

Review

Expert Analysis for Commercial Property Transactions - 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



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

- Comprehensive contaminated land assessment utilising the most comprehensive data available including Groundsure's National Brownfield Risk Model, environmental permits, active and historic landfill and waste sites and current industrial sites
- 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.

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Key Features *(continued)*

- Manual review of high detail historical Ordnance Survey mapping in all cases
- Operational environmental risk – our in-house team of environmental experts who specialise in commercial property, are able to provide a desktop assessment of ongoing contamination risk at the site
- Flood risk assessment covering river, coastal, surface water and groundwater, with higher flood risk results manually assessed by our expert in-house environmental consultants
- Natural and non-natural ground stability screening including natural ground subsidence, cavities and non-coal mining
- Coal mining screening
- Detailed Radon potential data

Key Benefits

- Maintains your compliance through satisfying two Law Society Practice Notes, plus the Climate Risk Guidance
- Where issues are identified, our in-house environmental consultants offer pragmatic and commercially focused expert insight, deal-orientated recommendations and guidance on next steps
- Named consultant can be contacted in case of follow up questions and queries
- Streamlined workflow enabling smarter and faster decisions and saving time
- Easy to understand client ready copy, Review is accessible to everyone involved in the transaction
- Accepted by all major UK lenders
- 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 terms & conditions.*



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

Download
the Review
sample report

