

## Report Details

Report ID:  
1820665FAPP

Date:  
04/09/2026

Grid Reference:  
E: 478639 | N: 171393

Report Reference:  
Spring Croft-2

Requested by:  
B2C

Current Use:  
Residential

Proposed Use:  
Residential



Report on:

Spring Croft, Merryhill Green Lane, Winnersh, Wokingham,  
Berkshire, RG41 5JP

Working in collaboration with



Author:

Joel Read *BSc, MSc*  
Associate Director

Peer Review:

Philippa White *MEarthSci, AIEMA*  
Data Insights Team Lead



## Professional Opinion Summary

### Flood

### CONSIDERATIONS

This professional opinion concludes that the Very High Risk identified within the Residential search report (Report ID: 1819831) has been investigated and the subject Property has been found to have some residual flood risk which the purchaser may wish to consider. Recommendations for the mitigation of residual risk are detailed within Section 4.0.

This summary should be read in conjunction with the full assessment in the following pages of this report, along with any recommendations made.



## 1.0 Context

---

The Residential report is a modular environmental search report, which includes a 'Flood' section relating to plausible risk originating from a natural or man-made water source. The report's Professional Opinion results in a Very High Risk which is given where there are potential hazards in the locality to bear in mind, or if there are features nearby which some clients might consider could affect them.

The Professional Opinion of the Residential search report (Report ID: 1819831) advised to seek Specialist Advice in relation to the flood risk identified. This was due to the identification of river/sea flooding. It was also indicated that considerations should be given to the risk of groundwater flooding and historic flooding.

This **Flood Appraisal** contains a more detailed desktop review of the Property and an enhanced review of site and local area specific data relating to flood risk. The Flood Appraisal offers a revised Professional Opinion where the information reviewed suggests an appropriate reduction in the level of risk. The Professional Opinion given in this report has been independently verified through a collaboration with Ashfield Solutions Group Limited.



## 2.0 Data Review

### 2.1 Flood Mapping Overview

The following maps provide an overview of the Property's proximity to local surface water features as well as any consequential flood risk that may exist within or near to the boundary. Building upon the information within the initial environmental search, these maps, as well as further local area information, have been reviewed to establish a greater understanding of flood risk to the Property.

Ordnance Survey Local Surface Water Features



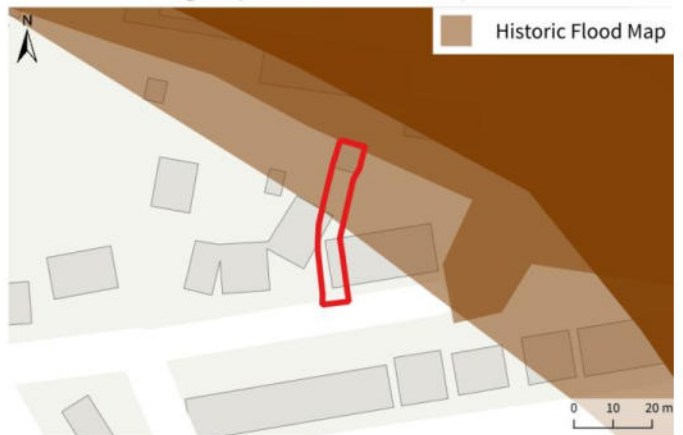
Environment Agency Risk of Flooding from Rivers & Sea



Environment Agency Surface Water Flood Map



Environment Agency Historic Flood Map

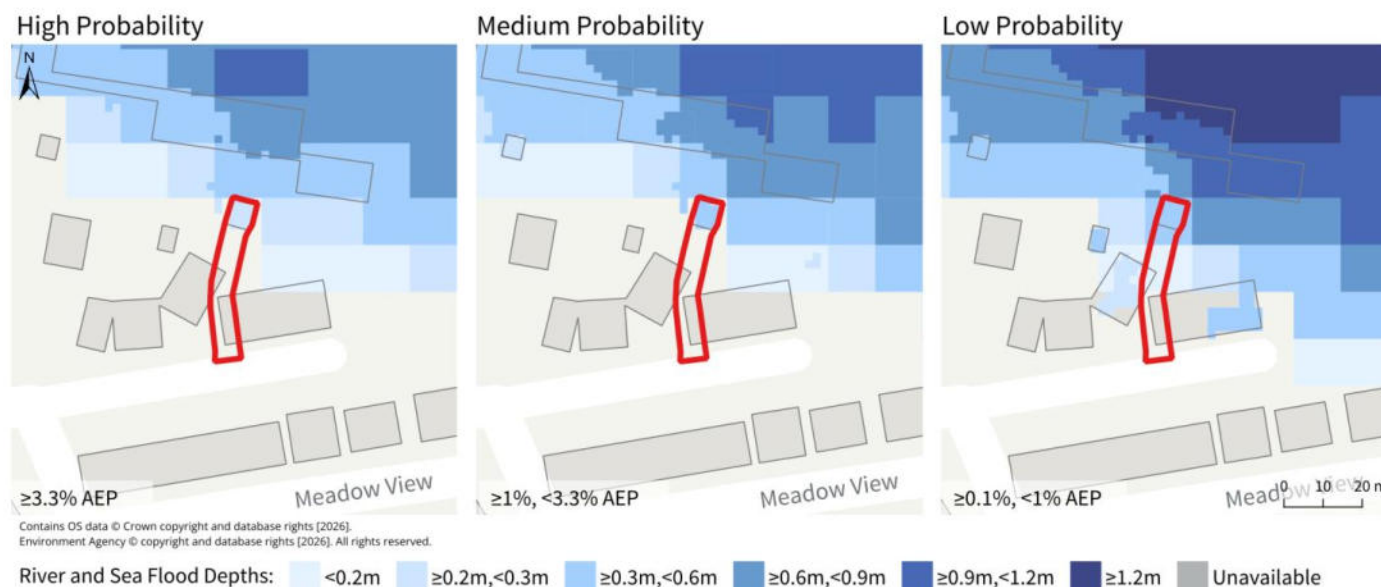


## 2.2 River and Sea Flood Mapping Analysis

The original search report identified a Very High Risk relating to river and sea flooding at the Property, indicating that further analysis would be appropriate.

The EA Risk of Flooding from Rivers & Sea (RoFRS) extent mapping seen in Section 2.1 indicates that the Property may be at high annual probability of river & sea flooding within external areas and at any outbuildings. The main building footprint is not projected to be at risk.

The following maps provide further indication of the annual probability of specific depths at the Property.



The nearest classified Main River (Emm Brook) is located approximately 50m north-east of the Property. There are no ordinary watercourses identified within 250m of the Property boundary. The nearest tidal extent is located approximately 54km to the south-east of the Property; therefore, the risk of tidal flooding is deemed as negligible.

Flood defences have been identified approximately 50m to the north-east of the Property, comprising natural high ground. These provide a Standard of Protection (SoP) of up to a 1 in 5 year (20%) river flood event (from the Emm Brook).

The above depth mapping indicates the annual probability of river & sea flooding to given depth ranges. The main building footprint is not indicated to be at risk of river & sea flooding; however, the most likely flood scenario within the wider Property boundary is a high annual probability of flood depths ≥0.2m to <0.3m affecting the workshop/outbuilding. The most likely flood scenario within the external areas of the Property boundary is a low annual probability of flood depths up to ≥0.3m to <0.6m.

As part of this assessment, we have reviewed Property photographs available on Rightmove. Imagery of the Property indicates that the front door threshold is not elevated above ground levels within the driveway and this provides a point of ingress. The rear door entrance was indicated to be elevated approximately 0.15m above external ground levels. Where thresholds are elevated above external ground levels, they may provide the dwelling with a level of protection from potential flood waters of similar depths.

Imagery of the Property indicates that the workshop threshold is not elevated above external ground levels. This provides a point of ingress for flood water to enter the workshop.

Rightmove: <https://www.rightmove.co.uk/house-prices/details/a17c3fcd-e4a4-4cd5-8fd7-92ff8622d86a>

From a review of topographical information derived from LiDAR, it is indicated that the Property is elevated approximately 1.24m above the southern bank of the Emm Brook. This may act to limit the ability for flood waters to encroach upon the Property.

As seen within the original search report, historic flooding was identified at and within close proximity to the Property. These events occurred in 1947, 1974, 1981, 1991 and 2007, attributed to the channel capacity exceeding (no raised

defences). The July 2007 flood event was also caused by drainage/surface water. Further discussions relating to the flood history at the Property is made within Section 2.5 where available.

**General Notes:** The RoFRS mapping is created using a combination of local flood model information and national flood modelling. These are used to generate the probabilities of flood risk for each 2m grid square of land, with the aim of using the best available flood risk information in any one location. This mapping illustrates flood risk considering the presence and condition of flood risk management assets and takes account of the chance of them overtopping or failing. While flood defences reduce the level of risk, they do not completely remove it. For example, water can flow over the top of the defence, or they can fail in extreme weather conditions or if they are in poor condition. As a result, RoFRS may show that there is risk to areas behind some flood defences.

## 2.3 Surface Water Flood Mapping Analysis

The original search report identified a Negligible Risk relating to surface water flooding at or within close proximity to the Property (seen in Section 2.1). Therefore, no further consideration of this risk has been deemed necessary as part of this Flood Appraisal.

## 2.4 Dam/Reservoir Mapping Analysis

The original search report did not identify a risk relating to reservoir failure at, or within close proximity to, the Property. Therefore, no further consideration of this risk has been deemed necessary as part of this Flood Appraisal.

## 2.5 Enhanced Information Search

The following additional information sources have been reviewed in order to establish a greater understanding of flood risk.

| Data Type & Source                                                                               | Summary of Review                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Strategic Flood Risk Assessment (SFRA)</b><br><i>Wokingham Borough Council</i><br>May 2023    | <p>Upon review of this document, it was indicated that:</p> <p>River flooding has occurred within the area where the Property is located. The 1947, 1974, 1981, 1991 and 2007 events indicated to have occurred at and within close proximity to the Property in the original search report were referred to within the SFRA; however, no further information was provided regarding how the Property was impacted during these events. It was not indicated if any new flood defences have been put in place following this event to reduce the risk in the area.</p> <p>There are no reportable incidents of groundwater flooding located at or within the vicinity of the Property. It could not be confirmed what the susceptibility of the area the Property is located within is to groundwater flooding.</p> |
| <b>Preliminary Flood Risk Assessment (PFRA)</b><br><i>Wokingham Borough Council</i><br>June 2011 | <p>Upon review of this document, it was indicated that:</p> <p>Flooding was indicated to have occurred at and within close proximity to the Property in 1947, 1974, 1981, 1991 and 2007 in the original search report. The July 2007 flooding incident was referred to within the PFRA; however, no further information was provided regarding how the Property was impacted during this event. It was not indicated if any new flood defences have been put in place following this event to reduce the risk in the area.</p> <p>There are no reportable incidents of groundwater flooding located at or within the vicinity of the Property. It could not be confirmed what the susceptibility of the area the Property is located within is to groundwater flooding.</p>                                         |
| <b>PFRA Addendum</b><br><i>Wokingham Borough Council</i><br>December 2017                        | <p>Upon review of this document, it was indicated that:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

Numerous properties were flooded during the winter 2013/14 winter period. However, it could not be confirmed whether the Property was affected by this event.

## Flood Investigation Report (FIR) Wokingham Borough Council

The FIRs listed within the PFRA addendum have not been reviewed further within this section due to the location of the flooding in relation to the Property.

Since the PFRA addendum was published, a number of FIRs have been triggered by the LLFA. These documents indicate that no significant flood events have occurred within the vicinity of the Property.

## Local News Articles

Local online news articles have also been reviewed as part of this assessment; however, no further information regarding flood events at and near the Property was found.

## Previous Flood Defence Schemes

We have undertaken a search of our records to identify any recently implemented or upgraded flood defences within the area concerning the Property. However, records indicated that no additional flood defences exist.

## Future Flood Defence Schemes

We have undertaken a search of our records to identify any potential new or upgraded flood defences that are set to be implemented within the area concerning the Property. However, records indicated no additional flood defences being implemented within the area within the near future.

## Flood Alert Area Environment Agency

The Property is located within Flood Alert Area Ref. 061WAF24EmmBrook (Emm Brook and Queen's Brook). Since the inception of the flood warning service in January 2006, this flood alert area has received 64 Flood Alerts. The most recent Flood Alert for 061WAF24EmmBrook was 2025-01-27. This does not necessarily mean that the Property has experienced flooding during these incidences.  
*Note: Flood Alert Areas only relate to flood risk from rivers and sea (and in some locations, groundwater) and do not provide a warning for surface water flood events.*

## Flood Warning Area Environment Agency

The Property is located within Flood Warning Area Ref. 061FWF24Wokinghm (Emm Brook at Wokingham). Since the inception of the flood warning service in January 2006, this flood warning area has received 2 Flood Warnings and 0 Severe Flood Warnings. The most recent Flood Warning for 061FWF24Wokinghm was 2023-03-31T23:28:43.000. This does not necessarily mean that the Property has experienced flooding during these incidences.  
*Note: Flood Warning Areas only relate to flood risk from rivers and sea (and in some locations, groundwater) and do not provide a warning for surface water flood events.*

SFRA: [https://www.wokingham.gov.uk/sites/wokingham/files/2024-05/WBC%20Level%201%20SFRA%202023%20-%20Main%20report\\_0.pdf](https://www.wokingham.gov.uk/sites/wokingham/files/2024-05/WBC%20Level%201%20SFRA%202023%20-%20Main%20report_0.pdf)

PFRA: <https://webarchive.nationalarchives.gov.uk/20140328094444/http://www.environment-agency.gov.uk/research/planning/135542.aspx#48>

PFRA Addendum: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/698726/PFRA\\_Wokingham\\_Borough\\_Council\\_2017.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/698726/PFRA_Wokingham_Borough_Council_2017.pdf)

FIR: <https://www.wokingham.gov.uk/community/community-and-safety/emergencies/flooding-and-drainage/flood-investigations>

## 2.6 Planning Search

We have searched online local authority planning application records in order to identify any pertinent information in relation to flood and drainage which may be used to better define flood risk for the Property. Our review includes planning applications for the Property itself as well as any developments in close proximity where we consider they may have specific relevance in terms of flood and drainage.

Based on our review we did not identify any planning application records which we consider to be of value in refining our understanding of the flood risk at this Property.

LPA: Wokingham LPA

Planning Portal: <https://planning.wokingham.gov.uk/FastWebPL/welcome.asp>



## 3.0 Professional Opinion Analysis

### 3.1 Overall Flood Assessment

### CONSIDERATIONS

The original search report identified an elevated risk of river and sea flooding at the Property. Detailed analysis of the EA Risk of Flooding from Rivers & Sea (RoFRS) extent mapping indicates that the Property may be affected by depths of up to  $\geq 0.2\text{m}$  to  $< 0.3\text{m}$  at the workshop/outbuilding during a high probability event and depths of up to  $\geq 0.3\text{m}$  to  $< 0.6\text{m}$  within the external areas of the wider Property boundary during a low probability event. The main building footprint is not indicated to be at risk of river and sea flooding. The source of this risk is the Emm Brook. Flood defences have been identified along the Emm Brook providing a standard of protection up to a 1 in 5 year event.

The rear entrance to the Property was indicated to be elevated above external ground levels. This may provide the dwelling with some protection from potential flood waters of similar depths which may encroach upon the Property's footprint. The front entrance was indicated to be set at a fairly low level in comparison with external ground levels, which could potentially lead to internal water ingress where flooding was to encroach upon the Property's footprint. The workshop door was not indicated to be elevated above external ground levels and provides a point of potential water ingress.

The sources quoted in Section 2.5 indicated that river flooding had occurred at and within close proximity to the Property. This most recently occurred in 2007. No further information relating to the risk of flooding in the area was obtained from any planning applications in the vicinity of the Property. Based on the overall information presented, the risk from this source is considered Low to Moderate.

The original search report identified an elevated risk of groundwater flooding to both surface and subsurface assets near the Property. It is understood that the Property is a residential dwelling with no subsurface assets. Therefore, the risk of flooding to subsurface assets can be discounted. From a review of Google Terrain data, it was indicated that the Property is located within an area of low topography. This has been considered when concluding the risk of groundwater flooding in this report.

The sources quoted in Section 2.5 indicated that there have been no reportable incidents of flooding from groundwater at or within the vicinity of the Property. The groundwater susceptibility of the area that the Property is located within could not be confirmed. No further information relating to the risk of flooding in the area was obtained from any planning applications in the vicinity of the Property.

The risk of groundwater flooding is typically exacerbated in areas within an elevated risk from other flood sources such as from rivers or surface water. This flood appraisal has identified a risk of river flooding within the Property boundary inferring there is a possibility for groundwater flooding to occur. Based on the overall information presented, the risk of this source is considered Moderate.

Flooding was indicated to have occurred at and within close proximity to the Property in 1947, 1974, 1981, 1991 and 2007 in the original search report. It was not indicated if any new flood defences have been put in place following this event to reduce the risk in the area.

**On the basis of the information reviewed, this professional opinion concludes that the Very High Risk within the Residential report (Report ID: 1819831) has been investigated and the subject Property has been found to have some residual flood risk which the purchaser may wish to consider. You should always ask the vendor to confirm the existence of flood history at the Property.**

## 3.2 Insurability

The initial Residential report (Report ID: 1819831) identified that based on the location of this Property, finding a suitable insurance policy may require a more comprehensive search prior to exchange. This is important because the terms of a mortgage offer, and the ability to draw down funds at completion, is likely to be contingent on the purchaser holding a suitable insurance policy.

This report conducted further investigation; however, a residual risk remains associated with the Property. As a result, potential challenges in obtaining flood insurance at an affordable rate and on suitable terms cannot be discounted and should remain a key consideration for the purchaser. As such, we recommend that the purchaser satisfies themselves of the availability of a suitable policy, prior to exchanging contracts and committing to a purchase.

In the event of difficulties in finding suitable insurance cover, the purchaser may wish to:

- Widen their search to include as many general insurances and brokers as possible, to obtain a range of options;
- Consider using a specialist flood broker/insurer;
- Seek to obtain feedback from the specialist flood broker/insurer in relation to the issue preventing insurance being offered. Our flood risk experts may be able to assist in resolving any specific points/questions raised by an insurer, **please get in touch for further guidance.**



## 4.0 Recommendations

The following recommendations are provided in light of the conclusions of this Flood Appraisal:

- **Enquiries:** You should ask the vendor to confirm whether they have any knowledge of the previous flooding at the Property. This information should be included in the Law Society Property Information Form completed by the vendor. If yes, request detail relating to the extent and depth of any events of which they are aware.
- **Enquiries:** You may wish to consider contacting the lead local flood authority in order to determine whether any future improvements will be made to reduce the risk of river flooding in the area, which may lead to further reducing any residual risk at the Property.
- **Enquiries:** You may wish to consider contacting the Local Authority in order to determine whether any further information on the history of groundwater flooding in the area is available, which may lead to further reducing any residual risk at the Property.
- **Insurance:** As a prudent step, prior to exchanging contracts you should ensure that you are able to obtain preferable insurance cover for the Property through undertaking your own enquiries.
- **Flood Protection:** You may wish to consider installing Property Flood Resilience (PFR) measures to reduce future flood damage and speed up recovery. PFR includes two types of measures:
  - **Resistance measures** help stop water entering the Property. These can include flood doors or barriers at entry points, anti-flood airbricks, non-return valves on drains, and sealing gaps in external walls.
  - **Recoverability measures** reduce damage if water gets in. These might include tiled floors, water resistant kitchen and bathroom units, plastic or treated timber skirting boards, and raised electrical sockets or appliances.
- **Flood Preparedness:** The Property lies within a Flood Alert & Warning Area. Should you decide to proceed with the Property purchase, it is recommended that you sign up to the EA flood warning service.
- **Flood Preparedness:** Based on the identified risk, you should prepare a flood plan which includes consideration of an evacuation route should flooding be predicted or actually occur. Free guidance on how to plan ahead for flooding is available from the [Flood Information Service at gov.uk](https://www.gov.uk/flood-information-service).
- **Flood Preparedness:** Drainage which serves the Property within its boundary should be inspected and kept free flowing in order not to exacerbate any risk of floods in future, particularly in relation to any areas identified as being susceptible to surface water flooding.

### Further Assistance:

Should you wish us to support you in undertaking any of the above recommendations in managing any residual flood risk in future, then **please get in touch**.



## 5.0 Supplementary Guidance

This section provides further supplementary information regarding matters associated with redevelopment and the overall lifecycle of the Property which may offer helpful advice if they meet with the context of this transaction.

Please note that these assessments are supplementary to the main purpose of this report and are not considered within the overall 'Professional Opinion'. These sections are intended to serve only as guidance.

### 5.1 Redevelopment Risk

#### CONSIDERATIONS

As part of any redevelopment, consideration of any associated flood risk within the Property boundary or along critical access routes is required within the planning process. This is to ensure that a Property is suitable for use, and does not pose a risk to life, as stipulated within the National Planning Policy Framework (NPPF).

We understand that the Property is currently in residential use and it will remain in this use without redevelopment.

Based on the information reviewed, if you were to consider redevelopment of any kind at the Property in future, you should note that this may be subject to undertaking a Flood Risk Assessment. This assessment would be required to be written in the context of the proposed redevelopment. This appraisal is not designed for submission to your Local Planning Authority to support future redevelopment, however **we can separately undertake a full Flood Risk Assessment on your behalf if this need arose.**

### 5.2 Operational Risk

#### CONSIDERATIONS

Should this Property come under your ownership, the following considerations are made to maximise its lifecycle and to minimise any residual future flood risk:

- Appropriate inspection and maintenance of all Property drainage networks should be undertaken periodically. This would include carrying out frequent visual checks for any signs of blockage (for example by fallen leaves), evidence of pooling, or obstruction by items (such as plant pots, building materials etc.). The frequency of these checks should be appropriately set in-line with the level of underlying risks that may exist. This would ensure the minimisation of any long-term issues or damage being caused simply due to drainage blockages, localised flooding or drainage surcharging (overflowing).
- Flood mitigation and planning measures resulting from following the recommendations in Section 4.0.



## 6.0 Notes & Guidance

### 6.1 Limitations

#### METHODOLOGY

This report is a desk study risk assessment created to satisfy due diligence in relation to plausible flood risk at the subject Property, based on a review of information sources from a range of public and private sector organisations, and where applicable supplemented by information provided by the client. The context of this report is to provide a more informed position with regards to the flood risks which have been identified, and any consequential impacts this may have on acquisition and occupation of the subject Property. No site inspection/investigation has been undertaken. This report does not account for the suitability of site-specific drainage networks and cannot account for the impact of water bodies or drainage infrastructure becoming blocked or failing. Additionally, this report cannot account for instances of previous Property-specific flooding where no such instances of flooding are recorded within the data sources reviewed, particularly where flooding has been of a small and highly localised scale, or where it has been caused by an 'escape of water' (i.e. burst pipes) or sewer flooding, either within the Property or within the locality.

Please note that this flood risk assessment is based upon a review of flood data sources created and supplied by private and public sector organisations. Whilst these models are highly detailed, they are predictions based upon specific input parameters and should not be regarded as definitive. Because the flood risk assessment is based on theoretical risk models, there is always the possibility that exceptional weather conditions and/or events outside of the considered parameters of the model (such as failure of flood defences) which can cause flooding that was not anticipated. Dye and Durham (UK) Limited (formerly Future Climate Info Limited) cannot accept any responsibility for the accuracy of these models. In addition, flood assessments are subject to change over time and so a variation in risk outcomes is possible. This is due to additional or changed information being available over time, refinement of flood models, or specific changes in the planned or built environment, all of which can impact the predicted outcomes of any flood model and/or consultant's Professional Opinion. Please note, flood prediction models are periodically reviewed to ensure they account for the most up-to-date climatic data and flood history and are refined to improve modelling techniques. As such, in a minority of instances variations in assessment outcomes can occur where a period of time has elapsed.

The risk assessment in this report is provided by Dye & Durham (UK) Limited (formerly Future Climate Info Limited), working in collaboration with Ashfield Solutions Group Limited.

### 6.2 Impact on Value and Insurability

#### METHODOLOGY

The RICS advises that flood risk does reduce the value of a property, compared with a similar property without such a risk. This depends on the particular circumstances of the property, any history of flooding, and the existence of flood defences. Valuation has a level of subjectivity; however, and for some 'at risk' properties, the reduction in value may be offset by an increase due to the property's amenity value being close to a river, stream or coast for example.

The answers given on the availability of flood insurance reflects our understanding of the way in which insurers account for flood risk when assessing the eligibility of a property. The outcome should be considered as an indicator, and not an assurance or guarantee that insurance covering flood risk will or will not be available. Appropriate additional enquiries should be made as to the actual availability (or not) of insurance covering flood risk at a suitable time in the Property acquisition timetable. We advise such a suitable time to be prior to exchange of contracts, or prior to incurring any significant acquisition cost (with 'significant cost' to be defined by the purchaser). Every insurance application is unique, so other perils, risks or a previous claims history may mean that insurance is not available in any event. A thorough search of the insurance market is advised, particularly where flood risk is identified, rather than relying on a single provider for affordable and suitable terms.

Where residential properties fall into a flood-risk area, the flood re-insurance scheme (known as Flood Re which launched 1<sup>st</sup> April 2016) may be of benefit. Flood Re has been set up to help those households who live in a flood risk area find affordable home insurance. Flood Re should make no difference to purchasing home insurance, whether that's through a price comparison site, directly from an insurer or through a broker. There is no need to contract Flood Re directly. Flood Re is intended to give peace of mind that, even after a flood claim, flood insurance should still be available with affordable premiums and excesses. However, not every residential property is eligible to benefit from Flood Re. For further information about the scheme, including eligibility, see <http://www.floodre.co.uk/>.

## 6.3 Flood Planning/Warning and Flood Resistance/Resilience

### METHODOLOGY

Detailed advice on flooding and resistant and resilience measures, flood risk planning and costs, and flood warning and reporting systems is available from the following websites:

- **English Government:** <https://www.gov.uk/prepare-for-a-flood/find-out-if-youre-at-risk>
- **Natural Resources Wales:** <https://naturalresources.wales/flooding/?lang=en>
- **Insurance Industry:** <https://www.abi.org.uk/Insurance-and-savings/Topics-and-issues/Flooding>
- **RICS:** <http://www.rics.org/uk/knowledge/consumer-guides/guide-to-flooding>

## 6.4 Supplementary Guidance

### METHODOLOGY

The Supplementary Guidance given in this report is based on a desk study risk assessment, and no site walkover or physical investigation has been carried out. This section is intended as general advice and guidance only.

**Section 5.1 'Redevelopment Risk'** provides general guidance on the potential for and likely extent of additional assessment works which may be required as detailed within the National Planning Policy Framework should the Property undergo a change of use or redevelopment. The below results will be displayed in the following scenarios:

- **'None Identified'** whether or not redevelopment is proposed, where evidence suggests that negligible flood risk will be present within the Property boundary or within close proximity.
- **'Considerations'** whether or not redevelopment is proposed, where plausible flood risk exists within or near to the Property boundary, where a need for some level of supplementary investigation/assessment may be required as part of the process to obtain planning permission.
- **'Major Considerations'** where redevelopment is proposed, and highly plausible flood risk is in existence within or in close proximity to the Property boundary, where it is highly likely that further investigation/assessment would be required as part of the process to obtain planning permission.

**Section 5.2 'Operational risk'** flags specific risks which have been identified from a review of the data which in the opinion of the report author have the potential to lead to the detrimental performance of the Property in its present capacity. These risks would be associated with the potential depreciation in overall site value where the appropriate site risk management procedures are not undertaken. The guidance is based only on observations of the data and does not guarantee to identify all plausible risks or non-compliance issues associated with the Property life cycle. The below results will be displayed in the following scenarios:

- **'None Identified'** where, from a review of the data, no operational activities or management practices have been identified which present a plausible risk of causing adverse flood or environmental risk during the Property lifecycle/tenure of ownership.
- **'Considerations'** where, from a review of the data, operational activities or management practices have been identified which through their implementation would ensure the minimisation of future flood risk where possible, as well as the reduction in potential losses in overall Property value in future.

## 6.5 Standard

### T&Cs, COMPLAINTS PROCESS & LICENSING

This report is supplied by Dye & Durham (UK) Limited (formerly Future Climate Info Limited) subject to Terms and Conditions of Business, available at:

<https://futureclimateinfo.com/wp-content/uploads/2023/02/FCI-terms-and-conditions-v0223.pdf>

Contains OS data © Crown copyright and database rights 2026.

Contains Environment Agency copyright and/or database right 2026. All rights reserved.

### IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Dye & Durham (UK) Limited (formerly Future Climate Info Limited), Imperium, Imperial Way, Reading, Berkshire, RG2 0TD, Telephone 01732 755 180, Email: [fci-admin@dyedurham.com](mailto:fci-admin@dyedurham.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 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, Unit 159756, PO Box 7169, Poole, BH15 9EL.

Tel: 01722 333306, Fax: 01722 332296, Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk), Web: <https://www.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**

## 6.7 Report Licensing



© Bluesky International Ltd.

## 6.8 Useful Contacts

---

### Environment Agency

Tel: 08708 506 506  
Visit: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)

### Local Authority

Wokingham Borough Council  
Tel: 0118 974 6000  
Visit: <http://www.wokingham.gov.uk>

### Dye & Durham – Environmental Risk Team

Tel: 01732 755 180  
Email: [fci-admin@dyedurham.com](mailto:fci-admin@dyedurham.com)  
Address: Imperium, Imperial Way, Reading, Berkshire, RG2 0TD