

FloodSmart Technical



Floodplain Storage

Site Address

Park Howard Road
Gwaun-Cae-Gurwen
SA18 1NZ

Date

2023-03-03

Report Status

FINAL

Grid Reference

270324, 211177

Site Area

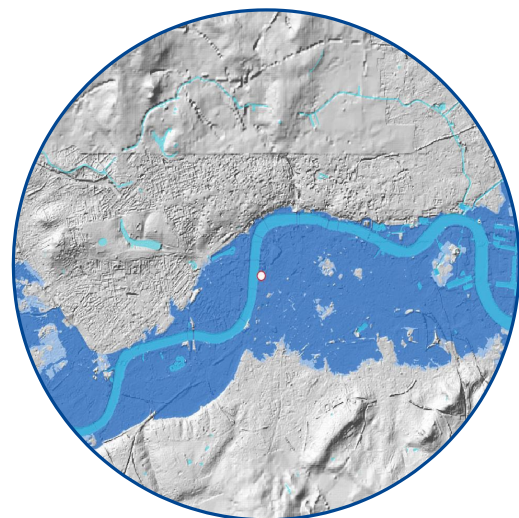
0.42 ha

Report Prepared for

SGW Planning
69 Walter Road
Swansea
SA1 4QA

Report Reference

77081.01R1



Summary

The proposed development is located within Flood Zones 1, 2 and 3 (low to high probability) with a Very Low to High risk of flooding from rivers and the sea.

The Site is predicted to flood in the southwest during the 1 in 100 year plus 20% and 30% climate change scenarios, with flood depths of up to 0.6m, displacing up to 76.71m³ of flood water.

This report confirms ground lowering in areas adjacent to the Site entrance and the proposed building could be lowered to ensure the proposed built footprint and associated works do not displace flood water.

This feasibility assessment confirms floodplain storage can be provided on a level for level basis and designs of the floodplain storage should be provided, subject to a condition of the planning approval.

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1. Introduction



Objective

GeoSmart Information Limited has been commissioned by SGW Planning to undertake an assessment of the floodplain storage requirements for the proposed development at Park Howard Road, Gwaun-Cae-Gurwen, SA18 1NZ. A technical note has been produced summarising the requirements, which could be used separately within the detailed design of compensatory storage and/or voids design.

Report Limitations

The findings presented in this report are based on information supplied by third parties. Whilst we assume that all information is representative of past and present conditions, we can offer no guarantee as to its validity and have taken the data presented at face value. No Site visit has been undertaken, and Site-specific modelling has not been undertaken.

This report excludes consideration of potential hazards arising from any activities at the Site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities.

Summary of findings

A Flood Consequence Assessment (FCA) was produced in October 2022 (ref: 77081R1_RS), this report was submitted to support a planning application ref: P2022/0926, for the construction of a warehouse unit in the west of the Site.

A response to planning application: P2022/0926 was received from the NRW stating:

"FCA acknowledges that the development would displace flood water however, no assessment of flood risk to third parties has been presented in the FCA. I would therefore be grateful if you provide additional information within the FCA on the effects of the proposed development on third parties in order that I may progress with the application."

This report has been prepared to confirm whether the proposed development could displace flood water and solutions to mitigate the effects of displacement, through the provision of floodplain compensation.

The southwest Site section would be affected by flooding in the 1 in 100-year event plus 20%CC and 30%CC events, where the flood level has been calculated as being 156.06 mAOD and 156.26 mAOD respectively. The proposed development results in an increased building footprint of 265 m² on Site through the construction of an industrial unit and associated ground level raising, within the fluvial floodplain of the River Garnant, which could potentially displace approximately 76.71 m³ of flood water in the 1 in 100-year event plus CC events.

In order to prevent the displacement of flood water during the 1 in 100-year event plus 30%CC event, compensatory floodplain storage is required. The preferred method of providing floodplain compensation and which has been assessed within this report is to:

Lower ground elevations (preferred)

A total of 76.71m³ of water would be displaced by the proposed commercial unit. Lowering ground levels in areas adjacent to the proposed building and at the entrance to the Site from approximately ~156.1 to 156.36 mAOD, reducing to between 155.8mAOD to 156mAOD, would provide an additional volume of 50.32m³ of floodplain storage on a level for level and volume for volume basis. This would ensure that the volume of displaced water is compensated through the lowering of ground elevations, attenuating any potentially displaced flood water.

This recommendation outlines the feasibility of floodplain storage. Further design of floodplain storage area should be refined, subject to a condition of the planning approval.

The Topographic Survey provided specifies the groundlevels on site to also be 155.31 and 156.78m AOD (Appendix A).

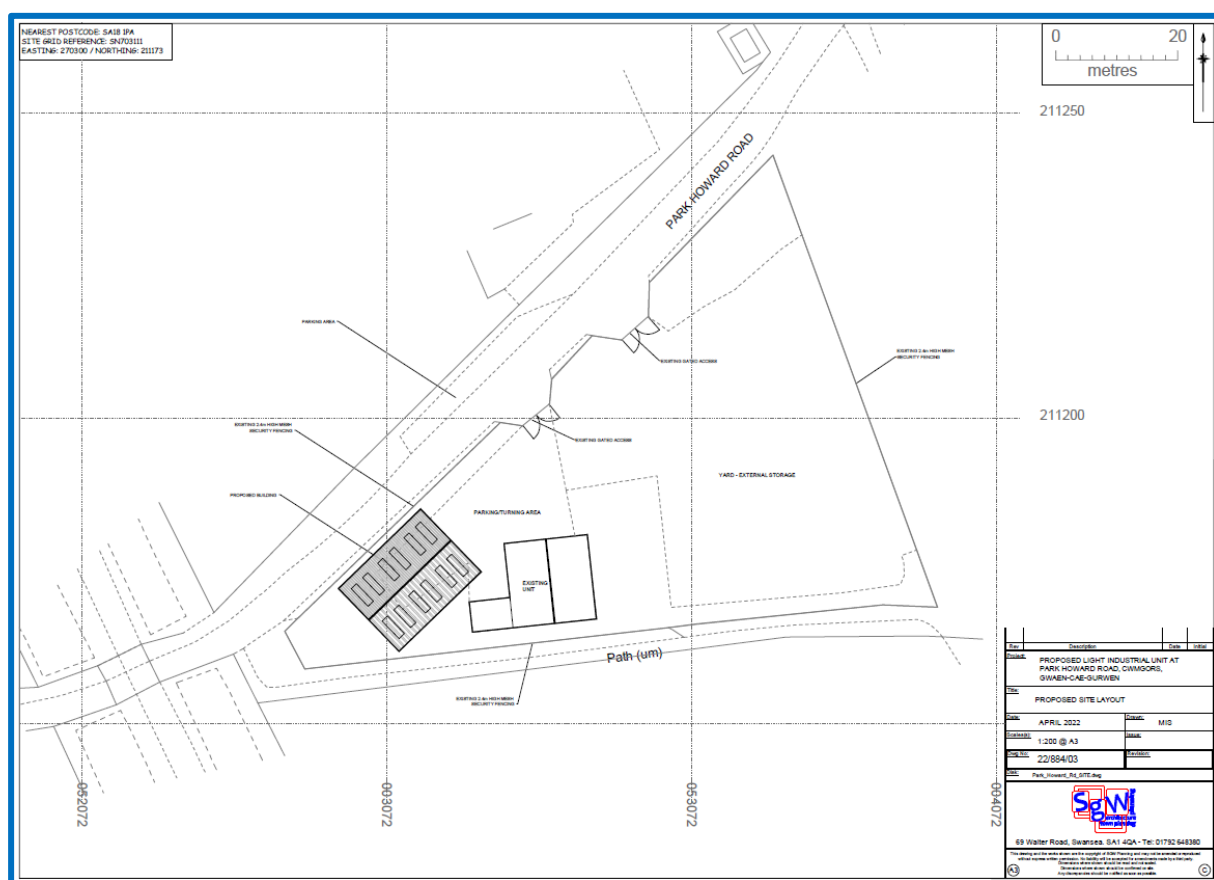
Ref: 77081.01R1
www.geosmartinfo.co.uk

Development

The Site is currently used within a commercial capacity as a construction yard and storage facility. Development proposals comprise the construction of a light industrial unit towards the southwest of the Site. Site plans are included within Appendix A.

The effect of the overall development will not result in an increase in number of occupants and/or users of the Site but will not result in the change of use, nature or times of occupation. According to Figure 2 of the TAN 15 (2004), the vulnerability classification of the existing development is Less Vulnerable and proposed development is Less Vulnerable. The estimated lifespan of the development is 60 years.

Figure 2. Proposed Development Plan



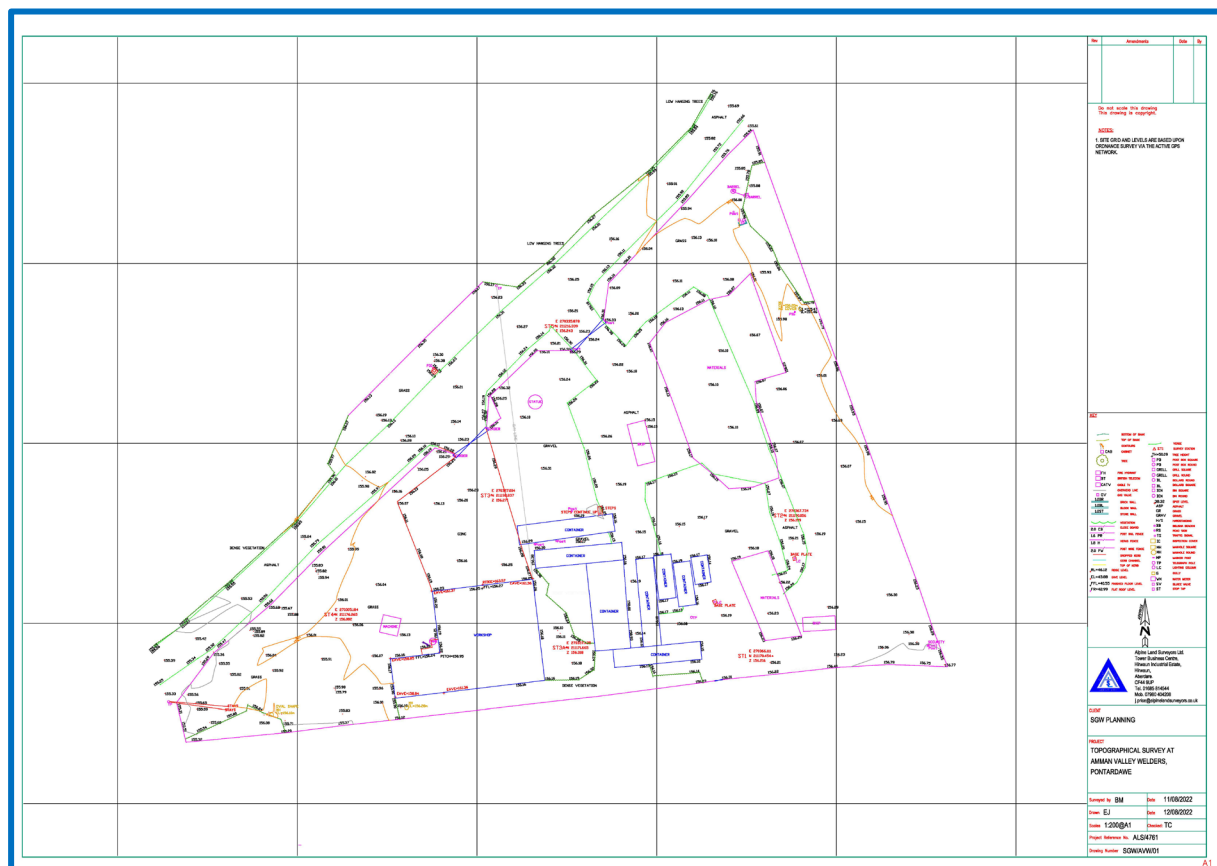
The proposed building will not be designed to be floodable and structures could therefore displace flood water, where the Site is inundated.

Table 1. Existing and proposed building footprints on the Site.

Existing	Proposed	Increase
Existing 224m ²	Proposed 489m ²	Total increase in non-floodable building footprint: 265 m ²

In order to confirm whether there are any other formal or informal structures which could be removed such as bunds and raised ground to provide additional floodplain storage at the Site, LiDAR ground elevation data and topographic survey (Alpine Land Surveyors Ltd, 2022) has been obtained. This data confirms the ground levels on the Site are generally between 155.31 and 156.78 mAOD.

Figure 3. Ground Elevation Map (Alpine Land Surveyors Ltd)



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3. FRA review & Policy



FRA review and summary

In accordance with the TAN15 (2004) and PPW (2012 and 2016), a site-specific FRA was produced by GeoSmart Information Ltd to assess the flood risk from all sources in October 2022 (77081).

The flood risks from all sources have been assessed as part of this report and are as follows:

River (fluvial) Flooding Risks

According to the NRW's Flood Map for Planning, a minor area (15%) of the Site towards the southwest, including the majority of the proposed building footprint, is mapped within Flood Zone 3 (High probability). A very small area (2%) of the Site towards the southeast is mapped within Flood Zone 1 (Low probability). The majority (83%) of the Site including the central and eastern areas are mapped within Flood Zone 2 (medium probability).

The NRW's Development Advice Map (DAM) indicates that the majority (91%) of the Site is located within Zone C2 which is an area of the floodplain without significant flood defence infrastructure (TAN15, 2004). A minor (9%) section towards the southeast is mapped within Zone A which is considered to be at little or no risk of fluvial flooding (TAN15, 2004).

According to NRW's Flood Risk Assessment Wales map (FRAW), which considers the type, condition and crest height of flood defences, the Site currently has a Very Low to High risk of flooding from Rivers.

Investigation of modelled data provided by the NRW, taking into account the impact of climate change, the future flooding risks on Site are Very Low to High. The proposed building footprint is mapped within a Medium to High flood risk area.

The Glanaman Modelling Study provided undefended modelled flood levels and depths for the Site. During a 1 in 100 year event plus 20% CC the flood level could be up to 156.06 mAOD. This could result in flood depths of up to 0.6 m towards the southwest of the Site, including potential impacts on the proposed development. The eastern areas of the Site would not be affected. Calculations undertaken in this report confirm the 100 year plus 20% CC event, the flood level could be up to 156.06 mAOD.

It was noted within a review of the Welsh Climate Change guidance¹, that the requirements for climate change are 30% for a development lifespan of 60-75 years. As such, a 30% allowance has been used to inform the floodplain storage calculations in this report. Further calculations to determine the flood level of 156.26 mAOD, are included in Appendix C of this report.

¹ <https://www.gov.wales/climate-change-allowances-and-flood-consequence-assessments>

Surface Water (Pluvial) and Small Watercourses Flooding Risk

According to NRW's Flood Risk Assessment Wales (FRAW) map, the area of development is at Very Low risk of flooding from pluvial and small watercourses.

Groundwater Flooding Risk

GeoSmart's Groundwater Flood Risk (GW5) Map indicates a Negligible potential for groundwater flooding on Site in a 1 % annual probability (1 in 100 year) event. However, a review of the BGS borehole database logs, indicates there is potentially a shallow groundwater table at the Site. On the basis of the site-specific assessment (discussed in Section 4) the groundwater flood risk is considered to be Negligible to Low.

Artificial Flooding Risk

The risk of flooding from artificial sources such as reservoirs, sewers and canals have been assessed:

- According to NRW's Risk of Flooding from Reservoir mapping, the Site is not at risk of Reservoir Flooding;
- According to Ordnance Survey (OS) mapping, there are no canals within the vicinity of the Site (Neath Port Talbot County Borough Council PFRA, 2011 and SFCA, 2014).

On the basis of the above the risk of flooding from artificial sources is considered Negligible.

The risk to the development has been assessed over its expected 60 year lifetime, including appropriate allowances for the impacts of climate change. More extreme weather events could increase the risk to the Site from increased river flows and fluvial flooding. Site specific assessment indicates risk to the Site will not increase significantly and appropriate mitigation measures are proposed.

4. Floodplain Storage



Floodplain Storage

Floodable Area

An area of land that has the capacity to flood during a flood event, with minimal damage and disruption is considered to be 'floodable'. This typically comprises areas where no buildings are proposed such as driveways, patio and soft landscaping areas. In some cases, it may also include non-habitual buildings such as open sided barns, garages and outhouses.

Non-floodable area

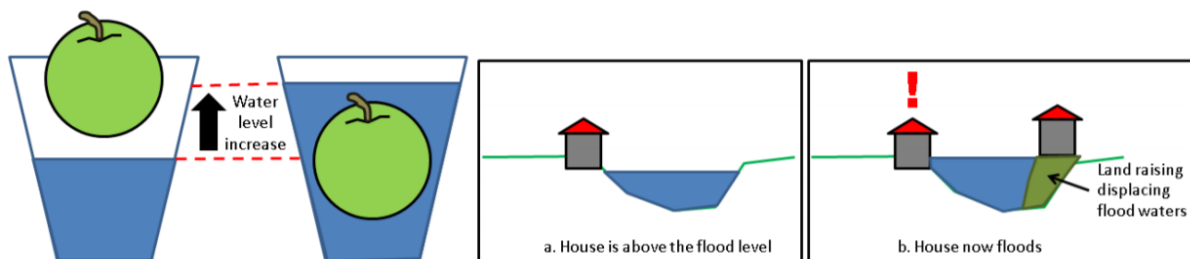
Non-floodable areas of development sites usually consist of buildings that are designed to keep flood waters out, or areas of raised ground and landscaping to achieve non-floodable access into a Site, which do not allow flood water to flow freely and take up a volume.

Floodplain displacement

An increase in non-floodable areas, through an increase in building footprint or raising of ground levels, will reduce the area and available storage volume, which is available to store flood water on-Site during an event.

This could potentially increase the extent, depth and alter the direction of flood flows, which could increase the risk of flooding off-Site. The following figure provides a simplified schematic to confirm the theory behind this.

Figure 4. Schematic to explain the theory behind the displacement of flood water²



² Excerpt image from Hart Technical Note 1:

[https://www.hart.gov.uk/sites/default/files/4 The Council/Policies and published documents/Planning policy/Technical%20Note%201-Level%20for%20Level%20Flood%20Compensation.pdf](https://www.hart.gov.uk/sites/default/files/4%20The%20Council/Policies%20and%20published%20documents/Planning%20policy/Technical%20Note%201-Level%20for%20Level%20Flood%20Compensation.pdf) access on 24/05/2021

Floodplain Compensation

Level for Level Storage Analysis

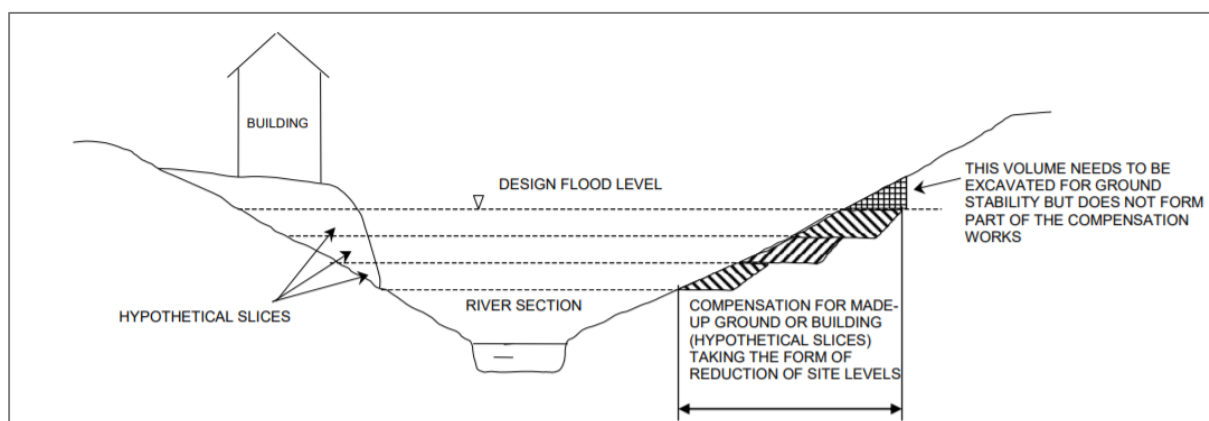
a. Removal of existing buildings

The removal of non-floodable building structures is normally the primary method in increasing the available volume of floodplain storage to offset the displacement of flood waters as a result of any development proposals.

b. Lowering of ground levels

The preferred method for providing floodplain compensation is to lower ground levels on-site to ensure the same volume of flood storage is provided on a level for level basis.

Figure 5. Schematic of theory behind level for level floodplain storage

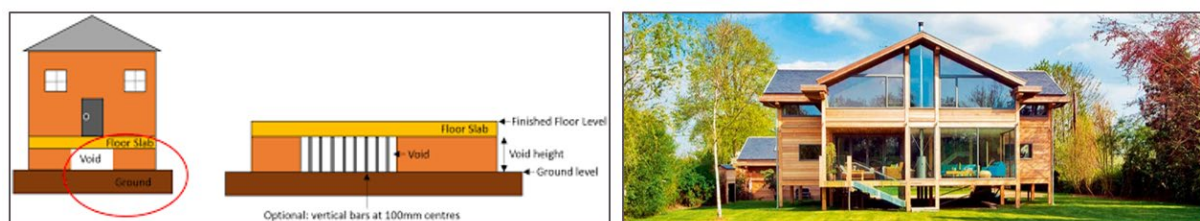


c. Voids beneath the proposed building and access

Where ground levels and the removal of existing buildings do not provide sufficient floodplain storage to prevent the displacement of flood water, then voids can potentially be used beneath buildings and if required, access roads.

There are many construction methods to include a void, but where these features are used they will require protection to avoid blockages and not increase security risks and have to be designed to ensure flooding can flow into and out of the area so as not to alter flood flow routes or available storage volumes.

Figure 6. Schematic of theory behind the use of voids for floodplain storage



Calculations and Analysis

The following calculations have been undertaken at a high level and displayed in Table 2 to summarise the volumes of floodplain storage and then refined within Tables 3 and 4 to confirm whether floodplain storage can be provided on the Site.

High level analysis

Table 2 confirms the lowest flood level at which each development area would be impacted, and the maximum flood depth experienced within each area, this has initially been calculated on an approximate basis in Table 2 but is refined in Table 3.

Table 2. Lowest level to flood and depth of flooding associated with each development footprint area.

Development area (m ²)	Average ground levels in area of development (mAOD)	Maximum flood depth (m)	Approximate Volume displaced (m ³)
0m ²	155.89	0.37	0
Proposed 265m ²	155.89	0.37	-98.05
(Proposed) Total water displaced (m ²)			-98.05

The above table indicates the proposed building would reduce the volume of floodplain storage at the Site, although this is based on the average ground level in the area proposed for development.

Refined level for level analysis

The preferred methods for providing floodplain compensation are to remove existing non-floodable structures and to lower ground levels on-Site to ensure the same volume of flood storage is provided on a level for level and volume for volume basis.

The floodplain losses and gains have been calculated at 0.2m increments.

The total volume of water displaced by the development in Tables 2 and 3 are different, because Table 3 provides a more accurate analysis using detailed topographic ground elevations in the areas of the proposed building footprints on the Site, whereas Table 2 only provides the lowest ground level and confirms the 'worst-case' scenario.

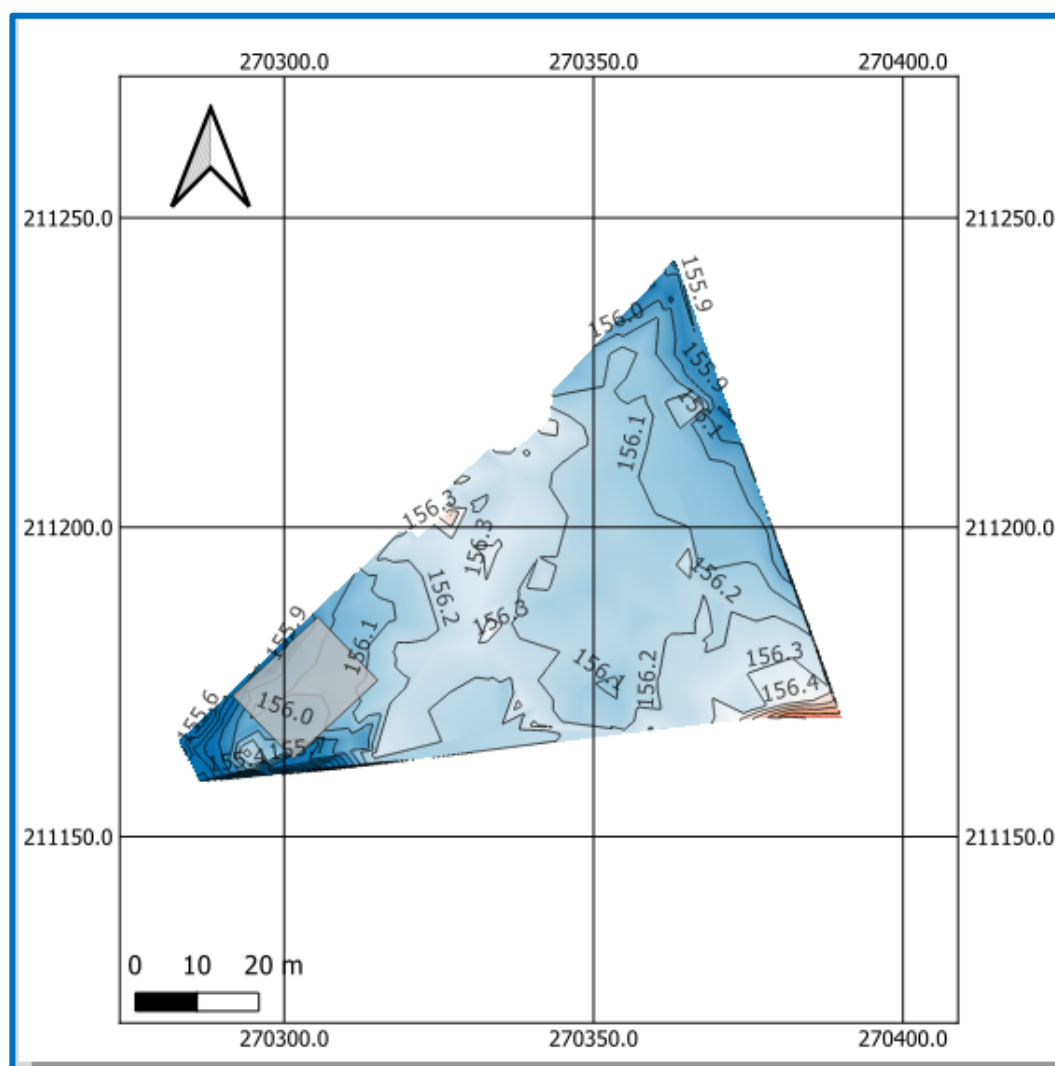
The volumes calculated in Table 3 are the available floodplain storage volume in the existing and proposed scenarios. These are then subtracted from one another to confirm the volume of floodplain storage available at the Site. Where the number is (-) negative this means the proposed development would result in a loss in floodplain storage volume. The volumes have been calculated using a 0.1m raster grid.

Table 3. Level increments of floodplain storage loss

Flood level at 0.2m Increments (mAOD)	Available Volume of Floodplain Storage in the Existing Site (m ³)	Available Volume of Floodplain Storage on the Proposed Site (m ³)	Volume of Floodplain Storage Available (m ³) (=A-B)
156.26	577.68	500.97	-52.06
156.06	135.98	111.34	-22.15
155.86	33.54	31.04	-2.35
155.66	9.78	9.63	-0.14
155.46	1.31	1.30	-0.01
155.26	0.01	0.01	0.00
155.06	0.00	0.00	0.00
Totals	577.68	500.97	-76.71

Table 3 indicates that at each depth band increment up to 155.26 mAOD, on a level for level basis there will be a loss in floodplain storage between 155.46 and 156.26 mAOD.

Figure 7. Current Site Elevations with Proposed Development



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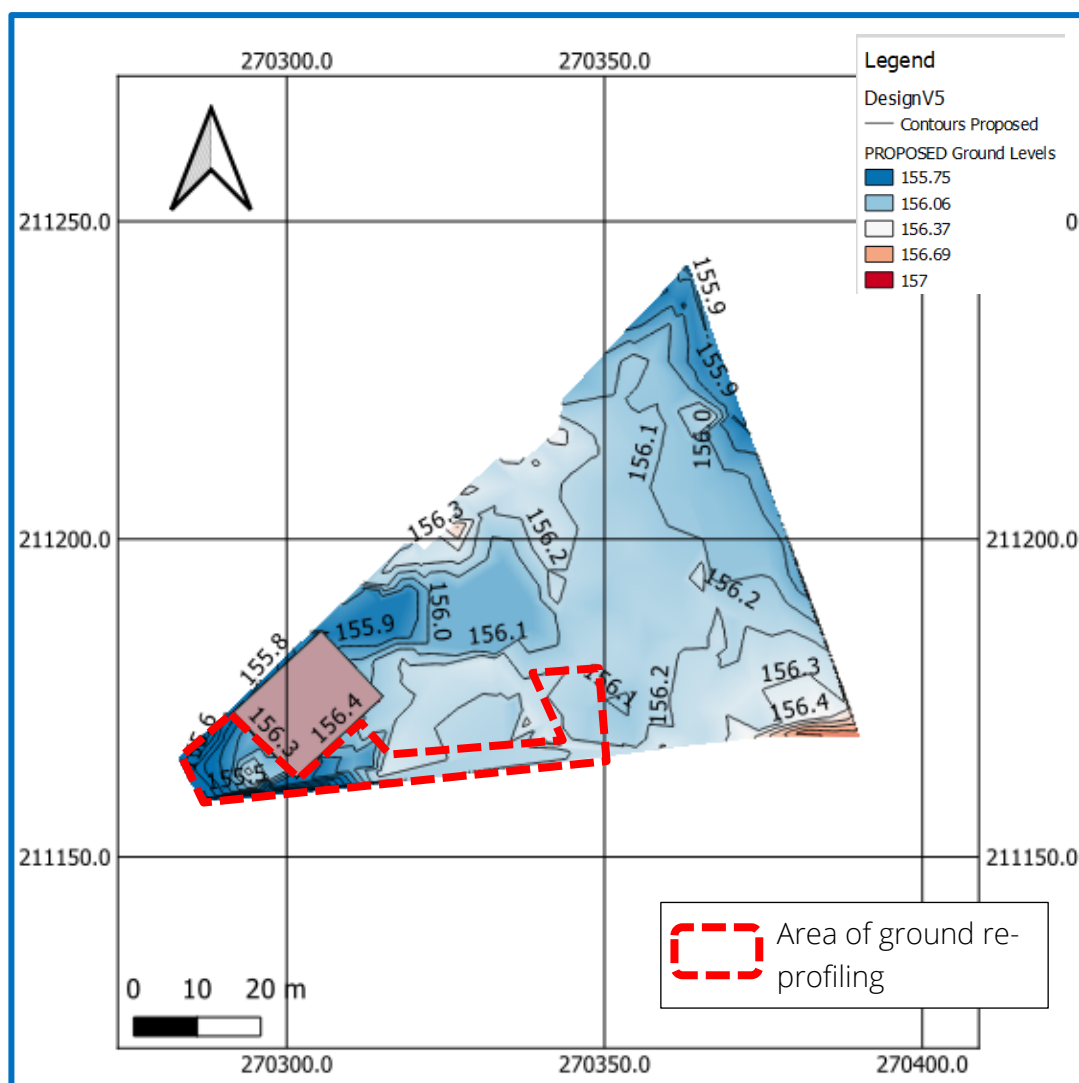
Table 4 confirms the impacts of a scheme of ground level lowering, where floodplain storage is proposed to be created in the southeast of the Site where flood extents are expected to be greatest, by lowering elevations to between 155.8 and 156.0mAOD.

Table 4. Level increments of floodplain storage with adjusted levels

Flood level at 0.2m increments (mAOD)	Available Volume of Floodplain Storage in the Existing Site (m ³)	Available Volume of Floodplain Storage on the Proposed Site (m ³)	Volume of Floodplain Storage Available (m ³) (=A-B)
156.26	577.68	463.16	12.28
156.06	135.98	138.69	12.88

155.86	33.54	24.45	1.35
155.66	9.78	1.70	-0.14
155.46	1.31	0.00	-0.01
155.26	0.01	0.00	0.00
155.06	0.00	0.00	0.00
Totals	577.68	628.00	50.32

Figure 8. Areas of the Site with Development where ground levels should be reprofiled



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5. Conclusions



The proposed development is located within Flood Zones 1, 2 and 3 (low to high probability) with a Very Low to High risk of flooding from rivers and the sea.

The Site is predicted to flood in the southwest during the 1 in 100 year plus 20% and 30% climate change scenarios, the flood level could be up to 156.06 mAOD and 156.26 mAOD, with flood depths of up to 0.6m (respectively).

The proposed development increases the non-floodable building footprint on Site by 265 m².

In order to provide floodplain compensation for the proposed development, the volume which is displaced will be provided on a level for level, volume for volume basis.

The supporting calculations are provided in Appendix B. The preferred ground level lowering scheme can be further refined through a detailed landscape design.

Management and maintenance of the area proposed for floodplain storage will be undertaken in perpetuity over the lifetime of the development, to ensure the capacity of the storage area is protected and maintained.

Recommendations

Based on the flood risk identified at the Site, the national and local policies and guidance and proposed development, the mitigation measures outlined within this section of the report are likely to help protect the development from flooding.

Lower ground elevations (preferred)

A total of 76.71m³ of water would be displaced by proposed commercial unit. Lowering ground levels surrounding the Site to 155.8mAOD to 156mAOD, providing 50.32m³ of floodplain storage on a level for level and volume for volume basis. This would ensure that the volume of displaced water is compensated through the lowering of ground elevations, attenuating any potentially displaced flood water.

This recommendation outlines the feasibility of floodplain storage. Further design of floodplain storage area should be refined, subject to a condition of the planning approval.

6. Appendices



Appendix A



Site plans

FURTHER INFORMATION TO ENHANCE YOUR FLOOD RISK ASSESSMENT.

We would like to obtain some further information from you, in order to enhance the Flood Risk Assessment.

Please email this form, along with any relevant plans and surveys for your Site to info@geosmartinfo.co.uk

PLEASE NOTE: Delays in receiving the answers to the questions below and relevant plans, may delay the delivery of your final report.

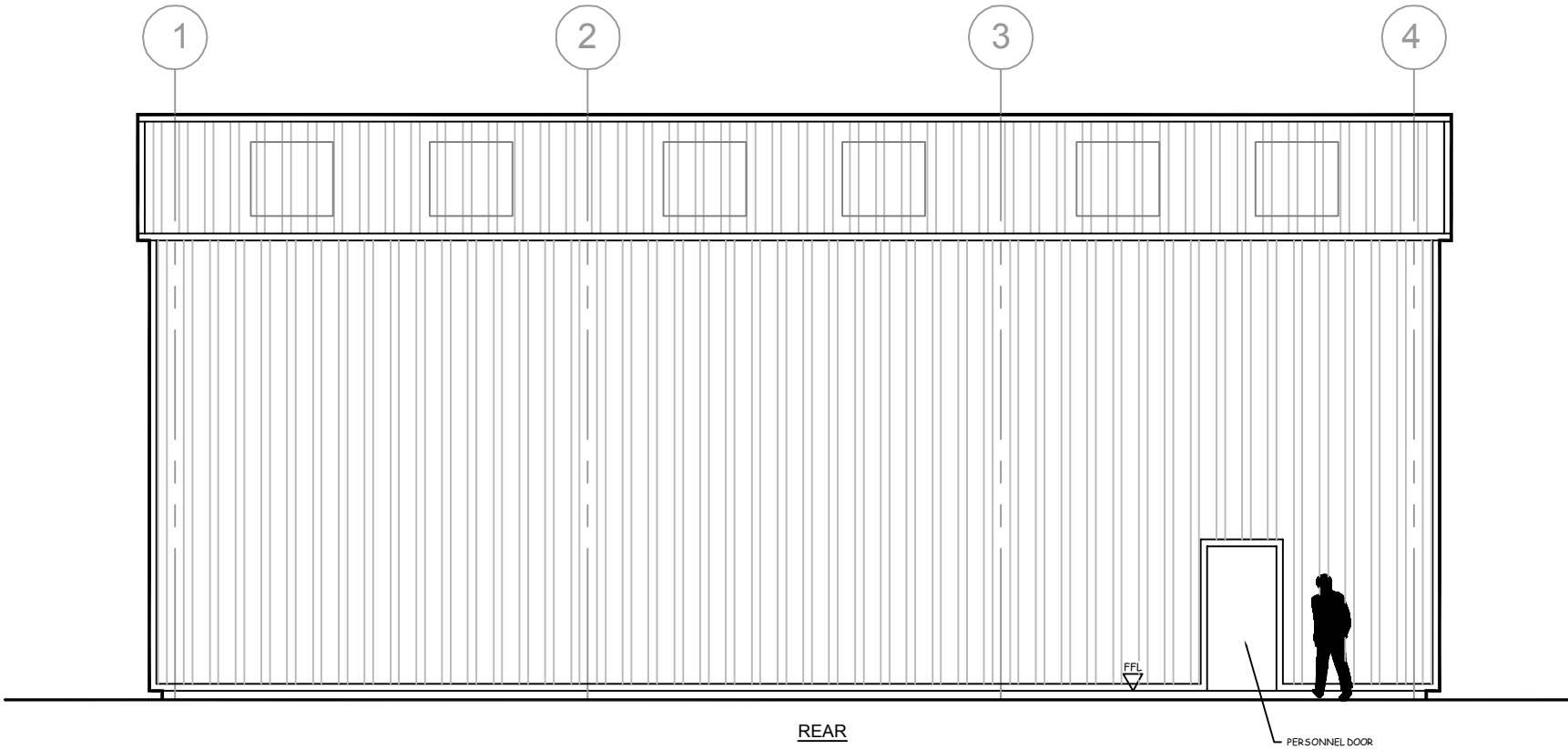
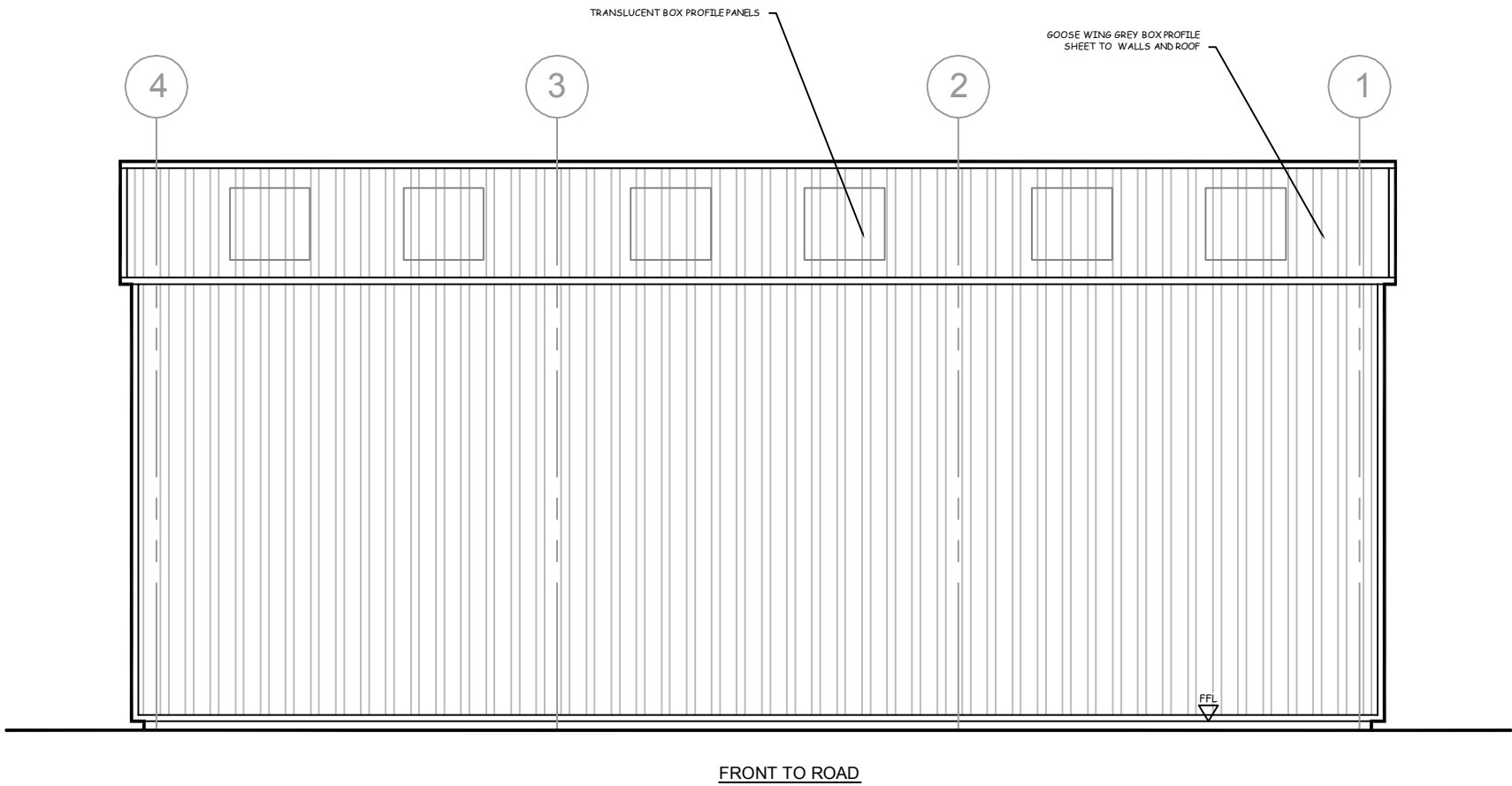
GeoSmart Question	Developer response
Has any flooding ever occurred at the Site?	NO
If flooding has occurred, to what depth, where and why?	N/A
What is the condition of the drainage systems on-Site?	GOOD AND FREE FLOWING
Do you have any CCTV drainage surveys of the on-site drainage systems? (Please send to us)	NO
Do you have any topographic survey, including Finished Floor Levels (FFLs) / Thresholds of existing buildings?	CURRENTLY BEING UNDERTAKEN
How high are the FFL's of any existing buildings raised above external ground levels?	300mm
Do your drainage systems discharge to the public sewer or via a soakaway?	SOAKAWAY
How old is the existing building (approximately) and is it listed?	40 YEARS, NOT LISTED

Do you have an existing and/or proposed basement? How deep will it be?	NO
Are there any surface water features on-Site? <i>(How big are these, what is their condition?)</i>	NO
Are there any topographical depressions noted on-Site?	NO
Have you undertaken any pre-application discussions with the Local Planning Authority and/or the Risk Management Authority (RMA) ¹	NO OTHER THAN A PREVIOUSLY WITHDRAWN PLANNING APPLICATION

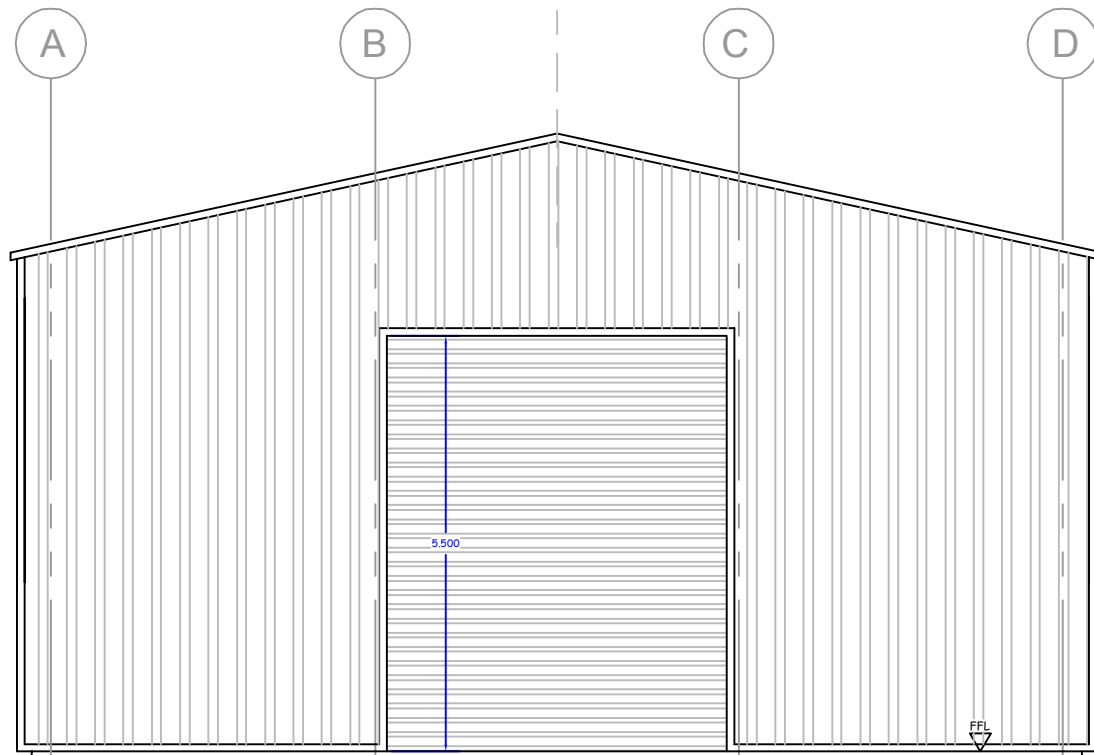
Please add any further notes in the box below about your existing and proposed development which you feel may be useful to include in the flood risk assessment.

PROPOSALS ARE FOR AN INDUSTRIAL BUILDING AT OR ABOUT THE SAME FLOOR LEVEL AS THE EXISTING BUILDING

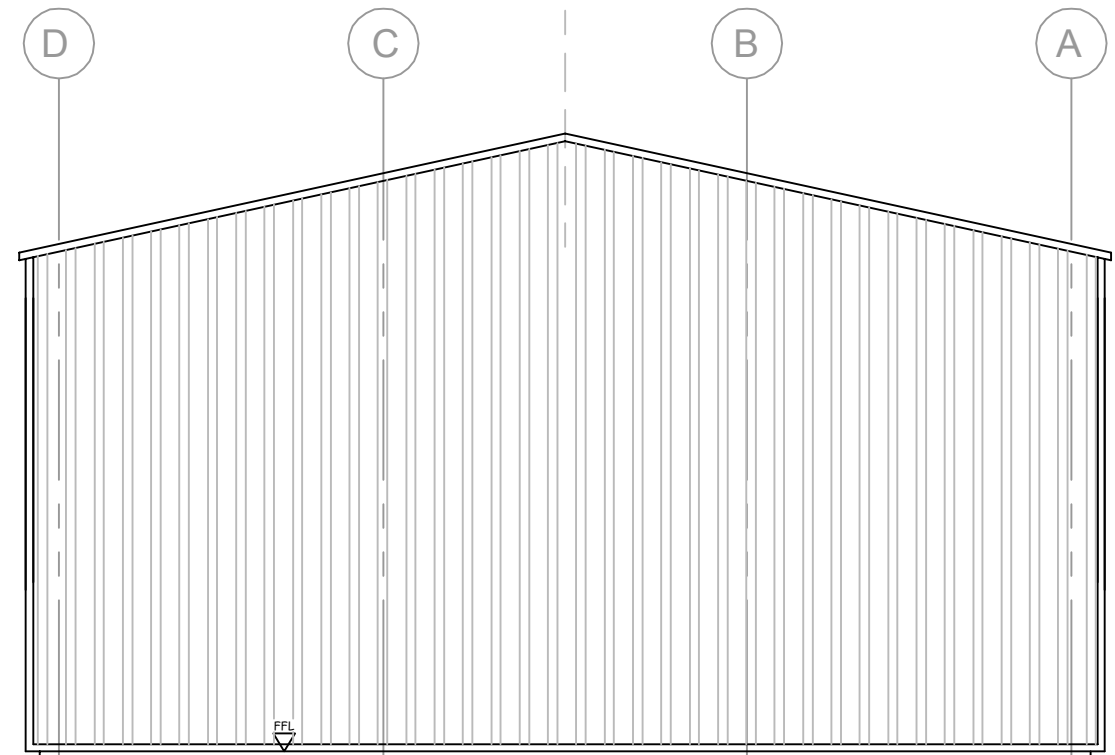
¹ Risk Management Authorities are: Local Authority (LA) and Environment Agency in England, LA and Natural Resources Wales (NRW) in Wales and LA and the Scottish Environmental Protection Agency (SEPA) in Scotland.



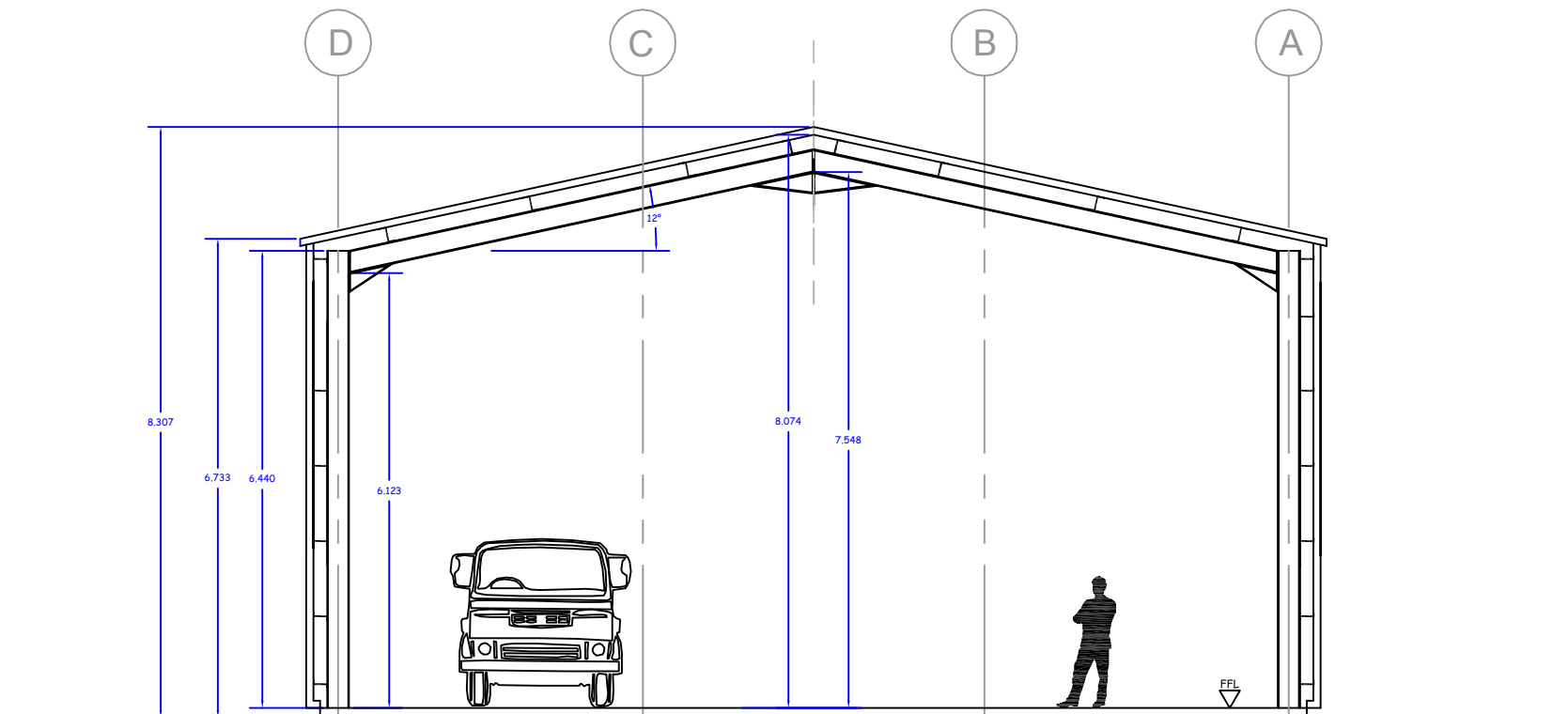
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Title: PROPOSED BUILDING FRONT/REAR ELEVATIONS			
Date: APRIL 2022		Drawn: MIS	
Scales(s): 1:100 @ A3		Issue:	
Dwg No: 22/884/05		Revision:	
Disk: Park_Howard_Rd_GCG_Build.dwg			
			
69 Walter Road, Swansea. SA1 4QA - Tel: 01792 648380			
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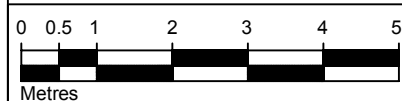
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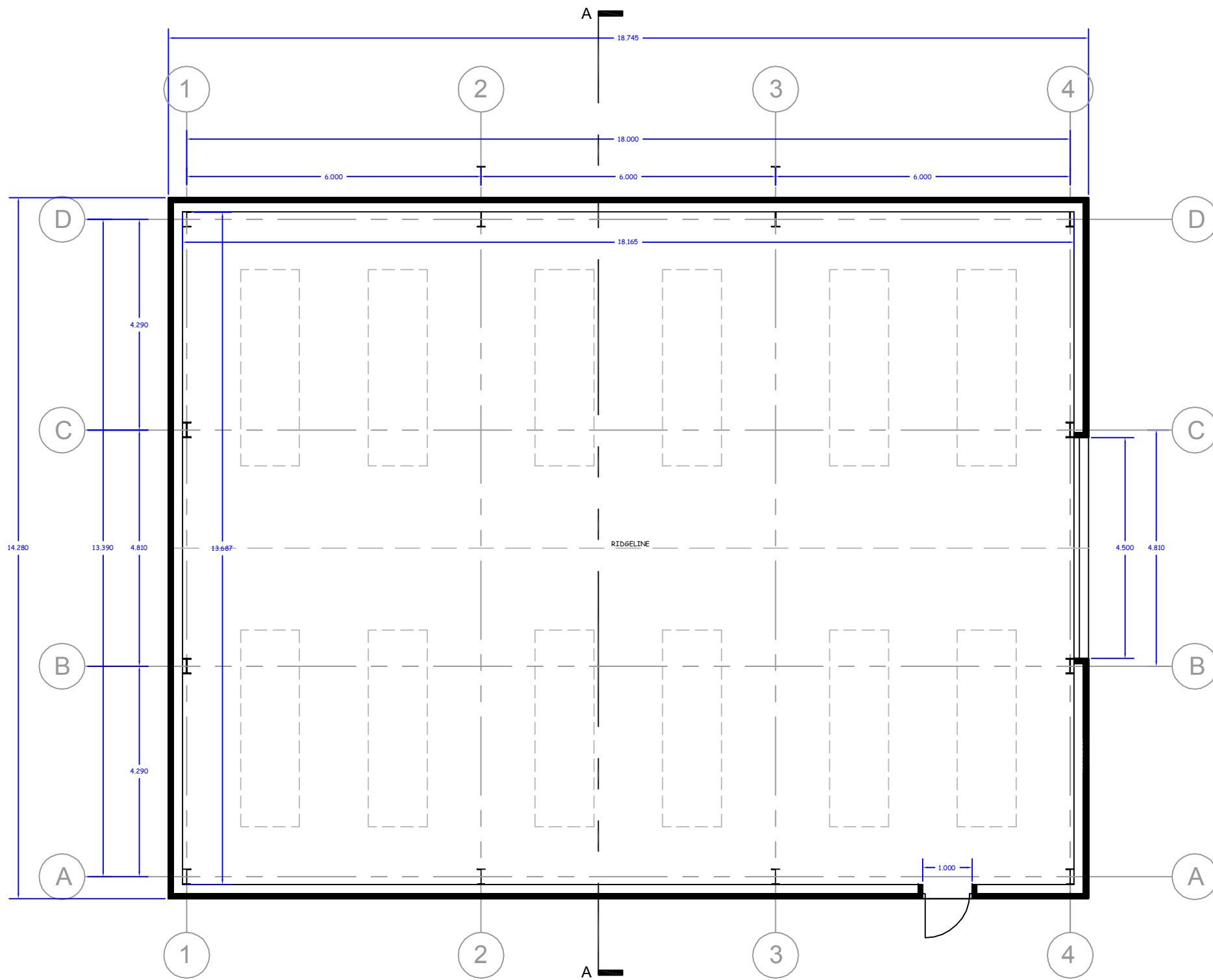
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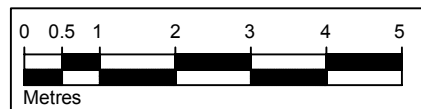
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A3			

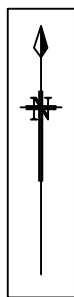
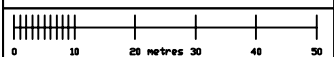


FLOOR LAYOUT



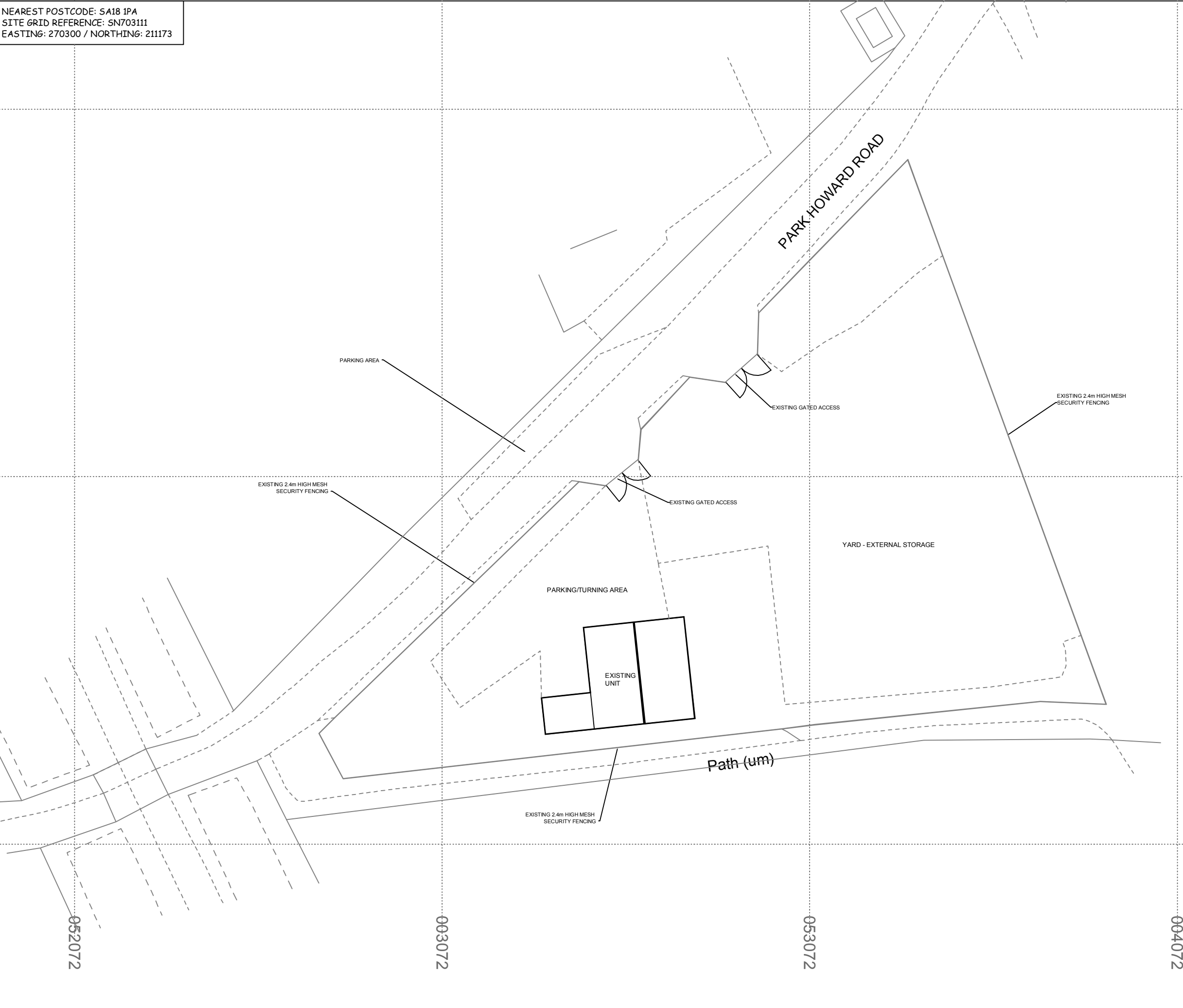
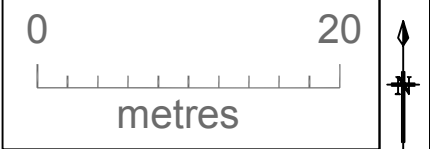
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A3			

NEAREST POSTCODE: SA18 1PA
SITE GRID REFERENCE: SN703111
EASTING: 270300 / NORTHING: 211173



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Drawing No. 22/884/01		Revision	
Disk Ref. Park_Howard_Rd_OS.dwg			
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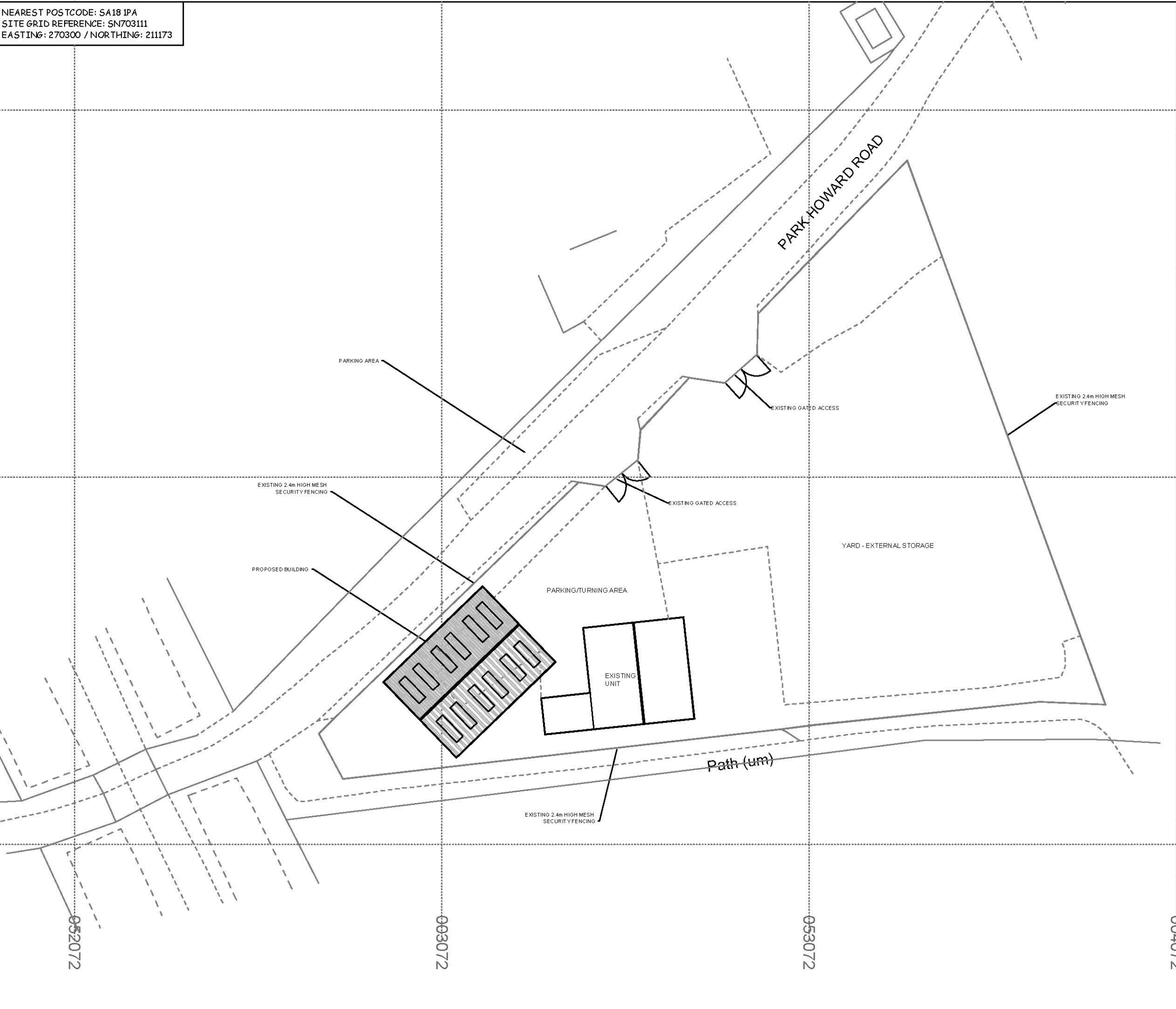
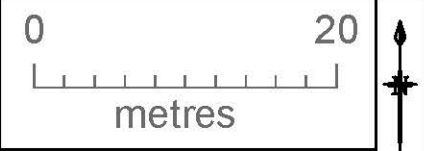


Rev	Description	Date	Initial
Project: PROPOSED LIGHT INDUSTRIAL UNIT AT PARK HOWARD ROAD, CWMGORS, GWAEN-CAE-GURWEN			
Title: EXISTING SITE LAYOUT			
Date: APRIL 2022		Drawn: MIS	
Scales(s): 1:200 @ A3		Issue:	
Dwg No: 22/884/02		Revision:	
Disk: Park_Howard_Rd_SITE.dwg			
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A3

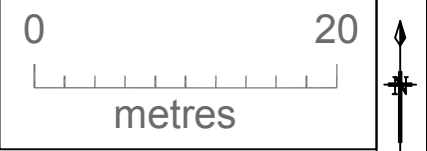
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NEAREST POSTCODE: SA18 1PA
SITE GRID REFERENCE: SN703111
EASTING: 270300 / NORTHING: 211173



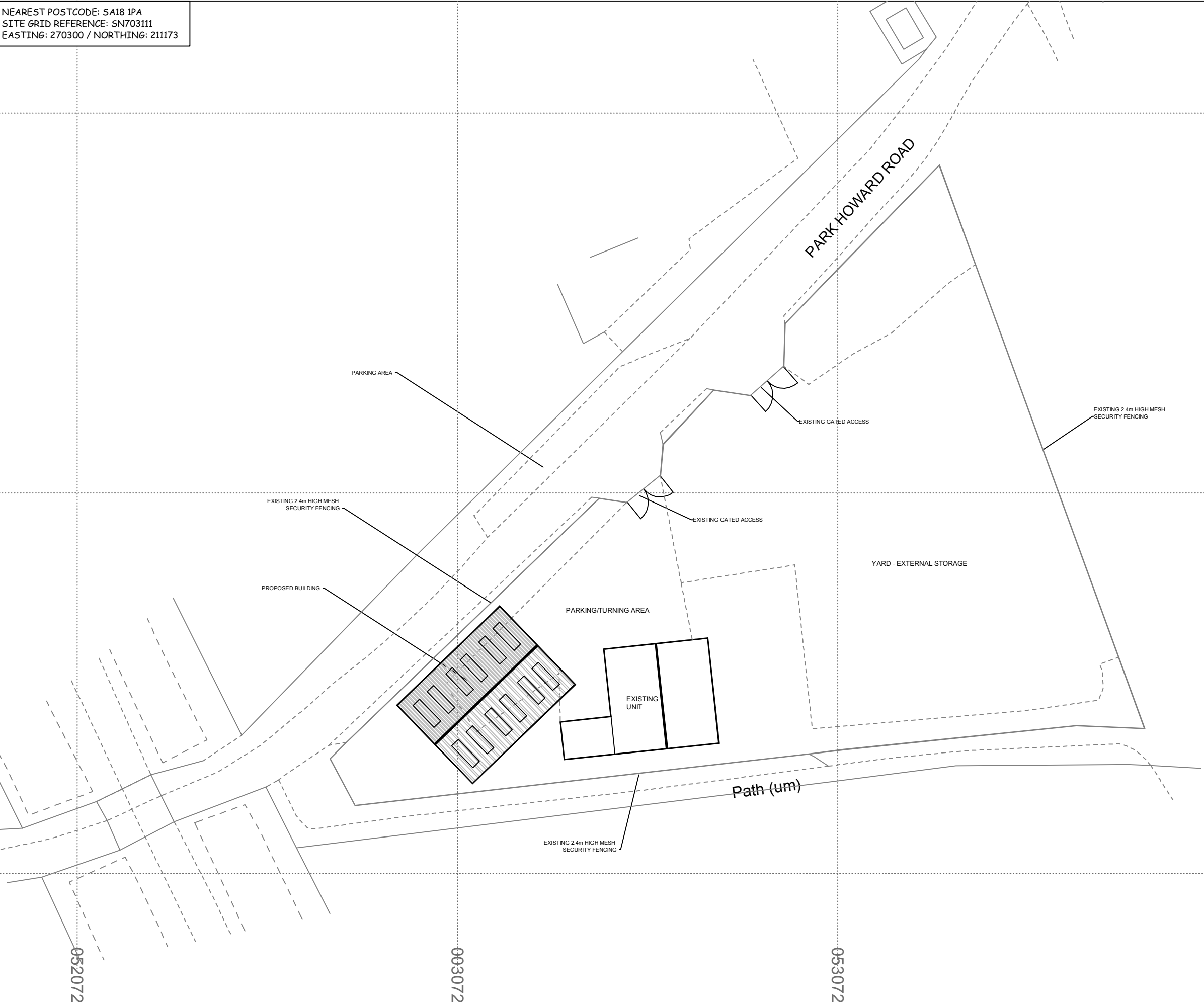
Rev	Description	Date	Initial
Project PROPOSED LIGHT INDUSTRIAL UNIT AT PARK HOWARD ROAD, CWMGORS, GWAEN-CAE-GURWEN			
Title PROPOSED SITE LAYOUT			
Date APRIL 2022		Drawn MIS	
Scales(s) 1:200 @ A3		Issue	
Dwg No. 22/884/03		Revision	
Disk Park_Howard_Rd_SITE.dwg			
			
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NEAREST POSTCODE: SA18 1PA
SITE GRID REFERENCE: SN703111
EASTING: 270300 / NORTHING: 211173

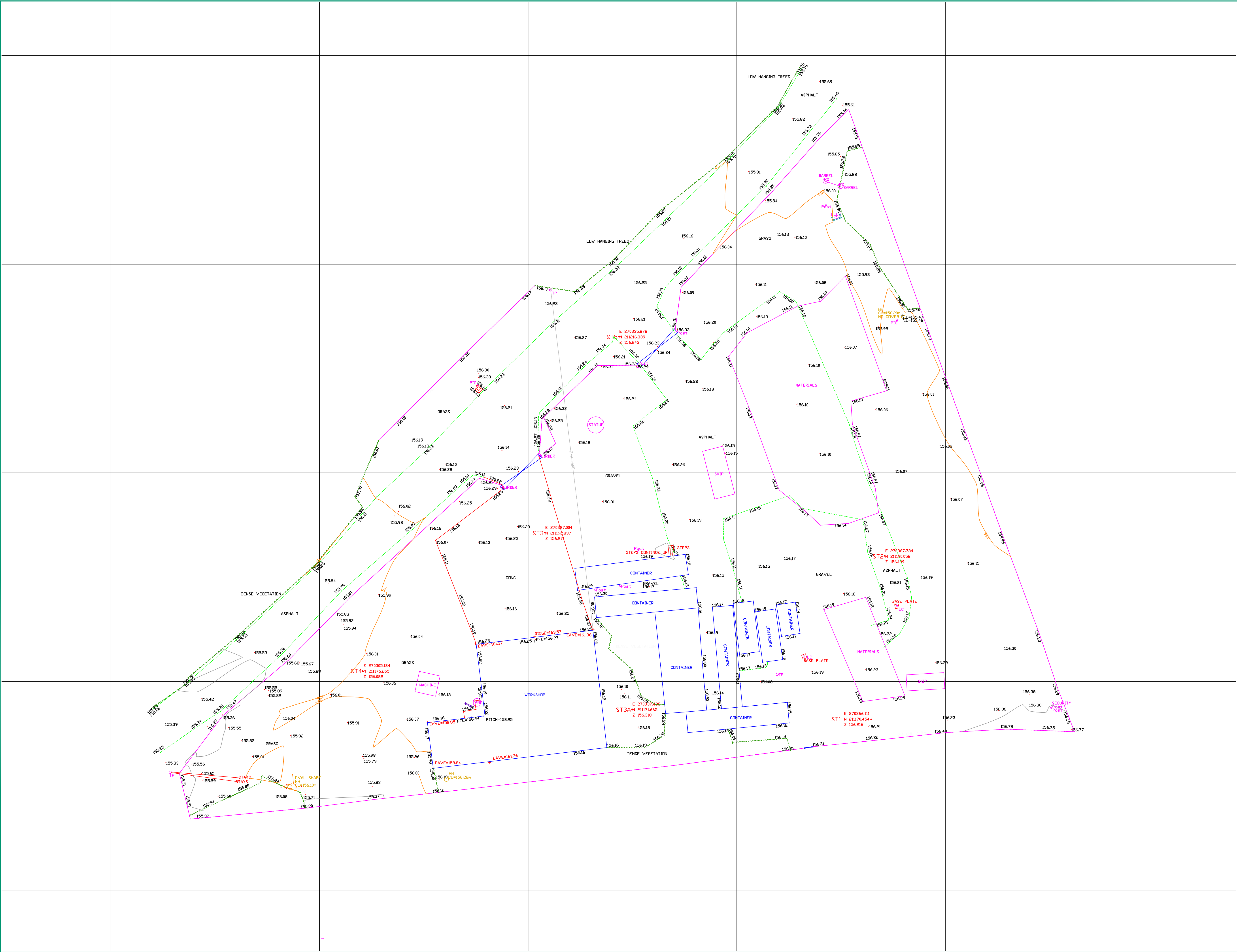


211250

211200



Rev	Description	Date	Initial
<u>Project:</u> PROPOSED LIGHT INDUSTRIAL UNIT AT PARK HOWARD ROAD, CWMGORS, GWAEN-CAE-GURWEN			
<u>Title:</u> PROPOSED SITE LAYOUT			
<u>Date:</u>	APRIL 2022	<u>Drawn:</u>	MIS
<u>Scales(s):</u>	1:200 @ A3	<u>Issue:</u>	
<u>Dwg No:</u>	22/884/03	<u>Revision:</u>	
<u>Disk:</u>	Park_Howard_Rd_SITE.dwg		
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A3 C			



Rev	Amendments	Date	By

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NOTES:

1. SITE GRID AND LEVELS ARE BASED UPON
ORDNANCE SURVEY VIA THE ACTIVE GPS
NETWORK.

KEY

	BOTTOM OF BANK		SURVEY STATION
	CONTOURS		TREE HEIGHT
	CABINET		POST BOX SQUARE
	TREE		POST BOX ROUND
	FIRE HYDRANT		GRILLE SQUARE
	BRITISH TELECOM		GRILLE ROUND
	CABLE TV		BOLLARD ROUND
	OVERHEAD LINE		BOLLARD SQUARE
	GAS VALVE		BIN SQUARE
	BLOCK WALL		BIN ROUND
	CLOSE BOARD		SPOT LEVEL
	POST RAIL FENCE		ASPHALT
	HERAS FENCE		GRASS
	POST WIRE FENCE		GRAV
	DROPPED KERB		H/S
	KERB CHANNEL		BELLISH BEACON
	RIDE LEVEL		ROAD SIGN
	EAVE LEVEL		INSPECTION COVER
	FINISHED FLOOR LEVEL		MANHOLE SQUARE
	FLAT ROOF LEVEL		MANHOLE ROUND
			MARKER POST
			TELEGRAPH POLE
			LIGHTING COLUMN
			GULLY
			WATER METER
			SLUICE VALVE
			STOP TAP

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CUSTOMER
SGW PLANNING

PROJECT
TOPOGRAPHICAL SURVEY AT
AMMAN VALLEY WELDERS,
PONTARDAWE

Surveyed by	BM	Date	11/08/2022
Drawn	EJ	Date	12/08/2022
Scales	1:200@A1	Checked:	TC
Project Reference No.	ALS/4761		
Drawing Number	SGW/AWW/01		

Appendix B



Floodplain Storage and Flood Level Calculations

Project ref: 77081.01
 Development Warehouse
 Date 21/02/2023

Flood Level (mAOD)	Depth bands (mAOD)	Volume in existing scenario	Volume available at 200mm increments	Volume in proposed scenario	Volume available at 200mm increments	Change in volume
156.26	156.06 to 156.26	577.68	441.70	500.97	389.63	-52.06
156.06	155.86 to 156.06	135.98	102.44	111.34	80.29	-22.15
155.86	155.66 to 155.86	33.54	23.76	31.04	21.41	-2.35
155.66	155.46 to 155.66	9.78	8.47	9.63	8.34	-0.14
155.46	155.26 to 155.46	1.31	1.29	1.30	1.28	-0.01
155.26	155.06 to 155.26	0.01	0.01	0.01	0.01	0.00
155.06	154.86 to 155.06	0.00	0.00	0.00	0.00	0.00
			577.68		500.97	-76.71



Project ref 77081.01
 Developm Warehouse
 Date 23/02/2023

Flood Level (mAOD)	Depth bands (mAOD)	Volume in existing scenario	Volume available at 200mm increments	Volume in proposed scenario	Volume available at 200mm increments	Change in volume
156.26	5.06 to 156	577.68	441.70	628.00	463.16	21.46
156.06	5.86 to 156	135.98	102.44	164.84	138.69	36.25
155.86	5.66 to 155	33.54	23.76	26.15	24.45	0.69
155.66	5.46 to 155	9.78	8.47	1.70	1.70	-6.77
155.46	5.26 to 155	1.31	1.29	0.00	0.00	-1.29
155.26	5.06 to 155	0.01	0.01	0.00	0.00	-0.01
155.06	4.86 to 155	0.00	0.00	0.00	0.00	0.00
			577.68		628.00	50.32



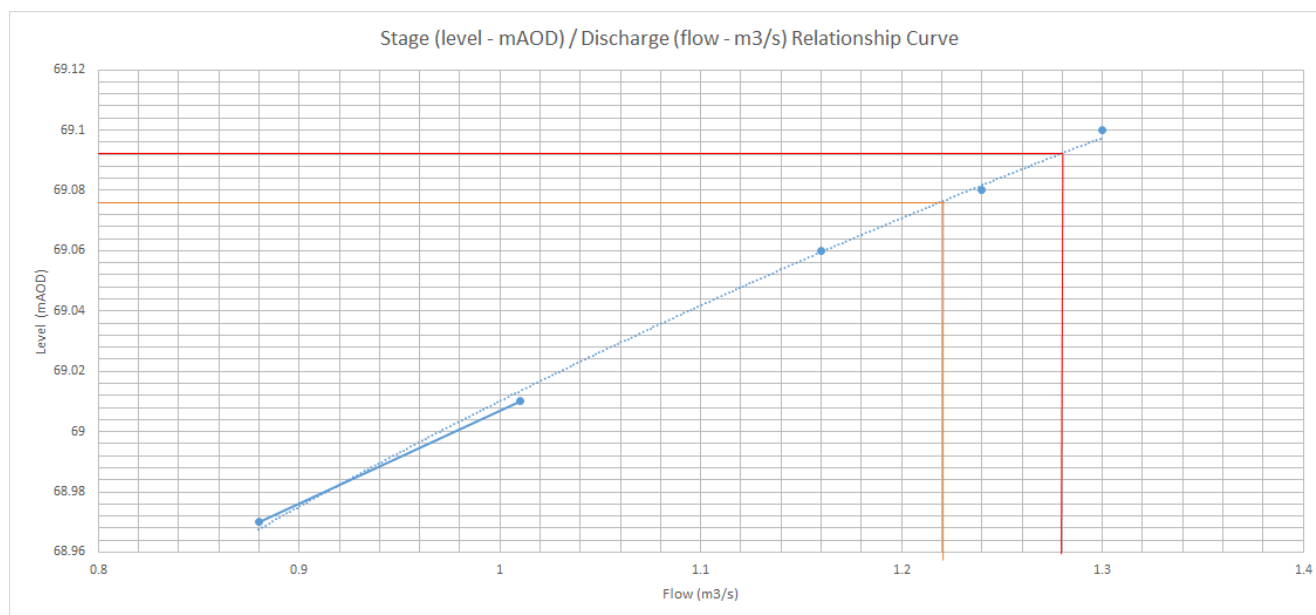
Appendix C



Climate Change Calculations



Climate Change Calculations



Disclaimer

This report has been prepared by GeoSmart in its professional capacity as soil, groundwater, flood risk and drainage specialists, with reasonable skill, care and diligence within the agreed scope and terms of contract and taking account of the manpower and resources devoted to it by agreement with its client and is provided by GeoSmart solely for the internal use of its client.

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Email: info@geosmartinfo.co.uk

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- 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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- at all times maintain adequate and appropriate insurance to protect consumers.
- conduct business in an honest, fair and professional manner.
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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

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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- 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.

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.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision. Complaints should be sent to:

Martin Lucass

Commercial Director

GeoSmart Information Limited

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Old Bank Buildings,

Bellstone, Shrewsbury, SY1 1HU

Tel: 01743 298 100

martinlucass@geosmartinfo.co.uk

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