

REPORT
On
6 Marion Street
BIRKENHEAD
Wirral
CH41 6LT

On behalf of: Barclays Bank Plc

In respect of: AEV Ltd

Dated: 5th March 2018

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EXECUTIVE SUMMARY

- 6 Marion Street, Birkenhead, Wirral, CH41 6LT
- Secured lending valuation for Barclays Bank Plc
- Bank Ref: XK178680
- Applicant – AEV Ltd
- Inspection/Valuation Date – 28th February 2018
- The property is a large factory/warehouse unit with two storey office accommodation, open car park and a small external tank farm.
- Site Area – 3273 sq.m
- Gross Internal Floor Area of Buildings (including mezzanine space) – 2586.25 sq.m (27,838 sq.ft).
- It is situated in a mixed use urban area close to Birkenhead Town Centre in North Wirral.
- Buildings comprise three abutting and interconnecting units all built since 2008 or thereabouts.
- The main industrial/warehouse buildings incorporate partitioned offices, laboratories, canteen, toilet facilities etc. at ground level together with additional mezzanine offices and laboratories and storage space. The two storey office building comprises a reception area, a series of office rooms, a kitchen and washroom/WC facilities.
- Construction is conventional for buildings of this type and age.
- The valuation is given on a vacant possession basis subject to a strict assumption of the premises having been stripped of all trade related plant equipment and machinery etc. and any necessary reinstatement works having been undertaken (including removal of storage tanks).
- Rateable Value - £71,500
- Tenure – Freehold under one single title
- A Groundsure Siteguard Report advises that the property is in need of further assessment for secured lending purposes. The report has been submitted to the Bank's ERMU which has confirmed that the property

is considered to be acceptable security from an environmental risk perspective.

- Asbestos – An Asbestos Report and Register is appended to the report. There are no adverse issues considered likely to affect saleability or value.
- The applicant company is understood to be in discussion with Wirral Council regarding possible sale of the premises for clearance and redevelopment of the site in conjunction with wider town centre redevelopment proposals. Any such purchase would, at least at this stage, be by agreement not by Compulsory Purchase.
- There is no EPC for the property. It should be made a prior condition of loan security that an acceptable EPC (showing a minimum E rating) or an Exemption Certificate is provided. The valuation does not reflect any costs of complying with this requirement.
- Current market valuation of the Freehold interest with vacant possession - £758,000 (Seven Hundred and Fifty Eight Thousand Pounds).
- Current market rental valuation on a full repairing and insuring business lease – around £91,000 (Ninety One Thousand Pounds) per annum.
- Indicative reinstatement cost for insurance purposes – around £2,400,000 (Two Million Four Hundred Thousand Pounds) not including VAT except of professional fees.
- Subject to this report and to satisfactory legal enquiries the property is considered to be reasonable security on the basis of usual commercial lending criteria and loan to value ratios.
- Disregarding the possible sale of the property to Wirral Council it is reasonably expected to have a useful economic life of 25 years or more.

Barclays Bank Plc
Unity Building
20 Chapel Street
Liverpool
L3 9AG

Our Ref: RJH/RLN/GH059775

Your Ref: XK178680

Date: 5th March 2018

FAO: Jackie Warburton

Dear Sirs

RE: 6 Marion Street, Birkenhead, Wirral, CH41 6LT
Applicant – AEV Ltd

1.0 INSTRUCTIONS

- 1.1 In accordance with the Bank's recent instructions received via the Valuation Exchange under Ref No. XK178680, a copy of which is appended to this Report, we have carried out an inspection of the above property in order to provide our opinion of its current market value with vacant possession for secured lending purposes.
- 1.2 We are not aware of any conflicts of interest arising as a result of undertaking this valuation either in relation to the valuer personally or to SK Real Estate.
- 1.3 This valuation is provided on the basis of a sale of the property with vacant possession. It does not include any value attributable to trade fixtures and fittings, plant equipment or machinery or removal furnishings etc. Neither does it reflect any costs of removing all such items or of any reinstatement or repair works which may be necessary as a result of its removal. There is a substantial amount of plant equipment and machinery etc. within the two main buildings as well as an external tank farm; the costs of removal and reinstatement work could be substantial.

2.0 ADDRESS

- 2.1 6 Marion Street, Birkenhead, Wirral, CH41 6LT.

3.0 INSPECTION

- 3.1 Inspection of the property was undertaken on 28th February 2018 by R J Hodgkiss, BSc, FRICS, an RICS Registered valuer, acting as an external valuer.

- 3.2 Weather conditions at the time of inspection were dry, clear and cold.
- 3.3 The premises were fully occupied by AEV Ltd in connection with its business as manufacturer and distributor of electrical varnishes and resins. The premises include large open plan warehousing, processing and manufacturing floor space along with offices, laboratories and staff amenity accommodation.
- 3.4 We were able to access all areas except for two partitioned laboratories/processing rooms at mezzanine level within the main warehouse/factory building where access was restricted for health and safety reasons.

4.0 LOCATION

- 4.1 The property occupies a rectangular shaped site bounded on three sides by the highways of Marion Street, Adelphi Street and Dacre Street and on its fourth side by neighbouring single storey industrial/storage buildings.
- 4.2 It is in a mixed use area which includes industrial, office, retail, further education, residential and civic buildings of widely varying type, size and age. Conway Park Station on the underground Merseyrail network is within a short walking distance, as is Birkenhead's main bus station.
- 4.3 The location is within the northerly part of Birkenhead Town Centre around 250m from the well known Grade I Listed Hamilton Square and a short distance from the main shopping district including Birkenhead Market and the Pyramids Shopping Centre. To the north and west of the property are extensive areas of industrial and commercial development extending along the south side of the Birkenhead Docks network. The River Mersey Estuary – with ferry services to Liverpool – and Cammell Lairds Ship Yard lie to the east and southeast of the property.
- 4.4 There are currently proposals and plans for major redevelopment of parts of Birkenhead Town Centre including parts of the district where the subject property is located, in addition to Peel Holdings major dockland redevelopment plans known as the Wirral Waters scheme.
- 4.5 Wirral Council is looking to work with one or more major development partners to seek new investment in Birkenhead Town Centre as a catalyst for regeneration across the whole of the Borough. The Council already hold sites on and around the nearby Europa Boulevard and we understand that it is in discussion with the Bank's customers with regard to acquisition of the subject premises and relocation of the AEV Ltd business.
- 4.6 Birkenhead is a former industrial town associated predominantly with ship building and maritime activities. It lies on the west side of the Mersey Estuary opposite Liverpool, with which it is connected by ferry, road and rail tunnels. At the 2011 Census the Parliamentary Constituency of Birkenhead had a population of a little under 89,000 whilst the neighbouring and contiguous

area of Birkenhead and Tranmere had a population of nearly 16,000. The town suffered prolonged steady decline during the second half of the 20th Century with a considerable reduction in Port and maritime activities. The Wirral Waters scheme and Birkenhead Town Centre redevelopment proposals aim to reverse the downward trend.

4.7 The property's immediate location is well served by public transport services and is within easy reach of the A41 and the M53 mid Wirral motorway.

4.8 Location plans are appended hereto showing the position of the property in both a local and an area context together with a Land Registry Title Plan showing its freehold title in red.

5.0 **DESCRIPTION**

5.1 The property comprises a rectangular shaped site with a surface area of 3273 sq.m of which approximately 60% is covered by buildings and the remainder is an open surfaced car park and a compound housing large capacity above ground chemical storage tanks.

5.2 There are three buildings – they abut and interconnect with each other and together form a rectangular footprint extending up to the Marion Street and Dacre Street boundaries and up to the easterly site boundary of neighbouring buildings. A car park and tank farm occupy the westerly portion of the site and is bounded by Marion Street, Adelphi Street and Dacre Street. Access to the car park is from Marion Street.

5.3 The component buildings are as follows:

a) Main factory/warehouse. Comprising mainly single storey industrial/warehouse accommodation with an eaves height of approximately 8m and incorporating a series of partitioned offices, canteen and laboratory rooms. Above these is a mezzanine floor comprising further open plan laboratory space and a series of partitioned laboratory/processing rooms. The building also incorporates a basic quality mezzanine storage deck. Projecting from the west facing elevation of this building is a small flat roofed area comprising two small laboratory rooms and a washroom/WC and shower facility. We understand that this building dates from the early 1980's.

b) Smaller factory/warehouse building. Comprising mainly open plan industrial/warehousing space with an eaves height of approximately 6.4m. It also incorporates an area of modern partitioned office accommodation which includes a meeting room, shower room/WC, small office or store room, server room and internal corridor. We understand that this building dates from the mid-1980's. The industrial/warehouse areas of the two main buildings interconnect via wide opening formed through the dividing wall.

c) Two storey office building fronting onto Marion Street. It incorporates partitioned accommodation configured to provide an entrance lobby, reception area and three office rooms on the ground floor together with two further office rooms, a kitchen and washroom/WC facilities on the first floor. An internal door connects the ground floor of the office building with the partitioned office accommodation within the smaller of the warehouse/factory buildings.

5.4 The two factory/warehouse buildings are of steel portal frame construction with exterior walls of concrete blockwork and brickwork to a height of approximately 2.2m, above which is steel profile sheeting with an internal insulated lining. Roofs are dual pitched and weathered in corrugated fibre cement sheeting to the larger of the warehouse/factory buildings and steel profile sheeting to the smaller building – both incorporating translucent panels for natural lighting. Main floors are of solid concrete construction and mezzanine decks are of steel framed construction. The Dacre Street elevation of the main factory/warehouse building incorporates a series of window openings fitted with single glazed painted wood frames whilst its Marion Street elevation incorporates two large vehicle/loading access doorways fitted with electrically operated steel roller shutter doors.

5.5 The two storey office building is of conventional cavity blockwork and facing brick construction under a dual pitched roof weathered in steel profile sheeting. Its ground floor is of solid concrete construction and the first floor is of suspended construction with a laminate finish. Ground floor windows are fitted with double glazed UPVC frames with external security shutters whilst first floor windows have double glazed aluminium frames.

5.6 The car park is tarmac surfaced and marked out with approximately thirty-seven parking spaces. It is enclosed with steel railings incorporating a wide vehicle access gateway from Marion Street. The tank farm – located within the southeast corner of the car park – is enclosed with steel railings.

6.0 ACCOMMODATION

6.1 Site Area – 3273 sq.m

Buildings Footprint – Approximately 2088 sq.m

Site Coverage - 64% (disregarding the exterior tank farm)

6.2 Based upon laser measurements taken on site the buildings provide accommodation as follows:

Main Factory/Warehouse Building

Gross Internal Area at Ground Level	1616.25 sq.m (17,397 sq.ft)
Mezzanine Offices/Laboratories etc.	345.00 sq.m (3,713 sq.ft)
Mezzanine Storage Deck	70.00 sq.m (753 sq.ft)

Smaller Factory/Warehouse Building

Gross Internal Area inclusive of partitioned office areas 367.00 sq.m (3,951 sq.ft)

Two Storey Office Building

Ground Floor Gross Internal Area 94.00 sq.m (1,012 sq.ft)
First Floor Gross Internal Area 94.00 sq.m (1,012 sq.ft)

6.3 Measurements are given in accordance with the RICS Property Measurement Professional Statement.

7.0 SERVICES

7.1 Mains water, electricity (including three phase supply) and gas are connected and drainage is to a main sewer. The two storey office building and the ground level offices, canteen and laboratory rooms etc. within the main factory/warehouse building are fitted with conventional gas fired central heating systems. The partitioned office areas within the smaller of the factory/warehouse buildings are fitted with individual wall mounted electric radiators. The main industrial/warehouse areas and mezzanine level accommodation is unheated.

7.2 Service supplies and installations have not been checked or tested and for the purposes of this Report are assumed to be fully satisfactory unless specifically stated to the contrary.

8.0 CONDITION

8.1 In accordance with your instructions we have not carried out a structural survey nor have we exposed woodwork or other parts of the property which are covered, unexposed or inaccessible and such parts are assumed to be in good repair and condition unless expressly stated herein to the contrary. The report does not purport to express an opinion about or to advise upon the condition of uninspected parts and should not be taken as making any implied representation or statement about such parts. Roof and floor voids etc. have not been inspected. We are unable to state that any part of the property is free from rot, beetle, corrosion or other defects. No specialist tests or inspections have been carried out on the electrical, mechanical, drainage or other service installations and no warranty is given as to their condition. This report excludes any investigation into structural engineering design or compliance with legislation relating to buildings, building regulations or by-laws.

8.2 We would comment only in general terms based upon brief visual inspection of the property for valuation purposes that it appears to be in satisfactory overall condition consistent with its type, age and use. Office and staff amenity areas are finished and fitted to good modern standards and are well presented

and in good decorative order. The fibre cement sheet roof coverings over the main factory/warehouse building are of a type which can become brittle and porous with age and which may be expected to have a limited life. The wooden window frames in the Dacre Street elevation are in neglected condition and require refurbishment and repainting or replacement.

- 8.3 We have not carried out investigations on site in order to determine the suitability of ground conditions and services, nor do we undertake environmental, archaeological or geotechnical surveys. Unless notified to the contrary, our Valuations are on the basis that these aspects are satisfactory and also that the site is clear of underground mineral or other workings, methane gas or other noxious substances.

9.0 STATUTORY ENQUIRIES

9.1 Town Planning

9.1.1 The property is situated in an area zoned in the Wirral Unitary Development Plan as Primarily Commercial.

9.1.2 Online search of the Wirral Council Planning Department website has revealed only one planning application/decision relating directly to the subject property. This was the grant of planning permission in September 2000 under Application Ref: APP/00/06280 for change of use of the westerly part of the site to a car park.

9.1.3 Our valuation assumes that the buildings have planning permission or established lawful use under Classes B1 (Business), B2 (General Industrial) and B8 (Storage/Distribution) of the Town & Country Planning Use Classes Order 1987.

9.1.4 We have not made any specific enquiries but are not aware of any proposals in the immediate vicinity of the property which are likely to adversely affect its future value or saleability and have assumed there to be none. This should be checked and confirmed by formal enquiry / local search by your Legal Advisers.

9.2 Building Regulations etc.

9.2.1 It is assumed for valuation purposes that Building Regulation Approval, wherever needed, was properly obtained for all alterations, additions and other works at the property but we have made no specific enquiries or investigations of the Local Authority in this regard.

9.3 Fire Regulations

9.3.1 The Regulatory Reform (Fire Safety) Order 2005 came into force in October 2006. It replaces all previous fire safety legislation including the former requirement for Fire Certificates which have now been

abolished and cease to have legal status. The Order requires that fire precautions be put in place where necessary and as far as reasonable and practicable in the circumstances of the case. A “responsible person” must carry out a reviewable Fire Risk Assessment – in a workplace this is the employer and any other person who may have control of any part of the premises, e.g. the occupier and / or owner. In other premises the person or people in control of the premises will be responsible.

9.3.2 This valuation assumes that the premises adequately comply with the requirements of the Regulatory Reform (Fire Safety) Order 2005, but we would stress that we have not carried out any formal inspection or assessment in this regard.

9.4 Party Wall Issues

9.4.1 When works are carried out to, or within prescribed distances of, party walls and boundary structures, it may be necessary to comply with procedures set out in the Party Wall Act 1996. For purposes of this valuation it is assumed that there have been no contraventions of this Act which might materially affect value or saleability of the property.

9.5 Highways

9.5.1 The property has frontages to Marion Street, Adelphi Street and Dacre Street, all of which are made and adopted highways maintained at public expense. Vehicle access into the property is from Marion Street.

9.6 Rating

9.6.1 The property is assessed for Business Rates and has a Rateable Value in the 2017 list of £71,500.

10.0 ENVIRONMENTAL ISSUES

10.1 The property is used for the development, manufacture, testing and distribution of solvents and resins for use in the electrical industry and there are large quantities of chemicals and other materials stored on site in above-ground tanks, drums and bulk containers etc.

10.2 In accordance with the Bank’s instructions we have commissioned a Groundsure Siteguard Report, a copy of which is appended hereto. It concludes that the property is in need of further assessment for Bank lending security purposes. The report has been submitted to the Bank’s Environmental Risk Management Unit (ERMU) which has advised that the site is considered to be acceptable security from an environmental risk perspective for continued use as current and proposed and that a further investigation/report is not required for Bank security purposes. Also appended hereto is a copy of the Land Use Questionnaire Form (LUQ) which was submitted to the ERMU on

5th March 2018 along with the email reply from the ERMU dated 6th March 2018.

- 10.3 Should it be subsequently established that significant contamination or other adverse environmental issues exist at the property or on any adjoining land of a nature or extent which might impact on its current or similar uses this may have a detrimental effect on the values reported herein.
- 10.4 In preparing the Valuation we have assumed that all necessary consents and authorisations for the use of the property and the processes carried out at the property are in existence, will continue to subsist and are not subject to any onerous conditions.
- 10.5 To the extent that we have been supplied with information from the clients, their Solicitors or any other professional advisers, we have assumed in preparing this Valuation that such information is accurate in all respects.
- 10.6 We would make the Bank aware of the Control of Asbestos Regulations (2012) which apply to most working situations involving risk of exposure to asbestos. The regulations require employers or anyone with responsibility for the maintenance or repair of non-domestic property to take active steps to identify, record and manage any asbestos which may be present within the property. Management may include repair works or removal of asbestos containing materials if appropriate. We have been provided with a copy of an Asbestos Management Survey Report dated 8th May 2013 and updated following reinspection on 11th April 2016 (copy appended hereto). It identifies a number of areas where there is confirmed or possible presence of Chrysotile asbestos (generally regarded as the least hazardous of the various forms of asbestos materials). The report advises labelling of the affected areas and management in-situ including ongoing monitoring. The identified areas are all categorized as very low risk and we do not consider there to be any significantly adverse effect on the property's saleability or value.
- 10.7 We have not carried out investigations to determine whether or not any other deleterious materials or hazardous material has been used in the construction of any building or has since been incorporated. We are unable therefore, to report that the property is free from risk in this respect. For the purposes of this valuation we have assumed that such investigations would not disclose the presence of any such material and any adverse conditions.
- 10.8 The Energy Performance of Buildings Regulations 2007 introduced Energy Performance Certificates (EPC). Under the legislation an EPC is mandatory for all new buildings constructed after 1 May 2007 and from 1 January 2009 all existing buildings must have an EPC when they are sold or let – this includes residential properties, public sector buildings and business premises. An EPC is valid for 10 years although a replacement can be commissioned during that period if it is felt that an improved assessment will be obtained. An EPC is not required for listed buildings which are due to be sold or let. An EPC provides a measure of the energy efficiency of a building by awarding it a grade between A

and G – grade A being the most efficient and grade G the least efficient. With effect from April 2018 it will be a requirement that buildings with a rating of F or G are brought up to a minimum E rating before they may be let; this may have significant cost implications for owners of buildings which are energy inefficient. The property does not currently have an EPC. We advise that it be made a prior condition of loan security that an acceptable EPC i.e. showing a minimum E rating be provided or, if appropriate, an Exemption Certificate. The valuation figures reported herein do not reflect any possible costs of works necessary to comply with this requirement.

- 10.9 The location of the premises is identified on the Environment Agency Flood Risk website as being at low risk of flooding.
- 10.10 Our inspection did not reveal any Japanese Knotweed or other invasive plant species affecting the property.

11.0 TENURE

- 11.1 The property is held under a single Freehold Title Registered under No. MS409207. A copy of the Title Plan is appended to this report and shows the Freehold boundary in red. The Title is subject to restrictive covenants, full details of which should be checked and approved by the Bank's legal advisers. For valuation purposes we assume that they do not adversely affect the current or similar use of the premises or their letting or sale potential. We further assume that the property is unaffected by any other adverse legal issues such as onerous conditions, easements, servitudes or rights of way etc.

12.0 OCCUPATIONAL TENANCIES

- 12.1 The property is owner occupied and our valuation is provided on the basis of a sale with full vacant possession.

13.0 VALUATION COMMENTARY

- 13.1 This valuation is provided on the basis of a sale with full vacant possession. It assumes it to have been emptied of loose and readily removable contents and stripped of trade related plant, equipment and machinery etc. and that any reinstatement work necessary as a result of stripping out has been adequately completed and the premises have been left in generally clean and tidy condition ready and suitable for occupation by another business.
- 13.2 We understand that the Bank's customer has been in discussion with Wirral Council regarding possible sale of the premises and relocation of its business. To the best of our knowledge no agreement has been reached in this regard although discussions may be ongoing. At this stage we understand that any sale would be by mutual agreement and not by Compulsory Purchase.
- 13.3 Subject to Section 13.1 above the premises provide industrial and warehousing space with proportionate office and staff amenity accommodation suited to a

wide variety of business occupiers. They are reasonably conveniently located in a mixed use area close to Birkenhead Town Centre and within easy reach of Liverpool, the A41 and the M53 mid Wirral motorway. They include good private car parking provision. The area currently used as a tank farm could be brought into use as additional car parking and/or as a storage/service yard if the tanks were to be removed.

- 13.4 The Liverpool industrial market is well connected via the M62 and M56 as well as by the M53 mid Wirral motorway and it is a key warehouse and distribution hub. Industrial vacancies have more than halved since peaking at over 16% in 2010, supported by increasing levels of net absorption and relatively weak supply. The upturn in occupier demand was underpinned by the expansion of online retailers and third party logistics providers with several firms opening large new distribution units in the region. While a handful of new warehouses delivered during 2015/17, the majority of developments have been on a build to suit basis which has helped to keep the vacancy rate well below its historic average. Falling vacancies have also helped Liverpool regions average asking rents to recover to an all time high of around £4.75 per sq.ft. These factors have supported significant investment activity in recent years. Industrial rental growth in the area has been around 6.7% over the last 12 months and the market has outperformed nearby markets including Manchester, South Cheshire and Lancashire. Rental increases have been particularly robust in recent years for logistics space. Looking ahead, rents are considered likely to continue to expand during 2018 albeit at a more modest rate.

The Wirral sub-market for industrial premises is understood to show a current vacancy rate of approximately 10.5% and average asking rents per sq.ft of around £4.75 per sq.ft with a 12 month net absorption rate of around 75,000 sq.ft.

- 13.5 Merseyside is heavily reliant on the public sectors and financial services and was one of the areas worst affected by the recession. The recovery has been sluggish since with growth generally lagging behind that in nearby Greater Manchester. Merseyside's tourism, shipping and health care industries have been boosted by investment in recent years. Total employment is expected to fall through to 2019 with recovery following thereafter.
- 13.6 In arriving at our valuation of the property we have adopted annual rents per sq.ft of £3.50 for the main warehouse/factory buildings at ground floor level, £2.00 for the main mezzanine floor space in the larger of the factory/warehouse buildings, £1.00 per sq.ft for the mezzanine storage deck and £4.00 per sq.ft for the two storey office building resulting in a gross annual rental value for the whole property, after rounding, of £91,000.
- 13.7 We have applied an all risks capitalisation yield of 12% resulting in a freehold valuation of the property of £758,000. We have not added anything specifically for the car park, the inclusion of which is considered to be reflected in the rents applied to the buildings. The capital valuation figure equates to an

average of £27.23 per sq.ft (just over £29 per sq.ft for the main industrial floor space and £33.32 per sq.ft for the two storey office building).

13.8 In support of the above figures we cite comparable market evidence in the locality including the following:

- a) Valley Road, Birkenhead, CH41 – Steel portal framed industrial/warehouse premises of 15,763 sq.ft leased in late 2015 (assignment of an existing lease) at a rent of £67,000 per annum equating to £4.25 per sq.ft.
- b) Unit 2 Hardknott Road, Wirral, CH62 – Steel portal framed industrial/warehouse unit of 10,504 sq.ft leased for 10 years in April 2017 at a rent of £4.50 per sq.ft.
- c) Dock Road, Birkenhead, CH41 – 18,487 sq.ft high bay industrial building leased for 5 years commencing June 2017 at £2.75 per sq.ft.
- d) Hanger 12A, Drome Road, Deeside, CH5 – Industrial floor space of 18,214 sq.ft (former aircraft hangar) leased for a term of 9 years in January 2018 at a headline rent of £3.59 per sq.ft (effective rent £3.46 per sq.ft).
- e) Unit 37, First Avenue, Deeside, CH5 – Steel portal framed industrial unit of 12,178 sq.ft leased for 10 years commencing July 2016 at £4.25 per sq.ft.
- f) Bentinck Street, Birkenhead, CH41 – Two storey Victorian light industrial/manufacturing building of 15,865 sq.ft sold freehold in March 2017 at a price equating to £17.96 per sq.ft.
- g) 7 Caldbeck Road, Croft Business Park, Wirral, CH62 – Modern steel portal framed industrial/warehouse building with ancillary offices. 15,500 sq.ft. Sold freehold in late 2015 at a price equating to £35.87 per sq.ft.
- h) Kelvin Road, Wallasey, Wirral, CH44 – Older style industrial/warehouse building of 36,489 sq.ft sold September 2016 at a price equating to £25.35 per sq.ft.
- i) 20 Prenton Way, North Cheshire Trading Estate, Wirral, CH43 – Steel portal framed industrial/warehouse building with ancillary offices. 22,471 sq.ft. Sold freehold in late 2015 at a price equating to £35.60 per sq.ft.

14.0 VALUATION

14.1 In our opinion the current market value of the Freehold interest in the subject property on the basis of a sale with vacant possession and assuming it to have been stripped of plant equipment and machinery etc. and left in clean and tidy condition ready for a new occupier and further assuming that that full survey inspection and detailed legal enquiries would not reveal any significantly adverse issues is reasonably reflected in a figure of around **£758,000 (Seven Hundred and Fifty Eight Thousand Pounds)**. Market value is defined

as: "The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion".

- 14.2 In our opinion the Market Rental Value of the property on the basis of a full repairing and insuring business lease for industrial/warehousing use with ancillary offices etc. is around **£91,000 (Ninety One Thousand Pounds)** per annum. Market rental value is defined as: "The estimated amount for which a property, or space within a property, should lease (let) on the date of valuation between a willing lessor and a willing lessee on appropriate lease terms in an arms-length transaction after proper marketing wherein the parties had acted knowledgeably, prudently and without compulsion".
- 14.3 We have estimated the reinstatement cost of this property for insurance purposes to be in the region of **£2,400,000 (Two Million Four Hundred Thousand Pounds)**. This figure does not include VAT other than on professional fees and nor does it include any provision for loss of rental income or for inflation. It is provided for the Bank's general guidance purposes only and the actual level of insurance cover should be based upon more detailed assessment and calculation by a Chartered Quantity Surveyor and consultation with a commercial and industrial buildings insurance broker.

15.0 CONCLUSIONS

- 15.1 Subject to the contents of this report, the figures and assumptions contained herein and satisfactory outcome of all usual and appropriate legal enquiries we are of the opinion that this property represents reasonable security on the basis of usual commercial lending criteria and loan to value ratios although attention is drawn to the Bank's customers ongoing discussions with Wirral Council regarding possible sale.
- 15.2 Attention is drawn to the absence of an EPC for the property and our advice/recommendations under Section 10.7 of this report.
- 15.3 Disregarding the possible sale to Wirral Council – for clearance and redevelopment – we consider it reasonable to anticipate that the property will have a useful economic life of 25 years.

16.0 LIMITATIONS AND ASSUMPTIONS

- 16.1 We have not carried out a detailed or full survey inspection of the property and are unable to report that it is free from significant defects which might adversely affect the valuation figure(s) reported herein. Whilst some general reference may be made in the Report to the condition of the property it is based upon brief visual inspection of readily accessible areas for valuation purposes only. Furnishings and other contents have not been moved nor floor coverings lifted. Floor and roof voids have not been inspected unless specifically referred to in the Report. Service installations have not been

- inspected or tested and are assumed to be satisfactory and in safe and efficient working order unless specifically stated to the contrary.
- 16.2 The valuation date is the date of the inspection unless specifically stated to the contrary.
 - 16.3 In arriving at our opinion of value we have relied upon information obtained from a number of sources (whether verbal or documented sources). These sources may include the instructing client, property owners or occupiers, the Local Authority and others. We have assumed all such information to be correct and have no particular reason to believe otherwise. If any of it is subsequently found to be incorrect or inadequate we reserve the right to withdraw this valuation and to issue a revised valuation based upon corrected information.
 - 16.4 In preparing the valuation we have made no allowances for any liability to taxation (including VAT) which may arise upon disposal or development nor for any costs of acquisition or disposal.
 - 16.5 We have not had sight of Title documentation and it is assumed that good Title can be shown and that there are no unusual or especially onerous restrictions, covenants, encumbrances or outgoings.
 - 16.6 It is assumed that the property and its value are not adversely affected by any matters which would be revealed by Local Authority search or usual pre-contract enquiries. We have not been advised of any statutory or other notices or disputes affecting the property and have assumed there to be none.
 - 16.7 It is assumed that there has been no contravention of any statutory requirement relating to the use or structure of the property and that it conforms with current Fire Safety Regulations and requirements and complies with all current Health and Safety Regulations.
 - 16.8 It is assumed that the property is free from latent defects and that no deleterious or hazardous materials or techniques were used in its construction or have since been incorporated.
 - 16.9 This report is prepared for loan security purposes on behalf of Barclays Bank Plc. No responsibility is accepted to any other party or for any other purpose. Neither the whole, nor any part, of this Report nor any reference hereto may be published in any document, circular or statement, nor in any way published or communicated without the valuers express written approval of the form and context in which it may appear.
 - 16.10 Our inspection and Report have been carried out in accordance with the provisions and requirements of the RICS Valuation Standards.
 - 16.11 Our views are expressed on the basis of economic / market conditions appertaining at the valuation date. Any future variation in these conditions

could well have an effect on the value of the property. Any comment or prediction contained in the Report on future economic or market conditions is strictly without liability.

- 16.12 The property market can be affected by influences including macro-economic, financial, legal, political or even national events. The UK's referendum vote in June 2016 to leave the European Union has introduced significant uncertainty, the effects of which on market activity and property values are not yet clearly identifiable or quantifiable and are unlikely to crystallize for a significant period of time.
- 16.13 SK Real Estate operates a formal complaints procedure, written details of which are available on request.

17.0 **APPENDICES**

The following are appended to this Report:-

- I. *Valuation Instructions*
- II. *Location plans*
- III. *Land Registry Title plan*
- IV. *Groundsure Siteguard Report*
- V. *Land Use Questionnaire*
- VI. *Email from the Bank's ERMU*
- VII. *Asbestos Report/Register*
- VIII. *Photographs*

Yours sincerely



R J HODGKISS BSc, FRICS
SK REAL ESTATE



I A CROMPTON, MRICS
SK REAL ESTATE

APPENDIX I

Valuation Instructions

Report Required	Executive Summary	Instruction From	Barclays CVT
Report Expected	12/03/2018 09:01:23	Lender Ref	XK178680
Property	- 6 Marion Street - Birkenhead United Kingdom CH41 6LT	Loc Ref	LEN1801181006661
Tenure	Freehold	Source	Barclays CVT
Remaining Lease	0	Source Contact Tel	0845 300 9943
Num of copies of report to RM	2	Advance	£0
Num of copies of report to LOC Team	0	Purchase Price	£750000
Appt Date & Time:	/	Fee	£1566
Other Information	N/A	Applicant	A.E.V. LTD Phone 1: N/A Phone 2:
User information	<i>Team Name : Barclays Business Contact Name: Jackie Warburton Postal Address: Unity Building, 20 Chapel Street Liverpool, Merseyside L3 9AG Full Tel num: 07775544228 External Email: commercialvaluations@barclays.com Alternative telephone: 03332027477 RMs Fax Number: LOC team address: Not required, as documents will be uploaded to the case by the valuer Copies to solicitor: 0</i>	Approved Valuer Selected?	Yes
Instructor ID	0000	Panel Firm Chosen	S K REAL ESTATE (Liverpool) Limited
Who Discussed Fee	Robert Hodgkiss	Who Discussed Fee	Robert Hodgkiss
Panel Firm's Reference		Access To Be Arranged With Lease	Owner N/A
Job Type	CMV	Phone:N/A Alternative Phone: -	
Customer System ID Number	6901411113	Solicitors	N/A
Relationship Team Name	Barclays Business	Access Details	Access Name: Stewart Handler Access Tel1: 01516473322 Access Tel2: -
Property Description	Industrial - General (Industrial; Distribution Warehousing; Self-Storage; Cold Stores)	Valuer Notes Assigned To	
Property Type	C1.1Industrial General (Industrial; Distribution Warehousing; Self-Storage; Cold Stores)		
Proposed Occupancy	Owner Occupied Commercial		
Ownership	Property Owned		

A.1 – Standard Built Commercial Property

- 1 These notes provide details of the appropriate basis of valuation, contents of the report, and other requirements of Barclays.
- 2 The inspection, report and valuation should be in accordance with the current practice statements, guidance notes and appendices of the latest edition of the RICS Valuation Standards (the "Red Book").
- 3 Please provide your opinion of:
 - 3.1 the current market value*;
 - 3.2 market rent of the property together with an opinion on the length of lease which could be granted on the open market and referring to any market related incentives necessary to achieve the market rent stated (e.g. rent-free periods);
 - 3.3 the suitability of the property as banking security and any difficulties likely to arise if realisation by Barclays is necessary;
 - 3.4 whether the value of the property is likely to increase/remains static/decrease;
 - 3.5 An indication for insurance purposes of the current reinstatement cost* of the buildings. (This is for guidance only to ensure that the property is adequately insured. A formal estimate which would normally be provided by a quantity surveyor or equivalent expert is not required.)

*[NB:*Where multiple properties are to be valued please ensure your report clearly reflects the market value for each separate property / title. Where you are asked to provide an insurance re-instatement cost please also ensure this is provided for each separate property / title]*

- 4 Your Report should include details of and comment on:
 - 4.1 Location, description, use, accommodation, services, floor areas and specification. Please ensure the report contain the following:
 - A street map clearly identifying the location of the property
 - A copy of the Land Registry title plan or, where a LR title is not practical/ available, an Ordnance Survey extract (scale 1:1250) or promap with the exact boundaries of the premises/ land valued clearly marked in RED.
 - Colour photographs showing as a minimum the front and rear elevations
 - 4.2 Age and condition of structural, electrical and mechanical components, type of construction and an indication that, assuming reasonable maintenance, the building retains a useful economic life of at least 25 years;
 - 4.3 Environmental issues including contaminated land either on the subject site or on an adjoining site, in line with Guidance contained in current RICS Valuation Standards. **An unconsidered assumption that the property is free from contamination would not be acceptable.** To ensure environmental factors are fully reflected, you may be asked within the Xit2 instruction to submit a Barclays SiteGuard: Land Use Questionnaire form. The Land Use Questionnaire form can be found in Xit2 under "Valuer Resources". The form can be saved and completed electronically. Please follow the instructions

provided in the form (i.e. you should order a Barclays SiteGuard Report from GroundSure and then answer the follow up questions). If you have not been asked to submit a Barclays SiteGuard: Land Use Questionnaire form, kindly advise in your report whether there is any evidence of environmental issues that could potentially have clean up/liability implications for the current and future owners, including any mortgagees in possession or receivers and whether you consider it is necessary to obtain an up to date environmental risk assessment and, if so, why?;

4.4 Where the client holds a current Energy Performance Certificate, please report and comment on:

- The current EPC expiry date
- The rating A-G
- The proposals seen in the EPC 'Recommendations report' and any actions taken by the client to address
- If you consider there maybe merit in the client obtaining a new EPC and briefly explain why

Please attach a copy of the EPC in the appendix section of the valuation. Alternatively, if you are valuing a portfolio please summarise your findings in a schedule/ table format. Where the subject property does NOT currently have an EPC, please confirm using the web based register of EPC's provided by Landmark, that there are no records of an EPC being issued.

4.5 Where there are locational factors that may impact value these should be recorded and reported if they have a detrimental impact upon your valuation. Including, whether the property is in an area prone to flooding, mining settlement, subsidence, invasive vegetation [e.g. Japanese Knotweed], radon gas, or other issues that are particularly prevalent in certain districts

4.6 Planning, highway and other statutory considerations; is the property listed?

4.7 Title/tenure - as appropriate to the subject property, together with comments on any other matters which you consider to be relevant or which you believe should be drawn to Barclays' attention such as a variance between information provided and actuality. Is there any "hope", "marriage" or special purchaser value attaching to the property now or likely to arise in the future? If so, please quantify;

4.8 If leasehold or an investment property subject to a lease, please detail in a schedule format (if appropriate) and comment upon the terms of the lease, passing rent, privity of contract (if any), review dates, whether inclusive of repairs, insurance, rates, non-recoverable service charges: any restrictions on usage, alienation rights, alteration rights or any other lease clauses having a depreciating effect on marketability or value. Comment on whether the present rent is in line with current market rent (i.e. is the property over-rented/under-rented?). Where the current leases are less than 12 months to expiry, please comment on the likely level of rent, how long a void period to expect given supply and demand and any tenant inducements i.e. a rent free period that may need to be considered. In the case of investment properties, please provide your view on the market's opinion of the tenant(s) covenant's strength;

4.9 Please state clearly the methodology, (e.g. comparable, investment, etc) adopted and list any assumptions you have made and the effect of these

assumptions on your valuation. Please provide evidence of other transactions upon which the valuation is based;

- 4.10 Please include any observations on current market conditions for this type of property and your opinion as to any possible future changes in market conditions which Barclays should take into account when making its lending decision;
- 4.11 It would be most helpful if you were able to provide comment on any significant development or change of use potential of the property or properties in the locality which would materially affect your valuation;
- 4.12 Where you identify that: our client is a sole trader, partnership (England & Wales), charity, association, clubs or trustees; and any title deed within the security being valued includes or is expected to include a residential dwelling (whether owner occupied or not), please include in your report: a) If a formal lease agreement exists; and b) The percentage of floor space used as a residence (land and buildings) versus the overall Sq. metres of the specific title deed area

Where the percentage is 40% or more please highlight as potentially MCOB regulated.
- 4.13 Please specify the date of inspection and the name and qualifications of the person who visited the property and confirm that the person has relevant experience and knowledge of valuing the type of property concerned in the particular locality. Moreover, please confirm that the valuer is an external valuer as defined in the "Red Book". Your final report should be signed by both the individual RICS qualified surveyor who carried out the inspection and the RICS qualified senior Director / Partner of the firm responsible for supervising the standard of work undertaken for the Bank;
- 4.14 The Surveyor shall forward one copy of all reports to Barclays, one additional electronic Adobe PDF copy via the Valuation exchange/ Xit2, and one copy to any solicitor identified as acting for Barclays in the Instructions issued to the Surveyor. You may be required to discuss the content of your report with the solicitor acting in this matter. The Surveyor shall provide additional copies of Reports to Barclays as may be requested by Barclays from time to time. Barclays Bank Plc may provide a copy of your valuation Report to the customer but it does not wish you to send a copy of the report direct.
- 4.15 In addition to your standard report, it is essential that the Executive Summary in Xit2 is completed and you incorporated a copy of the Executive Summary, the appropriate Appendix/ instruction letter and where applicable the Barclays SiteGuard/ LUQ into all copies of the final valuation report.

APPENDIX II

Location Plans

6 Marion Street
BIRKENHEAD
CH41 6LT

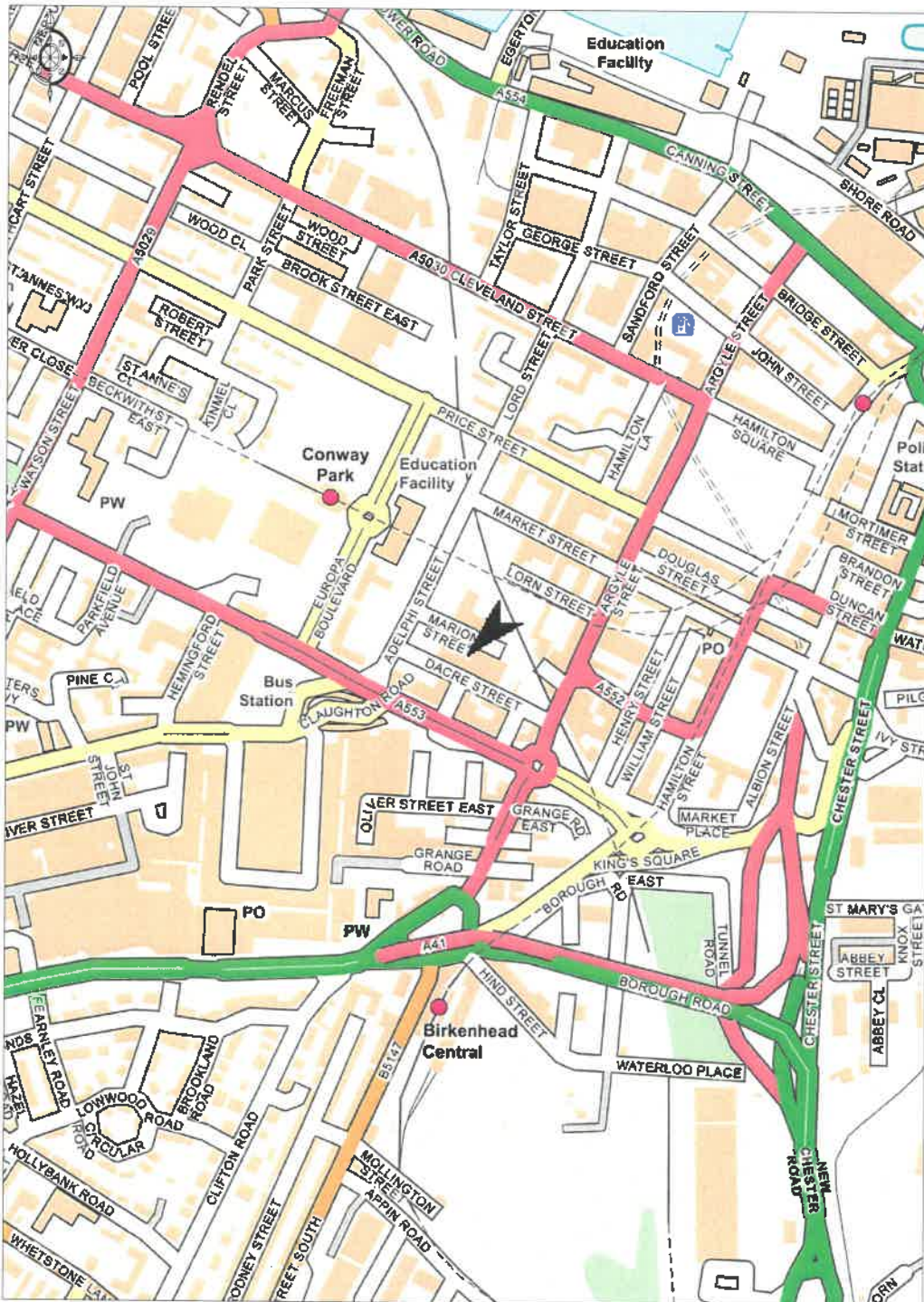


Promap
LANDMARK INFORMATION GROUP

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Licence number 100022432. Plotol Scale - 1:175000

SK REAL ESTATE

6 Marion Street
BIRKENHEAD
CH41 6LT



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License number 100022432. Printed Scale 1:17500

Promap
LANDMARK INFORMATION GROUP

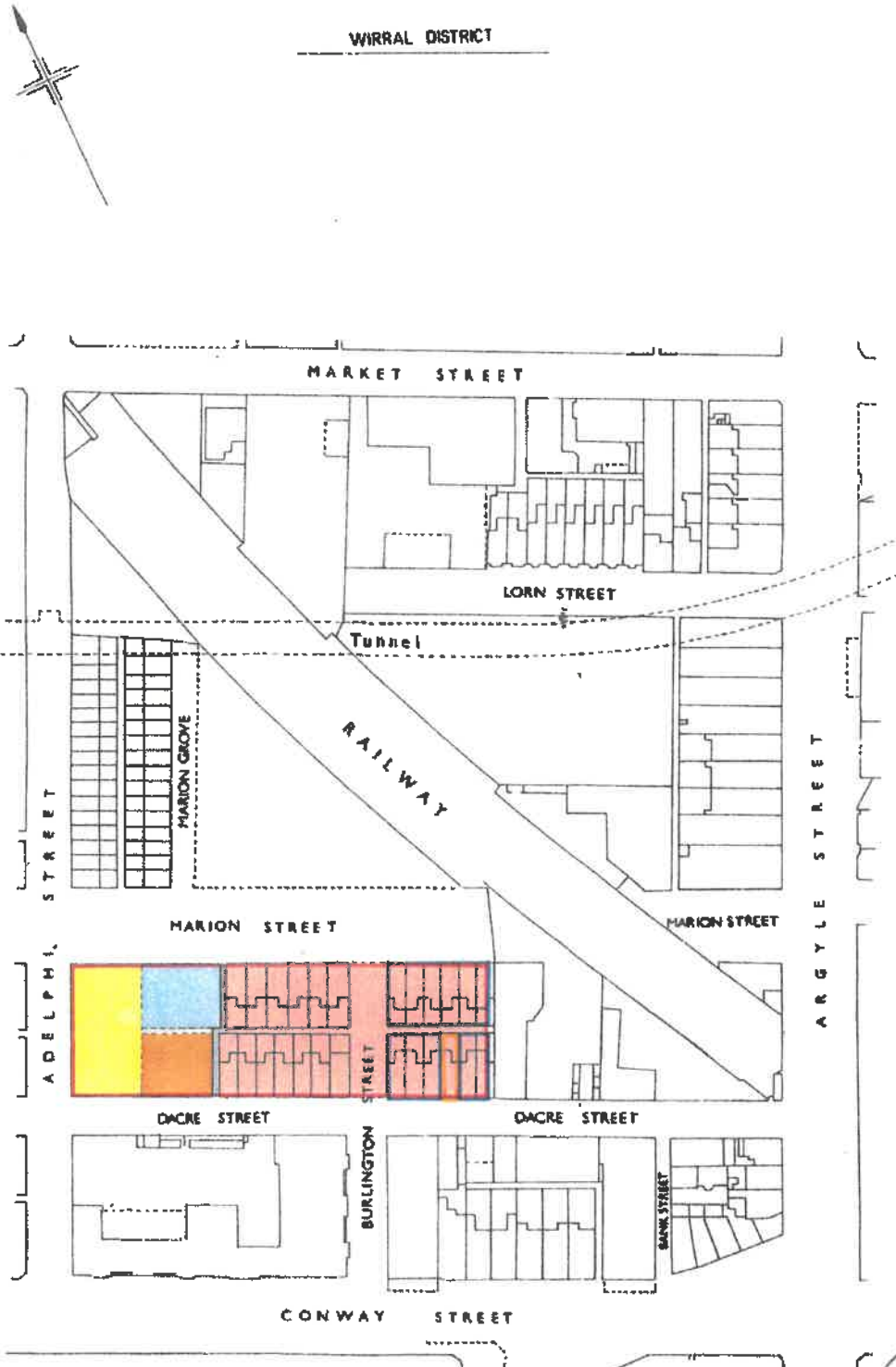
SK REAL ESTATE

APPENDIX III
Land Registry Title Plan

H. M. LAND REGISTRY

© NATIONAL GRID PLAN Sj 3288 SECTION D
MERSEYSIDE

Scale 1/1250



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General of the Ordnance Survey,
Chesham, Surrey, 1965 for HM/LR
© Crown Copyright 1965



TITLE No. MS409207

This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 22 January 2018 at 17:14:32. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Birkenhead Office.

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APPENDIX IV
Groundsure Siteguard Report

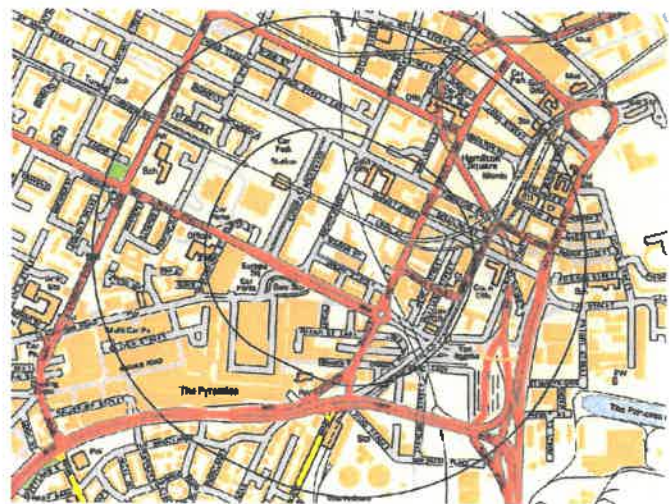
Groundsure Siteguard

Siteguard Reference: SG-BAR-4774519

Address: A E V PLC, MARION STREET, BIRKENHEAD, CH41 6LT

Date: 1 Mar 2018

Client Reference: 6_Marion_Street



This report is brought to you by Groundsure, a leading environmental consultancy and is based on the professional review of pertinent data associated with the property and surrounding area.

Conclusions

Based on information gathered the property is considered to be:-

In Need of Further Assessment. (for banking security)

Does the property represent Acceptable Banking Security from an environmental risk perspective?	In Need of Further Assessment
Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?	In Need of Further Assessment
Is there a risk that the property value may be impacted due to environmental liability issues?	In Need of Further Assessment
What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?	High

The study site has been identified as being located on an industrial feature that has a Part A(2) or Part B process.

Next Steps: Complete a Barclays Land Use Questionnaire (regarding potential material impact on value you should have regard to any additional information you have gathered plus the current level of demand/ saleability of the subject site) and forward this together with this report to ermu@barclays.com. Do not complete your valuation until you have heard from Barclays. Should you wish to discuss your case further with Barclays please contact Alistair Wright on 020 7116 5675 or alistair.x.wright@barclays.com.

Xit2: You can obtain a copy of the Barclays Land Use Questionnaire from the "Resources" tab, following the link to "Valuer Documentation".

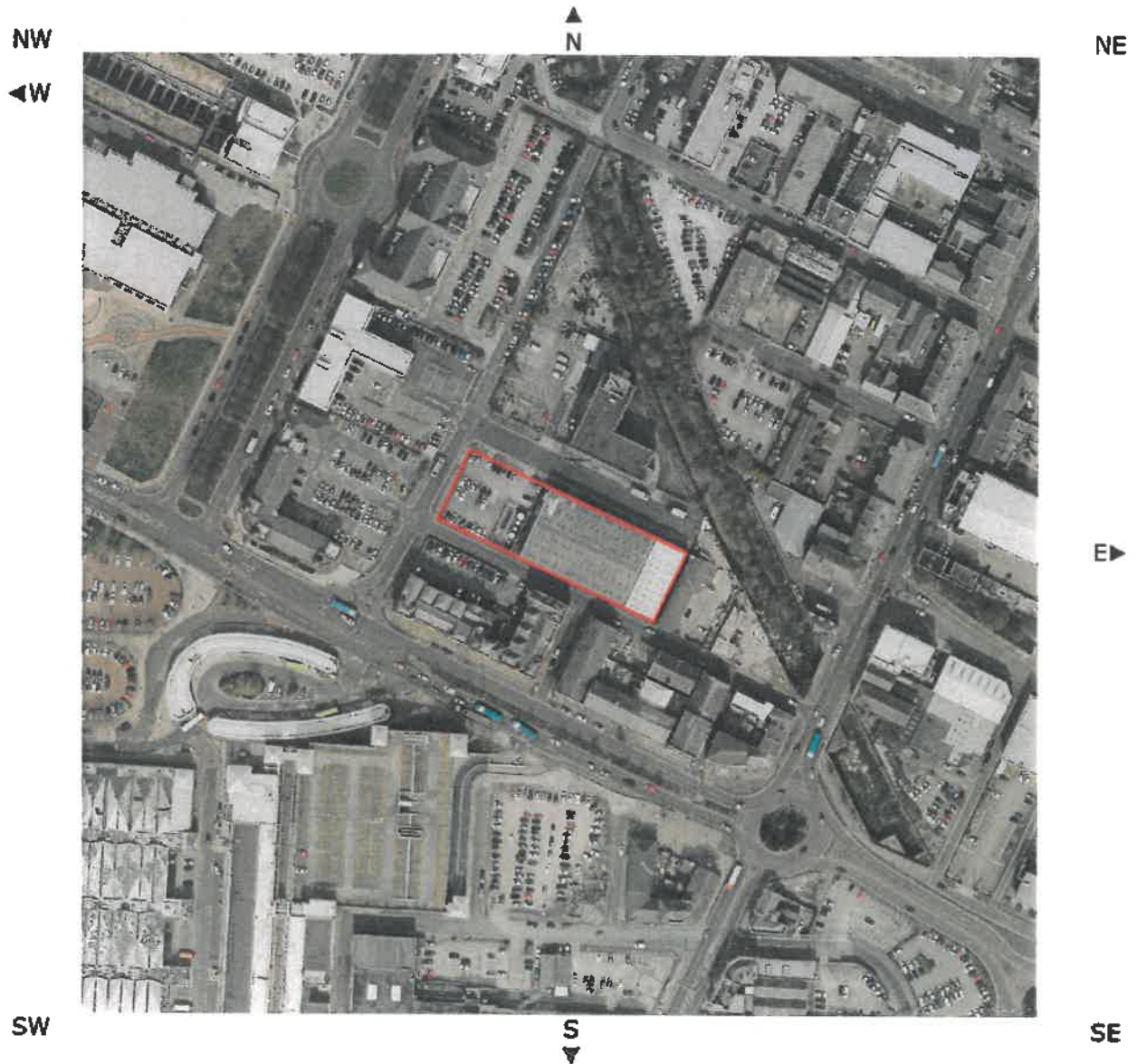
Additional Information

As the site lies within or in close proximity to an area with a Very Low risk rating in the RoFRaS database, no further recommendations are required.



Groundsure
LOCATION INTELLIGENCE

Aerial Photograph of Study Site



Aerial photography supplied by Getmapping PLC.
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A E V PLC, MARION STREET, BIRKENHEAD, CH41 6LT

Grid Reference: 332218,388831

Size of Site: 0.33 ha

This report is provided for the benefit of Barclays Bank Plc, the Bank's customer and (where appropriate) their appointed Chartered Surveyor as part of a commercial property valuation. Reliance by additional parties is done so at their own risk and Groundsure Ltd (Groundsure) has no legal obligation under such circumstances. This report is primarily designed to provide a basic environmental risk assessment associated with Banking Security arrangements, with an opinion provided through an automated risk algorithm. A prudent purchaser, and his legal advisers in respect of the Law Society Warning Card on Contaminated Land, may wish to make more detailed enquiries. The risk assessment is based upon the data sets contained within the report and information provided to Groundsure by Barclays Bank and / or the appointed Chartered Surveyor. No site inspection, site investigation or direct regulatory consultations have been undertaken or considered in this report. The Terms and Conditions and the User Guide detailing the risk assessment methodology underlying this report are available from Groundsure.

Risk Factor	On Site	Adjacent	Less Than 250m
1. Past Land Use - 1:10,000 Scale Historical Data			
Potentially Contaminative Historical Land Uses	No	No	Yes
Additional Information – Historical Tanks (1:2,500,1:1,250 scale mapping)	No	No	Yes
Additional Information – Historical Energy Features (1:2,500,1:1,250 scale mapping)	No	No	Yes
Additional Information – Historical Petrol and Fuel Site Database (1:2,500,1:1,250 scale mapping)	No	No	No
Additional Information – Historical Vehicle Repair and Garages (1:2,500,1:1,250 scale mapping)	No	No	No
2. Incident and Registers			
EA Recorded Pollution Incidents	No	No	Yes
EPA1990 Sites	No	No	No
3. Landfill and Waste Sites			
EA Operational Landfill Sites	No	No	No
EA Historic Landfill Sites	No	No	No
BGS Landfill Sites	No	No	No
Groundsure Local Authority Landfill Sites	No	No	No
Environmental Permitting Regulations (Waste) Sites	No	No	No
Environment Agency/Natural Resources Wales Waste Exemptions	No	No	No
4. Current Land Use Findings Data			
Potentially Contaminative Industrial Sites	No	Yes	Yes
Petrol & Fuel Sites	No	No	No
Historic IPC Authorisations	No	No	Yes
Part A(1) and IPPC Authorisations	No	No	No
Part A(2) and Part B Authorisations	Yes	No	No
List 1 Dangerous Substance Authorisations	No	No	No
List 2 Dangerous Substance Authorisations	No	No	No
Red List Discharge Consents	No	No	No
5. Hydrogeology			
Groundwater Vulnerability & Soil Leaching Potential	Yes	No	No
Source Protection Zones	Yes	No	No
Groundwater Abstraction Licences	No	No	No
Surface Water Abstraction Licences	No	No	No
Potable Water Abstraction Licences	No	No	No
6. Environmental Setting			
Sites of Special Scientific Interest (SSSI)	No	No	No
National Nature Reserves (MNR)	No	No	No
Special Areas of Conservation (SAC)	No	No	No
Special Protection Areas (SPA)	No	No	No
Ramsar Sites	No	No	No
Local Nature Reserves (LNR)	No	No	No
World Heritage Sites	No	No	No
Environmentally Sensitive Areas	No	No	No
Areas of Outstanding Natural Beauty (AONB)	No	No	No



National Parks	No	No	No
Green Belt land	No	No	No
7. Flood Risk			
What is the Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating for the study site?	Very Low	-	-
Has the site been subject to past flooding as recorded by the Environment Agency/Natural Resources Wales?	No	-	-

In the process of ordering this report the following questions were answered as detailed below:

What is the current use of the site?	Industrial
What is the intended use of the site?	Industrial
Are you aware of any intention to redevelop the site? (e.g. will intrusive works be undertaken i.e. new build, not refurbishment)	No
Is there any significant bulk fuel or chemical storage contained within underground storage tanks etc (excluding septic tanks / LPG tanks)?	No
Distance to the nearest surface water feature:	None
Distance to the nearest residential property:	50m - 250m

Valuation Exchange (XK) Reference Number	XK178680
Name of Barclays Customer	A.E.V. Ltd.
Barclays Relationship Manager/ Branch Team Contact Name/ Phone Number	Jackie Warburton 07775544228
Estimated Age of Property/ Building	1980
Do you have any significant concerns regarding Environmental Risk Issues?	Yes

1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from High Detail (1:10,000 scale) Mapping

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

Records of sites with a potentially contaminative past land use within 250m of the search centre: 45

The following records are not represented on Mapping:

Distance [m]	Direction	Use	Date
15.0	NE	Railway Sidings	1938
15.0	NE	Railway Sidings	1924
16.0	NE	Railway Sidings	1949
18.0	NE	Railway Sidings	1909
18.0	NE	Railway Sidings	1925
18.0	NE	Railway Sidings	1938
20.0	NE	Telephone Exchange	1991
22.0	NE	Telephone Exchange	1978
75.0	NE	Tunnel	1899
75.0	NE	Railway Tunnel	1949
75.0	NE	Railway Tunnel	1966
75.0	NE	Railway Tunnel	1956
79.0	NE	Tunnel	1991
80.0	NE	Tunnel	1938
80.0	NE	Tunnel	1925
80.0	NE	Tunnel	1909
94.0	SE	Railway Building	1949
94.0	SE	Railway Building	1966
94.0	SE	Railway Building	1956
133.0	SE	Tunnel	1909
133.0	SE	Tunnel	1925
133.0	SE	Tunnel	1938
136.0	SE	Tunnel	1906
136.0	SE	Tunnel	1924
136.0	SE	Tunnel	1938
138.0	SE	Tunnel	1899
140.0	SE	Tunnel	1949
140.0	SE	Tunnel	1991
140.0	SE	Tunnel	1966
140.0	SE	Tunnel	1978
140.0	SE	Tunnel	1956
191.0	SE	Unspecified Works	1966
210.0	N	Railway Building	1956
223.0	SE	Tunnel	1991
224.0	SE	Tunnel	1949
224.0	SE	Tunnel	1956
227.0	SE	Tunnel	1925
227.0	SE	Tunnel	1909
227.0	SE	Tunnel	1938
227.0	SE	Tunnel	1899
230.0	SE	Tunnel	1924
230.0	SE	Tunnel	1938
230.0	SE	Tunnel	1906
241.0	SE	Shipbuilding and Engineering Works	1938
246.0	N	Railway Sidings	1938

1.2 Additional Information – Historical Tank Database

Report Reference: [SG-BAR-4774519](#)

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If you would like any further assistance regarding this report then please contact Siteguard Helpline on (T) 08444 159 000, email: helpline@groundsure.com

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

Records of historical tanks within 100m of the search centre: 1

The following records are not represented on Mapping:

Distance[m]	Direction	Use	Date
59.0	N	Unspecified Tank	1875

1.3 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.

Records of historical energy features within 100m of the search centre: 8

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
45.0	SE	Electricity Substation	1989
45.0	SE	Electricity Substation	1984
45.0	SE	Electricity Substation	1989
45.0	SE	Electricity Substation	1990
46.0	SE	Electricity Substation	1954
46.0	SE	Electricity Substation	1978
46.0	SE	Electricity Substation	1954
47.0	SE	Electricity Substation	1954

1.4 Additional Information – Historical Petrol and Fuel Site Database

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

Records of historical petrol stations and fuel sites within 100m of the search centre: 0

Database searched and no data found.

1.5 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.

Records of historical garage and motor vehicle repair sites within 100m of the search centre: 0

Database searched and no data found.

2 Incidents and Registers Map

NW

N

NE



W

E

SW

S

SE

Incidents and Registers Legend

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- Site Outline
- ★ Environment Agency Recorded Pollution Incident
- 250 Search Buffers
- 500 Search Buffers
- Sites Determined as Contaminated Land

Report Reference: [SG-BAR-4774519](#)

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If you would like any further assistance regarding this report then please contact Siteguard Helpline on (T) 08444 159 000, email: helpline@groundsure.com

2. Incidents and Registers Findings

2.1 Environment Agency/Natural Resources Wales Recorded Pollution Incidents

National Incidents Recording System, List 2

Records of National Incidents Recording System, List 2 within 250m of the study site: 1

The following NIRS List 2 records are represented as points on the Incidents and Registers Map:

ID	Distance [m]	Direction	Incident Identification	Incident Date	Premise Type	Land Impact	Water Impact	Pollutant
1	52.0	SE	84113.0	11/06/2002		Category 4 (No Impact)	Category 4 (No Impact)	Construction and Demolition Materials and Wastes

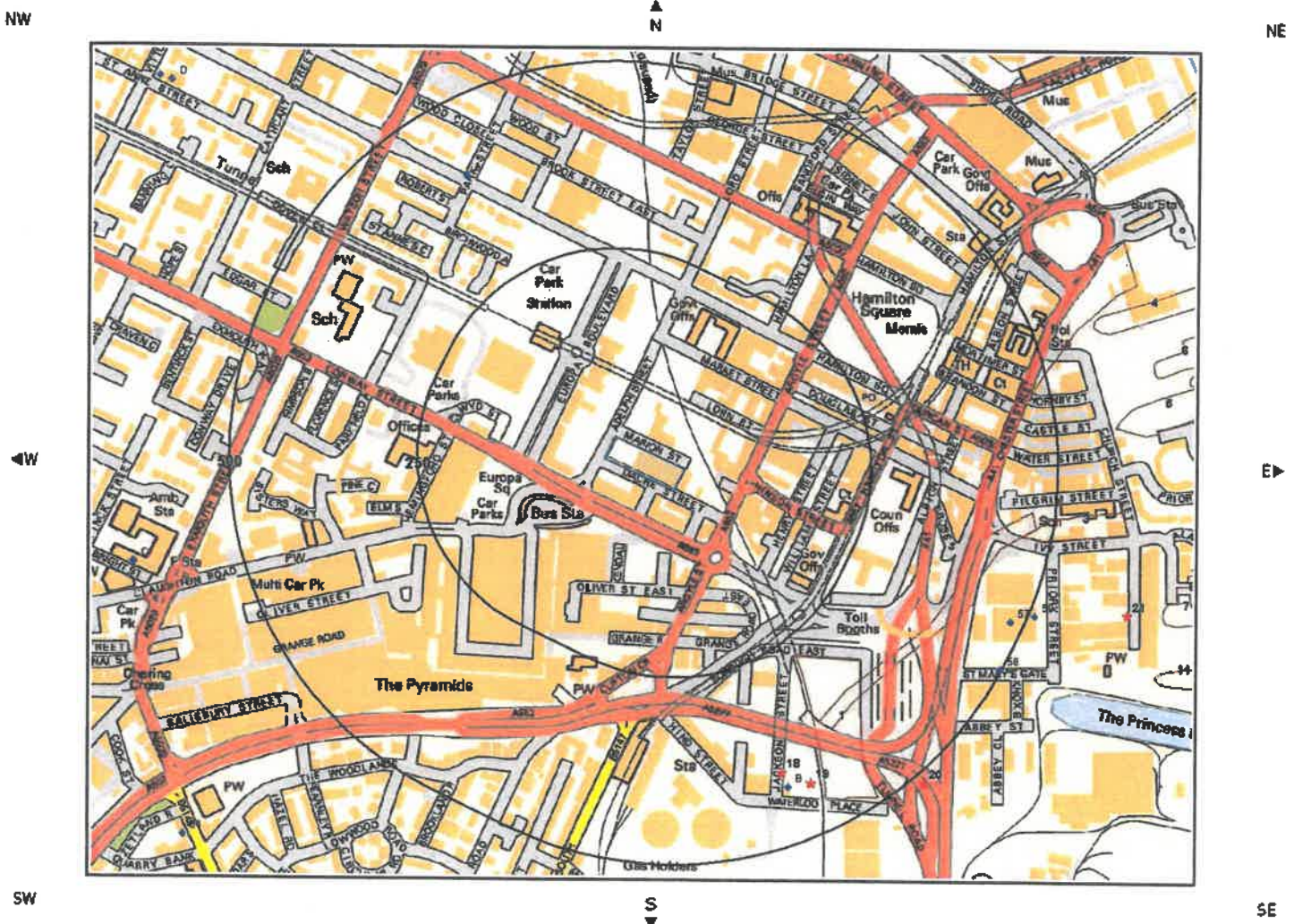
2.2 Sites Determined as Contaminated Land under Part 2A EPA 1990¹

How many sites does the Local Authority hold information on under Section 78R of the Environmental Protection Act 1990 within 500m of the study site: 0

Database searched and no data found.









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.

3 Landfill and Other Waste Sites Map



Landfill & Other Waste Sites Legend

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-  Site Outline
-  EA/NRW Active Landfill
-  EA/NRW Historic Landfill
-  Local Authority/Historical Mapping Landfill Records
-  EA/NRW Licensed Waste Site
-  BGS / DoE Survey Landfill
-  250 Search Buffers (m)
-  500 Search Buffers (m)

Report Reference: [SG-BAR-4774519](#)

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If you would like any further assistance regarding this report then please contact Siteguard Helpline on (T) 08444 159 000, email: helpline@groundsure.com

3. Landfill and Other Waste Sites Findings

3.1 Landfill Sites

Environment Agency/Natural Resources Wales Registered Landfill Sites

Records from Environment Agency/Natural Resources Wales landfill data within 1000m of the study site: **0**

Database searched and no data found.

Environment Agency/Natural Resources Wales Historic Landfill Sites

Records of historic landfill sites within 1500m of the study site: **17**

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

ID	Distance [m]	Direction	Site Name	Site Reference	Waste Type	Control Measures
1	273.0	SE	Borough Road East, Birkenhead, Merseyside	-	-	-
2	352.0	SE	Monks Ferry Railway Cutting / S C Jones Rail Tunnels / Woodside Tunnel, Church Street, Birkenhead, Merseyside	-	Inert	-
3	463.0	E	Monks Ferry Cutting / Monks Ferry branch / Monks Ferry Brow, Merseyside	-	Industrial	-
4	579.0	E	Monks Ferry Brow / Rose Brae Docks, Church Street, Birkenhead, Merseyside	-	Industrial	-
5	579.0	E	Monks Ferry Brow / Rose Brae Docks, Church Street, Birkenhead, Merseyside	-	Industrial	-
6	640.0	E	Monks Ferry Brow / Rose Brae Docks, Church Street, Birkenhead, Merseyside	-	Industrial	-
7	667.0	E	Monks Ferry Docks, Wirral, Merseyside	-	Industrial	-
8	676.0	E	Monks Ferry Docks / Rose Brae 3, 4, 5 and 6 Docks, Merseyside	-	Industrial	-
9	683.0	NE	Morpeth Lock and Branch Dock, Shore Road, Birkenhead, Merseyside	-	Inert, Industrial	-
10	687.0	E	Monks Ferry Docks / Rose Brae 3, 4, 5 and 6 Docks, Church Street, Birkenhead, Merseyside	-	Industrial	-
11	687.0	SE	Monks Ferry Docks, Wirral, Merseyside	-	-	-
Not shown	717.0	E	Monks Ferry Docks / Rose Brae 3, 4, 5 and 6 Docks, Church Street, Birkenhead, Merseyside	-	Inert, Industrial	-
Not shown	742.0	N	West End of Egerton Dock, Egerton Dock, Birkenhead, Merseyside	-	Inert, Industrial	-
Not shown	1294.0	N	Alfred Dock River Entrance, Wirral, Merseyside	-	Industrial	-
Not shown	1303.0	SE	Cammell Laird, Ship Builders and Engineers Limited, Birkenhead, Merseyside	-	Industrial	-

Report Reference: [SG-BAR-4774519](#)

Brought to you by Groundsure Limited

If you would like any further assistance regarding this report then please contact Siteguard Helpline on (T) 08444 159 000, email: helpline@groundsure.com

LOCATION INTELLIGENCE						
Not shown	1363.0	N	Corn / Grain Warehouse Dock / East float GWH Dock / Liverpool Grain Storage, Wallasey, Merseyside	-	Inert, Industrial	-
Not shown	1467.0	N	Liverpool Grain Storage and T. Grain Warehouse, East Float, Dock Road, Birkhead, Merseyside	-	Industrial	-

BGS/DoE Landfill Site Survey

Records of non-operational landfill sites within 1500m of the study site: **0**
 Database searched and no data found.

Groundsure Local Authority Landfill Sites Data

Records of landfill sites within 1500m of the study site: **2**

The following landfill records are represented as points or polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	Site Address	Source	Data Type
Not shown	1338.0	SE	Refuse Tip	1961 mapping	Polygon
Not shown	1338.0	SE	Refuse Tip	1962 mapping	Polygon

3. Landfill and Other Waste Sites Findings

3.2 Other Waste Sites

Environmental Permitting Regulations (Waste) Sites

Records of Environment Agency/Natural Resources Wales waste sites within 1500m of the study site: 23

The following waste treatment, transfer or disposal sites are represented as points on the Landfill and Other Waste Sites map:

ID	Distance [m]	Direction	Address	Type	Size	Status
18	403.0	S	1, Jackson Street, Birkenhead, Merseyside, CH41 5DJ	Household, Commercial & Industrial Waste T Stn	Medium	Expired
19	432.0	SE	Land/premises At, Jackson Street, Birkenhead, Merseyside, CH41 5DJ	Household, Commercial & Industrial Waste T Stn	Small	Revoked
20	515.0	SE	Priry Industrial Estate, 2, Abbey Close, Birkenhead, Merseyside, CH41 5FQ	Household, Commercial & Industrial Waste T Stn	Small	Issued
21	623.0	E	106a, Church Street, Priory Industrial Estate, Birkenhead, Merseyside, CH42 3YA	75kte Vehicle Depollution Facility	Small	Modified
Not shown	743.0	NW	25-29, Neptune Street, Birkenhead, Wirral, Merseyside, CH41 3QT	Vehicle Depollution Facility <5000 tps	Small	Modified
Not shown	768.0	NW	226, Cleveland Street, Birkenhead, Merseyside, CH41 3QJ	Metal Recycling Site (Vehicle Dismantler)	Small	Modified
Not shown	795.0	NW	267 To 273, Cleveland Street, Birkenhead, Merseyside, CH41 3QF	Metal Recycling Site (mixed MRS's)	Small	Issued
Not shown	809.0	NW	291, Cleveland Street, Birkenhead, Merseyside, CH41 3QF	Metal Recycling Site (Vehicle Dismantler)	Small	Issued
Not shown	873.0	NW	Technical Services Dept, Transport Division, Cleveland Street, Birkenhead, Wirral, Merseyside, CH41 3QL	Household, Commercial & Industrial Waste T Stn	Small	Surrendered
Not shown	887.0	S	Railway Sidings, Green Lane, Birkenhead, Merseyside, CH41 9AG	Metal Recycling Site (Vehicle Dismantler)	Small	Issued
Not shown	951.0	N	East Quay, Tower Road, Four Bridges, Birkenhead, Merseyside, L41 1JA	Metal Recycling Site (mixed MRS's)	Small	Modified
Not shown	1060.0	NW	280-290, Cleveland Street, Birkenhead, Merseyside, CH41 4JN	75kte Vehicle Depollution Facility	Small	Expired
Not shown	1070.0	S	Unit D Maritime Business Park, Campbelltown Road, Birkenhead, Merseyside, CH41 9HP	Material Recycling Treatment Facility	Medium	Expired
Not shown	1078.0	NW	280-290, Cleveland Street, Birkenhead, Wirral, Merseyside, CH41 4JN	Metal Recycling Site (Vehicle Dismantler)	Small	Transferred
Not shown	1109.0	SW	2, Larch Road, Birkenhead, Merseyside, CH42 0JQ	Metal Recycling Site (Vehicle Dismantler)	Small	Issued
Not shown	1121.0	NW	280 - 290, Cleveland Street, Birkenhead, Merseyside, CH41 4JN	75kte Vehicle Depollution Facility	Small	Transferred

LOCATION INTELLIGENCE

Not shown	1149.0	NW	302, Cleveland Street, Birkenhead, Merseyside, CH41 4JN	Metal Recycling Site (Vehicle Dismantler)	Small	Transferred
Not shown	1162.0	NW	125, Corporation Road, Birkenhead, Merseyside, CH41 4LE	Metal recycling, vehicle storage & depollution	Small	Modified
Not shown	1173.0	S	Unit D, Maritime Business Park, Campbelltown Road, Birkenhead, Merseyside, CH41 9BP	Metal Recycling Site (mixed MRS's)	Small	Expired
Not shown	1185.0	N	South Alfred Dock, Pump Road, Birkenhead, Merseyside, CH41 1JA	Metal Recycling Site (mixed MRS's)	Small	Surrendered
Not shown	1205.0	SW	404-408, Borough Road, Birkenhead, Merseyside, CH41 2XA	ELV Facility	Small	Issued
Not shown	1406.0	SW	2 To 4, Carlton Road, Birkenhead, Merseyside, CH42 9NO	Metal Recycling Site (mixed MRS's)	Small	Transferred
Not shown	1425.0	SE	Storage Unit 7, F B M Lairdsie, Campbelltown Road, Birkenhead, Merseyside, CH41 9BP	Metal Recycling Site (mixed MRS's)	Small	Surrendered

3.3 Waste Exemptions

Records of Environment Agency/Natural Resources Wales Waste Exemptions within 1500m of the study site:

49

The following records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance [m]	Direction	Address	Details
43A	399.0	NW	Riverbank Road CH41 3LY	<p>Permission Reference: EPR/JE5647LF/A001 Holder: North West Construction UK Ltd. Agricultural/Non-Agricultural: Both agricultural and non-agricultural waste</p> <p>Permission Category: Treating waste exemption Permission Description: Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising</p>
44A	399.0	NW	Riverbank Road CH41 3LY	<p>Permission Reference: EPR/JE5647LF/A001 Holder: North West Construction UK Ltd. Agricultural/Non-Agricultural: Non-Agricultural Waste Only</p> <p>Permission Category: Using waste exemption Permission Description: Use of waste for a specified purpose</p>
45A	399.0	NW	Riverbank Road CH41 3LY	<p>Permission Reference: EPR/JE5647LF/A001 Holder: North West Construction UK Ltd. Agricultural/Non-Agricultural: Both agricultural and non-agricultural waste</p> <p>Permission Category: Treating waste exemption Permission Description: Recovery of scrap metal</p>
46A	399.0	NW	Riverbank Road CH41 3LY	<p>Permission Reference: EPR/JE5647LF/A001 Holder: North West Construction UK Ltd. Agricultural/Non-Agricultural: Both agricultural and non-agricultural waste</p> <p>Permission Category: Storing waste exemption Permission Description: Storage of waste in secure containers</p>
47A	399.0	NW	Riverbank Road CH41 3LY	<p>Permission Reference: EPR/JE5647LF/A001 Holder: North West Construction UK Ltd. Agricultural/Non-Agricultural: Both agricultural and non-agricultural waste</p> <p>Permission Category: Storing waste exemption Permission Description: Storage of waste in a secure place</p>

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ID	Distance [m]	Direction	Address	Details
48A	399.0	NW	Riverbank Road CH41 3LY	<p>Permission Reference: EPR/JE5647LF/A001 Holder: North West Construction UK Ltd. Agricultural/Non-Agricultural: Non-Agricultural Waste Only</p> <p>Permission Category: Using waste exemption Permission Description: Burning of waste as a fuel in a small appliance</p>
49A	399.0	NW	Riverbank Road CH41 3LY	<p>Permission Reference: EPR/JE5647LF/A001 Holder: North West Construction UK Ltd. Agricultural/Non-Agricultural: Non-Agricultural Waste Only</p> <p>Permission Category: Using waste exemption Permission Description: Use of waste in construction</p>
50A	399.0	NW	Riverbank Road CH41 3LY	<p>Permission Reference: EPR/JE5647LF/A001 Holder: North West Construction UK Ltd. Agricultural/Non-Agricultural: Both agricultural and non-agricultural waste</p> <p>Permission Category: Treating waste exemption Permission Description: Cleaning, washing, spraying or coating relevant waste</p>
51A	399.0	NW	Riverbank Road CH41 3LY	<p>Permission Reference: EPR/JE5647LF/A001 Holder: North West Construction UK Ltd. Agricultural/Non-Agricultural: Both agricultural and non-agricultural waste</p> <p>Permission Category: Treating waste exemption Permission Description: Screening and blending of waste</p>
52A	399.0	NW	Riverbank Road CH41 3LY	<p>Permission Reference: EPR/JE5647LF/A001 Holder: North West Construction UK Ltd. Agricultural/Non-Agricultural: Non-Agricultural Waste Only</p> <p>Permission Category: Treating waste exemption Permission Description: Manual treatment of waste</p>
53A	399.0	NW	Riverbank Road CH41 3LY	<p>Permission Reference: EPR/JE5647LF/A001 Holder: North West Construction UK Ltd. Agricultural/Non-Agricultural: Both agricultural and non-agricultural waste</p> <p>Permission Category: Treating waste exemption Permission Description: Mechanical treatment of end-of-life tyres</p>
54A	399.0	NW	Riverbank Road CH41 3LY	<p>Permission Reference: EPR/JE5647LF/A001 Holder: North West Construction UK Ltd. Agricultural/Non-Agricultural: Both agricultural and non-agricultural waste</p> <p>Permission Category: Treating waste exemption Permission Description: Preparatory treatments (baling, sorting, shredding etc)</p>
55B	424.0	S	1 Jackson Street BIRKENHEAD Merseyside CH41 5DJ	<p>Permission Reference: EPR/XF0904MR/A001 Holder: A 2 B SKIP HIRE (WIRRAL) LTD Agricultural/Non-Agricultural: Non-Agricultural Waste Only</p> <p>Permission Category: Storing waste exemption Permission Description: Storage of waste in a secure place</p>
56B	424.0	S	1 Jackson Street BIRKENHEAD Merseyside CH41 5DJ	<p>Permission Reference: EPR/XF0904MR/A001 Holder: A 2 B SKIP HIRE (WIRRAL) LTD Agricultural/Non-Agricultural: Non-Agricultural Waste Only</p> <p>Permission Category: Storing waste exemption Permission Description: Storage of waste in secure containers</p>
57	483.0	SE	Yesss B Birkenhead Branch Units 3&4 Priory Point St Marys Gate Merseyside CH41 5HU	<p>Permission Reference: EPR/ZE5246CK/A001 Holder: Your Electrical Supplies Service Solutions (B) Ltd Agricultural/Non-Agricultural: Non-Agricultural Waste Only</p> <p>Permission Category: Storing waste exemption Permission Description: Storage of waste in a secure place</p>
58	498.0	SE	3 St Marys Gate Birkenhead Merseyside CH41 5HU	<p>Permission Reference: EPR/RF0807GF/A001 Holder: WIRRAL PARTNERSHIP HOMES LIMITED Agricultural/Non-Agricultural: Non-Agricultural Waste Only</p> <p>Permission Category: Storing waste exemption Permission Description: Storage of waste in a secure place</p>

ID	Distance [m]	Direction	Address	Details
59	509.0	E	St Marys Gate (SJ3274888625) Priory Street Birkenhead CH41 5JH	Permission Reference: EPR/GE5647FS/A001 Holder: WIRRAL PARTNERSHIP HOMES LIMITED Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Storing waste exemption Permission Description: Storage of waste in a secure place
60C	642.0	W	Divisional Headquarters Exmouth Street BIRKENHEAD Merseyside CH41 4NF	Permission Reference: EPR/YE5750FT/A001 Holder: Balfour Beatty Regional Construction Ltd Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Using waste exemption Permission Description: Use of waste in construction
61C	642.0	W	Birkenhead Fire Station Exmouth Street Birkenhead CH41 4NF	Permission Reference: EPR/WE5050FW/A001 Holder: Balfour Beatty Regional Construction Ltd Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Using waste exemption Permission Description: Use of waste in construction
Not shown	651.0	N	Eurocell, Unit 7-12, Egerton Court, Tower Road, Birkenhead, CH41 1FN	Permission Reference: WEX082225 Holder: Eurocell Building Plastics Limited Agricultural/Non-Agricultural: Not on a farm Permission Category: Storing waste exemption Permission Description: Storage of waste in a secure place
Not shown	686.0	NE	44 Whetstone Lane BIRKENHEAD Merseyside CH41 2TF	Permission Reference: WEX001257 Holder: United Utilities Water Limited Agricultural/Non-Agricultural: Not on a farm Permission Category: Treating waste exemption Permission Description: Recovery of waste at a waste water treatment works
64	755.0	SW	134 St. Anne Street Birkenhead Merseyside CH41 3SJ	Permission Reference: EPR/CF0600KX/A001 Holder: PETER JAMIESON LTD Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Treating waste exemption Permission Description: Sorting and de-naturing of controlled drugs for disposal
65D	757.0	NW	134, ST. ANNE STREET, BIRKENHEAD, CH41 3SJ	Permission Reference: EPR/YE5982ZV/A001 Holder: VITTORIA HEALTHCARE LIMITED Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Treating waste exemption Permission Description: Sorting and de-naturing of controlled drugs for disposal
66D	774.0	NW	Birkenhead WwTW Shore Road Merseyside CH41 1AW	Permission Reference: WEX068065 Holder: Vittoria Healthcare Ltd Agricultural/Non-Agricultural: Not on a farm Permission Category: Treating waste exemption Permission Description: Sorting and de-naturing of controlled drugs for disposal
Not shown	778.0	NE	Cammell Laird, Campbeltown Road, Birkenhead, Wirral, CH41 9BP	Permission Reference: EPR/ZE5783AN/A001 Holder: UNITED UTILITIES WATER LIMITED Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Treating waste exemption Permission Description: Recovery of waste at a waste water treatment works
Not shown	897.0	SE	Cammell Laird, Campbeltown Road, Birkenhead, Wirral, CH41 9BP	Permission Reference: WEX086431 Holder: Cammell Laird Ship repalers and Ship builders limited Agricultural/Non-Agricultural: Not on a farm Permission Category: Storing waste exemption Permission Description: Storage of waste in a secure place
Not shown	897.0	SE	Tower Quays 1 Tower Road BIRKENHEAD Merseyside CH41 1BP	Permission Reference: WEX086431 Holder: Cammell Laird Ship repalers and Ship builders limited Agricultural/Non-Agricultural: Not on a farm Permission Category: Storing waste exemption Permission Description: Storage of waste in secure containers

ID	Distance [m]	Direction	Address	Details	
Not shown	920.0	N	Birkenhead Park Park Road East Birkenhead Wirral CH44 4UX	Permission Reference: EPR/CF0104PT/A001 Holder: DUNTON ENVIRONMENTAL LTD Agricultural/Non-Agricultural: Non-Agricultural Waste Only	Permission Category: Treating waste exemption Permission Description: Screening and blending of waste
Not shown	951.0	W	4, VALIANT WAY, LAIRDSIDE TECHNOLOGY PARK, BIRKENHEAD, CH41 9HS	Permission Reference: EPR/BF0531CP/A001 Holder: V.J Donegan & Co Ltd Agricultural/Non-Agricultural: Non-Agricultural Waste Only	Permission Category: Using waste exemption Permission Description: Use of waste in construction
Not shown	1017.0	SE	4 Valiant Way BIRKENHEAD Merseyside CH41 9HS	Permission Reference: WEX068369 Holder: Clover Technical Services Ltd Agricultural/Non-Agricultural: Not on a farm	Permission Category: Storing waste exemption Permission Description: Storage of waste in a secure place
Not shown	1019.0	SE	280-290 Cleveland Street Birkenhead Merseyside CH41 4JN	Permission Reference: EPR/EH0174QQ/A002 Holder: Clover Technical Services Ltd Agricultural/Non-Agricultural: Non-Agricultural Waste Only	Permission Category: Storing waste exemption Permission Description: Storage of waste in a secure place
Not shown	1107.0	NW	280-290 Cleveland Street Birkenhead Merseyside CH41 4JN	Permission Reference: EPR/ZF0606CT/A001 Holder: Euro Metal Recycling Ltd Agricultural/Non-Agricultural: Non-Agricultural Waste Only	Permission Category: Storing waste exemption Permission Description: Storage of waste in a secure place
Not shown	1107.0	NW	Unit 4 300 Cleveland Street BIRKENHEAD Merseyside CH41 4JN	Permission Reference: EPR/ZF0606CT/A001 Holder: Euro Metal Recycling Ltd Agricultural/Non-Agricultural: Non-Agricultural Waste Only	Permission Category: Treating waste exemption Permission Description: Preparatory treatments (baling, sorting, shredding etc)
Not shown	1116.0	NW	Unit 4 300 Cleveland Street BIRKENHEAD Merseyside CH41 4JN	Permission Reference: EPR/BF0803UB/A001 Holder: Michael McWilliams Agricultural/Non-Agricultural: Non-Agricultural Waste Only	Permission Category: Storing waste exemption Permission Description: Storage of waste in a secure place
Not shown	1116.0	NW	land adjacent to 125 Corporation Road Birkenhead CH41 4LE	Permission Reference: EPR/BF0803UB/A001 Holder: Michael McWilliams Agricultural/Non-Agricultural: Non-Agricultural Waste Only	Permission Category: Storing waste exemption Permission Description: Storage of waste in secure containers
Not shown	1130.0	NW	land adjacent to 125 Corporation Road Birkenhead CH41 4LE	Permission Reference: EPR/UE5044GQ/A001 Holder: Murphy Scrap Metal Processors Ltd. Agricultural/Non-Agricultural: Non-Agricultural Waste Only	Permission Category: Using waste exemption Permission Description: Use of depolluted end-of-life vehicles for vehicle parts
Not shown	1130.0	NW	land adjacent to 125 Corporation Road Birkenhead CH41 4LE	Permission Reference: EPR/UE5044GQ/A001 Holder: Murphy Scrap Metal Processors Ltd. Agricultural/Non-Agricultural: Both agricultural and non- agricultural waste	Permission Category: Storing waste exemption Permission Description: Storage of waste in secure containers
Not shown	1130.0	NW	land adjacent to 125 Corporation Road Birkenhead CH41 4LE	Permission Reference: EPR/UE5044GQ/A001 Holder: Murphy Scrap Metal Processors Ltd. Agricultural/Non-Agricultural: Both agricultural and non- agricultural waste	Permission Category: Treating waste exemption Permission Description: Recovery of scrap metal

ID	Distance [m]	Direction	Address	Details	
Not shown	1130.0	NW	18, ALLPORT LANE PRECINCT, BROMBOROUGH, WIRRAL, CH62 7HP	Permission Reference: EPR/UE5044GQ/A001 Holder: Murphy Scrap Metal Processors Ltd. Agricultural/Non-Agricultural: Both agricultural and non- agricultural waste	Permission Category: Storing waste exemption Permission Description: Storage of waste in a secure place
Not shown	1197.0	S	368, BROOK STREET, BIRKENHEAD, CH41 4LB	Permission Reference: WEX097334 Holder: SWETTENHAM CHEMISTS LIMITED Agricultural/Non-Agricultural: Not on a farm	Permission Category: Treating waste exemption Permission Description: Sorting and de-naturing of controlled drugs for disposal
Not shown	1218.0	NW	368 BROOK STREET BIRKENHEAD MERSEYSIDE CH41 4LB	Permission Reference: WEX090122 Holder: chris reynolds pallets (nw) ltd Agricultural/Non-Agricultural: Not on a farm	Permission Category: Treating waste exemption Permission Description: Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
Not shown	1226.0	NW	Unit 7 Odyssey Centre Corporation Road Birkenhead Merseyside CH41 1LB	Permission Reference: EPR/HF0034WJ/A001 Holder: Chris Reynolds Pallets (NW) Ltd Agricultural/Non-Agricultural: Non-Agricultural Waste Only	Permission Category: Treating waste exemption Permission Description: Manual treatment of waste
Not shown	1290.0	NW	Unit 7 Odyssey Centre Corporation Road Birkenhead Merseyside CH41 1LB	Permission Reference: EPR/XH0917JL/A001 Holder: K J Mock Ltd. Agricultural/Non-Agricultural: Non-Agricultural Waste Only	Permission Category: Storing waste exemption Permission Description: Storage of waste in a secure place
Not shown	1290.0	NW	364-370, CLEVELAND STREET, BIRKENHEAD, CH41 8EG	Permission Reference: EPR/XH0917JL/A001 Holder: K J Mock Ltd. Agricultural/Non-Agricultural: Non-Agricultural Waste Only	Permission Category: Storing waste exemption Permission Description: Storage of waste in secure containers
Not shown	1337.0	NW	St Catherines Pharmacy St Catherines Commuinity Hospital Tranmere CH42 0LQ	Permission Reference: WEX002568 Holder: Deltaline Trading Limited Agricultural/Non-Agricultural: Not on a farm	Permission Category: Using waste exemption Permission Description: Burning of waste as a fuel in a small appliance
Not shown	1357.0	S	430 Price Street Birkenhead Wirral CH41 8BQ	Permission Reference: EPR/YE5943EW/A001 Holder: THE HUB PHARMACY LIMITED Agricultural/Non-Agricultural: Non-Agricultural Waste Only	Permission Category: Treating waste exemption Permission Description: Sorting and de-naturing of controlled drugs for disposal
Not shown	1366.0	NW	Scotia House Kelvinside Wallasey Merseyside CH44 7JY	Permission Reference: EPR/WF0902HT/A001 Holder: 12 QUAYS TYRE STORE LIMJTED Agricultural/Non-Agricultural: Non-Agricultural Waste Only	Permission Category: Using waste exemption Permission Description: Use of depolluted end-of-life vehicles for vehicle parts
Not shown	1479.0	N	Gemini Build & Design Ltd, Yard 3, 431 Corporation Road, Birkenhead, CH41 8FA	Permission Reference: EPR/XF0603CB/A001 Holder: AUGER SITE INVESTIGATIONS LIMITED Agricultural/Non-Agricultural: Non-Agricultural Waste Only	Permission Category: Storing waste exemption Permission Description: Storage of waste in a secure place
Not shown	1486.0	NW		Permission Reference: WEX075181 Holder: Gemini Build & Design Ltd Agricultural/Non-Agricultural: Not on a farm	Permission Category: Disposing of waste exemption Permission Description: Burning waste in the open

Waste exemptions are granted to sites handling waste only if they meet all the limits and conditions of their specific exemption, and if they do not harm the environment or human

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LOCATION INTELLIGENCE

health. The Environment Agency have the power to take enforcement action or pursue prosecution if a site does not meet these conditions or it is found to have caused harm to the environment or human health. This data is provided by the Environment Agency on an 'as-is' basis. Natural Resources Wales have not supplied any data for Wales. Whilst Groundsure make efforts to identify incorrectly located records, we cannot accept responsibility for inaccurate georeferencing found in the source data.

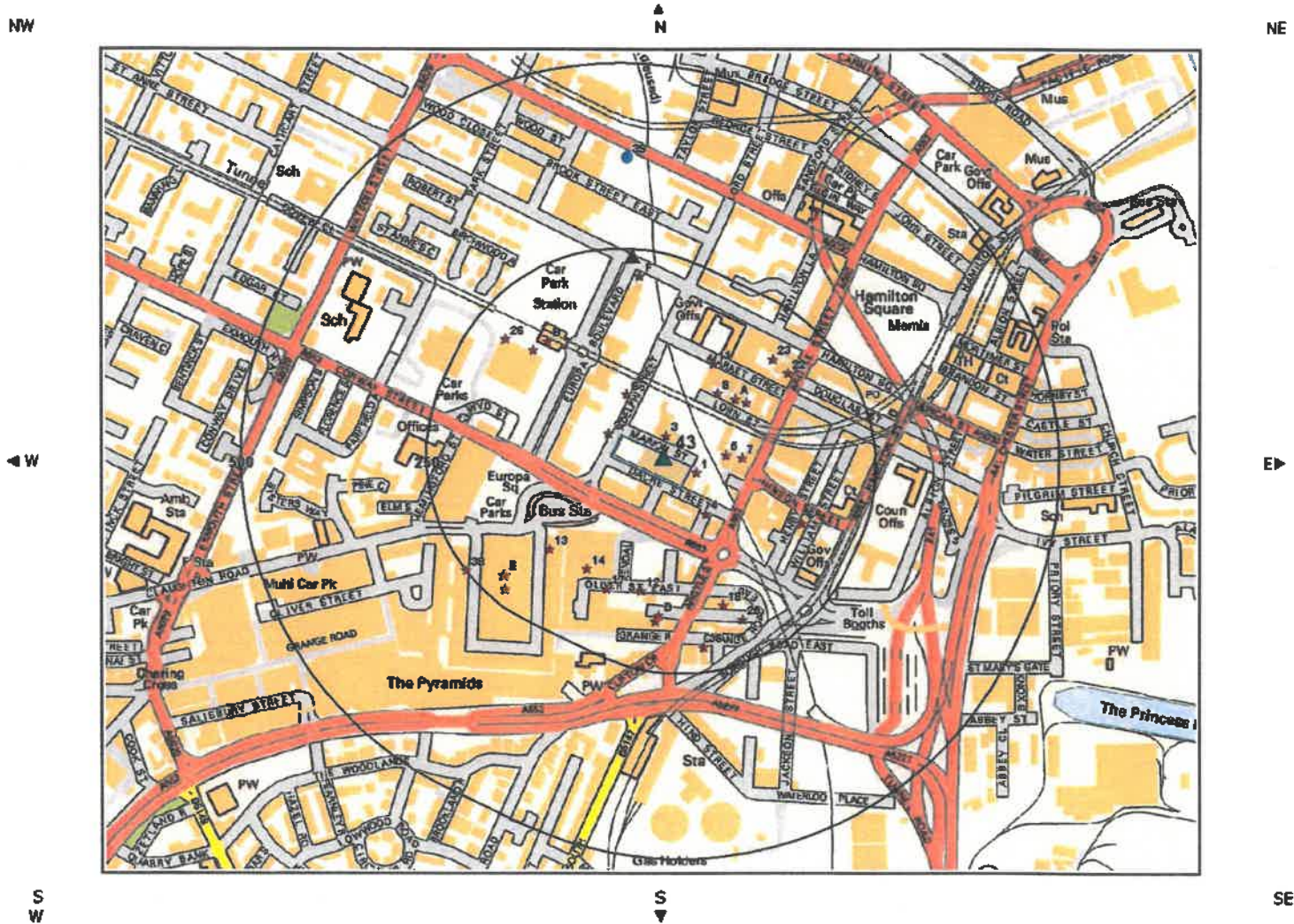
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
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4 Current Land Use Map



Current Land Use Legend

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100035207.

-  Site Outline
-  Petrol & Fuel Sites
-  Current Industrial Sites
-  Dangerous Substances (List 1)
-  Part A(1) Authorised Processes and Historic IPC Authorisations
-  Dangerous Substances (List 2)
-  Part A(2) and Part B Authorised Processes
-  Red List Discharge Consents
-  Search Buffers (m)
250
500

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4. Current Land Use Findings

4.1 Current Industrial Sites Data

Records of potentially contaminative industrial sites within 250m of the study site:

38

The following Industrial records are represented as points on the Current Land Use map:

ID	Distance [m]	Direction	Company / Description	Address	Activity	Category
1	10.0	SE	G C L Contractors Ltd	20, Dacre Street, Birkenhead, CH41 6LZ	Civil Engineers	Engineering Services
2	16.0	NW	Electricity Sub Station	CH41	Electrical Features	Infrastructure and Facilities
3	23.0	NE	Telephone Exchange	CH41	Telecommunications Features	Infrastructure and Facilities
4	49.0	SE	Electricity Sub Station	CH41	Electrical Features	Infrastructure and Facilities
5	49.0	E	Warehouse	CH41	Container and Storage	Transport, Storage and Delivery
6	54.0	N	Electricity Sub Station	CH41	Electrical Features	Infrastructure and Facilities
7	70.0	E	Easy P C	64, Argyle Street, Birkenhead, CH41 6AF	Electrical Equipment Repair and Servicing	Repair and Servicing
8	103.0	NE	Works	CH41	Unspecified Works Or Factories	Industrial Features
9A	108.0	NE	Plastok	75-79, Market Street, Birkenhead, CH41 6AN	Air and Water Filtration	Industrial Products
10A	113.0	NE	Depot	CH41	Container and Storage	Transport, Storage and Delivery
11	138.0	NE	Electricity Sub Station	CH41	Electrical Features	Infrastructure and Facilities
12	149.0	S	Electricity Sub Station	CH41	Electrical Features	Infrastructure and Facilities
13	151.0	SW	Wirral Uniform Centre	2a Princes Pavement, Grange Precinct, Birkenhead, CH41 2XY	Workwear	Industrial Products
14	151.0	SW	Electricity Sub Station	CH41	Electrical Features	Infrastructure and Facilities
15B	159.0	NW	Conway Park Rail Station	CH41	Railway Stations, Junctions and Halts	Public Transport, Stations and Infrastructure
16B	164.0	NW	Electricity Sub Station	CH41	Electrical Features	Infrastructure and Facilities
17	165.0	SW	Electricity Sub Station	CH41	Electrical Features	Infrastructure and Facilities
18	168.0	S	Crowder Consulting	99-105, Argyle Street, Birkenhead, CH41 6AD	Civil Engineers	Engineering Services
19C	168.0	SE	Wirral Globe	Haymarket Court, Hinson Street, Birkenhead, CH41 5BX	Published Goods	Industrial Products
20C	168.0	SE	money4yourmotors.com	Office 3 To 4 Haymarket Court, Hinson Street, Birkenhead, CH41 5BX	New Vehicles	Motoring
21D	175.0	S	Oasis Amusements Ltd	86, Grange Road, Birkenhead, CH41 6DY	Hobby, Sports and Pastime Products	Consumer Products
22	181.0	NE	Argyle Printers	30, Argyle Street, Birkenhead, CH41 6AE	Published Goods	Industrial Products
23	182.0	NE	Electricity Sub Station	CH41	Electrical Features	Infrastructure and Facilities
24D	183.0	S	Warehouse	CH41	Container and Storage	Transport, Storage and Delivery
25	195.0	SE	Electricity Sub Station	CH41	Electrical Features	Infrastructure and Facilities
26	203.0	NW	Electricity Sub Station	CH41	Electrical Features	Infrastructure and Facilities

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27F	214.0	N	Electricity Sub Station	CH41	Electrical Features	Infrastructure and Facilities
28E	217.0	SW	Ezee Mobiles	Perimeter Stalls, Grange Precinct, Birkenhead, CH41 2YH	Electrical Equipment Repair and Servicing	Repair and Servicing
29E	217.0	SW	Image Printers	120 Main Hall, Grange Precinct, Birkenhead, CH41 2YN	Published Goods	Industrial Products
30E	217.0	SW	Birkenhead Mobles	96 Main Hall, Grange Precinct, Birkenhead, CH41 2YL	Electrical Equipment Repair and Servicing	Repair and Servicing
31E	217.0	SW	Wholesale Window Fashions	17 Main Hall, Grange Precinct, Birkenhead, CH41 2YJ	Curtains and Blinds	Consumer Products
32E	217.0	SW	Solarshade Blinds	Unit G035 Claughton Road, Birkenhead Market, Birkenhead, CH41 2YH	Curtains and Blinds	Consumer Products
33E	217.0	SW	Billy Hill Textiles	D29-D36 Birkenhead Market, Grange Precinct, Birkenhead, CH41 4YJ	Curtains and Blinds	Consumer Products
34E	217.0	SW	Starlight Mobiles	5 Main Hall, Grange Precinct, Birkenhead, CH41 2YJ	Electrical Equipment Repair and Servicing	Repair and Servicing
35E	217.0	SW	Justspecs Optical	E 59-60 Hamilton Aisle, Birkenhead, CH41 2YH	Photographic and Optical Equipment	Household, Office, Leisure and Garden
36	217.0	S	Warehouse	CH41	Container and Storage	Transport, Storage and Delivery
37E	230.0	SW	Weatherwise Clothing	69 Main Hall, Grange Precinct, Birkenhead, CH41 2YL	Clothing, Components and Accessories	Consumer Products
38	250.0	SW	Electricity Sub Station	CH41	Electrical Features	Infrastructure and Facilities

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site:

1

The following petrol or fuel site records provided by Catalist are represented as points on the Current Land Use map:

ID	Distance [m]	Direction	Company	Address	Status
39	373.0	N	Obsolete	Hamilton Filling Station, 79, Cleveland Street, Cleveland Street, Birkenhead, Merseyside, CH41 3QB	Obsolete

Industrial Sites Holding Licence and/or Authorisations

Searches of information provided by the Environment Agency/Natural Resources Wales/Local Authority reveal the following information:

4.3 Part A(1), IPPC and IPC Authorisations

Records of Historic IPC Authorisations within 1000m of the study site:

3

The following historic IPC Licences are represented as points on the Current Land Use map:

ID	Distance [m]	Direction	NGR	Details
----	--------------	-----------	-----	---------

40F	239.0	N	332200,389100	Operator: Harcros Timber and Building Supplies Ltd Address: 300 Price Street, Birkenhead, Merseyside, L41 3PX Process: Timber Processes	Permit Number: AM3324 Original Permit Number: IPCMINVAR Date Approved: 28-4-1994 Effective Date: 28-4-1994 Status: Superseded By Variation
41F	239.0	N	332200,389100	Operator: Harcros Timber and Building Supplies Ltd Address: 300 Price Street, Birkenhead, Merseyside, L41 3PX Process: Timber Processes	Permit Number: AF0032 Original Permit Number: IPCAPP Date Approved: 8-10-1992 Effective Date: 8-10-1992 Status: Superseded By Variation
42F	239.0	N	332200,389100	Operator: Harcros Timber and Building Supplies Ltd Address: 300 Price Street, Birkenhead, Merseyside, L41 3PX Process: Timber Processes	Permit Number: AV7821 Original Permit Number: IPCMINVAR Date Approved: 26-6-1996 Effective Date: 1-7-1996 Status: Revoked

Records of Part A(1) and IPPC Authorisations within 1000m of the study site: 0
Database searched and no data found.

4.4 Part A(2) Part B Authorisations

Records of Part A(2) and Part B Authorisations within 250m of the study site: 1

The following Part A(2) and Part B Authorisations (LAAPC Processes) records are represented as points on the Current Land Use map:

ID	Distance [m]	Direction	Address	Local Authority	Processes Undertaken
43	0.0	On Site	Advanced Electrical Varnishes, Marian Street, Birkenhead, Wirral, United Kingdom, CH41 6LT	Wirral Metropolitan Borough Council	Coating Manufacture:N/A:N/A

4.5 List 1 Dangerous Substance Authorisations

Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site: 0
Database searched and no data found.

4.6 List 2 Dangerous Substance Authorisations

Records of List 2 Dangerous Substances Inventory Sites within 500m of the study site: 0
Database searched and no data found.

4.7 Red List Discharge Consents



Groundsure

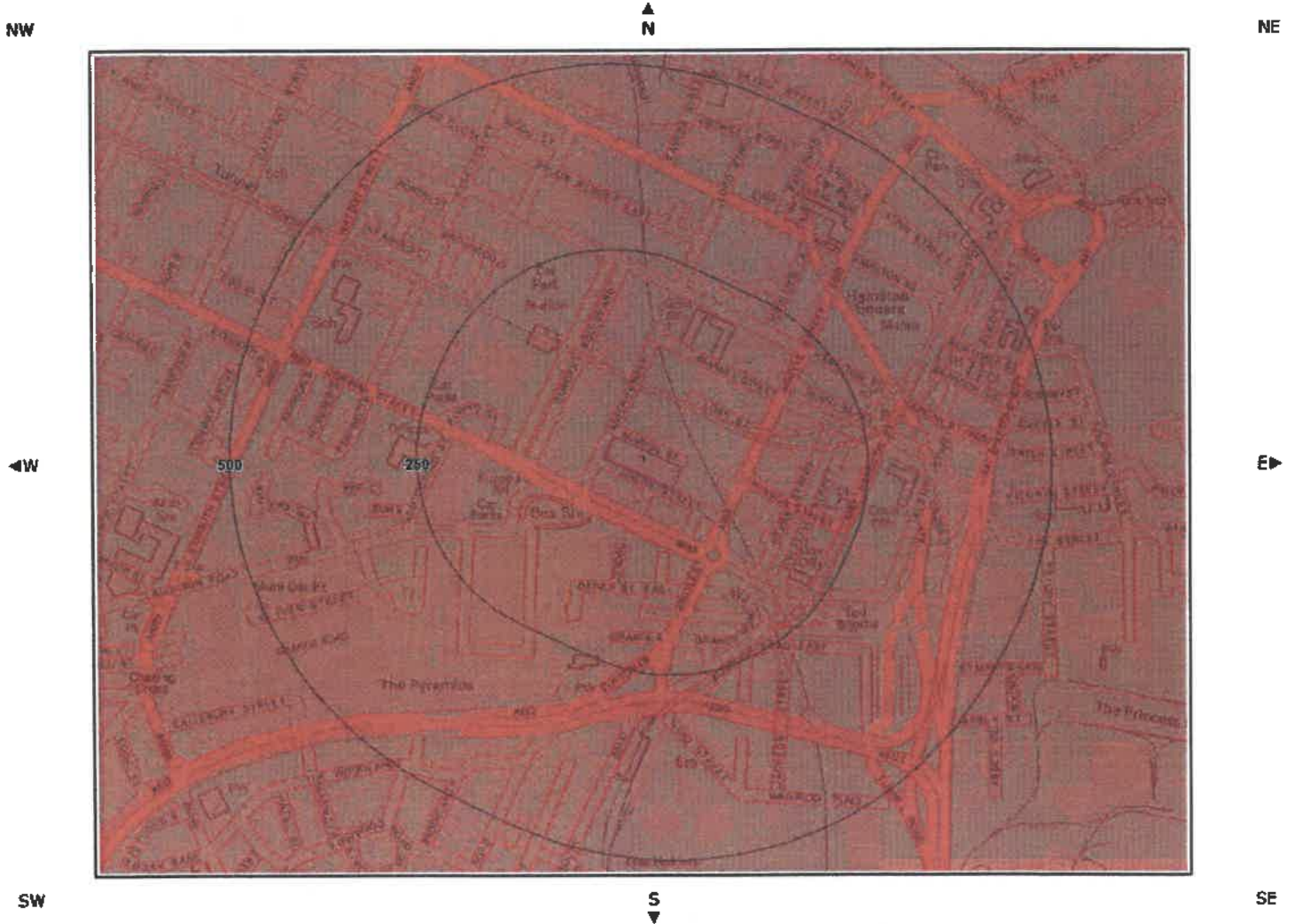
LOCATION INTELLIGENCE

Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:

0

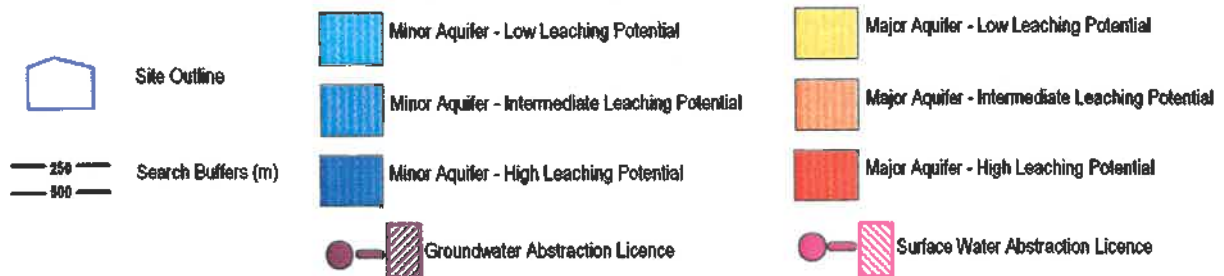
Database searched and no data found.

5a Hydrogeology - Aquifer and Abstraction Licence Map



Hydrogeology Legend

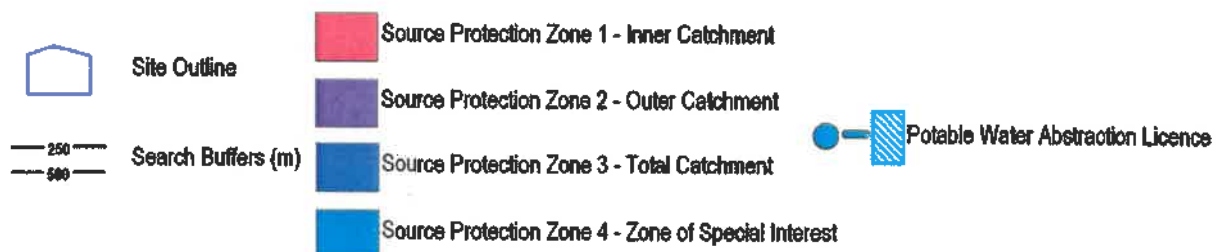
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5b Hydrogeology - SPZ and Potable Water Abstraction Map



Hydrogeology Legend



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5. Hydrogeology

5.1 Groundwater Vulnerability and Soil Classification

Records of aquifer and soil classification within 200m of the study site:

The following groundwater information is represented as polygons on the Aquifer and Abstraction Map 5a:

ID	Distance (m)	Direction	Classification
1	0.0	On Site	Major Aquifer/High Leaching Potential

5.2 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site? Yes

The following Source Protection Zones records provided by the Environment Agency/Natural Resources Wales are represented as polygons on the SPZ and Potable Water Abstraction Map 5B:

Distance (m)	Direction	Type	Description
0.0	On Site	3	Total catchment

5.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 1000m of the study site? No

Database searched and no data found.

5.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 1000m of the study site? No

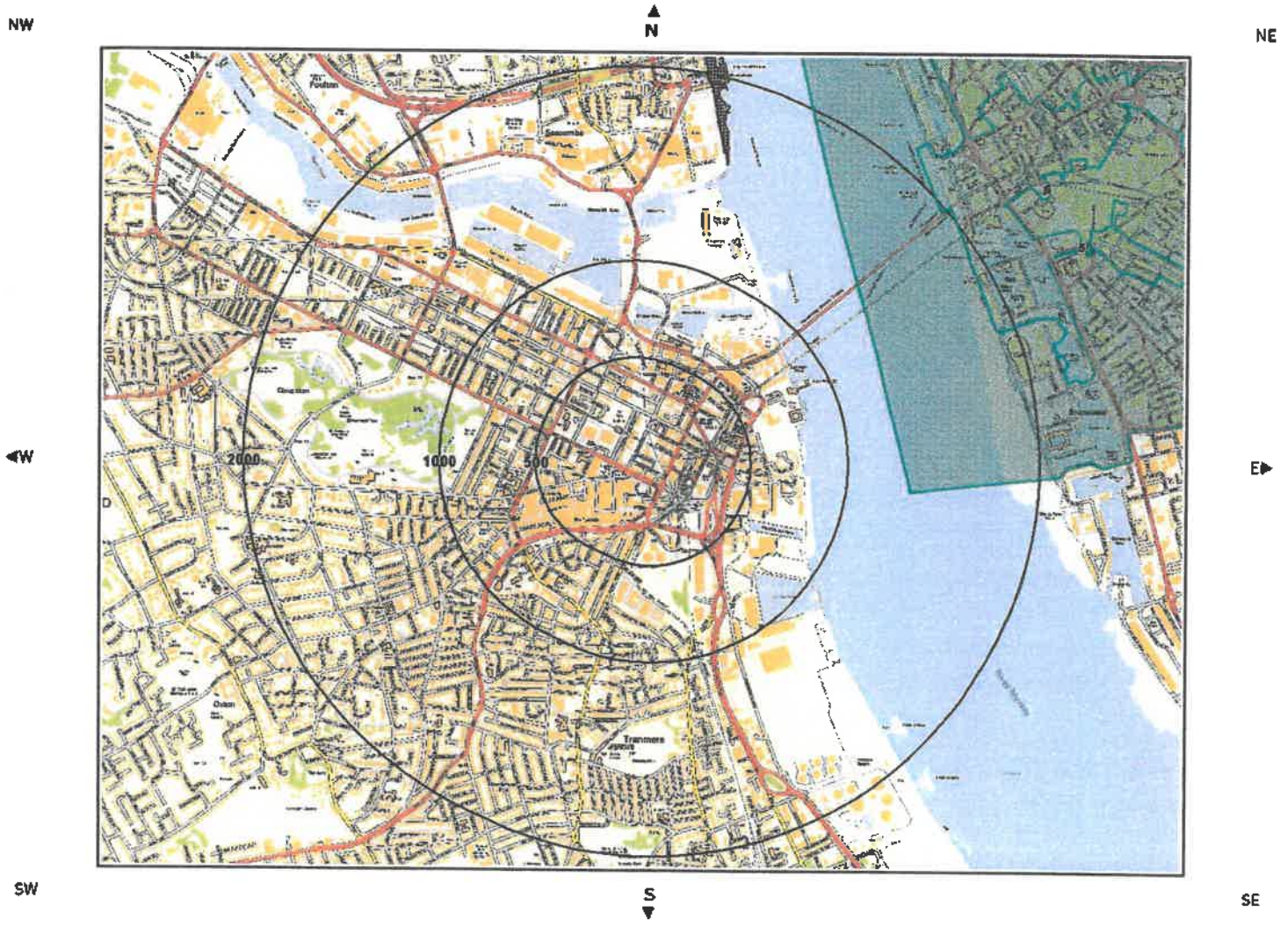
Database searched and no data found.

5.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 1000m of the study site? No

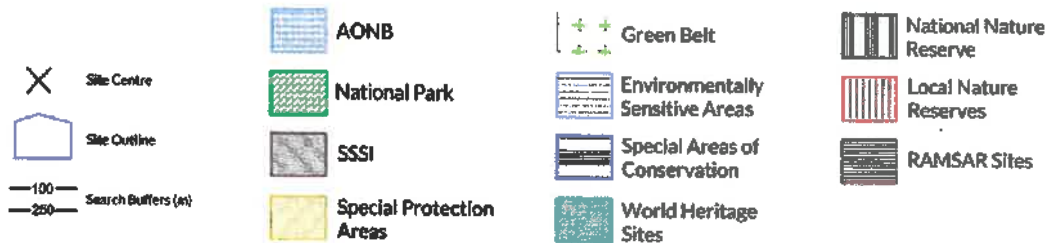
Database searched and no data found.

6 Environmental Setting Map



Environmental Setting Legend

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6.Environmental Setting Findings

6.1 Designated Sites

Presence of sites of ecological and landscape value within 2000m of the study site? Yes

Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site: 2

The following Sites of Special Scientific Interest (SSSI) records provided by English Nature/Natural Resources Wales are represented as polygons on the Environmental Setting map:

ID	Distance [m]	Direction	SSSI Name	Data Source
2	1567.0	N	Mersey Narrows	Natural England
3	1946.0	N	Mersey Narrows	Natural England

Records of National Nature Reserves (NNR) within 2000m of the study site: 0

Database searched and no data found.

Records of Special Areas of Conservation (SAC) within 2000m of the study site: 0

Database searched and no data found.

Records of Special Protection Areas (SPA) within 2000m of the study site: 1

The following Special Protection Areas (SPA) records provided by English Nature/Natural Resources Wales are represented as polygons on the Environmental Setting map:

ID	Distance [m]	Direction	SPA Name	Data Source
1A	1569.0	N	Mersey Narrows & North Wirral Foreshore	Natural England

Records of Ramsar sites within 2000m of the study site: 1

The following Ramsar records provided by English Nature/Natural Resources Wales are represented as polygons on the Environmental Setting map:

ID	Distance [m]	Direction	Ramsar Name	Data Source
4A	1567.0	N	Mersey Narrows & North Wirral Foreshore	Natural England

Records of Local Nature Reserves (LNR) within 2000m of the study site: 0

Database searched and no data found.

Records of World Heritage Sites within 2000m of the study site: 2

The following World Heritage Site records provided by English Heritage and CADW are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance [m]	Direction	World Heritage Site Name	Data Source
5	1248.0	E	Liverpool - Maritime Mercantile City Buffer Zone	English Heritage
6	1904.0	E	Liverpool - Maritime Mercantile City	English Heritage

Records of Environmentally Sensitive Areas within 2000m of the study site: 0

Database searched and no data found.

Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site: 0

Database searched and no data found.

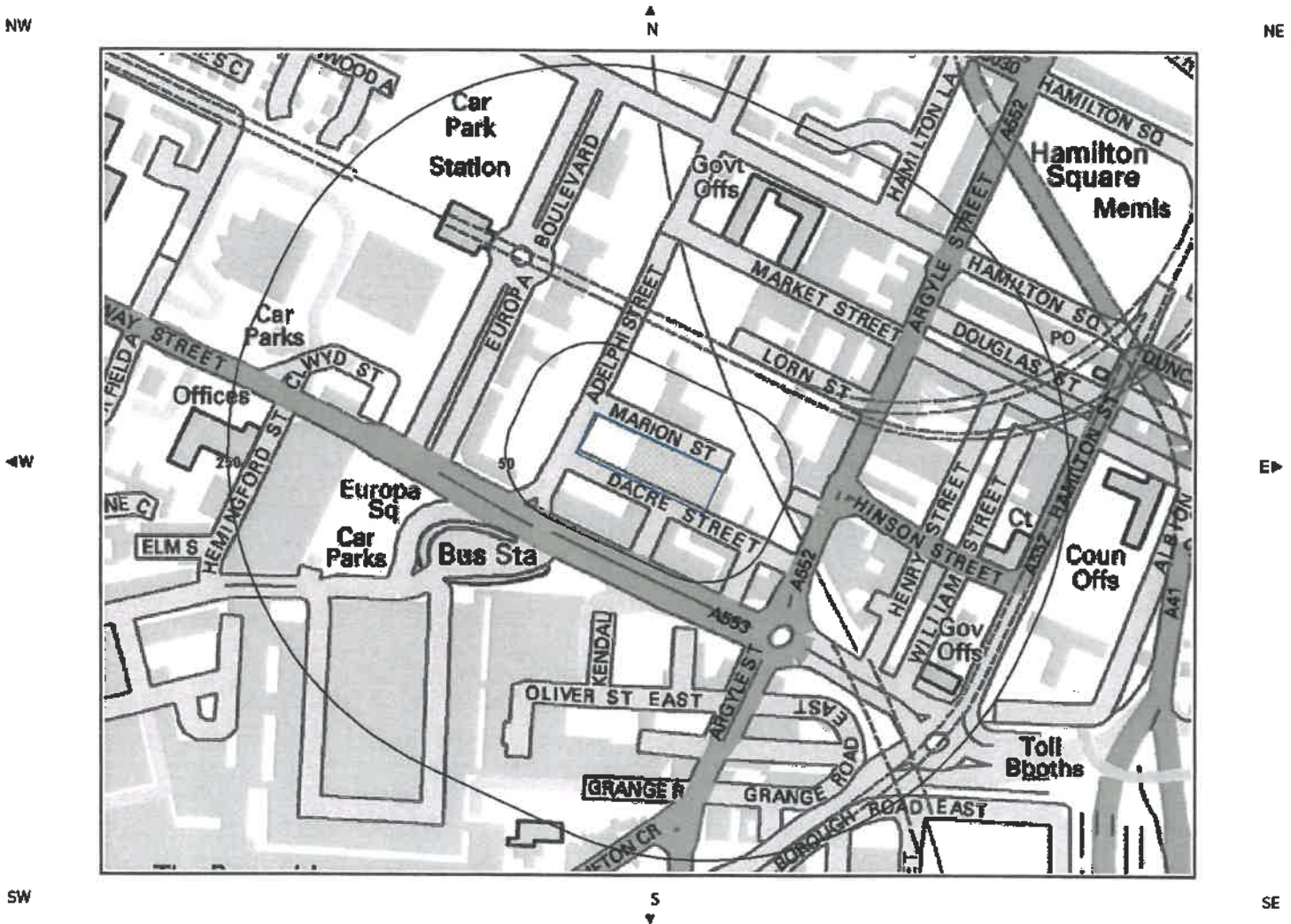
Records of National Parks (NP) within 2000m of the study site: 0

Database searched and no data found.

Records of Green Belt land within 250m of the study site: 0

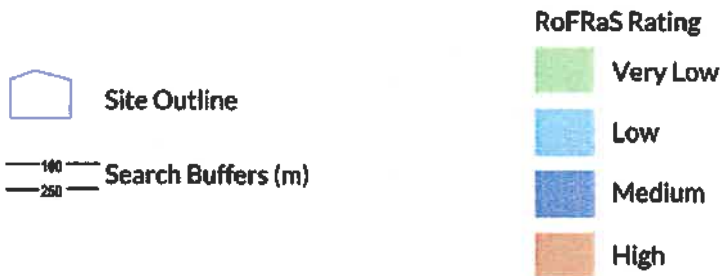
Database searched and no data found.

7 Environment Agency/Natural Resources Wales RoFRaS Flooding Map



Environment Agency/Natural Resources Wales RoFRaS Flood Legend

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7. Flooding

7.1 Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating (River and Coastal)

What is the highest risk of flooding onsite?

Very Low

RoFRaS data for the study site indicates the property has a Very Low (less than 1 in 1000) chance of flooding in any given year.

A number of major insurance companies refer to this information within their risk model, although they may also utilise additional information such as claims histories, which may further influence their decision. Where a High risk of flooding is identified flood risk insurance may be difficult to obtain without further work being undertaken. Property owners of sites within Low and Medium risk areas are still considered to be at risk of flooding and insurance premiums may be increased as a result. Owners of properties within Low, Medium and High risk areas, are advised to sign up to the Environment Agency/Natural Resources Wales's Flood Warning scheme

Any relevant data within 250m is represented on Map 7- Environment Agency/Natural Resources Wales RoFRaS Flooding.

7.2 Historic Flood Outlines

Has the site been subject to historic flooding as recorded by the Environment Agency/Natural Resources Wales?

No

This database shows the individual footprint of every flood event recorded by the Environment Agency/Natural Resources Wales and previous bodies. Absence of a historic flood event outline does not mean the site has never flooded, and a record of a flood event at the site does not necessarily mean that the site will flood again.

8. Contacts

Groundsure

Tel: 08444 159 000

Facsimile: 01273 763569

helpline@groundsure.com

Groundsure Ltd, Sovereign House, Church Street, Brighton,
BN1 1UJ



British Geological Survey (England & Wales)

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



British Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL

Environment Agency

National Customer Contact Centre, PO Box 544

Rotherham, S60 1BY

Tel: 03708 506 506

Web: www.environment-agency.gov.uk

Email: enquiries@environment-agency.gov.uk



Ordnance Survey

Adanac Drive, Southampton

SO16 0AS

Tel: 08456 050505



Local Authority

Wirral Council. Address: Town Hall, Brighton Street,

Wallasey, Wirral, CH44 8ED. Web:

<http://www.wirral.gov.uk/>. Tel: 0151 606 2000

Get Mapping PLC

Virginia Villas, High Street, Hartley Witney, Hampshire RG27 8NW

Tel: 01252 845444



CoPSO

The Old Rectory, Church Lane, Thornby, Northants NN6 8SN

Tel: 0871 4237191

(www.copso.org.uk)



Acknowledgments

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Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, English Nature who retain the Copyright and Intellectual Property Rights for the data.

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

Report Reference: [SG-BAR-4774519](#)

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Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

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The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search 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 products and services comply with industry registration rules and standards and relevant laws
- 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 they find 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
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Website: www.tpos.co.uk
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

Report Reference: [SG-BAR-4774519](#)

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If you would like any further assistance regarding this report then please contact Siteguard Helpline on (T) 08444 159 000, email: helpline@groundsure.com

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to: Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Standard Terms and Conditions

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<https://www.groundsure.com/terms-and-conditions-march-2018/>

APPENDIX V

Land Use Questionnaire

BARCLAYS SITEGUARD: LAND USE QUESTIONNAIRE - F/H & L/H COMMERCIAL PROPERTY	ERMU Reference Number (provided by ERMU when, if required, your referral is completed)	L42 18-264
---	--	---------------

FOR COMPLETION BY THE PANEL VALUER – VERY IMPORTANT	
VALUATION EXCHANGE REFERENCE NUMBER	XK178680
BARCLAYS SITEGUARD REFERENCE NUMBER	SG-BAR-4774519
NAME OF BARCLAYS CUSTOMER:	A.E.V. Ltd
PROPERTY ADDRESS:	6 Marion Street, Birkenhead, Wirral, CH41 6LT
BARCLAYS RELATIONSHIP MANAGER/BRANCH TEAM CONTACT NAME/ PHONE NUMBER.	Jackie Warburton. 07775 544228

PANEL VALUER STEP 1: IN ORDER TO ADDRESS ENVIRONMENTAL RISK ISSUES WHERE YOU ARE REQUESTED TO WITHIN YOUR INSTRUCTION PLEASE ORDER A BARCLAYS SITEGUARD REPORT AT THE FOLLOWING SITE: <https://ordermaps.groundsure.com>- COST £55+VAT (THE COST OF WHICH SHOULD HAVE ALREADY BEEN AGREED WITH THE COMMISSIONING BRANCH). SITEGUARD HELPLINE: 08444159000

PANEL VALUER STEP 2: UPON RECEIPT OF THE BARCLAYS SITEGUARD REPORT MATCH THE CONCLUSION TO 1 or 2 BELOW AND COMPLETE THE REQUIRED ACTIONS.	
1. Barclays SiteGuard Report Conclusion: Acceptable Environmental Risk or Acceptable Environmental Risk: Barclays	Complete Section A below & complete your valuation report including this form and Barclays SiteGuard Report by way of appendix. <u>No</u> requirement for ERMU referral [unless you are aware of an issue not picked up by the SiteGuard Report].
2. Barclays SiteGuard Report Conclusion: In Need of Further Assessment	Complete Sections A - D below in full & forward this form with a copy of Barclays SiteGuard Report to ERMU@barclays.com [At this stage Do NOT issue your valuation]

SHOULD YOU WISH TO DISCUSS THE CASE PRIOR TO SUBMITTING YOUR VALUATION REPORT OR REFERRING TO BARCLAYS' ERMU PLEASE CONTACT ALISTAIR WRIGHT AT BARCLAYS ON 020 7116 5675.

SECTION A: INITIAL ENVIRONMENTAL CONSIDERATION

Based on the information within the Barclays SiteGuard Report and anything additional you have gathered, do environmental issues have a material impact on your valuation of the property?

	Yes	No	NYD	N/A
1. For continued use "as current or proposed"?			x	
2. Based on any proposed redevelopment requiring Planning Consent?				x

Comments:

If you have answered "yes" or "not yet determined", do you consider that the Bank should commission a specialist environmental risk assessment in respect of this property?

Yes	x	No	
-----	---	----	--

What type of report – if any - would you recommend?	Phase I Risk Assessment (contamination focused)	x	Environmental Audit (operationally focused)	
	Other Recommendation: Please Specify:			

Any Additional Comments?	We are informed by the banks customer that a contamination survey was done in 2009 – including drilling of 22 bore holes – and that it revealed nothing adverse. We have not had sight of any documentation and have no further information. The property is used for the development, manufacture, testing and distribution of solvents and resins for use in the electrical industry. There are large amounts of material stored on site – in tanks, drums and IBC's etc.. All storage is above ground. No underground tanks. Tanks are banded. The buildings have concrete flooring throughout and open site areas – comprising car park and tank farm - are hard surfaced.
--------------------------	--

Valuer's Contact Name:	Robert Hodgkiss
Valuation Firm:	S K real Estate (Liverpool) Ltd.

Valuer Telephone Number & EMAIL Address: (Very Important)	0151 207 9966. robert.hodgkiss@skrealestate.co.uk
Date	05/03/2018

B: PROPERTY DETAILS

Current Use	See " Additional Comments " section above.
Proposed Use	Same
Tenure (if leasehold, please quote term)	Freehold
Approximate size in hectares	0.3273 ha
Estimated Age of property / building	Built around 2008
Anticipated value of the Land/Property	Customers estimated value £750,000

C: DEVELOPMENT/REDEVELOPMENT

Is it proposed to develop/redevelop the site (including extensions to existing buildings)?

Yes No

If YES [& where Planning Consent is required] are there any environmental risk conditions attached to the Planning Consent: e.g. need for an intrusive investigation – remediation strategy etc or monitoring landfill gas etc.

Yes No

If yes please attach an electronic copy with your referral to ERMU. Copy attached?

Yes No

D: SITE INSPECTION

Please complete the following "CONTAMINATION OBSERVATION CHECKLIST" during your site inspection.

Asbestos	Does the property hold an asbestos register to comply with Asbestos in the Workplace regulations?	Yes
	Do you consider asbestos issues may materially impact upon your valuation?	No*
Regulatory Compliance	Are there any types of environment related permit / authorisation / license that are related to operations conducted by the business? If yes, are you able to provide any further details? [Please detail below under "Additional Comments"]	Not Known*
Bulk Storage Tanks	Are underground Storage Tanks present? If yes, are any tanks over 20 years of age?	No
	Are above Ground Storage Tanks present? If yes, do they appear to be Oil Storage Reg. Compliant?	N/A
	What is the current status of the tanks: e.g. Operational/Decommissioned etc.	Yes
	Were fuel/oil/ chemical drums stored at this property? If yes, are they stored within a bunded area or on sump pallets?	Yes
	Was any staining or spillage noted?	No
	Is impermeable hardstanding present across areas at / in the vicinity of fuel / oil / chemical storage?	None
	Is there an interceptor on the site drainage line?	Yes
Waste / flytipping	Any flytipping?	Not Known*
	Do the deposited wastes have the potential to cause pollution / ground contamination?	None N/A

* Delete as applicable

Additional Comments: Please provide here any additional comments in relation your answers in this questionnaire.

BARCLAYS RELATIONSHIP TEAM ACTION: IN THE EVENT THAT THE BARCLAYS SITEGUARD REPORT CONCLUDED "IN NEED OF FURTHER ACTION" PLEASE ENSURE THE VALUER HAS REFERRED THE CASE TO ERMU PRIOR TO ISSUING THEIR REPORT & HAS INSERTED THEIR ERMU REFERENCE NUMBER ON PAGE 1.

APPENDIX VI
Email from Bank's ERMU

Robert Hodgkiss

From: alistair.x.wright@barclays.com
Sent: 06 March 2018 07:59
To: Robert Hodgkiss
Cc: jackie.warburton@barclays.com
Subject: LUQ18-264 6 Marion Street, Birkenhead, CH41 6LT. A.E.V. Ltd. XK178680
Attachments: 6 marion st. luq.pdf; 6 marion st. siteguard.pdf

BARCLAYS CLASSIFICATION: Restricted – External

Dear Bob

Thank you for referring the above case to ERMU for review.

Based on the LUQ, the Barclays Siteguard & your comments I am comfortable that the site is acceptable security from an environmental risk perspective: for continued use as current & proposed. On this same basis I can confirm that your recommended Phase I Report is not required for Bank security purposes. Can you issue your valuation report to the commissioning Branch – making sure that you include the following by way of attachment:

- LUQ [inserting reference LUQ18-264].
- Barclays Siteguard Report.
- Copy of this email.

Kind Regards

Alistair

Alistair Wright MSc | Environmental Risk Management | Credit Risk
Tel +44 (0)207 1165675 | Mobile +44 (0) 7469757947 | Email alistair.wright@barclays.com
Barclays, Level 7, 1 Churchill Place, London, E14 5HP
Barclays.com

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Helping people achieve their ambitions – in the right way

 Please consider the environment before printing this email

From: Robert Hodgkiss [mailto:Robert.Hodgkiss@skrealestate.co.uk]
Sent: 05 March 2018 17:05
To: Wright, Alistair: Group Credit Risk <Alistair.x.Wright@barclayscapital.com>
Subject: 6 Marion Street, Birkenhead, CH41 6LT. A.E.V. Ltd. XK178680

This mail originated from outside our organisation - Robert.Hodgkiss@skrealestate.co.uk

Good afternoon,

Please find attached LUQ form and Siteguard report relating to valuation of the above property.

I look forward to hearing from you with your advice / instructions and confirm that I will not submit my valuation report in the meantime.

Regards,

Bob Hodgkiss

R J Hodgkiss, BSc FRICS RICS Registered Valuer
S K REAL ESTATE (Liverpool) Limited, Survey Department.
(Formerly Sutton Kersh Limited)
0151 207 9966

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<https://www.investmentbank.barclays.com/disclosures/personal-information-use.html>

APPENDIX VII
Asbestos Report/Register

Management Asbestos Survey

In accordance with HSG264 - Asbestos: The Survey Guide



AEV Ltd
Marion Street
Birkenhead
Wirral
CH41 6LT

Issue number:	2
Survey number:	10228.02
Survey date:	08/05/2013
Re-inspection date:	11/04/2016
Next re-inspection due:	March 2017
Client:	AEV Ltd
Survey carried out by:	A Stather
Survey compiled by:	Jane Brown
Survey checked by:	<i>J.M. Brown</i>



ACM Surveys Ltd

Contents:

1. Introduction.
2. Site information.
3. Summary.
4. Plans / Sketch.
5. Material Assessment Records.
6. Room Inspection / Asbestos Register
7. Bulk sample identification report.
8. Conditions and exclusions.

Appendix:

1. Explanation of the survey.
2. Record of visitors carrying out works on the premises.
3. Record of staff made aware of this report.
4. Flow chart to assist in the management of any asbestos containing materials.

1. Introduction.

As instructed by AEV Ltd a management asbestos survey re-inspection was carried out at AEV Ltd, Birkenhead, Wirral, CH41 6LT.

The re-inspection survey was based upon the asbestos management survey previously carried out on 08/05/2013 by ACM Surveys Ltd and this asbestos management survey re-inspection report supersedes that survey.

This survey is intended to form the basis for implementing an asbestos register which must be kept updated as various remedial works are carried out. This will ensure the register remains current, relevant and complies with all current relevant legislation concerning asbestos.

A management survey will cover routine and simple maintenance work. However it has to be recognised that where 'more extensive' maintenance or repair work is involved, there may not be sufficient information in the management survey and a localised refurbishment survey will be needed. A refurbishment survey will be required for all work which disturbs the fabric of the building in areas where the management survey has not been intrusive. If any large scale maintenance, refurbishment or demolition works are to be carried out an area specific refurbishment/demolition survey must be carried out prior to the works starting. This type of survey is fully intrusive and must access all areas of the planned works

1.1. Dutyholders responsibility.

An asbestos management survey is undertaken to aid the dutyholder in identifying asbestos products contained within the building or site they are responsible for. As part of the asbestos management plan any identified or presumed asbestos containing materials must be inspected on a regular basis to monitor the condition of the material, record any declamation and continually assess the risk the material presents to health.

This report is intended to assist in producing or maintaining the asbestos register which must be kept updated as various remedial works are carried out. This will ensure the register remains current, relevant and complies with regulation 4 of The Control of Asbestos Regulations 2012.

As part of the management plan required by regulation 4, occupiers or owners of premises have an obligation to inform any persons liable to disturb ACMs (Asbestos Containing Materials) about the presence and condition of such materials. The risks can arise from normal occupation of the premises, to workers involved in maintenance, repair, refurbishment or demolition. A register is appended at the back of this report for any persons who may be at risk to sign and acknowledge this report has been brought to their attention.

2. Scope of Works.

The purpose of the survey was to locate, identify and record as far as possible any asbestos containing materials contained within the scope of our works.

2.1. Type and Date of construction (if known).

2 storey office and warehouse property. Masonry construction with external metal cladding.

2.2. Survey Limitations.

Any areas where access to survey is deemed inaccessible or restricted should be subjected to an appropriate survey prior to works commencing. Until that time asbestos must be presumed to be present.

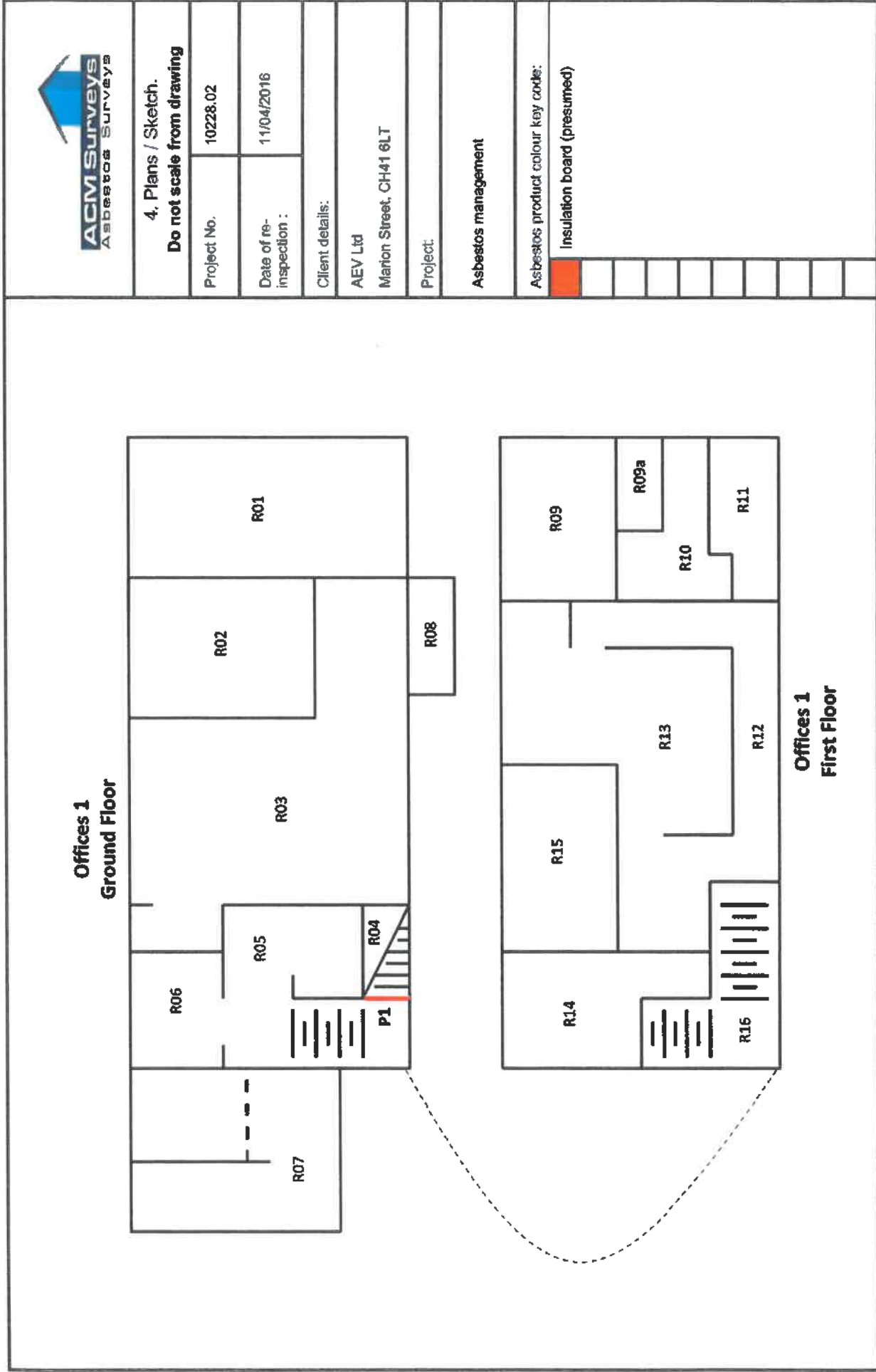
3. Summary of identified asbestos products

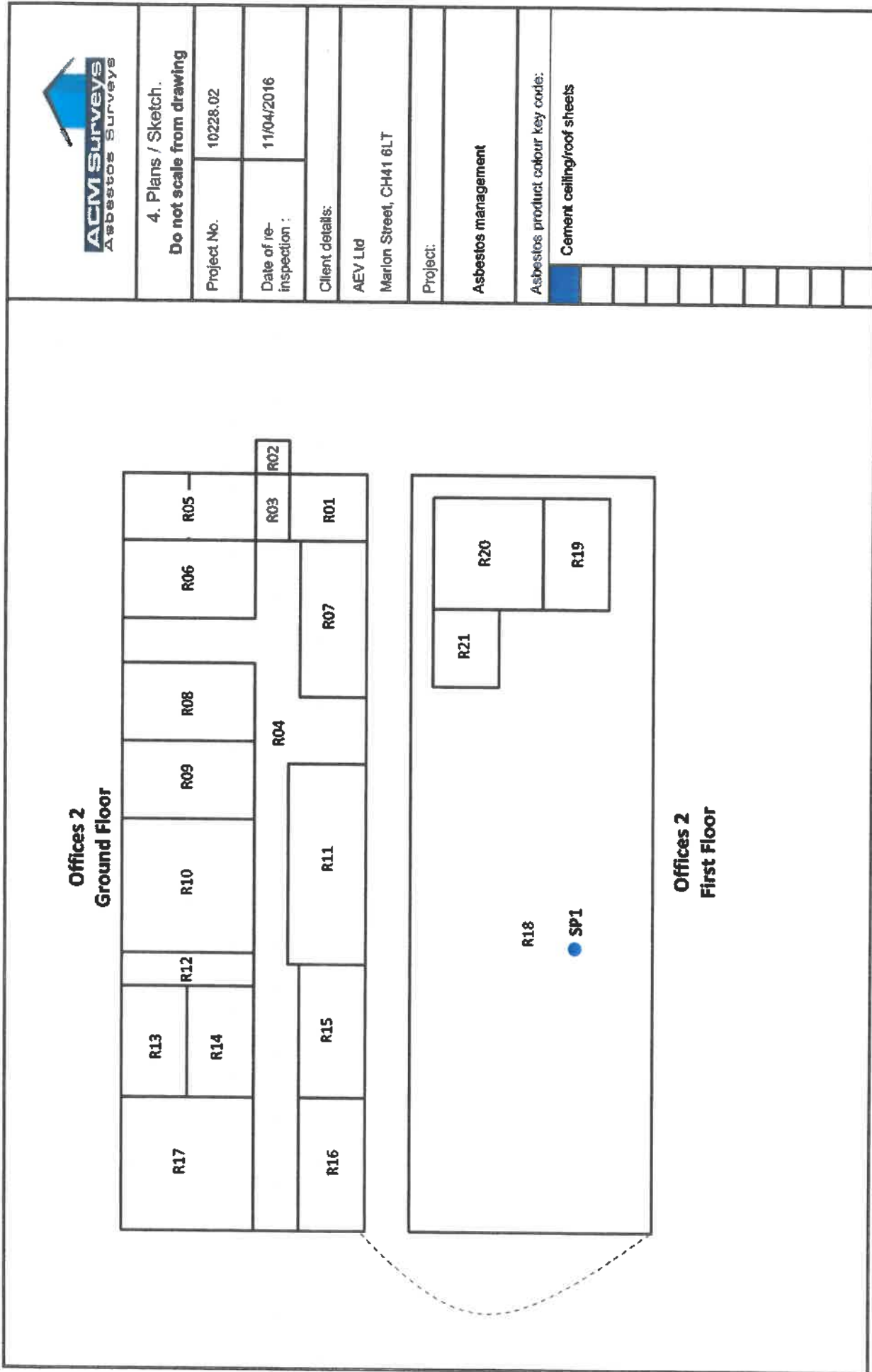
Please read this report in its entirety and do not rely on any one section as a stand-alone viewpoint.

See attached plans for location.

Amounts shown are approximate and should be checked on site.

Summary of identified asbestos products						
Inspection ID	Area	Location	Ref. No.	Amount	Description	
Not accessed	Offices 1 R04 Store room	Wall void	P1	Throughout	No access behind timber panel to wall	
Presumed	Warehouse Area 1	Machinery	P2	Throughout	Presumed gaskets to flanges	
Not accessed	Warehouse Area 2	Floor-void	P3	Throughout	No access to floor-void. Accessed 11/04/2016 and no suspect materials found	
Strongly presumed	Offices 2 R18 Store	Ceiling	SP1	Throughout	Performed corrugated sheets above plasterboard ceiling panels	
Strongly presumed	Warehouse Area 1	Ceiling	SP2	Throughout	Performed corrugated sheets above plasterboard ceiling panels	
Strongly presumed	Warehouse Area 2	Ceiling	SP3	Throughout	Performed corrugated sheets above plasterboard ceiling panels	
Strongly presumed	Warehouse Area 3	Ceiling	SP4	Throughout	Performed corrugated sheets above plasterboard ceiling panels	
Strongly presumed	Warehouse Area 4	Ceiling	SP5	Throughout	Performed corrugated sheets above plasterboard ceiling panels	
Strongly presumed	Whole site External	Roof	SP6	Throughout	Performed corrugated sheets (visual from internal) presumed be below metal profile sheets	





4. Plans / Sketch.
Do not scale from drawing

Project No. 10228.02

Date of re-inspection : 11/04/2016

Client details:

AEV Ltd
Marion Street, CH41 6LT

Project:

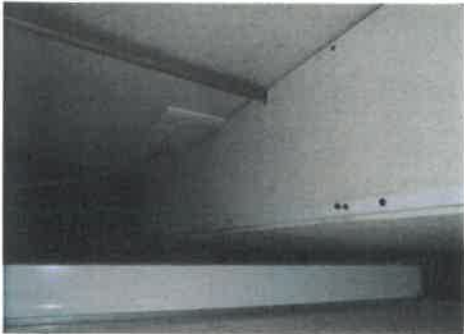
Asbestos management


Asbestos product colour key code:

Cement ceiling/roof sheets

5. Material Assessment Records (See also Appendix 1 & 4)


The Priority Risk Assessment scores have been completed based upon the surveyor's observations at the time of inspection, however these must be checked by the Duty Holder or their representative and updated accordingly

					Building / Floor: Offices 1 / Ground Area: R01 Office Location: Ceiling void Product: Board Description: Supalux lining to ceiling Recommended Action: No action required				
Level of ID		Sample			Asbestos Type			Extent	
Sample		001			No asbestos detected			20m2	
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	


					Building / Floor: Offices 1 / Ground Area: R01 Office Location: Windows Product: Resin Description: Sealant to windows Recommended Action: No action required				
Level of ID		Sample			Asbestos Type			Extent	
Sample		002			No asbestos detected				
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	


	<p>Building / Floor: Offices 1 / Ground Area: R01 Office Location: Floor Product: Resin Description: Adhesive beneath carpet tile overlay (on concrete) Recommended Action: No action required</p>
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Level of ID		Sample			Asbestos Type			Extent	
Sample		003			No asbestos detected			20m2	
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	

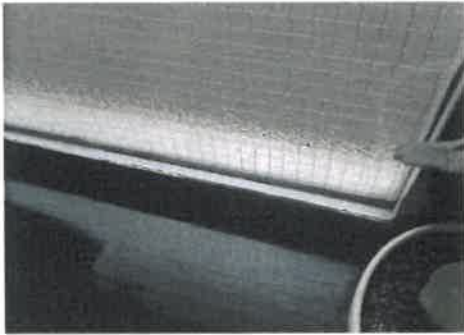
	<p>Building / Floor: Offices 1 / Ground Area: R02 Office Location: Ceiling void Product: Board Description: Supalux lining to ceiling Recommended Action: No action required</p>
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Level of ID		Sample			Asbestos Type			Extent	
As sample		As 001			No asbestos detected			12m2	
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	


					<p>Building / Floor: Offices 1 / Ground Area: R02 Office Location: Windows Product: Resin Description: Sealant to windows Recommended Action: No action required</p>				
Level of ID		Sample		Asbestos Type			Extent		
As sample		As 002		No asbestos detected					
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	

					<p>Building / Floor: Offices 1 / Ground Area: R02 Office Location: Floor Product: Resin Description: Adhesive beneath carpet tile overlay (on concrete) Recommended Action: No action required</p>				
Level of ID		Sample		Asbestos Type			Extent		
As sample		As 003		No asbestos detected			12m2		
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	


					Building / Floor: Offices 1 / Ground Area: R03 Office Location: Ceiling void Product: Board Description: Supalux lining to ceiling Recommended Action: No action required				
					Level of ID		Sample		Asbestos Type
As sample		As 001		No asbestos detected		30m2			
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	

					Building / Floor: Offices 1 / Ground Area: R03 Office Location: Windows Product: Resin Description: Sealant to windows Recommended Action: No action required				
					Level of ID		Sample		Asbestos Type
As sample		As 002		No asbestos detected					
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	


					Building / Floor: Offices 1 / Ground Area: R03 Office Location: Floor Product: Resin Description: Adhesive beneath carpet tile overlay (on concrete) Recommended Action: No action required				
Level of ID		Sample		Asbestos Type			Extent		
As sample		As 003		No asbestos detected			30m2		
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	

					Building / Floor: Offices 1 / Ground Area: R04 Store room Location: Wall void Product: Board Description: No access behind timber panel to wall Recommended Action: Further investigation required prior to any works being carried out that may disturb this material.				
Level of ID		Sample		Asbestos Type			Extent		
Not accessed		P1		Presumed			Throughout		
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
To be confirmed upon further investigation									
Risk Category		N/A			Inspection Regime			N/A	





	<p>Building / Floor: Offices 1 / Ground Area: R05 Circulation Location: Ceiling void Product: Board Description: Supalux lining to walls Recommended Action: No action required</p>
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Level of ID	Sample	Asbestos Type	Extant						
As sample	As 001	No asbestos detected	6m2						
Material Risk									
Priority Risk									
Total risk									
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	


	<p>Building / Floor: Offices 1 / Ground Area: R05 Circulation Location: Floor Product: Resin Description: Adhesive beneath carpet tile overlay (on concrete) Recommended Action: No action required</p>
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Level of ID	Sample	Asbestos Type	Extant						
As sample	As 003	No asbestos detected	5m2						
Material Risk									
Priority Risk									
Total risk									
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	


					<p>Building / Floor: Offices 1 / Ground Area: R06 Entrance Location: Ceiling void Product: Board Description: Supalux lining to walls Recommended Action: No action required</p>				
Level of ID		Sample		Asbestos Type			Extent		
As sample		As 001		No asbestos detected			4m2		
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	

					<p>Building / Floor: Offices 1 / Ground Area: R06 Entrance Location: Walls Product: Resin Description: Sealant to door frame Recommended Action: No action required</p>				
Level of ID		Sample		Asbestos Type			Extent		
As sample		As 002		No asbestos detected					
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	

					Building / Floor: Offices 1 / First Area: R09 Canteen Location: Windows Product: Resin Description: Sealant to windows Recommended Action: No action required				
Level of ID		Sample			Asbestos Type			Extent	
As sample		As 002			No asbestos detected				
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	

					Building / Floor: Offices 1 / First Area: R09 Canteen Location: Floor Product: Vinyl Description: Grey vinyl overlay on timber panel Recommended Action: No action required				
Level of ID		Sample			Asbestos Type			Extent	
Sample		004			No asbestos detected			10m2	
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	

					<p>Building / Floor: Offices 1 / First Area: R09a Store room Location: Floor Product: Vinyl Description: Black/white vinyl overlay on timber panel Recommended Action: No action required</p>				
Level of ID		Sample			Asbestos Type			Extent	
Sample		005			No asbestos detected			2m2	
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	

					<p>Building / Floor: Offices 1 / First Area: R12 Corridor Location: Floor Product: Resin Description: Adhesive beneath carpet tile overlay (on timber panel) Recommended Action: No action required</p>				
Level of ID		Sample			Asbestos Type			Extent	
Sample		006			No asbestos detected			10m2	
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	

	<p>Building / Floor: Offices 1 / First</p> <p>Area: R13 Office</p> <p>Location: Windows</p> <p>Product: Resin</p> <p>Description: Sealant to windows</p> <p>Recommended Action: No action required</p>
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Level of ID		Sample			Asbestos Type			Extent	
As sample		As 002			No asbestos detected				
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	

	<p>Building / Floor: Offices 1 / First</p> <p>Area: R13 Office</p> <p>Location: Floor</p> <p>Product: Resin</p> <p>Description: Adhesive beneath carpet tile overlay (on timber panel)</p> <p>Recommended Action: No action required</p>
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Level of ID		Sample			Asbestos Type			Extent	
As sample		As 006			No asbestos detected			25m2	
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	


	<p>Building / Floor: Offices 1 / First Area: R14 Office Location: Windows Product: Resin Description: Sealant to windows Recommended Action: No action required</p>
---	---

Level of ID		Sample		Asbestos Type		Extent			
As sample		As 002		No asbestos detected					
Material Risk				Priority Risk				Total risk	
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A		Inspection Regime		N/A			

	<p>Building / Floor: Offices 1 / First Area: R14 Office Location: Floor Product: Resin Description: Adhesive beneath carpet tile overlay (on timber panel) Recommended Action: No action required</p>
---	---

Level of ID		Sample		Asbestos Type		Extent			
As sample		As 006		No asbestos detected		12m2			
Material Risk				Priority Risk				Total risk	
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A		Inspection Regime		N/A			

					<p>Building / Floor: Offices 2 / Ground Area: R01 Toilet Location: Ceiling Product: Textured coating Description: Textured coating Recommended Action: No action required</p>				
Level of ID		Sample			Asbestos Type			Extent	
Sample		007			No asbestos detected			6m2	
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	


					<p>Building / Floor: Offices 2 / Ground Area: R04 Corridor Location: Floor Product: Vinyl Description: Brown vinyl tiles on concrete Recommended Action: No action required</p>				
Level of ID		Sample			Asbestos Type			Extent	
Sample		008			No asbestos detected			70m2	
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	

	<p>Building / Floor: Offices 2 / Ground Area: R06 Location: Floor Product: Vinyl Description: Presumed brown vinyl tiles below modern vinyl overlay Recommended Action: No action required</p>
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Level of ID		Sample			Asbestos Type			Extent	
Limited access		As 008			No asbestos detected			Throughout	
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	

	<p>Building / Floor: Offices 2 / Ground Area: R07 Location: Walls Product: Board Description: Supalux board over steel column Recommended Action: No action required</p>
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Level of ID		Sample			Asbestos Type			Extent	
Sample		009			No asbestos detected				
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	

	<p>Building / Floor: Offices 2 / Ground Area: R07 Location: Floor Product: Vinyl Description: Brown vinyl tiles on concrete Recommended Action: No action required</p>
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Level of ID		Sample			Asbestos Type			Extent	
As sample		As 008			No asbestos detected				
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Rooms Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	

	<p>Building / Floor: Offices 2 / Ground Area: R08 Location: Floor Product: Vinyl Description: Brown vinyl tiles below carpet overlay Recommended Action: No action required</p>
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Level of ID		Sample			Asbestos Type			Extent	
As sample		As 008			No asbestos detected			20m2	
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Rooms Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	


	<p>Building / Floor: Offices 2 / Ground</p> <p>Area: R09</p> <p>Location: Floor</p> <p>Product: Vinyl</p> <p>Description: Brown vinyl tiles below modern vinyl overlay</p> <p>Recommended Action: No action required</p>
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Level of ID		Sample		Asbestos Type		Extent			
As sample		As 008		No asbestos detected		20m2			
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	

	<p>Building / Floor: Offices 2 / Ground</p> <p>Area: R10 Canteen</p> <p>Location: Sink</p> <p>Product: Resin</p> <p>Description: Acoustic pad to sink basin</p> <p>Recommended Action: No action required</p>
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Level of ID		Sample		Asbestos Type		Extent			
Sample		010		No asbestos detected		item x1			
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	

					<p>Building / Floor: Offices 2 / Ground Area: R10 Canteen Location: Floor Product: Vinyl Description: Brown vinyl tiles- painted blue Recommended Action: No action required</p>				
Level of ID		Sample			Asbestos Type			Extent	
As sample		As 008			No asbestos detected			30m2	
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	

					<p>Building / Floor: Offices 2 / Ground Area: R12 Location: Floor Product: Vinyl Description: Brown vinyl tiles below carpet overlay Recommended Action: No action required</p>				
Level of ID		Sample			Asbestos Type			Extent	
As sample		As 008			No asbestos detected			6m2	
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	

	<p>Building / Floor: Offices 2 / Ground Area: R13 Office Location: Floor Product: Vinyl Description: Brown vinyl tiles below carpet overlay Recommended Action: No action required</p>
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Level of ID	Sample	Asbestos Type	Extent						
As sample	As 008	No asbestos detected	15m2						
Material Risk				Priority Risk				Total risk	
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	

	<p>Building / Floor: Offices 2 / Ground Area: R15 Locker room Location: Floor Product: Vinyl Description: Brown vinyl tiles below carpet overlay Recommended Action: No action required</p>
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Level of ID	Sample	Asbestos Type	Extent						
As sample	As 008	No asbestos detected	20m2						
Material Risk				Priority Risk				Total risk	
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	

	Building / Floor: Offices 2 / Ground Area: R16 Drying room Location: Floor Product: Vinyl Description: Brown vinyl tiles on concrete Recommended Action: No action required
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Level of ID		Sample			Asbestos Type			Extent	
As sample		As 008			No asbestos detected			20m2	
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	

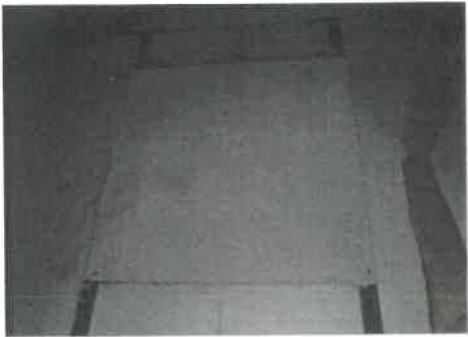
	Building / Floor: Offices 2 / Ground Area: R17 Meeting room Location: Floor Product: Vinyl Description: Brown vinyl tiles below carpet overlay Recommended Action: No action required
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Level of ID		Sample			Asbestos Type			Extent	
As sample		As 008			No asbestos detected			20m2	
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	

					<p>Building / Floor: Offices 2 / First Area: R18 Store Location: Ceiling Product: Cement Description: Preformed corrugated sheets above plasterboard ceiling panels Recommended Action: Label as containing asbestos & manage in situ. Inspect & record condition at recommended intervals. Repairs/removals must be carried out by appropriately qualified persons under controlled conditions.</p>				
Level of ID		Sample		Asbestos Type			Extent		
Strongly presumed		SP1		Chrysotile			Throughout		
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
1	0	1	1	3	1	2	2	0	6
Risk Category		Very low risk			Inspection Regime			12 monthly	

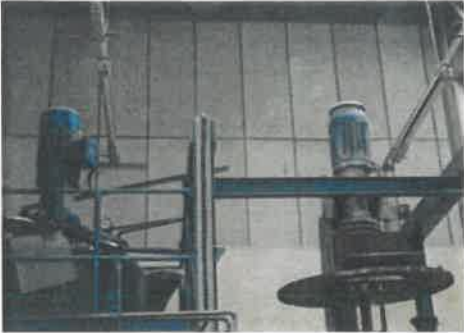



					<p>Building / Floor: Offices 2 / First Area: R18 Store Location: Walls Product: Board Description: Supalux panel lining to wall Recommended Action: No action required</p>				
Level of ID		Sample		Asbestos Type			Extent		
Sample		011		No asbestos detected			120m2		
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	

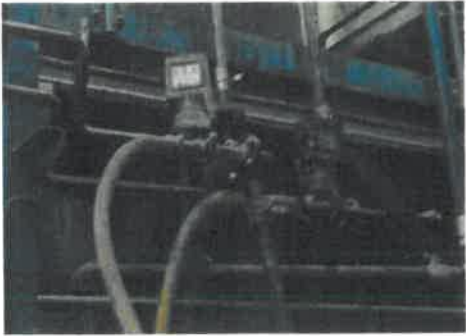
					Building / Floor: Offices 2 / First Area: R18 Store Location: Walls Product: Board Description: Supalux panel Recommended Action: No action required				
Level of ID		Sample		Asbestos Type			Extent		
As sample		As 009		No asbestos detected			1m2		
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	

					Building / Floor: Warehouse / Ground Area: Area 1 Location: Ceiling Product: Cement Description: Preformed corrugated sheets above plasterboard ceiling panels Recommended Action: Label as containing asbestos & manage in situ. Inspect & record condition at recommended intervals. Repairs/ removals must be carried out by appropriately qualified persons under controlled conditions.				
Level of ID		Sample		Asbestos Type			Extent		
Strongly presumed		SP2		Chrysotile			Throughout		
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
1	0	1	1	3	1	2	2	0	8
Risk Category		Very low risk			Inspection Regime			12 monthly	



					<p>Building / Floor: Warehouse / Ground Area: Area 1 Location: Walls Product: Board Description: Supalux panel lining to wall Recommended Action: No action required</p>				
Level of ID		Sample			Asbestos Type			Extent	
As sample		As 011			No asbestos detected			120m2	
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	

					<p>Building / Floor: Warehouse / Ground Area: Area 1 Location: Walls Product: Board Description: Supalux panel Recommended Action: No action required</p>				
Level of ID		Sample			Asbestos Type			Extent	
As sample		As 009			No asbestos detected			1m2	
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	


	<p>Building / Floor: Warehouse / Ground Area: Area 1 Location: Machinery Product: Gasket Description: Presumed gaskets to flanges Recommended Action: Label as potentially containing asbestos. Monitor & record the condition at regular intervals. Further investigation required prior to any works being carried out that may disturb this material.</p>
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Level of ID		Sample			Asbestos Type			Extent	
Presumed		P2			Presumed			All flanges	
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
2	0	1	1	4	1	1	2	0	8
Risk Category		Very low risk			Inspection Regime			12 monthly	





	<p>Building / Floor: Warehouse / Ground Area: Area 1 Location: Floor Product: Vinyl Description: Vinyl skirting to wall Recommended Action: No action required</p>
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Level of ID		Sample			Asbestos Type			Extent	
Sample		012			No asbestos detected			30 Lm	
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	


					Building / Floor: Warehouse / Ground Area: Area 2 Location: Ceiling Product: Cement Description: Preformed corrugated sheets above plasterboard ceiling panels Recommended Action: Label as containing asbestos & manage in situ. Inspect & record condition at recommended intervals. Repairs/removals must be carried out by appropriately qualified persons under controlled conditions.				
Level of ID		Sample			Asbestos Type			Extent	
Strongly presumed		SP3			Chrysotile			Throughout	
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
1	0	1	1	3	1	2	2	0	8
Risk Category		Very low risk			Inspection Regime			12 monthly	

					Building / Floor: Warehouse / Ground Area: Area 2 Location: Walls Product: Board Description: Supalux panel lining to wall Recommended Action: No action required				
Level of ID		Sample			Asbestos Type			Extent	
As sample		As 011			No asbestos detected			<500m2	
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	


					<p>Building / Floor: Warehouse / Ground Area: Area 2 Location: Floor Product: Vinyl Description: Vinyl skirting to wall Recommended Action: No action required</p>				
Level of ID		Sample			Asbestos Type			Extent	
As sample		As 012			No asbestos detected			30 Lm	
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	


					<p>Building / Floor: Warehouse / Ground Area: Area 2 Location: Floor void Product: Not applicable Description: 11/04/2016 - No suspect materials seen within floor void Recommended Action: No action required</p>				
Level of ID		Sample			Asbestos Type			Extent	
Visually inspected		-			No suspect materials			-	
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	


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					<p>Building / Floor: Warehouse / Ground Area: Area 3 Location: Ceiling Product: Cement Description: Preformed corrugated sheets above plasterboard ceiling panels Recommended Action: Label as containing asbestos & manage in situ. Inspect & record condition at recommended intervals. Repairs/removals must be carried out by appropriately qualified persons under controlled conditions.</p>				
Level of ID		Sample		Asbestos Type			Extent		
Strongly presumed		SP4		Chrysotile			Throughout		
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
1	0	1	1	3	1	2	2	0	8
Risk Category		Very low risk			Inspection Regime			12 monthly	




					<p>Building / Floor: Warehouse / Ground Area: Area 3 Location: Walls Product: Board Description: Supalux panel lining to wall Recommended Action: No action required</p>				
Level of ID		Sample		Asbestos Type			Extent		
As sample		As 011		No asbestos detected			<500m2		
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	

					Building / Floor: Warehouse / Ground Area: Area 3 Location: Floor Product: Vinyl Description: Vinyl skirting to wall Recommended Action: No action required				
Level of ID		Sample		Asbestos Type		Extent			
As sample		As 012		No asbestos detected		30 Lm			
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Risk Category		N/A			Inspection Regime			N/A	

					Building / Floor: Warehouse / Ground Area: Area 4 Location: Ceiling Product: Cement Description: Preformed corrugated sheets above plasterboard ceiling panels Recommended Action: Label as containing asbestos & manage in situ. Inspect & record condition at recommended intervals. Repairs/removals must be carried out by appropriately qualified persons under controlled conditions.				
Level of ID		Sample		Asbestos Type		Extent			
Strongly presumed		SP5		Chrysotile		Throughout			
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
1	0	1	1	3	1	2	2	0	8
Risk Category		Very low risk			Inspection Regime			12 monthly	



					Building / Floor: Whole site Area: External Location: Roof Product: Cement Description: Preformed corrugated sheets (visual from internal) may also be below metal profile sheets Recommended Action: Manage in situ. Inspect & record condition at recommended intervals. Repairs/ removals must be carried out by appropriately qualified persons under controlled conditions.				
					Level of ID		Sample		Asbestos Type
Strongly presumed		SP6		Chrysotile		Throughout			
Material Risk					Priority Risk				Total risk
Asbestos Product	Damage to Asbestos	Surface Treatment	Asbestos Type	Total Material Score	Room Activity	Room Accessibility	Room Frequency of Use	Room Maintenance Frequency	Total Priority Risk Assessment
1	0	1	1	3	1	1	2	0	7
Risk Category		Very low risk			Inspection Regime			12 monthly	



6. Room Inspection / Asbestos Register

This section is a comprehensive register of the materials inspected in each area and should be read in conjunction with the Material Assessment records in section 5 of this report.

Room Inspection / Asbestos Register – Offices 1			
Area	Location	Description	Asbestos
Ground R01 Office	Ceiling void	Supalux lining to ceiling	Sample 001 No asbestos detected
	Ceiling void	Plasterboard to walls and beams, plaster over masonry, unlagged pipework	Visually inspected No suspect material
	Ceiling	Mmmf suspended ceiling tiles	Visually inspected No suspect material
	Walls	Plaster on masonry, plasterboard partitions	Visually inspected No suspect material
	Windows	Sealant to windows	Sample 002 No asbestos detected
	Box work	Plasterboard- plastic downpipe inside	Visually inspected No suspect material
	Floor	Adhesive beneath carpet tile overlay (on concrete)	Sample 003 No asbestos detected
	Ceiling void	Supalux lining to ceiling	As sample 001 No asbestos detected
	Ceiling void	Plasterboard to walls and beams, plaster over masonry, unlagged pipework	Visually inspected No suspect material
	Ceiling	Mmmf suspended ceiling tiles	Visually inspected No suspect material
Ground R02 Office	Walls	Plaster on masonry, plasterboard partitions	Visually inspected No suspect material
	Windows	Sealant to windows	As sample 002 No asbestos detected
	Floor	Adhesive beneath carpet tile overlay (on concrete)	As sample 003 No asbestos detected

Area	Location	Description	Level of ID	Asbestos	
Ground R03 Office	Ceiling void	Supalux lining to ceiling	As sample 001	No asbestos detected	
	Ceiling void	Plasterboard to walls and beams, plaster over masonry, unlagged pipework	Visually inspected	No suspect material	
	Ceiling	Mmmf suspended ceiling tiles	Visually inspected	No suspect material	
	Walls	Plaster on masonry, plasterboard partitions	Visually inspected	No suspect material	
	Windows	Sealant to windows	As sample 002	No asbestos detected	
	Box work	Plasterboard- plastic downpipe inside	Visually inspected	No suspect material	
	Floor	Adhesive beneath carpet tile overlay (on concrete)	As sample 003	No asbestos detected	
	Ceiling	Plasterboard	Visually inspected	No suspect material	
	Walls	Plaster on masonry, plasterboard	Visually inspected	No suspect material	
	Wall void	No access behind timber panel to wall	Not accessed P1	Presumed	
Ground R04 Store	Floor	Carpet tile overlay on concrete	Visually inspected	No suspect material	
	Ceiling void	Supalux lining to walls	As sample 001	No asbestos detected	
	Ceiling void	Timber panel to ceiling, plaster on masonry	Visually inspected	No suspect material	
	Ceiling	Mmmf suspended ceiling tiles	Visually inspected	No suspect material	
	Walls	Plaster on masonry, brick	Visually inspected	No suspect material	
	Ground R05 Circulation	Ceiling void	Supalux lining to walls	As sample 001	No asbestos detected
		Ceiling void	Timber panel to ceiling, plaster on masonry	Visually inspected	No suspect material
		Ceiling	Mmmf suspended ceiling tiles	Visually inspected	No suspect material
		Walls	Plaster on masonry, brick	Visually inspected	No suspect material
		Floor	Carpet tile overlay on concrete	Visually inspected	No suspect material
Ceiling void		Supalux lining to walls	As sample 001	No asbestos detected	
Ceiling void		Timber panel to ceiling, plaster on masonry	Visually inspected	No suspect material	
Ceiling		Mmmf suspended ceiling tiles	Visually inspected	No suspect material	
Walls		Plaster on masonry, brick	Visually inspected	No suspect material	
Walls		Plaster on masonry, brick	Visually inspected	No suspect material	



Area	Location	Description	Level of ID	Asbestos
Ground R05 Circulation	Floor	Adhesive beneath carpet tile overlay (on concrete)	As sample 003	No asbestos detected
	Floor	Ceramic tiles, modern vinyl covering to stairs	Visually inspected	No suspect material
Ground R06 Entrance	Ceiling void	Supalux lining to walls	As sample 001	No asbestos detected
	Ceiling void	Timber panel to ceiling, plaster on masonry	Visually inspected	No suspect material
	Ceiling	Mmmf suspended ceiling tiles	Visually inspected	No suspect material
	Walls	Plaster on masonry, brick	Visually inspected	No suspect material
	Walls	Sealant to door frame	As sample 002	No asbestos detected
	Floor	Ceramic tiles	Visually inspected	No suspect material
Ground R07 Reception	Ceiling	Plasterboard	Visually inspected	No suspect material
	Walls	Plasterboard, brick	Visually inspected	No suspect material
	Floor	Painted concrete	Visually inspected	No suspect material
	Ceiling	Timber panel	Visually inspected	No suspect material
Ground R08 Printer room	Walls	Timber panel, brick	Visually inspected	No suspect material
	Floor	Concrete	Visually inspected	No suspect material

Area	Location	Description	Level of ID	Asbestos
First R09 Canteen	Ceiling void	Metal profile sheets to roof, plaster on masonry walls, unlagged pipework, mmmf insulation blankets	Visually inspected	No suspect material
	Ceiling	Plasterboard ceiling tiles	Visually inspected	No suspect material
	Walls	Plaster on masonry, plasterboard partitions; modern acoustic pad to sink basin	Visually inspected	No suspect material
	Windows	Sealant to windows	As sample 002	No asbestos detected
	Floor	Grey vinyl overlay on timber panel	Sample 004	No asbestos detected
	Ceiling void	Metal profile sheets to roof, plaster on masonry walls, unlagged pipework, plastic water tank, mmmf insulation blankets	Visually inspected	No suspect material
	Ceiling	Plasterboard ceiling tiles	Visually inspected	No suspect material
	Walls	Plasterboard and timber partitions, plaster on masonry	Visually inspected	No suspect material
	Pipe work	Unlagged	Visually inspected	No suspect material
	Boiler	Modern	Visually inspected	No suspect material
First R09a Store room	Floor	Black/white vinyl overlay on timber panel	Sample 005	No asbestos detected
	Ceiling void	Metal profile sheets to roof, plaster on masonry walls, unlagged pipework, mmmf insulation blankets	Visually inspected	No suspect material
First R10 Female toilet	Ceiling	Plasterboard ceiling tiles	Visually inspected	No suspect material
	Walls	Plaster on masonry, plasterboard partition, ceramic tiles, modern toilet and cistern	Visually inspected	No suspect material
	Floor	Modern vinyl overlay on timber panel	Visually inspected	No suspect material

Area	Location	Description	Level of ID	Asbestos
First R11 Male toilet	Ceiling void	Metal profile sheets to roof, plaster on masonry walls, unlagged pipework, mmmf insulation blankets	Visually inspected	No suspect material
	Ceiling	Plasterboard ceiling tiles	Visually inspected	No suspect material
	Walls	Plaster on masonry, plasterboard partition, ceramic tiles, modern toilet and cistern	Visually inspected	No suspect material
	Floor	Modern vinyl overlay on timber panel	Visually inspected	No suspect material
First R12 Corridor	Ceiling void	Metal profile sheets to roof, plaster on masonry walls, unlagged pipework, mmmf insulation blankets	Visually inspected	No suspect material
	Ceiling	Plasterboard ceiling tiles	Visually inspected	No suspect material
	Walls	Plasterboard and timber partitions, plaster on masonry	Visually inspected	No suspect material
	Floor	Adhesive beneath carpet tile overlay (on timber panel)	Sample 006	No asbestos detected
First R13 Office	Ceiling void	Metal profile sheets to roof, plaster on masonry walls, unlagged pipework, mmmf insulation blankets	Visually inspected	No suspect material
	Ceiling	Plasterboard ceiling tiles	Visually inspected	No suspect material
	Walls	Plasterboard and timber partitions, plaster on masonry	Visually inspected	No suspect material
	Windows	Sealant to windows	As sample 002	No asbestos detected
	Floor	Adhesive beneath carpet tile overlay (on timber panel)	As sample 006	No asbestos detected

Area	Location	Description	Level of ID	Asbestos
First R14 Office	Ceiling void	Metal profile sheets to roof, plaster on masonry walls, unlagged pipework, mmmf insulation blankets	Visually inspected	No suspect material
	Ceiling	Plasterboard ceiling tiles	Visually inspected	No suspect material
	Walls	Plasterboard and timber partitions, plaster on masonry	Visually inspected	No suspect material
	Windows	Sealant to windows	As sample 002	No asbestos detected
	Floor	Adhesive beneath carpet tile overlay (on timber panel)	As sample 006	No asbestos detected
	Ceiling void	Metal profile sheets to roof, plaster on masonry walls, unlagged pipework, mmmf insulation blankets	Visually inspected	No suspect material
	Ceiling	Plasterboard ceiling tiles	Visually inspected	No suspect material
	Walls	Plasterboard and timber partitions, brick, plaster on masonry	Visually inspected	No suspect material
	Windows	Sealant to windows	As sample 002	No asbestos detected
	Floor	Adhesive beneath carpet tile overlay (on timber panel)	As sample 006	No asbestos detected
First R16 Circulation	Ceiling void	Metal profile sheets to roof, plaster on masonry walls, unlagged pipework, mmmf insulation blankets	Visually inspected	No suspect material
	Ceiling	Plasterboard ceiling tiles	Visually inspected	No suspect material
	Walls	Plaster on masonry, brick, plasterboard partitions	Visually inspected	No suspect material
	Box work	Plasterboard- plastic downpipe inside	Visually inspected	No suspect material
	Floor	Modern vinyl covering to stairs	Visually inspected	No suspect material
	Ceiling void	Metal profile sheets to roof, plaster on masonry walls, unlagged pipework, mmmf insulation blankets	Visually inspected	No suspect material
	Ceiling	Plasterboard ceiling tiles	Visually inspected	No suspect material
	Walls	Plaster on masonry, brick, plasterboard partitions	Visually inspected	No suspect material
	Box work	Plasterboard- plastic downpipe inside	Visually inspected	No suspect material
	Floor	Modern vinyl covering to stairs	Visually inspected	No suspect material

Room Inspection / Asbestos Register – Offices 2

Area	Location	Description	Level of ID	Asbestos
Ground R01 Toilet	Ceiling	Textured coating	Sample 007	No asbestos detected
	Walls	Plaster on masonry, modern toilet and cisterns, plastic downpipe; unlagged pipe work	Visually inspected	No suspect material
	Floor	Ceramic tiles	Visually inspected	No suspect material
Ground R02 Shower	Ceiling	Timber panels	Visually inspected	No suspect material
	Walls	Plaster on masonry, ceramic tiles	Visually inspected	No suspect material
	Floor	Ceramic tiles	Visually inspected	No suspect material
Ground R03 Circulation	Ceiling	Plasterboard	Visually inspected	No suspect material
	Walls	Plaster on masonry, plasterboard partition	Visually inspected	No suspect material
	Floor	Ceramic tiles	Visually inspected	No suspect material
Ground R04 Corridor	Ceiling	Concrete	Visually inspected	No suspect material
	Walls	Plasterboard partition, brick	Visually inspected	No suspect material
	Floor	Brown vinyl tiles on concrete	Sample 008	No asbestos detected
Ground R05	Ceiling	Plasterboard	Visually inspected	No suspect material
	Walls	Plaster on masonry wall and concrete column, brick	Visually inspected	No suspect material
	Floor	Modern vinyl overlay and vinyl skirting on concrete/modern screed	Visually inspected	No suspect material

Area	Location	Description	Level of ID	Asbestos
Ground R06	Ceiling	Plasterboard	Visually inspected	No suspect material
	Walls	Plaster on masonry wall and concrete column, brick, plasterboard partition	Visually inspected	No suspect material
	Floor	Presumed brown vinyl tiles below modern vinyl overlay	Limited access As 008	No asbestos detected
	Ceiling	Concrete	Visually inspected	No suspect material
Ground R07	Walls	Brick, plasterboard partition, plaster on concrete columns	Visually inspected	No suspect material
	Walls	Supalux board over steel column	Sample 009	No asbestos detected
	Floor	Brown vinyl tiles on concrete	As sample 008	No asbestos detected
	Electrics	No suspect materials to switch gear	Visually inspected	No suspect material
	Ceiling	Concrete	Visually inspected	No suspect material
Ground R08	Walls	Brick, plasterboard partitions, plaster on concrete column	Visually inspected	No suspect material
	Floor	Brown vinyl tiles below carpet overlay	As sample 008	No asbestos detected
	Ceiling	Concrete	Visually inspected	No suspect material
Ground R09	Walls	Brick, plasterboard partitions, plaster on concrete column	Visually inspected	No suspect material
	Floor	Brown vinyl tiles below modern vinyl overlay	As sample 008	No asbestos detected
	Ceiling	Concrete	Visually inspected	No suspect material

Area	Location	Description	Level of ID	Asbestos
Ground R10 Canteen	Ceiling	Concrete	Visually inspected	No suspect material
	Walls	Brick, plasterboard partitions, plaster on concrete column	Visually inspected	No suspect material
	Sink	Acoustic pad to sink basin	Sample 010	No asbestos detected
	Floor	Brown vinyl tiles- painted blue	As sample 008	No asbestos detected
Ground R11	Ceiling	Concrete	Visually inspected	No suspect material
	Walls	Brick, plasterboard partitions, plaster on concrete column	Visually inspected	No suspect material
	Floor	Marble	Visually inspected	No suspect material
	Ceiling	Concrete	Visually inspected	No suspect material
Ground R12	Walls	Brick, plasterboard partitions, plaster on concrete column	Visually inspected	No suspect material
	Floor	Brown vinyl tiles below carpet overlay	As sample 008	No asbestos detected
	Ceiling	Concrete	Visually inspected	No suspect material
	Walls	Brick, plasterboard partitions, plaster on concrete column	Visually inspected	No suspect material
Ground R13 Office	Ceiling	Concrete	Visually inspected	No suspect material
	Walls	Brick, plasterboard partitions, plaster on concrete column	Visually inspected	No suspect material
	Floor	Brown vinyl tiles below carpet overlay	As sample 008	No asbestos detected
	Floor	Concrete	Visually inspected	No suspect material



Area	Location	Description	Level of ID	Asbestos
Ground R14 Office	Ceiling	Concrete	Visually inspected	No suspect material
	Walls	Brick, plasterboard partitions, plaster on concrete column	Visually inspected	No suspect material
	Floor	Brown vinyl tiles below carpet overlay	As sample 008	No asbestos detected
Ground R15 Locker room	Ceiling	Concrete	Visually inspected	No suspect material
	Walls	Brick, plasterboard partitions, plaster on concrete column	Visually inspected	No suspect material
	Floor	Brown vinyl tiles below carpet overlay	As sample 008	No asbestos detected
Ground R16 Drying room	Ceiling	Concrete	Visually inspected	No suspect material
	Walls	Brick, plasterboard partitions, plaster on concrete column	Visually inspected	No suspect material
	Floor	Brown vinyl tiles on concrete	As sample 008	No asbestos detected
Ground R17 Meeting room	Ceiling	Concrete	Visually inspected	No suspect material
	Walls	Brick, plasterboard partitions, plaster on concrete column	Visually inspected	No suspect material
	Floor	Brown vinyl tiles below carpet overlay	As sample 008	No asbestos detected
First R18 Store	Ceiling	Preformed corrugated sheets above plasterboard ceiling panels	Strongly presumed SP1	Chrysotile
	Walls	Supalux panel lining to wall	Sample 011	No asbestos detected
	Walls	Supalux panel	As sample 009	No asbestos detected

Area	Location	Description	Level of ID	Asbestos
First R18 Store	Walls	Timber panel and plasterboard partitions, plaster on masonry columns, plastic downpipe, steel framework	Visually inspected	No suspect material
	Floor	Concrete	Visually inspected	No suspect material
First R19 Store	Ceiling	Plasterboard	Visually inspected	No suspect material
	Walls	Plasterboard	Visually inspected	No suspect material
	Floor	Concrete	Visually inspected	No suspect material
	Ceiling	Plasterboard	Visually inspected	No suspect material
First R20	Walls	Plasterboard	Visually inspected	No suspect material
	Floor	Timber effect vinyl overlay on concrete	Visually inspected	No suspect material
	Ceiling	Plasterboard	Visually inspected	No suspect material
First R21 Office	Walls	Plasterboard	Visually inspected	No suspect material
	Floor	Timber effect vinyl overlay on concrete	Visually inspected	No suspect material
	Ceiling	Plasterboard	Visually inspected	No suspect material

Room Inspection / Asbestos Register - Warehouse

Area	Location	Description	Level of ID	Asbestos
Ground Area 1	Ceiling	Preformed corrugated sheets above plasterboard ceiling panels	Strongly presumed SP2	Chrysotile
	Walls	Supalux panel lining to wall	As sample 011	No asbestos detected
	Walls	Supalux panel	As sample 009	No asbestos detected
	Machinery	Presumed gaskets to flanges	Presumed P2	Presumed
	Walls	Timber panel and plasterboard partitions, plaster on masonry columns, plastic downpipe, steel framework	Visually inspected	No suspect material
	Floor	Concrete	Visually inspected	No suspect material
	Floor	Vinyl skirting to wall	Sample 012	No asbestos detected
	Ceiling	Preformed corrugated sheets above plasterboard ceiling panels	Strongly presumed SP3	Chrysotile
	Walls	Supalux panel lining to wall	As sample 011	No asbestos detected
	Machinery	Modern gaskets	Visually inspected	No suspect material
	Walls	Timber panel and plasterboard partitions, plaster on masonry columns, plastic downpipe, steel framework, plasterboard panels to walls, metal lining to heating store	Visually inspected	No suspect material
	Ground Area 2	Floor	Concrete	Visually inspected
Floor		Vinyl skirting to wall	As sample 012	No asbestos detected
Floor-void		No access to floor-void Accessed 11/04/2016 and no suspect materials visible	Not-accessed P3	Presumed

Area	Location	Description	Level of ID	Asbestos
Ground Area 3	Ceiling	Preformed corrugated sheets above plasterboard ceiling panels	Strongly presumed SP4	Chrysotile
	Walls	Supalux panel lining to wall	As sample 011	No asbestos detected
	Walls	Timber panel and plasterboard partitions, plaster on masonry columns, plastic downpipe, steel framework, plasterboard panels to walls	Visually inspected	No suspect material
	Floor	Concrete	Visually inspected	No suspect material
	Floor	Vinyl skirting to wall	As sample 012	No asbestos detected
Ground Area 4	Ceiling	Preformed corrugated sheets above plasterboard ceiling panels	Strongly presumed SP5	Chrysotile
	Walls	Metal cladding, masonry, plasterboard panels to walls, plasterboard to steel columns, metal framework, plastic down pipes	Visually inspected	No suspect material
	Floor	Concrete	Visually inspected	No suspect material
External Whole site	Roof	Preformed corrugated sheets (visual from internal) may be below metal profile sheets	Strongly presumed SP6	Chrysotile
	Walls	Metal profile cladding to masonry	Visually inspected	No suspect material



ACM Surveys
Unit 1, The Green
Fairway Industrial Park
Birstall
WF17 9QA

TEST CERTIFICATE

PA Ref. : A 21592
Date Received : 15.05.13
Samples Analysed By : A.Worrall
Date Analysis Completed : 16.05.13
Date Reported : 16.05.13
Samples Taken By : Client
Samples Address : AEV Ltd, Birkenhead, Wirral, CH41 6LT
Job/PO No.(If Required) : ACM10228

Lab Ref	Client Ref	Location	Description	Asbestos Identification
A96119	1	Ground Offices 1 - R01 Office Ceiling void	Supalux lining to ceiling	No Asbestos Detected
A96120	2	Ground Offices 1 - R01 Office Windows	Sealant to windows	No Asbestos Detected
A96121	3	Ground Offices 1 - R02 Office Floor	Adhesive beneath carpet tiles	No Asbestos Detected
A96122	4	First Offices 1 - R09 Canteen Floor	Grey vinyl overlay	No Asbestos Detected
A96123	5	First Offices 1 - R09A Store Floor	Black/white vinyl overlay	No Asbestos Detected
A96124	6	First Offices 1 - R12 Corridor Floor	Adhesive beneath carpet tiles	No Asbestos Detected
A96125	7	Ground Offices 2 - R02 WC Ceiling	Textured coating on ceiling	No Asbestos Detected
A96126	8	Ground Offices 2 - R04 Corridor Floor	Brown vinyl tiles	No Asbestos Detected
A96127	9	Ground Offices 2 - R07 Wall	Supalux panel over steel column	No Asbestos Detected
A96128	10	Ground Offices 2 - R10 Canteen Sink	Acoustic pad to underside of sink	No Asbestos Detected
A96129	11	First Offices 2 - R18 Store Wall	Supalux lining to wall	No Asbestos Detected
A96130	12	Ground Warehouse - Area 1 Floor	Vinyl skirting to floor/wall	No Asbestos Detected

Where the sample is not taken by Precision Analysis NW Ltd, the laboratory cannot be responsible for inaccurate or unrepresentative sampling.

Note : Analysis was carried out by methodology based on HSG 248, in accordance with our documented in-house method AS 1

For and on behalf of
PRECISION ANALYSIS (NW) LTD

A. Worrall

A.Worrall
Analyst

I. Duffy CCP (Asbestos)
Laboratory Manager

J.Whitter AIEMA
Analyst

This certificate shall not be reproduced, except in full, without prior written approval by Precision Analysis NW Ltd.

Page 1 of 1

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Tel: 0151 525 3334 Fax: 0151 525 2223 e.mail: precisionanalysis@precisionanalysis.co.uk web:
www.precisionanalysis.co.uk
Company No. 3097439

8. Conditions and exclusions

The following are excluded from this survey unless stated otherwise:

- Areas covered or concealed by suspected asbestos containing materials (any product sampled or presumed).
- Above ceilings where damage would be caused by inspection.
- Inside wall cavities where damage would be caused by inspection.
- Below floor coverings where damage would be caused by inspection.
- Floor voids.
- All services and plant have been presumed to be live and have not been accessed.

The following further general conditions will also apply to this report.

- Where accurate plans have not been provided, the surveyor will draw plans whilst on site, however ACM Surveys Ltd cannot be held responsible for any inaccuracies.
- The survey has been carried out utilising the surveyor's experience of similar buildings and the information provided to him prior to the survey. It is not possible to guarantee that all asbestos has been located within a specified site and we accept no financial or other responsibility for any asbestos subsequently found.
- The categorisation of materials (e.g. board, cement, coating etc.) is based purely on the surveyor's experience. The only definite way to separate materials such as board and cement is by a density test. Density tests have not been carried out unless the client has specifically instructed and they are referred to in the report.
- The areas being surveyed are visually examined for asbestos and samples are taken or assumptions made of any materials suspected of containing asbestos. This includes taking dust samples from any areas where asbestos contamination is suspected but does not include random dust sampling from areas where no suspected contamination is visible.
- Whilst every care shall be taken during the survey, superficial damage may be caused to decorations during the survey. No provision is made in our costs for any making good; however temporary repair will be carried out at the time of survey.
- We have made every effort to locate all known and suspected ACMs (Asbestos Containing Materials) using standard surveying methods, however, we cannot guarantee that all ACMs have been located.
- The fabric of the building may well conceal the location of some ACMs. Typically hidden ACMs may well be discovered during maintenance, refurbishment work or demolition, for example beneath the structure.
- Visual inspection and presumptions may be used in occupied areas, areas of excessive storage, areas where furniture/equipment remain in-situ and have not been protected by the client.
- Representative or consolidated sampling may be carried out in large areas of visually similar products.

Appendix 1: Explanation of the report.

The Control of Asbestos Regulations 2012 – Regulation 4

Background

Asbestos remains the largest single cause of work-related deaths in the UK and is prevalent in all but the newest of buildings since blue and brown asbestos were only banned in 1985 and white asbestos in 1999. It is estimated that some 2 million buildings in the non domestic sector contain asbestos.

What are the regulations?

The Control of Asbestos Regulations 2012 have now come into force, but Regulation 4 which replaces word for word Regulation 4 of the Control of Asbestos at Work Regulations 2002 was aimed specifically at dealing with asbestos lying undisturbed in the fabric of buildings by imposing duties to manage asbestos in business premises in order to reduce workers' exposure to asbestos-related illnesses and deaths.

The Regulations are aimed at protecting workers by providing them with information which will enable them to plan their work more safely and they apply to all non-domestic premises; this means all premises or parts of premises which are not private dwellings. In a block of flats for example, this would exclude the flats themselves but include the common parts such as the stairs and lifts.

Who is affected?

The Regulations require every person who has an obligation to maintain or repair all or a part of business premises under a contract or tenancy, irrespective of the length of term, to comply with the duties under the Regulations.

Where there is no contract or tenancy, every person who has to any extent control of the relevant part of those premises or any means of access to and from them will also have to identify where asbestos materials may have been used and comply with the duties under the Regulations.

Depending on the circumstances, the dutyholder could be the owner, landlord, tenant, managing agent, surveyor or architect.

There may be more than one person on whom the duty rests at any one time and the division of responsibility will depend on the degree of control that person possesses. In multi let premises, the landlord could be responsible for the external and common parts of the premises and the tenant for the internal parts. No one can 'contract out' of their duties under the Regulations.

Risk assessment and management plan

Every dutyholder is required to see that a suitable and sufficient risk assessment is carried out to identify whether asbestos is present in the premises. Where there is more than one duty officer there is an obligation to cooperate in the production of the risk assessment.

In making the assessment, the dutyholder is required to take such steps as are reasonable in the circumstances. The condition of any asbestos which is or has been assumed to be present must be considered carefully. This could include a systematic search of all plans, drawings, specifications and maintenance records for the premises and a physical search of areas such as the roof voids and pipe ducts and inspection of fire doors and walls.

Any material which looks as if it might contain asbestos should be presumed to contain asbestos until further analysis is undertaken. If asbestos is identified, a written record must be kept of its location, quantity and condition. The record must also show whether there are any parts of the building which have not been assessed. If the asbestos located is in good condition and unlikely to be disturbed then there is no obligation to remove it, but its location and condition must be recorded and monitored at regular intervals. From this record, an assessment of the risk of exposure by an individual should be made and a management plan must be drawn up and reviewed at regular intervals. The management plan must be made available, not only to employees, tenants, occupiers and contractors, but also to potential purchasers, surveyors and the emergency services.

Failure to comply

The regulations are enforced by the Health & Safety Inspectors, who conduct spot-checks on these management plans. Failure to comply is a criminal offence and, if tried in the Crown Court, can lead to an unlimited fine and imprisonment for up to two years. If a death actually results from work activity involving asbestos, then manslaughter charges may be brought.

Note:

This information sheet is provided for your general information only, and does not seek to set out the legislation in this area in detail or to provide specific advice. If you have any queries, or wish to discuss specific circumstances, please contact ACM Surveys Ltd, telephone 01924 471200, jb@acmasbestossurveys.co.uk.

Presumption or identification of ACMs to inaccessible areas

Strongly Presumed:

The surveyor may strongly presume the presence of asbestos if in his opinion a material looks like it might contain asbestos i.e. the fibres are clearly visible; if it is a material in which asbestos is known to have been commonly used; or if a similar constructed product has been confirmed by laboratory analysis to contain asbestos.

Presumed:

This is a default option where there is insufficient evidence to confirm that the material is asbestos free. For example, areas that are not accessed or cannot be accessed for inspection must be presumed to contain asbestos until there is strong evidence to prove otherwise.

Objectives

- To carry out a re-inspection to ascertain the condition of known or presumed asbestos based materials
- To update the asbestos register/ management plan and system
- To highlight areas of concern and specifically those requiring urgent attention
- To include a risk assessment for each ACM or inspection item

Summary & recommendations

It is important that ACMs are sealed, labelled and actively managed as a minimum as this is the thrust of the regulations (Control of Asbestos Regulations 2012).

If any ACMs are to be left in the building a 'management system' should be developed that allows for the following;

- Regular inspection of the materials – pre-planned and documented
- A site contact with responsibility for the system and named in the register
- Staff or contractors must be made aware of ACMs in their relevant work areas
- What to do in the event of locating damaged (or deteriorating) asbestos products
- Operating a permit to work system

Areas of the building that were not accessed may contain other suspect materials. It is important that any major refurbishment or any areas outlined for use that were previously unused, should proceed with caution. Hidden materials may still be present and any planning should account for this fact.

This survey is intended to form the basis for an asbestos register to be kept updated as various remedial works are carried out. This will ensure the register remains current, relevant and complies with all current relevant legislation concerning asbestos.

Risk assessments

Material Risk Assessment:

The asbestos surveyor has responsibility for assessing the material risk score (MRS) based upon Table 1 below.

Priority Risk Assessment:

The dutyholder has the responsibility for calculating the priority risk score (PRS) based upon Table 2 below.

Guidance associated with The Control of Asbestos Regulations 2012 requires the dutyholder(s) to assess the risks associated with the activities on the premises in addition to those considered in the material risk assessment. The priority risk assessment covers both normal occupational activities and maintenance work.

Total Risk Score:

The material risk score and the priority risk score are then added together to produce a total risk score (TRS). The TRS enables the dutyholder to assess the risk and prioritise any works to be carried out based on the information known at any point in time; the higher the TRS, the higher the priority. The risk posed can change, for example if an exposed ACM is encapsulated, or a room becomes less frequently accessed, or maintenance activity increases etc.

Table 1 - Material Risk Assessment (for use by the surveyor)		
<p>The four following parameters determine the amount of fibre release from an ACM when subject to a standard disturbance.</p> <ol style="list-style-type: none"> 1. Product type. 2. Extent of damage or deterioration. 3. Surface treatment: 4. Asbestos type <p>Each parameter is scored as high = 3, medium = 2, low = 1 or 0. The value assigned to each of the four parameters is added together to give a total score of between 2 and 12. Presumed or Strongly presumed ACM is always scored for Asbestos Type as a 3, Crocidolite (blue asbestos). Materials with total scores of 10 or more are regarded as having a high potential to release fibres if disturbed; scores of 7- 9 have medium potential; scores of 5 or 6 have low potential; and scores of 4 or less have a very low potential to release fibres.</p>		
Sample Parameter	Options	Score
1. Product type	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement.	1
	Asbestos insulating board, mill boards, other low-density boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.	2
	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, asbestos mattresses and packing.	3
2. Extent of damage	Good condition: no visible damage.	0
	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.	1
	Medium damage: significant breakage of materials or several small areas where materials has been damaged revealing loose asbestos fibres.	2
	High damage or declamation of materials, sprays and thermal insulation. Visible asbestos debris.	3
3. Surface treatment	Composite materials containing asbestos: Reinforced plastics, resins, vinyl	0
	Enclosed sprays and lagging; AIB (with exposed face painted or encapsulated); asbestos cement sheets etc.	1
	Unsealed AIB, or encapsulated sprays and lagging.	2
	Unsealed lagging and sprays	3
4. Asbestos types	Chrysotile (white)	1
	Amphibole asbestos, excluding Crocidolite. Predominantly Amosite (brown)	2
	Crocidolite	3
Material Risk Score		=

Table 2 - Priority Risk Assessment (for use by the dutyholder)			
Section 1: Normal Occupant Activity		Scores	Scored
Main type of activity in area	• Rare disturbance activity (e.g. little used store room)	0	
	• Low disturbance activities (e.g. office type activity)	1	
	• Periodic disturbance (e.g. Industrial or vehicular activity)	2	
	• High levels of disturbance, (e.g. fire door with asbestos insulating board in constant use)	3	
Section 1 Total		=	
Section 2: Likelihood of Disturbance			
Location	• External	0	
	• Large rooms or well ventilated areas	1	
	• Rooms up to 100m ²	2	
	• Confined spaces	3	
Accessibility	• Usually inaccessible or unlikely to be disturbed	0	
	• Occasionally likely to be disturbed	1	
	• Easily disturbed	2	
	• Routinely disturbed	3	
Extent	• Small amounts or items (e.g. strings gaskets)	0	
	• <10m ² ,10m pipe run	1	
	• >10m ² to 50m ² or >10m to 50m pipe run	2	
	• >50m ² or >50m pipe run	3	
Section 2 Total (average of the three scores)		=	
Section 3: Human Exposure Potential			
Number of occupants	• None	0	
	• 1 to 3	1	
	• 4 to 10	2	
	• >10	3	
Frequency of use of area	• Infrequent	0	
	• Monthly	1	
	• Weekly	2	
	• Daily	3	
Average time area is in use	• <1 hour	0	
	• >1 to 3 hours	1	
	• >3 to 6 hours	2	
	• > 6 hours	3	
Section 3 Total (average of the three scores)		=	
Section 4: Maintenance Activity			
Type of maintenance activity	• Minor disturbance (e.g. possibility of contact when gaining access)	0	
	• Low disturbance (e.g. changing light bulbs in asbestos insulating board ceiling.	1	
	• Medium disturbance (e.g. lifting one or two asbestos insulating board ceiling tiles to gain access to equipment)	2	
	• High levels of disturbance (e.g. removing a number of asbestos insulating board ceiling tiles to replace equipment)	3	
Frequency of maintenance activity	• ACM unlikely to be disturbed for maintenance	0	
	• < 1 per year	1	
	• > 1 per year	2	
	• > 1 per month	3	
Section 4 Total (average of the two scores)		=	
Priority Risk Score		=	
TRS		=	
(add together the Material Risk Score from Table 1 and Priority Risk Score from Table 2)			

Action Priority

The Action Priority is used to segregate Total Risk Score information into four priority groups: High risk, Medium risk, Low risk and Very low risk. These Priority groups can help simplify other asbestos management requirements such as budgeting, planning and programming of works in accordance with a Management Plan.

TRS 19-24	TRS 13-18	TRS 9-12	TRS 1-8
High Risk (Priority 1)	Medium Risk (Priority 2)	Low Risk (Priority 3)	Very Low Risk (Priority 4)

High risk: immediate management actions.

High risk ACMs should normally be considered for removal at the earliest opportunity, or as otherwise determined by the dutyholders Management Plan. It may be possible to reduce the risk by changing an areas use or sealing the ACM, however it is important to consider the cost of this action against the continued asbestos management costs and eventual future costs associated with any major refurbishment or demolition. When considering encapsulating /sealing, reducing the risk to a low or very low risk is normally the minimum objective. In all cases high risk ACMs should trigger an urgent management action which must be taken to initiate a safe system of work in the vicinity of the ACM. Where removal is not practical or economically viable in relation to the client's circumstances, the affected area should be strictly controlled in terms of access and in certain cases excluded from normal occupational or maintenance activity. An audit at least every 12 months is to be carried out, to ensure the control measures are effective and to check the material condition remains the same. This should be recorded in writing and used to update the plan and asbestos register.

Medium risk: programmed remediation and management actions.

Medium risk ACMs should be considered for programmed remediation, either removal or sealing. Where the TRS of the ACM can be reduced to a low or very low action priority group then this can be considered as a management action option. Medium risk ACMs management strategy should be documented in the Management Plan. Programmed remediation should consider other activities, such as pre-planned maintenance, refurbishment projects, etc. Additionally, it is usual to also factor in the cost of ongoing asbestos management, including any impact on revenue-raising activities where risk management restrict access to otherwise commercially usable areas etc. It may be possible to reduce the risk by changing an areas use or encapsulating/ sealing the ACM, however it is important to consider the cost of this action against the continued asbestos management costs and eventual future costs associated with a major refurbishment or demolition. When considering encapsulation or sealing, reducing the risk to a low or very low risk action priority is normally the minimum objective. In all cases medium risk ACMs require

Low risk: longer term management actions.

Low risk ACMs should have an audit at least every 12 months, to ensure the control measures are effective and to check the material condition remains the same. This should be recorded in writing and used to update the plan and asbestos register. Asbestos removal of low risk ACMs should only be considered where maintenance or any other activity will pose a significant risk to any occupant with regards to exposure to airborne asbestos fibre. Low risk ACMs will normally be considered for removal during a major refurbishment or during demolition works, or at a time the product requires replacement.

Very low risk: long term management actions.

Very low risk ACMs should have an audit at least every 12 months to ensure the control measures are effective and to check the material condition remains the same. This should be recorded in writing and used to update the plan and asbestos register. Asbestos removal of very low risk ACMs should only be considered where maintenance or any other activity will pose a significant risk (often unlikely) to any occupant with regards to exposure to airborne asbestos fibre. Very low risk ACMs will normally be considered for removal during a major refurbishment or during demolition works, or at a time when the product requires replacement or renewal.

Imminent risk of exposure - reporting procedure

Where occupational exposure is identified or considered likely, as identified either by the ACM surveyor's site visit or by the dutyholder, then the activity must be stopped and the incident recorded by the dutyholder. Where the incident occurs at the time an ACM surveyor is on site then this will be reported to the client.

The asbestos licensing regulations

It is a legal requirement to use a licensed asbestos removal contractor for all significant work with asbestos coatings, asbestos insulation/lagging, asbestos insulation board (AIB) and any form of asbestos used for insulation purposes. The above work requires an ASB5 form to be submitted to the Health and Safety Executive by the licensed contractor 14 days prior to any removal works starting. Other asbestos products which are to be removed do not necessarily require a licensed contractor or an ASB5, such as asbestos cement, vinyl tiles, bitumen products, textured coating etc. However all asbestos products must be removed under controlled conditions, in accordance with the **Control of Asbestos Regulations 2012** and any contractor carrying out this type of work should hold the appropriate insurance. For this reason ACM Surveys Ltd would recommend that all Asbestos Containing Products are removed by a licensed asbestos removal contractor, who will have the appropriate experience, operatives who are suitably trained and under medical supervision, the specialist equipment used to safely carry out this type of work and will have the necessary insurance.

Monitoring and re-inspection

Regulation 4 of the Control of Asbestos Regulations requires the dutyholder to ensure that any identified or suspected asbestos-containing materials are checked periodically for deterioration and/or damage and also to assess that the priority risk assessment has not altered due to changes in the way the building or an individual room is used. The results of these inspections should be recorded within this asbestos register. A period of 6 to 12 months is recommended however, for more friable ACMs this timescale may be shorter.

A documented review should always take place following a change in building or room usage, the review should take into account the priority assessment; this is discussed in detail in Appendix 1 of this report. It should also take into account any secondary activities that the building or room may be used for.

The responsibility for the arrangement of the next inspection date falls with the dutyholder; ACM have suggested below the appropriate date in line with the asbestos register tables. Note that the cost of re-inspection is considerably less than the initial survey. It is advisable to combine a labeling and re-inspection visit where possible, this can help minimize costs.

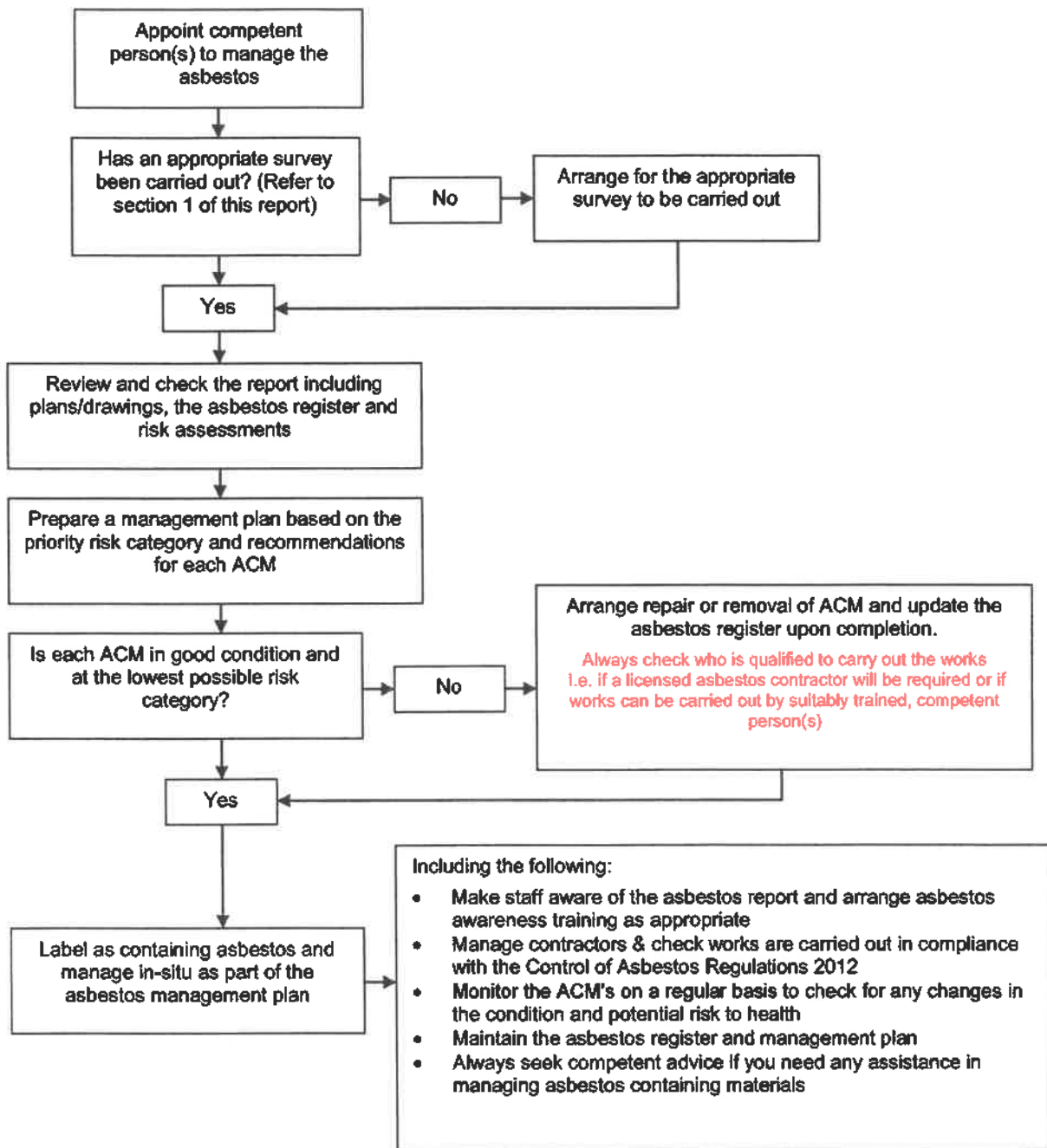
We will endeavour to call you at the appropriate time to enquire as to your requirements. Alternatively, if you would like further advice on your exact responsibilities please call 01924 471200 or email jb@acmasbestosurveys.co.uk.

Re-inspection details

In accordance with the "Control of Asbestos Regulations 2012", asbestos-containing materials in premises should be regularly re-inspected. The cost of re-inspection is usually in the range of £100 to £200 plus VAT dependent on the number of asbestos-containing items to be re-inspected. The period between inspections can vary but a minimum of every 12 months is recommended based on occupant activity levels, likelihood of disturbance, human exposure potential and the maintenance activity. Please contact us to arrange your re-inspection on 01924 471200.

Next inspection Due	Inspection Booked	Comments	Signed	Date
March 2017				

Appendix 4: Flow chart to assist in the management of any asbestos containing materials (ACM's).



APPENDIX VIII

Photographs



6 Marion Street, CH41 - 001



6 Marion Street, CH41 - 002



6 Marion Street, CH41 - 003



6 Marion Street, CH41 - 004



6 Marion Street, CH41 - 005



6 Marion Street, CH41 - 006



6 Marion Street, CH41 - 007



6 Marion Street, CH41 - 008



6 Marion Street, CH41 - 009



6 Marion Street, CH41 - 010



6 Marion Street, CH41 - 011



6 Marion Street, CH41 - 012



6 Marion Street, CH41 - 013



6 Marion Street, CH41 - 014



6 Marion Street, CH41 - 015



6 Marion Street, CH41 - 016



6 Marion Street, CH41 - 017



6 Marion Street, CH41 - 018



6 Marion Street, CH41 - 019



6 Marion Street, CH41 - 020



6 Marion Street, CH41 - 021



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6 Marion Street, CH41 - 029



6 Marion Street, CH41 - 030



6 Marion Street, CH41 - 031



6 Marion Street, CH41 - 032