

Usage of the Land Condition Records

The Land Condition Records (LCR) acts as a building block to assure the quality of a piece of land on a significantly contaminated site. The Land Condition Records intends to create an environmental schedule for land to make sure that during the sale, purchase and redevelopment of land, all the concerned parties had access to the same datasets and therefore they could develop some general agreement between them on the levels of the risks associated with that particular site and that particular use. However, the urban task force gave certain recommendations in context to Land Condition Records. The recommendation states that LCRs should consist of available factual information or basic data relevant to land contamination.

Their proposal also says that the record should be completed within a quality assurance system including the work of an accredited specialist in contaminated land. These specialists are known as Specialists in land Condition (SILS). The Land Condition Records should not include an assessment of the implications of the information and should be voluntary and straightforward to complete. The key features of a Land Condition Records are that it includes factual information and is accomplished on the basis of reports or information available. The LCR may summarise the information contained in somewhat more elaborated reports. Not only this, but LCR gives the provenance of the information it contains or to which it refers.

A Land Condition Records does not provide assessments or evaluations of the environmental risks or of potential liabilities or estimates of related costs. Being an accurate and factual record LCR does not make recommendations for the actions to be followed, although, it may possibly be used to inform the decision making process. A typical LCR may include information on documentation management, land-referencing information, current land use an access, surrounding land, history, proximity to controlled waters and most recent remediation. The LCR uses checklists, standard formats for information and other guidance as elements of quality assurance on its completion. However, LCR contains detail of particular relevance to brown field sites and needs to be supplemented by other reports.

Chartered Environmental Surveyors and SiLCs at Wilbourn Associates are able enough to undertake Land Condition Records. Wilbourn Associates are one of the leading environmental land consultants in the UK and deal with all types of environmental issues, contaminated land and its effects on all kinds of properties and construction. Their website – www.environmental-surveyors.com is a rich source of information on LCRs, Energy Performance Certificates and land quality statements. The environmental consultancy was formed in 1993 and has significantly developed a name for quality advice on all aspects of environmental real estate consulting.

About the Author

Jason Gardner is a well known author who writes articles for Wilbourn Associates, the UK's leading resource for Chartered Environmental Land Consultants, Remediation Management Services, provider of Energy Performance Certificates, [Land Condition Records](#) and Environmental Management Services. For more information please visit www.environmental-surveyors.com.

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