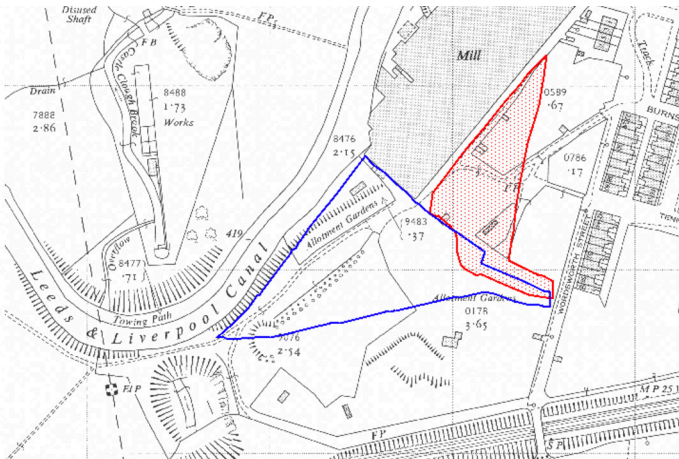


Groundsure Review – Helpline service



Background

A customer purchased a Groundsure Review report for a property which highlighted a former quarry on site with a cotton mill adjacent to the property. A historical landfill was also identified on site, extending beyond it to the east. This was noted to have accepted inert and household waste, with a last input registered in 1967.

Consequently, the site was found Action Required and Groundsure recommended undertaking consultations with:

- The Local Authority regarding the historical land uses identified within the report, to ascertain if the site was likely to be assessed in accordance with Part 2A EPA 1990 or as part of the Local Authority Contaminated Land Inspection Strategy.
- The Local Authority/Environment Agency with respect to the status of the identified landfill, particularly regarding any gas and/or leachate monitoring.

The client made use of the Groundsure Helpline service whereby we undertook the next steps and carried out the consultation on their behalf.

What did Groundsure do for the customer?

A Groundsure consultant initially contacted the Environment Agency (EA), which replied informing that no further information about the site was available.

An enquiry to the Local Authority provided more information and highlighted that a recent site investigation revealed the presence of significant concentrations of landfill gas. However, there was no further information available, and the council suggested getting back in contact with the EA. After a brief phone call with the local authority they stated that they held no further information regarding the site investigation and even in the knowledge of its results the site was not going to be assessed in accordance with Part 2A EPA 1990 or as part of the Local Authority Contaminated Land Inspection Strategy.

With such limited information we were unable to revise the report and suggested to the client that we should go back to the EA for more info on the landfill.

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What did Groundsure do for the customer? *(continued)*

Following this we contacted the EA on behalf of the client again, which revealed that the EA held copies of the site investigations, but they were in their physical archives and to obtain a copy would take a further couple of weeks. The client decided to go ahead, as we suggested it may help to revise the report.

Subsequently the EA got back to me and noted that they had actually conducted a site investigation at the property prior to its development which identified ground gas issues in several boreholes. As a result it was recommended that gas ingress prevention measures should be installed as part of the development. The EA were able to provide a copy of a letter they issued in 1997.

Conclusion:

The further work carried out by the Groundsure team on behalf of the client ensured that the site was thoroughly investigated.

The expertise of the Groundsure consultant ensured that more information was unearthed, and we were able to provide added value insight to the client regarding the site.

The Review report was subsequently revised on the assumption that all works as suggested by the EA to prevent the ingress of gas into

the property were appropriately implemented at the time they were recommended.

We included additional advice suggesting that a prudent purchaser may wish to undertake enquiries with the planning department of the local authority regarding the development of the site to establish whether the conditions regarding landfill gas were indeed appropriately implemented, so that the council need have no concerns regarding the current use of the property.

This case study highlights the importance and the added value of the service that Groundsure can provide for our clients. The research, questioning and investigations by our in-house expert meant a client was better informed and able to proceed with the transaction with a much clearer picture.