

Ground Hazards



Former Mining

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

Question	Response
Is the property within an area where a full coal mining report should be obtained?	No

Question	Response
Is the property within an area where historical mapping indicates that mining activities have taken place?	No

Question	Response
Are there any mineral extraction sites as recorded by the British Geological Survey?	Yes

Map ID	Details	Distance	Contact
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BGS Recorded Mineral Sites

2	Name: Bernard Heath Brick Field Type: Opencast Periodic Type: Palaeocene Geology: Lambeth Group Commodity: Common Clay and Shale Location: , Bernard'S Heath, St Albans, Hertfordshire Status: Ceased Reference: 169539 Positional Accuracy: Located by supplier to within 10m	On Site	1
7	Name: Bernard Heath Brick Field Type: Opencast Periodic Type: Palaeocene Geology: Lambeth Group Commodity: Common Clay and Shale Location: , Bernard'S Heath, St Albans, Hertfordshire Status: Ceased Reference: 169552 Positional Accuracy: Located by supplier to within 10m	45m	1

Question	Response
Is the property within an area where there has been recorded mining activity?	No

Question	Response
Are there any Man-Made Cavities identified within 250m of the property?	Yes

Map ID	Details	Distance	Contact
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Man-Made Mining Cavities

1	Site Name: Not Supplied Cavity Type: Clay Pit Commodity Mined: Chalk Solid Geology Detail: Chalk Group, Lambeth Group Superficial Geology Detail: Kesgrave Catchment Subgroup - Sand & Gravel	On Site	2
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Ground Hazards

Map ID	Details	Distance	Contact
	Location: St Albans, Hertfordshire Location Accuracy: Located by supplier to within 100m		
3	Site Name: Not Supplied Cavity Type: Bell Pit Collapse Commodity Mined: Chalk Solid Geology Detail: Chalk Group, Lambeth Group Superficial Geology Detail: Kesgrave Catchment Subgroup - Sand & Gravel Location: St Albans, Hertfordshire Location Accuracy: Located by supplier to within 100m	1m	2
4	Site Name: Not Supplied Cavity Type: Clay Pit Commodity Mined: Chalk Solid Geology Detail: Chalk Group, Lambeth Group Superficial Geology Detail: Kesgrave Catchment Subgroup - Sand & Gravel Location: St Albans, Hertfordshire Location Accuracy: Located by supplier to within 100m	24m	2
5	Site Name: Not Supplied Cavity Type: Brick Kiln Commodity Mined: Chalk Solid Geology Detail: Chalk Group, Lambeth Group Superficial Geology Detail: Kesgrave Catchment Subgroup - Sand & Gravel Location: St Albans, Hertfordshire Location Accuracy: Located by supplier to within 100m	28m	2
6	Site Name: Not Supplied Cavity Type: Lime Kiln Commodity Mined: Chalk Solid Geology Detail: Chalk Group, Lambeth Group Superficial Geology Detail: Kesgrave Catchment Subgroup - Sand & Gravel Location: St Albans, Hertfordshire Location Accuracy: Located by supplier to within 100m	28m	2
8	Site Name: Not Supplied Cavity Type: Old Brick Works, Possible Chalk Mining Commodity Mined: Chalk Solid Geology Detail: Chalk Group, Lambeth Group Superficial Geology Detail: Kesgrave Catchment Subgroup - Sand & Gravel Location: St Albans, Hertfordshire Location Accuracy: Located by supplier to within 100m	51m	2
9	Site Name: Not Supplied Cavity Type: Historical Lime Kiln-Potential Chalk Mining Commodity Mined: Chalk Solid Geology Detail: Lambeth Group, Upper Chalk Formation Superficial Geology Detail: Glacial Gravel Location: St Albans, Hertfordshire Location Accuracy: Located by supplier to within 100m	54m	2
10	Site Name: Not Supplied Cavity Type: Historical Brick Field/Extensive Clay Pits-Potential Chalk Mining Commodity Mined: Chalk Solid Geology Detail: Lambeth Group, Upper Chalk Formation Superficial Geology Detail: Glacial Gravel Location: St Albans, Hertfordshire Location Accuracy: Located by supplier to within 100m	57m	2
11	Site Name: Not Supplied Cavity Type: Clay Pit Commodity Mined: Chalk	142m	2

Ground Hazards

Map ID	Details	Distance	Contact
	Solid Geology Detail: Chalk Group, Lambeth Group Superficial Geology Detail: Kesgrave Catchment Subgroup - Sand & Gravel Location: St Albans, Hertfordshire Location Accuracy: Located by supplier to within 100m		
12	Site Name: Not Supplied Cavity Type: Clay Pit Commodity Mined: Chalk Solid Geology Detail: Chalk Group, Lambeth Group Superficial Geology Detail: Kesgrave Catchment Subgroup - Sand & Gravel Location: St Albans, Hertfordshire Location Accuracy: Located by supplier to within 100m	204m	2
13	Site Name: Not Supplied Cavity Type: Clay Pit Commodity Mined: Chalk Solid Geology Detail: Chalk Group, Lambeth Group Superficial Geology Detail: Kesgrave Catchment Subgroup - Sand & Gravel Location: St Albans, Hertfordshire Location Accuracy: Located by supplier to within 100m	223m	2

Question	Response
Is the property identified in an area where there is the potential for mining to have happened in the past?	No
Question	Response
Is the property within an area where there has been mining activities other than coal mining?	No

What are the potential impacts on my property?

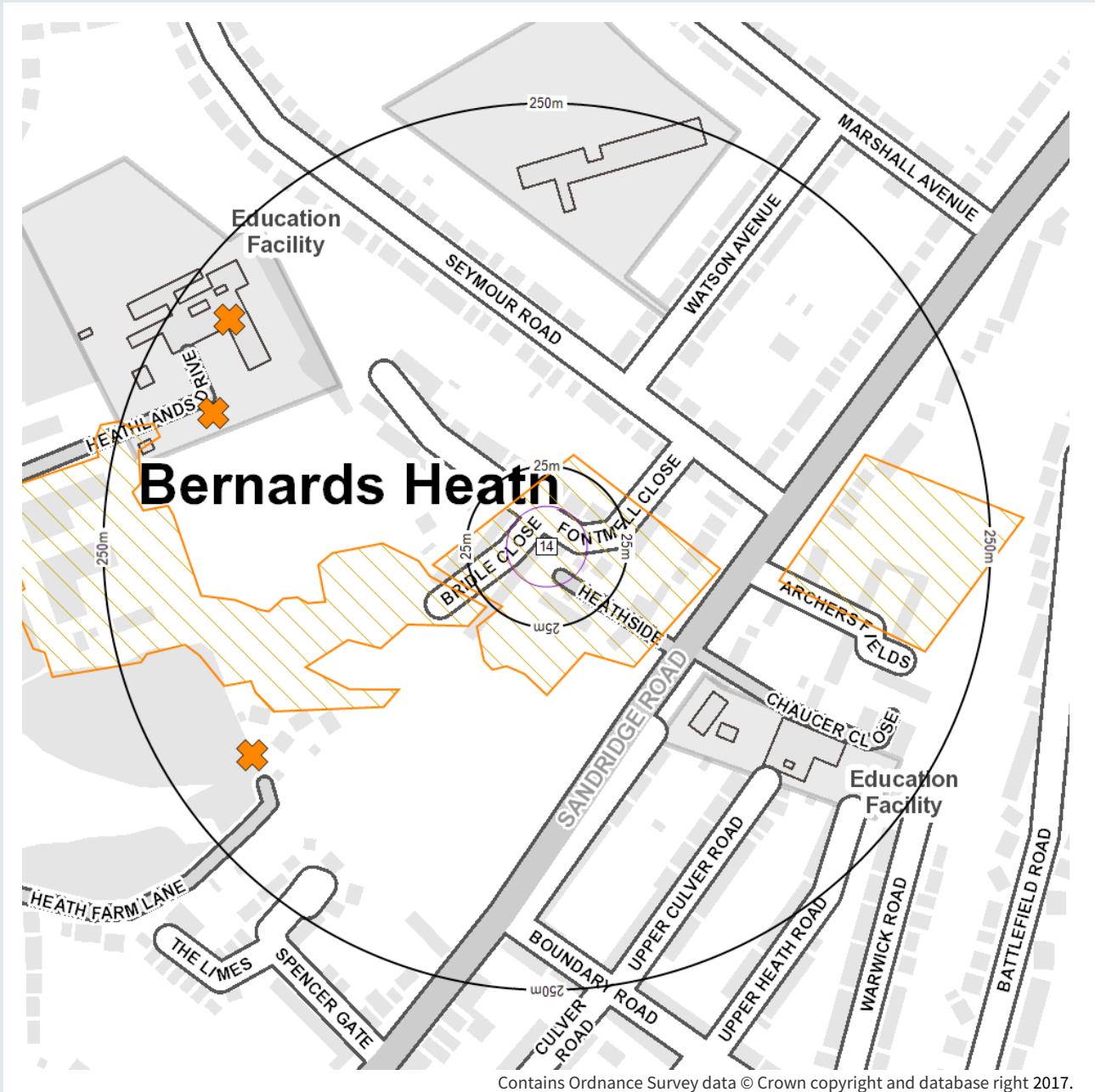
Former mining operations, depending on the method of mining used, have the potential to cause ground instability issues from the collapse of old mine shafts and tunnels. Areas of mining spoil or infilling may also be prone to settling which could result in subsidence.

Ground Hazards



Landfill Sites and Infilled Ground

The map below shows the locations of areas of potential landfill and other infilled and made ground. 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.



4

Map ID



Multiple Features Present



Landfills



Infilled Land

Ground Hazards



Landfill Sites and Infilled Ground

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

Question		Response	
Are any landfill sites identified in the locality of the property?		No	
Question		Response	
Have any other areas of infilled land been identified in the locality of the property?		Yes	
Map ID	Details	Distance	Contact
Potentially Infilled Land (Non-Water)			
14	Details: Unknown Filled Ground (Pit, quarry etc) Map Published Date: 1985	On Site	3

What are the potential impacts on my property?

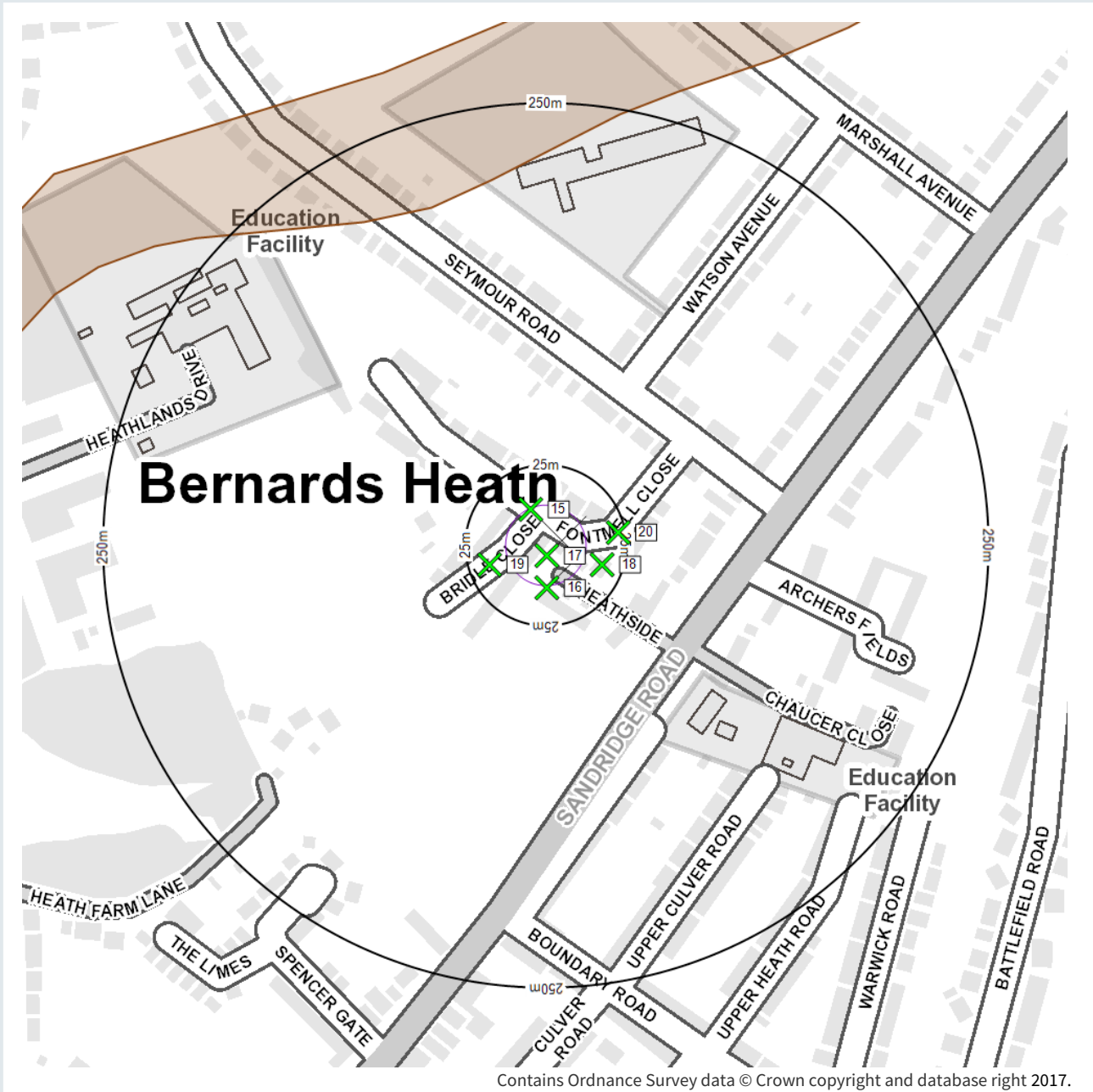
Infilled land or made ground can settle and move if appropriate structural works were not carried out prior to properties being built. Ground compaction or settling could cause subsidence resulting in damage to your property.

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.



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?	Low
Question	Response
What is the potential for landslide instability at or close to the property?	Very Low
Question	Response
What is the potential for running sand ground instability at or close to the property?	None
Question	Response
What is the potential for shrinking or swelling clay ground instability at or close to the property?	None
Question	Response
Are there any natural cavities identified within 250m of the property?	Yes

Map ID	Details	Distance	Contact
Natural Cavities			
15	Cavity Type: Solution Widened Joint or Fissure x 1 Solid Geology Detail: Chalk Group, Lambeth Group Superficial Geology Detail: No Details Location: St Albans, Hertfordshire	On Site	2
16	Cavity Type: Solution Pipe Solid Geology Detail: Chalk Group, Lambeth Group Superficial Geology Detail: No Details Location: St Albans, Hertfordshire	1m	2
17	Cavity Type: Solution Widened Joint or Fissure x 1 Solid Geology Detail: Chalk Group, Lambeth Group Superficial Geology Detail: No Details Location: St Albans, Hertfordshire	6m	2
18	Cavity Type: Solution Pipe Solid Geology Detail: Chalk Group, Lambeth Group Superficial Geology Detail: No Details Location: St Albans, Hertfordshire	13m	2
19	Cavity Type: Solution Pipe Solid Geology Detail: Chalk Group, Lambeth Group Superficial Geology Detail: No Details Location: St Albans, Hertfordshire	13m	2

Ground Hazards

Map ID	Details	Distance	Contact
20	Cavity Type: Solution Pipe Solid Geology Detail: Chalk Group, Lambeth Group Superficial Geology Detail: No Details Location: St Albans, Hertfordshire	21m	2

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.

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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 Kingsley Dunham Centre Keyworth Nottinghamshire NG12 5GG	T: 0115 936 3143 E: enquiries@bgs.ac.uk W: www.bgs.ac.uk
2	Peter Brett Associates	Caversham Bridge House Waterman Place Berkshire RG1 8DN	T: 0118 950 0761 E: reading@pba.co.uk W: www.pba.co.uk
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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

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- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
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- 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

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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.