Enviroscreen® Certificate

argyll ENVIRONMENTAL

Report date:	**29 November 2018**
Customer ref:	**Tide2_EPO1**
Property address:	**H12 Hermes Building, Daedalus Park, Daedalus Drive, LEE-ON-THE-SOLENT, PO13 9FX**
Report Commissioned by:	**Dentons**
On behalf of:	**Tidebank Pension Scheme**
Purpose of report:	**Acquiring the property**
Freehold or Leasehold:	**Freehold**
Redevelopment Yes or No:	**No - It is understood that there are no redevelopment plans for the site**

Argyll Environmental's professional opinion describes the level of risk associated with the information disclosed in the associated Enviroscreen data, as the following:

Property Assessment

PASSED

From a review of historical map data the Enviroscreen data has identified that the site is located on or within 25 metres of military land.

Property Value

Unlikely to have an adverse effect on the value of the property.

Contaminated Land

The property is unlikely to be designated "contaminated land" within the meaning of Part 2A of the Environmental Protection Act 1990.

Environmental Factors for consideration

In this case no environmental factors have been identified

Based on valuation guidance from the RICS Red Book this report complies with UK GN1.1 - Appendix 2.2(E) Contamination and hazardous substances and valuation guidance from the RICS Red Book - Appendix 2.2(F) Environmental Matters.

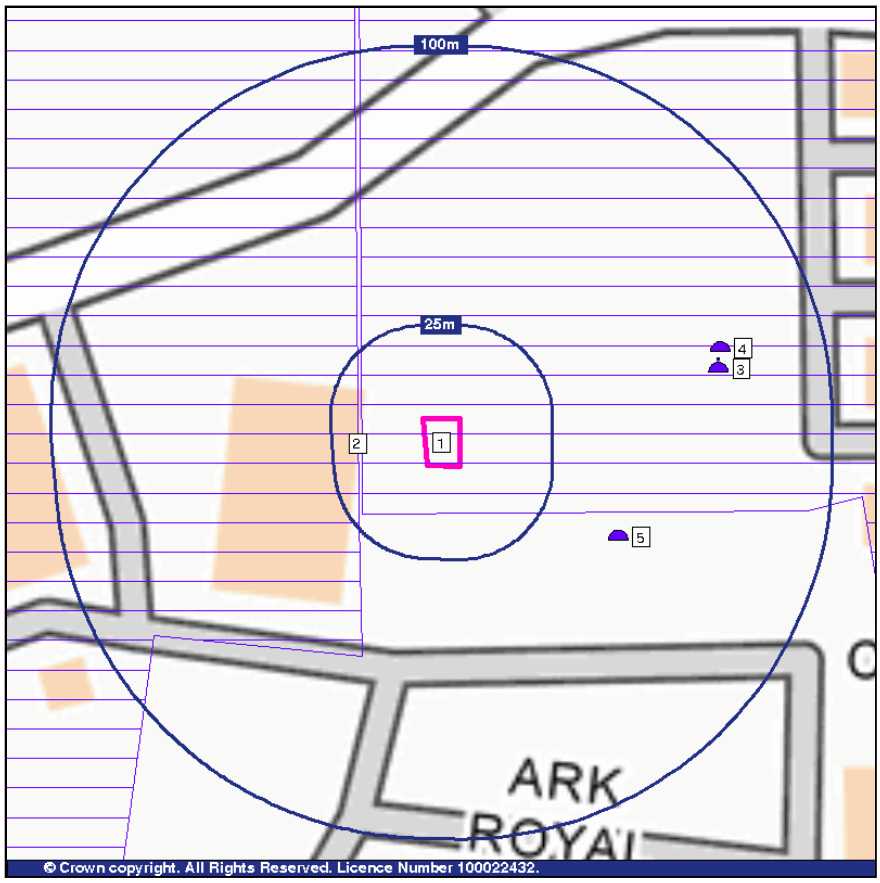
Approved by:

Argyll Environmental Ltd

argyll ENVIRONMENTAL

Enviroscreen®
Certificate

Site Address: H12 Hermes Building, Daedalus Park, Daedalus Drive, LEE-ON-THE-SOLENT, PO13 9FX



Legend

Site

Buffer

Map ID

Statutory Authorisations

Contraventions

Land Uses

Landfill & Mineral Sites



Site Boundary: Total Area

0.01 Ha

Prepared For

Dentons
Sutton House
Weyside Park
Catteshall Lane
Godalming
Surrey
GU7 1XE

Client Ref

Tide2_EPO1

Purchase Order No.

N/A

Client Name

Tidebank Pension Scheme

Enviroscreen® Certificate

Factors affecting the site

	Map ID	On Site	0 - 25m	25 - 100m
Historical Land Uses				
Potentially Contaminative Industrial Uses (Past Land Use)				
Military Land, Date of mapping: 1963-1991	1	✓		
Military Land, Date of mapping: 1963-1991	2		✓	
Historical Tanks And Energy Facilities				
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1985	3			✓
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1982	4			✓
Contemporary Trade Directory Entries				
J & H Repairs, ,H M S Daedalus,Broom Way,Lee-on-the-Solent, Car Body Repairs, Status: Inactive, Positional Accuracy: Automatically positioned to the address	5			✓
Landfill & Mineral Sites				
Local Authority Landfill Coverage				
Gosport Borough Council, - Has no landfill data to supply *	N/A			
Hampshire County Council, - Had landfill data but passed it to the relevant environment agency *	N/A			
Statutory Authorisations				
No features identified within this category	N/A			
Contraventions				
No features identified within this category	N/A			
Natural Features				
Extreme Flooding from Rivers or Sea without Defences				
No	N/A			
Flooding from Rivers or Sea without Defences				
No	N/A			
Areas Benefiting from Flood Defences				
No	N/A			
Flood Water Storage Areas				
No	N/A			
Flood Defences				
No	N/A			
Groundwater Vulnerability				
Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise, Map Scale: 1:100,000	N/A	✓		
Drift Deposits				
Drift Deposit: Low permeability drift deposits occuring at the surface and overlying Major and Minor Aquifers are head, clay-with-flints, brickearth, peat, river terrace deposits and marine and estuarine alluvium	N/A	✓		

Enviroscreen® Certificate

Factors affecting the site

	Map ID	On Site	0 - 25m	25 - 100m
Radon Potential				
The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level).	N/A	✓		
Radon Protection Measures				
None	N/A	✓		
Coal Mining Affected Areas				
In an area which may not be affected by coal mining	N/A			
Brine Compensation Area				
No	N/A			

Local Authority Landfill Coverage * if applicable. It has not been possible to obtain Landfill data from this authority therefore the fact that no local authority landfills are disclosed in this report does not necessarily confirm that no local authority landfills exist. We recommend that if you are concerned about landfill you should contact the relevant local authority. "-" denotes the nearest Local Authority Landfill Coverage.

Useful Contact Information

Gosport Borough Council Environmental Health Services
Town Hall,High Street,Gosport,Hampshire,PO12 1EB
Telephone 02392 545505, Fax 02392 545360
www.gosport.gov.uk

Environment Agency National Customer Contact Centre (NCCC)
PO Box 544,Templeborough,Rotherham,S60 1BY
Telephone 03708 506 506
enquiries@environment-agency.gov.uk

Hampshire County Council Minerals and Waste Planning
Room 130,Ashburton Court West,The Castle,Winchester,Hampshire,SO23 8UD
Telephone 01962 841841, Fax 01962 847055
www.hants.gov.uk

British Geological Survey Enquiry Service
British Geological Survey,Environmental Science Centre,Keyworth,Nottingham,Nottinghamshire,NG12 5GG
Telephone 0115 936 3143, Fax 0115 936 3276
enquiries@bgs.ac.uk
www.bgs.ac.uk

Argyll Environmental Ltd
1st Floor,98-99 Queens Road,Brighton,BN1 3XF
Telephone 0845 458 5250, Fax 0845 458 5260
info@argyllenviro.com
www.argyllenvironmental.com

Landmark Information Group Limited
Imperium,Imperial Way,Reading,Berkshire,RG2 0TD
Telephone 0844 844 9960, Fax 0844 844 9951
customerservice@promap.co.uk
www.landmarkinfo.co.uk

SEPA Scottish Environment Protection Agency
Map data
The Coal Authority
Landmark INFORMATION GROUP
Environment Agency
British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL

Enviroscreen® Certificate

Additional Information

In completing this report Argyll Environmental has undertaken a review of the Enviroscreen data made available to it. No site inspection, further enquiries or investigation of surface or ground conditions has been carried out by Argyll Environmental. No information as to the age, value and type of property has been made available.

Surveyors are reminded to refer to the RICS guidance note 'Contamination, the environment and sustainability - Implications for chartered surveyors and their clients', published April 2010, and consider using the property observation checklists developed by the RICS for identifying apparent potential for contamination and recording observations made during the normal course of inspection. The checklists are contained at Appendices A-C of the above guidance note. Completion of these checklists does not constitute an environmental assessment for the purposes of Professional Indemnity Insurance where many surveyors are unlikely to have appropriate indemnity cover.

The information in this Enviroscreen® Certificate is derived from a number of statutory and non-statutory sources (refer to the user guide). Whilst every effort is made to ensure accuracy, Landmark cannot guarantee the accuracy or completeness of such information or data, nor to identify all the factors that may be relevant. If you are a private individual using this Certificate Landmark recommend that you discuss its contents in full with your professional advisor. It is essential to read this Certificate in conjunction with the User Guide and your attention is drawn to the scope of the Certificate section within the User Guide.

©Landmark Information Group Limited 2018. All Rights Reserved. The copyright on the information and data and its format as contained in this Enviroscreen® Certificate is the property of Landmark Information Group Limited and several other data providers, including (but not limited to) Ordnance Survey, British Geological Survey, the Environment Agency/Natural Resources Wales and Natural England, and must not be reproduced in whole or in part by photocopying or any other method. The report is supplied under Landmark's Terms and Conditions accepted by the customer. Additional copies may be obtained from Landmark, subject to Landmark's charges in force from time to time. The Copyright, design rights and any other intellectual rights shall remain the exclusive property of Landmark and/or Data Providers, whose Copyright material has been included in this report.

Enviroscreen® Certificate

Commercial Premises Environmental Insurance

Landmark information Group provides a link to Arlington Insurance Services Limited which is able to offer environmental insurance underwritten by ACE Insurance Group Limited for H12 Hermes Building, Daedalus Park, Daedalus Drive, LEE-ON-THE-SOLENT, PO13 9FX. The insurance is subject to an Enviroscreen certificate report having been commissioned and a quote obtained from Arlington Insurance Services Limited.

Key policy Benefits:

- Coverage for sudden and gradual pollution
- Coverage for on-site and off-site first party cleanup
- Automatic coverage for biodiversity damage
- Damage to third party property, including dimunition in value
- Policy periods up to 5 years coverage
- Limit of indemnity up to £5m
- Self Insured Retentions from £2,500 per loss
- Proactive claims support to minimise losses and their financial and reputational impacts on the business
- Legal Defence Expenses

This statement does not contain the full terms and conditions of the coverage provided, which can be found in the policy document. The Environmental Impairment Liability (EIL) Policy is a claims-made policy offering a range of cover for gradual, sudden and accidental pollution resulting from the ownership, control and/or operation of premises.

Sample Premiums

Indicative premiums below are based on Commercial mixed use/offices with a £2500 excess where the Report Status is shown as PASSED and are for example use only.

Historic use only

	£1m cover	£5m cover
3 Year term	£2,955	£5,910
5 Year term	£4,199	£8,398

Historic and Operational Coverage

	£1m cover	£5m cover
3 Year term	£3,477	£6,895
5 Year term	£4,889	£9,788

To obtain a quote please go to www.arlingtoninsuranceservices.com/environmental and enter your Enviroscreen report details or alternatively please telephone 020 7734 3346 to discuss your individual position with an environmental specialist.

This insurance is offered by

ace european group

Arlington commercial property insurance

ACE European Group Limited, ACE Building, 100 Leadenhall Street, London EC3A 3BP
Arlington Insurance Services Ltd, Goldsmith House, 137 Regent Street, London W1B 4HZ

Authorised and regulated by the Financial Services Authority

LANDMARK STANDARD TERMS & CONDITIONS

Full Terms and Conditions can be found on the following link:

http://www.landmarkinfo.co.uk/Terms/Show/515