded from the Contaminated Land risk assessment. Such features at or nearby the property are features that may be considered in the survey or valuation.

6.03 Flood Insurance

METHODOLOGY

The answers given on the availability of flood insurance reflect the flood re - insurance scheme, known as Flood Re, which was launched 1st April 2016. Flood Re has been set up to help those households who live in a flood risk area find affordable home insurance. Flood Re should make no difference to purchasing home insurance, whether that's through a price comparison site, directly from an insurer or through a broker. There is no need to contact Flood Re directly. Flood Re is intended to give peace of mind that, even after a flood claim, flood insurance should still be available with affordable premiums and excesses. Not every residential property is eligible to benefit from Flood Re, for full information about the scheme, including eligibility, see <http://www.floodre.co.uk/>.

An overall 'JBA Floodability Rating' is given in this report based solely on JBA Floodability data. This shows the combined flood hazard, in 5 metre grid cells, from multiple sources i.e. river, sea and surface water flooding. Over 85% of insurers use JBA data when assessing flood risk. The JBA Floodability Rating is represented by colour indicators (black, red, amber, green or clear). For locations rating Black 1 (High) and Black 2 (Very High) there is more likely to be a correlation between JBA Floodability and a residential property being included within Flood Re by a participating insurer. These indicators however provide no assurance or guarantee that insurance / insurance covering flood risk will or will not be available, no reliance should be placed upon the colour indicators, and appropriate additional enquiries should be made as to the actual availability (or not) of insurance / insurance covering flood risk. Every insurance application is unique, so other perils, risks or a previous claims history may mean that insurance is not available in any event.

Future Climate Info has partnered with HomeProtect to deliver home insurance for residential properties in areas considered to be at risk of flooding. HomeProtect policies are underwritten by AXA Insurance plc. Get an immediate, online quote at <http://www.homeprotect.co.uk/floodcover>.

6.04 Flood Risk and Impact on Value

METHODOLOGY

The flood risk assessment in this report is based on the best available historic, river, sea, and surface water flooding data. This includes data supplied by the Environment Agency and JBA. A flood risk assessment using these data sources, however, should not be regarded as definitive. Because the flood risk assessment is based on theoretical risk models, there is always the possibility that exceptional weather conditions and/or failure of flood defences can cause flooding that was not anticipated. No site visit has taken place.

The Professional Opinion on flood risk given in this report is based on a flood risk assessment of River, Sea and Surface Water flooding, using Environment Agency and JBA data. If there is a history of flooding it is reported but it is not included in the flood risk assessment because circumstances can change, for example the provision of flood defences, causing the flood conditions to be different today. Susceptibility to groundwater flooding is reported but is also not included in the flood risk assessment; this is because the data identifies geological conditions which could enable groundwater flooding to occur, but does not model the risk of such an occurrence.

RICS advises that flood risk does reduce the value of a property, compared with a similar property without such a risk. This depends on the particular circumstances of the property, any history of flooding, and the provision of flood defences. For some 'at risk' property, for example, the reduction in value may be offset by an increase due to the property's amenity value close to a river, stream or coast.

6.01 Flood Planning, Flood Warning and Reporting, and Flood Resistance and Resilience Measures

METHODOLOGY

Detailed advice on flooding and resistance and resilience measures, flood risk planning and costs, and flood warning and reporting systems, is available from the following websites:

Government: <https://www.gov.uk/prepare-for-a-flood/find-out-if-youre-at-risk>

Insurance Industry: <https://www.abi.org.uk/Insurance-and-savings/Topics-and-issues/Flooding>

RICS: www.rics.org/uk/knowledge/consumer-guides/guide-to-flooding

6.02 CON29M

ADDITIONAL INFORMATION

This official CON29M report is a property specific interpretation of coal mining activity considering past, current and future underground and surface coal mining in terms of the recorded presence and likely impact of any such workings. For the avoidance of doubt, the CON29M element of this report does not consider non-coal mining risks except where such non-coal mineral features are recorded within the data supplied to FCI by the Coal Authority for the purposes of compiling the CON29M under Law Society guidance.

It should be noted that coal mining features may exist which are unrecorded at the time of this report being published. FCI cannot be held liable for any detrimental effect to the property due to the subsequent discovery of such features or where such previously unrecorded features cause subsidence or damage to the property. However, this report includes Coal Search Insurance with an indemnity limit of £100,000, the certificate and terms for which is appended. This report is also backed by Future Climate Info Limited's £10 million Professional Indemnity Insurance.

The coal mining search enquiries within this report comprise an official CON29M (2018) report produced by Future Climate Info Limited under Licence from the Law Society. This report is prepared in accordance with the Law Society's Guidance Notes 2018, User Guide 2018, and Terms and Conditions 2018 (available at: <https://www.lawsociety.org.uk/topics/property/con29-forms>) and Future Climate Info Limited's own Terms and Conditions.

This report includes Coal Search Insurance with an indemnity limit of £100,000, the certificate for which is appended and is also backed by Future Climate Info Limited's £10 million Professional Indemnity Insurance.

In the event of damage resulting from subsidence or settlement associated with coal mining, property owners can normally make a claim against the mine owner or responsible person (usually The Coal Authority) under the provisions of the Coal Mining Subsidence Act 1991 (the 1991 Act). In such an event the mine owner or responsible person will take remedial action and arrange for repairs to the property to be carried out to the reasonable satisfaction of the owner. The Coal Authority operates a 24 hour, 7 day a week call out service on 01623 646 333 for reporting surface hazards caused by coal mining.

A guide setting out the property owners' rights and the obligations of the Coal Authority (or other responsible persons under the 1991 Act) can be obtained by telephoning 0345 762 6848 or visiting: <https://www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form/coal-mining-subsidence-damage-a-guide-to-your-rights>.

It should be noted that the 1991 Act does not cover subsidence damage caused by the extraction of coal where the working and getting of the coal was ancillary to the working of other minerals; or where the coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean or any other part of the Hundred of St. Briavels, which is in the county of Gloucestershire. Although records relating to other minerals are in the Coal Authority data and may be presented in this report, the protection of the 1991 Act may not apply in respect of workings in other minerals unless deemed ancillary to the working of coal or registered with the Coal Commission under the Coal Act 1938.

6.03 Standard

T&Cs, QUERIES & COMPLAINTS

This report is supplied by Future Climate Info Limited subject to Terms and Conditions of Business, available at <https://futureclimateinfo.com/wp-content/uploads/2023/02/FCI-terms-and-conditions-v0223.pdf>. In the event of product and content queries please contact FCI-Admin@dyedurham.com. Our formal complaints procedure can be found at <http://www.futureclimateinfo.com/complaints>.

6.04 Search Code

CONSUMER INFORMATION

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Future Climate Info Ltd, Office 119, 26 Kings Hill Avenue, Kings Hill, West Malling, Kent, ME19 4AE, Telephone 01732 755 180, Email: FCI-Admin@dyedurham.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

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- Sets out minimum standards which firms compiling and selling search reports have to meet.
- 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.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports. 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

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

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, Web: <https://www.tpos.co.uk/> You can get more information about the PCCB from www.propertycodes.org.uk

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

6.05 Report Licensing

METHODOLOGY

6.10 CON29M Licensing

METHODOLOGY

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SAMPLE

6. USEFUL CONTACTS

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

Environment Agency | 1 North Lutra House, Dodd Way, Off Seedlee Road, Bamber Bridge, Preston. PR5 8BX
Tel: 08708 506 506
Visit: www.environment-agency.gov.uk
Email: 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

The Coal Authority | 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG
Tel: 0345 762 6848
Emergency Call Out: 01623 646 333
Visit: www.groundstability.com
Email: 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

Ordnance Survey | Customer Services Ordnance Survey Adanac Drive Southampton SO16 0AS
Tel: Please contact our helpline on 08456 05 05 05 between 8:30am and 5:30pm, Monday to Friday.
Visit: If you are calling from outside the UK, please call us on +44 8456 05 05 05 (international calls are charged at the standard rate).
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



WARRANTY CERTIFICATE

- CON29M LOSS OF VALUE -

SEARCH REPORT NUMBER: 300941

In the unlikely event that data sourced from the Coal Authority and used to compile the Official CON29M within this search report is later found to be inaccurate, out of date at the time of issue or improperly interpreted, such that there is a detrimental effect on the fair market value of the subject property, subject to the full terms and conditions of this warranty, Future Climate Info Ltd will indemnify the owner of the property for loss up to a value of £100,000 in the aggregate in respect of the subject property.

This warranty is made available subject to Terms and Conditions which are available via the link provided in the *Notes & Guidance: T&Cs Queries & Complaints* section of this report.

KEY COVER DETAILS

Who benefits from this Warranty?

- The person for whom this search report was obtained (e.g. the person buying the property) and their mortgagee
- The person who purchased the property from the person for whom this search report was originally obtained, as part of a sellers pack or via auction (and their mortgagee).
- The existing owner of the property (and their mortgagee) if they are re-mortgaging, or the existing owner if they themselves have chosen to instruct and obtain this search report
- The estate and beneficiaries to whom the property would pass if the owner of the property dies whilst covered by this warranty

What location is covered?

The property shown by the red-line boundary on the front page map of this search report, being residential and <100Ha in size.

What circumstances are covered?

Actual financial loss suffered by the owner of the property relating to the loss in fair market value of the property, brought about by any matter that would or should have been disclosed in a CON29M search report, but was not because:

- The data within the Coal Authority registers used to compile the search report was inaccurate or incorrect;
- The interpretation of the Coal Authority data by Future Climate Info Ltd was incorrect;
- The Coal Authority updated its records after the date of publication of this search report.

What is the limit of loss covered?

£100,000 in the aggregate in respect of the property

When does cover start, and end?

The cover will start from the date of issue of this search report and warranty. It will cease when the person benefitting from the cover no longer has an interest in the property. *Please note, cover will also cease if this search report is cancelled or payment for the search report is not made within the appropriate timeframe.*

What should I do if I need to make a claim?

You must contact Future Climate Info Ltd in writing as soon as you have any reason to believe that you may have a claim on this warranty. Contact details are shown with the body of the search report.

Are there any exclusions to this Warranty?

Yes. You should familiarise yourself with the full terms of the warranty including the exclusions and any obligations on a claimant.

Where can I view the full Terms and Conditions relating to this Warranty?

You should familiarise yourself with the full terms and conditions applicable to this warranty. The full terms and conditions can be accessed via the link provided in the following section of this search report: *Notes & Guidance: T&Cs Queries & Complaints*.