

GroundReport



GroundSure SiteGuard and RICS

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Environmental liability associated with property transactions is an area that has grown significantly in recent years with the evolution of statutory guidance, increasing regulatory involvement, legal test cases and transactions and deals with specific provision for environmental issues.

Valuation for debt finance is an area where increasing attention is being provided to environmental liability, a situation further magnified in light of contraction in the global property and finance markets.

Property valuation is inherently concerned with environmental liability and the potential implications with regard to value. From January 2008, the 6th Edition of the Appraisal and Valuation Standards from the Royal Institution of Chartered Surveyors becomes effective. Also known as the RICS Red Book, it contains mandatory rules, best practice guidance and related commentary for all RICS members undertaking asset valuations and includes formal guidance on contamination and environmental issues.

The bank valuation market is a competitive arena. Commissions from banks to their "panel valuers" are characterised by relatively tight margins, short timescales and high expectations with regard to lender-specific terms of reference. Instructions from lenders are increasingly specifying requirements with regard to the potential impact on value due to environmental issues. This presents problems to valuers who normally do not have sufficient expertise in this area nor the

appropriate Professional Indemnity Insurance.

As the only Environmental Consultancy in the UK with vast internal databases of environmental and historical land use information, GroundSure is leading the way in the provision of debt finance environmental reporting, providing a tailored environmental risk report for the valuation market - SiteGuard.

GroundSure launched the SiteGuard Report with Barclays Bank in January 2006. The success of SiteGuard has seen this report come to be regarded as an industry standard in terms of providing fast and robust environmental risk opinion at a sensible price.

Dan Montagnani, Environmental Consultancy Director commented "In addition to being uniquely placed to provide this service we have significant expertise in assisting the finance sector manage environmental risk. Unfortunately, we often see environmental reports that may be technically robust but that lack the commercial insight to place these issues in perspective. The result is the environmental report obstructing the lending arrangement and bank, customer and valuer are all left frustrated. The GroundSure approach allows environmental liabilities to be placed in context, facilitating rather than obstructing business - SiteGuard is the front-end of this service."

GroundSure is the proud sponsor of the 2007/2008 RICS Red Book Road Show



For more information on GroundSure's highly intelligible, commercially astute environmental solutions, please contact **01273 819500** or email info@groundsure.com