

FUTURE
CLIMATE INFO

Premium Plus CON29M Residential Report

Environmental | Flood | Ground Stability | Energy & Infrastructure | Official CON29M



OFFICIAL CON29M
COAL MINING SEARCH

The complete Environmental and CON29M due diligence report for conveyancers, with unique inclusive AA- rated insurance protection for ultimate peace of mind

Premium Plus CON29M combines assessment of the core Environmental risks with an Official CON29M Coal Mining report and Triple-Tier Insurance Protection. Providing peace of mind for conveyancers with a combination of expert risk interpretation and unparalleled protection for homebuyers, vendors and lenders, as standard.



Data

Our reports provide a full interrogation of all datasets. The Premium Plus CON29M includes:

Environmental

Flood

Ground Stability

Energy & Infrastructure

CON29M



Key Features at a Glance



Official CON29M: Licensed by the Law Society to include all 11 Official CON29M 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, avoiding the need for costly additional searches*.



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.



Full Flood reporting: Flood thumbnails detail each type of flood risk and JBA's Floodability score provides an overall rating for the property and its insurability.



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



Free Remediation Warranty: Providing protection for 6 years, up to £100,000 on passed residential environmental reports.

Premium Plus CON29M

Reported Risks: **Environmental** + **Flood** + **Ground Stability** + **Energy & Infrastructure** + **Official CON29M**

 **Affordable Next Step Solutions** to keep transactions moving and deliver peace of mind

➤ **Free Further Action review - £0**

Assessment of site-specific evidence, supplied by the client to identify if there is a reduced risk of liability under the contaminated land regime for Part 2A.

➤ **FCI Flood Appraisal - from £150 + VAT***

For flood 'further actions', a property specific, manually assessed review, from our partners, Ashfield Solutions Group.

➤ **FCI Appraisal - from £200 + VAT***

For more complex contaminated land risks, or where the client doesn't feel comfortable interpreting the risks themselves.

➤ **Contaminated Land Insurance - from £50 + VAT for 25 years**

Up to £3 million insurance cover, including cover for future owners, lessees and lenders. Provided by our partner company, CLS Property Insight.

➤ **FCI Walkover - from £995 + VAT^**

Where a more detailed analysis of contaminated land risk is required, a member of the FCI Risk team will assess the site for signs of contamination and produce a full written report, peer reviewed by an expert environmental professional with C.WEM or MRICS and CEnv accreditations.

Environmental

Analyses the impacts from 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, Pylons and Electricity Lines, Radon Gas, Regulated Environmental Processes, and Surface Dangers or Hazards.

Energy & Infrastructure

Analyses the impacts from key 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.

Flood

Analyses the impacts from key risks listed by The Law Society including Surface Water Flooding, Sewer flooding, Groundwater Flooding Risk, River Flooding, The Sea, Historic Flooding, Flood Insurability, Flood Storage Areas, and nearby Surface Water Features.

Official 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.

Ground Stability

Analyses the impacts from key 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:

(+) Insurance subject to specific Terms and Conditions. Great Lakes SE is a subsidiary of Munich RE.

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






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

(~) Following Further Action of a Residential report, for properties sized up to 0.25 hectares. POA for further size bands.

(^) Subject to property location, size and use.







Premium Plus CON29M

RRP £80.00 + VAT
< 15 Ha

-  Environmental
-  Flooding⁽¹⁾
-  Ground Stability⁽¹⁾
-  Energy+Infrastructure⁽¹⁾
-  Official CON29M⁽¹⁾

CON29M Official Coal Mining Search

RRP £33.00 + VAT
< 15 Ha

-  Official 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 further information or advice, please contact the team on: +44 1732 755 180, email info@futureclimateinfo.com or visit www.futureclimateinfo.com