



Focussing on...
**FURTHER
ACTIONS**



Contents

Further Actions reports explained	2
Contaminated Land	3
The process	4
How we can support you	5
Flood Risk	9
The process	10
Don't just take our word for it	13
Your environmental partner of choice	15
What else can Argyll help with?	16

This is our home...

Brighton centre has been home since 2004, where we specialise in providing environmental consultancy risk management services to the private and public sector.

Further Action reports explained

This document is designed to support a commercial or residential transaction where ‘further action’ has been recommended as part of an environmental risk assessment.

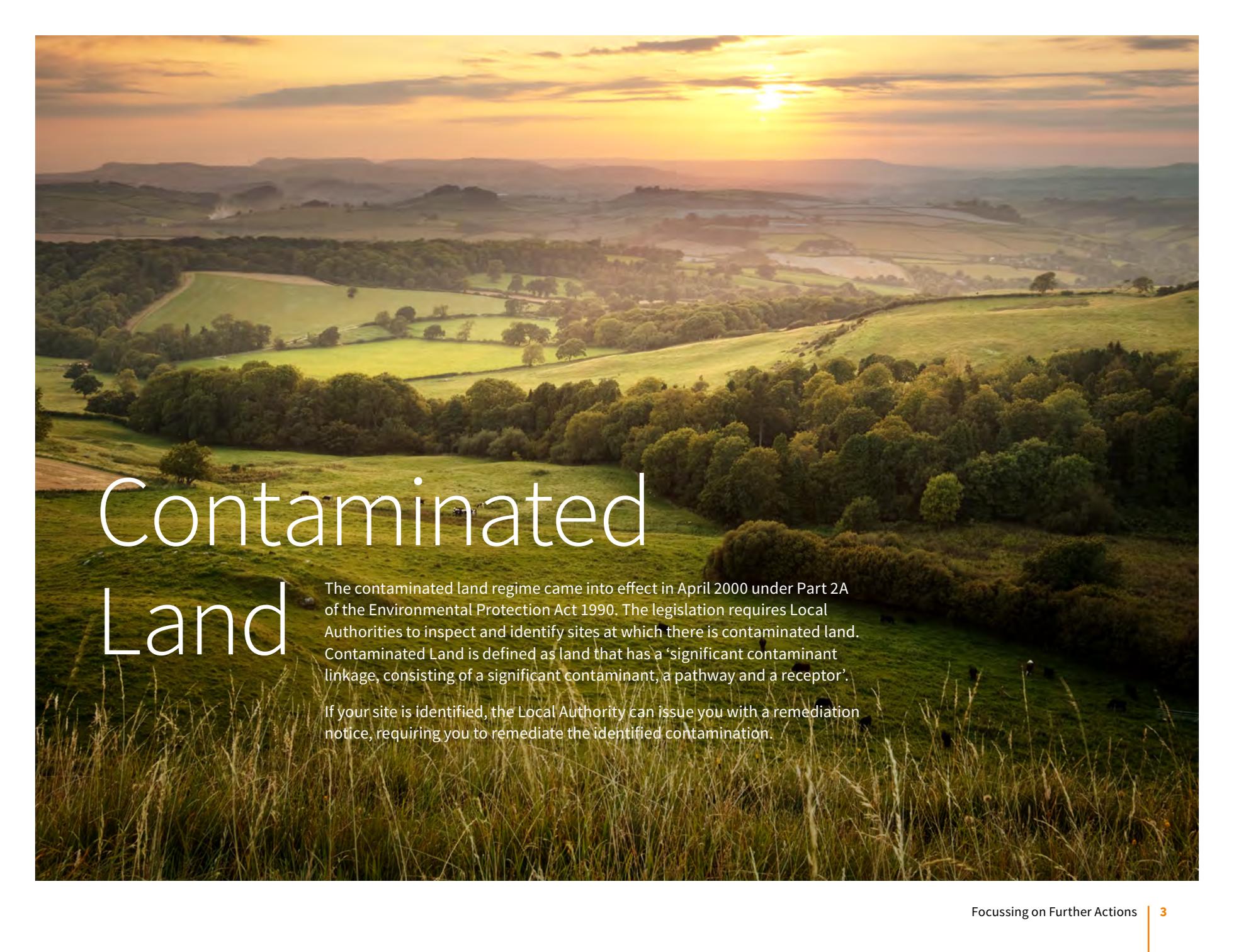
For sites that are being redeveloped, we recommend you read our planning constraints brochure, which outlines a series of recommended next steps.

We are here to help

Receiving a further action report is not the end of the road for a property transaction. If you’ve received a ‘further action’ on your contaminated land or flood risk assessment, your first port of call will be with the consultant who wrote the report, so you can discuss the findings and next steps directly.

Our team of experts will help you understand any potential environmental risk and guide you through our outlined recommendations to ensure you receive the best possible advice.





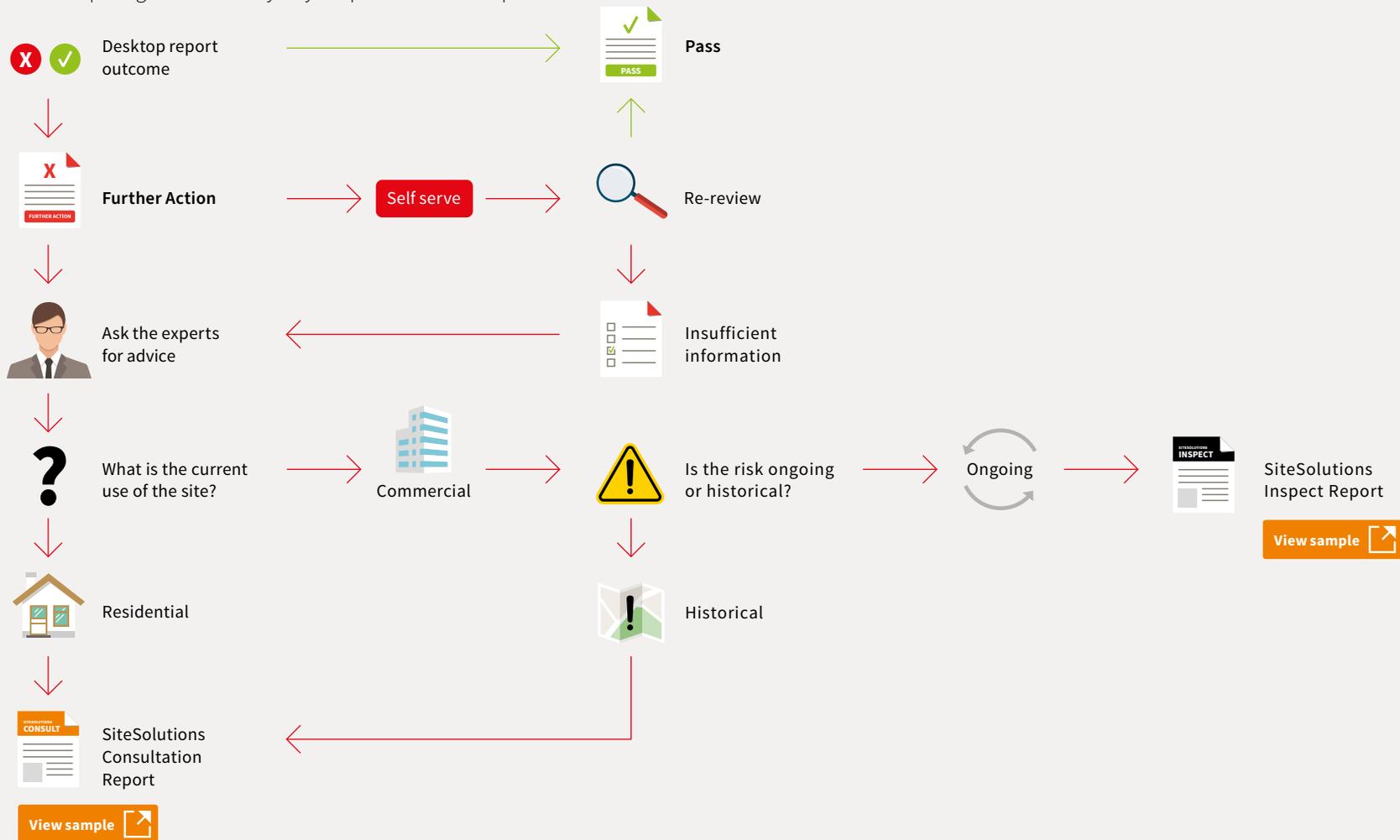
Contaminated Land

The contaminated land regime came into effect in April 2000 under Part 2A of the Environmental Protection Act 1990. The legislation requires Local Authorities to inspect and identify sites at which there is contaminated land. Contaminated Land is defined as land that has a 'significant contaminant linkage, consisting of a significant contaminant, a pathway and a receptor'.

If your site is identified, the Local Authority can issue you with a remediation notice, requiring you to remediate the identified contamination.

The process

Here is a quick guide to show you your possible next steps...



How we can support you

SiteSolutions Consultation Report

If your original environmental search has identified a former land use of concern, it could lead to the site being determined as Contaminated Land by the regulators.

We appreciate you might be unsure what this means and could be stressful to hear, but don't worry: we are here to help and guide you through the process and give you peace of mind. Your consultant will gather extra information to assess the severity of this risk and the likelihood of a liability, keeping you updated along the way.

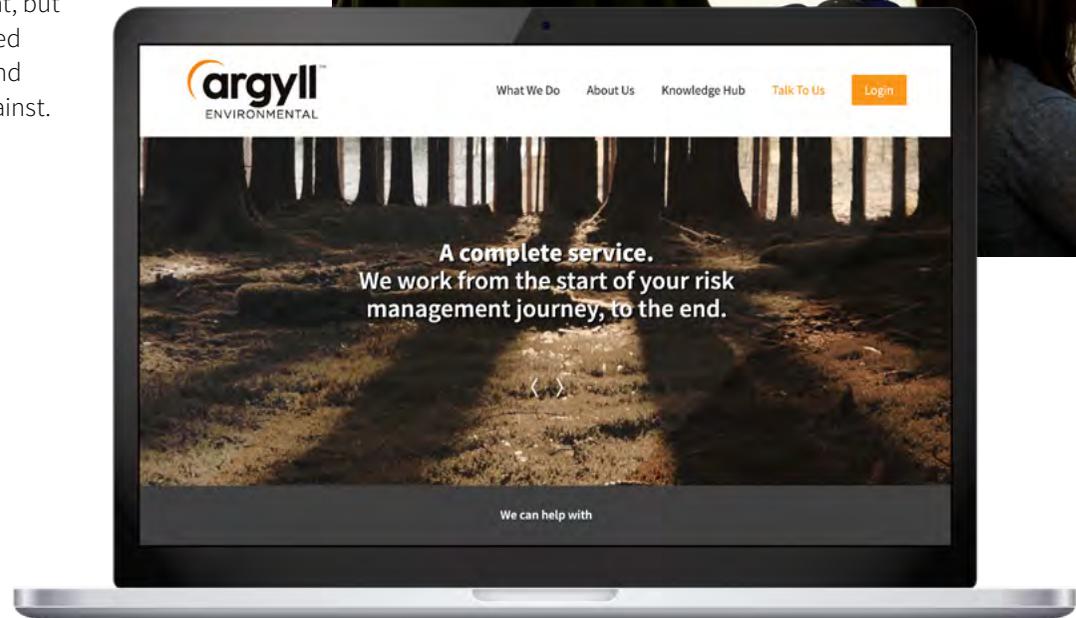
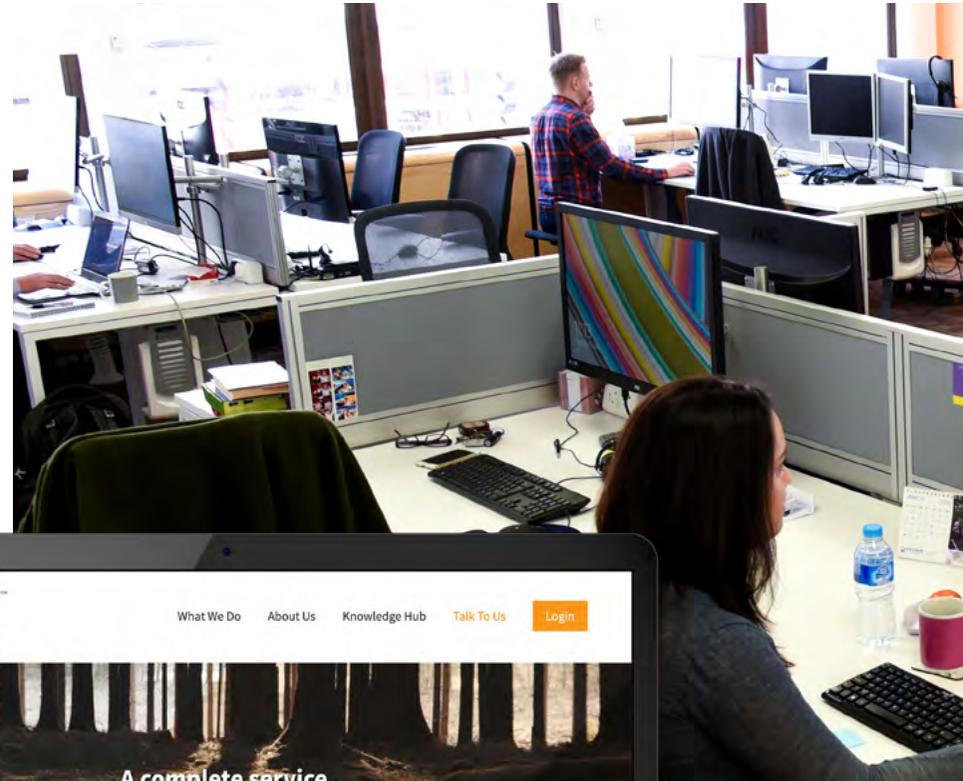
We have over 15 years' experience delivering desktop reports and, over the years, have gained a wealth of knowledge and built relationships with the regulators. Not only that, but our team includes current and former Contaminated Land Officers who offer great insights, expertise, and training on the legislation we are risk assessing against.

We are confident to say you will be in safe hands.

[View sample](#)



[Product card](#)





What is included?

Our experienced consultants will make enquiries with the Local Authority Environmental Health Department and, in some cases, the Environment Agency and/or the Petroleum Licensing Authority. If the site has been recently redeveloped then some remediation may have already occurred, which the local Planning Department should be able to confirm.

You will be provided with an interpretive review of regulatory responses relating to the status of the site under the Contaminated Land Regime or a revised certificate depending on report that you originally ordered.

Price and timescale

Residential:

£250 +VAT
(including disbursements)

Commercial:

£450 +VAT
(including disbursements)

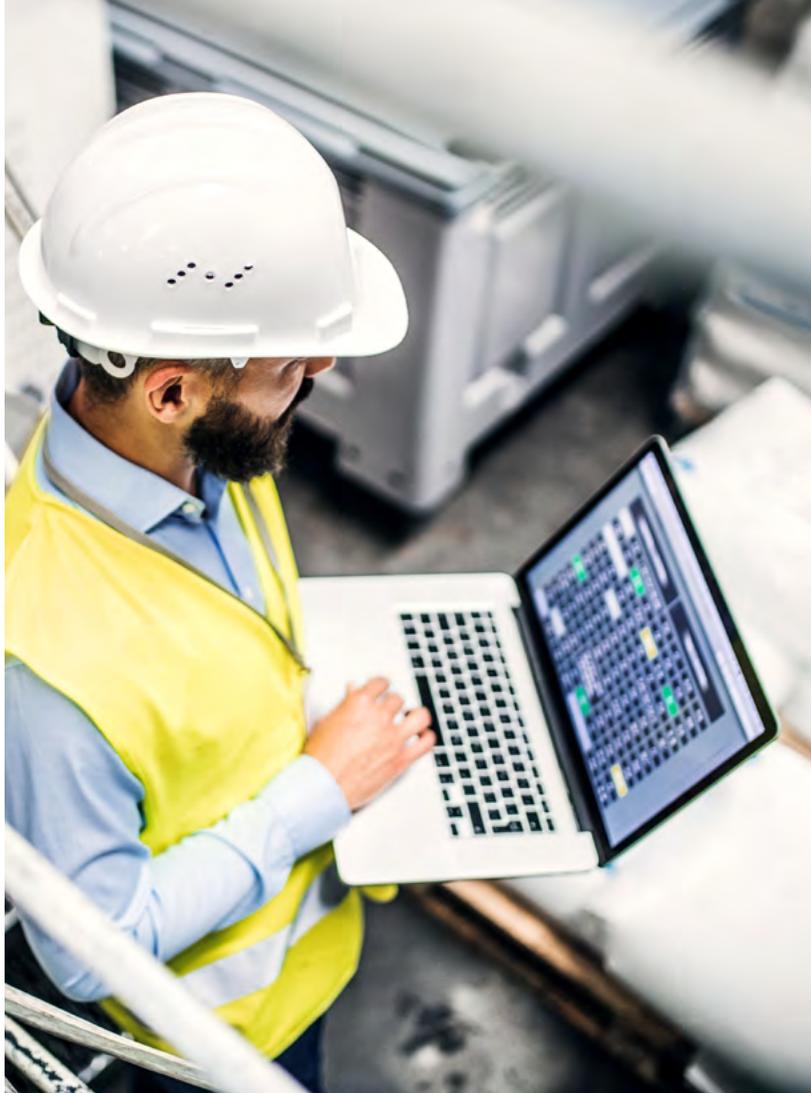
Timescale:

10-15 days
(depending upon
regulatory response times)

Re-review service

Do you have additional information for us to review? If so, we would be happy to review pertinent information you already have, which may allow us to revise our risk assessment. Additional information should be laid out in your next steps or recommendations in your original search. It is important that you submit the right information at the outset, to avoid disappointment. We won't be able to revise our risk assessment if the information is not sufficient.

This service is free and takes 1-2 working days to complete.



Keen to find out more?

Get in touch today to start the process.
Speak to the experts to help guide you to your next step.
e: orders@argyllenviro.com t: 03300 366 115

SiteSolutions Inspect

Why is this needed?

As a purchaser, this is often an essential piece of due diligence; informing you of risk and ensuring you are not purchasing a facility that presents an ongoing liability or requires significant capital expenditure related to remediation.

Additionally, as a vendor you are likely to find that a recent environmental inspection is beneficial in speeding up a sale, avoiding delays in the conveyancing process.

What is included?

Our SiteSolutions Inspect service includes all elements from our desktop consultation report, however the differentiator is that you will have a qualified environmental auditor visit your site to complete a walkover assessment.

The high-level inspection will identify any soil and groundwater liabilities, as well as significant issues associated with the management and operation of your site. Where we find issues, recommendations for key improvements will be made.

The SiteSolutions Inspect is designed to be a quick and low-cost inspection, highlighting key and relevant information.

Price and timescale

FROM £950 +VAT 10 days



Flood Risk

Awareness of flood risk has increased following the rise in flooding frequency and severity. Flooding is an appalling experience for anyone – both at the time of the flood event and in the aftermath of the clean-up that follows.

In order to be better equipped to deal with a potential flood event, we always recommend you ‘be as prepared as you possibly can be’. This starts with understanding the potential risk to your property or site and our role is to make sure you or your business are as flood resilient as possible.

You have most likely already ordered one of our screening reports, which may have spotted a risk you were not aware of, or you want to know a little more about. We are on-hand to walk you through what your next steps could be.

The process

Here is a quick guide to show you your possible next steps...



FloodSolutions Consult

Why is this needed?

If you have already had a desktop report which concluded Further Action is required, our FloodSolutions Consult is a great next step.

If you are looking for a clear opinion including a summary of flood risk and maximum water depth at your property, and where this is likely to be, this is the report for you. It will both help to reassess the risk and identify what the most practical approach is to protect the property.

You will also have access to the report author from our team of flood specialists. If you have any questions about the report, it is super easy to get in touch.

Keen to find out more?

Get in touch today to start the process.

Speak to the experts to help guide you to your next step.

e: orders@argyllenviro.com **t:** 03300 366 115

What is included?

Our FloodSolutions Consult reports are property specific flood impact reports. The report includes flood gauges, clearly visualising the risk from each flood source, a professional opinion and recommendations, which may include property protection measures.

As well as indicating the overall level of flood risk, FloodSolutions Consult provides an indication of how much of the property is at risk, what the maximum depth of flood waters are likely to be, if access is likely to be restricted and clear next steps.

Price and timescale

Residential:

£99 +VAT

Commercial:

£250 +VAT

Timescale:

2-5 days

If you have historically flooded, let us know as we will want to send out bespoke enquiries



View sample 

Product card 

Don't just take our word for it

“

Our commercial property team use Argyll's expert reports to assess and manage potential environmental liabilities. Their consultancy team present solutions to any identified risks, and the reporter writer is always accessible to support our team.

Angus Evers, Partner, Shoosmiths

”

We support the majority of the UK's top law firms, leading SIPP providers, global private equity asset managers, housing associations, property developers, planners and architects.



Your environmental partner of choice

Our guiding aim is to help serve you, our customer. We repay the trust you have put in us by providing high quality, reliable, tailored environmental advice and support.

Over the years we have revolutionised and enhanced environmental searches; we do not just rely on data, but rely on our expert team of consultants.

We assess as many data sources as possible, translate the complex findings and provide you with easy to understand, reliable and clear information that you can rely upon.

We are Argyll...

Our team of expert consultants are on hand to help provide you with friendly, pragmatic and tailored advice.

We pride ourselves in providing robust defensible opinions that support your projects, ensuring that we always deliver a complete solution and not just a report.

We invest in our people and are proud of the long-serving relationships we have formed with our clients.

What else can Argyll help with?

Argyll Environmental is the environmental consultancy division of Landmark Information Group, specialising in providing environmental consultancy risk management services to the private and public sector since 2004.

The results of our risk management assessment support clients' transactions, redevelopments, corporate decision making, investments and valuations.

Our services include desktop screening reports and risk management services through to on-site consultancy work. Our services span many market sectors including high-value residential and commercial property, agricultural land holdings, self-invested personal pensions (SIPP) and real estate asset management.

If you would like to talk to one of our consultants about your projects, plans or site selection, get in touch; we would love to speak to you.

t: 03300 366 115

e: info@argyllenviro.com

To make orders email orders@argyllenviro.com

argyllenvironmental.com



If you would like to talk to one of our consultants about your projects, plans or site selection, get in touch; we would love to speak to you.

t: 03300 366 115

e: info@argyllenviro.com

To make orders email orders@argyllenviro.com

argyllenvironmental.com

**argyll**TM
ENVIRONMENTAL