



# LANDCLAN™

## Enriched Land and Property Data for the UK

LANDCLAN are a team of data scientists, accountants and surveyors, all experienced in spatial analytics. Their mission is to provide enhanced access to data that improves everyone's use of land and property.

The UK is a rich data environment, but the abundance and range of sources make it difficult and expensive to harness the critical pieces of information you need.

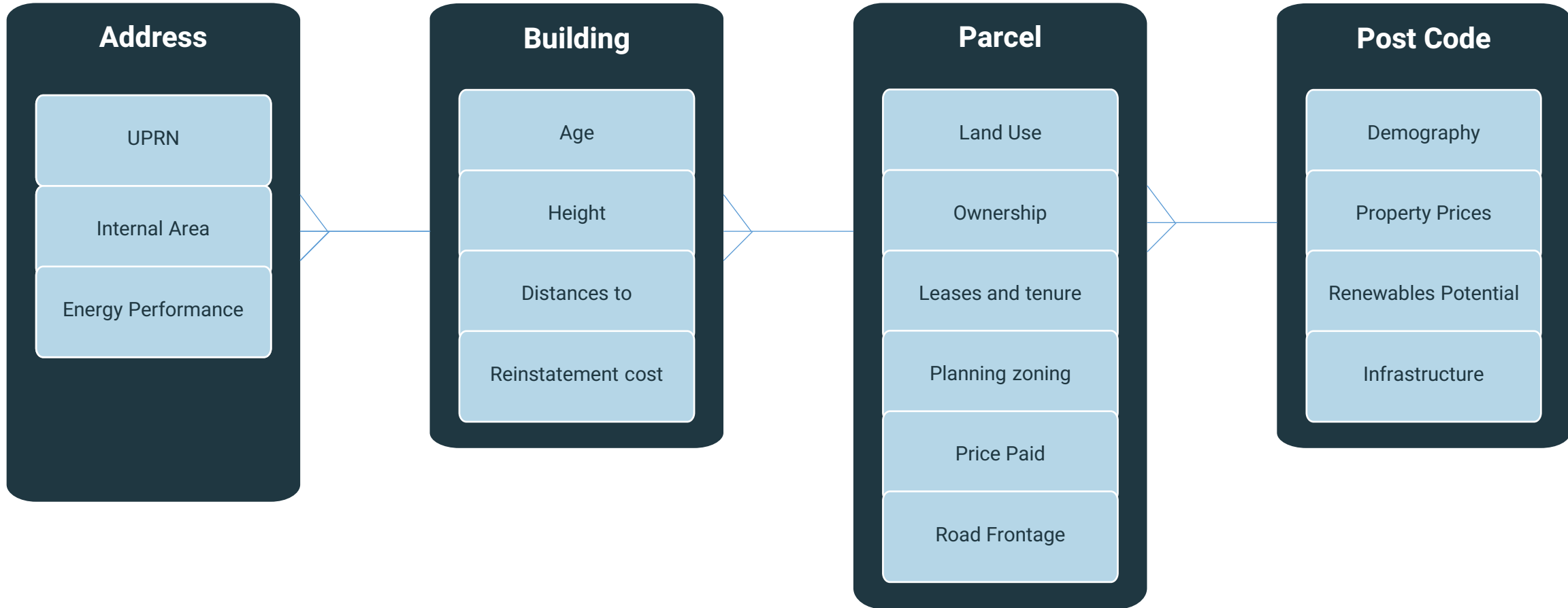
LANDCLAN's advanced spatial data engine has been created to overcome deficiencies in the cross-referencing ability of standard database and GIS technology..

Digimap Users now have access to a version of LANDCLAN's enriched spatially joined catalogue.



# Simplified Data Structure

LANDCLAN data is structured so that attributes are attached to the most relevant one of four linked geometries. Whether it's a single shop or apartment, or a whole shopping centre or block; any property can be described using a combination of these tables.



# Numbers of Attributes by Geometry and Theme

Geometry	Theme	Number of Attributes
<b>ADDRESS</b>		<b>73</b>
	Energy Performance Certificate (EPC)	69
	Overview	4
<b>BUILDING</b>		<b>11</b>
	Overview	11
<b>PARCEL</b>		<b>138</b>
	Building Metrics	13
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	Overview	10
	Ownership	20
	Planning Applications and Policies	2
	Property Prices	12
	Proximity Distances	9
	Public Rights of Way	4
	Registered Leases	5
	Road Frontages and Miscellaneous	10
	Road Maintenance	4
	Slope	2
	Subsidence	7
<b>POSTCODE</b>		<b>74</b>
	Climate	2
	Demography & Social Economic	60
	Property Prices	12
<b>Total</b>		<b>296</b>

# Potential use cases and application areas

## Strategic Housing Land Availability (SHLAA)

- Area
- Environment
- Flooding
- Heritage
- Need
- 20 min neighbourhood

## Valuation

- Comparable Prices £/sqft
- Age
- EPC
- Distance to facilities
- Affordability ratios

## Convert to HMO

- Net Present Value - Need extra rent to fund sustainability upgrade
- Article 4 HMO density restrictions

## Activity Based Sustainability

- IOT sub-metering and usage monitoring

## Convert to Residential

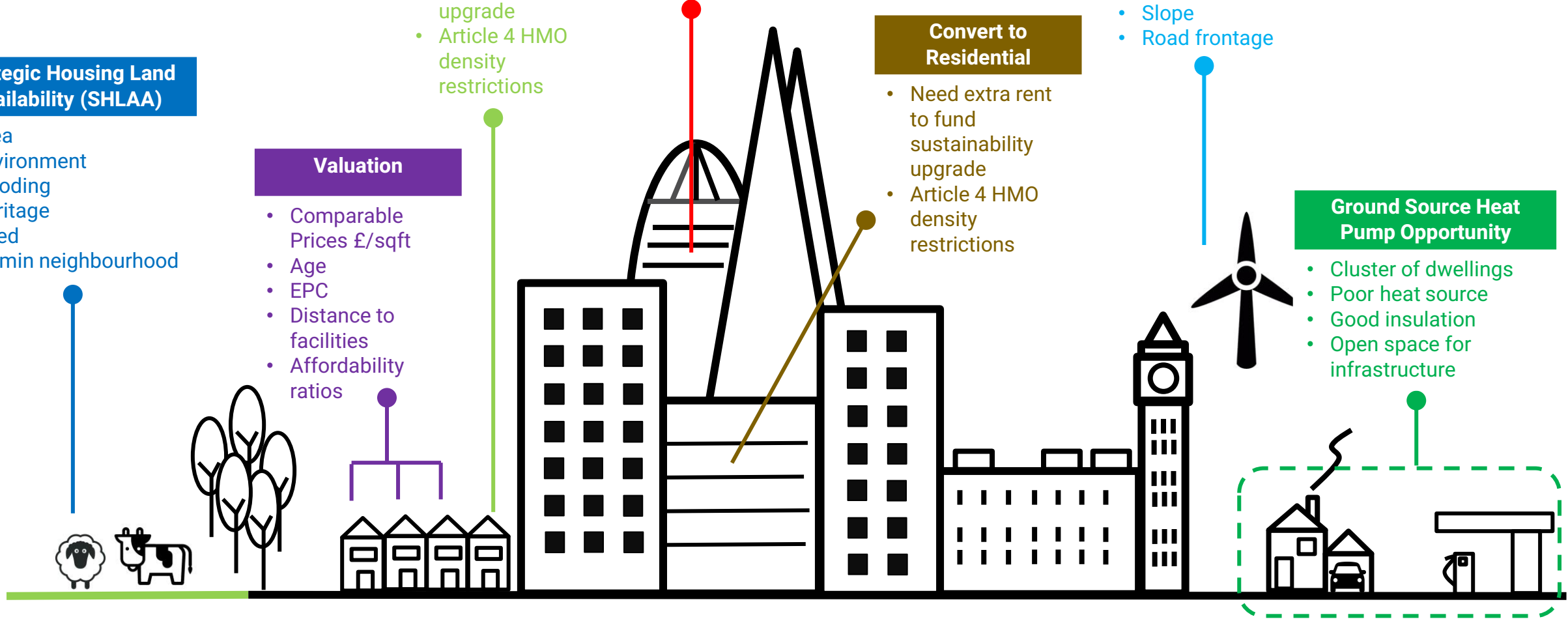
- Need extra rent to fund sustainability upgrade
- Article 4 HMO density restrictions

## Site Finding and suitability

- Protected views
- Grid Capacity
- Slope
- Road frontage

## Ground Source Heat Pump Opportunity

- Cluster of dwellings
- Poor heat source
- Good insulation
- Open space for infrastructure



# Available Feature Attributes (1)

## ADDRESS Overview

Property UPRN  
Property Postcode  
Property GIA (EPC)  
Property GIA (Derived)

## ADDRESSEPC

Current Energy Rating  
Potential Energy Rating  
Current Energy Efficiency  
Potential Energy Efficiency  
Environment Impact Current  
Environment Impact Potential  
Energy Consumption Current  
Energy Consumption Potential  
CO2 Emissions Current  
CO2 Emissions Current Per Floor Area  
CO2 Emissions Potential  
Lighting Cost Current  
Lighting Cost Potential  
Heating Cost Current  
Heating Cost Potential  
Hot Water Cost Current  
Hot Water Cost Potential  
Energy Tariff  
Mains Gas Flag  
Floor Level  
Flat Top Storey  
Flat Storey Count  
Main Heating Controls  
Multi Gaze Proportion  
Glazed Type  
Glazed Area  
Extension Count  
Number of Habitable Rooms  
Number of Heated Rooms  
Low Energy Lighting  
Number of Open Fireplaces  
Lighting Environment Efficiency  
Main Fuel Type  
Wind Turbine Count  
Heat Loss Corridor  
Unheated Corridor Length  
Total Floor Area  
Floor Height

## ADDRESSEPC (cont.)

PV Supply Percentage  
Solar Water Heating  
Mechanical Ventilation  
Fixed Lighting Outlets Count  
Low Energy Fixed Lighting Outlets Count  
Hot Water Description  
Hot Water Energy Efficiency  
Hot Water Environment Efficiency  
Floor Description  
Floor Energy Efficiency  
Floor Environment Efficiency  
Windows Description  
Windows Energy Efficiency  
Windows Environment Efficiency  
Walls Description  
Walls Energy Efficiency  
Walls Environment Efficiency  
Secondary Heating Description  
Secondary Heating Energy Efficiency  
Secondary Heating Environment Efficiency  
Roof Description  
Roof Energy Efficiency  
Roof Environment Efficiency  
Main Heating Description  
Main Heating Energy Efficiency  
Main Heating Environment Efficiency  
Main Heating Controls Description  
Main Heating Controls Energy Efficiency  
Main Heating Controls Environment Efficiency  
Lighting Description  
Lighting Energy Efficiency

## BUILDING Overview

Building Footprint Area  
Building Min Height  
Building Max Height  
Building Total Floors  
Building Total Addresses  
Building Age Band  
Building Year of Construction (If available)  
Building Year of Conversion (If available)  
Building Reinstatement Cost  
Building distance to road  
Building distance to water

## PARCEL Overview

Parcel Type  
Parcel Size  
Parcel Postcode  
Parcel Postcode Location Type  
Parcel Council Tax Band  
Parcel Local Authority Name  
Parcel Title Number  
Parcel Tenure  
Parcel Price Paid  
Parcel InspireId

# Available Feature Attributes (2)

## PARCELOwnership

Parcel Owner 1 Name  
Parcel Owner 1 Company Registration Number  
Parcel Owner 1 Category  
Parcel Owner 1 Country of Incorporation  
Parcel Owner 1 Address  
Parcel Owner 2 Name  
Parcel Owner 2 Company Registration Number  
Parcel Owner 2 Category  
Parcel Owner 2 Country of Incorporation  
Parcel Owner 2 Address  
Parcel Owner 3 Name  
Parcel Owner 3 Company Registration Number  
Parcel Owner 3 Category  
Parcel Owner 3 Country of Incorporation  
Parcel Owner 3 Address  
Parcel Owner 4 Name  
Parcel Owner 4 Company Registration Number  
Parcel Owner 4 Category  
Parcel Owner 4 Country of Incorporation  
Parcel Owner 4 Address

## PARCEL Registered Leases

Parcel Total Registered Leases  
Registered Lease UPRN  
Registered Lease Price Paid  
Registered Lease Date  
Registered Lease Term

## PARCEL Building Metrics

Total addresses  
Total buildings with addresses within parcel  
Total outbuildings within parcel  
Total other buildings within 20 meters from parcel  
Maximum building height  
Max nearby building height within 20 meters from parcel  
Total developed footprint area  
Total developed volume  
Min extension area  
Max extension area  
Strategic land percentage  
Min redevelopment capacity  
Max redevelopment capacity

## PARCEL Slope

Slope at 50 meters  
Slope at 5 meters

## PARCEL Subsidence

Collapsible deposits score  
Running sand score  
Compressible ground score  
Shrink swell score  
Soluble rocks score  
Landslide score  
Subsidence classification

## PARCEL Constraint

Ancient Woodlands  
AONB  
Biosphere Reserves  
Country Parks  
Energy Crops Scheme  
Greenbelt  
Local Nature Reserves  
National Parks  
National Nature Reserves  
RAMSAR  
Carbon Biodiversity  
Special Areas of Conservation  
Special Protection Areas  
SSSI  
Flood Alert Areas  
Flood Risk Rivers and Seas  
Flood Warning Areas  
Flood Zone 2  
Flood Zone 3  
Flood Outlines Recorded  
Important Bird Areas  
Habitat Networks  
Priority Habitats Inventory  
Priority River Habitat  
Woodland Bird Priority Areas  
Battlefields  
Conservation Areas  
Heritage at Risk  
Historic Landfill

## PARCEL Constraint (contd)

Listed Buildings  
Parks and Gardens  
Scheduled  
Monuments  
World Heritage Sites

## POSTCODE Demography & Social Economic

Population  
Households  
Population age 0 to 14  
Population age 15 to 29  
Population age 30 to 44  
Population age 45 to 59  
Population age 60 plus  
Population owning properties outright  
Population owning properties with mortgage  
Population renting private  
Population renting social houses  
Population employed  
Population unemployed  
Population retired  
Population student  
Population social class AB  
Population social class C1  
Population social class C2  
Population social class DE  
Households income over £100k  
Households income between £75k to £100k  
Households income between £50k to £75k  
Households income between £40k to £50k  
Households income between £30k to £40k  
Households income between £20k to £30k  
Households income less than £20k  
Crime statistics  
IMD overall score  
IMD overall rank  
IMD overall decile  
IMD income score  
IMD income rank  
IMD income decile  
IMD employment score  
IMD employment rank  
IMD employment decile

# Available Feature Attributes (3)

## POSTCODE Demography & Social Economic (cont.)

IMD education skills and training score  
IMD education skills and training rank  
IMD education skills and training decile  
IMD health deprivation score  
IMD health deprivation rank  
IMD health deprivation decile  
IMD crime score  
IMD crime rank  
IMD crime decile  
IMD housing barriers score  
IMD housing barriers rank  
IMD housing barriers decile  
IMD living environment score  
IMD living environment rank  
IMD living environment decile  
IMD income deprivation affecting children score  
IMD income deprivation affecting children rank  
IMD income deprivation affecting children decile  
IMD income deprivation affecting older people score  
IMD income deprivation affecting older people rank  
IMD income deprivation affecting older people decile  
IMD access to services score  
IMD access to services rank  
IMD access to services decile

## PARCEL Road Frontages and Miscellaneous

Parcel road frontages  
Parcel road front names  
Parcel total road fronts  
Parcel landuse primary categories  
Parcel landuse secondary categories  
Parcel total watercourses within 1km from parcel  
Parcel roads percentage  
Parcel water features percentage  
Parcel open space percentage  
Parcel local land charges

## PARCEL Public Rights of Way

Public Rights of Way - Public Footpath  
Public Rights of Way - Public Bridleway  
Public Rights of Way - Restricted Byway  
Public Rights of Way - Byway Open to All Traffic

## PARCEL Proximity Distances

Parcel proximity distances to transportation points  
Parcel proximity distances to amenities  
Parcel proximity distances to retail  
Parcel proximity distances to schools  
Parcel proximity distances to flood zone 2  
Parcel proximity distances to flood zone 3  
Parcel proximity distances to fire station  
Parcel proximity distances to fracking sites  
Parcel proximity distances to settlement boundary

## PARCEL Planning Applications and Policies

Planning applications  
Planning policies

## PARCEL Road Maintenance

Road Maintenance - Public Expense  
Road Maintenance - Not at Public Expense  
Road Maintenance - Highways Authority  
Road Maintenance - Outside Scope

## PARCEL Infrastructure

Electricity Cables  
Electricity Overhead Lines  
Electricity Substations  
Electricity Towers  
Gas Pipes  
Gas Sites

## PARCEL Property Prices

Parcel apartments average price and ppsqft  
Parcel terraced average price and ppsqft  
Parcel semi-detached average price and ppsqft  
Parcel detached average price and ppsqft  
Parcel residential average price and ppsqft  
Parcel non-residential average price and ppsqft  
Local authority apartments average price and ppsqft  
Local authority terraced average price and ppsqft  
Local authority semi-detached average price and ppsqft  
Local authority detached average price and ppsqft  
Local authority residential average price and ppsqft  
Local authority non-residential average price and ppsqft

## POSTCODE Climate

Solar Radiation  
Wind Speed

## POSTCODE Property Prices

Half-mile apartments average price and ppsqft  
Half-mile terraced average price and ppsqft  
Half-mile semi-detached average price and ppsqft  
Half-mile detached average price and ppsqft  
Half-mile residential average price and ppsqft  
Half-mile non-residential average price and ppsqft  
One-mile apartments average price and ppsqft  
One-mile terraced average price and ppsqft  
One-mile semi-detached average price and ppsqft  
One-mile detached average price and ppsqft  
One-mile residential average price and ppsqft  
One-mile non-residential average price and ppsqft