

UPDATE APRIL 2019

- ▶ Now includes a mine entry interpretive report as standard, increasing efficiencies, reducing transaction times, and saving money
- ▶ integration of our UserKey, clearly signposting who needs to action the recommendations
- ▶ Improved expert opinion, with 'at a glance' summary



The Terrafirma CON29M Report

Terrafirma was the first commercial organisation licensed by The Law Society as a Report Producer of the official CON29M Report in July 2018.

As an official alternative to The Coal Authority CON29M, the Terrafirma CON29M Report provides expert interpreted answers to all 11 questions (14 for commercial properties) using Coal Authority licensed data and meets all the requirements as stipulated by the new Law Society CON29M (2018) guidance. It translates the risk of coal mining activity into a clear 'at a glance' expert opinion, concluding the following previously unanswered questions:

- Are there any adverse mining features that should be brought to the lenders attention?
- Will coal mining activity impact the value of the property?
- Are there mining hazards that should be brought to the purchasers attention?

Unlike other coal mining reports, the Terrafirma CON29M will automatically include a mine entry interpretive report (MEIR) if a mine entry is identified within 20m. This significantly increases the pass rate, and speeds up the transaction process for affected properties. Our expert opinion eliminates the requirement for a solicitor to report on a liability they may not have detailed knowledge of and reduce the amount of time the solicitor spends reporting back to the client, with Terrafirma the main point of contact for any further queries.

AT A GLANCE

The report covers all 2018 CON29M questions and legal form, under Law Society Licence

- ▶ Clear, reliable and authoritative 'at a glance' expert opinion
- ▶ Comprehensive terms and conditions, with liability for expert opinion passing to Terrafirma, protecting client, lender and solicitor
- ▶ Includes £100,000 loss of value insurance covering changes in Coal Authority data
- ▶ MEIR included at no additional cost
- ▶ Better data analysis means higher pass rates, all protected by £10 million Professional Indemnity per report
- ▶ Satisfies all new Law Society CON29M (2018) guidance

Further information

To find out more about the Terrafirma CON29M and for a sample report please visit www.terrafirmacon29m.co.uk

understand the ground



Unique benefits

For the lender

- ▶ Reliance on TerraFirma terms and conditions
- ▶ Clear and expert explanation of impact on normal lending process and property value

For the client

- ▶ Clearly advising on the potential impact of mining on selling and developing the property
- ▶ Faster completion times
- ▶ Fewer additional reports required
- ▶ Professional Indemnity protection up to £10m per report
- ▶ TerraFirma provides all follow-on services, including additional desktop and on-site investigation.
- ▶ Report includes a Loss of Value Insurance policy covering any subsequent change in Coal Authority data (up to £100,000 for the lifetime of the property ownership)

For the solicitor

- ▶ 95% of CON29M reports delivered within 24 hours
- ▶ Satisfies all new Law Society CON29M (2018) guidance plus provides clear, concise and expert interpretation and improved risk screening
- ▶ Liability for CON29M risk interpretation passed to TerraFirma's Professional Indemnity cover of £10M per report, protecting client and solicitor
- ▶ A professional opinion written by industry experts for you to send on to your client, with clear report outcomes and an 'at a glance' risk rating for rapid assessment
- ▶ Requirement for additional reports reduced as the new TerraFirma CON29M Report also includes nearby subsidence claims and a mine entry interpretive report, previously only available from The Coal Authority at an additional cost. This significantly lowers the risk screening timeframe, report burden and cost
- ▶ An expert team of geologists at TerraFirma can be contacted to discuss report findings with either the solicitor or the purchaser
- ▶ Loss of Value Insurance covering any change in Coal Authority data (Up to £100,000 for the lifetime of the property ownership)

For further information about the TerraFirma CON29M and for a sample report please visit www.terrafirmacon29m.co.uk

About TerraFirma

TerraFirma is a leading provider of environmental information and data intelligence, translating complex physical, financial and legal environmental risks into clear, accurate and reliable advice. Through innovative data driven services, protected by an expert professional opinion, TerraFirma offers a comprehensive suite of solutions to ensure that the client is confidently equipped to better understand the ground.

Our innovative and collaborative approach to environmental risk and impact assessment ensures that professionals and consumers alike are forewarned to the reality and variety of risks the environment can pose to properties and land across the UK. From historical mining to the future of shale gas extraction and the impact of ground gas to the risks of natural ground movement, TerraFirma can not only provide insight to data but the expert solutions required to inform and action where necessary.

Our leading Advisory Panel provides expert guidance and counsel, with a focus on educating property market stakeholders to ground hazards.

"The TerraFirma Advisory Panel comprises professionals and academics at the cutting edge of environmental and ground hazard solutions in the UK's built-environment, legal and insurance sectors."

Andrew Wiseman OBE
Practising solicitor