



**renaissance**  
**Regeneration**

## LIABILITY SCREENING REPORT

# Interview/Questionnaire



Property Reviewed

**Example Property  
Commercial Road  
Hull  
HI IUU**

Review Prepared For

**Solicitors**

Your Reference

**ABC/123**

Date

**6<sup>th</sup> September 2006**

Renaissance Regeneration Reference

**C060906 – Example Property**

**Renaissance Regeneration Ltd**

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

## Introduction

Renaissance Regeneration Ltd. was instructed by Solicitors on 6<sup>th</sup> June 2006 to conduct an interview about current and historic work practices at Example Property. This followed the recommendations and findings of a 'Risk Screen' report reference C060606-Example Report. Mr Smith was interviewed by telephone on 6<sup>th</sup> June 2006. This document should be read in consultation with the previous report as the comments made here are, in the main, additional information rather than a replacement for what has already been concluded.

## Interview

Mr Smith stated that he had lived next to the site since the 1930's, at which time it was an open field on the western edge of Example Village. His father started to store and sell timber products from the field at that time, slowly buildings and expanding storage sheds as the business grew. There was never any tanalisation or other wood preserving treatments conducted at the site. No waste materials, including asbestos, have ever been buried at the site.

The entire site is now covered in concrete, with minor areas of landscaped flower beds and display area for wood chip cover and decking. The majority of the site is occupied by warehouses, which include a retail element.

The site does not and has not stored any significant quantities of chemicals at the site, although wood preservatives such as Cuprinol are retailed from the premises. All these are bought in tins and remain sealed until after they have been sold and left the premises.

The site is heated by an oil fired boiler, with the fuel oil stored in a bunded, 600 gallon tank. This has been the case since the heating system was converted from burning coke approximately 30 years ago. All the associated pipe work is above ground and in good condition.

The only plant on the site is a forklift truck, which is diesel powered. The diesel has always been delivered and kept in a drum, which is held within a brick storeroom with concrete floor and lip to the entrance to prevent seepage. The diesel is pump dispensed directly to the forklift and the hose is hung above the drum to prevent spillage. The floor of the store and the concrete outside is regularly cleaned and any spilt fuel removed.

## Conclusions

It is possible that some or all of the site buildings and external cover are underlain by fill materials containing ash and clinkers, but this is unlikely to be significantly contaminated for the continued commercial use of the site.

The current and historic operational practice is such that there is a low risk of the site being significantly contaminated for a continued commercial use.

## **Recommendations**

**Based on the interview with Mr Smith, it is our opinion that the site presents a low 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.**

**No further environmental investigation is required.**