Dye & Durham

DATA INSIGHTS & DUE DILIGENCE



Enviro360™

Our flagship all-in-one environmental search report. Provides the key insight conveyancers need to support all residential property transactions.

Use: **Residential Property**
Delivery Time: **<24hrs**
Site: **0-15Ha**
Reliance: **£10m***

Enviro360™ combines a comprehensive assessment of all key environmental risks with a CON29M Official Coal Mining Report, and a fully integrated ClimateCheck™ solution.

Helping you ensure compliance with the Law Society Contaminated Land and Flood Risk Practice Notes as well as emerging guidance on climate-related physical property risks.

Enviro360™ enables swift, informed decision-making, ensuring you navigate transactions confidently while safeguarding your clients' investments. All produced under the trusted independent regulation of the Search Code.

Includes:

- Contaminated Land
- Flood
- Ground Stability (Including Coastal Erosion)
- Energy & Infrastructure
- Planning
- Radon
- ClimateCheck™
- CON29M Official Coal Mining Search

Designed to:

- Satisfy the requirements of the Law Society Practice Notes on Contaminated Land and Flood Risk, adhere to Law Society best practice guidance and UK Finance Mortgage Lenders' Handbook requirements (section 5.4.1) for transactions in coal mining areas.
- Support adherence to the Law Society *'Guidance on the Impact of Climate Change on Solicitors'* for reporting on physical risks related to climate change.
- Report to your client on other key considerations which could impact saleability, lending, insurability or quiet enjoyment, including Ground Stability, Energy, Transport and Infrastructure and Planning.

0330 900 7500 insight-info@dyedurham.com

The Property Ombudsman SearchCode™ COPSO EXECUTIVE MEMBER

KEY **FEATURES**

- ✓ Uses **Land Registry Polygons** to base assessments on the real extent of the property, not a radius around a point.
- ✓ An **enhanced**, **full Flood assessment module**, uniquely presenting an intelligently-weighted assessment of both the property boundary and building footprint, resulting in fewer adverse results and end-user enquiries.
- ✓ Law Society-licensed Coal Search including all **11 CON29M Official Coal Search questions**, with consultative Mine Entry Interpretive Report (MEIR) included when required. Inclusive **Triple-Tier Protection** comprising a £100k Coal Search Data Warranty; a unique Non-Coal Minerals Warranty offering additional protection against loss relating to the numerous non-coal mining features existing within Coal Authority data; and a Cheshire Brine Screen with integrated warranty for affected properties.
- ✓ A **Free Contaminated Land Remediation Warranty** on all passed environmental modules, offering zero-excess protection for 6 years, up to £100,000.
- ✓ Enhanced **Ground Stability** assessment of natural and non-natural perils, including **Coastal Erosion** and the use of the British Geological Survey Property Subsidence Assessment combining soil type, tree proximity, building age and foundation depth to offer a more realistic assessment of shrink-swell subsidence risk, specific to the property.
- ✓ **Key insight into Local Planning Applications using:**
  - **Innovative Capture Technology**, we identify and report on applications that are often missed by standard searches.
  - Our **Dynamic Search Radius**, tailored to the property's urban density, ensures only relevant applications are highlighted, enabling an efficient review of applications which present risk or opportunity for the homebuyer.
- ✓ **Integrated ClimateCheck™ to assess the potential impacts of climate change on environmental risks:**
  - At a glance, **ClimateCheck™** presents a summarised view of exposure to coastal erosion, subsidence and flooding risk by 2050 using the UKCP18 models and a consistent view across climate scenarios (RCP4.5 — widely considered to be the most probable scenario), with additional short-term projections for 2030.
  - **ClimateCheck™** uses tailored recommendations and equips end-users with proactive strategies to navigate environmental challenges confidently, including commentary on potential insurability considerations.



WHY CHOOSE DYE & DURHAM ENVIRONMENTAL SEARCH PRODUCTS?

- Our searches are **reliable and trustworthy**, produced under the industry-recognised Search Code and independently regulated by the Property Codes Compliance Board and The Property Ombudsman, with hundreds of thousands of property assessments under our belts.
- Our products are designed and managed by **qualified experts** in environmental and ground risk management, professionally accredited by the Chartered Institution of Water and Environmental Management (CIWEM), the Institute of Environmental Management and Assessment (IEMA) and the Geological Society.
- Each module contains the **best-available data and assessment**, no matter the price-point of your search or where it falls in the range. The only difference is which modules you choose to report on.
- Our in-house team of experts are **on hand to answer any queries** you might have on environmental search results, and ultimately help you to best advise your client and resolve any queries.

NEXT STEP SOLUTIONS

- **Free Further Action reviews — £0**
  An assessment of certain site-specific evidence, supplied by the client, to re-evaluate the risk of Contaminated Land liability and, where possible, re-issue the original search report with a 'Passed' Environmental result.
- **EnviroAppraisal — Fixed fee inclusive of disbursements (from £245 Excl. VAT**)**
  Providing a solution to an identified Contaminated Land risk, but where the legal professional or client either do not have additional material to take advantage of the Free Review Service or would rather such information is sourced and analysed by an expert.
- **FloodAppraisal — Fixed fee inclusive of disbursements (from £195 Excl. VAT**)**
  Helping legal professionals provide their clients with more detailed advice following the identification of Flood Risk. The Flood Appraisal offers a property-specific manual assessment of the risks, taking into account the street-level characteristics of the property, and additional Local Authority information.

YOU MAY ALSO BE INTERESTED IN:

- **ChancelCheck®**

*Subject to Terms and Conditions applicable at the time of purchase.

**Appraisal products for residential properties up to 0.25Ha in size. Above 0.25Ha additional fee bandings apply.

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Enviro360

Professional Opinion

Overall Result

Pass

There are no Key Risks further actions that should hinder the completion of this transaction

Key Risks

Contaminated Land
Pass

Flood
Low

Consideration(s):
2.06 Check Flood History
2.08 Nearby Dam

CON29M
Pass

Other Considerations

Ground Stability
Identified

Consideration(s):
4.04, 4.05 Consult Surveyor

Radon
Pass

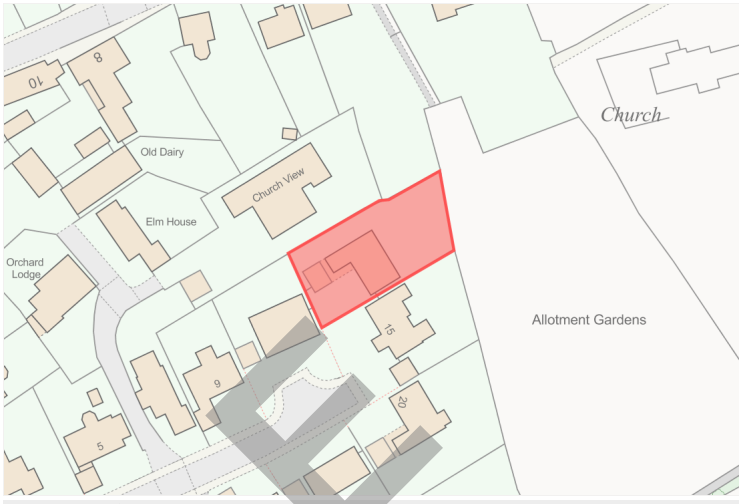
Energy & Infrastructure
Identified

Consideration(s):
6.05, 6.06 EMFs
6.21 Solar Farms
6.22 Wind Farms

Planning
Identified

Consideration(s):
Applications Identified

Site Plan



Report Details

Address:
Sample, Sample

Requested by:
Sample

Grid Reference:
E: 123456 | N: 123456

Date:
27/09/2024

Report Reference:
Sample

Report ID:
425182

ClimateCheck™
Subsidence, Coastal Erosion & Flooding Exposure

2050

Decrease | Slight Decrease | **No Change** | Slight Increase | Increase

See ClimateCheck™ Section for full details

Assessed by the:

Dye & Durham Environmental Risk Team

This page should always be read in conjunction with the full report.

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SAMPLE

8. CLIMATECHECK

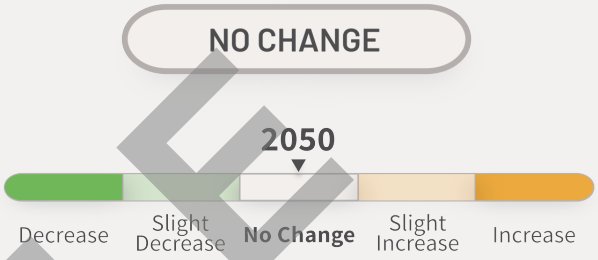
8.01 Climate Exposure Summary

NO CHANGE

There is **no change** predicted in exposure to climate-change affected hazard(s) by 2050, according to available data. This time period is reported as it correlates with a typical mortgage lifetime.

ClimateCheck™

Climate projections are based on many variables to predict a range of potential future outcomes. The confidence of absolute levels of risk decreases as these projections extend into the future, however an appreciation of the rate and direction of change is important to understand. This report presents the **change** in hazard exposure relative to present day. For present day risk, please refer to the Flood and Ground Stability modules within this report.



Our assessment uses the UKCP18 model for a predicted temperature increase of 2.4°C by 2100 (RCP 4.5), which is considered the most likely future scenario based upon current trends.

Hazard	Short Term (2030)	Medium Term (2050)
Soil Subsidence	No Change	No Change
Coastal Erosion	No Change	No Change
River Flood Risk	No Change	No Change
Coastal Flood Risk	No Change	No Change
Surface Water Flood Risk	No Change	No Change

8.07 Transition Risk - Energy Performance Certificate

An Energy Performance Certificate (EPC) tells you how energy efficient a property is, from A (best) to G (worst). An EPC is required when selling, letting or constructing a property, and is valid for 10 years from the date of issue.

We have identified the following valid EPC associated with the property: **Address:** Sample, Sample **UPRN:**0000000000

EPC Rating	Certification	Property Details
Current EPC: C | 72	Certificate Date: 2024-06-29	Property Type: End-Terrace Flat
Potential EPC: C | 77	Valid Until: 2034-06-28	Floor Area: 45 sq m

As part of the EPC assessment, the assessor provided the following recommendations for how to improve the energy efficiency of your home:

Step	Measure(s)	Indicative Costs
1	Cavity wall insulation	£500 - £1,500
2	Low energy lighting for all fixed outlets	£20

For more details or to search for a copy of your EPC please visit: https://www.gov.uk/find-energy-certificate

Please note, if an EPC has only very recently been completed, it may not show up here, but you can search for it using the link above.

NEXT STEPS: Once a valid EPC has either been conducted and issued, or an existing valid EPC has been identified, the following should be considered by the purchaser:

UK Buying/Renting - Energy Performance Certificate (EPC) Requirements/Benefits

SAMPLE