

LIABILITY SCREENING REPORT

Interview/Questionnaire



Property Reviewed

**Old Warehouse
Lower Baxter Street
Galsgow
Scotland
G3 IHT**

Review Prepared For

SIPP Ltd

Your Reference

BBE/1234

Date

1 November 2010

Renaissance Regeneration Reference

CI01101 - Old Warehouse

Renaissance Regeneration Ltd

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Introduction

Renaissance Regeneration Ltd. was instructed by SIPP Ltd on 1st November 2010 to conduct an interview with Timbertrade Ltd personnel. This followed the recommendations and findings of a 'Data Review' report reference C100801 – Old Warehouse. Mr A Smith is the owner of the business - he and his representatives were contacted by telephone and e-mail during October 2010 to gain more information about the practices being undertaken at the Old Warehouse with respect to the joinery business operating from the property.

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 stated. However, the conclusions and recommendation in this document supersede those given in the previous report and have been made after consideration of all information about the property gathered to date.

Interview

Mr Smith was asked a series of standard questions and his replies were noted. The questions and answers were as follows:

<p>1. Please briefly describe the property in terms of scale, construction and age. Also please mention the ground covering and condition in each area. Please see note 1.</p>
<p>Two buildings of approximately 2000 ft² each were constructed on the site in approximately 1960 and form the main factory area today. An additional porta-cabin style office building was added to the site in 1985 and remains at the site. There is a small parking area to the front of the buildings and an orchard to the rear of the factory. The floor of the factory is concrete and is generally intact and does not have large fissures or damage.</p>
<p>2. What activities are carried out at the property (such as manufacture, engineering, vehicle maintenance, vehicle fuelling, storage, etc)? Please be specific.</p>
<p>Production of table tops and other timber products from various solid and composite materials. The material is sometimes preservative treated prior to use and there is a room dedicated to spray painting and varnishing.</p>
<p>3. Are there any permits, licenses, registrations, exemptions or similar for the activities carried out at the property, materials stored or wastes generated? Please be specific.</p>
<p>None.</p>
<p>4. Are there any underground storage tanks? Are there any sumps or other catch pits? If so, what do they contain? How old are they? Do the underground tanks have any integrity test data or wet-stock management data to show that they are not leaking?</p>

<p>There was an underground fuel tank under the current car parking area. This was removed in 2000 by third party contractors. Please see below for further details.</p>
<p>5. Are there any above ground storage tanks? If so, where are they located and what do they contain? Are they bunded?</p>
<p>No.</p>
<p>6. Are there any chemicals stored at the property in drums or IBC's (including fuels, lubricants, biocides, solvents, etc)? If so what chemicals? Are they stored on drip trays? Where (such as externally, internally, in a safe store, etc)?</p>
<p>Boron based preservative stored on site in quantities up to approximately 5 x 210 L in preparation for topping up the preservative impregnation plant. These are stored on bunded trays. The machine for carrying out preservative impregnation is a sealed unit. Some additional small quantities of lubricants for machinery and paint are also stored on site.</p>
<p>7. What are the main wastes produced (such as swarf, office waste, used solvents, etc)? How and where are these stored prior to collection? Are they collected by a licensed waste management company?</p>
<p>Wood offcuts are given away. Shavings and sawdust are collected from the site by a neighbouring company. Packaging and other waste streams are collected from the site refuse carts as required.</p>
<p>8. Confirm that no wastes are burned, buried or disposed to drain at the property (other than allowed by a permit or license).</p>
<p>No burning or disposal of waste undertaken.</p>
<p>9. Have there been any fires, spills, releases, vandalism or accidents that have resulted in chemicals or other pollutants entering the ground or drainage system?</p>
<p>None known.</p>
<p>10. Have any notices, compliance requests, cautions, statements of dissatisfaction, prosecutions or orders been received from the regulator about environmentally relevant subjects (such as storage, waste, working practices, discharges, etc)?</p>
<p>None.</p>
<p>11. Does the property employ soakaway drainage?</p>
<p>Yes. Rainwater is diverted to soakaway at the rear of the property.</p>
<p>12. Does the property employ oil fired heating?</p>
<p>No.</p>
<p>13. Is there a transformer on the property and if so has it been tested for PCBs and</p>

found to be compliant with current regulations?
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No.

Conclusions

The original findings of earlier reports demonstrated some potential contamination hazards due to the type of businesses operating at the property and the long period of time that the company had been in residence there.

The answers to the questions provided by Mr. Smith demonstrated that, in the opinion of the author, the company is being run in accordance with current best practice. In addition, questions regarding historic activities were answered in a positive fashion as well.

There used to be an underground fuel tank at the site which was in use in the third quarter of the 20th century. This was removed by specialist contractors in 2003 and the process was overseen by the petroleum licensing officer. Mr. Smith is in possession of a certificate which details the work carried out and shows that there was no leakage to the ground surrounding the tank revealed when the tank was removed.

The preservative treatment of timber at the site has been undertaken there only since 2000. The 'vac-vac' process is conducted in a sealed self contained machine as opposed to open drums or dip tanks and the disposal of product is controlled by a licensed waste management company.

The interview was commissioned in preference to a full site investigation by a consultant: which was also offered as an alternative product. The findings of this interview are highly reliant on the accuracy of the data provided by the interviewee and their depth of knowledge about the property. It is acknowledged that there may be a conflict of interest implicit in this situation. This questions on which this report is based cover all of the main and general environmental issues, but are not a substitute for a site inspection and cannot guarantee to cover any trade or sector specific aspects of the business. An onsite inspection leads to relevant and specific enquiries, questions and observations that are not possible without visual clues and within the time allowed during the interview. The commissioning party should be wary of these limitations. If in doubt, please contact Renaissance to discuss any concerns.

Recommendations

From the initial report, the supplied information and the answer to the Interview questions, Renaissance Regeneration recommends that the property is acceptable for inclusion into the pension scheme if a standard appetite for risk is acceptable.

It should be noted, however, that some localised contamination will possibly remain at the site (in the machine shop and around the preservative plant) and this may require further investigation and remediation (reduction or removal) if the site is redeveloped in the future or altered sufficiently to require planning consent.