GroundSure Homescreen

Address: Sample Address, Sample Street, Sample Town

Date: November 2011

GroundSure Reference: Homescree

Your Reference: Homescree

Grid Reference: 491040,106950

Professional Assessment on Contaminated Land

Passed

GroundSure considers that there is not a “High Potential Risk”* that the property will be identified as “Contaminated Land” within the meaning set out in Part 2A of the Environmental Protection Act 1990.

Professional Assessment on Flood Risk

The Environment Agency river and tidal flood data indicates that there is a Floodplain within 250m of the property. Further details may be available by purchasing a GroundSure Flood Report.
Other Environmental Findings

Natural Ground Subsidence: The study site is located in an area where some properties may be affected by Natural Ground Subsidence. Please refer to Section 4.2 for further information.

Radon: The study site is located in an area where some properties are Radon Affected. Please refer to Section 4.3 for further information.

Coal Mining: The study site does not lie in an area which may be affected by coal mining.

Historic Infilled Land: We have identified past activities that can cause structural problems on or in proximity to the property. Please refer to the Detailed Findings section for further guidance.

Shallow Mining: The site and surrounding area have not been assessed to be at risk from historic shallow mining.

Please note that no physical inspection of the property has been carried out in the preparation of this report. If you would like any further assistance regarding this report, please contact GroundSure on (T) 08444 159 000, (F) 01273 763569, email: info@groundsure.com

GroundSure Ltd
Recommendations – Contaminated Land

GroundSure has thoroughly reviewed the findings of this report and based on the Risk Assessment Team’s review there are no significant contaminative concerns that require further consideration.
# Overview of Findings

For further information on each dataset, please refer to the Detailed Findings section of the report. For the 'Expert Assessment and Additional Comments' please refer to Page 2. The 'Environmental Overview and Guidance' can be found on Page 3.

<table>
<thead>
<tr>
<th>Factor</th>
<th>Assessment</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Past Land Use</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1:10,000 &amp; 1:10,560 scale Historical Data [Nationwide]</td>
<td>Passed</td>
<td>1.1</td>
</tr>
<tr>
<td>Potentially Contaminative Historical Land Uses</td>
<td>Passed</td>
<td></td>
</tr>
<tr>
<td>Potentially Infilled Land (1:10,000 &amp; 1:10,560 scale survey)</td>
<td>Passed</td>
<td>1.2</td>
</tr>
<tr>
<td>Additional Information 1:2,500 scale Historical Data</td>
<td>Passed</td>
<td></td>
</tr>
<tr>
<td>Historical Tanks</td>
<td>Passed</td>
<td>1.3</td>
</tr>
<tr>
<td>Historical Energy Features</td>
<td>Passed</td>
<td>1.4</td>
</tr>
<tr>
<td>Historical Petrol Stations</td>
<td>Passed</td>
<td>1.5</td>
</tr>
<tr>
<td>Historical Garage / Vehicle Repair</td>
<td>Passed</td>
<td>1.6</td>
</tr>
<tr>
<td>Historical Military / Ordnance Sites</td>
<td>Passed</td>
<td>1.7</td>
</tr>
<tr>
<td><strong>Landfill and Waste Sites</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landfill Sites</td>
<td>Passed</td>
<td>2.1</td>
</tr>
<tr>
<td>GroundSure Local Authority Landfill Sites Data</td>
<td>Passed</td>
<td>2.2</td>
</tr>
<tr>
<td>Waste Treatment, Transfer or Disposal Sites</td>
<td>Passed</td>
<td>2.3</td>
</tr>
<tr>
<td>Environment Agency Licensed Waste Sites</td>
<td>Passed</td>
<td>2.4</td>
</tr>
<tr>
<td><strong>Industrial Sites and Processes</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Potentially Contaminative Industrial Sites</td>
<td>Passed</td>
<td>3.1</td>
</tr>
<tr>
<td>Petrol &amp; Fuel Sites</td>
<td>Passed</td>
<td>3.2</td>
</tr>
<tr>
<td>Part A Authorised Processes</td>
<td>Passed</td>
<td>3.3</td>
</tr>
<tr>
<td>Part A (2) and Part B Authorised Processes</td>
<td>Passed</td>
<td>3.4</td>
</tr>
<tr>
<td>Radioactive Substance Authorisations</td>
<td>Passed</td>
<td>3.5</td>
</tr>
<tr>
<td>Licensed Discharges</td>
<td>Passed</td>
<td>3.6</td>
</tr>
<tr>
<td>Dangerous Substance Inventory</td>
<td>Passed</td>
<td>3.7</td>
</tr>
<tr>
<td>Dangerous or Hazardous Sites (COMAH or NIHHS)</td>
<td>Passed</td>
<td>3.8</td>
</tr>
<tr>
<td>EPA1990 Sites</td>
<td>Passed</td>
<td>3.9</td>
</tr>
<tr>
<td>Environment Agency Recorded Pollution Incidents</td>
<td>Passed</td>
<td>3.10</td>
</tr>
<tr>
<td><strong>Natural Hazards &amp; Additional Factors</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is the centre of the site within 250m of a floodplain?</td>
<td>Yes</td>
<td>4.1</td>
</tr>
<tr>
<td>Natural Ground Subsidence</td>
<td>Moderate - High</td>
<td>4.2</td>
</tr>
<tr>
<td>Radon</td>
<td></td>
<td>4.3</td>
</tr>
<tr>
<td>The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Radon Protective Measures</td>
<td>None</td>
<td>4.4</td>
</tr>
</tbody>
</table>

| Mining                                           |            |         |
| Coal Mining                                      | No         | 5.1     |
| Shallow Mining                                   | Low        | 5.2     |
| Mining Cavities                                  | No         | 5.3     |
| Natural Cavities                                 | No         | 5.4     |
| Historical Mining                                | No         | 5.5     |
| Historical Underground Workings                   | No         | 5.6     |

| Guide to Our Professional Assessment              |            | 6       |
| Contact Details                                   |            | 7       |
| Terms and Conditions                              |            |         |

---

**Report Reference: Homescree**

If you would like any further assistance regarding this report then please contact

GroundSure on (T) 08444 159 000, (F) 01273 763569, email: info@groundsure.com
Aerial Photograph

Site Name: Sample Address, Sample Street, Sample Town

Grid Reference: 123456,123456
Introduction to Detailed Findings

General - All mapped features within this report are given an identification number. This number identifies the feature on the maps which precede the following data sections. All distances provided are in metres and directions are given as compass headings.

Section 1.1 - Historical maps are a widely recognised source of information for investigating site history. Nevertheless, analysis of mapping at 1:10,560 and 1:10,000 scale will not always provide a complete site history. If you are concerned about the former uses of a site, we would advise additional analysis of planning records and/or more detailed historical mapping.

Please note that the number of records identified relates to areas subject to potentially contaminative former activities and these do not necessarily correspond to the number of sites found within these areas. In the case of the 1:2,500 scale data relating to areas of London and Bristol 100m² areas are referenced. In cases where such information requires further clarification, GroundSure analyse original source mapping and will adjust the assessment of the report accordingly.

Section 1.2 - Systematic analysis of historical maps can highlight areas which, over time, have the potential to have been infilled with various materials. Such areas can relate to such features as ditches, ponds, clay pits, brickfields and quarries. Areas of infill do not always refer to landfill sites, although they may sometimes indicate the presence of such sites. Such areas are normally infilled with inert materials, although in some cases contaminative materials may have been used.

Sections 1.3 to 1.6 - Selected highly contaminative land uses have been extracted from 1:2,500 and 1:1,250 scale historical mapping. This database covers the majority of the UK from the first available map, but where areas of the UK are not covered it is indicated in the report as "No Data Available". This indicates that no assessment of the risk from these features is included in the report. In this instance if you are still concerned about the former uses of a site, we would advise additional analysis of planning records and/or more detailed historical mapping.

Section 1.7 - Certain military installations were not noted on historic mapping for security reasons. Whilst not all military land is necessarily of concern, GroundSure has researched and digitised a number of Ordnance Factories and other military industrial features (e.g. Ordnance Depots, Munitions Testing Grounds) which may be of contaminative concern. This research was drawn from a number of different sources, and should not be regarded as a definitive or exhaustive database of potentially contaminative military installations. The boundaries of sites within this database have been estimated from the best evidence available to GroundSure at the time of compilation.

Section 2 - This information is gathered from a wide range of sources including the Environment Agency (Agency) and the British Geological Survey (BGS). Additionally this section includes information supplied by Landmark Information Group Limited®. Data supplied by Environment Agency and Landmark Information Group Limited® refers to waste management licences required by anyone involved in waste disposal under the Environmental Protection Act 1990. A survey by the BGS undertaken in 1972/3 provides data on some older landfill sites, which were not subject to this legislation.

Section 3.1 – The answer to this question is based on searches of current industrial data provided by PointX.

Section 3.6 – The answer to this question is based on searches of Environment Agency databases referencing discharges to controlled waters (Discharge Consents) as well as controlled discharges of more harmful substances to public sewers (Red List Discharge and Water Industry Referrals).

Sections 4.1 – The answers to this questions is based upon 250m search radius from the centre of the search location.

Sections 4.3 to 4.4 – The answer to these questions is based upon information found within 50m of the search centre.

Sections 5.1 to 5.2 – The answer to these questions is based upon information found within 50m of the search centre.

Sections 5.3 and 5.4 – These databases provide an indication of "non-coal" mining and natural ground cavities. They are used to provide an indication that activities that have the potential to cause ground instability issues are present in the general vicinity of the property. However the accuracy of the data is not sufficient to confirm if the property will be directly affected.

Sections 5.5 and 5.6 - Systematic analysis of historical maps can highlight areas where either mining or underground workings have occurred in the past. The information is taken from features presented on historical maps which do not indicate the distance or direction which underground or mining workings extend beneath the surface. e.g features such as mine shafts only indicate the entrance to a mine, and by inference indicate the potential for underground features to extend outward from this point. Some features within this database may also relate to non-mining underground activities e.g. air shafts for underground railways.

Report Reference: Homescreen

If you would like any further assistance regarding this report then please contact
GroundSure on (T) 08444 159 000, (F) 01273 763569, email: info@groundsure.com
Detailed Findings

1. Past Land Use

1.1 Potentially Contaminative Uses

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information.

**Are there any potentially contaminative past land uses within 250m of the search centre?**  Yes

**Risk Assessment**  Passed

Guidance: These findings are not of concern. No further action is recommended.

<table>
<thead>
<tr>
<th>Distance [m]</th>
<th>Direction</th>
<th>Use</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>23.0</td>
<td>S</td>
<td>Unspecified Pit</td>
<td>1876</td>
</tr>
<tr>
<td>173.0</td>
<td>S</td>
<td>Airfield</td>
<td>1957</td>
</tr>
<tr>
<td>173.0</td>
<td>S</td>
<td>Disused Airfield</td>
<td>1977</td>
</tr>
</tbody>
</table>

1.2 Potentially Infilled Land

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information.

**Are there areas of potentially infilled land within 250m of the search centre?**  Yes

**Risk Assessment**  Passed

Guidance: The study site appears to be located on or in close proximity to a past land use or area of potentially infilled land that can cause structural problems. You may wish to check that any structural surveys performed on the property have taken this into consideration. If such factors have not been considered, you may wish to contact the local Building Regulations Officer, Planning Department and if recently constructed, the site developers. Newer developments may benefit from an NHBC guarantee or other environmental warranty which often covers structural issues.

The following Historical Surface Ground Working Features derived from the Historical Mapping information is provided by GroundSure:

<table>
<thead>
<tr>
<th>Distance (m)</th>
<th>Direction</th>
<th>Use</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>23.0</td>
<td>S</td>
<td>Unspecified Pit</td>
<td>1876</td>
</tr>
<tr>
<td>23.0</td>
<td>S</td>
<td>Unspecified Pit</td>
<td>1876</td>
</tr>
<tr>
<td>69.0</td>
<td>W</td>
<td>Gravel Pit</td>
<td>1940</td>
</tr>
</tbody>
</table>

1.3 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

**Are there any historical tanks within 100m of the search centre?**  No
1.4 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Are there any historical energy features within 100m of the search centre?  
No

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.

1.5 Additional Information – Historical Petrol Station Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Are there any historical petrol stations within 100m of the search centre?  
No

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.

1.6 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Are there any historical garage and motor vehicle repair sites within 100m of the search centre?  
No

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.

1.7 Historical Military/Ordnance Sites

Analysis of historic military records has identified the following information.

Are there any historical military industrial sites known to GroundSure within 100m of the search centre?  
No

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.
Detailed Findings
2. Landfill and Waste Sites

Landfill & Waste Sites Legend

- Operational Landfill
- Closed Landfill
- Operational Waste Treatment Licence
- Closed Waste Treatment Licence
- Regis Waste Feature
- Environment Agency Active Landfill Site (Area Data)
- Environment Agency Historic Landfill Site (Area Data)
- Environment Agency Historic Landfill Site (Point Data)
- BGS / DoE Survey Landfill
- GroundSure Local Authority Landfill Data (Region Data)
- GroundSure Local Authority Landfill Data (Point Data)

Report Reference: Homescreen
If you would like any further assistance regarding this report then please contact GroundSure on (T) 08444 159 000, [F] 01273 763569, email: info@groundsure.com
2.1 Landfill Sites

Are there any operational or non-operational landfill sites within 500m of the search centre? Yes

Risk Assessment: Passed

Guidance: These findings are not of concern. No further action is recommended.

Environment Agency Active Landfill Sites

Database searched and no data found.

Environment Agency Historic Landfill Sites

The following records are represented as points and polygons on the Landfill and Waste Sites map. Only points or polygons within 500m of the property are detailed.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>146.0</td>
<td>N</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

British Geological Survey / DoE Landfill Site Survey

Database searched and no data found.

Landmark Landfill Data

Database searched and no data found.

2.2 GroundSure Local Authority Landfill Sites Data

Are there any additional Local Authority landfill sites records within 500m of the search centre? No

Risk Assessment: Passed

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.

2.3 Waste Sites

Are there any operational or non-operational waste treatment, transfer or disposal sites within 250m of the search centre? No

Risk Assessment: Passed

Report Reference: Homescree
2.4 Environment Agency Licensed Waste Sites

Are there any Environment Agency Licensed Waste Sites within 500m of the search centre?  
No

Risk Assessment  
Passed

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.
Detailed Findings

3. Industrial Sites and Processes

Industrial Sites & Processes Legend

- Potentially Contaminative Industrial Sites
- Part A Processes
- Radioactive Consents (Lower Risk)
- Red List Discharge Consents
- Sites Determined as Contaminated Land
- Recorded Pollution Incident
- Discharge Consents
- Dangerous Substances (List 1)
- Dangerous Substances (List 2)
- Petrol & Fuel Sites
- Part A(2) and Part B Authorisations
- Water Industry Referrals
- COMAH / NIHH Sites

Report Reference: Homescreen
3.1 Potentially Contaminative Industrial Sites

Are there any potentially contaminative industrial sites within 250m of the search centre? Yes

Risk Assessment Passed

Guidance: These findings are not of concern. No further action is recommended.

The following records are represented as points on the Industrial Sites and Processes map.

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance [m]</th>
<th>Direction</th>
<th>Company</th>
<th>Address</th>
<th>Activity</th>
<th>Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>163.0</td>
<td>E</td>
<td>Electricity Sub Station</td>
<td>PO20</td>
<td>Electrical Features</td>
<td>Infrastructure and Facilities</td>
</tr>
</tbody>
</table>

3.2 Petrol and Fuel Sites

Are there any petrol and fuel sites within 250m of the search centre? No

Risk Assessment Passed

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.

3.3 Part A(1) Authorised Processes

Are there any Part A(1) Authorised Processes within 500m of the search centre? No

Risk Assessment Passed

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.

3.4 Part A(2) and Part B Authorised Processes and Enforcements

Are there any Part A(2) and Part B Authorised Processes and Enforcements within 250m of the search centre? No

Risk Assessment Passed

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.

3.5 Radioactive Substance Authorisations

Are there any radioactive substance authorisations within 500m of the search centre? No

Risk Assessment Passed

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.
3.6 Licensed Discharge Consents

Are there any licensed discharge consents within 250m of the search centre? No
Risk Assessment Passed

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.

3.7 Dangerous Substance Inventory

Are there any dangerous substance inventory sites within 500m of the search centre? No
Risk Assessment Passed

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.

3.8 Dangerous or Hazardous Sites

Are there any COMAH & NIHHS sites within 500m of the search centre? No
Risk Assessment Passed

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.

3.9 Sites Determined as Contaminated Land under Part IIA EPA 1990¹

Does the Local Authority hold information under Section 78R of the Environmental Protection Act 1990 for any sites within 250m of the search centre? No
Risk Assessment Passed

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.

3.10 Environment Agency Recorded Pollution Incidents

Are there any Environment Agency recorded pollution incidents within 250m of the search centre? No
Risk Assessment Passed

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.

¹Further information on sites that have been determined under the Contaminated Land Regime is maintained by Local Authorities under Section 78R of the Environmental Protection Act 1990. Information should be available on both sites currently determined as Contaminated Land and Special Sites.
4. Natural Hazards

4.1 Environment Agency River and Tidal Flood Risk

Is the centre of the site within 250m of a floodplain?  Yes

Guidance: For further details you may wish to purchase a GroundSure Flood Report.

4.2 Natural Ground Subsidence

What is the potential for natural ground subsidence* within the search area?  Moderate - High

Guidance: The natural ground subsidence rating is obtained through the evaluation of six natural ground stability hazard datasets, which are supplied by the British Geological Survey (BGS). These datasets indicate the hazard posed by the occurrence of: Swell-Shrink Clay, Landslide, Compressible Ground, Collapsible Ground, Dissolution of Soluble Rocks and Running Sand. Many factors may contribute to ground subsidence problems. For instance, significant problems can arise in conurbations underlain by clay rich bedrock, such as over clay strata in the South East of England, or South Wales. Whilst surveyors are normally aware of local problem areas, data provided by the BGS can highlight areas where a significant potential for natural ground subsidence exists and which may need particular consideration.

Where moderate - high potential is indicated, this means that there is the potential for natural ground movement to occur that may be of concern. Such ground movement could cause damage to domestic or other properties. However, properties designed, constructed and maintained in compliance with modern building regulations should be unaffected by most minor subsidence. Therefore, if thinking of buying a property in the area, you should seek professional advice from a professional property surveyor and also look at the property yourself in more detail to look for any signs of existing damage. If you already own a property in the area, and you think natural ground movement may have damaged it, you should contact your insurance company for advice. You should also take professional advice before changing the ground in any way, for example, by planting or removing trees, changing drainage or carrying out building work.

*The term "Subsidence" refers to ground movement that could cause damage to foundations in domestic or other properties.

4.3 Radon Affected Areas

Is the property in a radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?  The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level

4.4 Radon Protective Measures

Is the property in an area where radon protection measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?  No radon protective measures are necessary

Combined Radon Guidance

Radon is a colourless, odourless radioactive gas which is present in all areas of the United Kingdom, usually at levels that pose a negligible risk to homebuyers. However, in some areas levels of radon are much higher than in others, and in these cases it can pose a health risk. The data supplied by the Health Protection Agency (HPA) and the British Geological Survey (BGS) is not able to determine exact Radon levels, as this information can only be obtained through site-specific, in-situ testing. As 1-3% of properties in the area may be radon affected the HPA recommend carrying out a site-specific radon assessment. This costs £49.80 including VAT and the results are confidential to the client. Please contact the HPA (01235 831 600) for further information and advice.

If planning on building an extension or a new build property, no radon protection measures are required.

Report Reference: Homescree
Detailed Findings

5. Mining

5.1 Coal Mining

Is the property within an area which may be affected by past, present or proposed underground coal mining?  No

5.2 Shallow Mining

What is the potential for ground subsidence relating to shallow mining within the search area?  Low

5.3 Mining Cavities

Is the site located in an area of mining cavities?  No

5.4 Natural Cavities

Is the site located in an area of natural cavities?  No

5.5 Historical Mining Features from Detailed Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information.

Are there any Mining features within 500m of the centre of the study site?  No

5.6 Historical Underground Workings Features from Detailed Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information.

Are there any Historical Underground Working Features within 250m of the centre of the study site?  No
6. Guide to Our Professional Assessment

Introduction

This report is designed for residential conveyancers and their clients and satisfies standard environmental due diligence enquiries, recommended by the Law Society. This information is not always covered by Standard Con 29 Enquiries made to Local Authorities.

Purpose of this Assessment

As part of this report GroundSure provide a professional assessment of the risks posed by key environmental information which could lead to the property being designated as 'Contaminated Land' as defined under Part IIA of the Environmental Protection Act 1990. This assessment is based on the following data:
1. Historical land use (compiled from 1:10,000 & 1:10:560 maps)
2. Historical land use (compiled from 1:2,500) - London and Bristol Only
3. Additional Information Historical land use (compiled from 1:1,250 & 1:2,500 maps) – for selected areas.
4. Landfill and waste transfer/treatment or disposal sites (including scrap yards)
5. Current industrial uses (as defined by PointX data)
6. Catalyst Petrol Station
7. Part A(1), Part A(2) and Part B Authorisations
8. Control of Major Accident Hazards Sites (COMAH) and Notification of Installations Handling Hazardous Substances (NIHHS)
9. Dangerous Substances Inventory Releases (DSI)
10. Radioactive Substance Authorisations (RAS)
11. Discharge and Red List Discharge Consent
12. Sites Determined as Contaminated Land under Part IIA EPA 1990
13. Environment Agency Recorded Pollution Incidents
14. Historic Military / Ordnance Sites

From this information GroundSure provide a statement regarding the likely designation of the property under Part IIA of EPA 1990 and the level of risk associated with the property is either Passed or In Need of Further Assessment. If the site is In Need of Further Assessment it does not necessarily mean that the site is unsuitable for purchase, but only that further assessment of the risk associated with the site is required. When a site is In Need of Further Assessment then the practitioner may, if required, discuss the case with one of the GroundSure consultants. Where a site is ‘In Need of Further Assessment’ GroundSure will, on request, attempt to arrange appropriate environmental insurance.

Method Statement

In assessing specific site risk, GroundSure follows principles used extensively throughout the environmental consultancy sector. Our system looks at the potential for specific industries to have generated residual contamination and for this contamination to remain at a site, or to have migrated to neighbouring sites. Sites are scored based on this system and if a site scores highly it indicates a high level of risk.

Limitations of the Study

This screening process reviews historical mapping and a range of current databases. The historical land use database reviewed for this study does NOT include 1:2,500 or 1:1,250 scale maps except for London and Bristol and GroundSure's additional information database of selected features namely tanks, energy features, petrol filling stations and garages. This additional information database covers the majority of the UK, but not all. Where no assessment has been made "No Data Available" is presented in the report. Where 1:2500 or 1:1250 scale maps are utilised all relevant and available map epochs to GroundSure are used. Additionally, this review does NOT include specific enquiries to the Local Authority who may hold additional information and it does NOT include a site visit/inspection. Your attention is drawn to the Terms and Conditions of Groundsure Limited under which this service is provided.
Remediation

This report is covered by GroundSure’s remediation contribution. For the purpose of this condition, ‘Claimant’ shall mean one of: (a) the Beneficiary, (b) the purchaser of the site from the Beneficiary or (c) the funder of (a) or (b) as applicable.

This condition shall apply solely to GroundSure Homebuyers and GroundSure Home Environmental with “Passed” rather than “In Need of Further Assessment” status.

GroundSure may, at its sole discretion without any admission of liability, make a contribution to the Claimant towards the costs of any clean up works required to be carried out under a notice served on a Claimant in respect of a site under Part II (A) Environmental Protection Act 1990 (“Remediation Notice”) on the terms of this condition (“Clean up Award”).

The Clean up Award: (a) is only available once in respect of a site and to one Claimant only; (b) shall only apply where the site is a single residential dwelling house or a single residential flat within a block of flats. For the avoidance of doubt, a Clean up Award will not be considered in respect of commercial property or to any site being developed or redeveloped whether for residential purposes or otherwise; and (c) shall only apply to contamination or a pollution occurring as at or prior to the date of GroundSure Homebuyers.

The Clean up Award will not be paid in respect of any of the following, including without limitation: (a) asbestos; (b) radioactive contamination arising directly or indirectly from or in connection with ionising radiations or contamination by radioactivity from any nuclear waste or fuel; from the combustion of nuclear fuel or the radioactive toxic explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof; (c) naturally occurring materials or their removal except where such materials are present in excess of their natural concentration; (d) any condition caused by acts of war or an act of terrorism; (e) any condition which is known or ought reasonably to have been known to the Claimant prior to the purchase of GroundSure Homebuyers; (f) non-compliance by the Claimant or any other person with respect to the site with any statute, regulation, byelaws complaint, or notice from any regulatory authority; (g) any property belonging to or in the custody or control of the Claimant which does not form a fixed part of the site or the structure; (h) any losses incurred following a material change in use of, alteration or development of the site; or (i) financial loss in respect of loss of rental, profit, revenue, savings, business or any consequential, indirect or economic loss, damages or expenses, including the cost of temporary accommodation or business interruption.

In the event the Claimant wishes to apply for a Clean up Award, it shall notify GroundSure in writing within 3 months of the date of the Remediation Notice. The Claimant shall comply with all reasonable requirements of GroundSure with regard to the commission and conduct of the clean up works to be carried out under the Remediation Notice. In the event that the Claimant breaches this provision including, without limitation, failing to obtain GroundSure’s prior written consent in respect of estimates for such works GroundSure shall not be required to pay a Clean up Award.

GroundSure shall only pay a Clean up Award where a Remediation Notice is served within 36 months of the date of GroundSure Homebuyers. The maximum sum of any Clean up Award shall be £60,000 and shall be paid subject to the Claimant having paid to GroundSure an excess in respect of its claim of £5,000. GroundSure reserves the right at any time to withdraw the offer of payment of a Clean up Award.

The Claimant shall take all reasonable steps to appeal such Remediation Notice and mitigate any costs incurred in connection with the remediation works required under the terms of any Remediation Notice. GroundSure reserves the right to withhold or reduce the amount of its Clean up Award in the event of a breach of this condition or an appeal is still active.
7. Contact Details

GroundSure Helpline
Telephone: 08444 159 000
info @ groundsure.com

Environment Agency
Tel: 08708 506 506
Solent & South Downs
Guildbourne House - Chatsworth Road, Worthing, BN11 1LD
Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk

Local Authority - Chichester District Council. Address:
East Pallant House, Chichester, West Sussex, PO19 1TY.
Web: www.chichester.gov.uk. Tel: 01243 785166

British Geological Survey Enquiries
Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143. Fax: 0115 936 3276. Email: enquiries@bgs.ac.uk
Web: www.bgs.ac.uk
BGS Geological Hazards Reports and general geological enquiries

Health Protection Agency
CRCE, RPD
Chilton, Didcot, Oxon, OX11 0RQ
Tel: 01235 822622 (www.hpa.org.uk/radiation)

The Coal Authority
200 Lichfield Lane, Mansfield, Notts NG18 4RG
Tel: 0845 762 6848
DX 716176 Mansfield 5 (www.coal-authority.co.uk)

Ordnance Survey
Romsey Road, Southampton SO16 4GU
Tel: 08456 050505

Getmapping PLC
Virginia Villas, High Street, Hartley Witney,
Hampshire RG27 8NW
Tel: 01252 845444

CoPSO
29 Harley Street, London W1G 9QR
Tel: 020 7927 6836
(www.copso.org.uk)

This report is produced by GroundSure Ltd, whose correspondence address is Lees House, 21 Dyke Road, Brighton, BN1 3FE (Tel: 08444 159 000, Fax: 01273 763569, Email: info@groundsure.com). GroundSure’s registered address is Greater London House, Hampstead Road, London NW1 7EJ. Registration Number: 3421028. VAT Number: 486 4004 42.

Acknowledgements

PointX © Database Right/Copyright, Thomson Directories Limited © Copyright Link Interchange Network Limited © Database Right/Copyright and Ordnance Survey © Crown Copyright and/or Database Right. All Rights Reserved. Licence Number: [03421028].

This report has been prepared in accordance with the GroundSure Ltd standard Terms and Conditions of business for work of this nature.

Report Reference: Homescree
Search Code

Important Consumer Protection Information
This report is produced by GroundSure Ltd, of Lees House, 21 Dyke Road, Brighton, BN1 3FE (Tel: 08444 159 000, Fax: 01273 763569, Email: info@groundsure.com). GroundSure are committed to providing market leading environmental reports. GroundSure is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code provides protection for homebuyers, sellers, conveyancers and mortgage lenders who rely on property search reports carried out on residential property within the United Kingdom. It sets out minimum standards which firms compiling and/or selling search reports have to meet. By giving you this information, your search provider is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code’s core principles
Search providers which subscribe to the Code will:

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm’s final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:
The Property Ombudsman scheme
Beckett House
4 Bridge Street
Salisbury
Wiltshire SP1 2LX
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE