












Screening

The ideal report for lower value less complex commercial property transactions and multi-site portfolios - With ClimateIndex™ Physical and Transition Climate Risk analysis.



Includes ClimateIndex™ - 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 |  Ground stability |  Energy |
|  Forward climate risk |  Coal mining (Screening) |  Planning constraints |
|  Energy performance certificate (EPC) |  Radon |  Transportation (Screening) |
|  Flood risk |  All other mining (Screening) | |

ClimateIndex™

- 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

- Satisfies Law Society Practice Notes on Contaminated Land and Flood Risk
- ClimateIndex™ – 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.
- Detailed Radon potential data



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Key Features *(continued)*

- Contaminated land assessment utilising the most comprehensive data available including Groundsure's National Brownfield Risk Model (NBRM), environmental permits, active and historic landfill and waste sites and current industrial sites
- Flood risk assessment covering river, coastal, surface water and groundwater
- Coal mining screening
- Natural and non-natural ground stability screening including natural ground subsidence, cavities and non-coal mining

Key Benefits

- Maintains your compliance through satisfying two Law Society Practice Notes, plus the Climate Risk Guidance
- Reviewed by our in-house environmental consultants, so you can talk to an expert about your client's individual situation
- Improved accuracy - using Land Registry Title polygons so it captures all features within the specific property and boundary
- Site boundary on MasterMap - enables clear identification of boundary for title
- Concise, easy to navigate - saving you time and effort to identify any issues for your client
- 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 their advisers. Please refer to Groundsure's terms & conditions.



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



Download the Screening sample report

