



PROTECTING YOUR CLIENT'S INVESTMENT

Advice about flood risk in client care letters

It is vital to raise the issue of potential flood risk to your clients in order to protect their investment and the reputation of your practice. Flood risk has often been regarded as a problem associated with new developments. However, the July 2007 floods affected a wide range of properties in different locations across the country. The Pitt Report, published in December 2007, emphasised the diverse nature of flood risk. Flood risk does not just affect those who occupy properties close to rivers or the sea.

We therefore recommend that you provide clear advice in your client care letter. To assist you in this, Landmark Information Group has developed the following paragraphs. Option 1 is for use if your practice always undertakes a flood report as a matter of policy in all conveyancing transactions. Option 2 can be used if your practice recommends a flood report in every transaction and requests that the client provides confirmation that they do not require a report to be undertaken.



Option 1 – Policy of the practice

For your protection, and the protection of your lender, it is our policy to undertake a flood report. This examines whether the property is situated on or near land which may be susceptible to flooding. The purpose of this is to identify from available data whether there are current and potential flood risks which could result in your property being flooded or adversely affect your ability to obtain suitable insurance cover.

Option 2 – Recommendation

For your protection, and the protection of your lender, we recommend that you undertake a flood report. This examines whether the property is situated on or near land which may be susceptible to flooding. The purpose of this is to identify from available data whether there are current and potential flood risks which could result in your property being flooded or adversely affect your ability to obtain suitable insurance cover. We will undertake this search as a matter of course, unless you do not require us to do so and specifically instruct us to the contrary. Should you not require us to undertake this search, please would you confirm this in writing by return and bear in mind that I will not be in a position to advise you on these issues in this transaction.

We can also offer a search informing you of planning applications and land use issues which could potentially affect the value of your property in the future.

If you require any further information, please do not hesitate to contact one of our customer service advisors on **0844 844 9966** or email **info@landmark.co.uk**