



The Coal Authority

Resolving the **impacts** of mining



Enviro All-in-One

Residential search report

The improved residential search report from the Coal Authority and Groundsure

The enhanced Enviro All-in-One, is a fully integrated residential environmental risk report. It is the only available report to combine the official CON29M coal mining search with flood, contaminated land, ground stability and radon searches. It also screens other environmental risks such as energy installations, transportation and planning applications.

The expert way to search



Coal Mining



Contaminated Land Liability



Flood Risk



Other Ground Stability



Radon



Planning Constraints



Energy
(screening)



Transportation
(screening)



Planning Applications
(screening)

Features and benefits



Answers all the approved Law Society coal mining questions - including findings on past, present and future coal mining



Flood risk assessment now includes new JBA 5m groundwater data - detailing all sources of flood including groundwater and surface water risk, historical flood events and proposed flood defence schemes



Enhanced view on potential and planned energy installations - the energy screening details specific energy infrastructure categories within 5km of the property. This alert includes existing and proposed: oil and gas sites including fracking; power stations including nuclear; wind power projects; solar farms and major energy infrastructure projects.



Enhanced transportation screening - provides detail on HS2 (route, safeguarding, stations & depots); Crossrail 1 (route, stations, worksites); Railways (active railways, stations) and Docklands Light Railway



Enhanced screening on planning applications



Enhanced visual and cultural designations - e.g. building conservation areas, listed buildings

For any coal mining related queries please contact the Coal Authority:

0345 762 6848
groundstability@coal.gov.uk

For all other queries and assistance please contact Groundsure:

0844 415 9000
info@groundsure.com

Groundsure is an executive member of CoPSO



Why does Enviro All-in-One work harder for you and keep your transactions moving faster?

Improved accuracy

- Uses Land Registry polygons - improving the accuracy of site plans and associated detail
- A buffer zone of 20m is included within the report for recorded mine entries to satisfy what the Law Society, the Royal Institute of Chartered Surveyors, the Council of Mortgage Lenders and the Association of British Insurers deems an appropriate distance when evaluating risk
- The Coal Authority's unique GIS database is updated every 24 hours by in-house experts as new hazards and cases of subsidence are reported
- Residential reports are measured 0-15 hectares (on coalfield only)

Insurance

An insurance policy is included in the Residential Enviro All-in-One covering £50,000 reduction in property value if there is a change in information. Insurance is covered by Liberty Legal Indemnities

Site boundary on MasterMap

The site boundary is overlaid onto MasterMap (featured on the 1st page), the most detailed, up-to-date and comprehensive map data available in the UK

Plain English

- All text written in plain English (jargon free)
- Easier to read for the conveyancer
- Easier to read and understand for the end-user
- Clear recommendations and next steps outlined

Intuitive layout and page flow

Colour coded risk ratings with a pass/next steps indicator on the first page. Risks are identified clearly and easily - enabling faster and smarter decisions. Improved page flow: 1st page overall rating and dashboard, 2nd page next steps, 3rd page section summaries

Fewer pages

- 70% fewer pages (15-20 pages vs. 50+ previously) with clearer information
- Time savings of 10-30 minutes per report
- Up to 50% smaller file sizes and smaller email attachments
- Lower printing and postage costs
- Only the relevant data - no blank maps or pages, less words, more facts

Developed by the Coal Authority and Groundsure

The **Coal Authority** has been managing the effects of past coal mining to protect the public and the environment for over 20 years. Past coal mining activity can still cause problems for home owners, planners and developers as there are over 172,000 recorded mine entries on Britain's coalfields and 130,000 properties lie within 20 metres of at least one mine entry. The Coal Authority's award winning engineering solutions help to manage this long term legacy and their experts can provide an extensive range of products and services to help customers better understand mining risks. **Groundsure** is a leading provider of environmental search reports in the UK. Our specialist team is committed to producing information that informs better property decisions. Over 30 environmental professionals are focused on using our knowledge in new, innovative and accurate ways. The team is dedicated to our customers and making Groundsure data accessible, valuable and helpful.

Enviro All-in-One: additional features

- ✓ **Groundsure's Historical Land Use Database** – with 7000+ land use classifications, one of the most comprehensive resources available dating back to 1840s with maps scanned in at over 500dpi - a new industry standard. The most accurate database for storage tanks, energy features and military installations
- ✓ **Environmental Permits, Incidents and Registers**
- ✓ **Active and historical landfill data** from authoritative sources, including the Environment Agency, British Geological Survey (BGS), Local Authorities and historical Ordnance Survey mapping
- ✓ **Current industrial site data**
- ✓ **Ofcom mobile phone mast information** - locations & planning applications relating to phone masts
- ✓ **Potentially infilled land**
- ✓ **Historic military and ordnance sites**
- ✓ **Designated environmentally sensitive sites** including Green Belt, Local Nature Reserves and National Parks
- ✓ **Ground stability assessment** including non-coal mining and natural ground subsidence risks
- ✓ **Detailed radon potential data**
- ✓ **JBA Floodability Rating & Flood Re statement**

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