**Due Diligence Checklist**

**A) Site Information**

1. Site address
2. Site location map
3. Access assessment and arrangements
4. Contact details of neighbours
5. Site logistics assessment
6. Site security

**B) Surveys**

1. Local climate
2. Air quality
3. Topographical survey
4. Existing building survey
   1. Valuation
   2. Measured survey
   3. Conditional survey
   4. Demolition survey
   5. Structural survey
5. Historical use report
6. Site investigations
7. Boundary survey
8. Contamination survey
9. Railway and tunnel search
10. Structural survey (incl. obstructions, underground structures, retained structures)
11. Archaeological survey
12. Deleterious materials survey (ie: Asbestos)
13. Photographic survey
14. Local area transport infrastructure
15. Undetonated explosive survey

**C) Legal searches**

1. Deeds and title information
2. Ownership (incl. boundaries, possible disputes)
3. Existing occupants and illegal occupation
4. Car parking licenses and agreements
5. Central and local government planned works within the vicinity of the site
6. Possible compulsory purchase orders
7. Part wall appraisals and surveys
8. Rights of light appraisals and surveys
9. On site adverts
10. Civil Aviation Authority restrictions
11. Way leave agreements (electrical networks, telecommunications, etc.)
12. Existing licenses
13. Easements (right to light, rights of way, the right for underground services to pass beneath the land of a neighbouring property, the right to draw water, etc.)
14. Restricted covenants
15. Listed buildings
16. Tree Preservation Orders or other environmental rights
17. Conservation areas, or other designated areas such as national parks, areas of outstanding natural beauty, etc.
18. Building regulation approvals
19. On site adverts
20. Railways and any associated restrictions

**D) Planning**

1. Flood risk
2. Air quality
3. Traffic assessment
4. Acoustic environment and noise
5. Planning applications and approvals for the site (incl. conditions and obligations)
6. Statement of community involvement
7. Access statement
8. Social and economic desktop study
9. Cumulative impact report
10. Sustainability statement
11. Visual impact assessment
12. Heritage report

**E) Site services**

1. Telecommunications
2. Fire hydrants
3. Gas network infrastructure and capacity
4. Electric infrastructure and capacity
5. Existing water supply infrastructure and capacity
6. Sewers and drains infrastructure and capacity
7. Wireless networks and satellite reception