



FCI Commercial

Because business needs momentum

Concise Reports • Robust Expert Opinion • Full Reliance

Designed for commercial and industrial property transactions. This comprehensive due diligence report provides a full analysis of the environmental risks for a commercial property or development site, covering a wide range of transaction types.

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



Data

Our reports provide a full interrogation of all datasets, including our own high quality, unique research of historical maps for potentially contaminated and in-filled land. FCI Commercial includes:

Environmental

Flood

Ground Stability

Energy & Infrastructure



Air Quality Rating



Radon

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

Market leading support for clients



Air Quality rating: from EarthSense, the UK's leading air quality experts.



Free Further Action review: upon evidence of remediation. Returned within two working days.



Detailed flood reporting: our individual flood thumbnails provide a detailed map illustrating the extent of each type of flood risk and JBA's Floodability rating helps to provide an overall flood risk rating for the property.



Full Professional Risk Assessments: 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 £250 + VAT* - for flood 'further actions', a property specific, manually assessed review from flood risk experts, Ashfield Solutions Group.
- **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.



Reported Risks: Environmental + Flood + Ground Stability + Energy & Infrastructure



Download the product cards at www.futureclimateinfo.com

Why Choose FCI?



Concise and Intuitive Layout: detailed mapping, with clear symbols for key risks and 'Next Steps' highlighted on the front page of the report.



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 services.



Full Reliance: £10 million professional indemnity cover for the first purchaser and all professional parties.

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.

Energy & Infrastructure

Analyses risks including Carbon Capture and Storage, Coal Bed Methane Extraction, Crossrail, Current and Future Hydropower Installations, Gas Recovery from Mines, HS2, Licensed Oil, Gas, and Shale Gas Exploration and Extraction, Major Energy, Environmental, and Transport Infrastructure, Power Stations, Solar Farms, Underground Coal Gasification and Wind Farms.

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 fci-admin@dyedurham.com for more information.

Notes

- (1) These data modules can be purchased as stand-alone products.
- (*) Subject to property location, size and use.
- (*) 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.
- (2) Recommended Retail Prices listed are for commercial properties less than 0.25 hectares.

FCI Commercial

RRP £165.00⁽²⁾ + VAT (< 15 Ha)

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

FCI Retail

RRP £75.00⁽²⁾ + VAT (< 0.25 Ha)

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

Specifically designed to help inform and support purchase or investment decisions for small commercial retail properties, this best value report provides an assessment and professional opinion on the key environmental risks that could interrupt business continuity or affect trading.

FCI Retail uniquely includes a zero excess remediation warranty, providing superior protection and peace of mind.



Contact Us

For expert advice, guidance or to discuss any of our products and services, please contact the FCI Risk 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.