

## **Environment Agency Property Search - Background notes**

The Environment Agency is the leading public organisation for protecting and enhancing the environment in England and Wales. They regulate industry and inspect industrial sites to protect the environment and people from pollution and environmental risks to health, maintain essential flood defences, water resources and river structures and monitor and assess the environment.

The Environmental Property Search is the fastest way to obtain environmental information and is backed up with environmental advice direct from the Environment Agency.

The Environment Agency Residential Environmental Report contains the following improvements

- Front page Summary Risk Report - a high level summary to identify if any further action is recommended.
- A new Section 2 containing more detailed explanation of the replies to the Yes/No answers in Section 1.
- The plan is no longer colour dependent for printing.
- File size of approx 300kb ensures quick download.

The recently improved report also incorporates a Summary Risk Report comprising one of three categories:

- No further action is needed.
- Further action may be needed
- Conditional