

# CON29M

## Official Coal Mining Search

CON29M | Mine Entry Interpretive Report | Inclusive Insurance

A fresh approach to an age-old risk, the newest CON29M Official Coal Mining Search from the original experts, with unique inclusive AA- rated insurance protection

The CON29M search which puts your client's needs first. Providing peace of mind for conveyancers and solicitors with a combination of expert risk interpretation and unparalleled insurance protection for homebuyers, vendors and lenders as standard.

### Key Features at a Glance



**CON29M:** Licensed by the Law Society to include all 11 CON29M Official Coal Search questions, presented with a clear front page summary for easy reference.



**Unique, Inclusive Triple-Tier Insurance Protection\*, from Great Lakes SE:**



**Market-leading Coal Search Insurance:** All the protection you'd expect from £100k Coal Search Insurance, with the addition of unique features such as cover for loss-of-value caused by historic mining features which were not recorded in the Coal Authority data at the time of reporting but are later revealed in any subsequent CON29M search\*.



**Non-Coal Minerals Search Insurance:** The only Search to provide protection in relation to thousands of non-coal mining features recorded in the Coal Authority data which may not qualify for assistance under the Coal Mining Subsidence Act 1991, should they be the cause of subsidence damage to the property\*.



**Cheshire Brine Screen, with Integrated Insurance:** A screen in every report, with insurance included automatically for any property within the Cheshire Brine Compensation District\*.



**Mine Entry Interpretive Report (MEIR)\*:** A comprehensive assessment included as standard, with no need for an additional search. We go beyond the minimum requirements of the Law Society guidance and consider all mine entries where the calculated zone of influence encroaches on the property boundary, not just those within a set 20m radius.



**Development Considerations:** Identifies if the property is within a Development High Risk Area, where redevelopment ambitions may require specialist advice.



### Our Expertise

**Our heritage is founded on coal mining. Our Chairman, Geoff Offen, is a qualified coal mining surveyor, the architect of the very first CON29M search report and co-founder of the standard coal mining search scheme.**

Our search reports have been created from the ground up by our team of Chartered property and environmental risk experts and our data and modelling specialists. We understand the key elements of coal mining risk interpretation and have embedded these into our CON29M Official Coal Mining searches, true to technical guidance issued by the Law Society and Coal Authority, but with a unique focus on the needs of the conveyancer/solicitor, and their client.

# CON29M Official Coal Mining Search

**Reported Risks:** CON29M + Mine Entry Interpretive Report\* + Inclusive Insurance

## Why Choose FCI?



**Dedicated Risk Commentary & Actionable Next Steps:** Alongside each question where a coal mining risk is identified, providing practical next step solutions. Saves time and effort when reviewing the search report.



**Consumer Protection:** We protect the best interests of the homebuyer, helping you to support your client. FCI is the only search provider regulated by the Royal Institution of Chartered Surveyors (RICS), and are Executive Members of CoPSO, regulated under the Search Code by the Property Code Compliance Board (PCCB) and The Property Ombudsman.



**Expert Risk Interpretation:** Our in-house team holds a unique combination of environmental, property and surveying qualifications, including MRICS, CEnv and C.WEM Charterships, ensuring you can be confident in the advice we offer.



**Professional Opinion:** Provided for each of the 11 Law Society CON29M questions.



**Quality Assurance:** Our interpretive risk assessment process has been independently verified by an expert team of Chartered Geologists, Geotechnical Engineers and Mining Surveyors, with many years' experience.



## Did You Know?

### Coal Mining Data is always changing?

New coal mine entries are discovered on a regular basis. As a result the number of mine entries recorded in the Coal Authority data changes each and every year, with over 200 entries added in 2018 alone.

FCI's CON29M search reports protect your client, providing unique loss-of-value insurance cover for changes to historic coal mining data and its interpretation revealed in any subsequent CON29M search report.



## Did You Know?

Coal Authority data includes **non-coal mineral workings?** Subsidence damage caused by these workings may not be covered under the Coal Mining Subsidence Act 1991.

The FCI CON29M is the **only** search report to provide a **unique integrated Non-Coal Minerals Search Insurance policy**, offering protection for the property owner, buyer and lender should non-coal workings identified in the search report cause subsidence\*.

## CON29M

Analyses the impacts from key risks listed by The Law Society including Past Underground Coal Mining, Present Underground Coal Mining, Future Underground Coal Mining, Mine Entries - Shafts & Adits, Coal Mining Geology, Past Opencast Coal Mining, Present Opencast Coal Mining, Future Opencast Coal Mining, Coal Mining Subsidence Claims, Mine Gas Emissions, Emergency surface hazard call out incidents, PLUS Development Risk Areas and Cheshire Brine Compensation District.

## Notes

(+) Insurance subject to specific Terms and Conditions.

(\*) A Mine Entry Interpretive Report is provided where a mine entry is identified.

(1) These data modules can be purchased as stand-alone products.

## Premium Plus CON29M

RRP £80.00 + VAT (< 15 Ha)

- Environmental
- Flooding<sup>(1)</sup>
- Ground Stability<sup>(1)</sup>
- Energy+Infrastructure<sup>(1)</sup>
- CON29M<sup>(1)</sup>

## CON29M Official Coal Mining Search

RRP £33.00 + VAT (< 15 Ha)

### CON29M

- ✓ All 11 Official CON29M enquiries
- ✓ Mine Entry Interpretive Report\*
- ✓ Development Considerations
- ✓ Coal Search Insurance\*
- ✓ Non-Coal Minerals Search Insurance\*
- ✓ Cheshire Brine Screen
- ✓ Cheshire Brine Insurance\*



## Consumer Protection



We protect the best interests of the homebuyer, helping you to support your client. We are regulated by the Royal Institution of Chartered Surveyors (RICS), and are Executive Members of CoPSO, regulated under the Search Code by the Property Code Compliance Board (PCCB) and The Property Ombudsman.



## 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](tel:+44201732755180) or email [fci-admin@dyledurham.com](mailto:fci-admin@dyledurham.com)

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