## Review

Expert Analysis for Commercial Property
Transactions - With ClimateIndex™ Physical
and Transition Climate Risk analysis.



Includes ClimateIndex<sup>™</sup> - Supports compliance with 2 Law Society practice notes, Law Society Conveyancing handbook guidance for ground stability and the Law Society Guidance on Climate Risks including duty of care and duty to warn.

### **Key Datasets**



**Contaminated Land Liability** 



**Forward Climate Risk** 



**Energy performance** certificate (EPC)



Flood Risk



**Transportation** 



**Ground Stability** 



Coal Mining (Screening)



**Energy** 



Radon



**Planning Constraints** 



**Planning Applications** (Optional)

#### **ClimateIndex**<sup>™</sup>

- Property specific, weighted sum model for reporting periods. Provides an effective, balanced forward climate risk scenario for flood, subsidence & coastal erosion risks
- Projects changes in physical risks from flooding, natural ground instability and coastal erosion
- Clear, concise index ratings and guidance enabling rapid identification of any risk to support client care
- Time periods assessed in alignment with Prudential Regulatory Authority and Bank of England

## **Key Features**

- Comprehensive contaminated land assessment utilising the most comprehensive data available including Groundsure's National Brownfield Risk Model, environmental permits, active and historic landfill and waste sites and current industrial sites
- ClimateIndex<sup>TM</sup> Forward climate scenario modelling for potential flood, subsidence & coastal erosion impacts. Also includes transition risk analysis with Energy Performance (EPC) ratings for each building within the boundary, unique comparable property insight and tailored guidance on MEES improvement measures.











## Review

# Expert Analysis for Commercial Property Transactions - now with ClimateIndex<sup>TM</sup>

## **Key Features** (continued)

- Manual review of high detail historical Ordnance Survey mapping in all cases
- Operational environmental risk our in-house team of environmental experts who specialise in commercial property, are able to provide a desktop assessment of ongoing contamination risk at the site
- Flood risk assessment covering river, coastal, surface water and groundwater, with higher flood risk results manually assessed by our expert in-house environmental consultants
- Natural and non-natural ground stability screening including natural ground subsidence, cavities and non-coal mining
- Coal mining screening
- Detailed Radon potential data

## **Key Benefits**

- Maintains your compliance through satisfying two Law Society Practice Notes, plus the Climate Risk Guidance
- Where issues are identified, our in-house environmental consultants offer pragmatic and commercially focused expert insight, deal-orientated recommendations and guidance on next steps
- Named consultant can be contacted in case of follow up questions and queries
- Streamlined workflow enabling smarter and faster decisions and saving time
- Easy to understand client ready copy, Review is accessible to everyone involved in the transaction
- Accepted by all major UK lenders
- Client MEES advisory Transition risk analysis and guidance on commercial EPCs and improvement measures helps you advise your client on their MEES and Green Lease strategies with their tenants.

\*Reliance: £10m Professional Indemnity Insurance. Can be relied upon by all professional parties within a property transaction, first purchasers / tenants and thier advisers. Please refer to Groundsures terms & conditions.



If you have any further questions about this our in house experts are always available!



Download the Review sample report









