

Specimen Address, Specimen Town

## Professional opinion

Addresses the Law Society practice notes on Contaminated Land and Flood risk.



### Contaminated Land Liability

**Passed**

See page 4 for details



### Flood Risk

**Negligible**

## Further guidance



### Ground Stability

**Identified**

page 4



### Radon

**Passed**

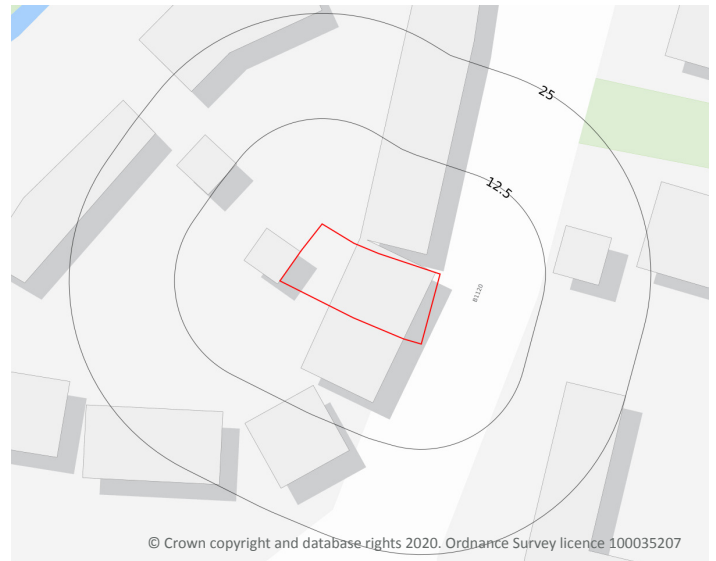


### Planning Constraints

**Identified**

page 10

## Site plan



## Screenings



**Energy  
Identified**

page 8



**Transportation  
Not identified**



**Planning Applications  
Identified**

page 10

Full assessments of the above screenings are available in our Avista report.  
Please contact Groundsure or your search provider for further details.

## Useful contacts

East Suffolk Council:  
<https://www.eastsuffolk.gov.uk/>  
customerservices@eastsuffolk.gov.uk  
0333 016 2000

Environment Agency National Customer  
Contact Centre (NCCC):  
enquiries@environment-agency.gov.uk  
03708 506 506

## Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on **page 14**.



### Contaminated Land

The property has passed Groundsure's Contaminated Land Liability assessment. Historical land uses (detailed in the Contaminated Land section of this report) may necessitate further assessment should the property be developed. The Local Planning Authority may formally request this through planning conditions. Occupation and enjoyment of the property for ongoing, continued use should not be affected.



### Ground stability

The property is indicated to lie within an area that could be affected by infilled land. You should consider the following:

- carry out a visual inspection of the property looking out for cracks and other signs of subsidence
- have a structural survey conducted by a Structural Surveyor to clarify whether or not the property is being affected by any of the risks presented in this report
- contact the relevant Local Authority departments (e.g Planning department, Building Regulations) to ask for records of the property and local area relating to subsidence
- check whether your property benefits from an NHBC guarantee or other environmental warranty that often covers structural issues
- remember that professional advice should be sought before altering the ground in any way at the property, including the planting of trees



## Other considerations

No additional factors that Groundsure believe require further action have been identified in relation to the property.

## Environmental summary



Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

Please see **page 2** for further advice.



### Contaminated Land

Our Contaminated Land searches have found some potential contamination risks, although these are not considered to be significant under Contaminated Land legislation. If any part of the site was to be (re)developed it is possible that you might have to investigate the presence of contamination from these land uses further.

Please see **page 5** for details of the identified issues and **page 16** for our assessment methodology.

| Contaminated Land Liability   | Passed     |
|-------------------------------|------------|
| Past Land Use                 | Identified |
| Waste and Landfill            | Passed     |
| Current and Recent Industrial | Passed     |



### Flood Risk

No significant concerns have been identified as a result of the flood risk searches. No action required.

Further explanation of flood risk assessment can be seen in the Flood information on **page 16**.

|                            |                |
|----------------------------|----------------|
| River and Coastal Flooding | Very Low       |
| Groundwater Flooding       | Low            |
| Surface Water Flooding     | Negligible     |
| Past Flooding              | Not identified |
| Flood Storage Areas        | Not identified |

|                              |          |   |
|------------------------------|----------|---|
| FloodScore™ insurance rating | Very Low | The rating is compiled by Ambiental, a leading flood risk analysis company. Please see <b>page 17</b> |
|------------------------------|----------|---|



### Ground stability

The property is assessed to have potential for natural or non-natural ground subsidence.

Please see **page 6** for details of the identified issues.

|                              |            |
|------------------------------|------------|
| Natural Ground Stability     | Low        |
| Non-Natural Ground Stability | Identified |



### Radon

Local levels of radon are considered normal. Percentage of affected homes in your local area is: Less than 1%.

Not in a radon affected area



## Contaminated Land



## Past land use



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- Site Outline
- Search buffers in metres (m)
- Former industrial land uses

**Former industrial land use (1:10,560 and 1:10,000 scale)**

These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Please see **page 2** for further advice.

| Distance | Direction | Use               | Date |
|----------|-----------|-------------------|------|
| 0        | on site   | Unspecified Works | 1983 |

This data is sourced from Ordnance Survey/Groundsure.



## Ground stability



## Non-natural ground subsidence



— Site Outline  
Search buffers in metres (m)

■ Infilled Land

Mining hazards:

■ Highly likely

■ Likely

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## Infilled land

Maps suggest the property is located near a previous pond, quarry, mine, landfill or other hole in the land. These land cavities are often filled with various materials, and this can cause structural problems. Groundsure's experts recommend that you check whether your structural surveys have taken this into account.

Please see **page 2** for further advice.

| Distance | Direction | Use              | Date |
|----------|-----------|------------------|------|
| 7 m      | E         | Unspecified Heap | 1952 |



Groundsure's experts systematically analyse historical maps, which can highlight areas that, over time, may have been filled with various materials. The materials used are usually safe, although in some cases contaminative materials may also have been used. Past ground workings have been identified at the site. These workings may be associated with railway cuttings or other ground engineering but may also indicate mining activity. Information is taken from features identified on Ordnance Survey historical maps, which do not indicate the distance or direction that mines extend beneath the surface. For example, features such as mine shafts only indicate the entrance to a mine. From this, we may infer the potential for underground features to extend outward from this point. Some features within this database may also relate to non-mining underground activities e.g. air shafts for underground railways.



## Energy summary



The property has been identified to lie within 5km of one or more solar energy features or within 10km of one or more wind energy features. The Homebuyers report summarises these on this page.

If required, full details on these energy features including a detailed location plan relative to the property are available when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.



### Oil and Gas

No historical, active or planned wells or extraction areas have been identified near the property.

**Oil and Gas Areas**  
**Oil and Gas Wells**

**Not identified**  
**Not identified**



### Wind and Solar

Our search of existing and planned renewable wind and solar infrastructure has identified results.

**Planned Multiple Wind Turbines**

**Identified**

**Planned Single Wind Turbines**

**Identified**

**Existing Wind Turbines**

**Not identified**

**Proposed Solar Farms**

**Identified**

**Existing Solar Farms**

**Identified**



### Energy Infrastructure

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has not identified results.

**Power stations**

**Not identified**

**Energy Infrastructure Projects**

**Not identified**  
**Not identified**





## Transportation summary



The property has not been identified to lie within the specified distance of one or more of the transportation features detailed below.

If required, full details on these transportation features including a detailed location plan relative to the property are available when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.



### HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

|                          |                       |
|--------------------------|-----------------------|
| <b>HS2 Route</b>         | <b>Not identified</b> |
| <b>HS2 Safeguarding</b>  | <b>Not identified</b> |
| <b>HS2 Stations</b>      | <b>Not identified</b> |
| <b>HS2 Depots</b>        | <b>Not identified</b> |
| <b>HS2 Noise</b>         | <b>Not assessed</b>   |
| <b>HS2 Visual impact</b> | <b>Not assessed</b>   |



### Crossrail

The property is not within 250 metres of either the Crossrail 1 or Crossrail 2 project.

|                                 |                       |
|---------------------------------|-----------------------|
| <b>Crossrail 1 Route</b>        | <b>Not identified</b> |
| <b>Crossrail 1 Stations</b>     | <b>Not identified</b> |
| <b>Crossrail 1 Worksites</b>    | <b>Not identified</b> |
| <b>Crossrail 2 Route</b>        | <b>Not identified</b> |
| <b>Crossrail 2 Stations</b>     | <b>Not identified</b> |
| <b>Crossrail 2 Worksites</b>    | <b>Not identified</b> |
| <b>Crossrail 2 Safeguarding</b> | <b>Not identified</b> |
| <b>Crossrail 2 Headhouse</b>    | <b>Not identified</b> |



### Other Railways

The property is not within 250 metres of any active or former railways, subway lines, DLR lines, subway stations or railway stations.

|  |                       |
|--|-----------------------|
| <b>Active Railways and Tunnels</b>     | <b>Not identified</b> |
| <b>Historical Railways and Tunnels</b> | <b>Not identified</b> |
| <b>Railway and Tube Stations</b>       | <b>Not identified</b> |
| <b>Underground</b>                     | <b>Not identified</b> |



## Planning summary



### Planning Applications

Using Local Authority planning information supplied and processed by Glenigan dating back 10 years, this information is designed to help you understand possible changes to the area around the property. Please note that even successful applications may not have been constructed and new applications for a site can be made if a previous one has failed. We advise that you use this information in conjunction with a visit to the property and seek further expert advice if you are concerned or considering development yourself.

### 49 Total applications

This total includes large developments within 750 m, small developments within 500 m and house extensions within 125 m. If required, full details on these applications including a detailed location plan relative to the property are available when you purchase a Groundsure Planning Report via your preferred searches provider.



### Planning constraints

Protected areas have been identified within 50 metres of the property.

Please see **page 11** for details of the identified issues.

|  |                       |
|--|-----------------------|
| <b>Environmental Protected Areas</b>       | <b>Not identified</b> |
| <b>Visual and Cultural Protected Areas</b> | <b>Identified</b>     |



### Telecoms

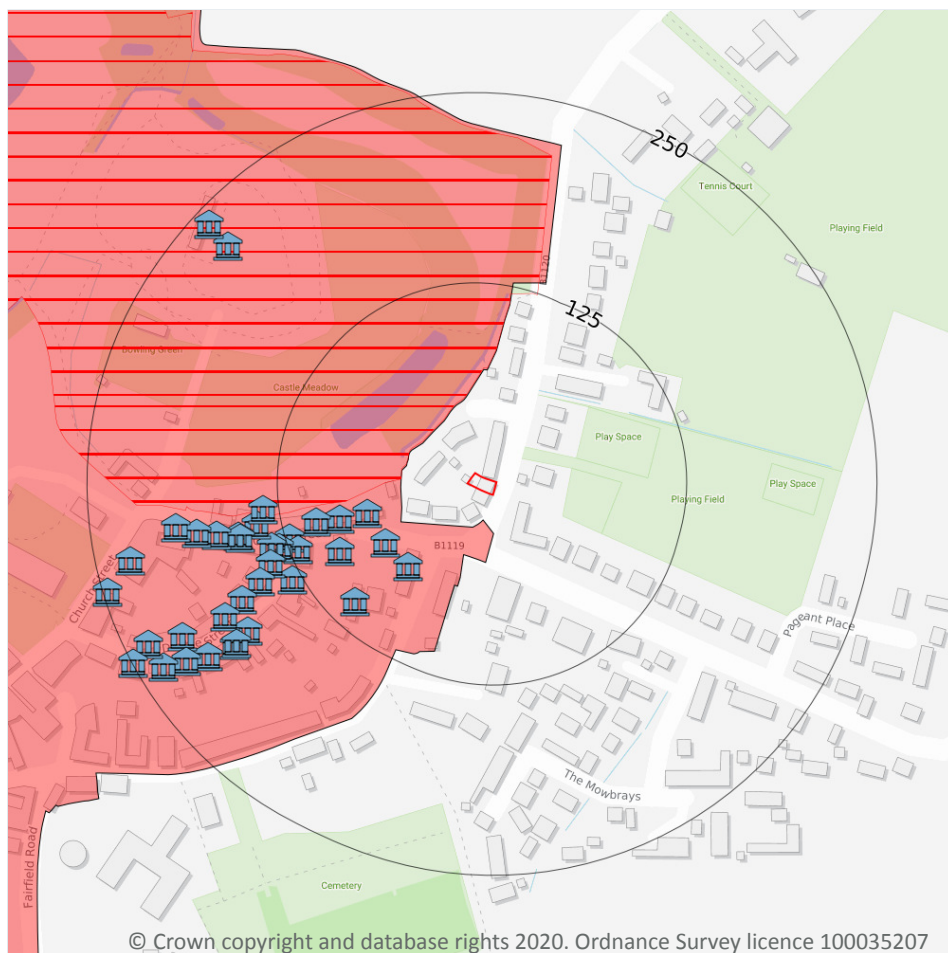
There are no mobile masts, mobile phone base stations or planning applications for mobile masts identified within 250 metres of the property.

**Mobile phone masts**

**Not identified**




## Planning Constraints



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Site Outline

Search buffers in metres (m)

-  Listed buildings
-  Certificates of immunity from listing
-  Conservation areas
-  National Parks
-  Areas of Outstanding Natural Beauty
-  Registered parks and gardens
-  Scheduled Monuments
-  World Heritage Sites
-  Internationally important wetland sites (Ramsar Sites)
-  Sites of Special Scientific Interest
-  Designated Ancient Woodland
-  Green Belt
-  Local Nature Reserves
-  Special Areas of Conservation
-  National Nature Reserves
-  Special Protection Areas (for birds)

## Visual and Cultural Designations

## Conservation Areas

Conservation Areas exist to protect special architecture and historic interest in an area. It may mean that the property is located in or close to a beautiful or architecturally interesting place to live. There may be extra planning controls restricting some development. This particularly applies to developing the outside of the building and any trees at the property.

| Distance | Direction | Name        | District        |
|----------|-----------|-------------|-----------------|
| 18 m     | S         | Framlingham | Suffolk Coastal |



This data is sourced from Local Authorities. For more information please see <https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas/>.

### Scheduled Monuments

Scheduled Monuments have been officially protected as they are considered of national importance. If you are the owner of a scheduled monument and you wish to carry out works to the monument, you will need to apply for prior written permission from the Secretary of State for Culture, Media and Sport. This applies to works above or below ground level.

Scheduled monuments are not always ancient, or visible above ground. There are over 200 'classes' of monuments, ranging from prehistoric standing stones, through to many types of medieval site - castles, monasteries, abandoned farmsteads - to the more recent results of human activity, such as collieries.

Scheduling is reserved for carefully selected sites, which create a representative sample of sites from different epochs. Please see Historic England's website for further information.

| Distance | Direction | Ancient Monument Name   | Listed Entry |
|----------|-----------|---|--------------|
| 39 m     | NW        | Framlingham Castle and its associated landscape including the mere, town ditch and Anglo-Saxon cemetery | 1002965      |



## Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

### Contaminated Land

#### Former industrial land use (1:10,560 and 1:10,000 scale) Identified

|   |                |
|---|----------------|
| Former tanks  | Not identified |
| Former energy features  | Not identified |
| Former petrol stations  | Not identified |
| Former garages  | Not identified |
| Former military land  | Not identified |
| Former landfill (from Local Authority and historical mapping records) | Not identified |
| Waste site no longer in use   | Not identified |
| Active or recent landfill   | Not identified |
| Former landfill (from Environment Agency Records)                     | Not identified |
| Active or recent licensed waste sites                                 | Not identified |
| Recent industrial land uses   | Not identified |
| Current or recent petrol stations                                     | Not identified |
| Hazardous substance storage/usage                                     | Not identified |
| Sites designated as Contaminated Land                                 | Not identified |
| Historical licensed industrial activities                             | Not identified |
| Current or recent licensed industrial activities                      | Not identified |
| Local Authority licensed pollutant release                            | Not identified |
| Pollutant release to surface waters                                   | Not identified |
| Pollutant release to public sewer                                     | Not identified |
| Dangerous industrial substances (D.S.I. List 1)                       | Not identified |

### Contaminated Land

|   |                |
|---|----------------|
| Dangerous industrial substances (D.S.I. List 2) | Not identified |
| Pollution incidents                             | Not identified |

### Flood Risk

|  |                |
|--|----------------|
| Risk of flooding from rivers and the sea | Not identified |
| Flood storage areas: part of floodplain  | Not identified |
| Historical flood areas                   | Not identified |
| Areas benefiting from flood defences     | Not identified |
| Flood defences                           | Not identified |
| Proposed flood defences                  | Not identified |
| Surface water flood risk                 | Not identified |
| Groundwater flooding                     | Not identified |

### Ground stability

|                             |                |
|-----------------------------|----------------|
| Natural ground subsidence   | Not identified |
| Natural geological cavities | Not identified |
| Coal mining                 | Not identified |
| Non-coal mining             | Not identified |
| Mining cavities             | Not identified |

### Infilled land Identified

### Radon

|       |                |
|-------|----------------|
| Radon | Not identified |
|-------|----------------|

**Energy Infrastructure**

|   |                |
|---|----------------|
| Electricity transmission lines and pylons | Not identified |
|---|----------------|

**Planning constraints**

|                                      |                |
|--------------------------------------|----------------|
| Sites of Special Scientific Interest | Not identified |
|--------------------------------------|----------------|

|  |                |
|--|----------------|
| Internationally important wetland sites (Ramsar Sites) | Not identified |
|--|----------------|

|                               |                |
|-------------------------------|----------------|
| Special Areas of Conservation | Not identified |
|-------------------------------|----------------|

|                                      |                |
|--------------------------------------|----------------|
| Special Protection Areas (for birds) | Not identified |
|--------------------------------------|----------------|

|                          |                |
|--------------------------|----------------|
| National Nature Reserves | Not identified |
|--------------------------|----------------|

|                       |                |
|-----------------------|----------------|
| Local Nature Reserves | Not identified |
|-----------------------|----------------|

|                             |                |
|-----------------------------|----------------|
| Designated Ancient Woodland | Not identified |
|-----------------------------|----------------|

|            |                |
|------------|----------------|
| Green Belt | Not identified |
|------------|----------------|

|                      |                |
|----------------------|----------------|
| World Heritage Sites | Not identified |
|----------------------|----------------|

|                                     |                |
|-------------------------------------|----------------|
| Areas of Outstanding Natural Beauty | Not identified |
|-------------------------------------|----------------|

|                |                |
|----------------|----------------|
| National Parks | Not identified |
|----------------|----------------|

|                           |                   |
|---------------------------|-------------------|
| <b>Conservation Areas</b> | <b>Identified</b> |
|---------------------------|-------------------|

|                  |                |
|------------------|----------------|
| Listed Buildings | Not identified |
|------------------|----------------|

|                                       |                |
|---------------------------------------|----------------|
| Certificates of Immunity from Listing | Not identified |
|---------------------------------------|----------------|

|                            |                   |
|----------------------------|-------------------|
| <b>Scheduled Monuments</b> | <b>Identified</b> |
|----------------------------|-------------------|

|                              |                |
|------------------------------|----------------|
| Registered Parks and Gardens | Not identified |
|------------------------------|----------------|

**Planning**

|                    |                |
|--------------------|----------------|
| Mobile phone masts | Not identified |
|--------------------|----------------|

|                                     |                |
|-------------------------------------|----------------|
| Mobile phone masts planning records | Not identified |
|-------------------------------------|----------------|

## Contaminated land liability assessment methodology

As part of this report Groundsure provide a professional assessment of the risks posed by key environmental information which could lead to the property being designated as 'Contaminated Land' as defined under Part 2A of the Environmental Protection Act 1990. This assessment is based on the following data:

- historical land use (compiled from 1:10,000 and 1:10,560 maps)
- petrol stations, garages, energy features and tanks (compiled from 1:1,250 and 1:2,500 maps) – for selected areas.
- historic military / ordnance sites
- landfill and waste transfer/treatment or disposal sites (including scrap yards)
- current and recent industrial uses (as defined by PointX data)
- Catalyst petrol station
- Part A(1), Part A(2) and Part B Authorisations
- sites determined as Contaminated Land under Part 2A EPA 1990
- Planning Hazardous Substance Consents
- Environment Agency Recorded Pollution Incidents
- Dangerous Substances Inventory Releases (DSI)
- Red List Discharge Consent

The level of risk associated with the property is either Passed or Action Required. If the report result is Action Required it does not necessarily mean that the site is unsuitable for purchase, but only that further assessment of the risk associated with the site is required.

### Method Statement

In assessing specific site risk, Groundsure follows principles used extensively throughout the environmental consultancy sector. Our system looks at the potential for specific industries to have generated residual contamination and for this contamination to remain at a site, or to have migrated to neighbouring sites. Sites are scored based on this system and if a site scores highly it indicates a high level of risk.

### Limitations of the Study

This report has been prepared with the assumption that the site is in residential use and that no significant (re)development is planned. The screening process reviews historical mapping and a range of current databases. The historical land use database reviewed for this study does NOT include 1:2,500 or 1:1,250 scale maps except for Groundsure's additional information database of selected features namely tanks, energy features, petrol filling stations and garages. This additional information database covers the majority of the UK, but not all. Where 1:2500 or 1:1250 scale maps are utilised all relevant and available map epochs to Groundsure are used. Additionally, this review does NOT include specific enquiries to the Local Authority who may hold additional information and it does NOT include a site visit/inspection. Your attention is drawn to the Terms and Conditions of Groundsure Limited under which this service is provided.



## Flood information

The Flood Risk Assessment section is based on datasets covering a variety of different flooding types. No inspection of the property or of the surrounding area has been undertaken by Groundsure or the data providers. The modelling of flood hazards is extremely complex and in creating a national dataset certain assumptions have been made and all such datasets will have limitations. These datasets should be used to give an indication of relative flood risk rather than a definitive answer. Local actions and minor variations, such as blocked drains or streams etc. can greatly alter the effect of flooding. A low or negligible modelled flood risk does not guarantee that flooding will not occur. Nor will a high risk mean that flooding definitely will occur. Groundsure's overall flood risk assessment takes account of the cumulative risk of river and coastal data, historic flood events and areas benefiting from flood defences provided by the Environment Agency/Natural Resources Wales (in England and Wales) and surface water (pluvial) and groundwater flooding provided by Ambiantal Risk Analytics. In Scotland the river and coastal flood models are also provided by Ambiantal Risk Analytics.

### Risk of flooding from rivers and the sea

This is an assessment of flood risk for England and Wales produced using local data and expertise, provided by Environment Agency. It shows the chance of flooding from rivers or the sea presented in categories taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk.

### Historic flood events

Over 86,000 events are recorded within this database. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that Environment Agency/Natural Resources Wales do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

### Surface water flooding

Ambiantal Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or "pluvial" flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

### Proposed flood defences

The data includes all Environment Agency/Natural Resources Wales's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards.

### Flood storage areas

Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. These areas are also referred to as Zone 3b or 'the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of



an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and Environment Agency/Natural Resources Wales, including water conveyance routes. Development within Flood Storage Areas is severely restricted.

## Groundwater flooding

Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and 1 in 100 year and 1 in 250 year return periods.

## Ambiental FloodScore™ insurance rating

The property has been rated as **Very Low** risk.

Ambiental's FloodScore™ risk rating gives an indicative assessment of the potential insurance risk classification from flooding, which can provide an indication of how likely it is that a property's policy will be ceded to Flood Re. The assessment is based on Ambiental's river, tidal and surface water flood data and other factors which some insurers may use in their assessment are not included.

Flood Re is a re-insurance scheme that makes flood cover more widely available and affordable as part of your residential property home insurance. Properties at higher risk of flooding may have the flood part of their policy ceded to Flood Re by their insurer. It is important to understand that Flood Re does not apply to all situations. Exclusions from Flood Re includes properties constructed after 1 January 2009; properties not within domestic Council Tax bands A to H (or equivalent); commercial properties, certain buy to let scenarios and buildings comprising four or more residential units. A full list of the exemptions can be found on the Flood Re website (<https://www.floodre.co.uk/can-flood-re-help-me/eligibility-criteria/>).

The Ambiental FloodScore™ insurance rating is classified into six different bandings:

**Very High** indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a very high possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

**High** indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a high possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

**Moderate-High** indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a moderate possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

**Moderate** indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a low possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, unless the property has flooded in the past.

**Low** indicates a level of risk that is likely to mean standard cover and premiums are available for flood cover. There is a low possibility the cover for flooding at the property will be ceded into the Flood Re scheme, unless the property has flooded in the past.

**Very Low** indicates a level of flood risk that should not have any impact on the provision of flood cover for the property.

## Conservation Area data limitations

Please note the Conservation Area data is provided by Historic England and may be incomplete. We recommend reviewing your local search for confirmation.

## Subsidence data limitations

The natural ground subsidence assessment is based on the British Geological Survey's GeoSure data. GeoSure is a natural ground stability hazard susceptibility dataset, based on the characteristics of the underlying geology, rather than an assessment of risk. A hazard is defined as a potentially damaging event or phenomenon, whereas a risk is defined as the likelihood of the hazard impacting people, property or capital. The GeoSure dataset consists of six data layers for each type of natural ground subsidence hazard. These are shrink-swell clay, landslide, compressible ground, collapsible ground, dissolution of soluble rock and running sand. Each hazard is then provided with a rating on its potential to cause natural ground subsidence. This rating goes from A-E, with A being the lowest hazard, E being the highest. This is then represented within Groundsure reports as either Negligible-Very Low (A&B ratings), Low (C ratings) or Moderate-High (D&E ratings). The GeoSure data only takes into account the geological characteristics at a site. It does not take into account any additional factors such as the characteristics of buildings, local vegetation including trees or seasonal changes in the soil moisture content which can be related to local factors such as rainfall and local drainage. These factors should be considered as part of a structural survey of the property carried out by a competent structural surveyor. For more information on the "typical safe distance" trees should be from a property please see this guide:

<https://www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf>



## Conveyancing Information Executive and our terms & conditions

### IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: [info@groundsure.com](mailto:info@groundsure.com). Groundsure adheres to the Conveyancing Information Executive Standards.

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- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

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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 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 Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs.

#### COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email:

[info@groundsure.com](mailto:info@groundsure.com) If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: [admin@tpos.co.uk](mailto:admin@tpos.co.uk) We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Groundsure's Terms and Conditions can be viewed online at this link: <https://www.groundsure.com/terms-and-conditions-jan-2020/>

## Important consumer protection information

All of the advice and reports that Groundsure produces are covered by a comprehensive Remediation Contribution policy to ensure customers are protected, see <https://www.groundsure.com/remediation> for full details.

## Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Homebuyers report. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference>.