



## Moderate-High

*For further details please see Certificate page of this report.*

### Information panel:

**Search ID:**SOL-173599-262841

**Date:**Jan 28, 2015

**Address:** 7, Bryniau Road, LLandudno, LL30 2BL

**Your Reference:**SOL-173599-262841



# Moderate-High

<b>Date</b> Jan 28, 2015	<b>GroundSure Reference</b> SOL-173599-262841	<b>Address</b> 7, Bryniau Road, Llandudno, LL30 2BL
<b>Grid Ref</b> 277466,381729	<b>Your Reference:</b> SOL-173599-262841	



### Overall Flood Risk

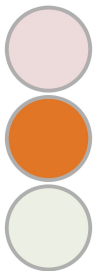
**A Moderate-High overall risk of flooding has been identified within 25m of the centre of the property.**

### JBA Overall Insurability Index

**Amber**

The property has been rated as Amber within JBA's Insurability Index. Amber indicates a level of flood hazard such that (subject to terms, applicant's status and individual insurers' approach to risk and any other factors which may be relevant) insurance covering flood risk may be available but may be subject to increased premiums and non-standard and/or additional terms.

Please note: this rating is only valid for an individual residential property.



### RoFRaS

**Very Low**

This indicates the chance of flooding at the site or an area within 25m is less than 1 in 1000 in any given year.



### JBA Pluvial

**Significant**

This indicates that the site or an area within 25m would be expected to be affected by surface water flooding in a 1 in 75 year rainfall event to a depth of between 0.3m to 1m.



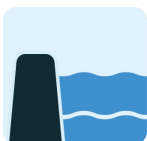
### Historic Flood Events

The site or an area within 25m has not been subject to historic flooding as recorded by the Environment Agency.



### Areas Benefiting from Flood Defences

The site or an area within 25m has been considered to be within an area benefiting from flood defences.



# EXPERT ASSESSMENT: OVERVIEW AND GUIDANCE



## Overall Flood Risk

GroundSure consider that the area within 25m of the centre of the property has a **Moderate-High** risk of flooding. Please note this rating is calculated using a weighted assessment of fluvial, coastal and pluvial risk and historic flood events only.

### Recommendations

A Very Low risk of tidal/fluvial flooding and a Significant risk of surface water (pluvial) flooding have been identified within 25m of the centre of the property. Please refer to the individual flood assessment sections below for further specific guidance. Alternatively, flood resistance measures may assist in reducing the flood risk to the property. Please see Flood Resistance Measures section for further details.

Please be aware that this is an automated assessment based upon the highest flood risk found within 25m of the centre of the property. Therefore a purchaser may wish to check the maps provided within this report to confirm whether the flood risk area lies on or in close proximity to the property. If you would like GroundSure to manually assess the property a £35 + VAT fee may be applicable. Please note this manual assessment does not include a site visit.



## JBA Overall Insurability Index

### Guidance

The property has been rated as Amber within JBA's Insurability Index. Amber indicates a level of flood hazard such that (subject to terms, applicant's status and individual insurers' approach to risk and any other factors which may be relevant) insurance covering flood risk may be available but may be subject to increased premiums and non-standard and/or additional terms.

The JBA Insurability Index is categorised on a fivefold scale (subject to terms, applicant's status and individual insurers' approach to risk, and any other factors which may be relevant):

- Green indicates a level of flood hazard such that insurance covering flood risk may be obtainable relatively easily as part of a standard household insurance contract.
- Amber indicates a level of flood hazard such that insurance covering flood risk may be available but may be subject to increased premiums and non-standard and/or additional terms.
- Red indicates a level of flood hazard such that insurance covering flood risk may be more difficult to obtain.
- Black 1 indicates a level of flood hazard such that insurance covering flood risk may be significantly more difficult to obtain.
- Black 2 indicates a level of flood hazard such that insurance covering flood risk may be extremely difficult to obtain.

# EXPERT ASSESSMENT: OVERVIEW AND GUIDANCE

Please note that due to the methodology employed to produce the dataset, JBA insurability ratings are only suitable for individual residential properties, and as such any rating given for commercial property should be considered invalid.



## RoFRaS

As the site lies within or in close proximity to an area with a Very Low risk rating in the RoFRaS database, no further recommendations are required.

### Guidance

The Environment Agency RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid with the flood rating at the centre of the grid calculated and given above. The data considers the likelihood of flood defences overtopping or breaching by considering their location, type, condition and standard of protection.

A number of major insurance companies refer to this information within their risk model, although they may also utilise additional information such as claims histories, which may further influence their decision. Where a High risk of flooding is identified flood risk insurance may be difficult to obtain without further work being undertaken. Property owners of sites within Low and Medium risk areas are still considered to be at risk of flooding and insurance premiums may be increased as a result. Owners of properties within Low, Medium and High risk areas, are advised to sign up to the Environment Agency's Flood Warning scheme. Please see Section 1 for further details.



## JBA Pluvial

The study site or an area within 25m of the centre of the study site has been assessed to be at a Significant Risk of surface water (pluvial) flooding. This indicates that this area would be expected to be affected by surface water flooding in a 1 in 75 year rainfall event to a depth of between 0.3m to 1m.

### Guidance

Surface Water (pluvial) flooding is defined as flooding caused by rainfall-generated overland flow before the runoff enters a watercourse or sewer. In such events, sewerage and drainage systems and surface watercourses may be entirely overwhelmed.

Surface Water (pluvial) flooding will usually be a result of extreme rainfall events, though may also occur when lesser amounts of rain falls on land which has low permeability and/or is already saturated, frozen or developed. In such cases overland flow and 'ponding' in topographical depressions may occur. Please see Section 2 for further details.

# EXPERT ASSESSMENT: OVERVIEW AND GUIDANCE



## Historic Flood Events

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The site is not recorded to have been subject to historic flooding. However, the absence of data does not provide a definitive conclusion that the site has never flooded, only that the Environment Agency hold no record of any flooding at the site.

### Guidance

Over 21,000 separate events are recorded within this database, dating back to 1947. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that the Environment Agency do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences. Please see Section 3 for further details.



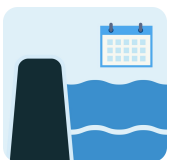
## Areas benefiting from Flood Defences

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The property lies in or within 25m of an area the Environment Agency consider to benefit from flood defences. These defences will not entirely remove the risk of flooding at the property, but should reduce the likelihood of a property flooding. Further details of flood defence schemes in the area can be obtained from the Environment Agency.

### Guidance

These are areas that may benefit from the presence of major defences during a 1% fluvial (river) or 0.5% tidal flood event. These areas would flood if the defence were not present, but may not flood because the defence is present.



## Proposed Flood Defences

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The property does not lie in or within 25m of an area the Environment Agency consider to benefit from proposed flood defences.

### Guidance

Flood defences seek to reduce the risk of flooding and to safeguard life, protect property, sustain economic activity and the natural environment. Flood defences are designed to protect against flood events of a particular magnitude, expressed as risk in any one year.



## Flooding from Groundwater

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There is potential for groundwater flooding to occur below the surface of the study site. Where potential for groundwater flooding of property situated below ground level is indicated, this means that given the geological conditions there may be a groundwater flooding hazard to basements and other below surface infrastructure. Unless other relevant information, e.g. records of previous flooding, suggests groundwater flooding has occurred before in this area you need take no further action in relation to groundwater flooding hazard. If there are records of previous incidences of groundwater flooding, then is recommended that other information e.g. rainfall history, property type, and land drainage information in addition to previous records of flooding be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

### Guidance

The BGS Susceptibility to Groundwater Flooding hazard dataset identifies areas where geological conditions could enable groundwater flooding to occur and where groundwater may come close to the ground surface.

The susceptibility data is suitable for use for regional or national planning purposes where the groundwater flooding information will be used along with a range of other relevant information to inform land-use planning decisions. It might also be used in conjunction with a large number of other factors, e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information, to establish relative, but not absolute, risk of groundwater flooding at a resolution of greater than a few hundred metres. The susceptibility data should not be used on its own to make planning decisions at any scale, and, in particular, should not be used to inform planning decisions at the site scale. The susceptibility data cannot be used on its own to indicate risk of groundwater flooding.

# FLOOD RESISTANCE MEASURES FROM WATERTIGHT



**Watertight International** provide the only fully comprehensive Flood Protection System, covering all aspects of domestic property flooding. In areas where insurance was previously unavailable, Watertight can enable insurance cover.

**Watertight's** patented system is based on a simple premise: if all means by which water can enter the property are blocked *effectively*, your house and contents will be simply safe and dry.

Based on this premise, **Watertight** has collaborated with insurers, builders and surveyors to provide products which exceed current flood safety standards and recommendations.

Homeowners are often left with the responsibility and financial burden of providing protection for their property; in lieu of extensive civil defence projects or the costly upgrading of our archaic, Victorian-era sewerage system, **Watertight** can relieve these burdens.

**Watertight's** systems are flexible in the face of the enormous range of buildings and building materials common - and not-so-common- to the UK; moreover, **Watertight's** services are comprehensive enough to enable insurance cover in situations where insurance has been tough to come by.

**Watertight** is an environmentally responsible company, using recycled materials - from old double-glazing to old yoghurt and milk cartons – so 95% of their barriers are sourced from recycled material. Further, all manufacturing is UK-based, meaning distribution distances and carbon footprints are at a bare minimum.

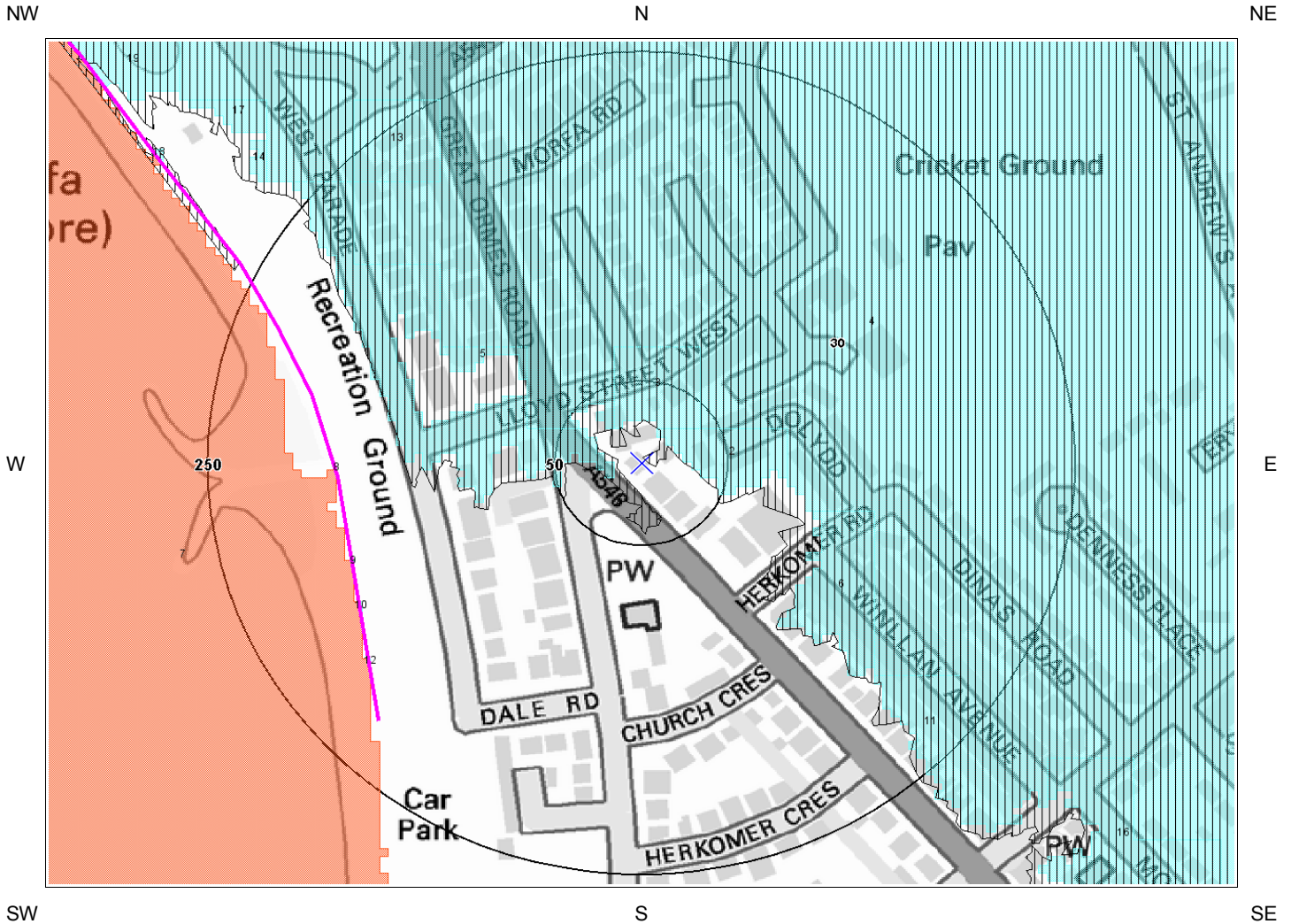
Below is an example list of the sort of flood-prevention materials and techniques **Watertight** can provide to assist in increasing the possibility of insurance for flood-prone properties:

Item	Notes	Guide price*
Sewage Backflow Prevention	Around 50% of flooding events in the UK are caused by backflow flooding; installation of sewage backflow prevention devices can drastically reduce the potentially ravaging effects of backflow flooding.	£150-450
<b>Watertight's</b> Smart Airbricks	A single airbrick – porous bricks in the fabric of a building which allow it to breathe – can allow so much as 50,000 litres of water to pass through it in a single hour. <b>Watertight's</b> Smart Airbricks can provide a modern, intelligent solution to this potentially catastrophic problem.	£250-750
Repointing of damaged brickwork	Houses can easily generate multiple potential ingress points for water; simple modifications such as holes created for satellite dishes can severely exacerbate water intake to a property. <b>Watertight's</b> repointing of damaged brickwork and application of waterproof coating ensures the building's integrity in a flood event and guarantees that all your building's invisible pores are filled.	£500-1000
Demountable flood barriers	Any door is a potential weak spot in flooding, and once breached will allow in the majority of water. Demountable flood barriers provide the most robust protection for any property at risk from flooding, with peace of mind for no extra cost.	£1,500-3,000
<b>Total Protection</b>	A combination of all of the above – ensuring that the entirety of your property is the safest it can possibly be from flood damage.	£2,500-5,000

**If you would like to discuss flood protection measures for your property, please contact GroundSure on: 08444 159000, quoting the report reference.**

\* Guide price is subject to various conditions – for example, the quantity required, the size of the property or the number of access points that need to be accessed.








# 1. ENVIRONMENT AGENCY RoFRaS MAP




Environment Agency RoFRaS Legend



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NAFRA Rating		Flood Defences	
	Very Low		Areas used for Flood Storage
	Low		Areas Benefiting from Flood Defences
	Medium		Proposed Flood Defence Schemes
	High		Flood Defences

	Site Outline
	Search Buffers (m)



# 1

## FLOODING FROM RIVERS AND THE SEA

### 1.1

#### National Flood Risk Assessment (RoFRaS)

**What is the highest risk of flooding on or within 25m of the centre of the study site?** **Very Low**

Guidance: RoFRaS data for the study site indicates the property has a Very Low (less than 1 in 1000) chance of flooding in any given year.

### 1.2

#### Areas Benefiting from Flood Defences

**Are there any areas benefiting from Flood Defences within 25m of the study site?** **Yes**

Guidance: These are areas that may benefit from the presence of major defences during a 1% fluvial (river) or 0.5% tidal flood event. These areas would flood if the defence were not present, but may not flood because the defence is present.

### 1.3

#### Flood Defences

**Are there any Flood Defences within 250m of the study site?** **Yes**

Guidance: This search consists only of flood defences present in the dataset provided by the Environment Agency.

### 1.4

#### Proposed Flood Defences

**Are there any Proposed Flood Defences within 250m of the study site?** **No**

Guidance: This search consists only of proposed flood defences present in the dataset provided by the Environment Agency. Please note that proposed flood defence schemes will not influence the current RoFRaS ratings for the site until they have been constructed.



1.5

## Areas used for Flood Storage

**Are there any areas used for Flood Storage within 250m of the study site?**

**No**

Flood Storage Areas are considered part of the functional floodplain, and are areas where water has to flow or be stored in times of flood. Technical Guidance to the National Planning Policy Framework states that only water-compatible development and essential infrastructure should be permitted within flood storage areas, and existing development within this area should be relocated to an area with a lower risk of flooding. Any relevant data is represented on Map 1 – Flood Map for Planning.



### Notes on RoFRaS data

RoFRaS is an assessment of flood risk for England and Wales produced using local data and expertise. It shows the chance of flooding from rivers or the sea presented in categories taking account of flood defences and the condition those defences are in. The RoFRaS model uses local water level and flood defence data to model flood risk. It has divided England and Wales into 50m X 50m impact cells. Each cell has been assigned a flood risk likelihood from the categories below:

- Less than **1 in 1000 (0.1%)** chance in any given year **Very Low**
- Less than **1 in 100 (1%)** but greater than or equal to **1 in 1000 (0.1%)** chance in any given year **Low**
- Less than **1 in 30 (3.3%)** but greater than or equal to **1 in 100 (1%)** chance in any given year **Medium**
- Greater than or equal to **1 in 30 (3.3%)** chance in any given year **High**

### Notes on Existing Flood Defences

Flood defences seek to reduce the risk of flooding and to safeguard life, protect property, sustain economic activity and the natural environment. Flood defences are designed to protect against flood events of a particular magnitude, expressed as risk in any one year.

### Notes on Proposed Flood Defences

This information is taken from the Environment Agency's database of Areas to Benefit from New and Reconditioned Flood Defences under the Medium Term Plan (MTP). The dataset contains funding allocation for the first financial year (from April). Funding for the following four financial years is not guaranteed, being only indicative, and will be reviewed annually. Projects within the Medium Term Plan qualify for inclusion in this dataset if:

- the investment leads to a change in the current standard of protection (change projects);
- the investment is a replacement or refurbishment in order to sustain the current standard of protection (sustain projects);
- the project has an initial construction budget of £100,000 or more; and
- the project is included within the first five years of the MTP.

The data includes all the Environment Agency's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards. The number of households and areas of land contributing to DEFRA's Outcome Measures (OM) are also attributed i.e. could benefit from major work on flood defences.

These data also contain Intermittence Flood Maintenance Programmes that show the annual maintenance programme of work scheduled to be carried out by the Environment Agency, Local Authority or Internal Drainage Board on flood defences. Data details routine maintenance as well as intermittent work that has been funded for the coming year. The data contains a start and end coordinate defining the relevant river section where work is planned.

## Information Warning

Please note that the maps show the areas where investment is being made to reduce the flood and coastal erosion risk and are not detailed enough to account for individual addresses. Individual properties may not always face the same risk of flooding as the areas that surround them. Also, note that funding figures are indicative and any use or interpretation should account for future updates where annual values may change.

Every possible care is taken to ensure that the maps reflect all the data possessed by the Environment Agency and that they have applied their expert knowledge to create conclusions that are as reliable as possible. The Environment Agency consider that they have created the maps as well as they can and so should not be liable if the maps by their nature are not as accurate as might be desired or are misused or misunderstood, despite their warnings. For this reason, they are not able to promise that the maps will always be accurate or completely up to date.

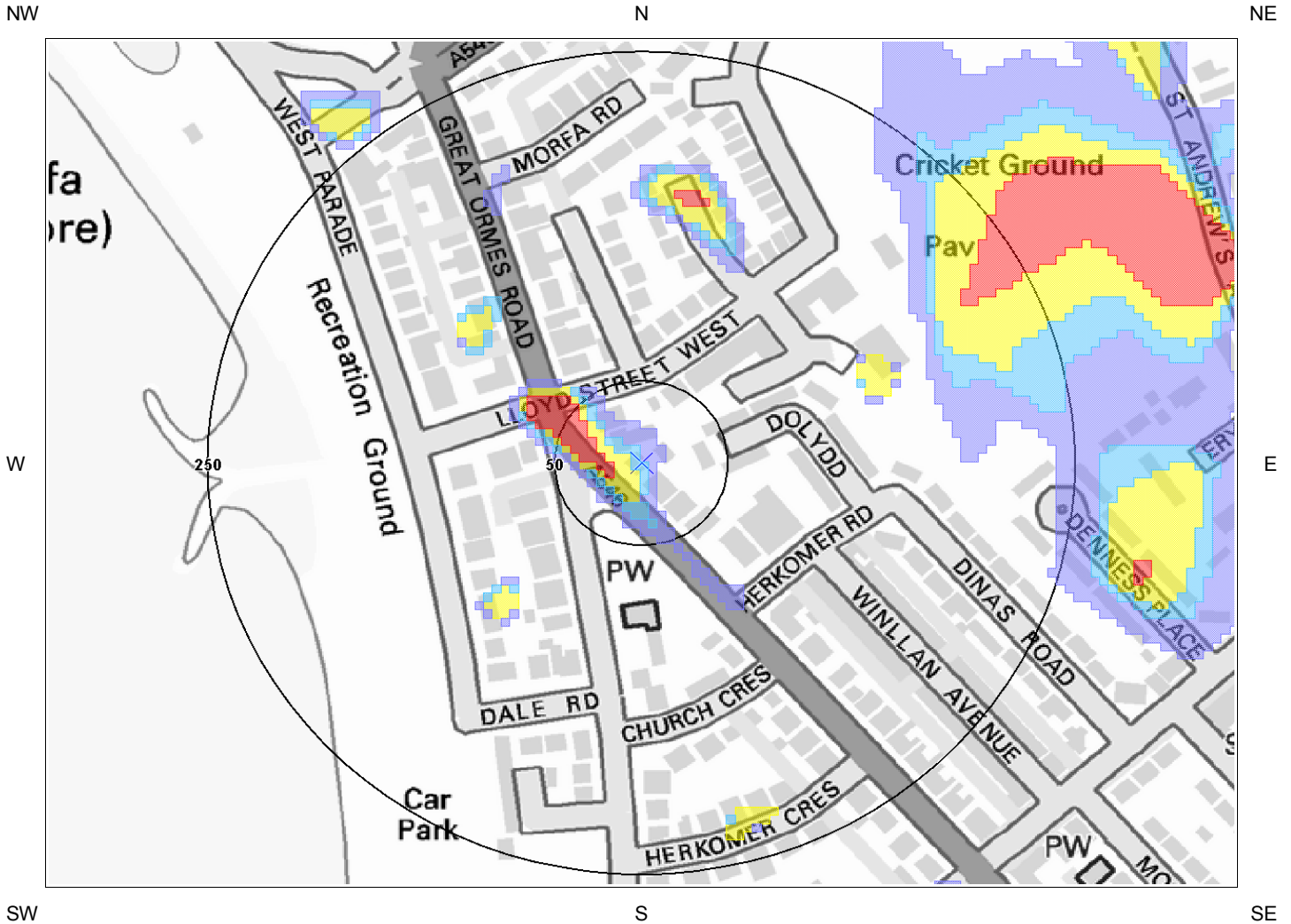
This site includes mapping data licensed from Ordnance Survey used for setting the Environment Agency's data in its geographical context. Ordnance Survey retains the copyright of this material and it can not be used for any other purpose.

## Flood Storage Areas

Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval.

A flood storage area may take the form of a wet or dry reservoir. A wet reservoir is a water storage facility in which storage can be effected by allowing water levels to rise during flood times. A dry reservoir is typically adjacent to a river and comprises an enclosed area that accepts water only at peak times. These areas are also referred to as Zone 3b or 'the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and the Environment Agency, including water conveyance routes. Development within Flood Storage Areas is severely restricted.




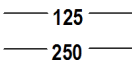





# 2. JBA SURFACE WATER FLOODING MAP



JBA Surface Water Flooding Legend



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	Site Outline		Highly Significant		Moderate
	Search Buffers (m)		Significant		Low to Moderate
125			High		Low
250			Moderate to High		

# 2

# JBA SURFACE WATER FLOODING

## 2.1

### JBA Surface Water (Pluvial) Flooding

Surface Water (pluvial) flooding is defined as flooding caused by rainfall-generated overland flow before the runoff enters a watercourse or sewer. In such events, sewerage and drainage systems and surface watercourses may be entirely overwhelmed.

Surface Water (pluvial) flooding will usually be a result of extreme rainfall events, though may also occur when lesser amounts of rain falls on land which has low permeability and/or is already saturated, frozen or developed. In such cases overland flow and 'ponding' in topographical depressions may occur.

<b>What is the risk of pluvial flooding at the centre of the study site?</b>	<b>Low to Moderate</b>
<b>What is the highest risk of pluvial flooding within 25m of the centre of the study site?</b>	<b>Significant</b>

Guidance: This indicates that the site or an area within 25m would be expected to be affected by surface water flooding in a 1 in 75 year rainfall event to a depth of between 0.3m to 1m.

Flood data provided by JBA RISK MANAGEMENT LIMITED Copyright © JBA RISK MANAGEMENT LIMITED 2008-2015

The following pluvial (surface water) flood risk records **within 50m** of the study site are shown on the JBA Surface Water Flooding Map:

Distance	Direction	JBA Flood Risk
0.0	On Site	Low to Moderate
1.0	N	Low
4.0	S	High
16.0	W	Significant
21.0	W	High
21.0	SW	Low to Moderate
22.0	SW	Low to Moderate
23.0	SW	Low to Moderate
24.0	S	Low to Moderate
25.0	SW	Low
26.0	W	High
26.0	SW	Low
26.0	W	Low to Moderate
28.0	W	Low



Distance	Direction	JBA Flood Risk
30.0	NW	Low to Moderate
31.0	W	Low
34.0	S	Low to Moderate
36.0	W	High
36.0	W	Low
37.0	NW	Low to Moderate
40.0	NW	High
41.0	W	High
41.0	W	Low
46.0	W	Low to Moderate
47.0	W	High
48.0	NW	Low to Moderate

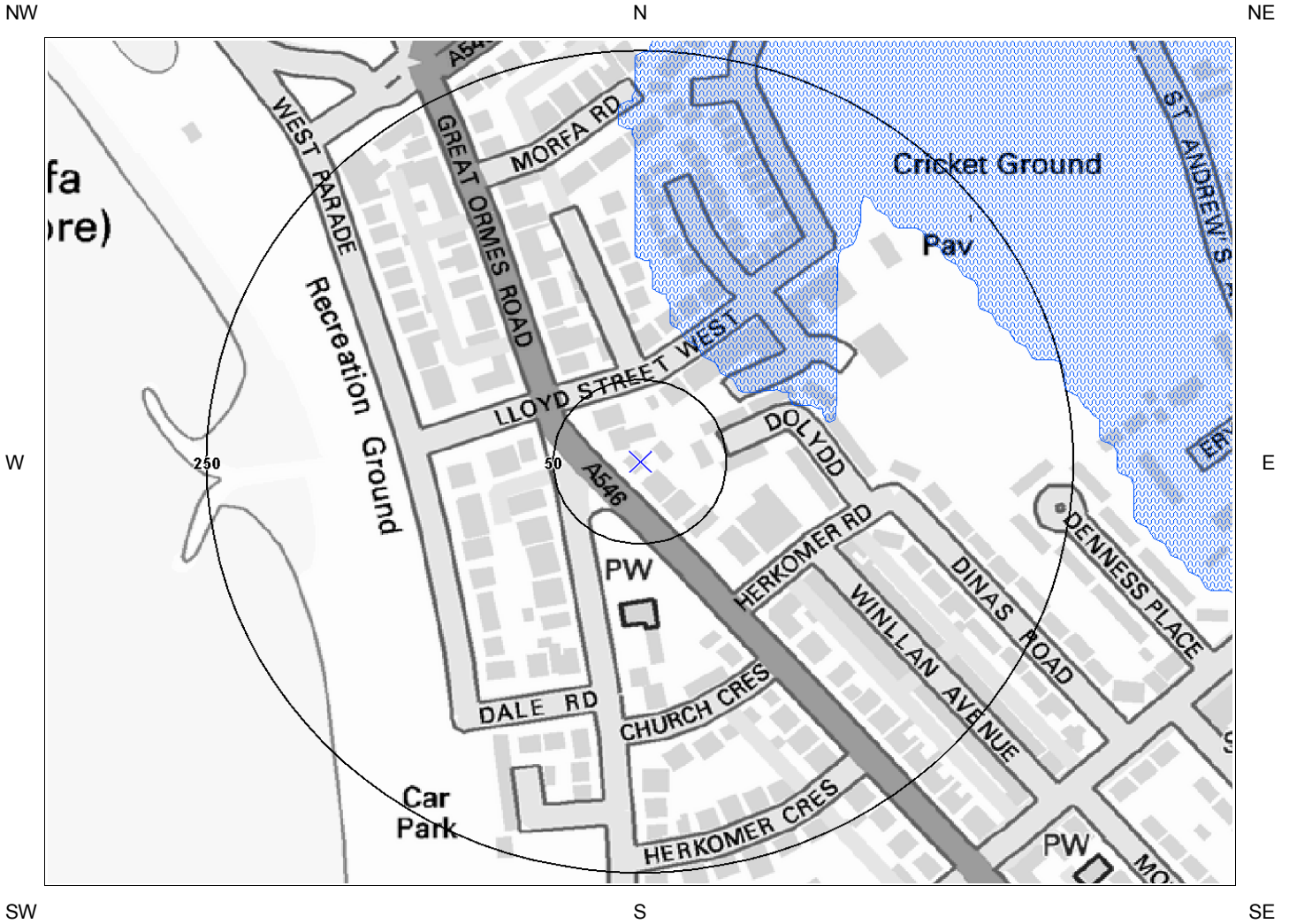
**Notes on Surface water (Pluvial) Flooding data:**

JBA Risk Management surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or “pluvial” flooding. This data set was produced by simulating 1 in 75 year, 1 in 200 year and 1 in 1000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

The model provides the maximum depth of flooding in each 5m “cell” of topographical mapping coverage. The maps include 7 bands indicating areas of increasing natural vulnerability to surface water flooding. These are:

- Less than **0.1m** in a **1 in 1000** year rainfall event **Negligible**
- Greater than **0.1m** in a **1 in 1000** year rainfall event **Low**
- Between **0.1m and 0.3m** in a **1 in 200** year rainfall event **Low to Moderate**
- Between **0.3m and 1m** in a **1 in 200** year rainfall event **Moderate**
- Greater than **1m** in a **1 in 200** year rainfall event **Moderate to High**
- Between **0.1m and 0.3m** in a **1 in 75** year rainfall event **High**
- Between **0.3m to 1m** in a **1 in 75** year rainfall event **Significant**
- Greater than **1m** in a **1 in 75** year rainfall event **Highly Significant**


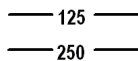
# 3. ENVIRONMENT AGENCY HISTORIC FLOODING MAP



EA Historic Flooding Legend



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-  Site Outline
-  Search Buffers (m)

 Historic Flood Events





3

# ENVIRONMENT AGENCY HISTORIC FLOODING

3.1

## Historic Flood Outlines

**Has the site or any area within 250m been subject to historic flooding as recorded by the Environment Agency?** Yes

This database shows the individual footprint of every flood event recorded by the Environment Agency and previous bodies.

Any records found within the search radius are displayed on Map 3 – Historic Flooding Events.

ID	Distance	Direction	Event Name	Date of Flood	Flood Source	Flood Cause	Type of Flood
1	71.0	NE	Llandudno June 1993 01	Start Date: 10-06-1993 End Date: 15- 06-1993	drainage	local drainage/surfa ce water	Fluvial

### Notes on Historic Flooding data:

Over 21,000 separate events are recorded within this database, dating back to 1947. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that the Environment Agency do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

# 4

## BGS GROUNDWATER FLOODING

### 4.1

### Groundwater Flooding Susceptibility Areas

Where land that is prone to groundwater flooding has been built on, the effect of a flood can be costly. Because groundwater responds slowly compared with rivers, floods can last for weeks or even months.

**What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?** **Potential below Surface**

Guidance: Where potential for groundwater flooding of property situated below ground level is indicated, this means that given the geological conditions there may be a groundwater flooding hazard to basements and other below surface infrastructure. Unless other relevant information, e.g. records of previous flooding, suggests groundwater flooding has occurred before in this area you need take no further action in relation to groundwater flooding hazard. If there are records of previous incidences of groundwater flooding, then is recommended that other information e.g. rainfall history, property type, and land drainage information in addition to previous records of flooding be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

## Notes on Groundwater Flooding

The BGS Susceptibility to Groundwater Flooding hazard dataset identifies areas where geological conditions could enable groundwater flooding to occur and where groundwater may come close to the ground surface.

The susceptibility data is suitable for use for regional or national planning purposes where the groundwater flooding information will be used along with a range of other relevant information to inform land-use planning decisions. It might also be used in conjunction with a large number of other factors, e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information, to establish relative, but not absolute, risk of groundwater flooding at a resolution of greater than a few hundred metres. The susceptibility data should not be used on its own to make planning decisions at any scale, and, in particular, should not be used to inform planning decisions at the site scale. The susceptibility data cannot be used on its own to indicate risk of groundwater flooding.

Groundwater flooding is assessed on a fourfold scale:

- The area is not considered to be prone to groundwater flooding based on rock type.
- There is limited potential for groundwater flooding to occur and further relevant information should be considered to determine this assessment.
- There is potential for groundwater flooding of property situated below the surface such as basements and other below surface infrastructure. Further relevant information should be considered to determine whether groundwater flooding has previously occurred.
- There is potential for groundwater flooding to occur at the surface and groundwater flooding hazard should be considered in all land use planning decisions. Other relevant information should be considered to establish the risk of groundwater flooding to property.

## Contact Details

GroundSure Helpline  
Telephone: 08444 159 000  
info@groundsure.com



### British Geological Survey Enquiries

Kingsley Dunham Centre  
Keyworth, Nottingham NG12 5GG  
Tel: 0115 936 3143.  
Fax: 0115 936 3276.  
Email: [enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)  
Web: [www.bgs.ac.uk](http://www.bgs.ac.uk)



BGS Geological Hazards Reports and general geological enquiries

Environment Agency  
Floodline tel: 0845 988 1188  
General enquiry tel: 08708 506 506  
Web: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)



JBA Risk Management  
South Barn  
Broughton Hall  
Skipton  
BD23 3AE  
Tel: 01756 799919



Ordnance Survey  
Adanac Drive,  
Southampton  
SO16 0AS  
Tel: 08456 050505  
Website: <http://www.ordnancesurvey.co.uk/>



### Flood Authority

Flood Authority Name: Conwy - Conwy  
Type: Unitary Authority  
County Unitary Name: Conwy - Conwy  
Description: CIVIL ADMINISTRATION AREA

Getmapping PLC  
Virginia Villas, High Street, Hartley Witney  
Hampshire RG27 8NW  
Tel: 01252 845444  
Website: <http://www1.getmapping.com/>



Watertight International Ltd  
The Old Rectory, Church Lane  
Thornby  
Northampton  
NN6 8SN  
Phone: 0800 093 3463  
Website: <http://www.watertightinternational.com>



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## Search Code

### IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by GroundSure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@4C.groundsure.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

### 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 compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme  
Milford House  
43-55 Milford Street  
Salisbury  
Wiltshire SP1 2BP  
Tel: 01722 333306  
Fax: 01722 332296  
Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk).

**PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE**



## COMPLAINTS PROCEDURE

If you want to make a complaint, 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: Operations Director, GroundSure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: [info@4C.groundsure.com](mailto:info@4C.groundsure.com)

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 scheme (TPOs): Tel: 01722 333306, E-mail: [admin@tpos.co.uk](mailto:admin@tpos.co.uk).

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

## Terms and Conditions

Full terms and conditions for this report can be found at  
<http://www.planval.com/terms/environmental>