RPS Consultants
RISK MANAGEMENT

in association with

home check professional
A Landmark service

Certificate

This Certificate is issued in respect of the Homecheck Professional Environmental Report 22503290_1 dated 20/08/2007 for the property described as:

Land at Joyce Street
MANCHESTER
M40 5HA
Your Reference: WORSLEY_HCP

RECD 11 JUN 2008

Contaminated Land Assessment

RPS certifies that the level of environmental risk identified in the Homecheck Professional Environmental Report is not likely to be sufficient for the property to be described as "contaminated land" as defined by section 78(A)2 of Part IIA of the Environmental Protection Act 1990.

Lending Assessment

As the subject property has received a Certificate, it is the opinion of RPS that "contaminated land" issues should not have a significant impact on the security of the property for normal lending purposes.

Landfill Site: The report highlights landfill within 500m of the property. A study published by the Department for Environment Food and Rural Affairs on 21 February 2003 indicates a possible impact on value of UK properties which are located near landfill sites. It is recommended that you contact your surveyor and ascertain if the location of the landfill has impact on the value in this instance.

Signed
Andrew Troup MRICS
Chartered Environmental Surveyor
Director
RPS Consultants Ltd (RISK)

Dated **20 August 2007**

This Certificate is based only on the information relating to historical land uses as shown by data sources collected by Sitescope Ltd and stated within the Homecheck Professional Environmental Report . This Certificate should be read in conjunction with both that Report and the Guide to the RPS Environmental Risk Certificate provided with this Certificate. No physical inspection of the Property has been carried out. This Certificate is subject to our prevailing terms of business as set out in the document entitled Sitescope Terms and Conditions.

Other Matters

Whilst outside the scope of Part IIA of the Environmental Protection Act 1990, and this Certificate, it should also be noted that the following additional environmental factors have been identified within the Report:

Coal Mining: The property is in or near a coal mining area. A coal mining search may be required. (See Section C.3)

Flood: The site is located within 250 metres of a flood plain, please refer to the detailed mapping in Section D.1 of this report for further information.

Guide to the RPS Environmental Risk Certificate

1 Purpose of the Certificate

The purpose of the RPS Environmental Certificate is to assist the conveyancer in assessing the implications of the environmental risks identified in the Homecheck Professional Environmental Report and their possible impact on the security of the property for normal lending purposes. Such risks are identified from eleven key recorded environmental datasets which on their own or in combination and subject to their proximity to the subject site could lead to the property being described as "contaminated land" as defined by section 78(A)2 of Part IIA of the Environmental Protection Act 1990.

Under this legislation Local Authorities have a duty placed on them to identify land within their Borough, which falls within the statutory definition of being "contaminated land". Where land is identified as being "contaminated land", the Local Authority (or the Environment Agency in certain circumstances) must ensure that the site is remediated to ensure that the land is safe for its current usage.

For a site to be identified as "contaminated land" there must be a source of contamination that can find a pathway to affect the underlying groundwater, watercourse, people, building materials, or the natural environment (the receptor) AND be causing significant harm or likely to cause significant harm to the receptor. That is: for land to officially be deemed "contaminated land" a linkage must exist between the source, the pathway and the receptor. If any one of these is absent, then it cannot be classed as contaminated land under the Part IIA guidance. Each Local Authority has a contaminated land inspection strategy which explains the process they will be following.

2 Lending Assessment

In addition to the Certificate and to add further clarification to the result of the report, RPS provide an Opinion on whether the potential risk associated with the likelihood of the property being defined as "contaminated land" will have a significant impact on the security of the property for normal lending purposes.

3 Review Procedure

Where a sufficient level of potential risk has been identified within the report such that the property does not immediately receive a Certificate, the report is automatically forwarded to RPS for manual review by a qualified environmental consultant. The outcome of the manual review will either be a Certificate (in the majority of cases) or a detailed report on the outstanding matters that require further information to be obtained and other actions that may be necessary. Where a Certificate is not issued after a review, this does not necessarily mean there is a likelihood of contamination but that further information/action is required before a Certificate can be issued. The review will normally be completed within 2 working days. There is then the choice of instructing RPS to assist and carry out this further investigation or sourcing the information independently and forwarding it to RPS for further review.

The Certificate is based solely on the 13 key recorded environmental datasets defined below and as detailed in the Homecheck Professional Environmental Report and is NOT based on any physical inspection of the site or condition of the land. Whilst Sitescope uses the best available public sources of information to identify possible risks and sources of land use, Sitescope does not warrant that all potentially contaminative land uses or features whether past or current will be identified in the Homecheck Professional Environmental Report using these sources. Where sufficient risk is identified in the Homecheck Professional Environmental Report it does not necessarily mean that a property will be designated as contaminated land or a special site. It is the duty of the Local Authority to inspect the land in its area to determine if it meets the definition of contaminated land (as mentioned in Section 1 above). Until such investigations have taken place it will not be possible to confirm whether the site is likely to be designated as contaminated.

Under Part IIA of the Environmental Protection Act 1990, Local Authorities have a duty to inspect their land from time to time. This means that they may gather information at a later date, which may lead them to alter their decision on whether the land can be classed as contaminated. We recommend that for additional protection insurance cover be obtained. Please contact the Homecheck Professional Environmental Helpline (0844 844 9966) for further details on Land Insurance.

4 Other Matters

Other matters identified in the Homecheck Professional Environmental Report, which the conveyancer may wish to bring to the attention of the client, are set out together with appropriate guidance in the "Other Matters" section of the Certificate. These risks are outside the definition of **contaminated land** because they are outside the scope of Part IIA of the Environmental Protection Act 1990.

These risks are:
Flooding, Shallow Mining, Radon Gas, Coal Mining and Natural Subsidence. Where relevant, reference is also made to the report commissioned by DEFRA in relation to the impact on property values caused by their proximity to active landfill sites.

Where indicative flood plain is identified in close proximity to the property, enquiries should be made to confirm that insurance cover is available for this risk.

The Certificate ONLY applies to residential property with a valid planning consent, not to commercial/industrial property.

5 Methodology and Scope

The RPS Certificate is based on a risk assessment model designed by RPS specifically for the purpose described above. The model uses details set out in this Homecheck Professional Report to assess the risk from 13 key recorded environmental datasets. Using a point allocation system based on the contaminative nature of each land use identified and distance from the search site, the model determines if **sufficient risk** is present. The data used to assess **sufficient risk** is limited to:

1. *Historical Industrial land use*
2. *Current Industrial land use*
3. *Landfill sites*
4. *Waste Treatment sites*
5. *Waste Transfer (including scrap yards)*
6. *Fuel stations*
7. *Environment Agency IPPC (Part A1) sites*
8. *Local Authority IPPC (Part A2) sites*
9. *Local Authority APC (Part B) sites*
10. *Registered COMAH sites*
11. *Registered NIHHS sites*
12. *Contaminated Land Register*
13. *Pollution Incident Register*

6 Who is RPS?

RPS is part of the RPS Group plc, the largest Environmental Consultancy in Europe with over 3000 staff. As a leading advisor to the financial and property sector on potential environmental liabilities, RPS has developed statistical models to try to ensure that potential environmental liabilities are placed in a suitable risk context. RPS acts as a panel advisor to the majority of UK clearing banks.

7 Other Information

It is not possible to identify from records and historical mapping all contaminative land uses. For example, illegal tipping of poisonous substances by an unknown business or person could result in a remediation notice being issued on the current occupier of the land.