



08 February 2017

Graham Wilkins
Hall Ward & Fox
DX 8406
WESTON SUPER MARE

Your Ref. 2COX
Our Ref. S96993/DW

Dear Sirs

RE: 18 MEADOW PLACE, ST GEORGES, WESTON-SUPER-MARE, BS22 7RT

Further to your recent request we now have pleasure in enclosing our Homecheck Professional Flood Report for your attention.

The Landmark database recommends that an Argyll Associates Energy & Infrastructure Report be ordered in respect of this property.

Please contact us to order any additional reports.

We thank you for your instructions in this matter and look forward to being of assistance again in the near future.

PLEASE NOTE

The report is based on the grid references shown on the cover of this report; the grid reference represents the centre-point of the search area and is the point from which all search distances are calculated.

IT IS YOUR RESPONSIBILITY TO CHECK THAT THE CENTRE-POINT OF THIS SEARCH IS ON THE PROPERTY AGAINST WHICH YOU HAVE INSTRUCTED US TO SEARCH; IF THERE IS ANY DISCREPANCY THEN PLEASE INFORM US IMMEDIATELY.

This report is a search of statutory and non-statutory sources of information which does not include any on-site survey or inspection of the property or its environs; we do not warrant that all land use or features whether past or current will be identified in the report.

The report does not include any information relating to the actual state or condition of the property site nor should the report be used or taken to indicate or exclude actual fitness or unfitness of a property site for any particular purpose.

GIVEN THE NATURE AND SOURCE OF THE INFORMATION FOUND IN THE REPORT, WE CANNOT GUARANTEE THE ACCURACY OF ANY INFORMATION THEREIN.

THIS REPORT IS PROVIDED SUBJECT TO THE STANDARD TERMS & CONDITIONS OF LANDMARK INFORMATION GROUP LIMITED FOR WHOM BOURSE COMPANY SERVICES LIMITED IS AN AUTHORISED RESELLER, A COPY OF WHICH IS ATTACHED TO THE END OF THE REPORT.

YOU SHOULD CAREFULLY INSPECT THE PROPERTY SITE, AND TAKE ANY OTHER ADVICE REASONABLE PRIOR TO MAKING ANY DECISION ABOUT THE PROPERTY SITE TO WHICH THIS REPORT RELATES, AND SHOULD NOT RELY EXCLUSIVELY ON THIS REPORT IN ANY MATTER WHATSOEVER.

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GUARANTEE COMPANIES
UNLIMITED COMPANIES • PLCS
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property and company searches

COMPANY SEARCHES • CREDIT/STATUS REPORTS
PERSONAL LOCAL AUTHORITY SEARCHES
ENVIRONMENTAL SEARCHES
PROPERTY SEARCHES
PLANNING, FLOODING, CONTAMINATED LAND SEARCHES

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SPECIFIC ARTICLES
CREATION OF DIFFERENT SHARE CLASSES
BONUS ISSUES • PURCHASE OF OWN SHARES
RE-REGISTRATION • SECRETARIAL AND NOMINEE SERVICES
OVERSEAS/OFFSHORE COMPANIES

Homecheck Flood



Flood Risk Analysis FURTHER ACTION

Professional Opinion

The Site falls within an area which has an elevated risk of flooding as demonstrated on the gauges below.
Recommendations are on page 2 and information about flood resistance and resilience measures is on page 4.

This report is issued for the property described as:

18,
Meadow Place St. Georges,
WESTON-SUPER-MARE,
BS22 7RT

Report Reference:
113452013_1

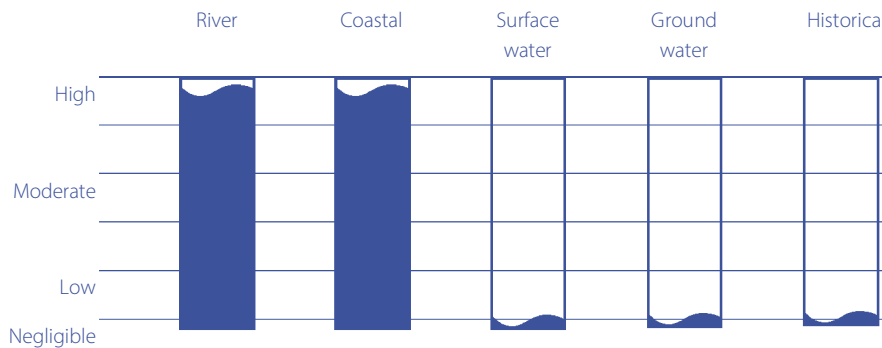
National Grid Reference:
337661E, 163182N

Client Reference:
96993/DW_HCF

Report Date:
8 February 2017



Overall Flood Risk



Insurance

We have identified a high level of flood risk. However, insurance is likely to be available and affordable for most residential properties due to the introduction of Flood Re.

Contact Details

If you require any assistance please contact our customer services team on **0844 844 9966** or email helpdesk@landmark.co.uk

Flood Risk Analysis

Professional Opinion



Further action

The property has been identified as being at an increased risk of flooding from one or more sources following an assessment of all the data contained within this report. Consequently the following recommendations should be considered in order to further assess the risk of flooding at the property and to identify appropriate flood protection measures.

RECOMMENDATIONS

1. Insurance: Flood insurance for most residential properties should remain available and affordable despite this level of flood risk, due to the introduction of Flood Re. However, several types of residential property fall outside Flood Re – see details of eligible properties at www.floodre.co.uk/eligibility. We recommend you should speak to the seller to confirm whether the property or the surrounding area has flooded before and also that you obtain buildings and contents insurance terms before exchange of contracts.
2. Further Assessment: If you want to better understand the risk, it is recommended that a Flood Solutions Consult report is carried out. Using higher detailed information, the report will provide the expected flood depths at the property using high resolution terrain data and flood levels. This can be used to assess the potential significance of a flood event and to inform a flood survey.
3. Survey: Alternatively, you should instruct a flood survey of the property (by a suitably trained surveyor) to provide a cost appraisal for appropriate flood protection measures that would reduce the effects of flooding. The cost of such an assessment is around £300-400 plus VAT and most providers will deduct this from the costs of any recommended products.
4. Flood risk is based on probability; to understand more about flood and the information reviewed, including flood protection measures, please see the Know Your Flood Risk Website at: www.knowyourfloodrisk.co.uk/sites/default/files/FloodGuide_ForHomeowners.pdf. For further information or help, please contact your professional adviser or Landmark Customer Services on 0844 8449966.

Approved by

Argyll Environmental Ltd



Summary

A '-' indicates no data found. Those factors with a 'Yes' will offer further explanation in Sections A-D.

Section A.1 – River, Coastal, and Surface Water Flood Risk: 1 in 75 Year – From JBA

	On-site	1-250m
River	YES	YES
Coastal	YES	YES
Surface Water	-	YES

Section A.2 – River, Coastal, and Surface Water Flood Risk: 1 in 200 Year – From JBA

	On-site	1-250m
River	YES	YES
Coastal	YES	YES
Surface Water	-	YES

Section A.3 – River, Coastal and Surface Water Flood Risk: 1 in 1000 Year – From JBA

	On-site	1-250m
River	YES	YES
Coastal	YES	YES
Surface Water	-	YES

Section B – Floodplains, Flood Defences, and Flood Risk – From regulatory body

	On-site	1-250m
Rivers and Coastal (Zone 2)	YES	YES
Rivers and Coastal (Zone 3)	YES	YES
Flood Defended Area	YES	YES
Flood Defences	YES	YES
Risk of Flooding from Rivers and Sea	YES	YES

Section C – Groundwater

	On-site	1-250m
Risk of groundwater flooding	-	-

Section D – Historical

	On-site	1-250m
Historical Flooding	-	-
Flood Insurance Claim Rating	YES	YES

Flood Resistance and Resilience Measures

Flooding can usually be managed by the installation of flood protection measures either on or within the building(s) or across the property. Flood protection measures can be divided into two categories; flood resistance and flood resilience.

Flood resistance measures aim to prevent flood water from entering a property (i.e. barriers and baffles) while flood resilience measures aim to reduce the impact of flood water once it enters a property. Both flood resistance and flood resilience solutions can be integrated into design proposals for new developments or be retro-fitted to existing properties. A total solution may often include both resistance and resilience measures and will depend on a number of factors including flood source, likely flood depths, property design and age.

Most properties can be protected against shallow flash flooding from between £2000 and £6000, although significantly more may be required for high risk properties. Details of providers are available from the Flood Protection Association (contact details can be found at the end of this report). For further information about flood resistance measures or to be put in touch with one of our partners in this field please contact customer services on 0844 844 9966 or email helpdesk@landmark.co.uk

Guideline Costs for Resistance Measures

Building feature	Cost estimate including installation (excluding VAT)
Standard single door	£500-£995
Standard garage door	£700-£1500
Standard window	£350-£600
Single air brick	£40-£100
Patio doors	£500-£1500
Simple non-return valve	£20-£50
Large non-return valve	£300-£800
Tanking a basement, walls, or floors	£25 per metre ²

Additional Advice

In purchasing a Homecheck Professional® report you have taken the first step in understanding the risk of flooding at your property. In addition to the installation of flood protection measures, such as those outlined above, there are a number of further practical steps you may wish to consider in order to ensure you are fully prepared in the event of a flood:

- **Understand your flood risk:** Take time to understand the sources of flooding affecting your property. Additional information on flooding in your area may be available from the Local Authority if they have completed a Strategic Flood Risk Assessment examining flood risk in the wider area. Alternatively, you may wish to consider a further strategic appraisal of flooding at your property to more closely examine available data and provide a more accurate estimate of anticipated flood depths. Further assessment can be undertaken starting from £500 plus VAT please contact customer services on 0844 844 9966 or email helpdesk@landmark.co.uk for more details.
- **Sign up to flood warnings:** The Environment Agency operates a free flood warning service providing alerts by phone, text or email when flooding is anticipated providing an opportunity for home owners to take necessary precautions.
- **Make a flood plan:** Prepare a flood plan outlining the precautions and actions you should take when a flood event is anticipated to help reduce the impact and damage flooding may cause. Sensible precautions would include raising electrical items, irreplaceable items and sentimental items off the ground or where possible moving them to a higher floor, rolling up carpets and rugs and turning off utilities. In addition, consider what actions you would take should the property need to be evacuated including access and egress routes and preparing a flood kit in advance containing warm clothing, medication, a torch, food, and wellingtons.

Further information is available from The Environment Agency on how to prepare and what to do in the event of a flood at their website or by calling their Floodline on 0845 988 1188.

Property Location



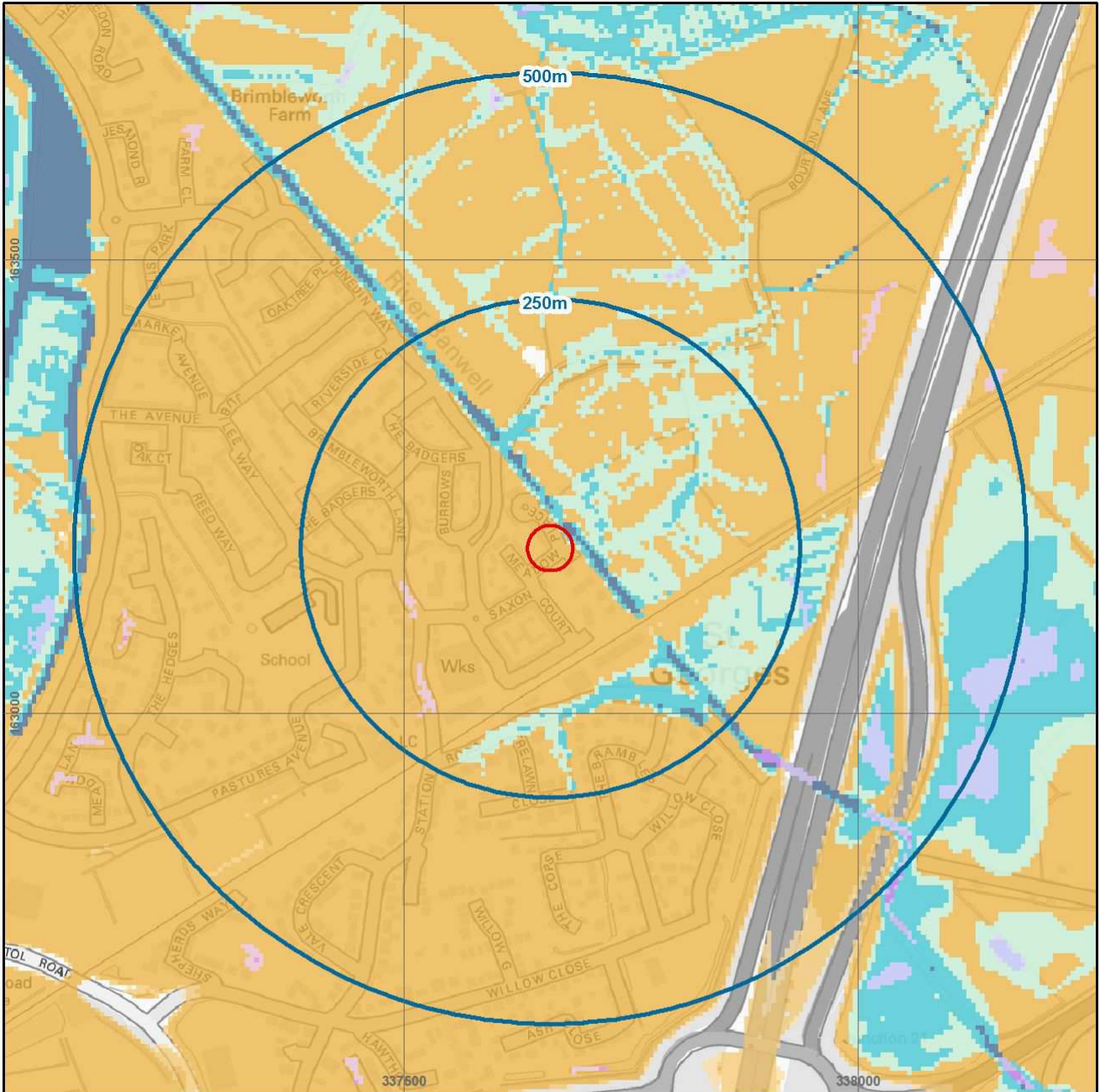
Section A.1 – River, Coastal and Surface Water Flood Risk: 1 in 75 Year – From JBA

Enquiry	Distance	Result	Note
River What is the risk of river water flooding?	On-site 1-250m	High High	Information regarding the risk of river (fluvial) flooding has been modelled by JBA Risk Management in this instance using the anticipated water volumes expected during a 1 in 75 return period. This data has been modelled assuming an 'undefended' scenario where no defences are present. However, where flood defences are identified in this report this will be reflected in our overall risk assessment. The risk is classified by JBA into four categories, negligible, low (more than 0.1m), medium (more than 0.3m) and high (more than 1m) which reflect varying depths of river flooding.
Coastal What is the risk of coastal flooding?	On-site 1-250m	High High	Information regarding the risk of coastal (tidal) flooding has been modelled by JBA Risk Management in this instance using the anticipated water volumes expected during a 1 in 75 return period. This data has been modelled assuming an 'undefended' scenario where no defences are present. However, where flood defences are identified in this report this will be reflected in our overall risk assessment. The risk is classified by JBA into four categories, negligible, low (more than 0.1m), medium (more than 0.3m) and high (more than 1m) which reflect varying depths of river flooding.
Surface Water What is the risk of surface water flooding?	On-site 1-250m	Negligible Low	Information regarding the risk of natural surface water or pluvial flooding has been modelled by JBA Risk Management in this instance using the anticipated water volumes expected during a 1 in 75 return period. The risk is classified by JBA into four categories, negligible, low (more than 0.1m), medium (more than 0.3m) and high (more than 1m) which reflect varying depths of potential surface water flooding.

Comment

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Section A.1 – River, Coastal and Surface Water Flood Risk: 1 in 75 Year – From JBA



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75yr Flood Risk



Client Site

Surface Water Depth

River Depth

Coastal Depth

10cm - 30cm

10cm - 30cm

10cm - 30cm

30cm - 1m

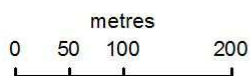
30cm - 1m

30cm - 1m

> 1m

> 1m

> 1m



* - Not all features in legend may be present in above map

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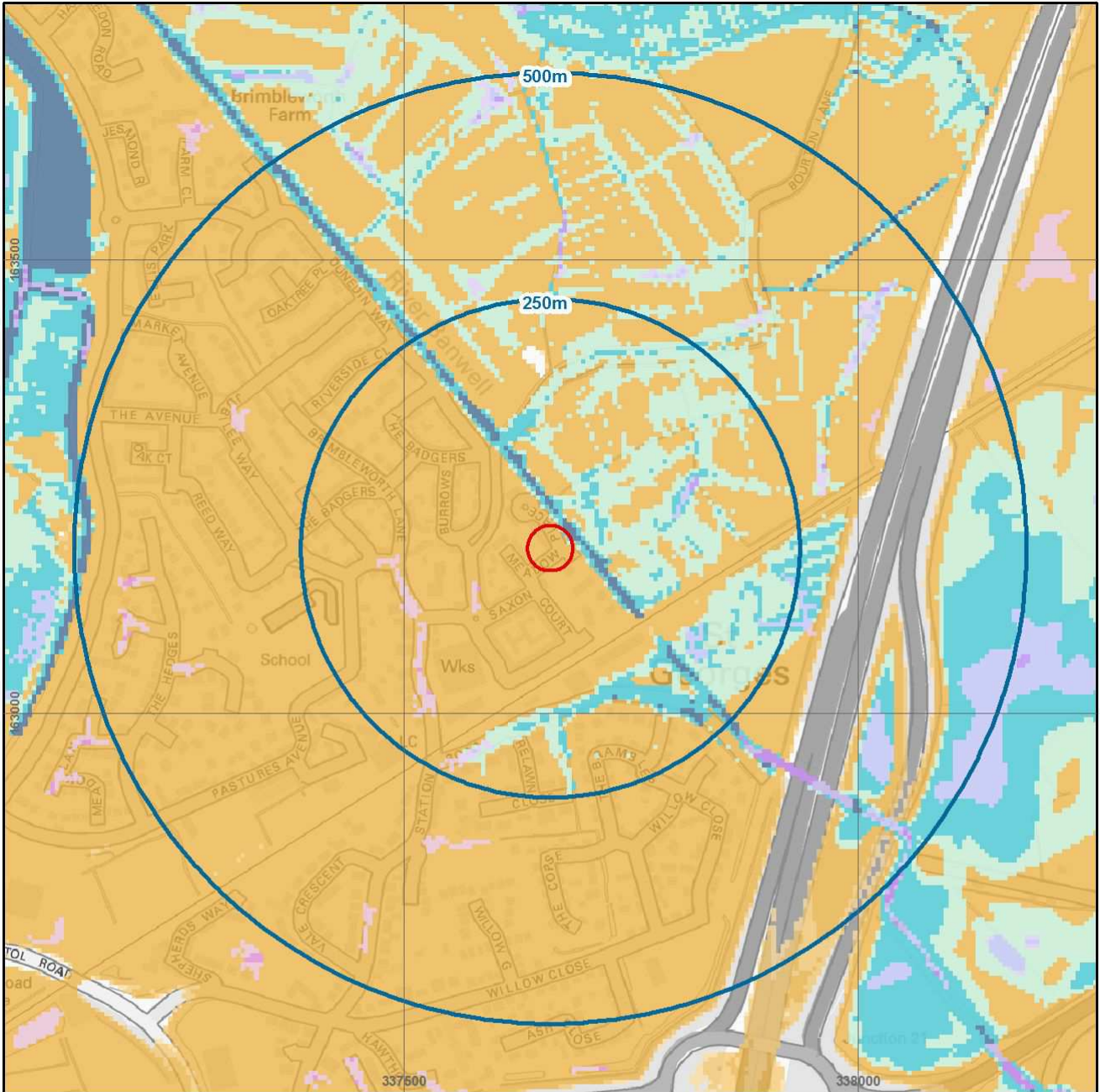
Section A.2 – River, Coastal, and Surface Water Flood Risk: 1 in 200 Year – From JBA

Enquiry	Distance	Result	Note
River What is the risk of river water flooding?	On-site 1-250m	High High	Information regarding the risk of river flooding has been modelled by JBA Risk Management in this instance using the anticipated water volumes expected during a 1 in 200 return period. This data has been modelled assuming an 'undefended' scenario where no defences are present. However, where flood defences are identified in this report this will be reflected in our overall risk assessment. The risk is classified by JBA into four categories, negligible, low (more than 0.1m), medium (more than 0.3m) and high (more than 1m) which reflect varying depths of river flooding.
Coastal What is the risk of coastal flooding?	On-site 1-250m	High High	Information regarding the risk of coastal flooding has been modelled by JBA Risk Management in this instance using the anticipated water volumes expected during a 1 in 200 return period. This data has been modelled assuming an 'undefended' scenario where no defences are present. However, where flood defences are identified in this report this will be reflected in our overall risk assessment. The risk is classified by JBA into four categories, negligible, low (more than 0.1m), medium (more than 0.3m) and high (more than 1m) which reflect varying depths of river flooding.
Surface Water What is the risk of surface water flooding?	On-site 1-250m	Negligible Medium	Information regarding the risk of natural surface water flooding has been modelled by JBA Risk Management in this instance using the anticipated water volumes expected during a 1 in 200 return period. The risk is classified by JBA into four categories, negligible, low (more than 0.1m), medium (more than 0.3m) and high (more than 1m) which reflect varying depths of potential surface water flooding.

Comment

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Section A.2 – River, Coastal, and Surface Water Flood Risk: 1 in 200 Year – From JBA



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200yr Flood Risk



Client Site

Surface Water Depth

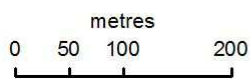
River Depth

Coastal Depth

- 10cm - 30cm
- 30cm - 1m
- > 1m

- 10cm - 30cm
- 30cm - 1m
- > 1m

- 10cm - 30cm
- 30cm - 1m
- > 1m



* - Not all features in legend may be present in above map

Nominal scale at A4 paper size - 1:7,000

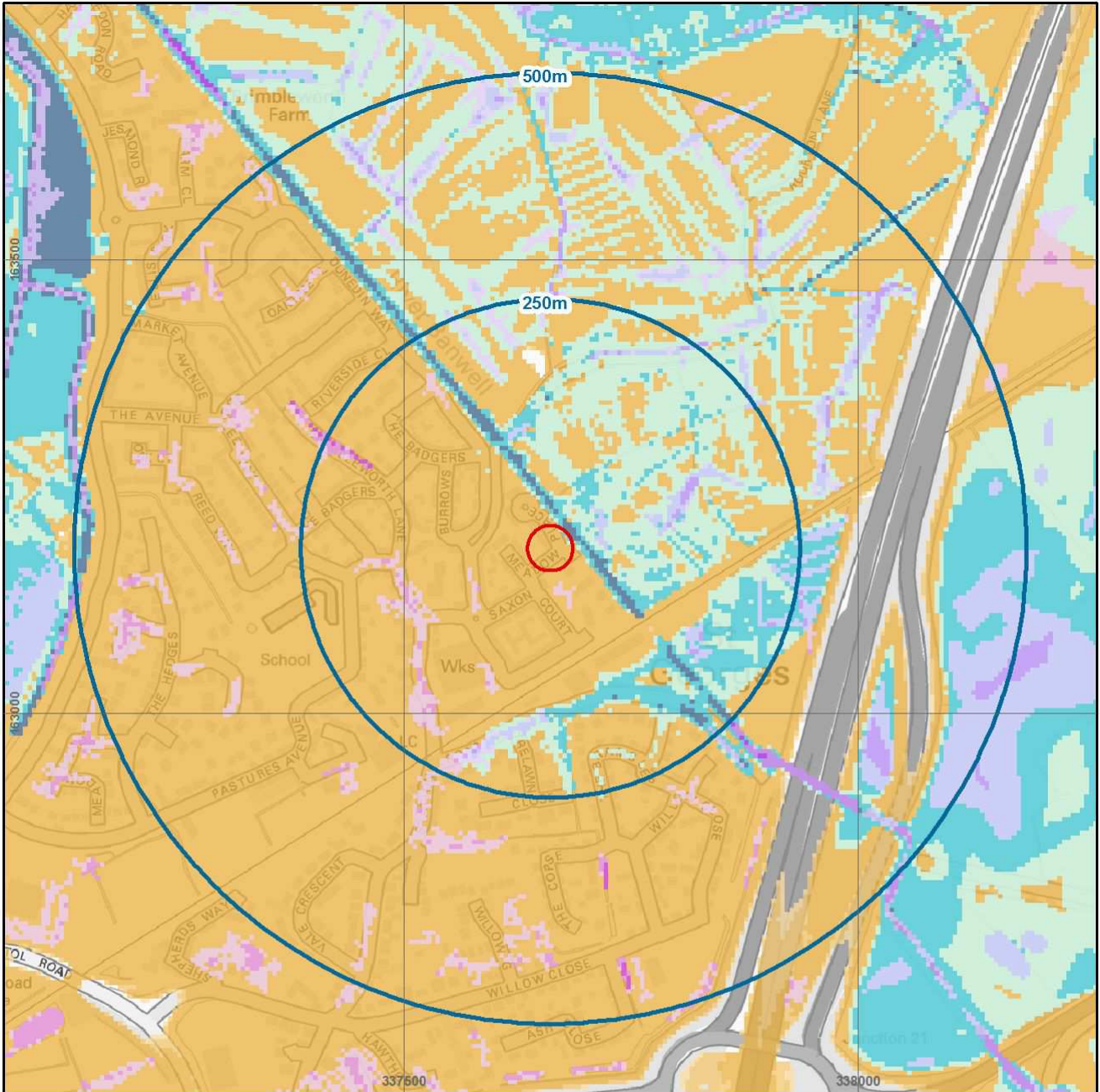
Section A.3 – River, Coastal and Surface Water Flood Risk: 1 in 1000 Year – From JBA

Enquiry	Distance	Result	Note
River What is the risk of river water flooding?	On-site 1-250m	High High	Information regarding the risk of river (fluvial) flooding has been modelled by JBA Risk Management in this instance using the anticipated water volumes expected during a 1 in 1000 return period. This data has been modelled assuming an 'undefended' scenario where no defences are present. However, where flood defences are identified in this report this will be reflected in our overall risk assessment. The risk is classified by JBA into four categories, negligible, low (more than 0.1m), medium (more than 0.3m) and high (more than 1m) which reflect varying depths of river flooding.
Coastal What is the risk of coastal flooding?	On-site 1-250m	High High	Information regarding the risk of coastal (tidal) flooding has been modelled by JBA Risk Management in this instance using the anticipated water volumes expected during a 1 in 1000 return period. This data has been modelled assuming an 'undefended' scenario where no defences are present. However, where flood defences are identified in this report this will be reflected in our overall risk assessment. The risk is classified by JBA into four categories, negligible, low (more than 0.1m), medium (more than 0.3m) and high (more than 1m) which reflect varying depths of river flooding.
Surface Water What is the risk of surface water flooding?	On-site 1-250m	Negligible High	Information regarding the risk of natural surface water or pluvial flooding has been modelled by JBA Risk Management in this instance using the anticipated water volumes expected during a 1 in 1000 return period. The risk is classified by JBA into four categories, negligible, low (more than 0.1m), medium (more than 0.3m) and high (more than 1m) which reflect varying depths of potential surface water flooding.

Comment











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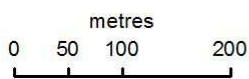
Section A.3 – River, Coastal and Surface Water Flood Risk: 1 in 1000 Year – From JBA



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1000yr Flood Risk

 Client Site	Surface Water Depth	River Depth	Coastal Depth
	 10cm - 30cm	 10cm - 30cm	 10cm - 30cm
	 30cm - 1m	 30cm - 1m	 30cm - 1m
	 > 1m	 > 1m	 > 1m



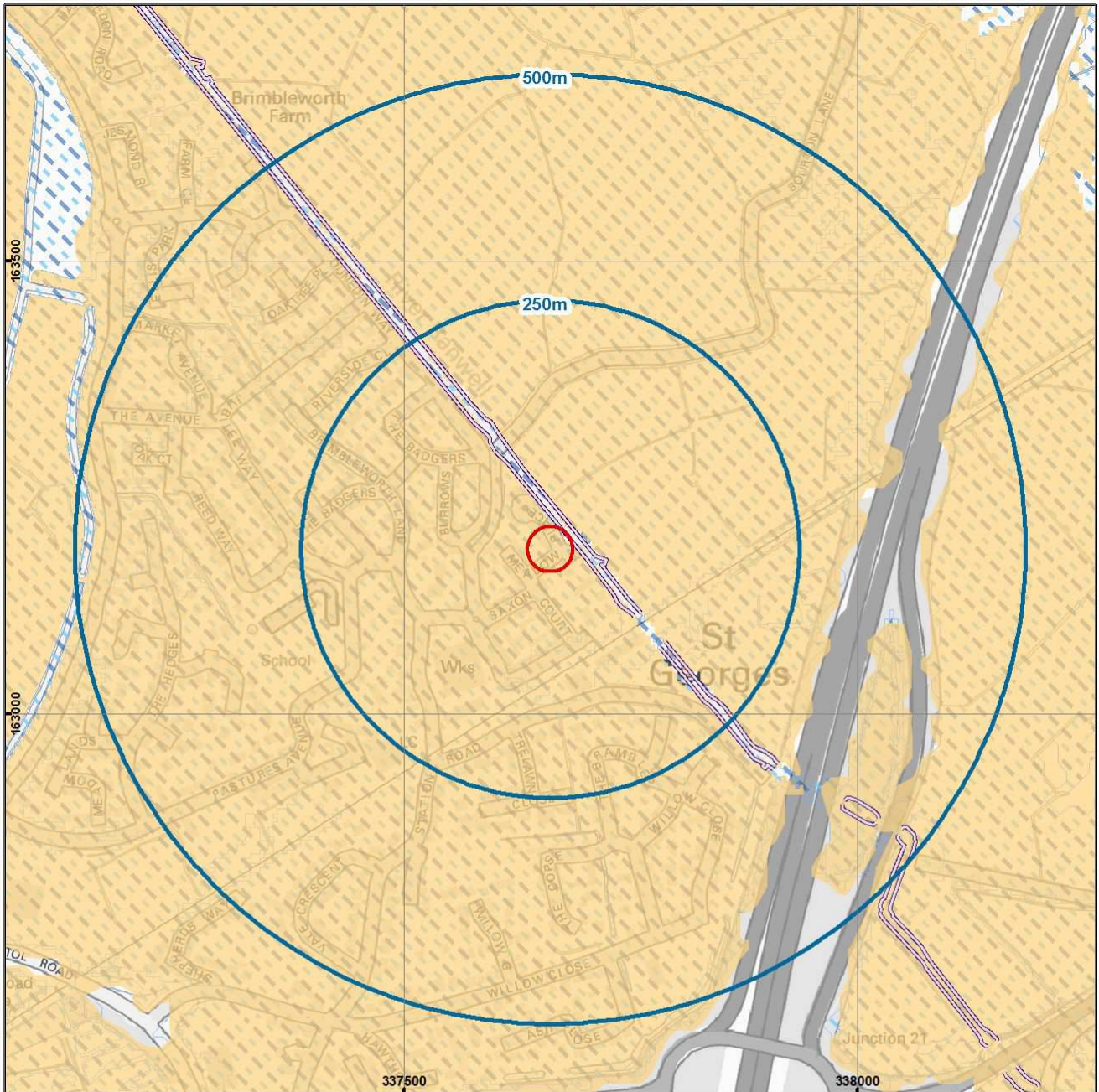
* - Not all features in legend may be present in above map

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Section B – Floodplains, Flood Defences, and Flood Risk – From regulatory body

Enquiry	Distance	Result	Note
<p>Rivers and coastal</p> <p>Is the property in an area affected by flooding (Flood Zone 3) or extreme flooding (Flood Zone 2)?</p>	On-site 1-250m	YES YES	<p>The site has been identified as being on or within 25m of Flood zone 3. It is, therefore, at a high risk of river or coastal flooding. The annual probability of flooding is either greater than 1% from rivers or greater than 0.5% from the sea.</p>
<p>Flood defended area</p> <p>Is the property in an area benefiting from flood defences?</p>	On-site	YES	<p>The site is either in or within 25m of an area benefiting from flood defences as defined by the regulatory body. The presence of either regional or local defences has been considered in the overall risk assessment. However, there remains a residual risk that the site may flood if the protection standard of the defences is exceeded, or if the defences should fail.</p> <p>The Environment Agency defines areas benefiting from flood defences which should be afforded protection by existing flood defences during flood events with an annual probability of 1% from rivers and 0.5% from the sea. However, not all areas have been mapped and the property may still benefit from some flood defences.</p>
<p>Flood defences</p> <p>Are there any flood defences within 250m?</p>	On-site 1-250m	YES YES	<p>Flood defences were identified within 250m of the site which should afford it some level of flood protection. However, there may be a residual risk of flooding should the protection standard of those defences be exceeded (and the defences over-topped) or should the defences fail.</p> <p>The Environment Agency data regarding the presence and location of flood defences includes linear flood defences (such as walls and embankments). Not all flood defences may yet be registered and as a result not all flood defences may be shown.</p>
<p>Risk of Flooding from Rivers and Sea</p> <p>What is the flood likelihood category for the property?</p>	On-site	High	<p>The site is classified as being at a significant risk of flooding. This classification relates to the locality as a whole, rather than the individual site and solely considers river and coastal flooding.</p> <p>The data in the Risk of Flooding from Rivers and Sea dataset is sourced from The Environment Agency's National Property Dataset (NPD2). The information provided includes the flood likelihood category low, moderate, or significant according to flood risk analysis. Some areas may be classified as having no result. This occurs where there is no output data from the analysis, but the area falls within the extreme flood outline (with a 0.1% or 1 in 1000 chance of flooding in any year).</p>

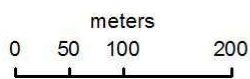
Section B – Floodplains, Flood Defences, and Flood Risk – From regulatory body



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Flood Zones, Defended Areas and Flood Defences

-  Client Site
-  Flood Zone 2
-  Flood Defences
-  Flood Zone 3
-  Defended Areas



* - Not all features in legend may be present in above map

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Section C – Groundwater

Enquiry	Result	Note
Groundwater Flood Risk What is the risk of groundwater flooding based on the underlying geological conditions?	Negligible	<p>GeoSmart Information Ltd provides data to Argyll in relation to groundwater flooding. Through research and development, building on their expertise in addressing groundwater flooding issues for The Environment Agency and other clients in the UK, GeoSmart Information Ltd has developed algorithms and calibrated predictions of the risk of groundwater flooding occurring. This differs from other suppliers of data regarding groundwater flooding which only report on the susceptibility of groundwater flooding. Susceptibility merely has to be identified, whereas risk must be quantified. The resulting map is a 50x50m classification of groundwater flooding risk into four categories (Negligible, Low, Moderate and High). GeoSmart Information Ltd's classifications are based on the level of risk, combining severity and uncertainty that a site will suffer groundwater flooding within a return period of about 100 years.</p> <p>The map is a general purpose indicative screening tool, and is intended to provide a useful initial view for a wide variety of applications. However, it does not provide an alternative to a site specific assessment, and a detailed risk assessment should be used for any site where the impact of groundwater flooding would have significant adverse consequences.</p>

What is groundwater flooding?

Groundwater flooding occurs when groundwater levels are sufficiently raised to exceed ground level. This can occur in two main ways:

1. Clearwater Flooding. This type of groundwater flooding occurs when the water table within a bedrock aquifer rises above ground level. This is dependent upon local geology.
2. Permeable Superficial Deposits (PSD) Flooding. This type of groundwater flooding is often associated with river flooding. It occurs when river levels are swollen and the water table rises in response, within the superficial deposits associated with the watercourse, and rises above ground level.

How is groundwater flood risk identified?

GeoSmart Information Ltd are a consultancy specialising in groundwater flood risk. They have produced a national groundwater flood risk map, which considers a number of factors to determine the likelihood and severity of groundwater flooding in a 1 in 100 year return period (i.e. an extreme event). The key components considered are:

1. Bedrock geology
2. Superficial permeable deposits
3. Topography
4. Proximity to nearby watercourses

How accurate is the groundwater data?

Although it is the most comprehensive groundwater dataset available, the GeoSmart Information Ltd groundwater risk map has a 50m resolution. Therefore, it should not be considered a property-specific flood risk assessment, but rather a risk screening tool of the potential for groundwater flooding based on local factors identified.

My property has been identified as being at risk of groundwater flooding, what should I do now?

There are some factors you can identify to establish if groundwater flooding is likely to be an issue. A property will be more susceptible to groundwater flooding if:

1. It has a basement or cellar
2. It is in a depression
3. It is located on a floodplain (i.e. within a Flood Zone 2 or Flood Zone 3)
4. It is located on a spring line or within an intermittent river valley such as a winterbourne (a stream that is dry through the summer months).

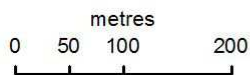
If any of the above apply to your property please contact us.

Section C – Groundwater



Groundwater Flooding Risk Rating

-  Client Site
-  High Risk
-  Moderate Risk
-  Low Risk



* - Not all features in legend may be present in above map

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Section D – Historical

Enquiry	Result	Note
<p>Historical Flooding</p> <p>Have any historical flood events occurred at the site or within 250m?</p>	NO	<p>The regulatory body's records have no indication of past flooding within 250m of the site. As these records are not comprehensive, it may still be prudent to ask the property owner whether they are aware of any previous flooding at the property or in the surrounding area.</p> <p>The Environment Agency has collated extensive records (including outlines) of flooding from rivers, the sea or groundwater which have occurred since c.1950 in order to map the outlines of recorded historical flood events. This information comes from various sources including maps, aerial photographs and private records. It is not necessarily comprehensive.</p>
<p>Flood Insurance Claim Rating</p> <p>How do Crawford's rate the area for insurance claims?</p>	Very Low	<p>No Claims</p> <p>Crawford & Co is the world's largest independent provider of claims management solutions to the risk management and insurance industries. Crawford have compiled information in over 9,000 postcode sectors regarding the number of insurance claims made as a result of flooding. The risk has been classified by Crawford into five categories, too few, very low (no claims), low (less than 2 claims per 1000 households), moderate (between 2 and 5 claims per 1000 households) and high (more than 5 claims per 1000 households). This information is not necessarily comprehensive and excludes flood claims arising as a result of burst pipes and domestic appliances.</p>

Flood Risk Screening Methodology

The Homecheck Professional® report is a desktop flood risk screening report, designed to enable home buyers and property professionals to assess the risk of flooding at residential sites. It examines two key areas; the overall risk of flooding at a site taking into account any flood defences present (where these are identified) and how flood risk affects the availability of insurance for a site. The report considers current Government guidance including the National Planning Policy Framework (NPPF). The report has been designed and produced by a qualified consultant using the data available in this report.

Flood Risk Rating

An overall flood risk rating is provided based on an assessment of the data provided within this report. The overall risk rating in the report takes into account the effect of flood defences, where these are identified, based on the presence of flood defences registered by The Environment Agency within the vicinity of the property. 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.

Where no flood defences are present in the vicinity of the property 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 Environment Agency. Replies in Scotland will always present the worst case scenario where there are no flood defences in the area benefiting the site or assuming any flood defences will fail or be over-topped. This is because data regarding flood defences in Scotland is currently unavailable from the Scottish Environment Protection Agency and Local Lead Flood Authorities.

The overall risk of flooding will be answered by one of four standard responses:

Response	Meaning
Negligible	The overall flood risk rating for the property is assessed to be 'Negligible'. Existing datasets do not indicate any risk at the property itself, or any feature within the locality of the property, which would be expected to pose a threat of flooding. It is not considered that any further investigations are necessary in regard to flood risk.
Low	The overall flood risk rating for the property is assessed to be 'Low'. Although large sites (over 1 ha) would require a Flood Risk Assessment examining the impact the development would have on local drainage to accompany any planning application, it is not considered necessary to undertake any other further investigations into the flood risk at the property.
Moderate	The overall flood risk rating for the property is assessed to be 'Moderate'. Information from existing datasets suggests that there are certain features which may present a risk to the property and its occupants. Further assessment would normally be suggested as a prudent measure to clarify the risk of flooding at the property.
High	The overall flood risk rating for property is assessed to be 'High', with a consequent risk to life and property. This means that existing datasets reveal significant flood risk issues which need to be addressed. Further assessment is usually recommended in order to clarify the risk of flooding at the property.

Flood Risk Gauges

The flood risk gauges provide a more detailed analysis of the risk from each of the four main types of flooding – river, coastal, groundwater and surface water. In addition, a fifth gauge provides an analysis of other factors (i.e. historic flood events) that may affect the overall flood risk. For undefended fluvial and tidal flood risk and surface water flood risk data provided by JBA, only the risk rating generated during the modelled the 1:200 year return event is considered in the overall risk assessment. The data on 1:75 year and 1:1000 year return events are provided for information only. For further information on each of these types of flooding, please refer to the Homecheck Professional® User Guide.

This analysis takes into account any existing flood defences, where these are identified, that are intended to protect the property and assumes that these work as designed. The analysis also takes into account the other information contained in those data sections of the report which are relevant to that particular type of flooding. The assessment of the risk as shown in the flood gauges should therefore take priority over the information in the individual data sections of the report.

Insurance Availability

The response to the 'Insurance' question on the front page assumes the property is an existing domestic property and makes no allowance for previous claims arising from any type of flooding, nor for non-flood related risks such as subsidence. Based on the data assessed within this report, an indication of whether the property is likely to be insurable for flood risk is provided using the following datasets:

- Environment Agency: Risk of Flooding from Rivers and the Sea
- JBA: Surface Water Risk 1:200

Our opinion does not take into account any historic episodes of flooding or previous insurance claims arising from flooding at the site.

Since April 2016 insurers of residential property are free to decide whether to offer insurance against flooding, at what price, and on what terms. They will have different attitudes to risk. This means there are no universal guidelines as to whether insurance will be available against flood risk.

Where an insurer is not willing to offer cover, it can arrange for flood insurance cover (for either or both of buildings and contents) to be provided by Flood Re, a government approved scheme which opened for business in April 2016.

Properties will be eligible for Flood Re only if they meet all of the criteria – see details of eligible properties at www.floodre.co.uk/eligibility.

We do not know whether the site falls into any of the excluded categories. Therefore, where we consider there to be a moderate or high risk of flooding to the property, we will recommend that you consult your proposed insurer or broker prior to exchange of contracts, to establish the terms on which flood insurance would be offered.

For some sites, it is possible to reduce the risk of flooding by installing flood protection measures (either flood resistance or flood resilience measures). If these measures are appropriate to the site, and have been installed properly, then an insurer may offer better terms. Further details of such measures can be found on page 4 or at www.knowyourfloodrisk.co.uk/sites/default/files/FloodGuide_ForHomeowners.pdf

Limitations of the Report

The Homecheck Professional® report has been designed to satisfy basic flood-related environmental due-diligence enquiries for residential properties. It is a desktop review of information provided by the client and from selected private and public databases. It does not include a site investigation, nor are specific information requests made of the regulatory authorities for any relevant information. Therefore, Landmark cannot guarantee that all issues of concern will be identified by this report, or that the data and information supplied to it by third parties is accurate and complete. The assessment within the report has been undertaken on a point location provided by the client and a 25m buffer placed around that point in order to assess the most likely areas associated with the property of interest. Landmark cannot be responsible for incidents where the 25m buffer does not encompass the entirety of the property demise.

This report includes an assessment of surface water flooding which examines the risk of the general drainage network overflowing during periods of extreme rainfall. This report does not make a detailed site-specific assessment of the suitability of the existing drainage on the property. If this is required, then a site survey should be considered. The assessment of pluvial flooding does not take into account particular local or temporary factors that may cause surface water flooding such as the blockage or failure of structures on or within watercourses, drains, foul sewers, water mains, canals and other water infrastructure; and any history of drains flooding at the property or in the locality. Surface water flooding can occur before surface water reaches the general drainage network, for example on hills and inclines.

The Environment Agency and JBA fluvial and coastal flood data does not include flood risk from very small catchments as models of such small scale catchments are not considered to be reliable for UK-wide flood risk analysis. The potential impact of climate change on flood risk to the property would require further study.

Replies in Scotland are based on the best available data in that locality. The overall risk assessment and insurability assessment will still provide a response based on the best available information within this report. Where information is unavailable or has not been provided for a region the relevant data section will report No Data.

When answering any questions within this report, current applicable legislation is taken into account.

The data used in this report may have inherent limitations and qualifications. Further details are set out in the Homecheck Professional® User Guide which is available by calling one of our customer services team on 0844 844 9966 or emailing helpdesk@landmark.co.uk.

Terms & Conditions

Full Terms and Conditions can be found on the following link: <http://www.landmarkinfo.co.uk/Terms/Show/515>

If you experience difficulties accessing our Terms & Conditions, if you copy and paste the link directly into your browser, you will be able to access our Terms & Conditions from there.

Should you still experience difficulties, then please telephone our Customer Service Team on 0844 844 9966

Contacts

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For advice on the report

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Website www.landmark.co.uk

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S60 1BY

General enquiries 08708 506 506
Floodline 0845 988 1188

For advice on regulatory information

Email enquiries@environment-agency.gov.uk

Flood Protection Association

10 Cavalry Ride
Norwich
NR3 1U

Telephone 01603 633 440
Fax 01603 763256

For advice on Flood Protection Measures

Website www.floodprotectionassoc.co.uk

Bourse Company Services

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Important Consumer Protection Information

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, RG2 0TD. Telephone 0844 844 9966, Fax No. 0844 844 9980 email helpdesk@landmark.co.uk 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 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
Web site: www.tpos.co.uk
Email: admin@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

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.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Head of Customer Relations
Landmark Information Group Ltd
Landmark UK Property
Imperium
Imperial Way
Reading
RG2 0TD

Telephone: 0844 844 9966

Email: helpdesk@landmark.co.uk

Fax: 0844 844 9980

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.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.