home check professional Flood Report

A Landmark service

Residential Property at
6, Templewood Avenue
LONDON
NW3 7XA

Grid Reference: 525767E 186059N

Order Reference: 29157267_1

Your Reference: 922_HCF

Wednesday, 21 October 2009

Requested by
Ecohouse Consultancy Ltd
64 Queen Elizabeth Road
Cirencester
Glos
GL7 1DJ

Homecheck Professional is provided by Sitescope Limited, part of Landmark Information Group. Sitescope is a leading UK provider of spatially-enabled property and environmental risk information to lawyers, banks, insurance companies, home inspectors and other property professionals.

KNOW YOUR FLOOD RISK™

The campaign for increased awareness of flood risk
Join at: **www.knowyourfloodrisk.co.uk**

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Environment Agency

Ordnance Survey® Licensed Partner

NORWICH UNION an AVIVA company

BGS 1835 British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL

RMS

SearchCode™

Guidance
To assess the flood risk associated with this property we have considered the widest possible range of data suppliers. Assessment of this data has identified some flood risks in the vicinity of this property, please refer to the individual sections of the report for further details.

Introduction

The Homecheck Professional Flood report uses a range of information sources to assess the flood risk of the property. The results of each section will not always correlate, and the footnotes within the relevant section explain how each result is derived.

The report is for use by lawyers, Home Information Pack providers and other property professionals. It provides detailed information within the key areas listed below in a familiar and easy to understand question and answer format.

SECTION A RMS Flood Risk
RMS flood is a modelled dataset, which uses land height, predicted rainfall and a huge variety of other factors to predict both flooding from rivers, and for the first time across Great Britain, surface water flooding - which is key for flood predictions in urban areas.

SECTION B Environment Agency/ Centre for Ecology and Hydrology Flooding
This section gives details of EA flood data in England and Wales and CEH flood data in Scotland. If flood zones are indentified in the vicinity of the property then a flood map is included within this section.

SECTION C British Geological Survey Flooding
This section gives details of BGS groundwater flooding data and vulnerability to inland or coastal flooding.

SECTION D Norwich Union Flood Risk and Insurability
This section gives an indication of the level of flood risk for the property as identified by NU.

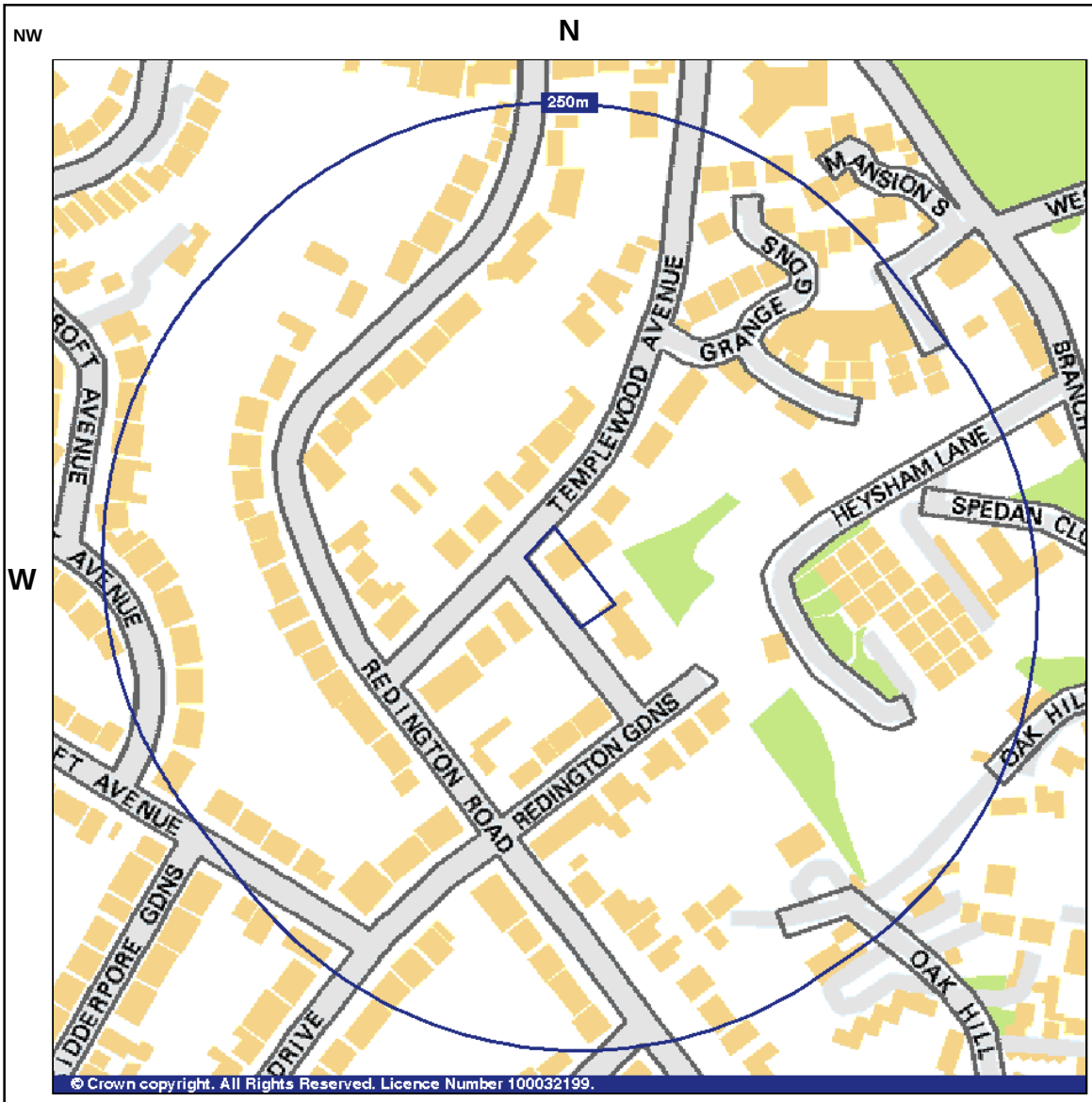
SECTION E Insurance Claims
This section gives an indication of the insurance claims rating for flooding within the postcode sector.

Other Reports

You may also wish to consider reports from our full range covering both Contamination and Ground Stability issues.

Footnotes
(1) The report should only be used in connection with one residential parcel of land (for the purpose of defining a single parcel of land Rule2(2) of the Local Land Charges Act 1997 is used). The report is based on the address and grid reference shown on the cover of this report and the replies are given in reliance on the accuracy and completeness of this information.
(2) The report is supplied subject to our current standard terms and conditions.
(3) The search is based on a UK National Grid Reference for the property. The grid reference used is shown on the cover of this report.
(4) The information in the report is supplied under licence to Sitescope Limited from various sources including: Environment Agency, British Geological Survey, Norwich Union and Ordnance Survey.
(5) This report is a search of statutory and non-statutory sources of information which does not include any on-site survey or inspection of the property or its environs. Accordingly the report cannot in any way provide information as to the actual state of the property or land.
(6) The replies in this report are based on information currently supplied to Sitescope Limited by its data providers. Sitescope cannot guarantee the accuracy or the completeness of any information supplied to it by its data providers.
(7) Homecheck Professional is a Sitescope Product provided by Landmark Information Group Limited.

Site Location



Map Legend

Site

250m Search Band

Water Feature

Building Outline

Ordnance Survey Licensed Partner

Search Details

Search address	6, Templewood Avenue LONDON NW3 7XA
Grid Reference	525767E 186059N
Date of Report	21/10/2009

SECTION A - RMS Flood Risk

Defended Flood

A.1	What are the potential worst case flood depths, taking flood defences into account in areas:	**within 0 - 50 metres?**	**No known flood risk**
		within 51 - 250 metres?	**No known flood risk**

Undefended Flood

A.2	What are the potential worst case flood depths, assuming the absence of flood defences in areas:	**within 0 - 50 metres?**	**No known flood risk**
		within 51 - 250 metres?	**No known flood risk**

Pluvial Flood

A.3	Are there any areas at potential risk of surface water flooding:	**within 0 - 50 metres?**	**Yes**
		within 51 - 250 metres?	**Yes**

Footnotes:

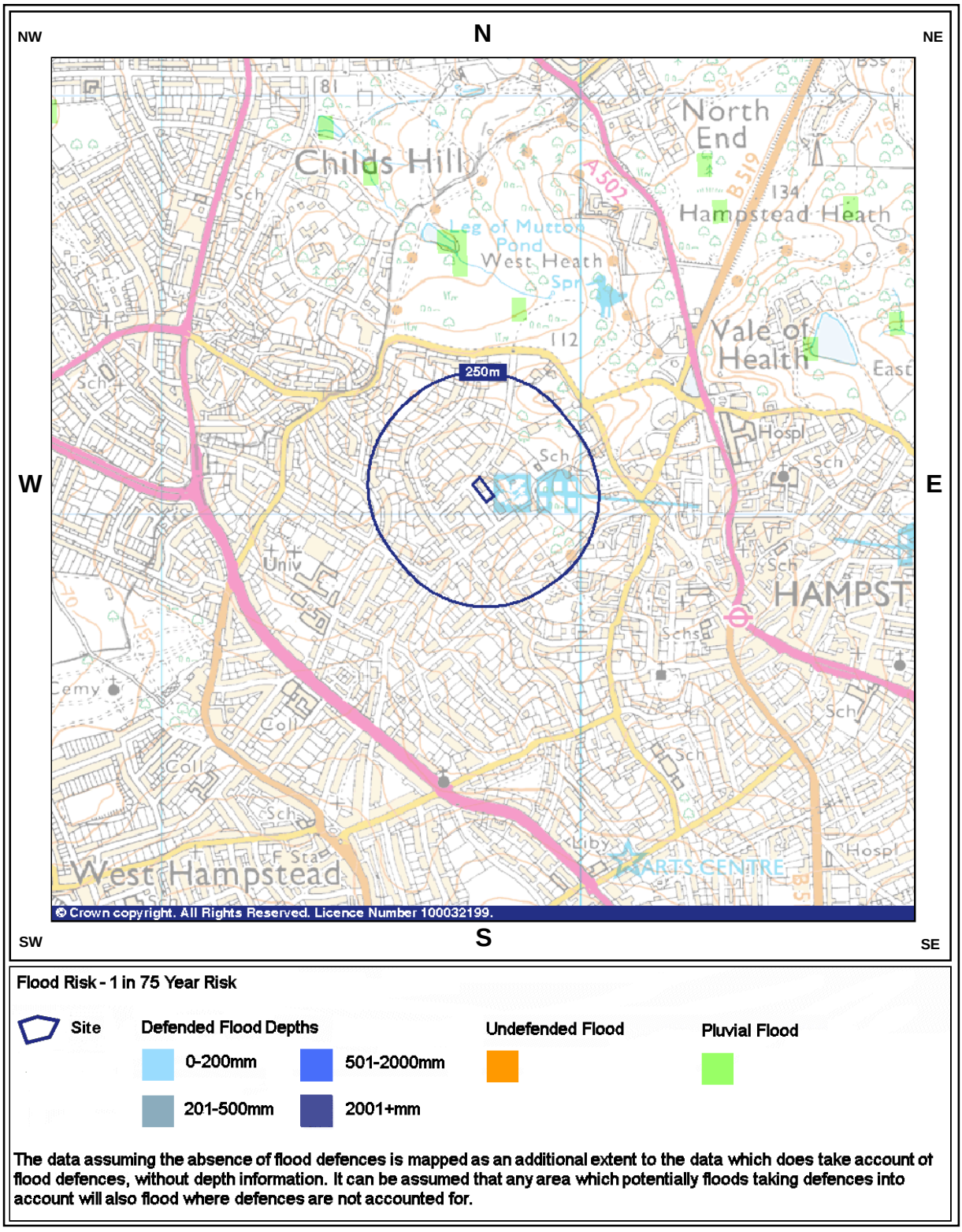
A. RMS flood data is based on analyses of historical data, using mathematical and statistical models and the encoded experience of scientists and engineers, and is inherently imprecise. It is provided "AS IS", without any warranty of any kind. The information provided is not intended to constitute professional advice or an endorsement by RMS of any kind regarding the use and suitability of the information. You rely on this information solely at your own risk. RMS shall not be liable for any damages (whether direct or consequential damages, including loss of profits) suffered by any recipient of this report or any third party relying upon or using this report. Please refer to the report user guide for further information

A.1 The potential risk has been modelled on the basis of a flood occurring on average every 75, 100 or 1000 years. Flood depths are grouped into 4 bands, and the worst case reported. Flood defences in this model are assumed to withstand the flood heights for which they were designed.

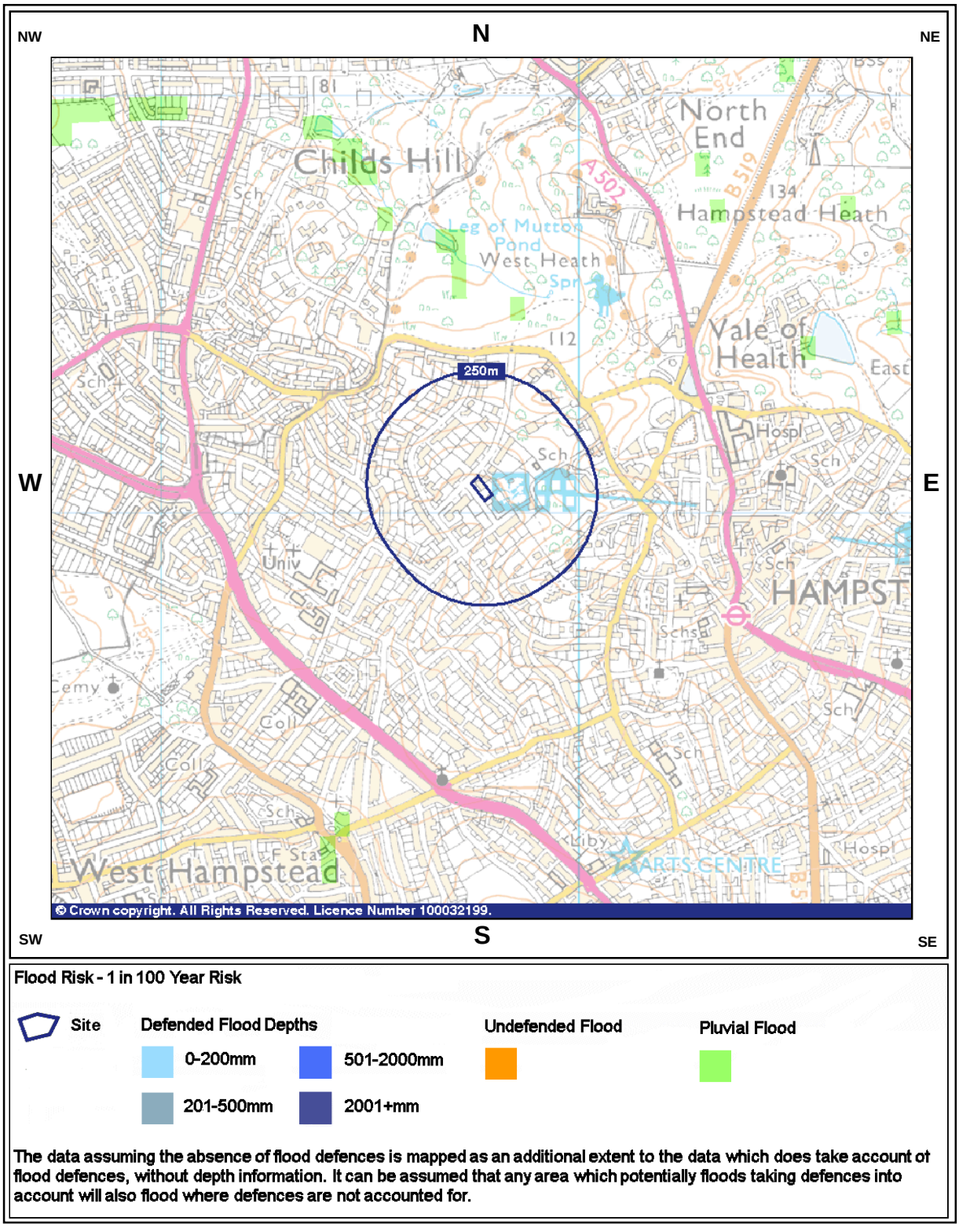
A.2 The potential risk has been modelled on the basis of a flood occurring on average every 75, 100 or 1000 years. Flood depths are grouped into 4 bands, and the worst case reported. This model assumes that no flood defences are present, representing the possible outcome if defences fail earlier than designed.

A.3 The potential risk has been modelled on the basis of a flood occurring on average every 75, 100 or 1000 years. Surface water flooding is due to flooding from minor rivers, water flowing across the ground or raised groundwater levels.

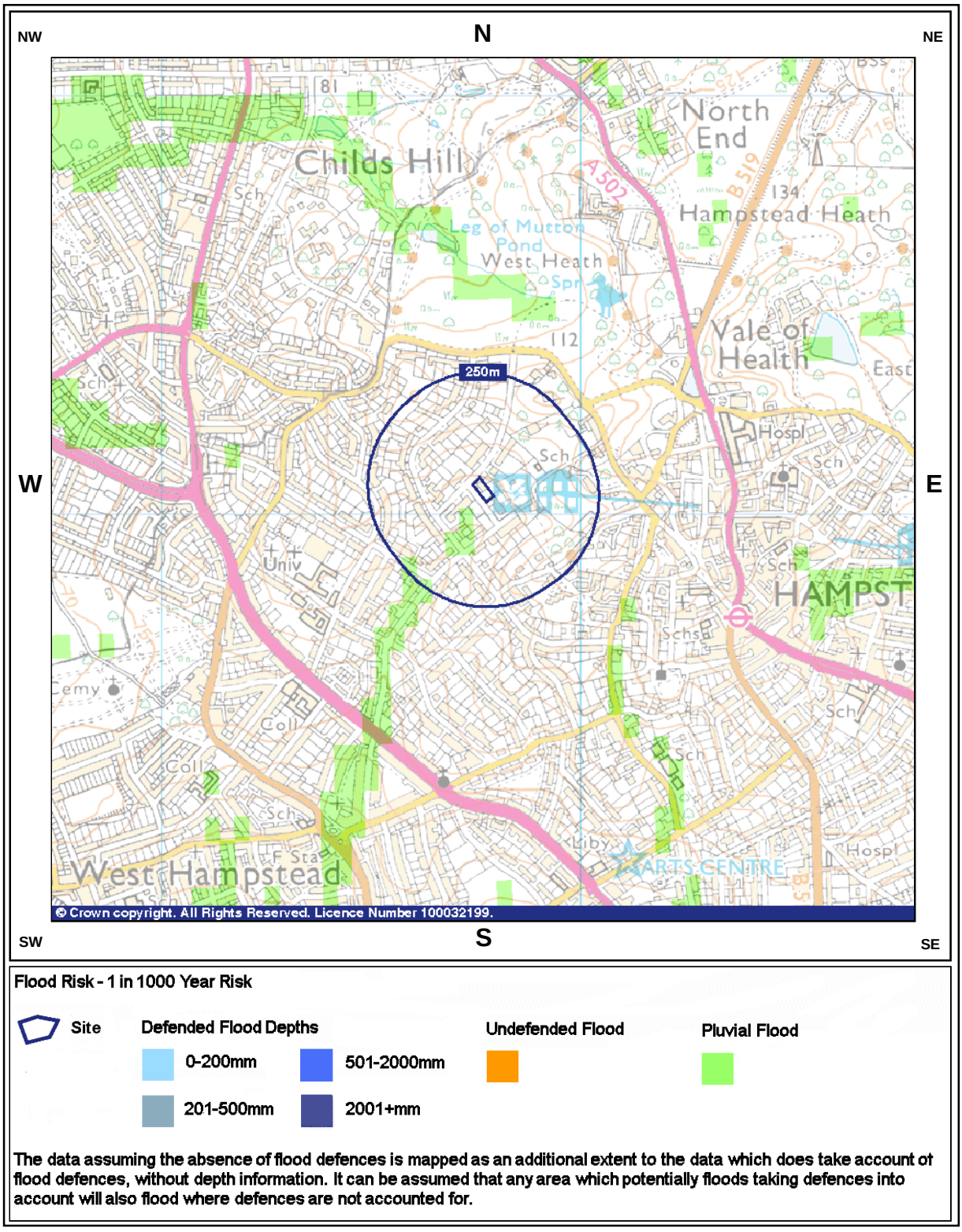
Map Summary: RMS Flood Risk - 1 in 75 year risk



Map Summary: RMS Flood Risk - 1 in 100 year risk



Map Summary: RMS Flood Risk - 1 in 1000 year risk



SECTION B - Environment Agency Flooding

Flood Risk

B.1	Is the property in or within 250m of an area affected by flooding (Zone 3) or extreme flooding (Zone 2)?	**No**

Flood Defence

B.2	Is the property in or within 250m of flood defences?	**No**

Flood Defended Area

B.3	Is the property in or within 250m of an area benefiting from flood defences?	**No**

Footnotes:

Question B.1 The replies given in England and Wales are based on the Environment Agency's Flood Map, specifically the extent of flooding. This shows flooding from rivers or sea without defences i.e. the natural flood plain area that could be affected in the event of flooding from rivers and the sea. An area affected by flooding (Zone 3) indicates the extent of a flood with a 1% (1 in 100) chance of happening each year from a river and a 0.5% (1 in 200) chance of happening each year from the sea. The extreme flooding (Zone 2) indicates the extent of a flood with a 0.1% (1 in 1000) chance of happening each year. The reply given in Scotland is based on data from the Centre for Ecology and Hydrology

Question B.2 The replies given in England and Wales are based on the Environment Agency's Flood Map, specifically the flood defences. This includes linear flood defences (such as walls and embankments) and flood water storage areas (such as reservoirs and basins). The linear flood defences shown are normally those built within the last 5 years to a specified standard. As a result not all flood defences may be shown.

Question B.3 The replies given in England and Wales are based on the Environment Agency's Flood Map, specifically the areas benefiting from flood defences. This shows areas that benefit from flood defences, in the event of a river flood with a 1% (1 in 100) chance of happening each year, or a flood from the sea with a 0.5% (1 in 200) chance of happening each year. If the defences were not there, these areas would flood.