

LIABILITY SCREENING REPORT

Data Review



Property Reviewed

**Example Industrial Unit
Industrial Street
Hull
HI IUU**

Review Prepared For

Pension Company

Your Reference

ABC/123

Date

6th September 2006

Renaissance Regeneration Reference

C060906 - Example IU

Renaissance Regeneration Ltd

**T 01284 765563
F 01284 765581
E info@renreg.co.uk**

Introduction

Renaissance Regeneration Ltd (Renaissance) was instructed by Pension Company on 6th June 2006 to review the following data:

- Environmental Risk Assessment by Environmental Search Provider A, date 10th December 2005 and consisting of the review of a basic environmental search, regulatory enquiries and a site inspection visit.
- Environmental Risk Screening Report by Environmental Search Provider B, dated 10th November and consisting of a basic environmental search.

This was required to assess the environmental liability associated with the above named property and provide appropriate recommendations for further action. This report is based purely on the information provided and Renaissance Regeneration has not advised as to the applicability of the information prior to commencing this report. Renaissance Regeneration was not requested to identify or source alternative and additional forms of information for the production of this report.

Review

The site has been part of an industrial premise since c. 1960 and has not been significantly altered or redeveloped since initial construction. The site was used for heavy engineering and manufacture in the past and is currently used for surface processing, painting and allied processes. The visit by Environmental Search Provider A showed that the site was completely hard covered and that chemicals and wastes were appropriately stored (although some empty drums were stored externally on concrete). There were no signs of leaks or contamination of the ground surface (concrete in good condition with no staining) and there were no underground storage tanks at the site. Foul odours or staining on or near site drains were noted during the Environmental Search Provider A visit, but no specific information on this matter was supplied. This may not relate to potential contaminants but the usual contents of a foul sewer.

The local topography suggests that surface and shallow groundwater will travel towards the east, and deeper groundwater may also travel in this direction. The surrounding properties of most note include residences from 60m south of Bay 16 (with Unit 15 between the site and the residences) and residences 80m east. The Environmental Search Provider A report states that the properties to the east are constructed on filled quarries up to 90m deep, but it is probable that these areas are actually several hundred metres away from the site. The properties to the south are built on a former brickworks and 'retort' works, which is similar to a gasworks. There is also some filled land in this area, although the main landfill is approximately 250m south of the site. A closed municipal landfill is located 230m to the north of the site and is creating gas (such as methane), but there are many properties between the site and this landfill.

The local authority replies to enquiries made by Environmental Search Provider A suggest that the council are not particularly interested in the site and have no current intention of investigating the site under Part IIA of the Environmental Protection Act 1990. They have not ruled out inspecting the site in the future, but it would be unusual for a council to do this within a written response for industrial premises.

Renaissance Regeneration Ltd

T 01284 765563
F 01284 765581
E info@renreg.co.uk

The site overlies the Coal Measures minor aquifer, which is likely to be of poor quality in this area and does not appear to be used within 2km of the site.

The site contains a transformer, the age and ownership of which suggests that it may still contain PCB containing oils that do not meet current regulations.

The site may be affected by radon, but the risk is low and the costs of quantifying the problem and rectifying any breaches of statutory limits are likely to be low.

An asbestos survey has been conducted at the site and an asbestos register with management plan is being produced. This is likely to be sufficient to comply with regulatory requirements.

Conclusions

The site gives no indication of being contaminated, but due to its history it is prudent to assume that there is minor contamination of the site soils. The nearby residential properties are constructed on or close to landfills, and the area to the south was used historically for a higher risk activity than the site. The groundwater is not used locally and the aquifer is a comparatively low sensitivity receptor. There is therefore a low to moderate risk that the site may significantly affect surrounding properties (especially the residences to the east), the aquifer or be determined as Contaminated in the long term.

The report by Environmental Search Provider A recommends that an intrusive, soil sampling investigation (Phase II) be conducted at the unit for a cost of approximately £7,000. This recommendation is probably due to their over cautious interpretation of the local authority response, the erroneous assumption that there is a nearby landfill to the east and their failure to notice the former gasworks to the south.

It is our opinion that the site poses a low to moderate environmental risk.

Recommendations

Renaissance Regeneration would only agree with the recommendation for further assessment work if the costs can be recouped from the vendor and/or the purchaser is very risk averse. In this case an intrusive investigation could be conducted at the site for a cost of approximately £5000. Generally, however, **it is our opinion that the site presents a low to moderate environmental risk and is unlikely to be determined as Contaminated under Part IIA of the EPA 1990. It is also our opinion that the site should not be financially impaired due to environmental matters, as long as the transformer and asbestos issues are addressed. Apart from these issues, no further environmental investigation is recommended.**