Landmark Flood provides a comprehensive and clear analysis of flood risk. Our consultants assess all high-risk sites to ensure a property specific assessment. This is key to make sure we only identify the risks that matter. The report considers flood defences and the availability of insurance and examines river, coastal, surface, groundwater and other sources of flood risk.

What’s included?
- DETAILED REPORT INC. FULL ANALYSIS

Plus the following features
- Consultant assessment on high risk sites
- Clear next steps
- Returned within 24 hours
- £10m PI cover of £10million
- Insurability statement
- Law Society compliant
- FloodRe eligibility indicator

Use this report to understand:
The aim of this report is to make understanding flood risk simple, providing an accurate overview with clear next steps.
- The risk of flooding at residential sites
- The availability of buildings insurance
- Flood protection and resilience measures

Report detail
- Consultant analysis ensures an accurate risk assessment and more ‘Passed’ reports
- Sophisticated risk model considers terrain height, nearby watercourses and flood defences
- Easy to interpret with a clear summary front page and recommendations
- Professional opinion and recommendations text can be copied into client reports
- Flood risk gauges clearly identify the risk from each source
- More detailed reporting available via our experts, Argyll Environmental

Built for the digital age
Home buyers connect with data using smart tools everyday so why should their property data be any different? Each Landmark Flood report contains a link to our online viewer where they can access results on interactive maps.
**Know your flood risk**

Flood risk is based on probability; to understand more about flood, including flood protection measures, please see the know your Flood Risk website at: [www.knowyourfloodrisk.co.uk](http://www.knowyourfloodrisk.co.uk)

**When do I need this report?**

Flooding is a growing risk for British property, and it may not be obvious when your property is at risk. Aside from physical damage caused by floods, if a property is at risk of flooding it may be difficult to:

- obtain a mortgage
- obtain suitable insurance cover
- sell the property

This is likely to affect the value of the property.*

**Insurability statement**

Highlights if insurance is likely to be available and affordable for the property. Also indicates if high risk properties are eligible for Flood Re as defined by FloodRe. Flood Re is a Government approved scheme, intended to ensure that homeowners whose properties are at high flood risk can obtain affordable flood home insurance.

Properties will be eligible for Flood Re only if they meet all the criteria – for details of eligible properties, please visit: [www.floodre.co.uk/eligibility](http://www.floodre.co.uk/eligibility)

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**Benefits of consultant opinion**

Argyll Environmental will assess every report where we identify a significant risk. We understand the complexities of the data, making the difference between a Passed and Further Action result.

**Expert recommendations and professional opinion**

Landmark Flood shows the level of risk, then provides options to help you manage it. Where our consultants have identified a significant risk, we will recommended tailored next steps depending on the risk identified. Our expert Flood Risk Consultants are on hand to support you.

**Due diligence**

- Meets the requirements of the Law Society Flood Practice
- Indicates if insurance is likely to be available and affordable for the property
- Highlights the risk of flooding at the property and provides guidance on flood resistance and resilience measures

* Source: Law Society Flood Practice Note

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**Premium flood reports from Argyll Environmental**

If your initial flood report identifies further action is required, our next steps recommendation may suggest ordering a more in-depth report from our environmental specialists, Argyll Environmental Ltd.
Overall Flood Risk
The property is considered to be at minimal or no risk of flooding. However, you should ask the seller if the property has flooded in the past. The home buyer may wish to visit the online viewer to explore the surrounding area.

Insurability
Buildings and contents insurance should be available and affordable. However, we recommend you obtain buildings and contents insurance terms before exchange of contracts to confirm this. Review online | See page 3

Flood Defences
Are there existing river/coastal flood defences that have been identified and taken into account in our overall risk assessment? Review online | See page 6

Individual Flood Risks
The gauges below detail the level and type of individual flood risks at the property. If flood defences are present, the gauges presume these are operational.

Review your results online – To look at all the search results at your property via our interactive viewer, please click here: http://landmark.ly/4S0D0z

If you require any assistance please contact our customer services team:
0844 844 9966 | helpdesk@landmark.co.uk

landmark.co.uk