



Property Insight

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FCI Commercial

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Report Details

Report ID
552612

Date
29/05/2019

Grid Reference
E: 431039 | N: 405428

Report Reference
LNX1-BCLLX2/FCIC1

Requested By
Yorkshire Water trading as
Safe Move



Assessed by:

FCI Risk Team



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FCI Commercial



Report on:

Norec House, Fall Bank Industrial Estate, Dodworth, Barnsley, South Yorkshire, S75 3LS



ENVIRONMENTAL

PASS

Consideration(s):

- 1.19 EMFs
- 1.23 Radon Affected Area



FLOOD

PASS

No further recommendations



GROUND STABILITY

PASS

Consideration(s):

- 3.02 Consult Surveyor
- 3.11 Coal Mining Report



ENERGY & INFRASTRUCTURE

PASS

Consideration(s):

- 4.22 Railways

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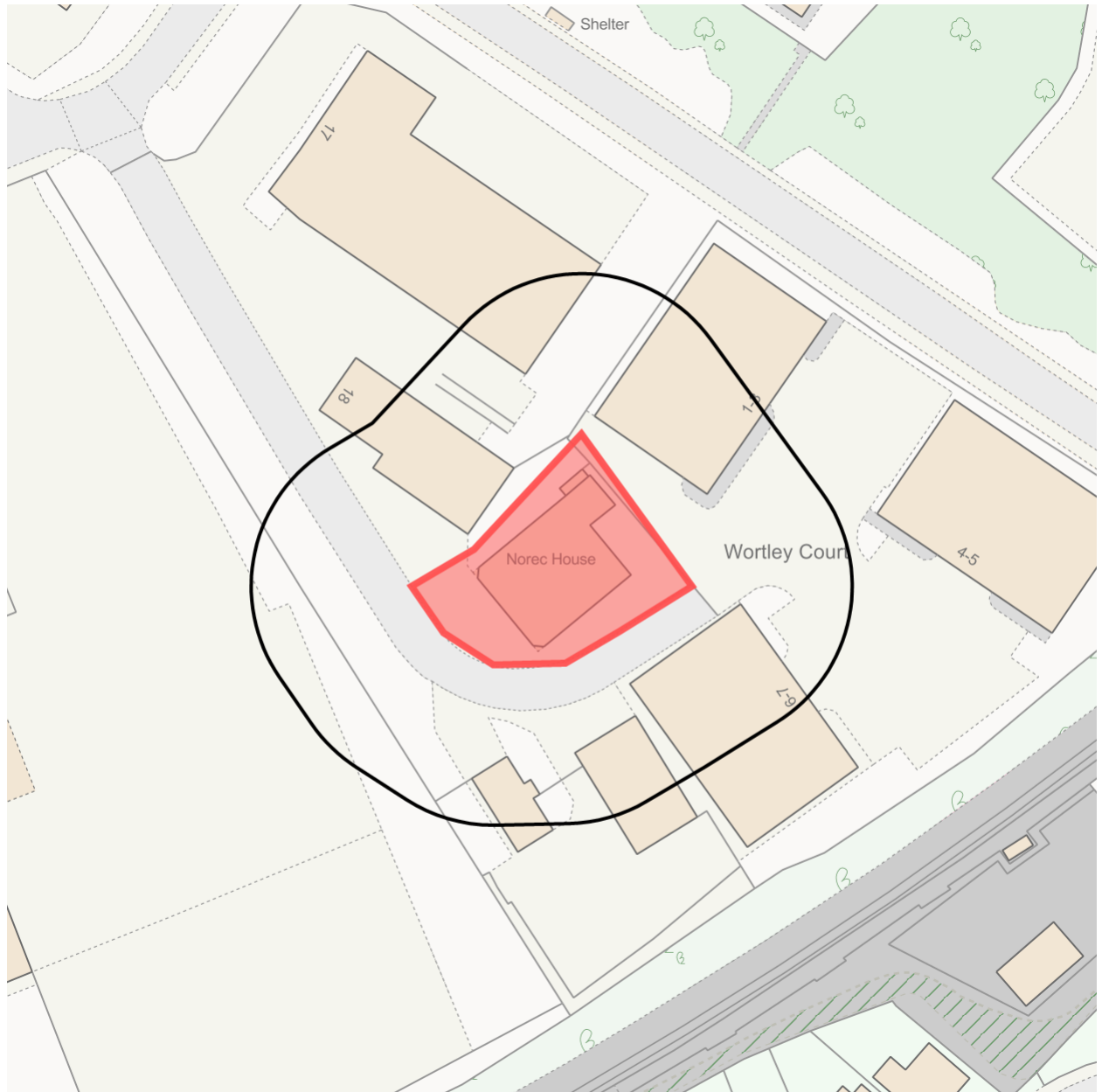




Subject Site

Address:

Norec House, Fall Bank Industrial Estate, Dodworth, Barnsley, South Yorkshire, S75 3LS



© 25m scales

Air Quality Index



Some Polluted Areas (See section 1.27 for more information)



1.01 Professional Opinion | Further Guidance

The way in which land and property is used can have a material impact on third party land and property. The nature of the existing use can give rise to regulatory action if compliance with current environmental regulations is not adhered to and any current use that the property is put to should take into account the sensitivity of the environmental setting. If there is any data identifying sensitive receptors, which may have a significantly increased sensitivity to contamination, these will be highlighted within the report.

In any case, it should also be confirmed that any conditions associated with planning permissions have been signed off by the Local Planning Authority and that there are no residual issues from a building control point of view.

To purchase Contaminated Land Insurance, please visit CLS at www.cls.co.uk, call 01732 753 910 or purchase via your reseller. More details on this policy are available at <http://futureclimateinfo.com/how-we-can-help/residential/contaminated-land-insurances/>

It should be noted that if any development of the property is considered, a professional inspection and Phase 1 Environmental Survey (Environmental Screening) should be undertaken as part of any Conceptual Site Model to comply with the National Planning Policy Framework. The local Planning Authority may also identify the phased investigation process as a condition of planning approval.

1.02 Official Contaminated Land | Register Entries & Notices



PASS

Barnsley District (B) Council data indicates that the property is not within 25 metres of an area of land that has been designated Contaminated Land under Part 2A of the Environmental Protection Act 1990.

1.04 Potentially Contaminative Current Land Uses



PASS

Data provided by Ordnance Survey indicates that the property is immediately adjacent to Current Industrial Land Uses.

However the risk of an action under Part 2A of the Environmental Protection Act 1990 is unlikely. Any relevant features will appear in the table below.

It is important to note that the way in which land and property is used can have a material impact on third party land and property. The nature of the existing use can give rise to regulatory action if compliance with current environmental regulations is not adhered to.

Address	Site	Category	Source
UNIT 7, FAST LAD PERFORMANCE LTD, WORTLEY COURT, FALL BANK INDUSTRIAL ESTATE, DODWORTH, BARNSELY, S75 3LS	Workshop / Light Industrial	Industrial Applicable to manufacturing, engineering, maintenance, storage / wholesale distribution and extraction sites	OS
FALL BANK INDUSTRIAL ESTATE, FALL BANK INDUSTRIAL ESTATE, DODWORTH, BARNSELY, S75 3LS	Workshop / Light Industrial	Industrial Applicable to manufacturing, engineering, maintenance, storage / wholesale distribution and extraction sites	OS
UNIT 2, DOOR SOLUTIONS GROUP, WORTLEY COURT, FALL BANK INDUSTRIAL ESTATE, DODWORTH, BARNSELY, S75 3LS	Workshop / Light Industrial	Industrial Applicable to manufacturing, engineering, maintenance, storage / wholesale distribution and extraction sites	OS

1.19 OFCOM Mast Site Clearance Locations



PASS (WITH CONSIDERATIONS)

Data provided by OFCOM indicates that the property is within 250 metres of one or more mobile phone base stations.

CONSIDERATIONS: For any concerns about electromagnetic fields exposure further advice is available from Public Health England, www.gov.uk/government/collections/electromagnetic-fields or from www.emfs.info.

1.20 Past Industrial Land Uses



PASS

In the Professional Opinion of the FCI Risk Team the property is not on or within 25 metres of any former industrial land uses depicted on historic Ordnance Survey maps from which the level of environmental risk is likely to result in the land beneath the property being determined Contaminated Land within the meaning of Part 2A of the Environmental Act 1990.

1.23 Radon Gas



PASS (WITH CONSIDERATIONS)

Data provided by the British Geological Survey (BGS) indicates that the property is in a Radon Affected Area.

This is because the property is in an Intermediate probability radon area (1% to 3% of homes are estimated to be at or above the Action Level for homes of 200 Bq m⁻³), however protective measures are not required.

Radon is a colourless, odourless radioactive gas formed by the radioactive decay of the small amounts of uranium that occur naturally in all rocks and soils. Studies in many countries have shown that increased exposure to radon increases the risk of lung cancer.

Whether or not the property is actually above or below the Action Level can only be established by testing.

CONSIDERATIONS: In workplaces such as offices where hazards are normally low, radon can be the largest occupational health risk. Employers are required by law to assess any risks to their staff while at work. This should include potential radon exposures and usually requires testing in any workplace premises that are in radon Affected Areas.

Public Health England provides a radon testing service which can be accessed at www.ukradon.org with workplace measurement packs available. In commercial properties, the Ionising Radiations Regulations 1999 require action to protect employees if the average radon gas concentration exceeds 400 Bq/m³ and the UK is advocating a remediation Target Level of 100 Bq/m³.

Enquiries can also be made to the vendor as to whether radon levels have been measured in the property, whether remedial actions were taken and if re-testing confirmed the effectiveness of installed measures.

1.26 Air Quality Management Area



NOTE

Although information on air quality is not included within the Environmental risk assessment in this report we are able to provide information from DEFRA.

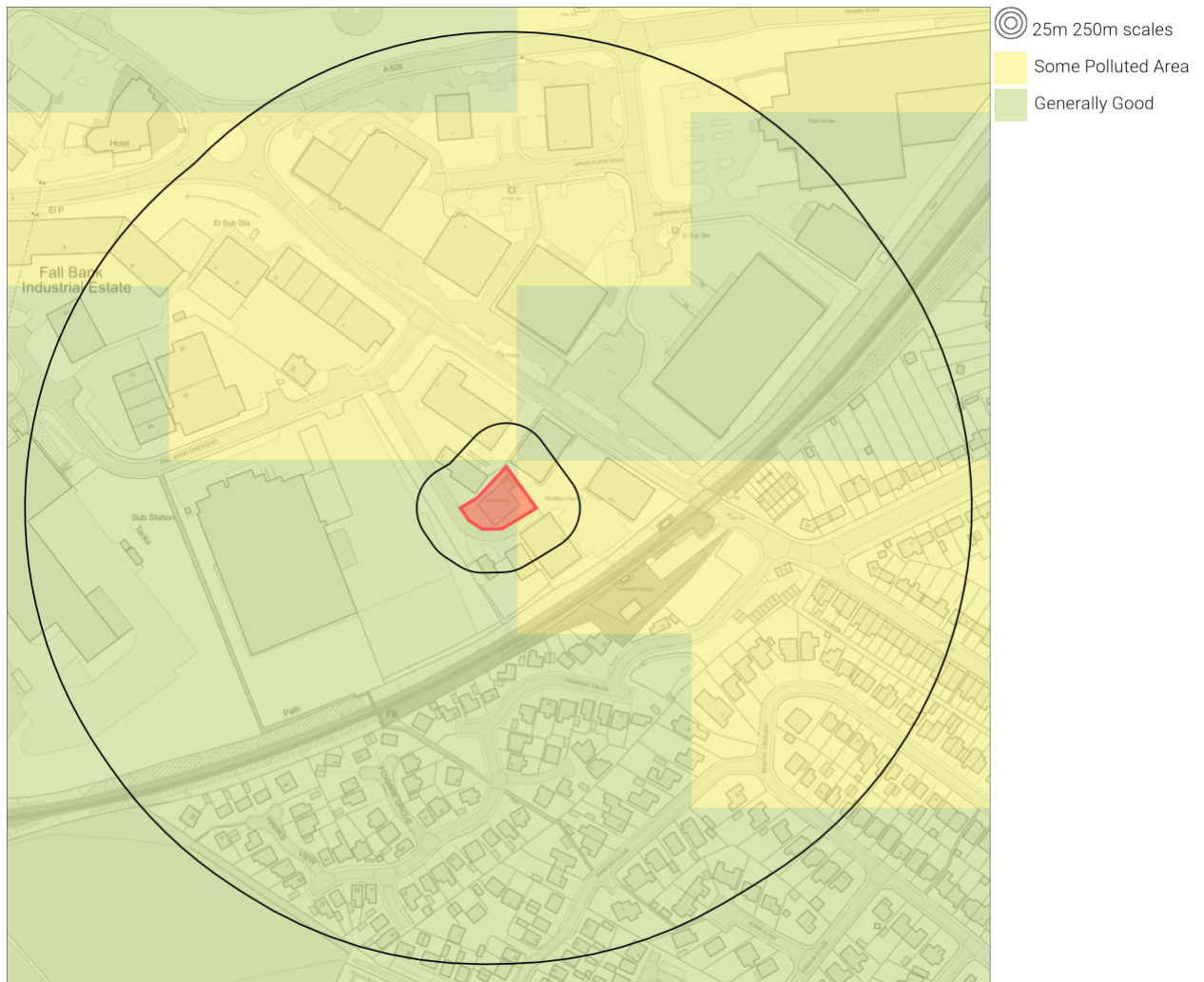
Data provided by DEFRA indicates that the property is not in or within 100 metres of an Air Quality Management Area (AQMA). An AQMA is declared where the air pollutants occur above EU and Government targets, and where the council is required to create and follow an Air Quality Action Plan (AQAP) to improve air quality.

Please note that though this property is not within an Air Quality Management Area, this does not necessarily guarantee good air quality. For more information on air quality please visit <https://uk-air.defra.gov.uk/air-pollution/>.

1.27 Air Quality Index



NOTE



The MappAir® air quality dataset provided by Earthsense includes information on Nitrogen Dioxide (NO₂) and Particulate Matter (PM_{2.5}) from vehicle emissions and indications from other sources. The model gives an indication of annual mean pollution for 2016 at a resolution of 100 metres.

The data indicates that the property is in an area with a rating of 2 or Some Polluted Areas. A rating of 2 means there is a moderate chance of pollution levels exceeding healthy levels, particularly in poor weather conditions. There is a fair chance of higher pollutant concentrations around major roads.

For further information on air quality go to <https://uk-air.defra.gov.uk/>

1.29 Checked Datasets



DATASETS

The dataset categories analysed in this section are listed below. For more information, please visit our website.

Official Contaminated Land | Register Entries & Notices

Artificial Ground

Potentially Contaminative Current Land Uses

Electrical Infrastructure | Electricity Pylons

Electrical Infrastructure | Overhead Power Lines

Electrical Infrastructure | Power Cables and Lines

Electrical Infrastructure | Substations
Environmental Permits | Closed Mining Waste
Facilities
Environmental Permits | Industrial Sites
Fuel / Petrol Stations
Landfill | Historic
Past Industrial Land Uses
Potentially Infilled Land
Surface Dangers or Hazards | COMAH Sites

Discharge Consents
Environmental Permits | End of Life Vehicles
Environmental Permits | Waste Sites
Landfill | Current
OFCOM Mast Site Clearance Locations
Pollution Incidents
Radon Gas
Water Abstractions



FLOOD

2.01 River and Sea Flood Risk



PASS

Data provided by the Environment Agency indicates no risk of flooding from River or Sea within 25 metres of the property.

2.02 Surface Water Flood Risk



PASS

Data provided by JBA Risk Management indicates that the property is located within an area where the Surface Water flood risk is Low. This indicates that property is unlikely to flood within a 1,000 year occurrence. Surface water flooding occurs when heavy rainfall overwhelms the drainage capacity of an area. In these instances, the rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead.

2.03 Groundwater Flooding



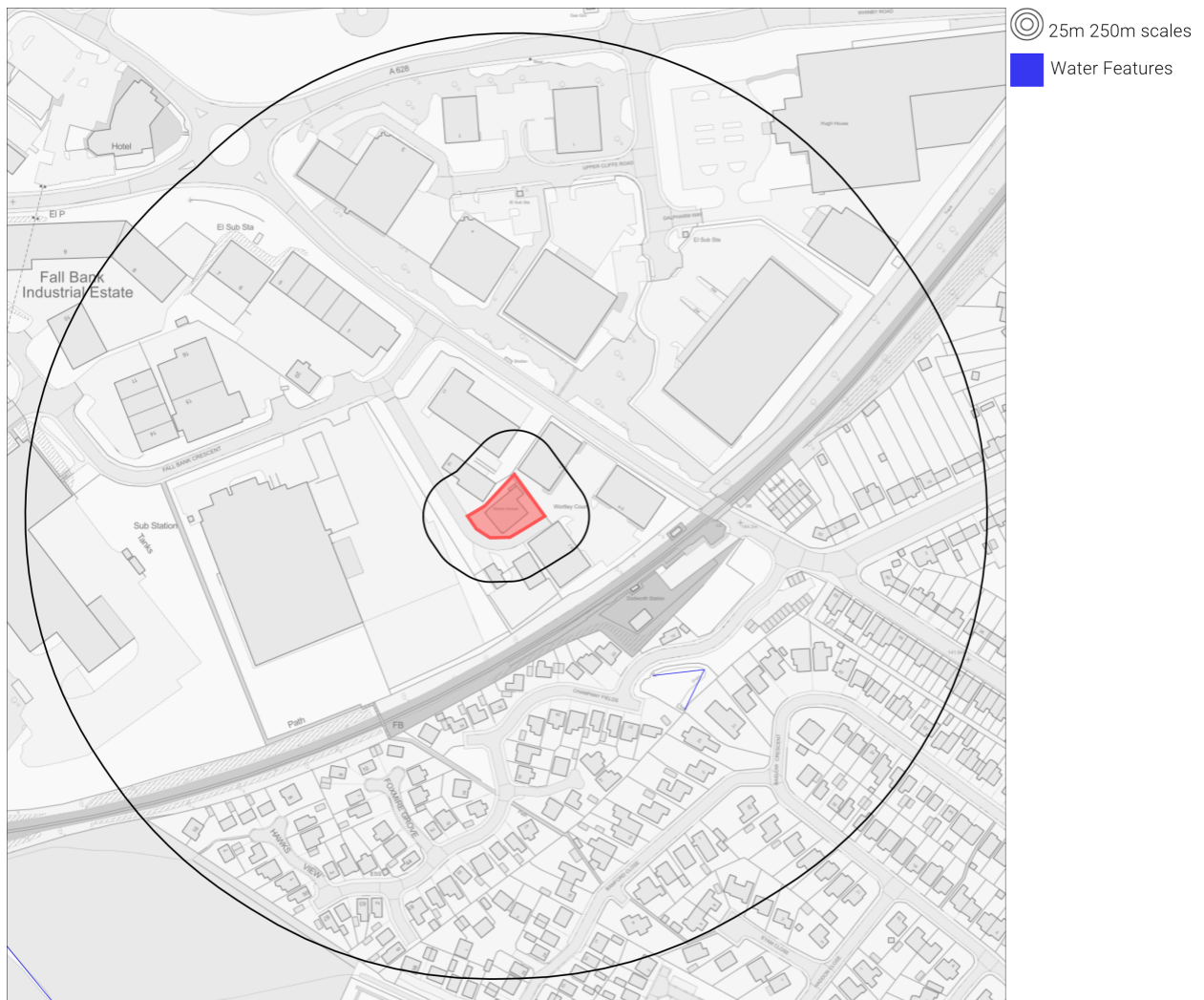
PASS

Data provided by JBA Risk Management indicates that the property is located within 5 metres of an area that has a small (<1%) annual probability of being affected by groundwater flooding.

2.04 Surface Water Features



PASS



The Ordnance Survey Map indicates that the nearest body of surface water (such as a stream, river, canal, reservoir, lake or pond) is located 110 metres from the property boundary.

2.05 Floodability Rating



PASS

The JBA Floodability Rating at this location is Green. Green indicates that the likelihood of flooding is Low.

JBA Floodability data is derived from their high resolution UK flood hazard maps which are used by most insurers when assessing flood risk. Where a higher Floodability Rating is indicated further investigation into flood risk is usually advisable.

Please always check that your Buildings Insurance policy covers Flood Damage, as the terms of any commercial mortgage or loan (as appropriate) may require all risks to be covered to meet the lender's terms, furthermore if the property is leasehold the landlord may also require that all perils cover is put in place as a requirement of any lease.

2.06 Historic Flooding



PASS

Data provided by the Environment Agency indicates that the property is not in or within 250 metres of an area that has flooded in the past. This includes all types of flooding, including Groundwater. However, we would always recommend asking the vendor to confirm whether or not they are aware of any previous flooding at the property.

Please see the previous sections for the Flood Risk as of the date of this report.

2.07 Flood Storage



PASS

Data provided by the Environment Agency indicates that the property is not located within 25 metres of a Flood Storage Area (land designed and operated to store flood water).

2.08 Dam Break



PASS

Data provided by JBA identifies areas of England and Wales that are most likely to suffer damage to property following the sudden and catastrophic failure of a large reservoir embankment or dam. This is a worst case scenario, it's unlikely that any actual flood would be this large. The flooding is predicted using advanced modelling techniques to ascertain if a property or site is potentially at risk in such an event.

This property is not located in the potential path which water would follow if a reservoir dam or embankment was to fail.

2.09 Sewer Flooding



NOTE

Please note that information on Sewer Flooding is not included in the flood risk assessment in this report. This information is held by the water company responsible for the public sewer network. Sewer flooding happens for a number of reasons but is most likely to occur during storms, when large volumes of rainwater enter the sewers and sewage escapes from a manhole or a drain, or by backing up through toilets, baths and sinks. Sewer flooding can also occur when pipes become blocked.

2.10 Checked Datasets



DATASETS

The dataset categories analysed in this section are listed below. For more information, please visit our website.

River and Sea Flood Risk

Surface Water Flood Risk

Groundwater Flooding

Surface Water Features

Floodability Rating

Historic Flooding

Flood Storage

Dam Break



GROUND STABILITY

3.01 Professional Advice

For professional advice and guidance relating to the impact of any ground stability issues on your property please contact a Chartered Building Surveyor.

3.02 Subsidence Risk Rating



PASS (WITH CONSIDERATIONS)

The Subsidence Risk Rating produced by Property Assure based on subsidence damage insurance claims is **Medium**, with a risk exposure up to twice the insurance subsidence incidence rate for England and Wales. This correlates to a rate of up to 2 incidents in every 1000 residencies.

The Subsidence Risk Rating assesses the risk of subsidence caused by soil shrinkage. Soil Shrinkage accounts for over 75% of all insurance subsidence incidents in England and Wales and the two main causes are clay shrinkage triggered by vegetation (60% of cases) or leaking drainage (15% of cases) washing away fine particles in the soil or softening the soil.

It is important to note that property Insurance is normally readily available - some 30% of all postcodes in England and Wales have a High or Very High risk.

CONSIDERATIONS: Due consideration should be given to the appointment of Chartered Building Surveyor or other appropriately qualified expert with the relevant professional indemnity insurance to consider the management of a number of external influencing factors in order to prevent subsidence and thereby reduce the risk. The actions are property specific dependent on a number of factors as set out below:

1. Foundation: Any as built drawings or plans should be reviewed by an expert consultant.
2. Are there trees within the curtilage? Who is responsible for the management of them? Is there an agreed maintenance plan. There may be restrictions on landscape management.
3. As appropriate consider a drainage survey. This would determine the layout and condition of the drainage system. Ownership and the management responsibility of the drainage system should be considered during the conveyancing phase. Is there an appropriate agreed maintenance plan?
4. Are there signs of cracking or historic distortions/misalignments in the structure?
5. Has the property had any previous subsidence issues? If so what were they and what rectification works were undertaken? A Chartered Building Surveyor should be appointed to consider this further.

For professional advice and guidance relating to the impact of any ground stability issues on your property please contact a Chartered Building Surveyor. Stace LLP, Eldon House, 2-3 Eldon Street, London, EC2M 7LS. Email: london@stace.co.uk Tel: 0207 377 4080 and quote reference "FUTURE 552612"

3.11 Mining | Coal Mining



PASS (WITH CONSIDERATIONS)

The Coal Authority indicates that the property is located within 25 metres of an area that may be affected by Coal Mining.

CONSIDERATIONS: The Coal Authority recommends that a Coal Mining Report is obtained for this property.

3.13 Mining | Mining Hazards (Non-Coal)



PASS

The British Geological Survey indicates that the property is located within 50 metres of an area where localised small scale underground mining may have occurred. potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered.

The presence of past underground mine workings may occur but workings will be of small limited extent. Rock types present could support small scale underground mining. All such occurrences are likely to be of minor localised extent and infrequent. It should be noted, however, that there is always the possibility of the existence of other sub-surface excavations, such as wells, cess pits, follies, air raid shelters/bunkers and other military structures etc. that could affect surface ground stability but which are outside the scope of this dataset.

3.16 Natural Cavities



PASS

The British Geological Survey indicates that the property is within 50 metres of an area where soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.

3.17 Checked Datasets



DATASETS

The dataset categories analysed in this section are listed below. For more information, please visit our website.

Subsidence Risk Rating	Geohazards Collapsible Deposits
Geohazards Compressible Ground	Geohazards Running Sand
Geohazards Shrink-Swell	Landslips/slides Mass Movement
Landslips/slides Slope Instability	Mining Britpits
Mining Cheshire Brine Compensation Area	Mining Coal Mining
Mining Mining Cavities (Non-Coal)	Mining Mining Hazards (Non-Coal)
Modified Ground Artificial Ground	Modified Ground Historical Analysis
Natural Cavities	



ENERGY & INFRASTRUCTURE

4.15 Oil and Gas | Invitation Area (inc. Shale Gas)



PASS

Data provided by the Department for Business, Energy & Industrial Strategy (BEIS) indicates that the property is within an area for which Petroleum Exploration and Development Licence (PEDL) applications have been invited in the 14th Landward Licensing Round. Please bear in mind that these areas are quite large, almost half of the country was included in the 14th round.

The main reason for the 14th Round was to facilitate exploration for shale gas. Shale gas (methane) is trapped in impermeable shale rock. Hydraulic fracturing (or 'fracking') of the shale rock enables the shale gas to flow. Fracking has been used in the UK for many years but recent improvements in technology have made the exploitation of shale gas reservoirs more economical.

A PEDL is the first step to starting drilling, but it does not imply prior consent to actual activities. An operator wishing to drill an exploratory well must first negotiate access with landowners, as well as obtain consents from a number of bodies, including planning permission and environmental permits. BEIS will only give consent to drill once the planning authority has granted permission to drill, and if the relevant planning conditions have been discharged. An operator wishing to start production from a development site must start again with the permissions process.

If a PEDL licence is granted, it will appear below, under 'Oil and Gas | Current and Historic Sites'.

4.22 Railways



PASS (WITH CONSIDERATIONS)

Data provided by Ordnance Survey indicates that the property is located within 100 metres of railway infrastructure. Whereas these are usually obvious features please be aware that there may be associated rail traffic noise and vibrations, and occasional overnight noise from maintenance works. There may also be Japanese Knotweed present on the embankments surrounding the track.

Nearest Surface Route

Route Type	Distance
Surface	57 m

Nearest Tunnel Route

No tunnel route within 100 metres.

Nearest Station

Station Name	Station Type	Distance
Dodworth	Railway Station	58 m

CONSIDERATIONS: Railways can lead to Noise and Vibration which can be disruptive. Additional Noise can occur if the property is near a level crossing or similar, though a Night Time Quiet Period in which horns are only used in an emergency is in operation from 23:00 - 7:00. For more information on how railways can affect your property and who to contact in the event of disruptive noise/vibration please visit: <https://www.networkrail.co.uk/communities/lineside-neighbours/noise-and-vibration/>.

The presence of Japanese Knotweed can impact on the quiet enjoyment of the property and if located within 7 metres of the dwelling can lead to blight.

4.25 Checked Datasets



DATASETS

The dataset categories analysed in this section are listed below. For more information, please visit our website.

Carbon Capture & Storage

Electrical Infrastructure | Overhead Power Lines

Electrical Infrastructure | Substations

Hydropower | Potential

Major Energy Infrastructure | Gas Site

Major Infrastructure Projects | HS2

Oil and Gas | Invitation Area (inc. Shale Gas)

Oil and Gas | Licensed Areas (inc. Shale Gas)

Oil and Gas | Underground Coal Gasification

Power Stations | Nuclear Power

Solar Farms

Electrical Infrastructure | Electricity Pylons

Electrical Infrastructure | Power Cables and Lines

Hydropower | Existing

Major Energy Infrastructure | Gas Pipe

Major Infrastructure Projects | Crossrail

Major Infrastructure Projects | Thames Tideway Tunnel

Oil and Gas | Offered Blocks (inc. Shale Gas)

Oil and Gas | Current and Historic Sites

Power Stations

Railways

Wind Farms



SITE SETTING

5.01 Aquifer Designation



PASS

Data provided by the British Geological Survey (BGS) indicates that the property is located within 25 metres of an area where the aquifer designation at the property location is "Secondary A Aquifer". Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.

5.02 Bedrock Geology



PASS

Data provided by the British Geological Survey (BGS) indicates that the property is located within 25 metres of an area where the Bedrock Geology is sandstone.

5.03 Ecological Features



PASS (WITH CONSIDERATIONS)

We have analysed data about the ecological setting of this property and these features may present themselves as receptors of contamination should this be present from historic or current land uses. The property is on or within 25 metres of the following classifications:

Feature	Source	Distance
Agricultural Land: Grade 3	Natural England	0 m
National Character Area: Nottinghamshire, Derbyshire and Yorkshire Coalfield	Natural England	0 m
Natural Area: Coal Measures	Natural England	0 m

Regardless of whether or not the property has historically been subject to a contaminative use any current use that the property is put to should reflect the sensitivities of this designation.

The way in which land and property is used can have a material impact on third party land and property. The nature of the existing use can give rise to regulatory action if compliance with current environmental regulations is not adhered to.

CONSIDERATIONS: If redevelopment of the property is being considered compliance with the National Planning Policy Framework will be required. This would require the production of a conceptual site model and intrusive investigation cannot be ruled out. A Chartered Environmental Surveyor or appropriate consultant should be appointed to produce the conceptual site model.

5.04 Geological Permeability



PASS

Data provided by the British Geological Survey (BGS) indicates that the property is located within 25 metres of an area where the predominant permeability flow type is Fracture. The minimum permeability index is Moderate and the maximum permeability index is High.

5.05 Groundwater Vulnerability



PASS (WITH CONSIDERATIONS)

Data provided by the Environment Agency indicates that the property is located within 25 metres of an area where groundwater resources may be vulnerable from activities carried out on the surface. The Groundwater has been assigned as having variably permeable groundwater with low leaching potential.

Groundwater resources may be vulnerable from activities carried out on the surface of the land. Other information, such as depth of groundwater and thickness and type of overlying cover will always be required for a site-specific assessment.

CONSIDERATIONS: If redevelopment of the property is being considered compliance with the National Planning Policy Framework will be required. This would require the production of a conceptual site model and intrusive investigation cannot be ruled out. A Chartered Environmental Surveyor or appropriate consultant should be appointed to produce the conceptual site model.

5.08 Checked Datasets



DATASETS

The dataset categories analysed in this section are listed below. For more information, please visit our website.

Aquifer Designation

Ecological Features

Groundwater Vulnerability

Superficial Deposits

Bedrock Geology

Geological Permeability

Source Protection Zones



NOTES & GUIDANCE

6.01 Report Notes

METHODOLOGY

The FCI Commercial report is designed for commercial conveyancing transactions (purchase, sale or renewal of a lease), where redevelopment or a change of use is not proposed. This report provides a desktop risk assessment of contaminated land liabilities (Liabilities) under the Contaminated Land Regime. The assessment is carried out on 'a Property' which is defined as the area of land and buildings specified by the customer.

The assessment is based upon the principle of determining the presence of a plausible contaminant-pathway-receptor relationship (a contaminant linkage) as outlined by Contaminated Land Research Report 11 (CLR11). If all three are identified, then there must also be evidence of significant harm occurring, a significant possibility of significant harm or significant pollution or the possibility of significant pollution to Controlled Waters.

In our reports, **FURTHER ACTION** is only recommended when it is likely that the Local Authority could take action under the Contaminated Land Regime to enforce remediation of a Property. This will normally relate to Defra Category 1 or 2 sites. If no issues are identified, then the report will **PASS**.

If no issues have been identified which might result in regulatory action under the Contaminated Land Regime, but there are other material issues which the customer may wish to consider the report will **PASS (with Considerations)**.

If a report has a **FURTHER ACTION** or a **PASS (with considerations)** then recommendations are made to help resolve the issues identified. Some issues such as air quality are there for information only and in these situations this data is not assessed.

This report is a desk study risk assessment, and no site or ground inspection or physical investigation has been carried out. The impacts of the risks addressed in this report are normally measured in terms of quiet enjoyment, saleability, mortgageability, and the value of the property; the risk assessment in this report is provided by FCI who are regulated by RICS.

6.02 Contaminated Land

METHODOLOGY

The contaminated land risk assessment used in this report takes account of statutory Contaminated Land as well as information on the various land uses or processes which may have the potential to create Contaminated Land. These include, for example, relevant former industrial land uses shown on historical maps, current industrial land uses, and relevant industrial processes. Risks such as waste sites, licensed discharge consents, radioactive substances, pollution prevention and control licences, explosives, and dangerous substance inventory, Control of Major Accidents and Hazards (COMAH), and Notification of Installations Handling Hazardous Substances (NIHHS), and Planning Hazardous Substance sites are all very highly regulated and as such are excluded from the Contaminated Land risk assessment. Such features at or nearby the property are features that may be considered in the survey or valuation.

6.03 Flood Insurance

METHODOLOGY

The answers given on the availability of flood insurance reflect the flood re - insurance scheme, known as Flood Re, which was launched 1st April 2016. Flood Re has been set up to help those households who live in a flood risk area find affordable home insurance. Flood Re should make no difference to purchasing home insurance, whether that's through a price comparison site, directly from an insurer or through a broker. There is no need to contact Flood Re directly. Flood Re is intended to give peace of mind that, even after a flood claim, flood insurance should still be available with affordable premiums and excesses. Not every residential property is eligible to benefit from Flood Re, for full information about the scheme, including eligibility, see <http://www.floodre.co.uk/>.

An overall 'Floodability Rating' is given in this report based solely on JBA Floodability data. This shows the combined flood hazard, in 5 metre grid cells, from multiple sources i.e. river, sea and surface water flooding (certain groundwater flood data is also included). Over 85% of insurers use this data when assessing flood risk. The Floodability Rating is represented by colour indicators (black, red, amber, green or clear). For locations rating Black 1 (High) and Black 2 (Very High) there is more likely to be a correlation between

Floodability and a residential property being included within Flood Re by a participating insurer. These indicators however provide no assurance or guarantee that insurance / insurance covering flood risk will or will not be available, no reliance should be placed upon the colour indicators, and appropriate additional enquiries should be made as to the actual availability (or not) of insurance / insurance covering flood risk. Every insurance application is unique, so other perils, risks or a previous claims history may mean that insurance is not available in any event.

Future Climate Info has partnered with HomeProtect to deliver home insurance for residential properties in areas considered to be at risk of flooding. HomeProtect policies are underwritten by AXA Insurance plc. Get an immediate, online quote at <http://www.homeprotect.co.uk/floodcover>.

6.04 Flood Risk and Impact on Value

METHODOLOGY

The flood risk assessment in this report is based on the best available historic, river, sea, and surface water flooding data. This includes data supplied by the Environment Agency and Jeremy Benn Associates (JBA). A flood risk assessment using these data sources, however, should not be regarded as definitive. Because the flood risk assessment is based on theoretical risk models, there is always the possibility that exceptional weather conditions and/or failure of flood defences can cause flooding that was not anticipated. No site visit has taken place.

The Professional Opinion on flood risk given in this report is based on a flood risk assessment of River, Sea and Surface Water flooding, using Environment Agency and JBA data. If there is a history of flooding it is reported but it is not included in the flood risk assessment because circumstances can change, for example the provision of flood defences, causing the flood conditions to be different today. Susceptibility to groundwater flooding is reported but is also not included in the flood risk assessment; this is because the data identifies geological conditions which could enable groundwater flooding to occur, but does not model the risk of such an occurrence.

RICS advises that flood risk does reduce the value of a property, compared with a similar property without such a risk. This depends on the particular circumstances of the property, any history of flooding, and the provision of flood defences. For some 'at risk' property, for example, the reduction in value may be offset by an increase due to the property's amenity value close to a river, stream or coast.

6.05 Flood Planning, Flood Warning and Reporting, and Flood Resistance and Resilience Measures

METHODOLOGY

Detailed advice on flooding and resistance and resilience measures, flood risk planning and costs, and flood warning and reporting systems, is available from the following websites:

Government: <https://www.gov.uk/prepare-for-a-flood/find-out-if-youre-at-risk>

Insurance Industry: <https://www.abi.org.uk/Insurance-and-savings/Topics-and-issues/Flooding>

RICS: www.rics.org/uk/knowledge/consumer-guides/guide-to-flooding

6.06 Limitations

METHODOLOGY

FCI reports have been designed to satisfy standard environmental due-diligence enquiries, as recommended by the Law Society's contaminated land warning card. It is a 'remote' investigation and reviews only information provided by the client and from the databases of publicly available information that have been chosen to enable a desk based environmental assessment of the Site. The Report does not include a site investigation, nor does FCI make specific information requests of the regulatory authorities for any relevant information they may hold. Therefore, we cannot guarantee that all land uses or factors of concern will have been identified by the Report. The information in the Data Section of the Report is derived from a number of statutory and non-statutory sources. While every effort is made to ensure accuracy, FCI cannot guarantee the accuracy or completeness of such information or data. FCI will not accept responsibility for inaccurate data provided by external data providers. For further information regarding the datasets reviewed within our assessment, please contact one of our technical team on 01732 755180.

6.07 Standard

T&Cs, QUERIES & COMPLAINTS

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6.08 Searchcode

T&Cs

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Future Climate Info Ltd, 17 Kings Hill Avenue, Kings Hill, West Malling, Kent, ME19 4UA, Telephone 01732 755 180, Email: info@futureclimateinfo.com, which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- Provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- Sets out minimum standards which firms compiling and selling search reports have to meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports.
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

Complaints

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 compensation of 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 Code.

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

TPOs Contact Details:

The Property Ombudsman scheme, Milford House, 43-55 Milford Street, Salisbury, Wiltshire SP1 2BP
Tel: 01722 333306, Fax: 01722 332296, Email: admin@tpos.co.uk, Web: <https://www.tpos.co.uk/>
You can get more information about the PCCB from www.propertycodes.org.uk

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

6.09 Report Licensing

METHODOLOGY

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USEFUL CONTACTS

Local Authority : Barnsley Borough Council

Tel: 01226 770770
Visit: <http://www.barnsley.gov.uk>

Environment Agency | I North Lutra House, Dodd Way, Off Seedlee Road, Bamber Bridge, Preston. PR5 8BX

Tel: 08708 506 506
Visit: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk

JBA Consulting | South Barn, Broughton Hall, Skipton. BD23 3AE

Tel: 01756 799919

Public Health England | Wellington House, 133-155 Waterloo Road, London. SE1 8UG

Tel: 020 7654 8000
Visit: <https://www.gov.uk/government/organisations/public-health-england>
Email: enquiries@phe.gov.uk

The Coal Authority Property Search Services | 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire. NG18 4RG

Tel: 0845 762 6848
Visit: www.groundstability.com
Email: groundstability@coal.gov.uk

The British Geological Survey | Environmental Research Centre, Keyworth, Nottingham, NG12 5GG

Tel: 0115 936 3143
Visit: <http://www.bgs.ac.uk/>
Email: enquiries@bgs.ac.uk

Ordnance Survey | Customer Services Ordnance Survey Adanac Drive Southampton SO16 0AS

Tel: Please contact our helpline on 08456 05 05 05 between 8:30am and 5:30pm, Monday to Friday.

Visit: If you are calling from outside the UK, please call us on +44 8456 05 05 05 (international calls are charged at the standard rate).
www.ordnancesurvey.co.uk/

Department for Business, Energy & Industrial Strategy | 1 Victoria Street London SW1H 0ET

Tel: 020 7215 5000
Email: enquiries@beis.gov.uk