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Phase I Environmental Site Assessment

Units 1-9, Centre 27, Bankwood Way Birstall, Leeds, WF17 9TB

For BNY Mellon Trust & Depositary (UK) Limited as depositary of the AEW UK Core Property Fund, a sub-fund of the AEW UK Real Estate Fund

Delta-Simons Project No. 14-0672.01

Issued: November 2014

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14-0672.01	23/10/2014	For Client comment
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PHASE I ENVIRONMENTAL SITE ASSESSMENT

UNITYS 1-9, CENTRE 27, BANKWOOD WAY, BIRSTALL, LEEDS, WF17 9TB

DELTA-SIMONS PROJECT NUMBER: 14-0672.01

EXECUTIVE SUMMARY

Current Site & Surrounding Area	The Site is occupied by nine detached, two and three storey, commercial office units, with associated car parking and landscaped areas. Ground gas vents and cowls are present on the units, but many were observed to be damaged or not operational during the Site visit. Structural issues associated with subsidence have been identified at Units 6 and 7 in the south-eastern sector of the Site, which could indicate the presence of Made Ground associated with historical landfilling activities or (potentially more significantly) shallow coal mining activities. The surrounding area comprises retail properties and other office units. An area of open grassed land is present to the south and east, which is a former landfill site.
Environmental Setting	The environmental sensitivity of the Site setting is considered to be Low. The Site is underlain by a coal seam which may have been worked, with a possible adit in the north-eastern corner. It is not known at this stage whether the workings and adit were treated as part of the development of the Site. Historical ground gas monitoring data has been assessed and indicates a low risk, however, the data is considered to be limited.
Historical Land Use	The Site was undeveloped up to the early 1990's, when development of the current office units is shown. Historical mapping dating from 1955 to 1987 shows earth works in the north-east sector; and the Environment Agency records indicate that, historically, the boundary of Nab Land Refuse Tip extended onto the Site. Potential sources of contamination identified in the surrounding area (within 100 metres) have included: a railway; coal pits, electrical substations, tanks and landfill sites.
Conceptual Site Model	Delta-Simons has completed a source-pathway-receptor risk assessment based upon available information. Potential sources of contamination have been identified at the Site primarily associated with historical landfilling activities. However, given the current commercial use of the Site, which is covered by the buildings (thereby reducing the potential for exposure and migration via permeable strata), the potential risks to Human Health or controlled waters are considered to be low. The risk from ground gas is considered to be more significant given the potential for ground movement to have impacted the gas protection measures. The Site is at risk of unresolved coal legacy issues, which could present themselves in the form of structural or gas concerns. Should the Site be redeveloped the risks posed to construction workers and end-users would need to be reassessed.
Conclusions & Recomendations	With respect to the issue of coal mining legacy, the current on-going risk is considered to be low, however, under a redevelopment scenario a 'moderate' risk is assigned to the Site.

	It is recommended that following purchase a detailed coal mining risk assessment report is commissioned and placed with the asset documents, to provide adequate information to assist with deciding future asset enhancement strategies, or to support a future onward sale. A principle contaminated land risk has been identified in relation to a former landfill on the Site. The current on-going risk is considered to be 'low to moderate' based on the Report findings, however there is a 'moderate' risk principally related to the development scenario due to re-development cost abnormals. It is recommended that following purchase, a survey of the integrity of the existing gas protection measures is commissioned. Finally, there will be a requirement to carry out a full and detailed ground investigation across the Site prior to commencing a redevelopment of the Site, or as part of detailed master plan budgeting. The site investigation would aim to delineate and characterise the former landfill, assess landfill gas concentrations and determine the risk associated with any unrecorded shallow mine workings and the recorded mine entry.
Overall Statement of Risk	On the basis of available information, Delta-Simons considers that with regard to potential soil and groundwater contamination/former mining legacy and associated environmental liabilities, for its ongoing commercial use, the site represents an investment opportunity with a **Low to Moderate** overall risk status.
This executive summary forms part of Delta-Simons Phase I Environmental Site Assessment (ref: 14-0672.01). It should not be used as an independent document.	

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UNITS 1-9, CENTRE 27, BANKWOOD WAY, BIRSTALL, LEEDS, WF17 9TB

FOR BNY MELLON TRUST & DEPOSITARY (UK) LIMITED AS DEPOSITARY OF THE AEW UK CORE PROPERTY FUND, A SUB-FUND OF THE AEW UK REAL ESTATE FUND

DELTA-SIMONS PROJECT NO. 14-0672.01

1.0 INTRODUCTION

1.1 Authorisation

Delta-Simons Environmental Consultants ('Delta-Simons') was instructed by BNY Mellon Trust & Depositary (UK) Limited as depositary of the AEW UK Core Property Fund, a sub-fund of the AEW UK Real Estate Fund (the 'Client'), to undertake a Phase I Environmental Site Assessment of Unit 1-9, Centre 27, Bankwood Way Birstall, Leeds (hereafter referred to as the 'Site').

1.2 Context & Purpose

The purpose of the Report is to provide an assessment of the potential contamination status of the soil/groundwater, ground gas and mining regime beneath the Site. The assessment is being completed as part of due diligence for the proposed investment purchase of the Site, in the context of the Site remaining in its current commercial office use.

The principal aims of a Phase I Environmental Site Assessment, as stated in British Standard BS10175:2011, are to obtain information in order to:

- Δ Evaluate the environmental setting of the site and to identify sensitive receptors;
- Δ Provide information from which possible Contaminant-Pathway-Receptor relationships can be identified; and
- Δ Formulate a Conceptual Site Model (CSM) to consider the significance of the Contaminant-Pathway-Receptor relationships and identify whether further investigation is required.

This Report adheres to these principal aims and has also been undertaken in accordance with current relevant guidance and best practice as set out within Contaminated Land Report (CLR) 11.

1.3 Information & Scope of Works

In completing this assessment, Delta-Simons has utilised and reviewed the following information:

- Property Brochure by Singer Vielle;
- Current and Historical Ordnance Survey (OS) maps;
- British Geological Survey (BGS) data;
- Environment Agency (EA) data;
- A GroundSure EnviroInsight Report for the site, dated October 2014;
- A Building Inspection Report (including a Phase I Desk Study), Waterman Group), dated October 2001;
- Phase I Environmental Assessment, WSP, dated June 2014;
- A Coal Authority Report, dated June 2014;
- Letter, dated 18 August 2014, Peter Associates, Consulting Structural and Civil Engineers; and
- Email (Powell Williams LLP) and letter (ACIES GROUP LLP) following building survey and structural engineer site visit of 30th September 2014.

Based on the information above, the scope of works performed by Delta-Simons for this Phase I Environmental Site Assessment Report is presented in Table 1:

Table 1: Scope of Works

Data Collection	1. Review the environmental setting of the Site, including: – Review of current use/status of Site and adjacent areas, including consultation with the building surveyors; and – Review of the geology, hydrogeology, hydrology and environmental sensitivity of the Site. 2. Review the history of the Site using historical OS maps and historical building plans. 3. Review regulatory information relating to the Site as detailed within a GroundSure EnviroInsight Report. 4. Consult the Local Authority's Environmental Department. 5. Review planning history on the Council's public access planning database. 6. Review available third party reports available in the data room. 7. Complete a Site walkover.
Interpretation & Reporting	8. Formulate an initial CSM by identifying potential contamination sources, pathways and receptors, in the context of the current use of the Site. 9. Undertake a qualitative risk assessment. 10. Provide liability and asset impact risk statements. 11. Prepare final Report.

1.4 Limitations

This Report provides an assessment of the potential contamination status of the ground below the Site based upon the available information. It does not provide a geotechnical assessment/interpretation of the ground conditions and, as such, any comments relating to such matters are for information only.

This Assessment has been produced in accordance with the principles of BS10175:2011 in relation to a preliminary investigation. Although reference may be made to archaeological and ecological issues, or the potential presence of asbestos containing materials (ACM), this Report does not constitute an archaeological or ecological assessment, nor does it constitute an asbestos inspection.

Delta-Simons obtained, reviewed and evaluated information in preparing this Report from the Client, GroundSure Environmental Intelligence Solutions and others. Delta-Simons' conclusions, opinions and recommendations are based upon this information. Delta-Simons does not warrant the accuracy of the information provided to it and will not be responsible for any opinions which Delta-Simons has expressed, or conclusions which it has reached in reliance upon information which is subsequently proven to be inaccurate.

2.0 REVIEW OF SITE SETTING, HISTORY & REGULATORY INFORMATION

Current Site	The Site is located between Bankwood Way to the south and Woodhead Road to the north, on the south-eastern side of a commercial area comprising retail and office premises. The M62 motorway, at the intersection with M621, is located approximately 400 m north. Leeds city centre is approximately 8 km north-east. The National Grid Reference (NGR) for the Site is 423694, 427432. A Site location map is provided as Figure 1. The Site comprises nine detached, two and three storey office buildings, with external car parking and landscaped areas. A Site layout plan is provided as Figure 2.
Site Walkover	A Site visit, completed on the 17th October 2014, confirmed the Site is located in a mixed commercial, business and retail park setting. Associated commercial premises surround the Site, including a cinema to the north, retail to the west and other offices to the south. An area of grassed open space is present to the east. The Site is occupied by nine brick built, two and three storey, office units, with associated paved car parking and peripheral landscaped areas. Gas protection measures in the form of gas vents and rotary cowls were identified on the units. The following specific observations were made: Δ Unit 1, Paradigm House includes two gas vents with rotary cowls on the roof at the front and back of the unit; however, the cowls did not appear to be operational; Δ Unit 9 includes two gas vents and rotary cowls on the roof at the front and back of the unit; however, the cowls did not appear to be operational and the building is vacant; Δ On the roof of Unit 8, three gas vents with rotary cowls were observed at the front, but did not appear to be operational. One large vent is present in centre at the front of the unit and three at the rear, of which, one was operational, one was missing and one not operational; Δ Cunningham Lindsey and Freedom occupy Unit 2, where three vents at the front were missing, and vents at the rear did not appear to be operational; Δ Unit 3 is occupied by Bedfords, where, of the two gas vents at the front, one did not appear to be operational, and neither of the two at the rear appeared operational; Δ Unit 4 is occupied by Henry Schein, where of the two gas vents at the front, one did not appear to be operational; Δ Unit 5 is occupied by Samat, where none of the four vents located around the unit appeared to be operational; Δ One vent in the centre of the roof of Unit 6 did not appear to be operational. Unit 6 includes an undercroft area, which is protected by external grille. The exposed piled foundations appear to be showing signs of movement; and Δ An external grille and undercroft area were observed on Unit 7, which is unoccupied and no roof vents where observed. There was evidence of movement of foundations and the surrounding area, which comprises; some misaligned roof slates; fine cracks on the building showing signs of movement in external areas; and the front walls have been re-pointed, with mortar missing in some areas. Adjacent external paving areas have moved in a vertical alignment.

	No fuel or chemical storage, or invasive weeds were identified at the Site. There was no indication of any recent problem with flooding or water levels, although a former report refers to building water ingress via the roof. A photograph record of the Site conditions is presented in Appendix I.
Surrounding Area	The Site is adjacent to a large commercial area, comprising a cinema and retail parks, to the north and west and office units immediately to the south-west. An area of grassed open space is present to the east and south, which is an area of restored former landfill.
Geology	From BGS online data, Made Ground is identified on the Site, however, no drift deposits are identified. The bedrock comprises the Pennine Lower Coal Measures Formation. Two BGS boreholes on the Site have identified shallow worked coal seams. One of the boreholes (along Bankwood Way) identified a worked coal seam at a very shallow depth (5.7 m below ground level (bgl)). The GroundSure Geoinsight Report gives further details on the geology related to the Site area, as presented in Appendix II.
Hydrogeology	Groundwater vulnerability data provided within the GroundSure EnviroInsight Report indicates that the underlying Pennine Lower Coal Measures Formation is classified as being a *Secondary A Aquifer.* The Site is not located within a groundwater Source Protection Zone (SPZ). According to the GroundSure EnviroInsight Report, the closest groundwater abstractions are recorded approximately 1.9 km to the south-west of the Site and used for general use. No potable abstraction licences are identified within 2 km of the Site. A copy of the GroundSure EnviroInsight Report is presented in Appendix III.
Surface Water Features	The nearest surface water feature is the Howden Clough Beck located approximately 190 m to the east of the Site. According to the GroundSure EnviroInsight Report, the closest surface water abstractions are recorded approximately 1.6 km to the west of the Site used for make up or top up water, and general use.
Flood Risk	According to EA data within the GroundSure EnviroInsight Report, the Site is not indicated to be at risk of flooding from rivers or seas. According to EA online data, the Site is considered to be of a very low risk from pluvial/surface water flooding.
Coal Mining Risk	The Site is located within an area which may potentially be affected by coal mining, with maps showing a coal seam outcropping on the Site and two BGS boreholes highlighting shallow former mine workings. A Coal Authority report dated June 2014 indicates that the Site is in the likely zone of influence from workings in 6 seams of coal at shallow to 240 m depth, last worked in 1920. The Site is not in the likely zone of influence of any present underground coal workings. Future workings for coal are unlikely. There is one mine entry shown within or within 20 m of the Site. The approximate location is shown in the extract form the Coal Authority Report, as follows:

	 Key Approximate position of enquiry boundary shown Disused Adit or Mineshaft  There are no records of what steps, if any, have been taken to treat the mine entry. The Coal Authority Report is presented in Appendix IV.
Radon	The Site is not in a Radon Affected Area, as less than 1% of properties are above the Action Level. Based upon Building Research Establishment (BRE) guidance, no radon protection measures are indicated to be necessary in the construction of new buildings in the area of the Site.
Sensitive Areas	There are no relevant Environmental Sensitive Areas located at or within 500 m of the Site.
Heritage	There are no heritage designations in the immediate vicinity of the Site.
Environmental Sensitivity	Based on the above, the environmental sensitivity of the Site's setting is considered to be LOW.
Historical Information	Historical maps of the Site, obtained from GroundSure, have been reviewed and are included as Appendix V. A summary of the key information is provided below:
Site	On the earliest map edition of 1854, the Site is undeveloped and located within an area of open fields. There is evidence of a quarry or open cast mine present across the south-eastern quadrant of the Site, the full extent of the quarry being shown by land parcel 1185. The Site remained undeveloped until the development of the existing commercial units during the early 1990's. Historical Mapping, dating from 1955 to 1987, indicates further possible mining, with the movement of the high wall further north.
Surrounding Area	By 1993, an electrical substation is identified in the north-west sector of the Site. Key potential off-Site sources of contamination identified in the surrounding area (within 100 m) on historical maps have included: Δ A railway approximately located approximately 60 west of the Site, up to circa 1972; Δ An old coal pit, located approximately 100 m north of the Site, up to circa 1922; Δ A tank located approximately 20 m east of the Site from circa 1993; Δ An electrical substation located approximately 40 m north-east of the Site from circa 1993; and

	Δ Earth works associated with the dismantled railway, located approximately 60 m west of the Site, shown on historical mapping dating from 1972 to 1987, indicates Made Ground
GroundSure EnviroInsight Report	From regulatory information listed within the GroundSure EnviroInsight Report, there are only office premises for medical supplies, and distribution and haulage companies listed as currently present on the Site, as well as an electrical substation in the north-west. Located within 250 m of the Site are various potentially contaminative industrial sites including with electrical infrastructure, sewage beds, gas governor stations and a pallet suppliers. A historical landfill site is identified on the Site, namely; Nab Lane Refuse Disposal Tip, which was associated with inert, industrial, commercial, household, liquid sludge waste. Within 250 m of the Site, two further landfill sites are identified. Howden Clough Landfill Site is located approximately 53 m east of the Site, associated with household, commercial & industrial waste. A refuse tip, 82 m south-east of the Site is also identified from historical mapping dating from 1972. The GroundSure EnviroInsight Report identified three waste treatment, transfer or disposal site records within 100 m of the Site, all associated with a household waste amenity site, 36 m south-east of the Site at Nab Lane.
Waterman Group (Structural Survey & Phase I Desk Study, 2001)	The report undertaken by Waterman in 2001 identified that there were no major structural defects visible within the fabric of Units 6 & 7. However, defects were noted within the paving and drainage around the units with notes suggesting that the external levels had settled in the region of 100 mm due to consolidation of landfill. The relative movement had caused disturbance to the pavements and kerbs around the buildings with separation of suspended rain water pipes within both units. The Site walkover conducted by Waterman identified gas protection measures throughout the estate, with Units 1-5 and 8-9 having rotating roof cowls whilst Units 6 and 7 had ventilation voids beneath the buildings. Additional rotating cowls and vent pipes were observed in soft landscaping areas. Some of the roof and ground level cowls were observed as being broken/vandalised. Methane gas detection alarm control panels were only observed in Units 6 & 7. The report concludes that there is the possibility that a former landfill extends beneath the Site. The Site is considered to represent a Medium to High risk with respect to potential ground contamination and ground gas.
Phase I Environmental Study, WSP, June 2014	The report identifies the presence of a former landfill on the south-east sector of the Site, as a potential source of ground contamination and ground gas. Venting and borehole monitoring data was obtained from the local authority, from on-Site and off-Site monitoring locations. An assessment of the results, in accordance with guidance CIRIA C665 indicated a low risk associated with ground gas at the Site; however, the data was considered to be limited.
Peter Associates, letter, dated 18 August 2014	Structural issues on Units 6, 7 and 8 in 2005 were identified and recommendations made to assess and reduce damage to these units. No information regarding action following these recommendations is provided.

	Peter Associates inspected Units 6 and 7 in 2013, and found no significant deterioration to Unit 6, since 2005, and that movement at Unit 7 had slowed. However, subsidence remained an issue and recommendations were made to reduce ongoing damage. The letter states that although the movement is not likely to develop *to a level where the building is under threat of structural collapse*, the issues represent a *serviceability failure,* where *the cycle of maintenance and repair is likely to continue*. As a minimum, continued monitoring of the cracking is recommended. The letter also considers that the subsidence does not currently affect the unit's gas venting system.
Local Authority Information	Delta-Simons has contacted Kirklees Metropolitan Council (Kirklees) in order to determine whether the site is on their list of prioritised sites under Part 2A of the Environmental Protection Act (EPA) 1990. At the time of issuing this Report, a response had not been received, however, given the current commercial use of the Site, if it is on their list, it is considered unlikely to be of a high priority. Building Control at Kirklees has also been contacted and they have only confirmed that "various foundation designs have been used for buildings in the vicinity due to the ground conditions part of which was a landfill site. There have been gas venting pipes provided in the area." Delta-Simons have undertaken a search on Kirklees Metropolitan Council's website. No relevant planning applications have been identified for the Site.

3.0 CONCEPTUAL SITE MODEL

3.1 Introduction

A CSM represents the relationships between contaminant sources, pathways and receptors, to support the identification and assessment of possible pollutant linkages (PPL) - and an assessment of known pollutant linkages, where identified from existing information.

Where PPLs are identified, a preliminary risk assessment is carried out to assess the likelihood that each possible linkage exists and to decide whether these pose potentially unacceptable risks to identified receptors and require further assessment. Where this linkage is of a form that subsequently leads to land being identified as 'contaminated land' under the terms of Part 2A of the EPA 1990, the linkage is termed a significant pollutant linkage.

At the preliminary risk assessment stage, which is usually based upon desk top information, the decision on whether a PPL poses a potentially unacceptable risk is based upon professional judgement. The significance of the PPL will also be determined dependent on the context of the land use and the purpose of the assessment.

Assessing risks from land contamination underpins the "suitable for use" approach adopted for Part 2A of the EPA 1990 regulatory regime.

3.2 CSM Summary & Risk Assessment

The ground floor level of the Site is occupied by commercial office properties, with associated car parking and landscaped areas. The Site was undeveloped up to the early 1990's, when it was developed into its existing commercial layout; however, some earth works are indicated on the Site, from historical mapping dating from 1955 to 1987.

The environmental sensitivity of the Site setting is considered to be low. There is evidence of shallow coal mine workings (and an adit) on the Site. These coal legacy concerns are not mentioned in previous third party reports.

Based on the information reviewed, a preliminary risk assessment using the Source-Pathway-Receptor approach has been formulated, which identifies PPLs at the Site in the context of the continued commercial use of the Site. It is noted that the risk definitions are provided in Appendix VI.

Table 2: Conceptual Site Model

Source	Pathway	Receptor	Risk	Justification and Further Action/Mitigation Required
Any contaminants in soils and/or shallow groundwater beneath the Site	Direct contact/ingestion and inhalation of dust and vapours	Site users/visitors	**Low Risk**	Although the Site includes part of a former landfill of unknown source, given the current commercial Site use, which is covered by the buildings and hard cover, this will mitigate the potential for direct exposure of Site users to contaminants, it is considered that the risk to Site users is considered to be low. Based on visual evidence, it appears that the buildings all have some form of gas level
	Direct contact/ingestion and inhalation of dust and vapours	Construction/ maintenance groundworkers	**Low Risk**	There is the potential for construction/maintenance groundworkers to become exposed to any localised contaminated soils or shallow groundwater during intrusive groundworks undertaken at the Site. Safe working practices should be implemented and appropriate personal protective equipment (PPE) should be used to mitigate potential risk from contact with soils and shallow/perched groundwater.
	Leaching and migration through any shallow groundwater present beneath the Site	Controlled Waters	**Low Risk**	As the Site is covered by hard cover this will limit the extent of rainfall infiltration and leaching of localised contaminants, if present.
	Direct contact and permeation	Service conduits	**Low Risk**	Hydrocarbons, especially aromatics and chlorinated solvents, are known to permeate plastic pipes, especially when encountered in high concentrations. However, significant contamination is unlikely to be present at the Site in a form which will affect plastic pipes. There are no known reported issues associated with the water supply.
	Off-Site receptors	Lateral migration via any groundwater beneath the Site	**Low Risk**	Significant contamination is unlikely to be present at the Site, the surrounding area is commercial in use and given the distance to the nearest surface water feature, the risk to off-Site receptors is considered to be very low.
Ground gas from any Made Ground & Mine Workings	Vertical and lateral migration and accumulation of gas in enclosed spaces and sub-floor voids	Site users & the buildings	**Low-Medium Risk**	Made Ground and mine workings are considered to both represent a potential source of ground gas and is likely to be present; however existing monitoring data indicates a low risk from the levels of ground gas recorded at and in the vicinity of the Site. Due to the lack of maintenance of ground gas control measures and structural instability of Unit 6 & Unit 7, a raised level of risk has been attributed to the Site.
Contaminated groundwater from identified potential off-Site sources	Lateral migration via any shallow groundwater beneath the Site	Site users	**Low Risk**	Potential historical and current sources of contamination have been identified within the vicinity of the Site, however, no evidence of significant releases of contaminants has been identified and given the hardcover across the Site, the potential risk to the Site users from any contamination is considered to be low.

4.0 CONCLUSIONS & RECOMMENDATIONS

4.1 Summary, Conclusions and Recommendations

Site Summary	The Site is occupied by nine detached, two and three storey, commercial office units, with associated car parking and landscaped areas. Ground gas vents and cowls are present on the units, but many were observed to be damaged or not operational during the Site visit. Historically, the Site was undeveloped until the commercial units were constructed in circa 1993. However, historical mapping dating from 1955 to 1987 indicates earth works in the north-east sector and a historical landfill associated with Nab Lane Refuse Tip is identified on the Site from EA records. Structural issues associated with subsidence have been identified at Units 6 and 7 in the south-eastern sector of the Site, which could indicate the presence of Made Ground associated with historical landfilling activities or (potentially more significantly) shallow coal mining activities. In particular, there is evidence of a coal mine adit on-Site and shallow mine workings. It is not clear at this stage whether the workings and adit were treated as part of the development of the Site. Historical ground gas monitoring data has been assessed and indicates a low risk, however, the data is considered to be limited.
Conceptual Site Model	Delta-Simons has completed a source-pathway-receptor risk assessment based upon available information. Potential sources of contamination have been identified at the Site primarily associated with historical landfilling activities. However, given the current commercial use of the Site, which is covered by the buildings, reducing the potential for exposure and migration via permeable strata, the potential risks to Human Health or controlled waters are considered to be low. The risk from ground gas is considered to be more significant. The Site is at risk of unresolved coal legacy issues, which could present themselves in the form of structural or gas concerns
Conclusions & Recommendations	With respect to the issue of coal mining legacy, the current on-going risk is considered to be low, however, under a redevelopment scenario a 'moderate' risk is assigned to the Site. It is recommended that following purchase a detailed coal mining risk assessment report is commissioned and placed with the asset documents, to provide adequate information to assist with deciding future asset enhancement strategies, or to support a future onward sale. A principle contaminated land risk has been identified in relation to a former landfill on the Site. The current on-going risk is considered to be 'low to moderate' based on the Report findings, however there is a 'moderate' risk principally related to the development scenario due to re-development cost abnormals. It is recommended that following purchase, a survey of the integrity of the existing gas protection measures is commissioned. Finally, there will be a requirement to carry out a full and detailed

	ground investigation across the Site prior to commencing a redevelopment of the Site, or as part of detailed master plan budgeting. The site investigation would aim to delineate and characterise the former landfill, assess landfill gas concentrations and determine the risk associated with any unrecorded shallow mine workings and the recorded mine entry.

4.2 Risk Statements

This Assessment considers both perceived and actual risks using the Source-Pathway-Receptor concept, with the principal measure of risk being whether significant harm (to people, animals, property (including buildings, cattle etc.), or ecosystems) or pollution of controlled waters (surface water bodies, aquifers, coastal waters, or territorial waters) is being caused, or whether there is a significant possibility of such harm being caused.

The overall risk classification, based on the Source-Pathway-Receptor principle, adopted for this preliminary assessment, is defined as follows:

- Negligible risk – issue very unlikely to present a liability or cost;
- Low risk – issue unlikely to present a liability or cost;
- Moderate risk – issue may present a liability or cost, but these may be limited; and
- High risk – likely that significant liabilities and/or costs exist.

Following the collection and review of desk study data, Delta-Simons have formulated a CSM. On the basis of the CSM, Delta-Simons consider that in the context of the Site's current use, the following risk and liability statements can be made:

Table 3: Liability Assessment

Regulatory Body Enforcement	There is a **Low** risk of enforcement action at the Site, for its ongoing commercial use.
Third Party Liability	Potential for legal action by surrounding landowners based on the potential for contamination to migrate off-Site is considered to be **Low**.
Investment Impact	Delta-Simons considers there to be a **Low to Moderate** risk of impact on the value of the Site from ground gas contamination and mining issues.
Overall Statement of Risk	On the basis of available information, Delta-Simons considers that with regard to potential soil and groundwater contamination, former mining activity, ground gas and associated environmental liabilities, for its current ongoing commercial use, the Site represents an investment opportunity with a **Low to Moderate** overall risk status.

5.0 LIMITATIONS TO ENVIRONMENTAL ASSESSMENTS

The recommendations contained in this Report represent Delta-Simons' professional opinions, based upon the information referred to in Section 1.0 of this Report, exercising the duty of care required of an experienced Environmental Consultant. Delta-Simons do not warrant or guarantee that the Site is free of hazardous or potentially hazardous materials or conditions.

Delta-Simons obtained, reviewed and evaluated information in preparing this Report from the Client and others. Delta-Simons' conclusions, opinions and recommendations have been determined using this information. Delta-Simons does not warrant the accuracy of the information provided to it and will not be responsible for any opinions which Delta-Simons has expressed, or conclusions which it has reached in reliance upon information which is subsequently proven to be inaccurate.

This Report was prepared by Delta-Simons for the sole and exclusive use of the Client and for the specific purpose for which Delta-Simons was instructed as defined in Section 1.1 of this Report. Nothing contained in this Report shall be construed to give any rights or benefits to anyone other than the Client and Delta-Simons, and all duties and responsibilities undertaken are for the sole and exclusive benefit of the Client and not for the benefit of any other party. In particular, Delta-Simons do not intend, without its written consent, for this Report to be disseminated to anyone other than the Client or to be used or relied upon by anyone other than the Client. Use of the Report by any other person is unauthorised and such use is at the sole risk of the user. Anyone using or relying upon this Report, other than the Client, agrees by virtue of its use to indemnify and hold harmless Delta-Simons from and against all claims, losses and damages (of whatsoever nature and howsoever or whensoever arising), arising out of or resulting from the performance of the work by the Consultant.

This Report was prepared by Adam Czarnecki, Consultant

This Report was reviewed by:

03/11/14

Alan Crossfield Date

Senior Consultant & Unit Manager

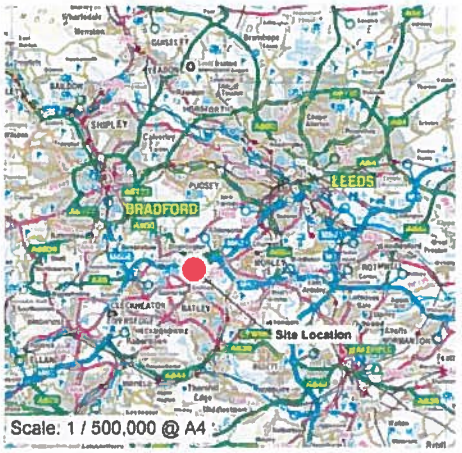
This Report was authorised by:

3/11/14

Simon Brown Date

Divisional Director

Figures



Scale: 1 / 500,000 @ A4

LEGEND

Site Boundary

Scale: 1 / 10,000 @ A4

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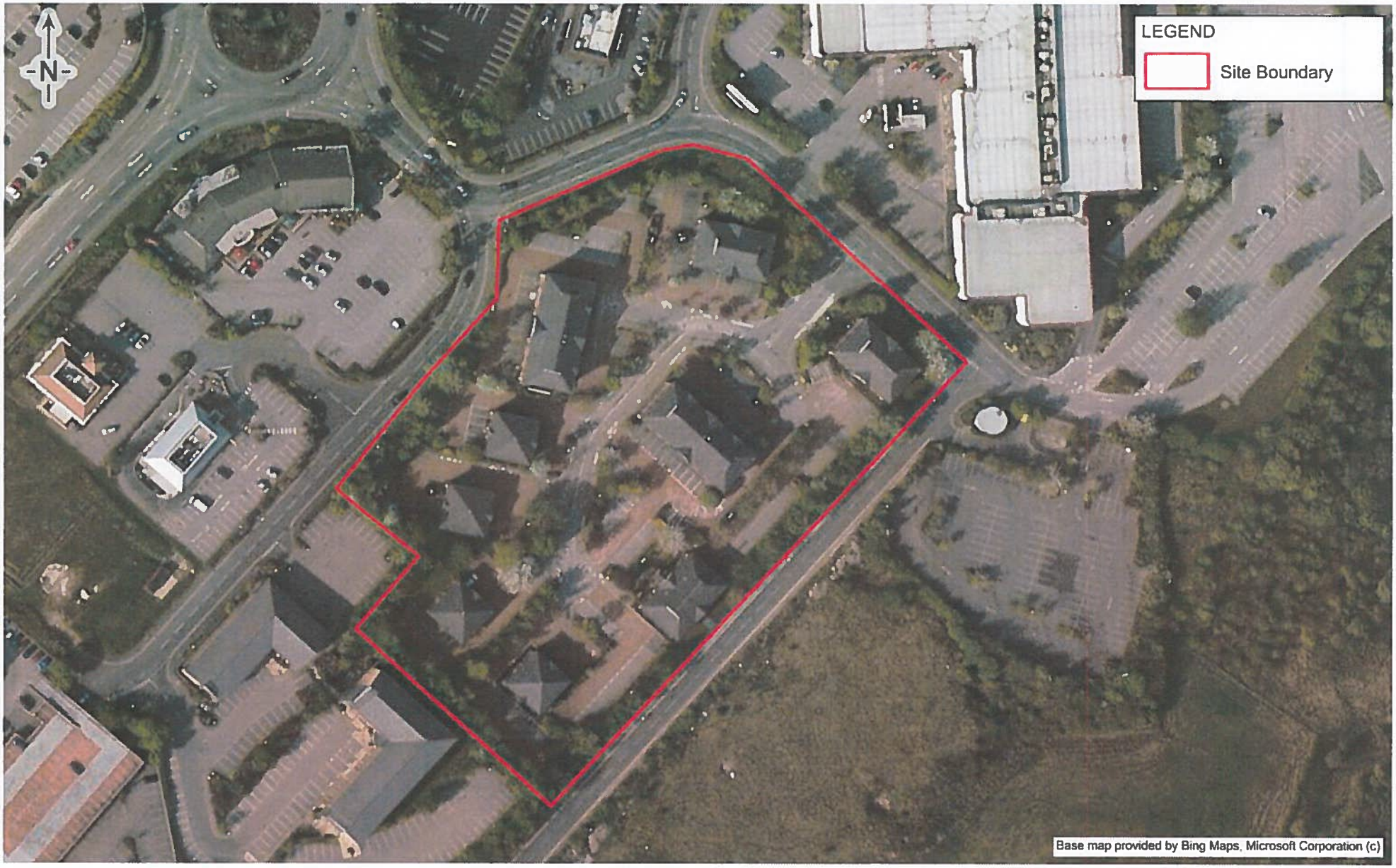
TITLE:
Site Location Map
Centre 27, Bankwood way
Birstall, Leeds,WF17 9TB

DWN: DP	SCA: To Scale@A4	PROJECT NO: 14-0672.01
CHK: AC	REV: 1	FIGURE NO: 1
DATE: 23-October-2014		



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TITLE:
Site Layout Plan
Centre 27, Bankwood way
Birstall, Leeds,WF17 9TB

DWN: DP	SCA: Not to Scale	PROJECT NO.: 14-672.01	
CHK: AC	REV: 1	FIGURE NO.: 2	
DATE: 23-October-2014			