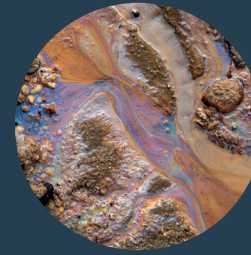


Landmark Residential Environmental Reports

# Using our new reports *made easy.*



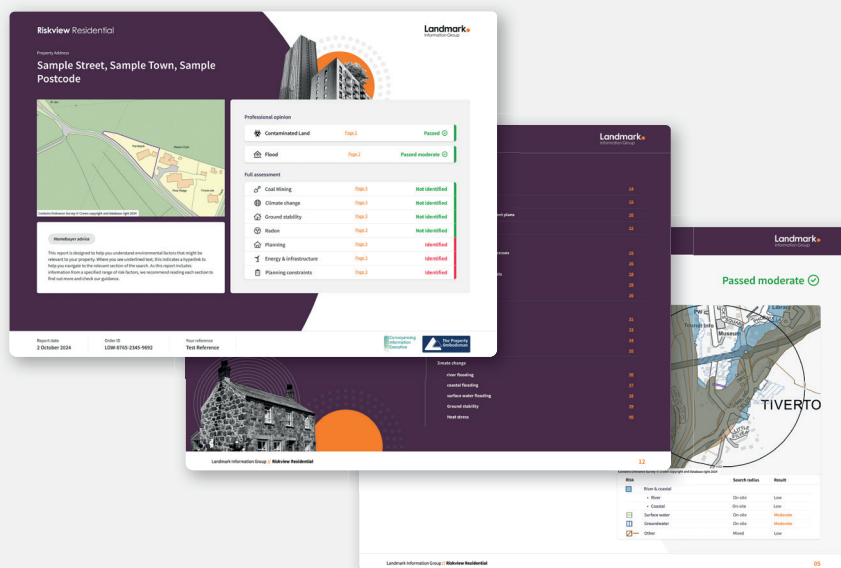
# Residential Environmental Reports

Using our new reports, made easy

## Welcome to your report quick reference guide

### Introducing your remastered Environmental Reports.

This guide highlights new features you might have missed. Landmark's redesigned reports are tailored for you, whether you're a conveyancer or a homebuyer, with great benefits you'll appreciate.



*“Our design brief was set by our customers – who overwhelmingly said our new reports should be **clear, concise, easy to navigate, and jargon free**. It was key that they could be easily understood by both the conveyancer and the homebuyer. We took our designs to customer focus groups who helped us evolve our reports until we hit that brief.”*

We've therefore rethought the layout with both audiences in mind:

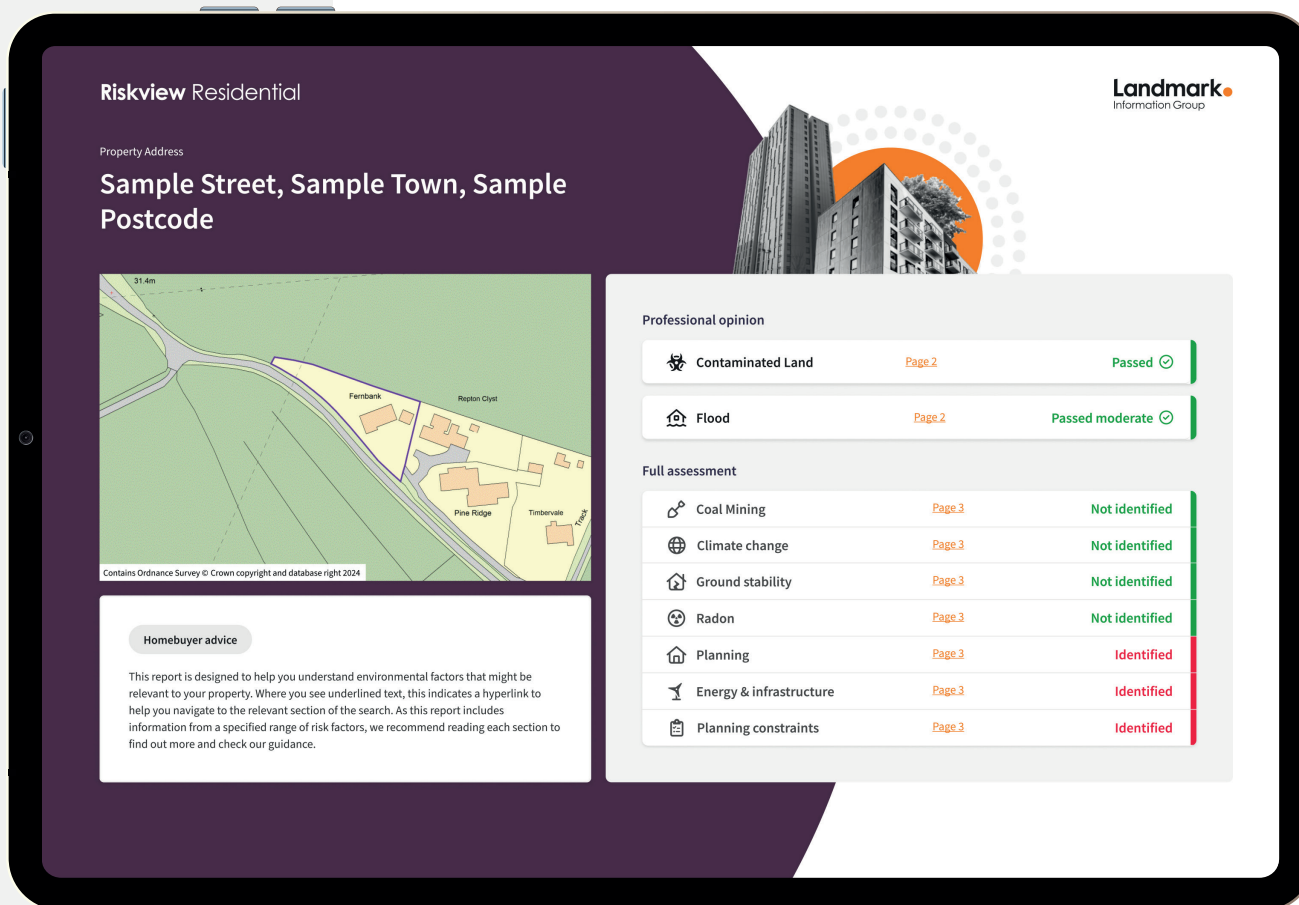
- **For the conveyancer** the results and recommendations are front and centre, with a concise executive summary for each risk type
- **For the homebuyer** we have carefully considered their journey through the report. We've removed any jargon, broken down complex topics, provided context, and given plain English next steps

# Residential Environmental Reports

Using our new reports made easy

## Front page

- New landscape design so the report can easily be read on your screen
- At a glance view of risk results, making it easier to see what needs your attention
- Quickly verify the property address and boundary using OS MasterMap, the most detailed and accurate base map
- Easily jump to the risk topic you're interested in using our simple hyperlinks
- Guidance tailored to the homebuyer, explaining the purpose of the report and how to navigate it



# Residential Environmental Reports

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## Executive summary

- Each risk has a concise, visual executive summary where the result and recommendation can be easily digested
- We've added a summary map for each risk type, so the conveyancer and the homebuyer can easily see what risks are in the area - without having to go to the data section
- If you're interested in the detail, you can easily jump to the relevant parts of the data section using the [see the data](#) hyperlink
- We've added an explanation of the risk topic on each summary page, to give the homebuyer the context they need

The screenshot displays the 'Riskview Residential' report for 'Flood' risk. The report is titled 'Professional opinion' and shows a 'Passed moderate' result with a green checkmark. The 'Professional opinion' section states: 'There is a moderate risk of flooding. This means flooding could occur in extreme events and/or at depths that are unlikely to cause a significant impact.' The 'Insurance' section states: 'The flood risk identified is unlikely to affect obtaining buildings and contents insurance at standard terms.' The 'Recommendations' section lists three items: 1. No further action. 2. Establish the availability of buildings and content insurance before exchanging contracts. 3. Visit [go.landmark/floodrisk](#) for advice on how homeowners can prepare for flood risk. The 'Why we search this' section explains: '1 in 6 properties in the UK are at risk of flooding, and this risk varies in severity. Flood risk can impact your ability to get home insurance at standard terms, and also property values if the flooding was to occur. This report assesses the likelihood of flooding occurring, and also where possible the significance of an event. It also clarifies the availability of insurance and whether the property has flooded in the past.' A map of the Tiverton area is shown, highlighting flood risk zones. A table at the bottom summarizes the risk data:

Risk	Search radius	Result
River & coastal		
• River	On-site	Low
• Coastal	On-site	Low
Surface water	On-site	Moderate
Groundwater	On-site	Moderate
Other	Mixed	Low

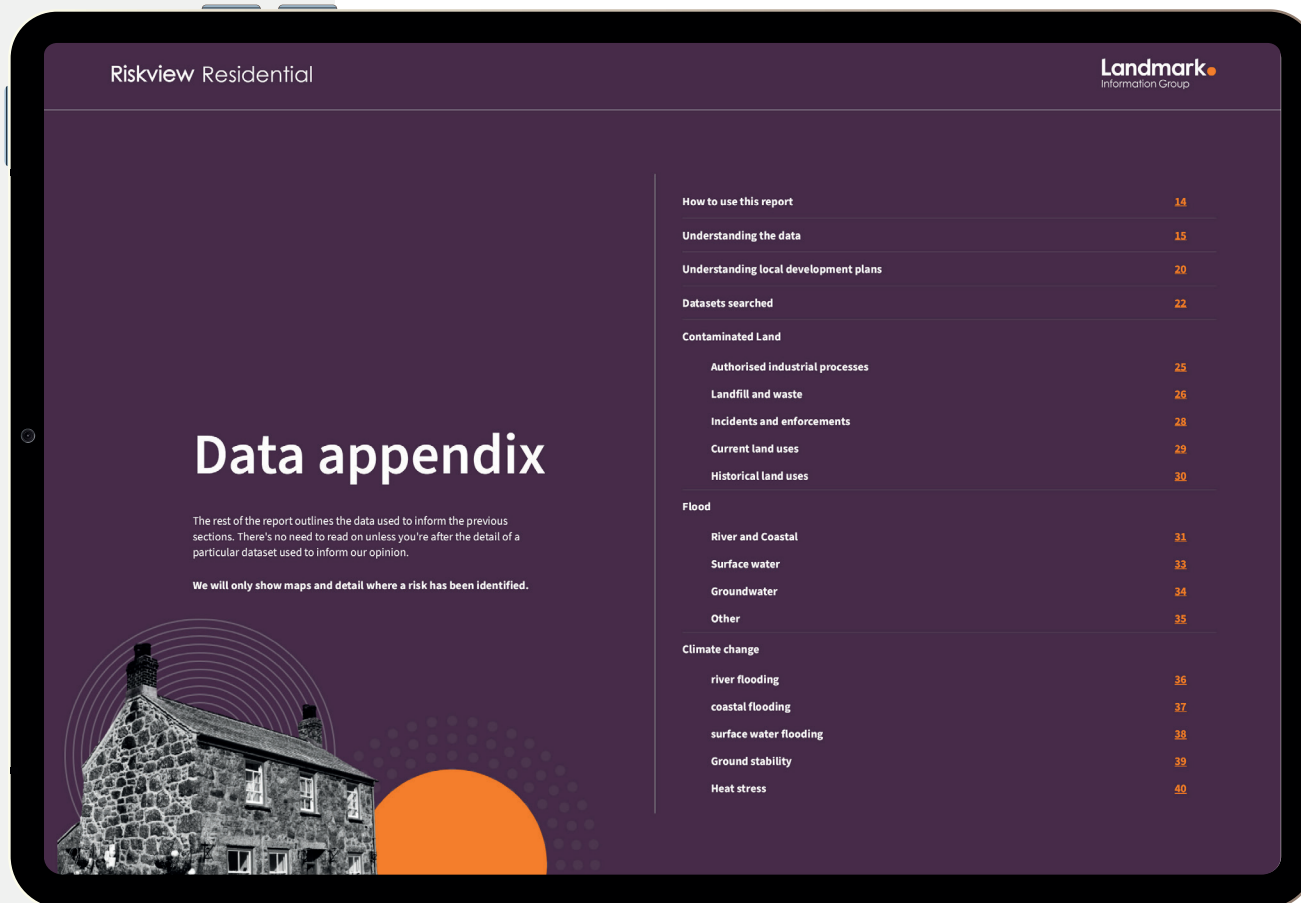


# Residential Environmental Reports

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## Data appendix

- This page provides a clear page break between the exec summary pages and the data section, to show there is no need to keep reading unless you're interested in the detail
- We also explain what you'll find in the data section and provide hyperlinks so you can easily jump to sections of interest



## Using our new reports made easy

- This guidance section is for the homebuyer to help them navigate through the report
- We outline how to interpret the report findings and give an overview of key terminology



# Residential Environmental Reports

Using our new reports made easy

## Understanding the data

- This page gives an overview of each risk topic and the data we use, to support both conveyancers and homebuyers with any questions they might have

### Riskview Residential

Landmark  
Information Group

## Understanding the data

### Contaminated land

A Professional Opinion in relation to Part 2A of the Environmental Protection Act 1990 is provided. In many cases the report will be passed without referral. However, in some cases, entries that may be of concern are revealed by the search, in which case the report is referred free of charge for more detailed consideration, although this will not include a physical site inspection. After such referral the report may be passed or suggestions made of some further action that could be taken, usually in the form of questions to ask of the appropriate authorities. When responses to these questions are received it is the responsibility of the client and their professional advisors to decide if they are happy to proceed.

### Flood

#### Types of flooding

<b>River</b>	River flooding occurs when rivers and streams are unable to carry away floodwaters within their usual drainage channels. River flooding can cause widespread and extensive damage because of the sheer volume of water.
<b>Coastal</b>	Coastal flooding results from a combination of high tides, low lying land and sometimes stormy conditions. Coastal flooding can cause widespread and extensive damage because of the sheer volume of water.
<b>Surface water</b>	Surface water flooding is common during prolonged or exceptionally heavy downpours, when rainwater does not drain away into the normal drainage systems or soak away into the ground.
<b>Groundwater</b>	Groundwater flooding generally occurs during long and intense rainfall when underground water levels rise above surface level. Groundwater flooding may last for weeks or several months.
<b>Historical flood events</b>	We analyse the date, proximity and elevation of historical flood records to better understand the risk of flooding.
<b>Watercourses</b>	The flood risk from smaller watercourses is not always modelled, so we include proximity to nearby watercourses in our overall analysis.

#### Understanding the flood risk

It is important to understand that flooding can happen anywhere, even if you don't live near to a watercourse or the sea. Insurance may be expensive or difficult to obtain if your home is at risk, so it is vital to understand

the risk of flooding of your home before purchasing a property. Understanding flood risk is based on the likelihood of a flood event and the potential impact.

**Likelihood:** Flood risk is based on probability, and different approaches to flood protection may be needed depending upon how likely flooding is expected. A common way of expressing how likely a flood event is to occur is 'return period'. For example, a 1:100-year event has a 1% likelihood of occurring in any given year, whereas a 1:200-year event has a 0.5% likelihood of occurring in any given year. The 1:200 event would be expected to result in a greater extent of flooding than the 1:100 event, as it would be more severe, but the likelihood of it occurring is lower.

**Impact:** We consider the expected depths of flooding at your house. Low depths, for example, 10cm, are unlikely to put people at risk but water damage to buildings and contents may be significant without any flood protection. High water depths, for example 1m, may severely threaten the safety of people and may cause extensive damage to buildings. It may be dangerous to keep deep floods out of a building because of the large weight of water pressing against the wall.

#### River and Coastal

We use Environment Agency data to understand the risk of river and coastal flooding. Flood Zone 2 and Flood Zone 3 data shows the likelihood of flooding assuming defences are not present, fail or are over-topped. Flood Zone 3 data shows areas of land with an annual probability of flooding of 1% (1 in 100) or greater from rivers, and 0.5% (1 in 200) or greater from the sea. Flood Zone 2 data shows the extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with up to a 0.1% (1 in 1000) chance of occurring each year.

We also include the Environment Agency Risk of Flooding from Rivers or Sea (RoFRS) dataset, which provides an indication of flood risk considering the presence of defences and the level of protection they offer.

#### Surface water flooding

We use JBA Pluvial data to understand the risk of surface water flooding. We analyse the risk of surface water flooding in three separate return periods: 1:75, 1:200 and 1:1000. We then look at the likely flood depth bandings within these return periods.

#### Groundwater flooding

To analyse groundwater flood risk we use data from Geosmart. The dataset consists of a national 5m resolution model designed to provide an assessment of groundwater flood risk.

In addition, we look at the location of Flood Water Storage areas, which are designed to store floodwater during flood events.

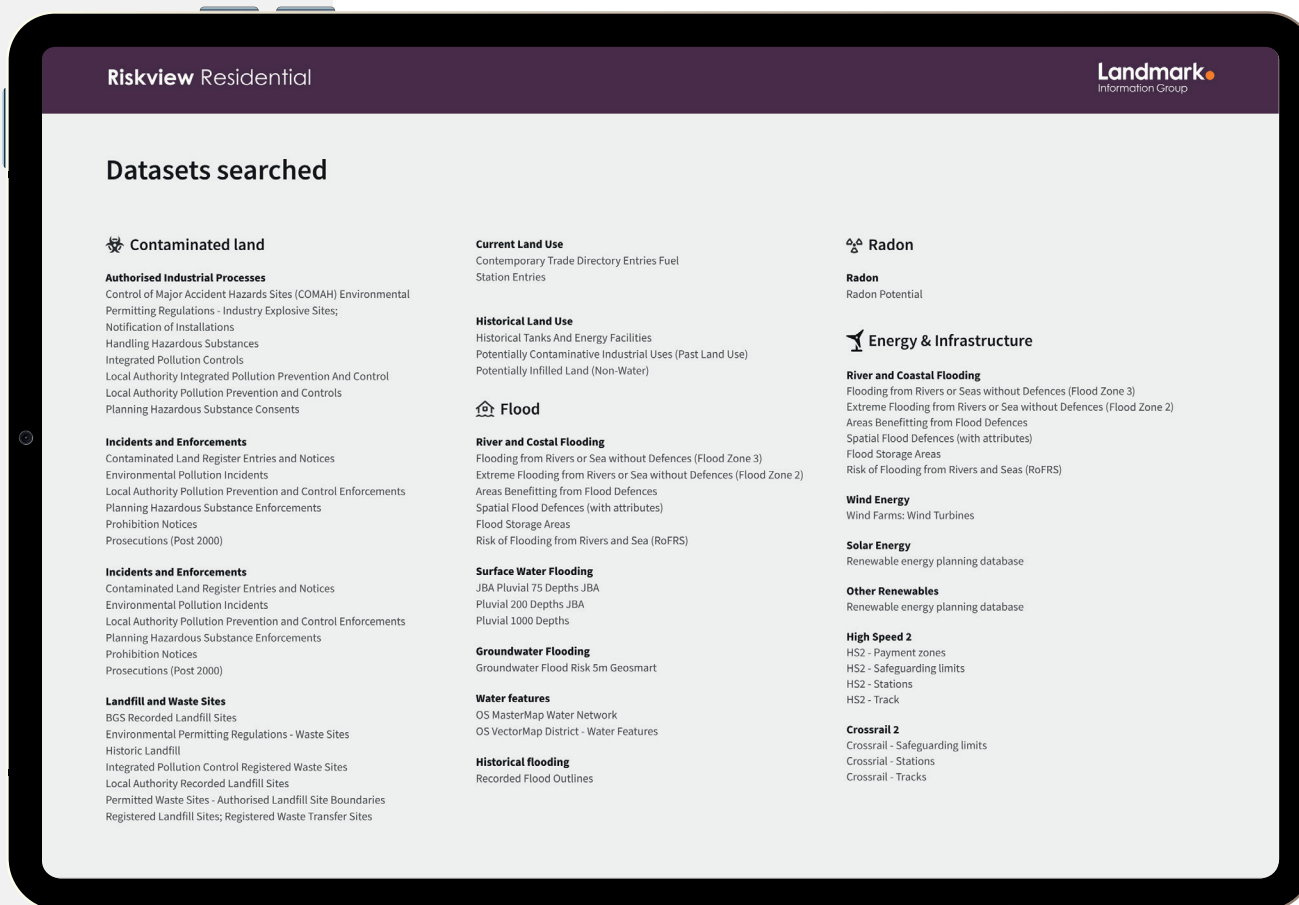
Historical flood information is supplied by (IF ENGLAND the Environment Agency IF WALES Natural Resources Wales), and shows recorded flood outlines, the year, and in some cases, [TC1] the cause of the event. This

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## Datasets searched

- This page details every dataset that we used as part of our assessment, broken down by risk topic and category



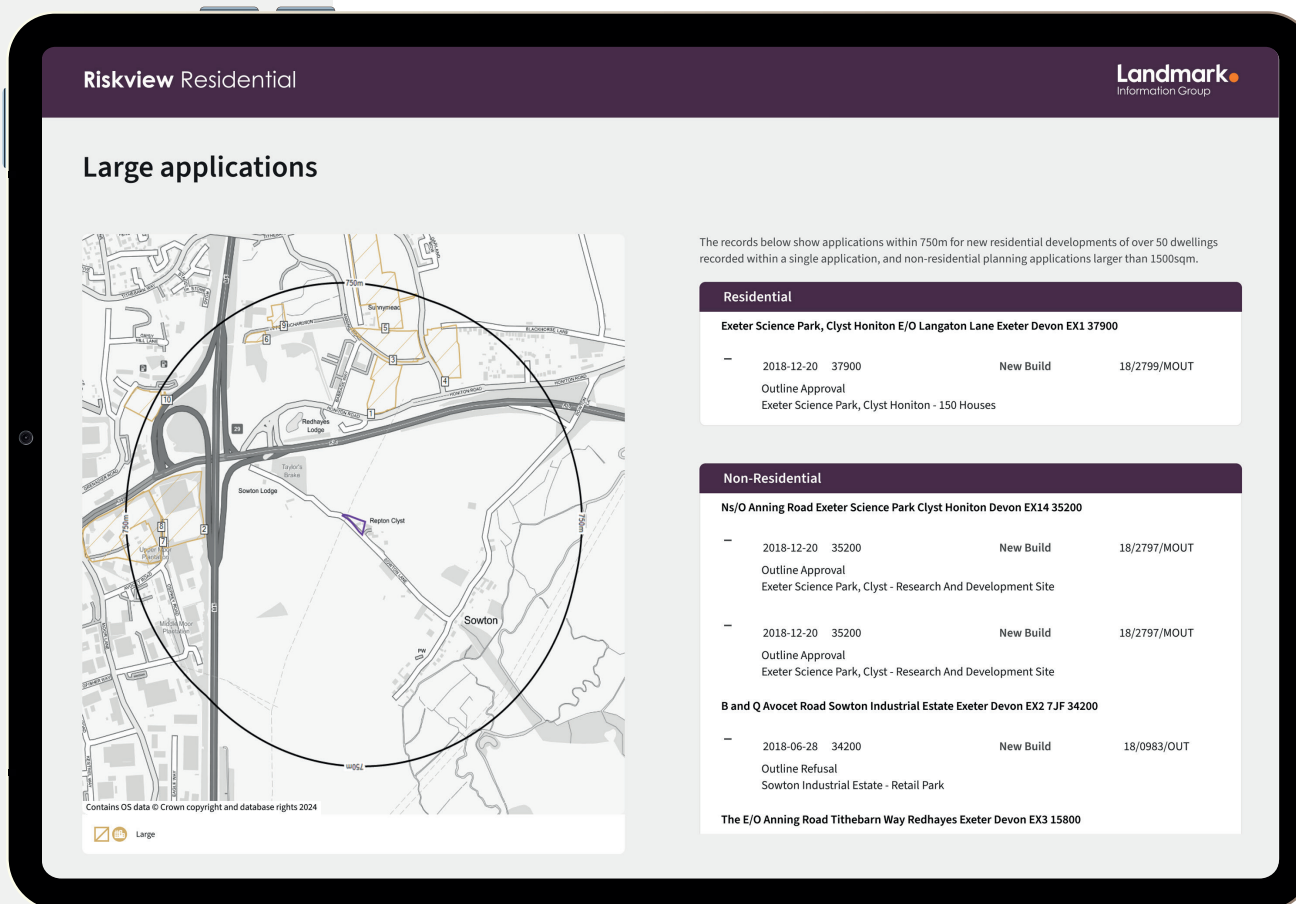


# Residential Environmental Reports

Using our new reports made easy

## Data section

- We've made this section more concise for ease of use, and focussed on clearly surfacing the key data
- We only include data pages for categories where a risk has been identified, to cut out unnecessary pages to navigate
- The categories give a breakdown of each relevant dataset, enabling you to see the full detail via a map and in tabular form



# Residential Environmental Reports

Using our new reports made easy

## Useful information

- This page sets out the scope and purpose of our report so the boundaries of our assessment are clear
- We give an overview of how we have approached our assessment for each risk topic, to answer any questions you or your client may have

### Riskview Residential

Landmark  
Information Group

## Useful information

### Contaminated land

#### Landfill and Waste

At present no complete national data set exists for landfill site boundaries, therefore, a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear for Registered Landfill data, Landmark construct either a 100 metre or 250 metre "buffer" around the point to warn of the possible presence of landfill. The size of this "buffer" relates to the positional accuracy that can be attributed to the site. The "buffer" is shown on the map as a red hatched area. For further information regarding landfill sites identified in the report, please contact the relevant agency or authority referenced in the Useful Contacts section.

The BGS holds records of over 3,000 landfill sites that accepted waste prior to the Control of Pollution Act (COPA) 1974. These were not subject to any strict regulation or monitoring.

Permitted Waste Sites and Environmental Permitting Regulations - Waste cover current or recently current consents issued for landfill sites, waste transfer, treatment or disposal sites by the relevant agency, under Section 64 of the Environmental Protection Act 1990 (Part 2) and prescribed by regulation 10 of SI No. 1056 of the Waste Management Licensing Regulations 1994.

#### Authorised Industrial Processes

Identified discharge consents could be for storm water discharges, soakaways or septic tanks. If a radioactive substance licence has been identified the consent band will be given under enquiries and replies. Consents fall into one of four bands: Band 1 and 2 Nuclear licensed sites authorised by the Nuclear Installations Inspectorate e.g. nuclear power stations Band 3 Site registered/authorised to accumulate and dispose of radioactive materials, only non-nuclear operations are carried out on site e.g. hospitals Band 4 Sites registered to keep and use radioactive material e.g. laboratories, universities, commercial premises using appliances such as monitoring equipment, alarm systems, tritium lighting etc.

Data supplied for Explosive Sites, Control of Major Accident Hazards Sites (COMAH) and Notification of Installations Handling Hazardous Substances (NIHHS) contains public sector information published by the Health and Safety Executive and licensed under the Open Government Licence.

#### Historical Land Uses

This data relates to categories of potentially contaminative land uses that have been identified by the analysis of selected Ordnance Survey historical mapping. The published date (range of dates) of the map (s) and the distance from the centre of search to the nearest point of the feature is given.

Further details of the extent of the site or its activities are not available. Should you wish to examine the Ordnance Survey maps these are normally available for public inspection at the local archive or local major library.

Potentially infilled land has been identified when a 'cavity' (a hole made by an extractive industry or natural occurrence e.g. pond) was indicated on a historic map but there was no evidence of its existence in the last available map for the area. No details of what may have been used to fill the cavity or exactly when or if it was filled are available from the mapping.

The point locations of historical tanks and energy facilities are identified from the text on Ordnance Survey 1:1250 and 1:2500 scale mapping published between 1943 and 1996, based upon a predetermined list of abbreviations, e.g. El Sub (Electricity Sub-station) and F Stn (Filling Station). The position of the point has been located at the centre of the identified text so that it would be within approximately 30 meters of the feature it was describing. The features themselves are related to energy and petroleum storage and cover the following: tanks, petrol storage, potential tanks (at depots etc.), electricity sub stations and related features, gas and gas monitoring related features, oil related features and miscellaneous power features. NB: It should be noted that the Ordnance Survey abbreviation for tank (tk) is the same as that for tracks. Therefore some of the captured text may relate to tracks and not tanks when the exact nature of the feature is not clear from the mapping.

### Flood

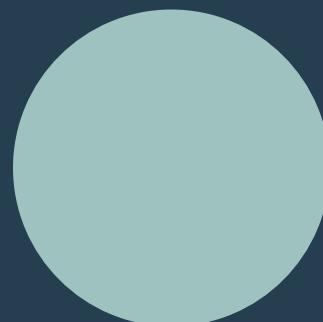
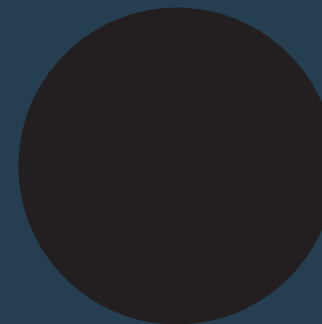
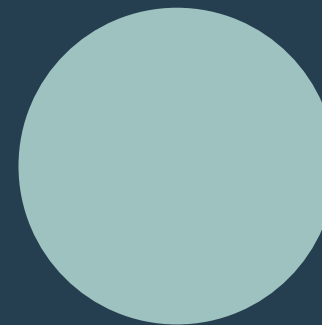
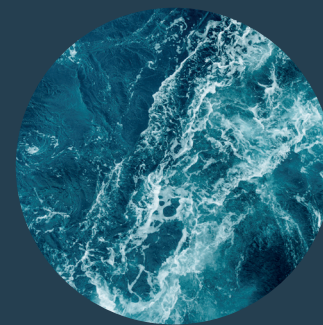
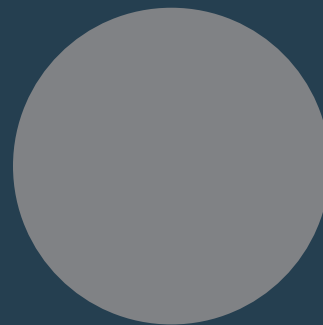
The Riskview Residential report is a desktop flood risk screening report, designed to satisfy the concerns raised by the Law Society Practice Note and to enable home buyers and property professionals to assess the risk of flooding at residential sites.

It examines two key areas:

(1) the overall risk of flooding at a property taking into account any flood defences present (where information about defences is available). It should be noted that a residual risk of flooding may remain if such defences were to fail owing to extreme weather conditions, over-topping or poor maintenance. In addition, it should be noted that flood defences do not generally offer protection against groundwater or surface water flooding.

(2) how flood risk affects the availability of insurance for a property. Where no flood defences are present or where no information about defences is available, the overall risk rating provides a worst case scenario which may be alleviated by smaller scale local flood defences or recently constructed flood defences not currently registered by the relevant agency.

Where several flood risks have been identified, the report highlights the highest risk DE1 and details the information Landmark consider should be drawn to your attention as part of the conveyancing transaction.



If you require any assistance please contact our customer services team:

0330 036 6619 | [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk) | [landmark.co.uk](http://landmark.co.uk)

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Information

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Insights  
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