

Premium Plus Planning Residential Report



ENVIRONMENTAL | FLOOD | GROUND STABILITY | ENERGY & INFRASTRUCTURE | PLANNING

All the benefits of the best-selling FCI Premium, with the addition of Planning, providing the information needed to make informed purchase decisions.

Features at a glance

► Planning

Planning and development activity in the local area surrounding the property for the preceding 10 years[†], including planning restrictions and major developments which may have an impact on the homebuyer's enjoyment, plans and the potential future value of their property.

► Environmental

Past and current potentially contaminative land uses, radon gas, permits, incidents & notices; Unique Air quality data from EarthSense.

► Flood

Flooding from Rivers, Sea and Surface Water; Groundwater Susceptibility; Historic Flooding; JBA Floodability data.

► Ground Stability

Natural geo-hazards including natural cavities, clay shrinkage, landslips and sink holes; past and current non-coal mining risks including Brine, Limestone, Tin, China Clay and Ball Clay.

► Energy & Infrastructure

Potential impacts from Shale, gas and other mineral extraction; power utilities; major transport projects like HS2 and Crossrail; solar and wind farms.

► Air Quality

EarthSense's MappAir® data is the first ever high resolution nationwide map of air pollution, providing an Air Quality Rating from the UK's leading air quality experts.

(†) subject to the availability of Local Authority published data.

Market leading support for clients

- **Professional opinion:** with clear report outcomes.
- **Free remediation warranty:** passed residential environmental reports come with protection for 6 years, up to £100,000.
- **Planning:** Local Authority planning data from LandInsight, providing information on the types of development which have taken place in the surrounding area, and highlighting possible development constraints which may be of relevance to home buyers.
- **Free Further Action Review:** upon evidence of remediation, within 24 working hours.
- **Subsidence risk rating:** accurate to the individual postcode, the Subsidence Risk Rating from Property Assure provides an instant rating and a clear summary of the risk, based on actual insurance claims data.
- **Detailed flood reporting:** our individual flood thumbnails provide a detailed map illustrating the extent of each type of flood risk and JBA's Floodability rating helps to provide an overall flood risk rating for the property.
- **Affordable next step solutions:** to keep the transaction moving forward.

Premium Plus Planning Residential Report

Reported Risks: Environmental + Flood + Ground Stability + Energy & Infrastructure + Planning

Planning






Current and historical planning results are presented clearly by type for ease of review, categorised into;

- Extensions and Small New Builds
- Developments
- Change of Use
- Lawful Development Certificate Applications
- Telecoms
- Planning Restrictions

For relevance and improved usability, the search radius is flexible dependent on the location of the property, whether it be in an urban, rural or densely populated urban area, ensuring a manageable representation of planning applications and developments, displayed in order of proximity from the property.

Premium Plus Planning

< 0.25 Ha

-  Environmental
-  Flooding⁽¹⁾
-  Ground Stability⁽¹⁾
-  Energy+Infrastructure⁽¹⁾
-  Planning



Download the product cards at
www.futureclimateinfo.com

Affordable next step solutions to help move transactions forward:

- **FCI Review - Free**
A free service across all FCI products, the FCI Review is an assessment of site-specific evidence supplied by the client to assess if there is a reduced risk of liability under the contaminated land regime for Part 2A.
- **FCI Appraisal - Residential £200 + VAT / Commercial £400 + VAT***
Designed for more complex risks, or where the client isn't able to or doesn't feel comfortable gathering information or interpreting the risks themselves, the FCI Appraisal provides a cost-effective, flat-rate solution for both residential or commercial transactions.
- **FCI Walkover - from £995 + VAT^**
Where a more detailed analysis is required, our site walkover service is available. A member of the FCI Risk team with IEMA, CIWEM, RICS or SiLC accreditations will assess the site for signs of contamination and produce a full written report, peer reviewed by an expert environmental professional.
- **Flood Risk 'Report Review'**
Affordably priced and developed in partnership with JBA. Proven to resolve flood Further Actions in over 40% of cases.
- **Property Assure Subsidence Risk Site Investigation Surveys**
Identify the nature of the risk, with recommendations to address risk and resolve any existing damage.
- **On-site Flood Assessment by JBA**
Survey of local conditions and advice on property resilience measures from independent flood specialists.
- **Residential Contaminated Land Insurance from £50 for 25 years**
The included contaminated land warranty can be topped up to £3 million insurance cover starting from only £50 and includes cover for future owners, lessees and lenders.

Turnaround

All Future Climate Info residential reports are produced and returned electronically within minutes.

Contact

For further information on FCI reports or services, please contact the team on +44 1732 755 180, email info@futureclimateinfo.com or visit www.futureclimateinfo.com.

Notes:

- (1) These data modules can be purchased as stand-alone products. Commercial reports are also available.
- (*) Following Further Action of an FCI Retail or Residential report up to 0.25 hectares or an FCI Commercial report up to 15 hectares. POA for further size bands.
- (^) Subject to property location, size and use.