

# Siteguard

The definitive opinion for valuers on lending security






Designed specifically to support Commercial Property Surveyors, this report highlights key Environmental risks that could affect their valuation assessment. The types of risk, and how they are assessed, have been developed using our unique experience in developing bespoke solutions for some of the UK's largest lenders.

Delivery:  
<24hr

Reliance\*:  
£10m

It fully meets the RICS Appraisal and Valuation Standards, providing an assessment summary with explicit opinions on environmental liability, loan security risks and potential property value impacts.

## Key Datasets

- |                                                                                                                         |                                                                                                             |                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
|  Contaminated land liability          |  Source protection zones |  Geology              |
|  Forward climate risk                 |  Flood risk              |  Aerial imagery       |
|  Energy performance certificate (EPC) |  Ground stability        |  Hydrogeology         |
|                                                                                                                         |  Radon                   |  Planning constraints |

## ClimateIndex™

- Property specific, weighted sum model for reporting periods. Provides an effective, balanced forward climate risk scenario for flood, subsidence & coastal erosion risks
- Clear, concise index ratings and guidance enabling rapid identification
- Time periods assessed in alignment with Prudential Regulatory Authority and Bank of England

## Key Features

- Tiered environmental risk assessment - based on banking security, statutory/ third party action and environmental liability
- Expert opinion on contaminated land risk
- Also includes transition risk analysis with Energy Performance (EPC) ratings for each building within the boundary



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## Key Features (continued)

- Bespoke further recommendations as standard for all identified moderate to high and high risk sites
- Accesses our brownfield risk model or past land use together with past and active waste and landfill sites and current or recent industrial uses or incidents
- Hydrogeology data identifies key aquifers and source protection zones
- Flood risk - all types including ground water
- Ground stability - natural and infilled land together with mining hazards
- Planning constraints - including protected designations for land and buildings

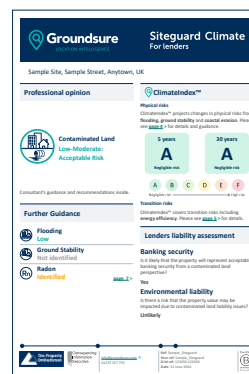
## Key Benefits

- Individually quality assessed by an expert team
- Forward climate analysis can help flag potential asset value risks over 30 year period.
- Meets full requirements for the RICS Appraisal and Valuation Standards
- Embedded hyperlinks to help navigation to parts of the report where risks have been identified - making the report much easier to use
- Helps valuers support lender commercial environmental due diligence

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



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



Download the Siteguard sample report

