

Mining Risk Assessment FAQ



Q: What is a Mining Risk Assessment?

A: Mining Risk Assessment aims to identify mining related ground instability with potential to impact the property valuation. This assessment will involve a visit to the property, an inspection of the external elevations of the dwelling, outbuildings and garden areas. This is followed by a written report on the observations and any recommendations for further action, if required.

Q: Who undertakes the Mining Risk Assessment (MRA)?

A: The MRA will be carried out by one of our Geologists who have a wealth of experience in observing the effects of mining to property such as settlement and subsidence, signs of mineralised veins and early workings from changes in vegetation.

Q: Can anyone undertake a Mining Risk Assessment (MRA)?

A: The MRA has been designed by our team who have over 40 years experience of reporting, investigating and securing mine workings. Our Geologists are suitably qualified and have specialist training allowing them to undertake the MRA.

If during the course of the MRA, the Geologist discovers settlement or subsidence not caused by mining activity, we would recommend a RICS surveyor look at the property, as there may be additional causes at play.

Q: What is the difference between a visual inspection and Mining risk Assessment?

A: A visual inspection is usually undertaken by a RICS chartered building surveyor and focuses primarily on the dwelling/structures and provides an account of the property's condition. It is designed to identify issues that a surveyor considers may affect the value of the property and provides advice on repairs and ongoing maintenance. A Mining Risk Assessment is undertaken by a qualified and experienced Geologist and is designed to look for defects to the property and surrounds caused by former mining activity.

The Geologist has the added benefit of having access, via their touch pads, to the most comprehensive digital mining archive as well as intimate knowledge of mining plans. In addition, the Geologist is able to access previous site investigations undertaken in the vicinity, as well as a unique understanding of the ground conditions at the site.

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What if there are signs of ground movement?

Should the property show evidence of potential ground movement, the client benefits from the Geologists being able to consider further and to carry out any necessary ground investigation. We have unique and comprehensive datasets covering all of the UK, with particular focus on interpreting mining risk in the south west.

Our 40 years of site investigation data along with our extensive archives of mining records, have been combined with these vast datasets to create a risk matrix for each property, underpinning the Mining Risk Assessments. A bespoke risk assessment is calculated for each property using site observations alongside our comprehensive understanding of risk from historical mining activity in the local area. The MRA fills the gap where surveyors and structural engineers are reluctant to provide comment due to not being mining experts.

Q: What is the Risk Matrix?

A: This is a unique tool developed and used by our in-house Geologists. It combines our extensive collection of mining data, along with information taken from the Mining Risk Assessment to provide a hazard score for the property

Q: Will I still need a visual inspection?

A: There may be a small proportion of situations where a visual inspection would be more suitable than an MRA. These situations would usually arise if the settlement or subsidence is not related to former mining. However, our expert team will be on hand to discuss the options and relevant next steps during this process.

Q: Why use us?

A: We have been successfully reporting, investigating and securing mine workings for over 40 years. We don't just provide the data, we provide expert interpretation and analysis and offer you and your clients a full end to end service.

Q: How much does it cost?

A: The Mining Risk Assessment is priced at £225 plus VAT. This price applies to properties of all size.