







# Sitecheck Flood

A comprehensive desktop analysis of flood risk, taking into account flood defences and the availability of insurance. Examines river, coastal, surface, groundwater and other sources of flood risk and comes complete with an online map viewer to examine risks further. This report meets the needs of the Law Society Flood Risk Practice Note.



## What's included

-  Consultant's professional opinion and next steps recommendations
-  Identified risks manually reviewed by a consultant
-  Clear front page risk result
-  Landmark's unique interactive viewer
-  Flood information covering risks from river, coastal, groundwater, surface water and other sources
-  Insurability statement

## Key features

- Flood analysis considers the height of the land to more accurately determine the specific risk to a property
- Trusted and reliable data from industry experts such as JBA Consulting, Environment Agency, and Geosmart
- Easy to interpret report with a clear summary front page and only results requiring further action or investigation included
- Professional opinion and recommendations text suitable to be copied into client reports
- Online viewer providing interactive maps and clear interpretation of the data for the buyer
- Flood risk gauges enabling you to identify the level of risk from the various causes of flooding

## Designed for:

Commercial property transactions

## Use this report to understand:

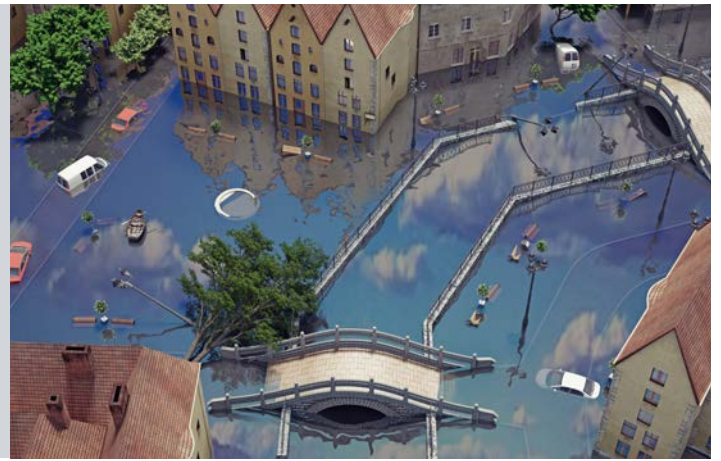
- The principal flood risks at your site
- The risk of flooding from rivers and sea when flood defences are operational but also when they are absent, fail or are over-topped
- The risk of flooding from surface water
- The risk of flooding from groundwater
- Whether there have been any historical flood events close to the site
- Whether the overall flood risk at the site could have an impact on your ability to obtain flood risk insurance without having to pay high premiums

## Why you need it:

With over 300,000 commercial properties estimated to be at risk across the UK, an accurate and comprehensive flood risk assessment for commercial properties is essential to ensure that you and your clients avoid the potential cost and inconvenience of flooding.



Flooding is a growing risk for British property. It may not always be obvious that a property is at risk of flooding as properties do not need to be close to a river or the sea or on low lying ground to be at risk.



## Expert recommendations and professional opinion

Every Sitecheck Flood report comes with recommendations and professional opinion from Landmark Information's in-house environmental experts, providing clear and positive guidance, which can be copied into client reports.

As well as indicating the level of flood risk, Sitecheck Flood provides positive options to help mitigate and manage flood risk on the property, including property level protection measures, such as door guards and air-brick covers, which benefit properties in locations where flood defences may not be present.

## 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)

## Flood data includes

- Risk and likely depth of surface water flooding, a major cause of flooding in urban areas – used by the Environment Agency and Local Authorities for emergency planning and development purposes.
- Includes the latest Risk of Flooding from Rivers and Sea (RoFRS) data from the Environment Agency

## 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

## These other residential reports may be relevant to your site:

### Energy and Infrastructure

Obtain details of a number of selected Energy and Infrastructure projects across the UK and make sure you are fully informed about the potential impacts. Our report can help by informing if the site is likely to be impacted by development projects:

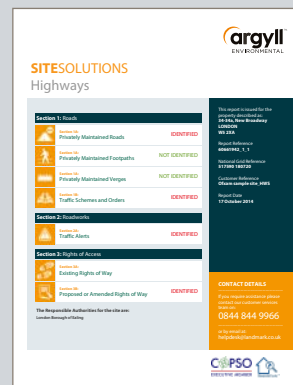


#### Included in the report:

Wind farms, HS2, Crossrail, energy exploration e.g. fracking, solar farms and renewable power plants.

### SiteSolutions Highways

Gain an insight into planned changes to roads and rights of way affecting commercial sites with the SiteSolutions Highways.



#### Included in the report:

Adoption status of roads, footpaths and verges, road improvement schemes and orders, forthcoming roadworks as well as the identification of rights of way and potential proposed amendments surrounding a commercial site.