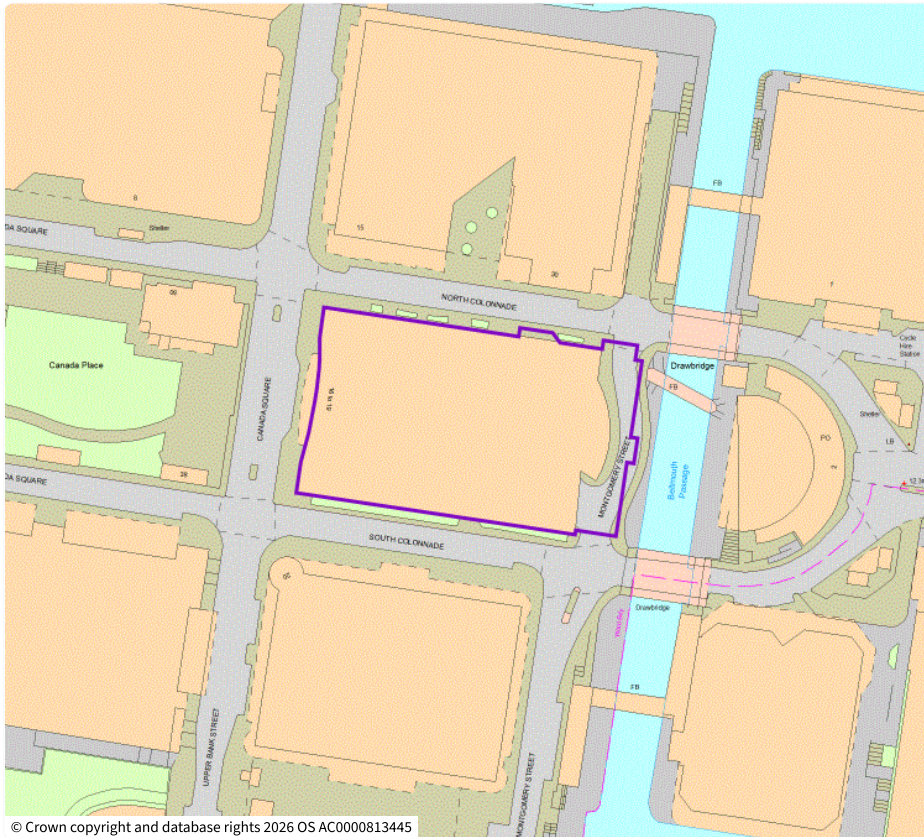


# Sample Site, Sample Street, SAMPLE TOWN, XX1 1XX, England

Site area: 5814 m<sup>2</sup>

Prepared for: Lmk Orders - Test Account  
Current use: Retail  
Proposed use: Retail  
Transaction type: Assumed purchase




	Contaminated land	<a href="#">Page 2</a>	Passed
	Operational compliance		Not Identified
	Flood	<a href="#">Page 2</a>	Passed
	Climate change	<a href="#">Page 7</a>	Identified
	Ground stability	<a href="#">Page 10</a>	Identified
	Radon	<a href="#">Page 11</a>	Not Identified

Authored by  
**Risk Assessment Test User BSc (Hons)**  
[riskassessmenttestuser@landmarkinfo.co.uk](mailto:riskassessmenttestuser@landmarkinfo.co.uk)  
03300 366 115


## Contaminated land summary

Passed 

Overall risk of contaminants from <b>on-site</b> activities	Moderate
Risk of contaminants from <b>off-site</b> activities impacting the Site	Moderate
<b>Environmental sensitivity</b> (pathways and receptors) rating	Moderate
<p> <b>Liability assessment</b></p> <p>Within the scope of this assessment no liabilities have been identified. No further action is required.</p> <p><b>Recommendation</b></p> <p>Action: No action required.</p> <p><b>Operational Compliance</b></p> <p>The Site does not appear to be engaged in activities that require permitting.</p>	

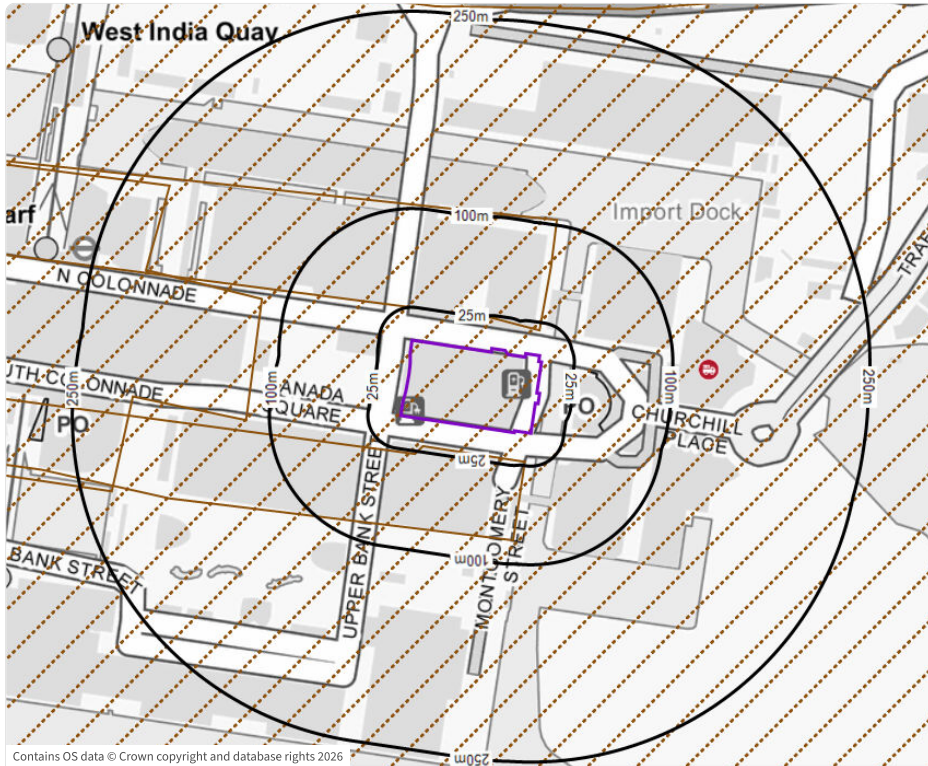
## Flood summary

Passed 

Would a <b>Flood Risk Assessment</b> be required if development was proposed?	Yes
What is the risk of flooding in an undefended <b>scenario or assuming defences fail?</b>	Moderate to High
Are there existing <b>flood defences</b> within <b>500m</b> of the Site?	No
What is the risk of flooding when these defences are operational?	Low to Moderate
<p> <b>Professional opinion</b></p> <p>Within the scope of this assessment no significant flood risk has been identified. However, it would be prudent to consider the recommendations below.</p> <p><b>Recommendation</b></p> <p>Risk: No action - standard enquiries only.</p> <p>Action: Standard enquiries: Ask the seller whether flooding has occurred in the area before. If it has, please contact us for advice. Establish the availability of buildings and contents insurance before exchanging contracts.</p> <p><b>Insurance</b></p> <p>In most cases insurance should be available at standard terms.</p>	

# Contaminated land: consultant's commentary

Passed



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Risk	On-site	Off-site
Multiple features present		
Authorised industrial processes	Not Identified	Not Identified
Landfill and waste	Not Identified	Identified
Incidents and enforcements	Not Identified	Not Identified
Current land uses	Not Identified	Not Identified
Historical land uses	Identified	Identified

**On-site** Moderate

**Historical map review:**

A review of historical maps indicates the Site was occupied by a wider timber shed since at least c.1869. This use remained until some time between c.1920 and c.1938 when it was later used as part of a warehouse. The Site was later cleared after 1982 and redeveloped some time between c.1999 and c.2006. We have been informed by the client that the Site is currently in retail use and that it will continue in this use without redevelopment.

**Off-site** Moderate

**Historical map review:**

A limited number of historical or current potentially contaminative uses were identified in proximity to the Site. These include: a timber shed extending off site to the east and west c.1869-1920; railway sidings c.1869-1982; and a warehouse extending off site to the west c.1938-1982

**Environmental data:**

An active licensed waste management facility 128m east


# Contaminated land: consultant's commentary

Passed 



## Pathways and receptors

Moderate

 The general area appears to be in commercial use, with residential properties likely located within 100m.

Superficial deposits underlying the Site are classified as a Secondary Aquifer - Undifferentiated, the bedrock is classified as a Secondary Aquifer - A.

The Site does not lie within a Source Protection Zone.


There are no non-potable abstraction licences within 100m.






There are no potable abstraction licences within 500m.

The closest water feature is Bellmouth Passage, located 6m east.

No designated eco-receptors were identified within a 500m radius of the Site.

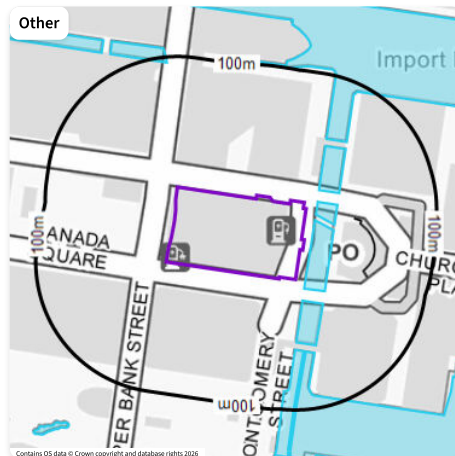
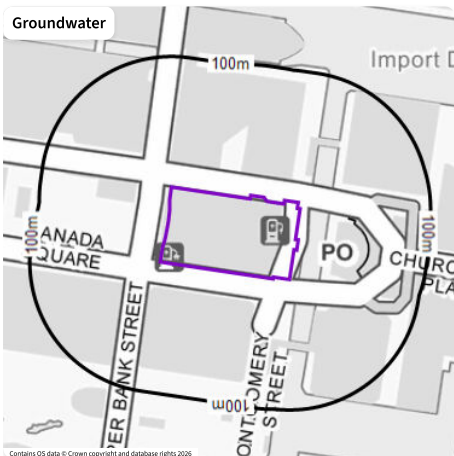
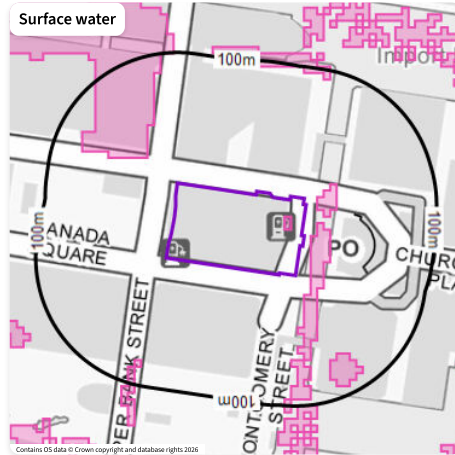
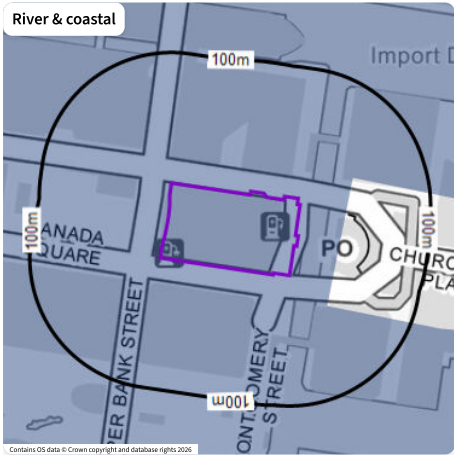
## Additional sources of information

 No additional sources of information have been reviewed as part of this assessment.

Risk	Search radius	Result
 Multiple features present		
 <a href="#">Water Features</a>	100m	Identified
 <a href="#">Groundwater Vulnerability</a>	On-site	Identified
 Abstraction Sensitivity	500m	Not Identified
 Environmental Designations	500m	Not Identified

# 🏠 Flood: consultant's commentary

Passed ✅



■ River & coastal: River	Very Low
■ River & coastal: Coastal	Very Low
■ <u>Surface water</u>	Low
■ Groundwater	Very Low
■ <u>Other</u>	Low to Moderate
<p><b>Coastal</b></p> <p>The Site lies within a Flood Zone 3 owing to its proximity to the River Thames. But it is also within an Environment Agency defined 'area benefiting from flood defences'. As a result the Environment Agency have revised the risk of the area to low, which is why the risk of flooding differs when looked at with and without defences above.</p> <p><b>Other</b></p> <p>Bellmouth Passage is located 6m east. However, given the nature of this feature we do not consider it to pose a significant risk to the Site.</p>	

## Flood: other considerations

<b>Dam and Reservoir Failure</b>	Not Identified
<b>Dam and Reservoir Failure</b>	
The Site is not within an area that would be flooded in the event of significant infrastructure failure.	

### Flood risk management options

Flood protection measures can help manage risk, while planning for a flood event is key to minimise impact and disruption. Where a risk has been identified, the best next step is to better understand the flood depths and likely extent.

Refining the risk will then inform the right solution. Where property level protection is still required, a surveyor will be best placed to advise on the configuration.

Options	Summary
Resistance	Flood resistance measures are physical barriers designed to keep water out of the property and can either be mountable or passive. They include flood doors or guards, non return valves on plumbing and airbrick covers. If buying products, make sure they are kitemarked.
Resilience	Flood resilience measures are incorporated into building design to minimise damage. Once flood water subsides a resilient design avoids a major drying out spell or gutting.
Business continuity plan	A business continuity plan is a strategic plan of action to implement in an emergency (i.e. flood event). This plan ensures a business can continue to operate during emergency situations and reduces the risk of avoidable losses.
Flood evacuation plan	A flood evacuation plan sets out clear steps to ensure the safe evacuation of staff during a flood. It will form part of the Business Continuity Plan.

## 🌐 Climate change

## Identified ⚠️

### 🏠 Flood [\(see data\)](#)

Not Identified ☑️

	Today	2050 RCP4.5
River	Negligible	Negligible
Coastal	Negligible	Negligible
Surface water	Low	Low

There is minimal or no risk of flooding based on the mid-range climate scenario for the Site.

#### Recommendations

1. Ask the seller whether flooding has occurred in the area before.
2. Establish the availability of buildings and contents insurance before exchanging contracts.

#### Understanding this risk

This climate flood risk assessment is based on a specific decade (2050s), and Representative Concentration Pathway (RCP) 4.5. This is generally thought to be the mid-range scenario.

A 'stress test' table is provided in the appendix of this report which provides the risk assessment for additional time periods and RCPs.

Further information on flood risk, and climate scenarios can be found in our FAQs - <https://www.landmark.co.uk/legal-conveyancing/legal-reports-support/>

### 🌊 Coastal Erosion

Not Identified ☑️

Today (undefended) Negligible

Distance from coast: > 2000m.

Given the distance from the coastline, the Site is not considered to be at risk of coastal erosion.

No Shoreline Management Plans (SMPs) have been identified in proximity to the Site.

#### Recommendation

1. No further action required.

#### Understanding this risk

Coastal erosion is a natural occurrence expected to affect areas of the UK coastline. Climate change, through more severe storms and sea level change, is expected to result in higher erosion. While the percentage of properties at risk will be small, the impact would be significant.

Some areas of the coastline are covered by Shoreline Management Plans (SMPS). SMPS help to deliver the ambitions of the National Flood and Coastal Erosion Risk Management Strategy.

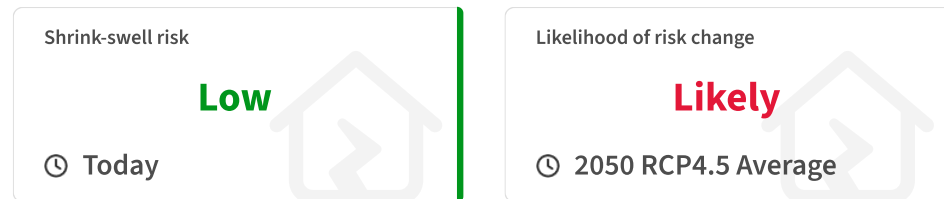
Further information on coastal erosion, and climate scenarios can be found in our FAQs - <https://www.landmark.co.uk/legal-conveyancing/legal-reports-support/>

# Climate change

## Identified

### Ground Stability [\(see data\)](#)

Identified 



Data based on the baseline (current) risk indicates that the Site is located in an area where the ground conditions are predominantly non-plastic, or of a low plasticity. As such it is not considered likely that a significant shrink-swell hazard exists.

Data based on the future risk indicates that it is likely that foundations will be affected by increased clay shrink-swell due to changes in climate by 2050.

#### Recommendations

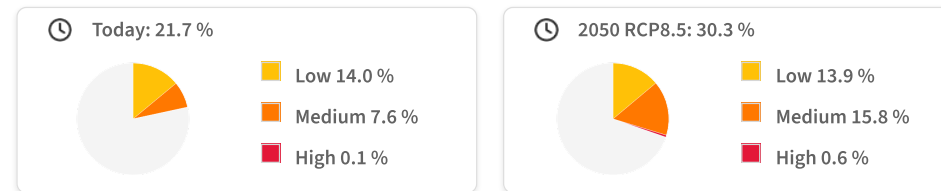
1. Speak to a structural surveyor and arrange a physical inspection.
2. Check the terms of insurance before completing and make sure you are comfortable with the policy on offer. This may also reference other types of ground movement.
3. Ask the owner about past ground stability insurance claims. These may relate to property specific rather than geological causes.

#### Understanding this risk

This climate assessment is based on a specific decade (2050s), and Representative Concentration Pathway (RCP) 4.5. This is generally thought to be the mid-range scenario. A 'stress test' table is provided in the appendix of this report which provides the risk assessment for additional time periods and RCPs. More information is available in our FAQs - <https://www.landmark.co.uk/legal-conveyancing/legal-reports-support/>

### Heat Stress [\(see data\)](#)

Guidance 



Data shows the percentage of days spent in, and the severity of heatwave conditions. This is based on thresholds from the Met Office and current models for the location of the property using the worst-case predictions based on RCP8.5.

Heatwave thresholds vary by UK county, reflecting the difference in climate.

#### Recommendations

1. Employers should make a suitable assessment of the risks where relevant under the Health and Safety at Work Regulations 1999. The HSE provides Heat Stress advice and a checklist for employers to use <https://www.hse.gov.uk/simple-health-safety/risk/index.htm>.
2. Controlling temperatures may require greater energy and use of air conditioning. This will need to be accounted for in any business's net zero data, target setting and mitigation.

#### Understanding this risk

The Met Office have stated that climate change is already causing warming across the UK and the UK's ten warmest years on record have occurred since 2002. It is predicted that based on UKCP18, the most up to date Met Office climate predictions, by 2070, summer temperatures will be between 1 – 6°C warmer and 60% drier with a greater possibility of heatwaves.

More information is available in our FAQs - <https://www.landmark.co.uk/legal-conveyancing/legal-reports-support/>

# Climate change

# Identified

## Energy Performance [\(see data\)](#)

Guidance

### Current property rating:

Inspected 29 November 2018 | 10 years from inspection - 29 November 2028



### Non-Domestic Energy Performance

EPCs rate a building's energy efficiency from A (most efficient) to G (least efficient). They are required whenever a property is built, sold, or let in the UK. The table below outlines the current minimum EPC rating and proposed future changes.

Date	For who?	Minimum EPC rating
1st April 2023	All Tenancies	E
1st April 2027	New Tenancies	C (proposed)
1st April 2030	All Tenancies	B (proposed)

If an exemption applies, landlords will need to register this on the PRS Exemption Register. It is the landlord's obligation to ensure they are compliant.

### Recommendations

- 1 Review your EPC - it outlines recommended measures to improve your property's energy efficiency.
- 2 Consult a surveyor, if needed, to assess what works can be undertaken to meet any potential future standards.
- 3 For more information on EPCs, visit <https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>. The current rating may impact on your ability to let, or continue to let the property, so speak to your legal adviser.

### EPCs summary data

This shows a summary of the EPCs found within the boundary of your Site. Further information on the EPCs can be found in the [Data appendix](#).

EPCs summary	
Rating	Count
A+	0
A	0
B	2
C	4
D	0
E	1
F	0
G	0

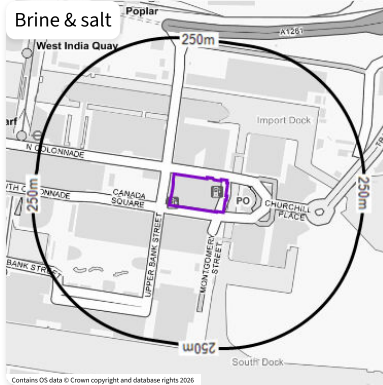
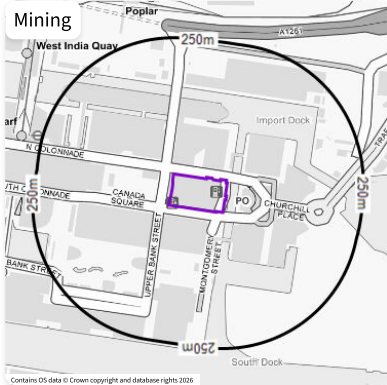
### Understanding this risk

It is a legal requirement for any property marketed for sale or rent to have a valid Energy Performance Certificate (EPC), except for specific exemptions.

More information is available in our FAQs - <https://www.landmark.co.uk/legal-conveyancing/legal-reports-support/>

# Ground stability

Identified 




## Summary

We have identified a risk of ground stability hazards at the Site.

## Recommendations

- 1 We recommend that you consult a local RICS accredited surveyor to arrange a survey for any properties on the Site. The survey should assess whether any properties are affected by ground stability issues.
- 2 Further information may be available from the Minerals and Waste Officer at the County Council and the Local Building Controls Officer.
- 3 If any active ground instability appears to be affecting properties on the Site, inform your insurance company, mortgage lender, landlord or get specialist advice from a suitably qualified expert such as a structural surveyor, geotechnical engineer or chartered engineering geologist. If active ground instability does not appear to be affecting any on-site properties but the area has a potential for instability, this should be taken into account before undertaking any alterations to the existing properties, or the construction of new ones.

 This section does not include consideration of coal mining/potential hazards relating to coal mining. For assessment of coal risks a Landmark coal report should be obtained.

Risk	Search radius	Result
 Multiple features present		
 Natural hazards	Mixed	Identified (4)
 Man-made hazards	On-site	Not Identified
 Mining	Mixed	Not Identified
 Brine and Salt	On-site	Not Identified

☢ Radon

Not Identified ✓



**Summary**

The Site is not in a radon affected area. Less than 1% of buildings are estimated to be at or above the action level.

**Recommendations**

- 1 The result is only valid for Sites above ground. All basements and cellars are considered to be at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living accommodation, the Site should be tested regardless of the radon affected area status.
- 2 No protective measures are considered necessary in the construction of new buildings or extensions.

Risk	Search radius	Result
☒ Radon risk	On-site	Not Identified

# Data appendix

This section provides information on features and hazards that inform the previous sections. **We will only show maps and detail where hazards or features have been identified in the search buffer for the section.** There's no need to read this section unless you're after more detail.

For information on the limitations of the report, our terms and conditions, consumer protection and useful information, please see the Appendices which follow.

Understanding the data	14
Datasets searched	16
<b>Contaminated land</b>	
Authorised industrial processes	Not identified
Landfill and waste	18
Incidents & Enforcements	Not identified
Current land uses	Not identified
Historical land uses	19
<b>Water features</b>	
Groundwater vulnerability	21
Abstraction sensitivity	Not identified
Environmental designations	Not identified
<b>Flood</b>	
River and coastal	22
Surface Water	24
Groundwater	Not identified
Other	25

## Climate change

River Flooding .....	<a href="#">27</a>
Coastal Flooding .....	<a href="#">28</a>
Surface Water Flooding .....	<a href="#">29</a>
Coastal Erosion .....	Not identified
Ground stability .....	<a href="#">30</a>
Heat stress .....	<a href="#">31</a>
Energy Performance .....	<a href="#">32</a>

## Ground stability

Man-made hazards .....	Not identified
Natural factors .....	<a href="#">33</a>
Mining .....	Not identified
Brine and Salt .....	Not identified

## Understanding the data

### Contaminated land

This section details the data used as part of our Contaminated Land Risk analysis. Each key dataset is mapped with the detail outlined in a table. We only show an appendix page with detail where we have found data to report. The relevant data has been reviewed by the report writer, supplemented by a review of historical mapping.

Search distances and buffer zones vary based on the scale of the activity and regulatory guidance. These are detailed in the maps on the individual summary pages.

### Data contents

<b>Authorised industrial processes</b>	Current and licensed activities relevant to contaminated land and environmental controls from a range of regulatory bodies.
<b>Landfill and waste sites</b>	Detailed information on waste and landfill sites for the Site and surrounding area.
<b>Incidents and enforcements</b>	Pollution incidents, licence enforcements and prosecutions. It also includes Contaminated Land Register Entries and Notices.
<b>Current land use</b>	Contemporary trade directories and fuel stations. This information is indicative of operations at the Site and surrounding area, and may also relate to inactive or former land uses.
<b>Historical land use</b>	Selected information on historical land use for the Site and surrounding area. The data shows historical land use information collected from 1:10,000 scale mapping, and for tanks and energy facilities 1:2,500 scale mapping. This includes polygon and point based land uses digitised by Landmark.
<b>Pathways and receptors</b>	Information relating to the aquifer designations beneath the Site, water features, designated eco-receptors and sensitive area designations at the Site and in the surrounding area.

### Flood

This section details the data used as part of our Flood Risk analysis. Each key source of flooding has the data mapped with the detail outlined beneath. All relevant data in this section has been reviewed by the report writer and taken into account in the overall analysis. As a result, the individual risks in the data below may vary from our overall opinion.

We present the data within a 500m buffer zone.

### Data contents

**River and coastal flooding** The data used to form our river and coastal flood risk analysis includes:

- **Flood Zones:** Created for land-use planning, Flood Zones map the likelihood of flooding assuming no defences are present, fail or are over-topped. This data is presented as FZ2 or FZ3.
- **Risk of Flooding from Rivers and Seas (RoFRS):** Provides an indication of flood risk taking into account the presence of defences and the level of protection they offer.
- **Flood Defences:** Recorded by the regulatory body, and includes defence type and standard of protection.
- **Areas Benefiting from Flood Defences:** Areas defined as having protection of at least 1 in 100 for river and 1 in 200 for coastal.

**Surface water flooding** We present the risk of surface water flooding in three separate return periods:

- 1:75
- 1:200
- 1:1000

**Groundwater flooding** The data takes into account the two key mechanisms of groundwater flooding; clearwater and permeable superficial deposits.

**Other factors** This section accounts for risk that is not tied to modelled data. It includes historical floods, flood storage areas, proximity to water features and elevation above both of these features.

### Climate change

#### Flood

The flood risk analysis in this section considers the on-site undefended river, coastal and surface water flood risk. The results of this section may differ from the main Flood summary in our report, as it is using different sources of data.

The data appendix will include information on short-, medium-, and long-term predictions, along with detailing three return periods: 1:75, 1:200, 1:1000.

## Understanding the data

### Coastal erosion

The coastal erosion risk considers the undefended erosion susceptibility of the coastline closest to your Site.

### Ground stability

The ground stability analysis in this report includes consideration of shrink-swell of clay soils. The results of this section may differ from the main Ground stability summary in our report, as it is using different sources of data.

### Heat stress

The heat stress data used within this report is derived from the UKCP18 regional climate projections for average summer temperatures.

### Energy performance

This data shows the EPC information for any EPCs located within the boundary of your Site.

## Ground stability

This section provides information on a range of ground stability issues; either naturally occurring or arising from previous mining activity.

We search a number of different sources of information to identify areas of past mining and infilling, including historical mapping. We also consider areas of land that could be prone to ground instability and subsidence as a result of the natural underlying geology.

## Radon

This information is an estimate of the probability that a property in Great Britain is at or above the "Action Level" for radon (the level at which UK Health Security Agency recommends that radon levels should be reduced, those with an average of 200 Bq m<sup>-3</sup> or more).

## Datasets searched

### Contaminated land

#### Authorised industrial processes

Local Authority Pollution Prevention and Controls  
 Planning Hazardous Substance Consents  
 Control of Major Accident Hazards Sites (COMAH)  
 Notification of Installations Handling Hazardous Substances (NIHHS)  
 Explosive Sites  
 Integrated Pollution Controls  
 Registered Radioactive Substances  
 Water Industry Act Referrals  
 Discharge Consents  
 Integrated Pollution Prevention and Control  
 Local Authority Integrated Pollution Prevention and Control

#### Landfill and waste sites

Registered Waste Treatment or Disposal Sites  
 Registered Waste Transfer Sites  
 BGS Recorded Landfill Sites  
 Registered Landfill Sites  
 Licensed Waste Management Facilities (Landfill Boundaries)  
 Local Authority Recorded Landfill Sites  
 Historical Landfill Sites  
 Licensed Waste Management Facilities (Locations)

#### Incidents and enforcements

Enforcement and Prohibition Notices  
 Prosecutions Relating to Authorised Processes  
 Planning Hazardous Substance Enforcements  
 Prosecutions Relating to Controlled Waters  
 Local Authority Pollution Prevention and Control Enforcements  
 Prosecutions (Post 2000)

Contaminated Land Register Entries and Notices  
 Substantiated Pollution Incident Register

#### Historical land use

Potentially Contaminative Industrial Uses (Past Land Use)  
 Potentially Infilled Land (Non-Water)  
 Potentially Infilled Land (Water)  
 Historical Tanks And Energy Facilities

#### Current land use

Fuel Station Entries  
 Contemporary Trade Directory Entries

#### Water features

OS VMD- water Features  
 OS NGD Water Link

#### Groundwater vulnerability

Bedrock Aquifer Designations  
 Superficial Aquifer Designations  
 Scottish Bedrock Aquifer Productivity  
 Scottish Superficial Aquifer Productivity

#### Abstraction sensitivity

Water Abstractions  
 Source Protection Zones

### Environmental designations

National Nature Reserves  
 Local Nature Reserves  
 Marine Nature Reserves  
 Sites of Special Scientific Interest  
 National Parks  
 Ramsar Sites  
 Special Areas of Conservation  
 Special Protection Areas

### Flood

#### River and coastal flooding

Flooding from Rivers or Sea without Defences  
 Extreme Flooding from Rivers or Sea without Defences  
 Risk of Flooding from Rivers or Sea (RoFRS)  
 Flood Defences (with attributes)  
 Flood Map: Areas Benefitting from Flood Defences

#### Surface water flooding

JBA Pluvial 75 Depths  
 JBA Pluvial 200 Depths  
 JBA Pluvial 1000 Depths

#### Groundwater flooding

Groundwater Flood Risk 5m  
 JBA Pluvial 75 Depths  
 Flooding from Rivers or Sea without Defences

#### Other

Flood Water Storage Areas  
 Historic Flood Events  
 VMD Water Features

## Datasets searched

OS NGD Water Link  
OS Terrain 5 DTM  
JBA Dam Break  
JBA Dam Break - Coverage

### Radon

#### Radon

Radon Potential

### Climate change

#### Flood

JBA undefended Fluvial  
JBA undefended Surface Water  
JBA undefended Coastal  
JBA Climate Change - River Flood 2030  
JBA Climate Change - River Flood 2050  
JBA Climate Change - River Flood 2080  
JBA Climate Change - Pluvial Flood 2030  
JBA Climate Change - Pluvial Flood 2050  
JBA Climate Change - Pluvial Flood 2080  
JBA Climate Change - Coastal Flood 2030  
JBA Climate Change - Coastal Flood 2050  
JBA Climate Change - Coastal Flood 2080

#### Coastal erosion

BGS Coastal Erosion Susceptibility  
Boundaries - Enhanced Coastline  
National Coastal Erosion Map (NCERM)

#### Ground stability

Potential for Shrinking or Swelling Clay Ground Stability Hazards

BGS Geoclimate UKCP09 - Shrink Swell - 2030s  
BGS Geoclimate UKCP09 - Shrink Swell - 2050s  
BGS Geoclimate UKCP09 - Shrink Swell - 2080s

#### Heat stress

Heat Stress Events

#### Energy performance

Energy Performance of Buildings Certificates

### Ground stability

#### Natural hazards

Potential for Landslide Ground Stability Hazards  
Potential for Ground Dissolution Stability Hazards  
Potential for Compressible Ground Stability Hazards  
Potential for Shrinking or Swelling Clay Ground Stability Hazards  
Potential for Running Sand Ground Stability Hazards  
Potential for Collapsible Ground Stability Hazards  
Natural Cavities

#### Man-made hazards

BGS Recorded Landfill Sites  
Potentially Contaminative Industrial Uses (Past Land Use)  
Former Marshes  
Potentially Infilled Land (Non-Water)  
Potentially Infilled Land (Water)  
Registered Landfill Sites  
Licensed Waste Management Facilities (Landfill Boundaries)  
Local Authority Recorded Landfill Sites  
Historical Landfill Sites

#### Brine and salt

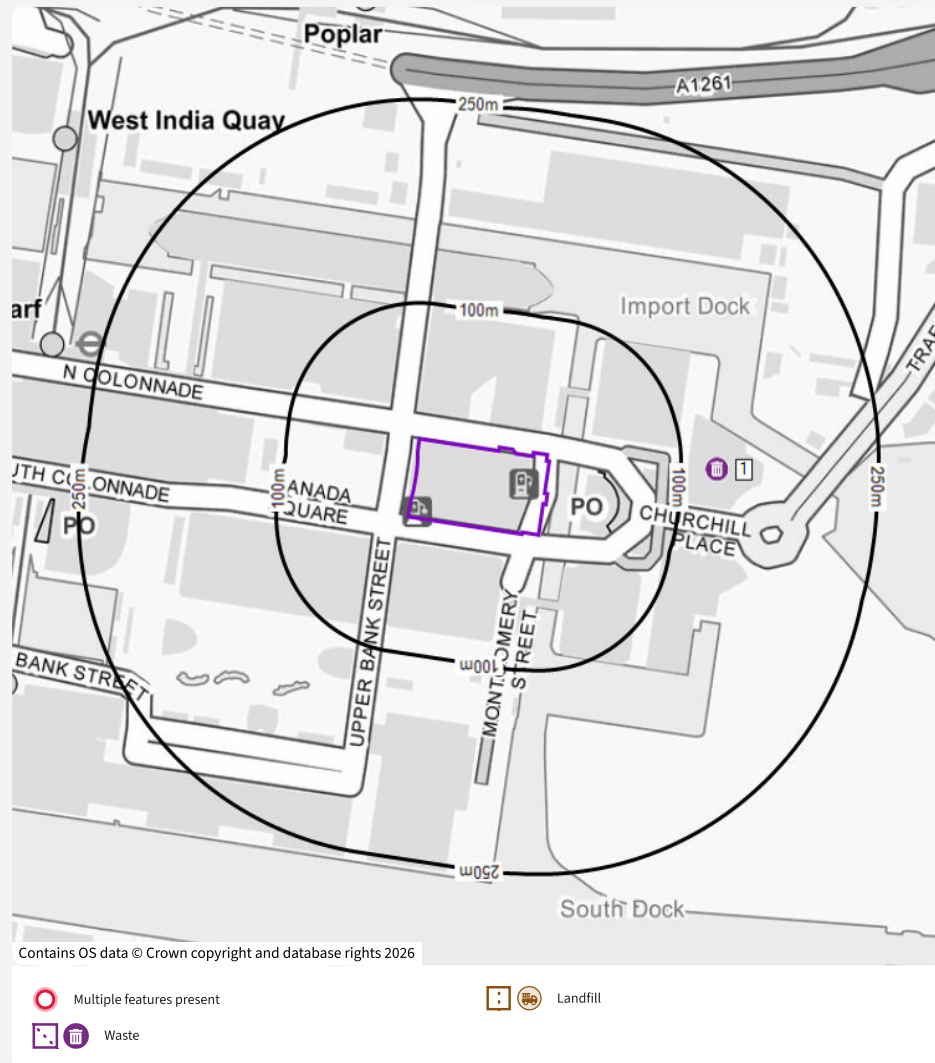
CBSCB Compensation District  
Brine Pumping Related Features  
Salt Mining Related Features  
Brine Subsidence Solution Area

#### Mining

BGS Recorded Mineral Sites  
Potentially Contaminative Industrial Uses (Past Land Use)  
Non-Coal Mining Areas of Great Britain  
Mining Instability  
Potentially Contaminative Land Uses from large scale historical mapping  
Potential Mining Areas  
Man-Made Mining Cavities

## Contaminated land: Landfill and waste

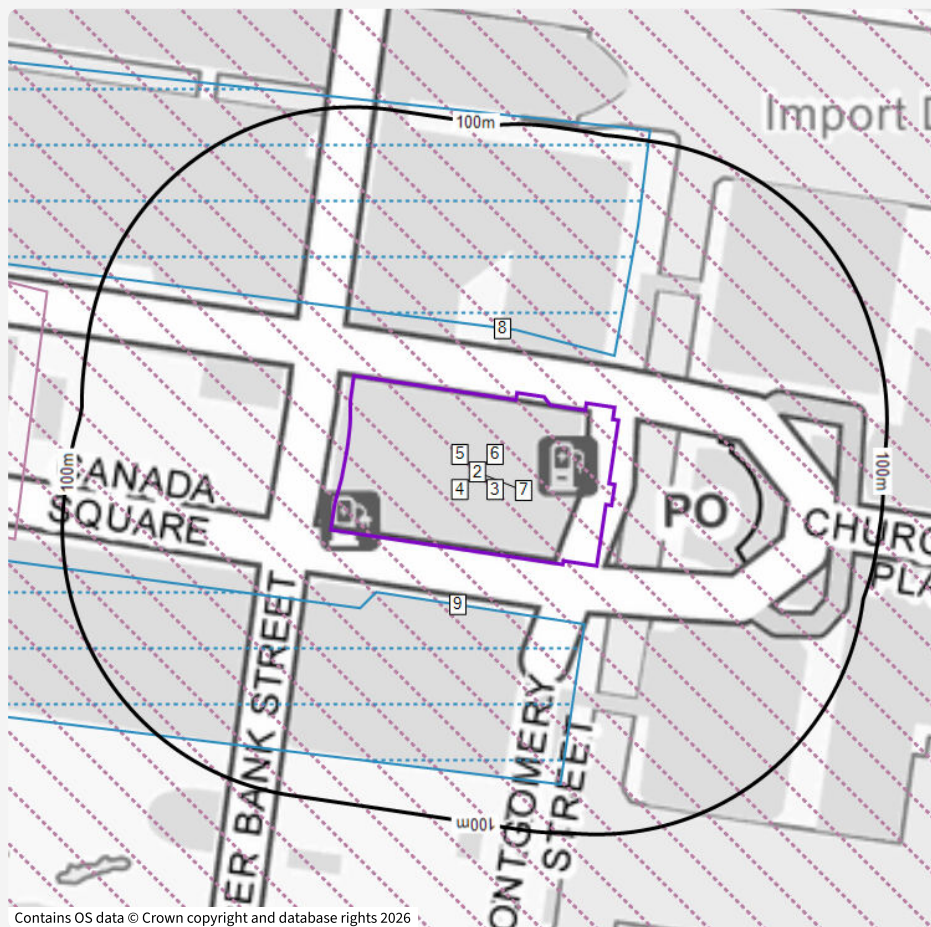
[← Back to commentary](#)



Off-site			
Id	Details	Distance	Contact
<b>Licensed waste management facilities</b>			
1	Reference No.: 105516 Facility Type: Mobile plant treatment for soil <75,000 tpd Operator: Balfour Beatty Civil Engineering Limited Licence Issued: 2013-12-10 Licence Status: 10000099 Address: Mobile Plant Positional Accuracy: Located by supplier to within 10m	128m E	3

# Contaminated land: Historical land uses

[← Back to commentary](#)



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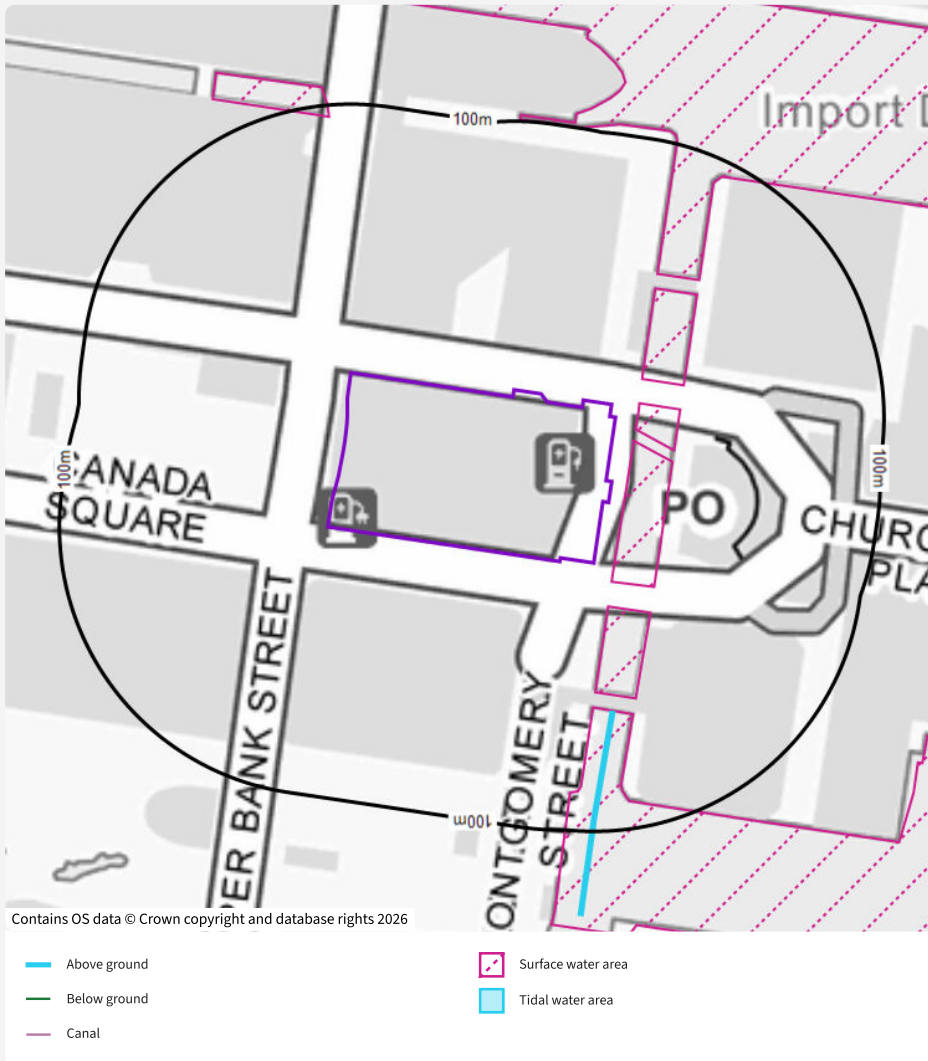
- Multiple features present
- Potentially contaminative industrial uses
- Potentially infilled land (non-water)
- Potentially infilled land (water)
- 🗺️ Historic tanks and energy facilities

On-site			
Id	Details	Distance	Contact
<b>Potentially contaminative industrial uses (past land use)</b>			
2	Usage Summary: Transport support & cargo handling Map Published: 1920	0m N	2
3	Usage Summary: Transport support & cargo handling Map Published: 1938	0m N	2
4	Usage Summary: Transport support & cargo handling Map Published: 1882	0m N	2
5	Usage Summary: Transport support & cargo handling Map Published: 1898	0m N	2
6	Usage Summary: Transport support & cargo handling Map Published: 1949	0m N	2
7	Usage Summary: Transport support & cargo handling Map Published: 1995	0m N	2

Off-site			
Id	Details	Distance	Contact
<b>Potentially infilled land (water)</b>			
8	Description: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published: 1951	20m N	2
9	Description: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published: 1951	21m S	2

## Contaminated land: Water features

[← Back to commentary.](#)

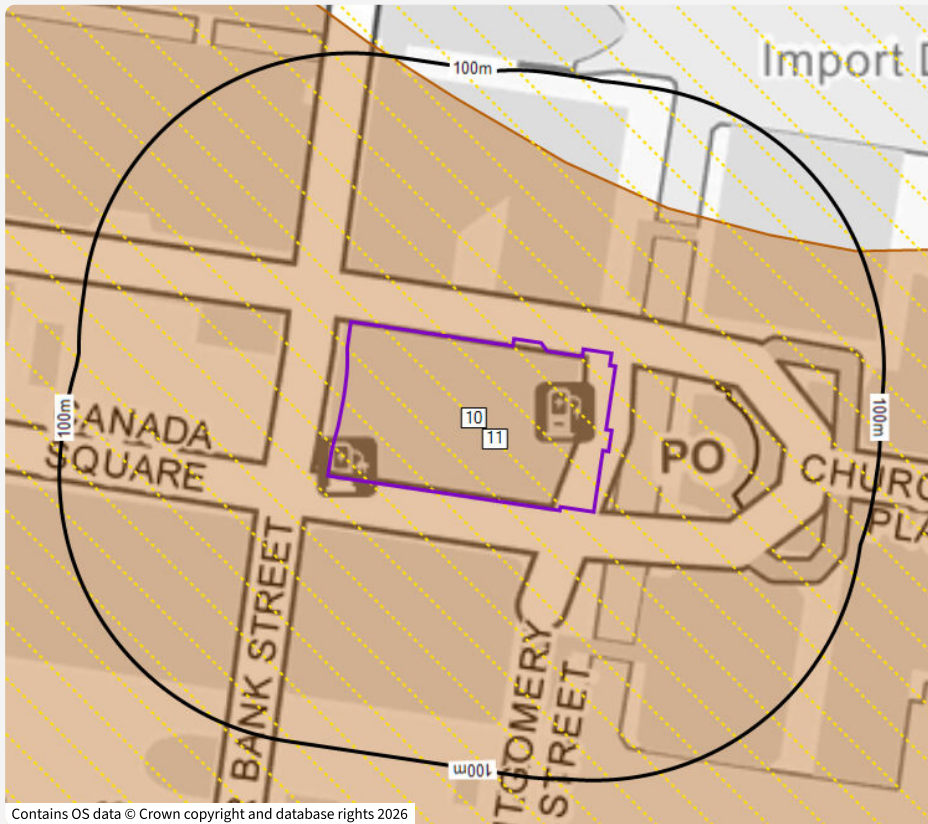


### Water features

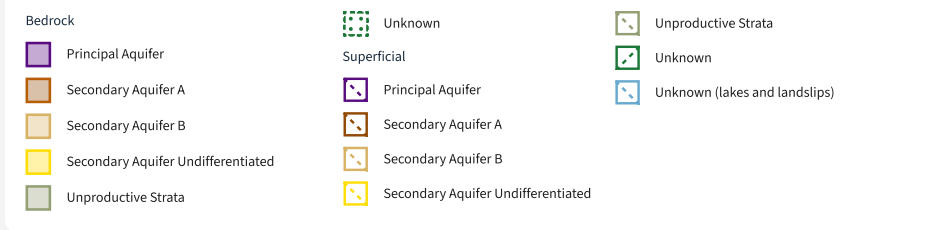
Details	Distance	Contact
<b>OS VectorMap District water features</b>		
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	6m E	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	9m E	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	15m NE	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	18m SE	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	52m NE	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	54m SE	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	96m N	1
<b>OS NGD Water Network</b>		
Name: West India Docks Catchment name: Thames Type: Still water Level: Above ground Data Provider: Ordnance Survey	56m SE	1

# Contaminated land: Groundwater vulnerability

[← Back to commentary](#)



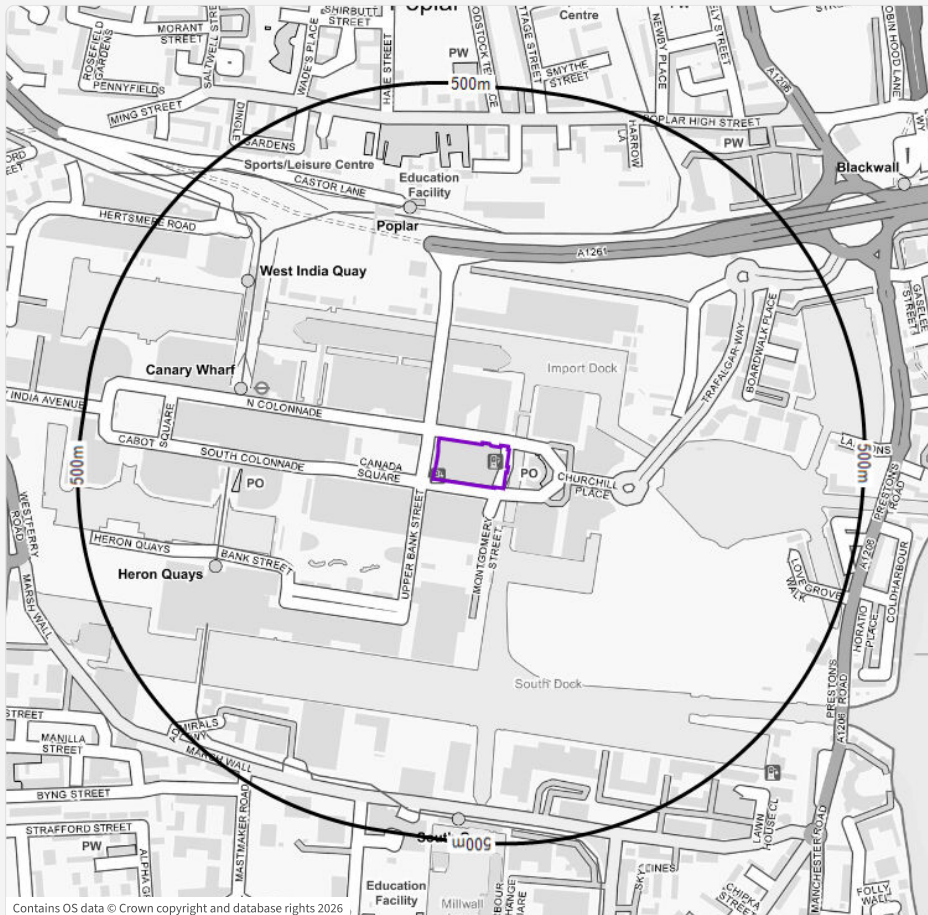
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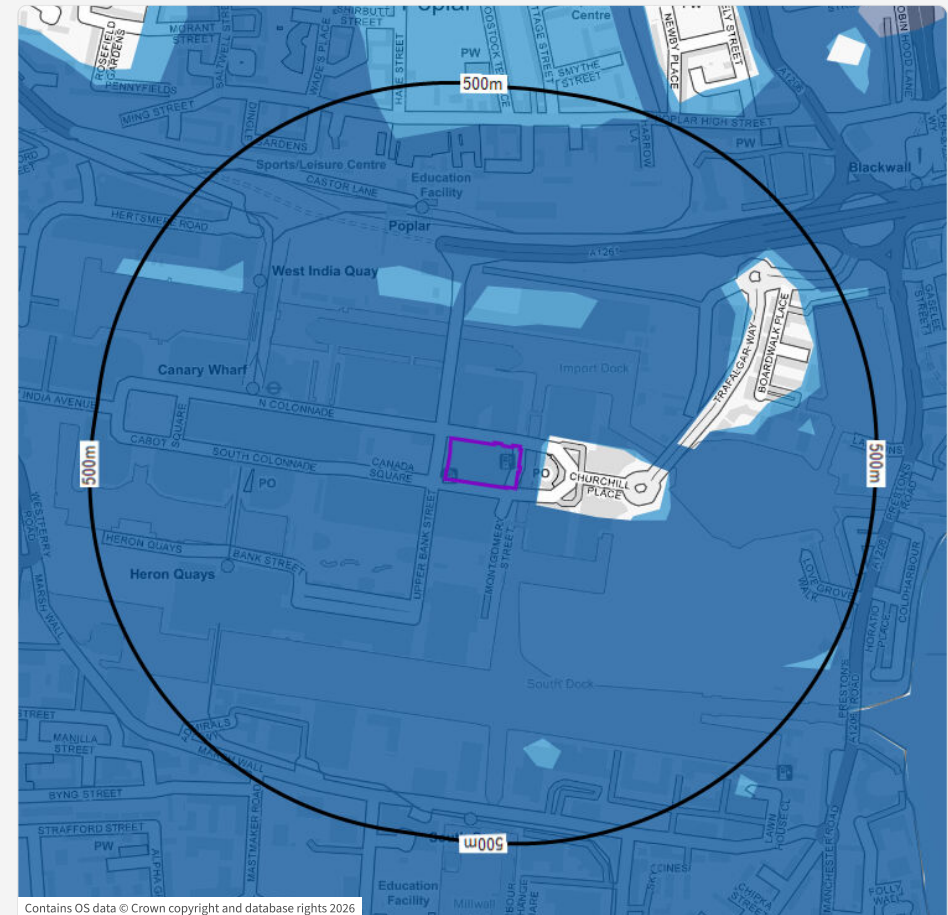
Groundwater vulnerability			
Id	Details	Distance	Contact
<b>Bedrock aquifer designations</b>			
10	Aquifer Type: Secondary Aquifer - A Source: Environment Agency	0m N	3
<b>Superficial aquifer designations</b>			
11	Aquifer Type: Secondary Aquifer - Undifferentiated Source: Environment Agency	0m N	3

# Flooding: River and coastal

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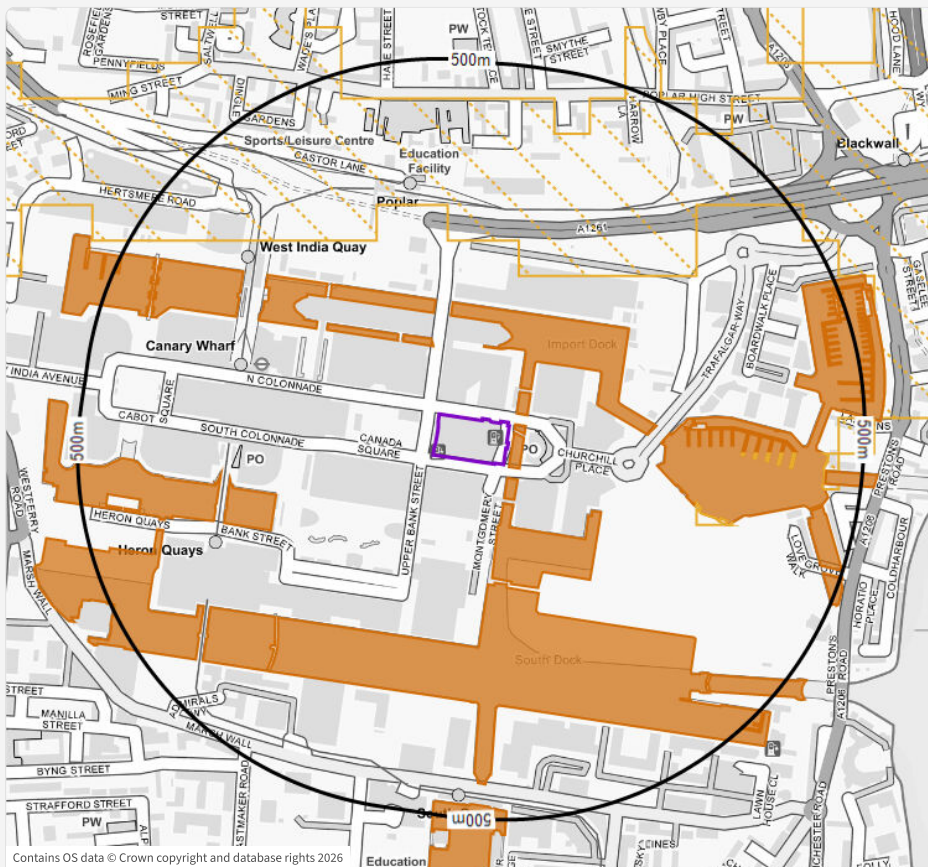
River	Search radius	Result
<span style="color: #0070C0;">■</span> Flood zone 2	On-site	Not Identified
<span style="color: #004A87;">■</span> Flood zone 3	On-site	Not Identified



Coastal	Search radius	Result
<span style="color: #0070C0;">■</span> Flood zone 2	On-site	Identified
<span style="color: #004A87;">■</span> Flood zone 3	On-site	Identified

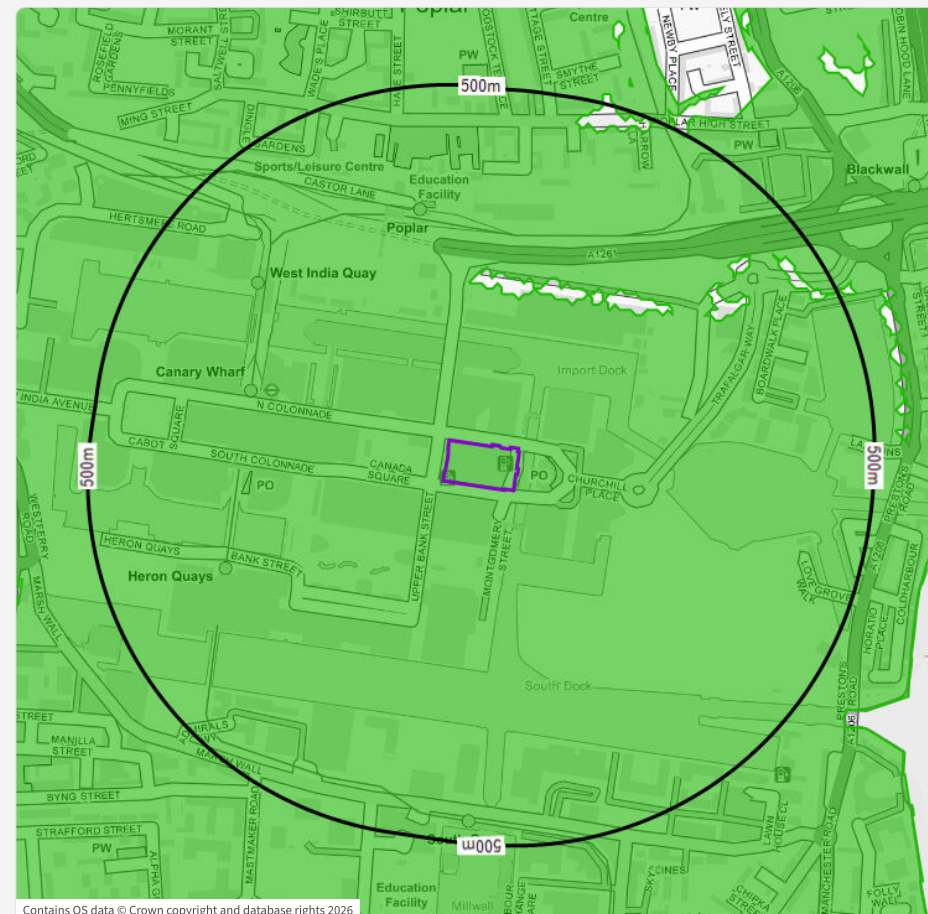
# Flooding: River and coastal

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Risk of Flooding from Rivers and Seas	Search radius	Result
<span style="color: #e67e22;">■</span> High	On-site	Not Identified
<span style="color: #f1c40f;">■</span> Moderate	On-site	Not Identified
<span style="color: #95a5a6;">■</span> Low	On-site	Not Identified



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Flood defences	Search radius	Result
<span style="color: #e74c3c;">—</span> Flood defences	500m	Not Identified
<span style="color: #27ae60;">■</span> Areas benefitting from flood defences	500m	<b>Identified</b>

# Flood: Surface Water

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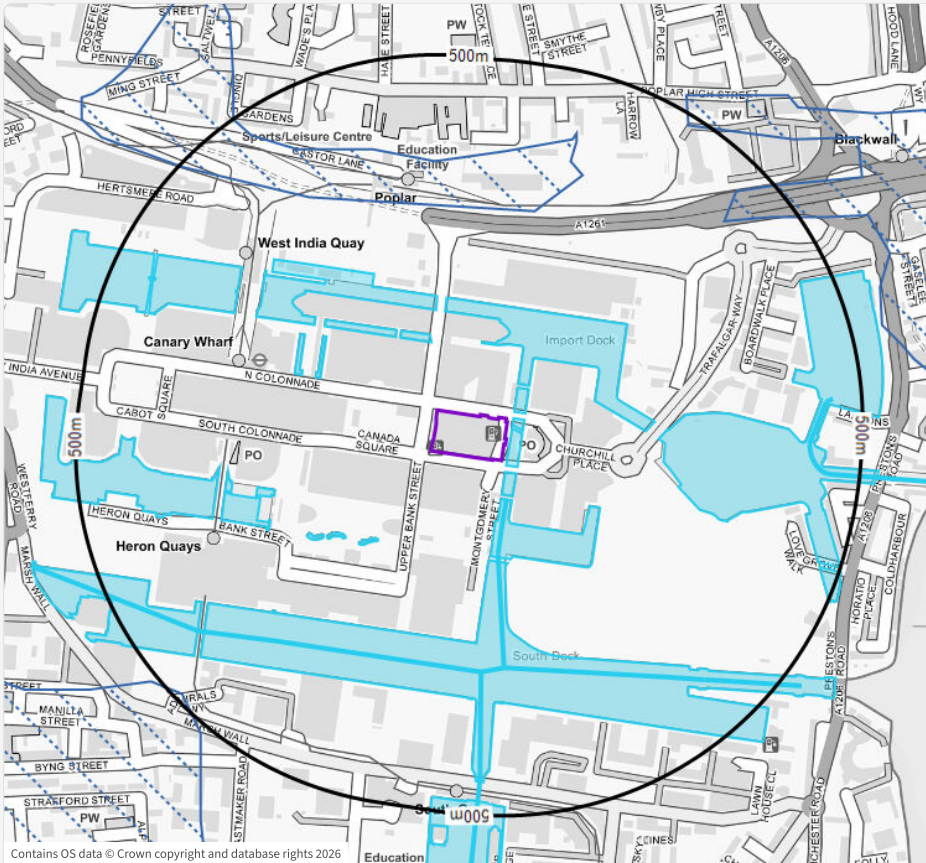
1:75 return period	Distance	Result
< 0.1m	On-site	Not Identified
0.1-0.3m	On-site	Not Identified
0.3-1m	On-site	Not Identified
> 1m	On-site	Not Identified

1:200 return period	Distance	Result
< 0.1m	On-site	Not Identified
0.1-0.3m	On-site	Not Identified
0.3-1m	On-site	Not Identified
> 1m	On-site	Not Identified

1:1000 return period	Distance	Result
0.3-1m	On-site	Identified
> 1m	On-site	Not Identified

# Flood: Other

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Risk	Search radius	Result
Historic flood events	50m	Not Identified
Flood water storage areas	On-site	Not Identified
Water features	25m	<b>Identified</b>

## Historic flood events

Details	Distance	Contact
Flood Event Type: Historic Flood Event - Tidal Flood Start Date: 1928-01-06 Flood End Date: 1928-01-07 Flood Source: Main River Flood Cause: Overtopping of Defences Data Provider: Environment Agency	288m N	3
Flood Event Type: Historic Flood Event - Tidal Flood Start Date: 1928-01-06 Flood End Date: 1928-01-07 Flood Source: Main River Flood Cause: Overtopping of Defences Data Provider: Environment Agency	414m NE	3
Flood Event Type: Historic Flood Event - Tidal Flood Start Date: 1928-01-06 Flood End Date: 1928-01-07 Flood Source: Main River Flood Cause: Overtopping of Defences Data Provider: Environment Agency	490m SW	3

## Water features

Details	Distance	Contact
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	6m E	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	9m E	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	15m NE	1

## Flood: Other

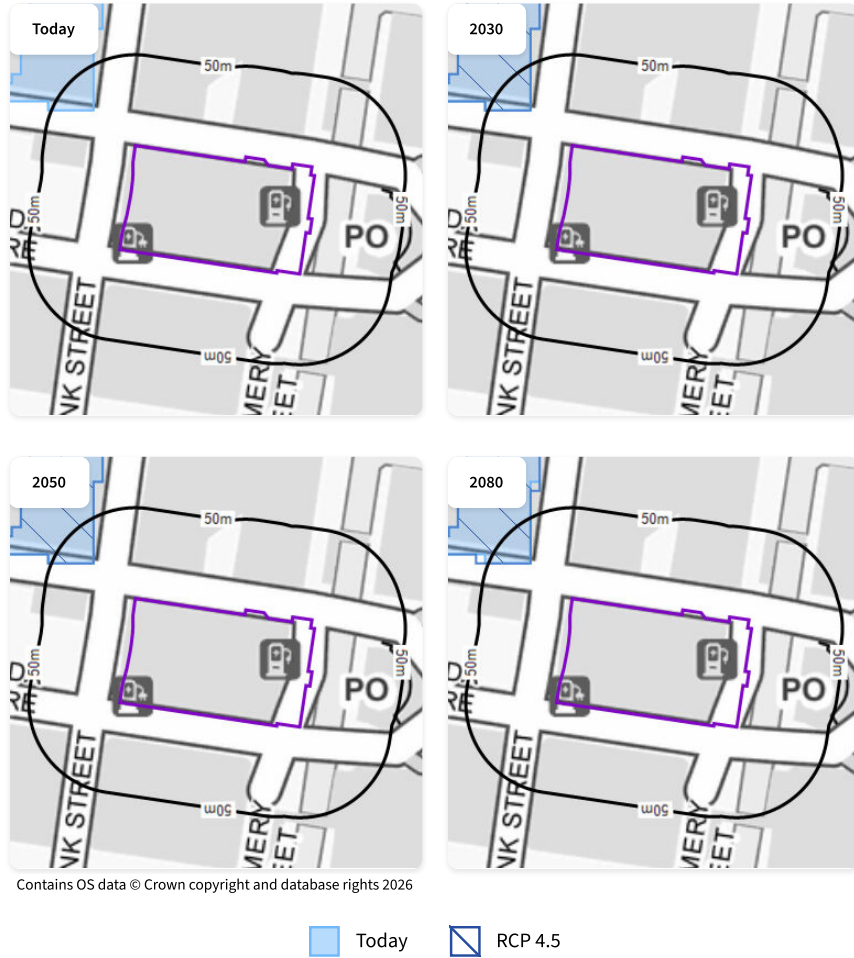
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Water features		
Details	Distance	Contact
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	18m SE	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	52m NE	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	54m SE	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	96m N	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	119m NW	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	141m N	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	142m S	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	145m SW	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	170m SW	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	171m W	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	192m SW	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	197m W	1

Water features		
Details	Distance	Contact
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	215m E	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	227m W	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	247m SW	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	284m W	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	299m W	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	317m NW	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	387m SW	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	433m W	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	473m E	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	480m S	1
Name: West India Docks Catchment name: Thames Type: Still water Level: Above ground Data Provider: Ordnance Survey	56m SE	1

# Climate change: River Flooding

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Today	
Return period	Risk
1/75	Negligible
1/200	Negligible
1/1000	Negligible

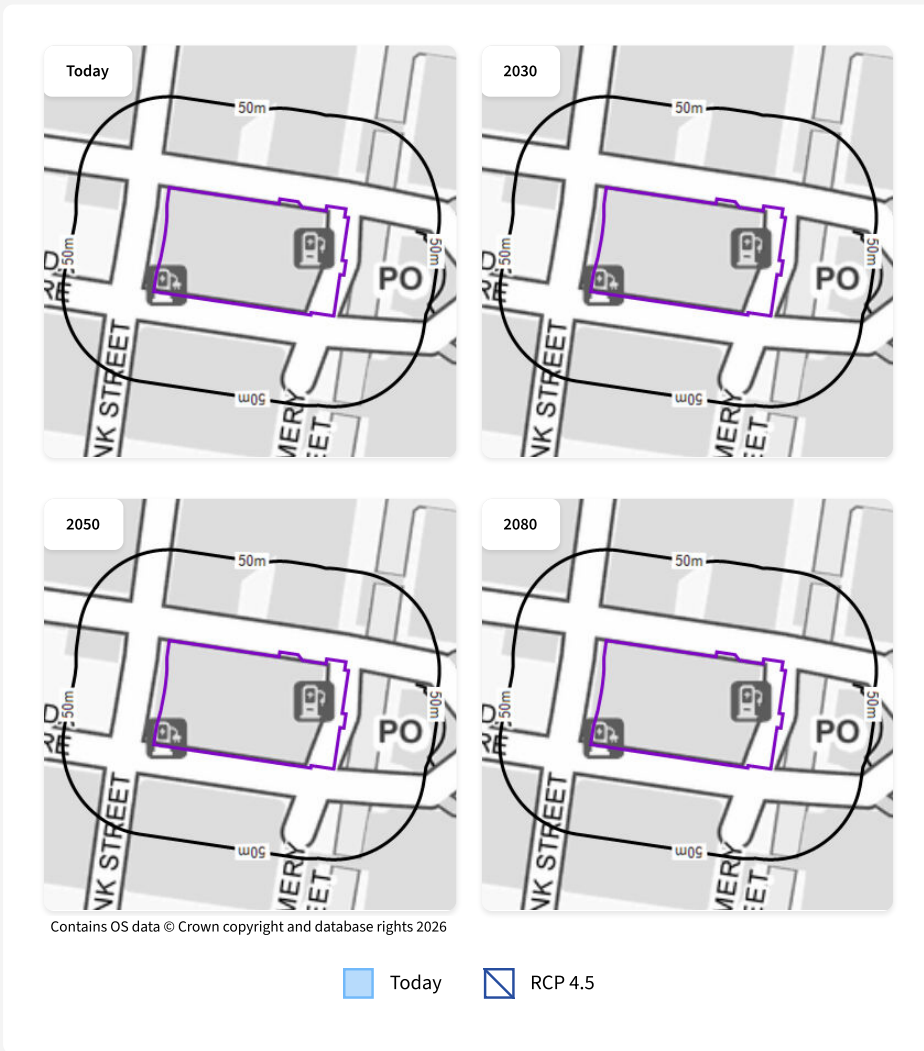
2030			
Return period	RCP 2.6	RCP 4.5	RCP 8.5
1/75	Negligible	Negligible	Negligible
1/200	Negligible	Negligible	Negligible
1/1000	Negligible	Negligible	Negligible

2050			
Return period	RCP 2.6	RCP 4.5	RCP 8.5
1/75	Negligible	Negligible	Negligible
1/200	Negligible	Negligible	Negligible
1/1000	Negligible	Negligible	Negligible

2080			
Return period	RCP 2.6	RCP 4.5	RCP 8.5
1/75	Negligible	Negligible	Negligible
1/200	Negligible	Negligible	Negligible
1/1000	Negligible	Negligible	Negligible

# Climate change: Coastal Flooding

[← Back to summary.](#)



Today	
Return period	Risk
1/75	Negligible
1/200	Negligible
1/1000	Negligible

2030			
Return period	RCP 2.6	RCP 4.5	RCP 8.5
1/75	Negligible	Negligible	Negligible
1/200	Negligible	Negligible	Negligible
1/1000	Negligible	Negligible	Negligible

2050			
Return period	RCP 2.6	RCP 4.5	RCP 8.5
1/75	Negligible	Negligible	Negligible
1/200	Negligible	Negligible	Negligible
1/1000	Negligible	Negligible	Negligible

2080			
Return period	RCP 2.6	RCP 4.5	RCP 8.5
1/75	Negligible	Negligible	Negligible
1/200	Negligible	Negligible	Negligible
1/1000	Negligible	Negligible	Negligible

# Climate change: Surface Water Flooding

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■ Today
  RCP 4.5

Today	
Return period	Risk
1/75	Negligible
1/200	Negligible
1/1000	Low

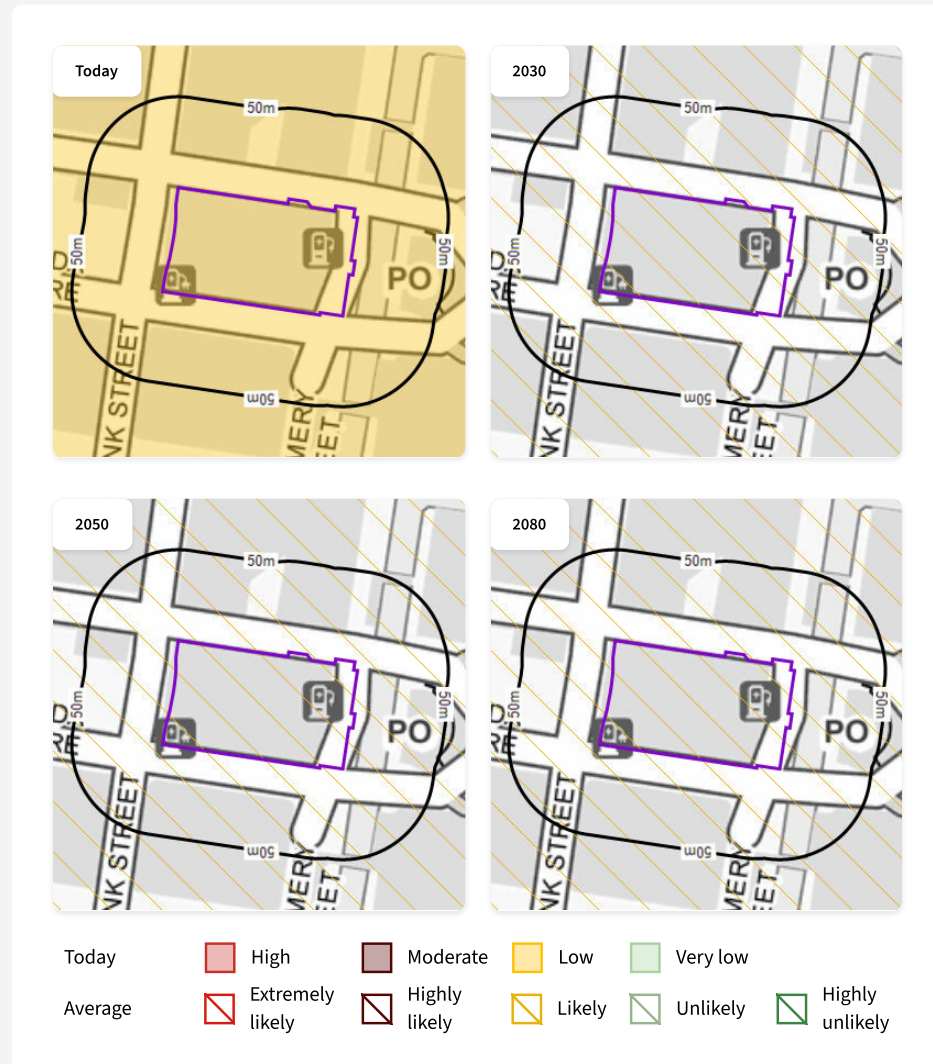
2030			
Return period	RCP 2.6	RCP 4.5	RCP 8.5
1/75	Negligible	Negligible	Negligible
1/200	Negligible	Negligible	Negligible
1/1000	Low	Low	Low

2050			
Return period	RCP 2.6	RCP 4.5	RCP 8.5
1/75	Negligible	Negligible	Negligible
1/200	Negligible	Negligible	Low to Moderate
1/1000	Low	Low	Low

2080			
Return period	RCP 2.6	RCP 4.5	RCP 8.5
1/75	Negligible	Negligible	Negligible
1/200	Negligible	Low to Moderate	Moderate
1/1000	Low	Low	Low

# Climate change: Ground stability

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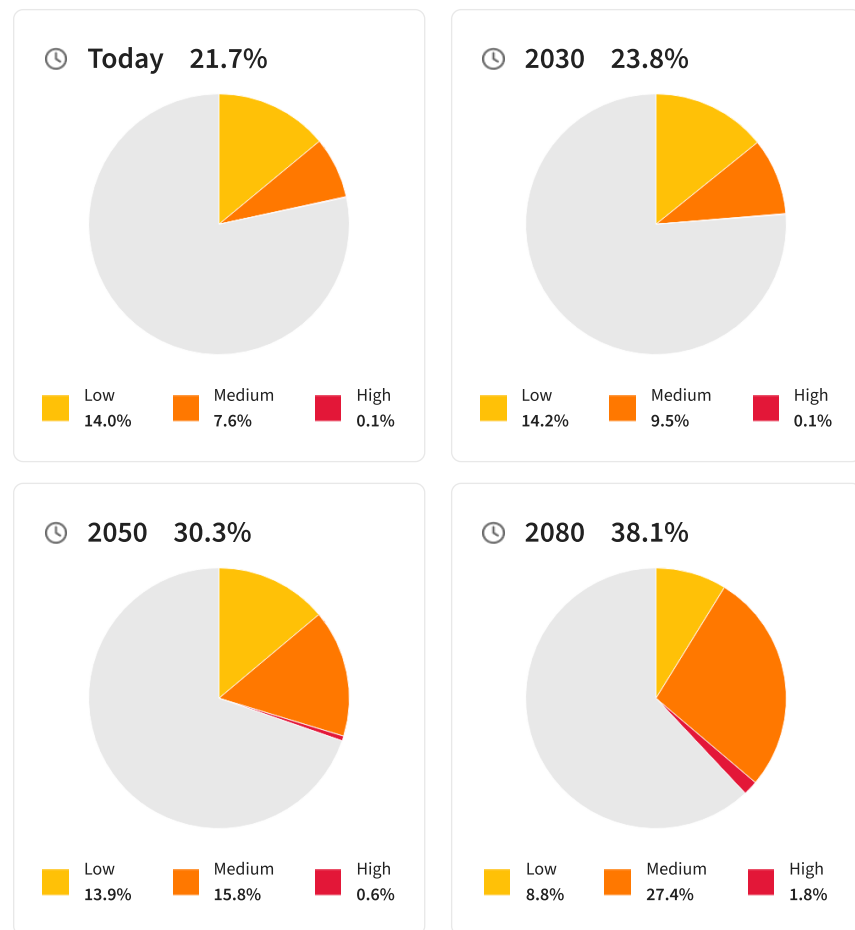


Today		
Low		
2030		
<b>Drier</b>	<b>Average</b>	<b>Wetter</b>
Likely	Likely	Highly Unlikely
2050		
<b>Drier</b>	<b>Average</b>	<b>Wetter</b>
Likely	Likely	Highly Unlikely
2080		
<b>Drier</b>	<b>Average</b>	<b>Wetter</b>
Likely	Likely	Likely

# Climate change: Heat stress

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## Percentage of days spent in heatwave conditions



## Thresholds for your location

Temperatures above 40 °C are classified as high severity, above 32 °C are medium severity. Temperatures below the medium threshold are low severity.

This data shows the percentage and number of days spent in heatwave conditions at low, medium or high severity, for today and 3 additional time periods.

Today	Total	Low	Medium	High
Percentage	21.7%	14.0%	7.6%	0.1%
Days in heatwave	79 days	51 days	28 days	0 days

2030	Total	Low	Medium	High
Percentage	23.8%	14.2%	9.5%	0.1%
Days in heatwave	87 days	52 days	35 days	0 days

2050	Total	Low	Medium	High
Percentage	30.3%	13.9%	15.8%	0.6%
Days in heatwave	111 days	51 days	58 days	2 days

2080	Total	Low	Medium	High
Percentage	38.1%	8.8%	27.4%	1.8%
Days in heatwave	139 days	32 days	100 days	7 days

## Climate change: Energy Performance

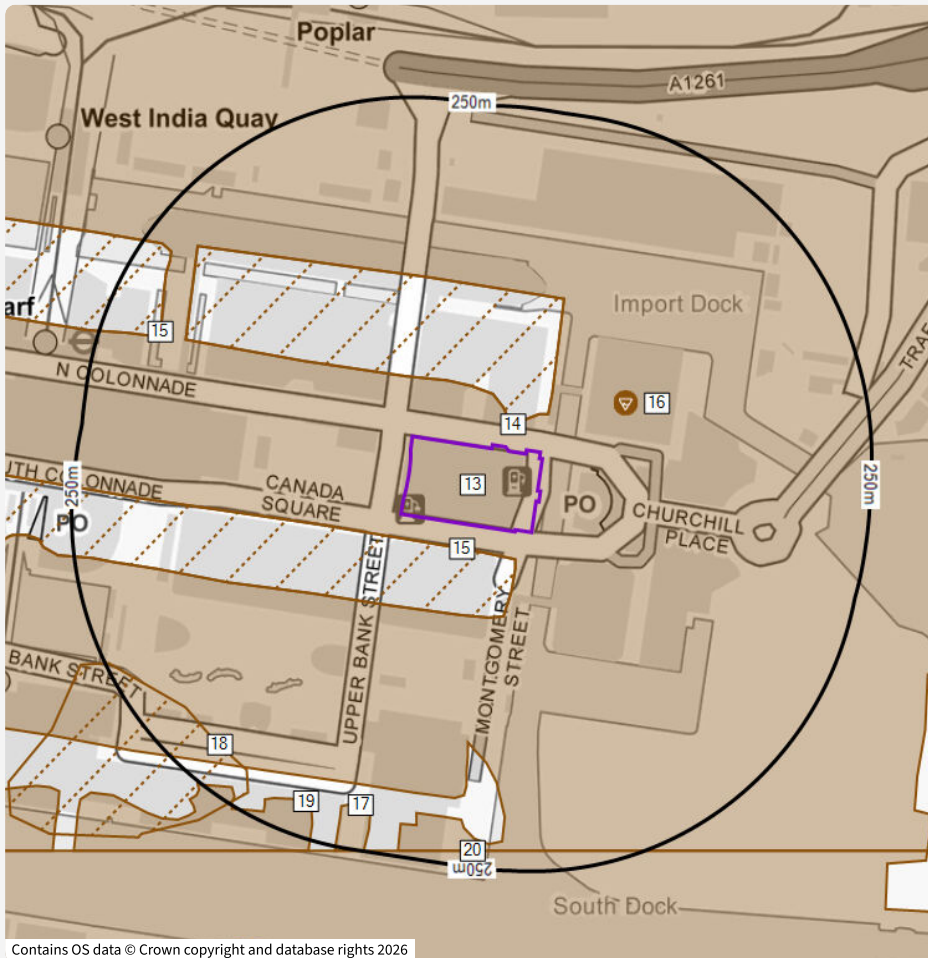
[← Back to summary.](#)

This table shows the EPC information for any EPCs located within the boundary of your site.

Non-domestic EPCs within site boundary			
Address	Type	Rating	Expiry
16-19 Canada Square,E14 5EQ	A1/A2 Retail and Financial/Professional services	C	20-DEC-2028
Unit 5,North Colonnade,E14 5HX	Retail/Financial and Professional Services	B	17-NOV-2034
Unit 10,E14 5HX	A1/A2 Retail and Financial/Professional services	C	02-JAN-2029
Waitrose Food & Home,E14 5EW	A1/A2 Retail and Financial/Professional services	B	13-AUG-2022
THE MALL,DS8,E14 5EQ	Retail	E	05-JAN-2019
30 North Colonnade,E14 5GP	B1 Offices and Workshop businesses	C	27-NOV-2029
Unit 19,E14 5AH	A1/A2 Retail and Financial/Professional services	C	08-JAN-2029

# Ground stability: Natural factors

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- Multiple features present
- Potential for ground stability hazards - high
- Potential for ground stability hazards - moderate
- Natural cavities

Natural factors			
Id	Details	Distance	Contact
<b>Potential for compressible ground stability hazards</b>			
13	Classification: High Potential for Compressibility	0m N	4
17	Classification: High Potential for Compressibility	217m S	4
19	Classification: High Potential for Compressibility	224m SW	4
20	Classification: High Potential for Compressibility	235m S	4
14	Classification: Moderate Potential for Compressibility	17m NE	4
15	Classification: Moderate Potential for Compressibility	18m S	4
<b>Potential for shrinking or swelling clay ground stability hazards</b>			
18	Classification: Moderate Potential for Swelling and Shrinking Clay	217m SW	4
<b>Natural cavities</b>			
16	Reference: 7211 Type: Scour Hollows x 1 Location: Poplar, Greater London	75m NE	2

# Appendices

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Methodology .....	<a href="#">36</a>
Useful contacts .....	<a href="#">38</a>
Important consumer protection information .....	<a href="#">39</a>
Terms and conditions and copyright statement .....	<a href="#">40</a>

## Report limitations

Site Solutions Combined reports help you and your clients make informed property decisions. Our reports are 'desktop' assessments, written and quality checked by our team of expert consultants. We carry out the work in our Brighton office using data, maps and our expertise.

The report is a desktop review of information provided by the client and from selected private and public databases. It does not include a Site investigation, nor are specific information requests made of the regulatory authorities for any relevant information. Therefore, Landmark cannot guarantee that all issues of concern will be identified by this report, or that the data and information supplied to it by third parties is accurate and complete. We do not accept responsibility for inaccurate data provided by external data providers.

The methodology for the contaminated land risk assessment and the conclusions drawn therefrom are the responsibility of Landmark Information Group Ltd.

Flood data does not include flood risk from very small catchments, as models of such small-scale catchments are not considered to be reliable for UK-wide flood assessments.

This report is not designed to be printed. Please store it securely online, and consider the environment before you print.

# Methodology

## Contaminated land risk

For this section of the report we assess the condition of the land. We see whether the land could be 'Contaminated Land' under the relevant legislation. This section of the report meets the requirements for an independent Site report. This is the recommendation of the Law Society Practice Note on Contaminated Land.

The main legislation is Part 2A of the Environmental Protection Act 1990. The Contaminated Land legislation asks whether a 'plausible contaminant-pathway-receptor relationship' exists. If we identify a relationship, then our consultants will assess the potential significance. We define Liabilities as the potential for remedial works under Part 2A of the Environmental Protection Act 1990.

If the Site is to have a change of use, then we also consider relevant requirements under the Planning Regime. It may be that the level of contamination will only become an issue if the Site is to be redeveloped. An example of this is when former industrial land is redeveloped for housing. If the Site is to be redeveloped then it could also include remedial works required under the planning regime. These remedial works may be the responsibility of the Site owner or occupier.

We will issue one of the following Liability statements, in line with Defra's recommended four stage test.

Assessment	Liability Statement	Defra Category
● Passed	Within the scope of this assessment no Liabilities have been identified. No further action is required.	3 or 4
● Passed with guidance	Within the scope of this assessment no Liabilities have been identified. However, your attention is drawn to the guidance suggested.	3 or 4
● Further action	We have identified potential soil and/or groundwater liabilities. To quantify these we recommend you undertake the action outlined below.	Potentially 1 or 2

The operational compliance section of the report considers whether the Site is, or is likely to be, engaged in activities that require environmental permits. If any active permits are identified on Site they will be listed in this section as well as considered in the on-site sources of the consultant's commentary. The overall outcome on the front page of the report is either 'Identified' or 'Not Identified'.

## Flood risk

For this section of the report, we assess the risk of flooding at the Site. A Consultant will analyse the data within the report, and take into account factors such as source of flooding, extent, and which part of the Site is at risk (is it operationally sensitive).

Three key areas are addressed:

- the overall risk of flooding (taking into account defences)
- how flood risk affects the availability of insurance
- how flood risk affects the potential to redevelop

We report the overall risk in a summary statement, with the three outcomes listed below:

Assessment	Risk Statement
● Passed	<p><b>Negligible, Low &amp; Low-Moderate Risk:</b> The Site is not considered to be at significant risk of flooding. No further action is deemed necessary.</p> <p><b>Recommendations:</b> Some simple advice may be provided.</p> <p><b>Insurability:</b> Insurance should be readily available.</p>
● Passed with guidance	<p><b>Moderate Risk:</b> Data indicates some risk exists to the Site and its occupants. However, this is expected to be associated with an 'extreme' event.</p> <p><b>Recommendations:</b> Practical advice will be provided. This may be to obtain further information or to write a flood preparation plan.</p> <p><b>Insurance:</b> In most cases insurance should be readily available.</p>
● Further Action	<p><b>Moderate to High and High:</b> This report reveals a significant risk of flooding which should be addressed.</p> <p><b>Recommendations:</b> Further assessment is recommended to clarify the risk of flooding at the Site. This will inform whether flood protection measures should be installed.</p> <p><b>Insurance:</b> Insurance may not be available without a higher premium or excess.</p>

## Methodology

An Argyll Consultant will write Site-specific commentary to summarise the risk. The purpose of this is to explain the drivers of the risk, and where possible, the extent and impact. This will be a non-technical account, explaining our assessment in simple terms. Our Consultants generate the risk assessment using several sources. This means the risk on the summary page will supersede any risk reported in the data section. We also consider the implications of flood risk under the National Planning Policy Framework (NPPF). We always provide a view on whether a Flood Risk Assessment would be required if development is proposed. Where the client lets us know that the Site is to be redeveloped, we provide recommendations on the most appropriate next step.

### Climate change

This section is designed to provide an overview of potential future risks. Some data on current risk is included to assist with comparisons, however further detailed advice and recommendations for managing current environmental risks at the property should be obtained through the standard environmental desktop search. The contemporary ratings contained in this report may differ from the results shown in other Landmark environmental reports which are focused solely on current risks.

### Flood

This report includes primary analysis of the current on-site flood risk, and for Representative Concentration Pathway (RCP) 4.5, based on a 2050 projection, to highlight a medium-term view of climate change at the Site. A stress testing table has also been included for the purposes of providing on-site analysis across a range of RCPs. The mapping will show the extent of any flood risk within the search buffer. Where flood risk is shown on the mapping, but does not appear within the Site boundary, it does not form part of our on-site analysis.

### Coastal erosion

The coastal erosion risk considers the undefended erosion susceptibility of the coastline closest to your Site. The distance from the Site to the coastline is a straight-line measurement.

### Ground stability

The data within the ground stability section of this report is generated using UKCP09 projections. We show the current hazard level and the likelihood that this would change based on the RCP 4.5, 2050 scenario.

This report includes primary analysis of the current ground stability risk, and for the average period of dry conditions (based on 2050) to highlight a medium-term view of climate change at the Site based on average conditions. A stress testing table has also been included for the purposes of providing analysis based on drier, average or wetter conditions. In addition, should a risk be identified the data here will include additional time periods, and analysis based on drier, average or wetter conditions.

### Heat stress

The heat stress section is based on heatwaves. The classification of the level of severity of the heatwave is set using UKHSA thresholds.

This data shows the percentage and number of days spent in heatwave conditions at low, medium or high severity, for today and 3 additional time periods.

### Energy performance

Where possible, an Energy Performance Certificate (EPC) rating for the property has been identified and reported, with the inspection date, and a 'valid until' date. If no EPC is available, this will either be reported as 'EPC unconfirmed' or 'No EPC found onsite'. Where 'EPC unconfirmed' or 'No EPC found onsite' is reported, it is possible that the property does have a valid EPC and we would recommend further checks are undertaken in this regard. The EPC ratings are harvested from the EPC register on a regular basis, but it is possible that during the period between updates, a property has been given a valid EPC.

### Radon

This report informs you whether any properties on Site are in a Radon Affected Area and the percentage of homes in that category that are estimated to be at or above the radon Action Level. This does not necessarily mean there is a radon problem in any onsite properties; the only way to find out whether any existing property is above or below the Action Level is to carry out a radon measurement.




## Useful contacts

If after reading the details in this report regarding the sites identified, you still require further information, please contact the relevant agency or authority indicated in the Useful Contacts section quoting the corresponding reference given in the text of the report.

The contacts in the Useful Contacts section may be able to provide further information relating to items identified in the report, however they are not in a position to advise how these might affect the value of a site. The findings of the report should be discussed with your professional advisor.

### 1 Ordnance Survey

Adanac Drive  
Southampton  
SO16 0AS

 [www.ordnancesurvey.co.uk](http://www.ordnancesurvey.co.uk)  
 [customerservices@ordnancesurvey.co.uk](mailto:customerservices@ordnancesurvey.co.uk)  
 03456 05 05 05

### 2 Landmark Information Group Limited

Landmark Information Group  
Imperium  
Imperial Way  
Reading  
RG2 0TD

 [www.landmark.co.uk](http://www.landmark.co.uk)  
 [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)  
 0330 036 6619

### 3 Environment Agency, National Customer Contact Centre (NCCC)

PO Box 544  
Templeborough  
Rotherham  
S60 1BY

 [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)  
 03708 506 506

### 4 British Geological Survey, Enquiry Service

British Geological Survey  
Environmental Science Centre  
Keyworth  
Nottingham  
NG12 5GG

 [www.bgs.ac.uk](http://www.bgs.ac.uk)  
 [enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)  
 0115 936 3143

### 5 Argyll Environmental Ltd

1st Floor  
98-99 Queens Road  
Brighton  
BN1 3XF

 [www.argyllenvironmental.com](http://www.argyllenvironmental.com)  
 [info@argyllenviro.com](mailto:info@argyllenviro.com)  
 0845 458 5250

## Important consumer protection information



This search has been produced by:

### Landmark Information Group Limited

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Imperial Way  
Berkshire  
RG2 0TD

✉ [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

☎ 0330 036 6619

### Conveyancing Information Executive (CIE) standards

Landmark adheres to the Conveyancing Information Executive (CIE) standards

- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.
- The standards can be seen here: <http://www.conveyinfoexec.com>

### Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/ or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards. Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPO.

### TPOs

The Property Ombudsman scheme  
Milford House  
43-55 Milford Street  
Salisbury  
Wiltshire SP1 2BP

🌐 [www.tpos.co.uk](http://www.tpos.co.uk)

✉ [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

☎ 01722 333306

### Complaints procedure

If you want to make a complaint to Landmark, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

### Complaints should be sent to:

#### Customer Services Manager

Landmark Information  
Imperium  
Imperial Way  
Reading  
RG2 0TD

✉ [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

☎ 0330 036 6619

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman. We will co-operate fully with the Ombudsman during an investigation and comply with his final decision

## Terms and conditions and copyright statement

### Argyll Environmental Terms and Conditions

Argyll Environmental Terms and Conditions for Site Solutions and Flood Solutions reports can be found here: <https://www.landmark.co.uk/wp-content/uploads/2022/07/Argyll-SiteSolutions-and-FloodSolutions-TsCs-3.5-Jan-2022.pdf>. Should you experience difficulties, please call our Customer Service Team on 0330 036 6619.

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