







Homecheck Mining & Subsidence

Ground Stability Hazards

	Former Mining	NONE IDENTIFIED
	Brine Extraction and Salt Mining	NONE IDENTIFIED
	Landfill Sites and Infilled Ground	NONE IDENTIFIED
	Natural Ground Stability Hazards	IDENTIFIED

Insurance

	Coal Mining Subsidence Damage Claims	NONE IDENTIFIED
	Insurance Claims from Subsidence	IDENTIFIED

This report is issued for the property described as:
4b Hampstead Hill Gardens, LONDON, NW3 2PL

Report Reference:
209395115

National Grid Reference:
526980 185560

Customer Reference:
2975_HCS

Report Date:
1 July 2019

CONTACT DETAILS

If you require any assistance please contact our customer support team on:

0844 844 9966

or by email at:
helpdesk@landmark.co.uk

Professional Opinion and Next Steps

Please see below our Professional Opinion and Next Steps with regards to the property. These may be copied into your Report on Title if you wish.



Former Mining

Professional Opinion

Landmark Information have not identified any areas of former mining at the property.

Next Steps

None Required.



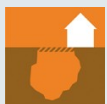
Brine Extraction and Salt Mining

Professional Opinion

Landmark Information have not identified any areas of former brine pumping or salt mining at the property.

Next Steps

None Required.



Landfill Sites and Infilled Ground

Professional Opinion

Landmark Information have not identified any areas of landfill or other infilled ground at the property.

Next Steps

None Required.



Natural Ground Stability Hazards

IDENTIFIED

Professional Opinion

Landmark Information have identified natural ground stability hazards at or close to the site.

Information from the BGS indicates that the ground in the area is prone to changing shape or volume, usually because of varying amounts of water in the ground throughout the year. This means that there is a moderate potential that problems could occur in the area.

Next Steps

The property is in an area where natural ground instability hazards could occur. If any active ground instability appears to be affecting your property, inform your insurance company, mortgage lender, landlord or get specialist advice from a suitably qualified expert such as a structural surveyor, geotechnical engineer or chartered engineering geologist. If active ground instability does not appear to be affecting your property but the area has a potential for instability, this should be taken into account before undertaking any alterations to the existing property.

Professional Opinion and Next Steps



Coal Mining Subsidence Damage Claims

Professional Opinion

Landmark Information have not identified any damage claims on-site or within 50m of the property that have been handled by the Coal Authority.

Next Steps

None Required.



Insurance Claims from Subsidence

IDENTIFIED

Professional Opinion

Landmark Information have undertaken analysis and identified a very high ratio of valid subsidence claims in the postcode compared to the rest of Great Britain. This may indicate a risk of subsidence at the property.

Next Steps

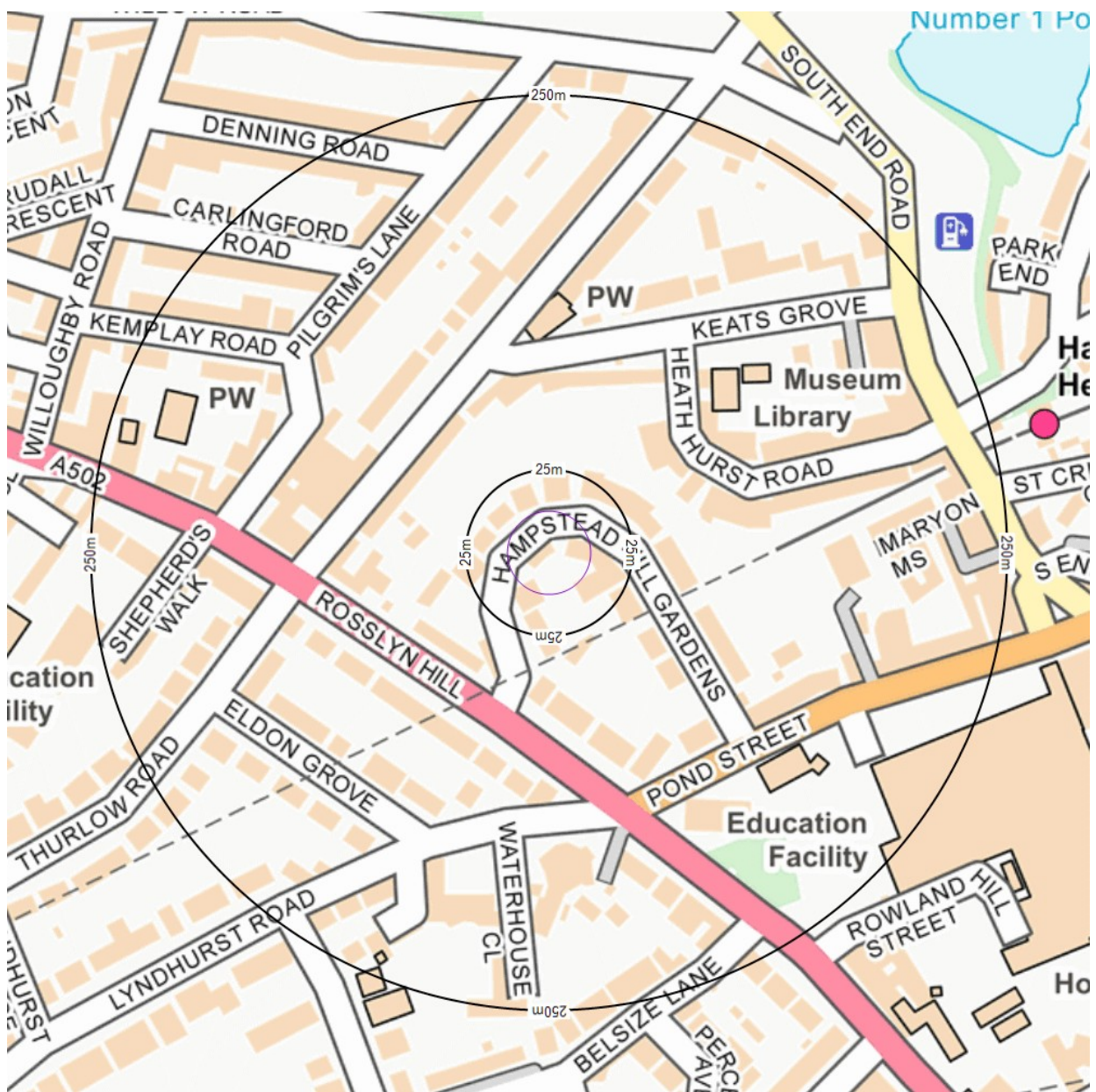
If you are concerned about the possibility of subsidence, inform your insurance company, mortgage lender, landlord or get specialist advice from a suitably qualified expert such as a structural surveyor, geotechnical engineer or chartered engineering geologist. The Royal Institute of Chartered Surveyors (RICS) provide a consumers guide to subsidence which you can see by clicking this link: www.rics.org/Global/RICS-Subsidence.pdf



Property Location



Location Plan

The map below shows the location of the property.



-  Site
-  Search Radii

Property Purchaser Guide



Understanding this report

The purpose of this report is to highlight any potential mining and subsidence hazards in your area. The presence of a hazard could mean that your property is at risk of structural damage from subsidence or heave.

We will state 'NONE IDENTIFIED' on the front page if no hazards have been identified. If we do identify a potential hazard we will state 'IDENTIFIED'. Further guidance about each hazard can be found in the Professional Opinion and Next Steps section as well as throughout the main body of the report.

Former Mining

We search a number of different sources of information to identify areas of past mining. Old mine shafts and tunnels can collapse and damage properties above them. Disturbed ground and spoil tips can also be prone to settlement which could cause structural damage to buildings.

Former Brine Extraction and Salt Mining

We identify areas of historical salt and brine extractions. This type of mining leaves large cavities in the ground which could collapse and cause problems for properties built in the area.

Landfill Sites and Infilled Ground

We identify areas formerly used for landfill and areas of other infilling indicated from historical mapping such as ponds, drains and small pits. Infilled land can be susceptible to settling so any houses that have been built on these areas could experience ground stability problems and subsidence resulting in damage to your property.

Natural Ground Stability Hazards

We identify areas of land that could be prone to ground instability and subsidence as a result of the natural underlying geology. Examples include areas of the UK at a higher risk of landslides or where sink holes could occur.

Insurance Claims from Subsidence

We look at the ratio of valid insurance claims there are in your postcode compared with the rest of Great Britain. Based on this, we will indicate if there is a very high, high, moderate to high or moderate risk of subsidence in the area. We also report on Coal Mining Subsidence Damage Claims. These are claims that have been handled by the Coal Authority.

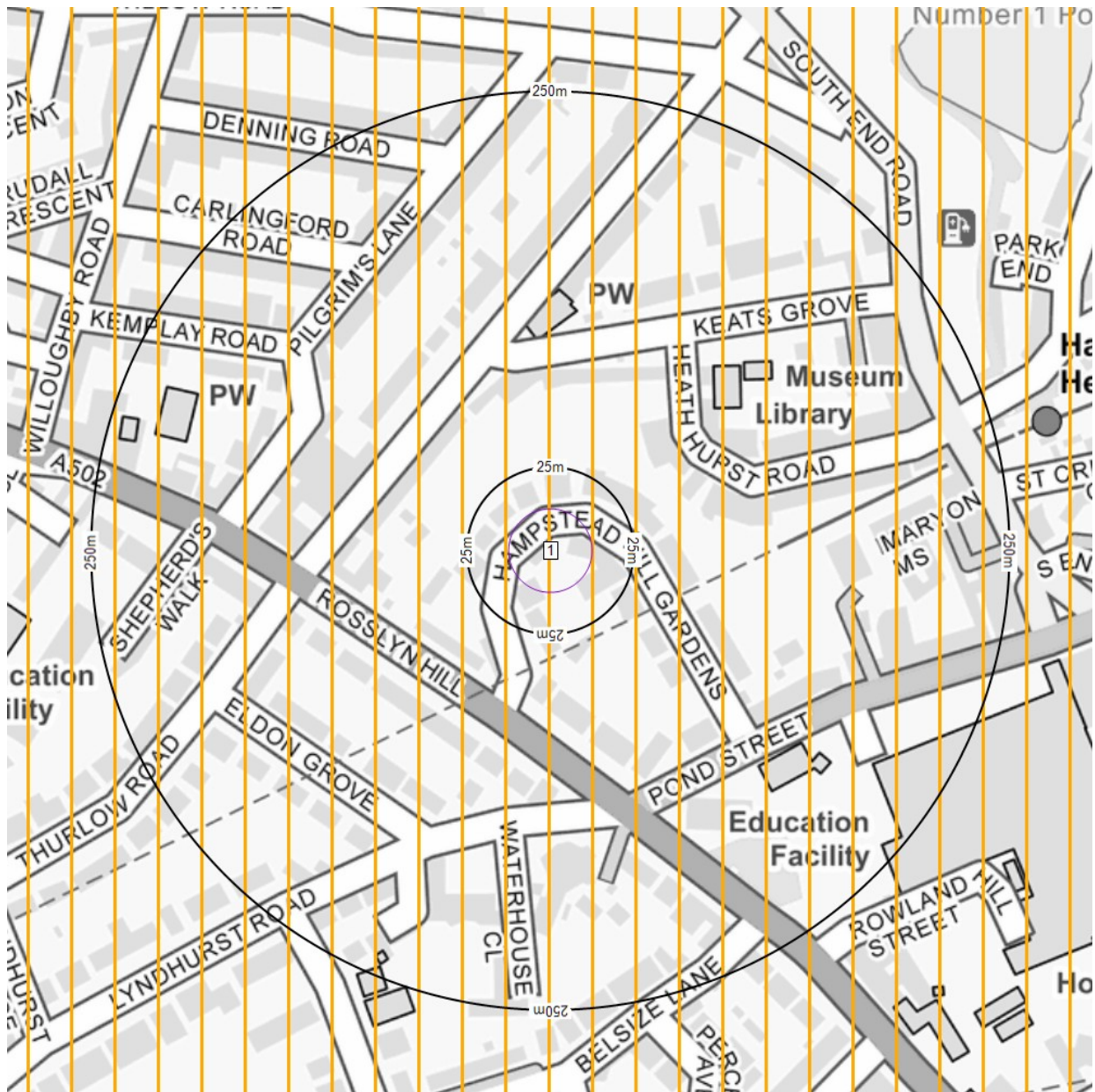
Note: If no features have been found in a section we will not display a map or data table for that section.

Ground Hazards



Natural Ground Stability Hazards

The map below shows the areas where there is the potential for natural ground stability hazards. We detail the information we believe requires further attention in the tables on the following page and also in the Professional Opinion and Next Steps section.



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Map ID



Multiple Features Present



BGS Geosure High



BGS Geosure Moderate



Natural Cavities

Ground Hazards



Natural Ground Stability Hazards

The tables below present the findings of all the data that has been searched as part of this section of the assessment.

Question		Response	
What is the potential for collapsible ground instability at or close to the property?		Very Low	
Question		Response	
What is the potential for compressible ground instability at or close to the property?		None	
Question		Response	
What is the potential for ground dissolution instability at or close to the property?		None	
Question		Response	
What is the potential for landslide instability at or close to the property?		Low	
Question		Response	
What is the potential for running sand ground instability at or close to the property?		Very Low	
Question		Response	
What is the potential for shrinking or swelling clay ground instability at or close to the property?		Moderate	
Map ID	Details	Distance	Contact
Potential for Shrinking or Swelling Clay Ground Stability Hazards			
1	Hazard Potential: Moderate Hazard Description: Ground conditions predominantly high plasticity. Hazard Guidance: Do not plant or remove trees or shrubs near to buildings without expert advice about their effect and management.	On Site	1

What are the potential impacts on my property?

Clays can change volume due to variations in ground moisture. This can cause ground movement, particularly in the upper 2 metres of the ground that may affect foundations. Ground moisture variations can be related to a number of factors, including weather variations, vegetation effects (particularly growth or removal of trees) and man-made activity. In these areas you should not plant or remove trees or shrubs near to buildings without expert advice about their effect and management.

Question		Response
Are there any natural cavities identified within 250m of the property?		No

Insurance Claims



Insurance Claims from Subsidence

There is no map associated with this section. The tables below present the findings of all the data that has been searched as part of this section of the assessment.

Question	Response
What is the subsidence risk rating based on the ratio of valid subsidence claims history of your postcode compared with the rest of Great Britain?	Very High

What do the risk ratings mean?

The risk ranking represents the ratio of valid subsidence claims located in a postcode expressed as a percentage of the total number of properties found within that postcode as compared to the rest of Great Britain.

Where a notified subsidence claim has been repudiated it is not considered as a valid subsidence claim so is not included in the risk ranking calculation. The analysis is sourced from Crawford and Company Ltd.

Very High: The risk rank of this postcode is within the top 25% of all postcodes that have a recorded history of valid subsidence claims.

High: The risk rank of this postcode falls between 50% and 75% of all postcodes that have a recorded history of valid subsidence claims.

Moderate to High: The risk rank of this postcode falls between 25% and 50% of all postcodes that have a recorded history of valid subsidence claims.

Moderate: The risk rank of this postcode is within the lowest 25% of all postcodes that have a recorded history of valid subsidence claims.

No Claims: No valid subsidence claims have been recorded against this postcode.

Useful Information

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Landmark Information Group

Imperium
Imperial Way
Reading
RG2 0TD

If you require assistance please contact our customer services team on:

0844 844 9966

Or by email at:

helpdesk@landmark.co.uk

Contact	Name	Address	Contact Details
1	British Geological Survey, Enquiry Service	British Geological Survey Environmental Science Centre Keyworth Nottinghamshire NG12 5GG	T: 0115 936 3143 E: enquiries@bgs.ac.uk W: www.bgs.ac.uk

Please note that if you choose to contact any of the above organisations, they may have a charging policy in place for enquiries.

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- 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.

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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

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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 up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience 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
Web site www.tpos.co.uk
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk

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

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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:

Landmark Information Group Ltd
Landmark UK Property
Imperium
Imperial Way
Reading
RG2 0TD

Tel: 0844 844 9966

Email: helpdesk@landmark.co.uk

Fax: 0844 844 9980

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,

Email: admin@tpos.co.uk

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