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Professional Opinion on environmental risk

FURTHER ACTION

8 July 2008

The Envirosearch Residential report dated 7 July 2008 and reference RS17849_1_53, clref_1_ERR for 1 Station Lane, Hedon, Hull, North Humberside, HU12 8JY has highlighted the presence of potentially contaminative past land uses on or within 25 metres of the centre of the search.

A review of the available historic map data has identified that the centre of the search is located on or within 25 metres of a former gas works.

The data examined in this risk assessment indicates that there may be a potential source of contamination arising from the potentially contaminative past land uses which may have significant implications for the property.

In our opinion, from the information we have examined, there is a risk that the value of the property could be impaired.

In our opinion the property may also constitute "contaminated land" as defined by Part IIA of the Environmental Protection Act 1990.

In completing this report Wilbourn Associates has undertaken a review of data made available to it. No site inspection, further enquiries or investigation of surface or ground conditions has been carried out by Wilbourn Associates. No information as to the age value and type of property has been made available. As a result, in our opinion, there are some important actions which need to be addressed:

- (I) If the property is modern, does it have an NHBC, or similar, guarantee? If so, that guarantee may offer insurance cover against any pollution or contamination risks.
- (II) Did the builder deal with any potentially contaminated features as part of the development, for example, by passive venting or other measures? If the property is on the first floor or above ground gas issues are likely to be less significant.
- (III) Does any relevant planning permission contain requirements regarding the potential contamination feature? Did it require remedial works to be undertaken? If so, have these works been undertaken to the satisfaction of the local authority?
- (IV) Speak with the Building Control Department of the local authority to ascertain whether there are known records of gas emissions, contamination issues and/or ground instability problems in the immediate area.
- (V) Speak with the Local Authority Environmental Health Officer to ascertain any known pollution or contamination issues surrounding this feature and whether they are considering taking any action under Part IIA of the Environmental Protection Act 1990 on a formal, or informal, basis. Have the requirements of any remediation notice been complied with to the satisfaction of the Local Authority.
- (VI) This report should be referred to the surveyor retained to produce the valuation report, Homebuyers report or whosoever has been engaged to produce a structural survey. If a surveyor has not been retained, a suitably qualified and experienced Chartered Building Surveyor should be appointed. The surveyor should consider using the RICS Property Observation Checklist for residential property found in Appendix E of the RICS Guidance Note



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'Contamination and Environmental Matters – their implications for property professionals'. This is designed to record any contamination which can be observed at the property.

- (VII) This report should be presented to the lender as appropriate. Any subsequent documentation should also be made available to the lender.
- (VIII) Landmark Information group provide a help desk for any queries that the client may have concerning this report and the relevant telephone number is 0844 844 99 66. If however the client would like a list of Frequently Asked Questions and answers with what to do next please see http://www.environmental-surveyors.com/residential_6pp.pdf

If the issues outlined above are adequately addressed, there may be no impairment to the value of the property or any risk that the property would be designated as "contaminated land" within the meaning of Part IIA of the Environmental Protection Act 1990. The documentation should rest with the deeds and be made available for future transactions.

OTHER ENVIRONMENTAL FACTORS:

In this case the following environmental factors have been identified in Parts 3 and 4 of this report which a client may wish to be investigated further.

- 3.3 An area of Subsidence Hazard Potential
- 4.1 An area of floodplain

This professional opinion does not extend to Parts 3 and 4 of the associated Envirosearch Residential report and should always be read in conjunction with the full text of that report. No physical site inspection or survey has been carried out or is proposed.

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Chartered Environmental Surveyor



This professional opinion forms part of the Envirosearch Residential report and is subject to the Landmark Information Groups Terms and Conditions of Business in force from time to time. Further information on the methodology and the datasets examined in formulating this professional opinion is included in the Envirosearch Residential Practitioner Guide, available free of charge from www.landmark-information.co.uk. Wilbourn Associates are regulated by RICS.