building & project consultants

Pre Acquisition

Survey Report

Wellington House, 4 - 10 Cowley Road, Uxbridge, UB8 2XT

A REPORT PREPARED

FOR AND ON BEHALF OF DUNMOORE GROUP

BRIGHTWALTON HOUSE, BRIGHTWALTON, NEWBURY BERKSHIRE, RG20 7BZ

Issue Date:	17 June 2016
Revision NO:	
Revision Date:	

ISSUING OFFICE:	Paragon, 7 Swallow Place, London, W1B 2AG Tel: 020 7125 0112
DATE:	17 June 2016
REFERENCE:	16.0468
REPORT PREPARED BY:	Karl Taverner MRICS
REPORT CHECKED BY:	Simon Pickford MRICS
SIGNATURE:	For and on behalf of Paragon Building Consultancy Limited

H *Critical or high risk issue for urgent management attention*

M *Medium risk issue for ongoing management or action*

L *Low risk item or for information only*

DASHBOARD SUMMARY

KEY SURVEY FINDINGS

	The following issues represent the key matters for consideration as a result of our building inspection with regards to the form of construction and condition of the property.	**(£)**	
1.	The existing bitumen felt roof covering has had numerous patch repairs undertaken with works currently undertaken on a reactionary basis. Localised ad hoc repairs are likely to be required in the short term and consideration should be given to overcoating the felt with a liquid applied proprietary system which will extend the serviceable life of the roof by an additional ten years.	30,000	M
2.	The existing windows date back to the original construction of the building. A number of the hermetic seals to the double glazed units have failed and more are likely to fail at an increasing rate going forward. The PPC frame are also UV degraded which is affecting the aesthetic appearance of the building generally. The defective glazing units should be replaced where required and the window frames should be rejuvenated.	22,500	M
3.	The currently vacant office accommodation at ground floor level would benefit from an upgrade in the front end M&E provisions to facilitate re-letting	35,000	M

The total cost of repair works identified in the Schedule of Repairs in our report is £234,500 exclusive of professional fees and VAT. We have allocated in our Schedule of Repairs a sum of £22,500 forming the tenant responsibility as well as a sum of £212,000 relating to the Landlord or forming part of the service charge.

Environmental Risk Rating

We can advise that there is a **low** risk with regard to environmental liability.

ITEMS FOR SOLICITORS

1.	Provide copies of all statutory test certification for the lifts, electricity and gas installations	M
2.	Request copies of the professional team appointments and warranties for the 2008 M&E refurbishment works and confirm that you can take reliance on these	M
3.	Request copies of the Fire Risk Assessments for the individual occupiers.	L

EPC

1.	An EPC is required for this property on the basis that it is over 50 m2 in size. Accordingly an EPC prepared by Grant Associates Ltd dated 5th February 2010 has been provided by the vendor.
2.	The Energy Performance Rating for this property is D (98) and remains valid until 4 February 2020.

RECOMMENDATIONS FOR FURTHER TESTING

		YES/NO	RESULTS OBTAINED
	Asbestos	No	N/A
	Concrete (HAC, Chlorides and Woodwool)	No	N/A
	Environmental	No	N/A
	Cladding	No	N/A
	Others	No	N/A

REINSTATEMENT COST ASSESSMENT

Reinstatement Cost Assessment

We recommend that the property is insured for a declared value of no less than £5,047,667 based upon a gross internal area of 2,285 sq m inclusive of professional fees and exclusive of VAT. This figure is calculated on a day one basis with a rebuild period of 36 months.

CONTENTS

PRE ACQUISITION SURVEY REPORT

CLIENT NAME: Dunmoore Group

PROPERTY ADDRESS: Wellington House
4 - 10 Cowley Road, Uxbridge

INSPECTION DATE: 10 June 2016

1.0 PROPERTY DESCRIPTION

1.1	Constructed circa 1988, Wellington House provides office accommodation over four storeys, with a total gross internal area of 24,593 sq ft (2,285 sq m). The property is located on Cowley Road approximately two miles from Junction 1 of the M40 and is within close proximity of Uxbridge Town Centre and The Chimes Shopping Centre.
1.2	The building is accessed via Cowley Road and has a dedicated 36 space car park with block paviour and macadam surfaces. The North East and South East boundaries of the site are delineated by brick walls of varying height adjoining a two-storey ex-services club situated to the rear of the building.
1.3	The building is constructed utilising a concrete frame with screed hollow pot clay floors at first, second and third floor levels. The flat roof comprises pre-cast concrete planks overlaying a steel raft and weathered with a bitumen sheet membrane. The roof is laid to falls into concealed downpipes which are assumed to be connected to Local Authority sewers.
1.4	The elevations are formed of a combination of cavity masonry walls with fair faced outer leaf brickwork incorporating double glazed PPC aluminium framed windows. The main entrance reception is accessible via stone paved steps located beneath a cantilevered canopy framed by faux concrete panelling overlaying the original brickwork. There is a separate ramped entrance provided centrally to the rear elevation which provides level access.
1.5	Internally the building has been fitted out to suit the occupational requirements of the incumbent tenants and underwent partial refurbishment in 2007-2008 which included major mechanical and electrical alterations including decommissioning the perimeter heating system and installation of fresh air circulation via central bulkheads to each floor. Typical finishes include suspended ceilings incorporating inset lighting, stud partitioning forming individual offices and meeting rooms and carpet tiling and vinyl floor finishes. Male and female W.C. accommodation is provided at each level as well as dedicated disabled WC at ground floor level. The building has two hydraulic passenger lifts within a central core serving all floors and has two fire escape staircases.

1.6	The building is provided with metered mains electricity, gas and water supplies and is assumed to be connected to the local authority sewer system. Mitsubishi and Toshiba variable refrigerant flow (VRF) systems provide comfort conditioning to all of the office floors with associated condensing units installed at roof level. Mechanical fresh air ventilation is provided to the office areas via a roof mounted air handling unit with hot water supplies provided by point of use electric water heaters. Small power to the offices is predominantly by perimeter trunking although some flush mounted floor boxes are installed into the solid floor structure. Socket outlets are provided for general cleaning and maintenance purposes elsewhere. There are no mechanical extract provisions within the offices.

2.0 SUITABILITY FOR ACQUISITION

2.1	Our building inspection did not reveal any evidence of significant defects to the structure of the property. Provided you take into consideration the issues raised within this report along with the cost of repairs and satisfactorily address any legal issues raised, then from a technical perspective, there is nothing to prevent you from proceeding with your freehold acquisition. A recent asbestos investigation has revealed the presence of asbestos, notably to the plant room ceiling insulation boards situated on the roof.

3.0 STATE OF REPAIR

	The following issues represent the key matters for consideration as a result of our building inspection with regards to the form of construction and condition of the property.	
3.1	**Structure**	
3.1.1	The allowable live load of the floor structure is unknown, however our visual inspection revealed no evidence of gross overloading or significant defect in the form of deflection or cracking that would indicate a structural problem with the floor.	L
3.1.2	It was not practical to open up the foundations for inspection and no existing drawing information is readily available. We cannot therefore comment on their design, type or adequacy. However, whilst the foundations are concealed from view, our visual inspection revealed no evidence of significant cracking, deflection or other distress to the superstructure that would indicate failure of the foundations and therefore no further investigations are warranted in this regard.	L
3.1.3	Our inspection revealed no evidence of significant visual defects indicative of either instability, subsidence, overloading or other form of structural distress with the walls, floor or roof construction. Accordingly no further investigations are warranted into the structural adequacy of the property.	L

3.2	**Roofs**	
3.2.1	The bitumen felt weathering to the flat roof is in poor condition and nearing the end of its serviceable life as evidenced by the numerous patch repairs present. The current maintenance regime is undertaken on a reactionary basis and it is likely that further ad hoc localised repairs will be required in the short term. Consideration should be given to over coating the bitumen felt with a proprietary liquid applied system which will provide an additional ten years of useful life.	M
3.2.2	A significant number of the joints to the pressed metal parapet copings have been overlaid with both flashband tape and bitumen felt indicating historic water ingress issues and localised fixings have worked loose. The factory finish to the copings has significantly degraded and the lead flashings have become detached locally. Ideally the copings should be lifted and the joints remade before being refixed. The lead flashings should also be resecured and pointed.	M
3.3	**Elevations**	
3.3.1	We understand that the windows are as originally installed and a number of the hermetically sealed double glazed windows have failed. This type of unit typically has a life expectancy in the region of 20-30 years and we would expect additional units to fail at an ever increasing rate going forward. The PPC finish to the aluminium window frames has also UV degraded. All defective glazing units should be replaced where necessary and the PPC frame would benefit from rejuvenation by a proprietary system to preserve the aesthetic appearance of the building. A cursory review of the occupational lease documentation confirms that the window frames and glass within is the responsibility of the tenant.	M
3.3.2	The mastic sealant to the junctions of window and door reveals along with the masonry expansion joints has become brittle and degraded requiring replacement, particularly to the rear elevation of the building.	M
3.3.3	The decorative finishes to all external joinery items is in poor condition with widespread flaking and localised timber decay present. Joinery repairs are required prior to cyclical external redecoration works being undertaken.	M
3.3.4	There are several areas of brickwork with widespread redundant fixing holes present, notably to the North West corner at first floor level where the original 'Wellington House' signage was affixed. Although an aesthetic defect, the redundant fixings should be stopped in coloured mortar to match the masonry.	L
3.3.5	Localised corrosion is evident to the finishes of the 'Wellington House' signage affixed to the North, West and South elevations which should be treated and/or replaced to preserve the aesthetic appearance of the building.	L
3.3.6	The aluminium lining to the head of the ground floor plant room is impact damaged and should be replaced.	L

3.4	**External Areas**	
3.4.1	A section of the northern boundary wall has moved due to ground heave as a result of the close proximity of a tree located on the adjacent site. The pointing is noticeably cracked and the surrounding block paved areas are visibly uneven. The wall should be monitored going forward and repointed where necessary. It is likely that this issue will continue as long as the tree remains. All areas of uneven block paving should be remade to eradicate potential trip hazards.	M
3.4.2	All boundary walls, flowerbed walls and car park demarcation paviours have areas of spalling and/or defective pointing that should be renewed.	L
3.4.3	The pointing to the enclosing walls to the wheelchair ramp to the rear elevation is defective with stepped cracking evident to the outer face. In addition, the mastic infill where abutting the rear elevation brickwork is brittle and degraded. The defective and cracked pointing requires raking out and refilling and the mastic joint should be replaced.	L
3.4.4	The macadam surface to the traffic routes to the rear car park are worn but remain serviceable. However, localised sections of macadam surface, where adjacent to the parking bays, are in poor condition and pitted and backfilling is required to eradicate the uneven surfaces.	L
3.4.5	The stone paved areas to the main entrance are soiled generally and would benefit from general cleaning.	L
3.4.6	The soft landscaped areas to the West boundary are heavily worn, particularly to the North West corner, where pedestrians access the car park from Cowley Road. The uneven areas require infilling or the introduction of hardstanding to remove potential trip hazards.	L
3.4.7	Totem signage to the raised flowerbed to the South West corner is significantly solar degraded with previous tenants' signage stained into the finish. The signage should be redecorated as part of the external redecoration works.	L
3.5	**Internal Areas**	
3.5.1	The tenants have fitted out their respective areas of the building to suit their own occupational requirements including partitions for individual offices, suspended ceiling systems with inset lighting and a combination of carpet tiles and vinyl flooring for their respective office and kitchenettes.	L
3.5.2	The redundant perimeter heating and screeded floor conduit / floor boxes remain in situ and ideally should be removed.	L
3.5.3	The common areas, particularly the Reception, WCs and lift lobbies are aged and tired in appearance and would benefit from refurbishment. Cyclical redecorations should be undertaken at a minimum, the cost of which will form part of the service charge.	L

3.6	**Building Services**	
3.6.1	We have been commissioned to inspect and report on the services installations within the property. A copy of our report can be found at Appendix 4.	

4.0 ASSET MANAGEMENT CONSIDERATIONS

4.1 Fire Safety

4.1.1 The Regulatory Reform (Fire Safety) Order 2005 (RRFSO) applies to all non-domestic premises and replaces Fire Certificates prescribed by the Fire Precautions Act 1971 and the Fire Precautions (Workplace) Regulations 1997.

4.1.2 The Regulations are based on a risk assessment approach maintained by the "responsible person" who in this instance, because of the multi-let nature of the building, is the tenant for the leased areas and landlord for common areas. Accordingly, appropriate fire risk assessments are required and should be requested from the landlord and tenants to establish where shortfalls have been identified and ensure they are complying with the RRFSO and BS:9999.

4.2 Health & Safety

4.2.1 There are numerous uneven surfaces present within the car park which pose potential trip hazards. All uneven surfaces should be addressed accordingly.

4.2.2 The roof is accessed via a ladder located off the main central core and is provided with perimeter railings.

4.2.3 Asbestos containing materials are present within the building though these are deemed to be adequately managed in situ at this time.

4.3 Dilapidations

4.3.1

Demise	Tenant	Lease Commencing	Lease Term	Lease Expiration	Term Unexpired	SoC
Roof	Vodafone	15.03.2010	15 yrs	15.03.2025	9 yrs	No
3rd Floor East	R. A. Jones & Co	22.04.2013	7 yrs 7 months	23.01.2021	4.5 yrs	No
3rd Floor West	Tracelink	24.11.2015	5 yrs	23.11.2020	3.5 yrs	Yes
2nd Floor	APCOA	30.03.2009	10 yrs 6 months	17.09.2019	3 yrs	No
1st Floor	APCOA	12.03.2008	10 yrs	12.03.2018	2 yrs	No
G/F East	APCOA	as per 1st Floor lease				
G/F West	Ingeus UK Ltd	16.09.2011	5 yrs	15.09.2016		Yes
Ex-Services Club	Trustees of Ex Services Club	24.09.1982	99 yrs	24.09.2081	65 yrs	No

4.3.2	The tenants typically occupy their individual demises on an internal repairs only basis, however a cursory review of the lease documentation confirms that they are also responsible for the window frames and glass within. Consequently, the costs associated with the repair of the windows will form part of the tenant responsibility as and when the individual leases expire.
4.3.3	The occupiers of the Ground Floor West and 3rd Floor West demises have a schedule of condition appended to their individual leases. This effectively limits their repairing and yielding up obligations and consequently, the cost to put the relevant demises back into a condition suitable for reletting may not be partially or fully recoverable and may required Landlord capital expenditure when vacated.
4.4	**Equality Act 2010**
4.4.1	Level access is provided to the rear of the building and disabled WC facilities have been installed to the ground floor. Dedicated disabled parking spaces are also provided within the car park.
4.4.2	It is the tenant's responsibility to comply with the Act to suit their own staff and corporate requirements and as Landlord you will need to act reasonably in granting any alterations to this effect.
4.5	**Refurbishment**
4.5.1	Common areas retain many of their original finishes and do not currently present well and would benefit from some form of modernisation.
4.5.2	The majority of the office accommodation is also in relatively poor condition incorporating worn and soiled carpets and other finishes and are likely to require an element of refurbishment to facilitate re-letting when they become vacant. As noted in section 4.3.2 there are schedules of condition in place for Tracelink (3rd Floor West) and Ingeus (Ground Floor West). These schedules will restrict the tenant liability and therefore is likely that the associated costs for refurbishment will not be recoverable from the tenant and that an element of Landlord capital expenditure will be required.
4.6	**Sustainability** **Energy Performance Certificate**
4.6.1	The Energy Performance of Buildings Directive requires an Energy Performance Certificate [EPC] to be provided by the vendor for non-domestic properties at the point of sale, lease or rental subject to criteria of building size and when exchange of contracts occurs.
4.6.2	An EPC is required for this property on the basis that it is over 50 m2 in size. Accordingly an EPC prepared by Grant Associates Ltd on 5th February 2010 has been provided by the vendor.
4.6.3	The Energy Performance Rating for this property is D (98).
4.6.4	The EPC report provides recommendations for a range of improvements to increase the energy rating should this be considered cost effective.

4.7	**Carbon Reduction Commitment (CRC) Energy Efficiency Scheme**
4.7.1	The CRC Energy Efficiency Scheme (formerly referred to as the Carbon Reduction Commitment) is a mandatory scheme aimed at improving energy efficiency and cutting emissions in large public and private sector organisations. These organisations are responsible for around 10% of the UK's emissions. The scheme features a range of reputational, behavioural and financial drivers, which aim to encourage organisations to develop energy management strategies that promote a better understanding of energy usage. This has an impact on all organisations that consume over 6,000MWh per year through settled half hourly meters.
4.7.2	The CRC scheme will close following the 2018-2019 compliance year, with no purchase of allowances required to cover emissions for energy supplied from April 2019. After this date there will be an increase in main rates of the Climate Change Levy (CCL), to recoup revenue lost from abolishing the CRC scheme, in a fiscally-neutral reform, and encourage energy efficiency amongst CCL paying businesses.
4.7.3	We have not carried out an energy consumption assessment and recommend this be carried out if the energy consumption of your organisation is in the region or in excess of the qualification threshold. Our survey report does not incorporate the revenues or savings that are potentially due under the CRC.
4.7.4	We have reviewed the metering arrangements at the property. The tenants are responsible for paying the electricity bill and this will therefore not count towards your CRC calculations.

5.0 DELETERIOUS MATERIALS

5.1	**Asbestos**
5.1.1	Regulation 4 of The Control of Asbestos Regulations CAR 2012 requires either the landlord or tenant as 'dutyholder' to manage asbestos in all non-domestic premises. Management of asbestos includes an assessment of asbestos containing materials, often by way of a survey, and the preparation of a written Management Plan.
5.1.2	During our building inspection, asbestos documentation was available for review. This information takes the form of an Asbestos Management Survey prepared by CBRE dated 10th March 2016. The information states that asbestos containing materials are present and currently adequately managed; notably the roof level plant room ceiling insulation boards. Further specialist assessment will be required prior to any comprehensive internal refurbishment works.
5.2	**Concrete**
5.2.1	Chlorides may be present cast-in within the concrete mix either from the addition of calcium chloride accelerator or the use of sea-dredged aggregates. Buildings at risk of containing chlorides are those with insitu and/or precast concrete frames and floors constructed up until 1980.
5.2.2	HAC was used to produce high strength precast concrete floor and roof units very quickly. HAC may be present in buildings with precast concrete elements up until 1976 when it was banned.

5.2.3	Our understanding is that the property post-dates the use of chlorides and HAC and that no testing is therefore required. However, should you proceed with extending the property by way of adding additional floors we would recommend that testing for chlorides is included within any future concrete testing undertaken to establish the strength of the existing framework.
5.3	**Woodwool Slabs**
5.3.1	Our inspection did not reveal any visible evidence of woodwool slabs used as a permanent shutter and accordingly no investigations are required.
5.4	**Other Deleterious Materials**
5.4.1	Other than where noted above we can report that there are no suspected or other known deleterious materials within the property.

6.0 SCHEDULE OF REPAIRS

We set out below budget costs for repairs required which are inclusive of contractor's preliminaries, but exclusive of contingencies, professional fees and VAT. You should allow 15% to cover fees. These are for budget purposes only and based on current prices. No allowances have been made for inflation. Access costs for high level works have been included. Short term repairs are deemed to be required in years 1-2, medium term repairs in years 3-5.

	Description	**Tenant Responsibility Costs (£)**		**Service Charge Recoverable (£)**		**Landlord Non Recoverable Costs (£)**	
		Short	**Medium**	**Short**	**Medium**	**Short**	**Medium**
1.	Allowance for replacement of failed double glazed units	7,500	15,000				
2.	Overcoating roof with liquid applied system				30,000		
3.	Light refurbishment of common areas (reception, WCs etc.)				60,000		
4.	Allowance for external repairs			20,000			
5.	Allowance for car park repairs			5,000			
6.	M&E costs (see Building Services Report for full breakdown)			37,000	25,000	35,000	

	TOTAL £	**7,500**	**15,000**	**62,000**	**115,000**	**35,000**	**0**
	GRAND TOTAL £	**234,500**					

7.0 CONCLUSION

7.1	We have inspected the property known as Wellington House, 4 - 10 Cowley Road, Uxbridge in order to advise you on its structure and condition having regard to your proposed acquisition.
7.2	Our building inspection did not reveal any evidence of significant defects to the structure of the property. Provided you take into consideration the issues raised within this report along with the cost of repairs and satisfactorily address any legal issues raised, then from a technical perspective, there is nothing to prevent you from proceeding with your freehold acquisition.
7.3	An asbestos management survey carried out by CBRE dated 10th March 2016 identified asbestos containing material are present within the building though are currently adequately managed insitu. A full Refurbishment & Demolition survey will be required prior to any future refurbishment works being carried out.
7.4	We can advise that there is a **low** risk with regard to environmental liability.
7.5	We trust that our report includes all the information you require and we would be pleased to answer any other queries that may arise. If you feel that there is any aspect of your original instruction that we have not covered please contact us and we will discuss with you what further arrangements may be necessary.

8.0 CONFIRMATION OF INSTRUCTIONS

8.1	We have been instructed to carry out a building survey and the following specialist services: • Building Services • Desk Study Environmental Report

APPENDIX 1: PHOTOGRAPHS

01: Historic repairs to roof covering

02: Repairs to roof flashing

03: Defective pressed coping joint

04: Concrete column junction with concrete roof slab

05: Screed hollow pot clay floor at 1st – 3rd floor levels

06: Pre-cast concrete planks overlaying steel I-beam roof raft member

07: Degraded mastic seal to window reveal

08: Degraded mastic infill to East elevation expansion joint

09: Loose seal to openable window

10: Defective paint finishes to external timber features

11: Front/East elevation main entrance

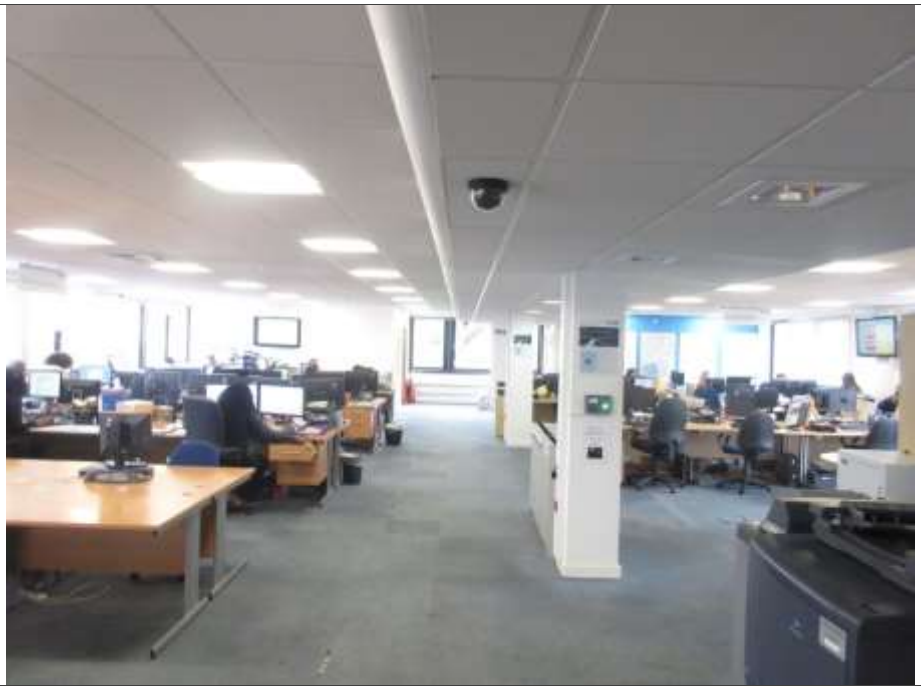
12: Damaged and uneven macadam surfaces and blockwork demarcation to rear car park

13: Significantly solar faded totem signage to main entrance

14: Section of north boundary wall and block paving suffering from ground heave

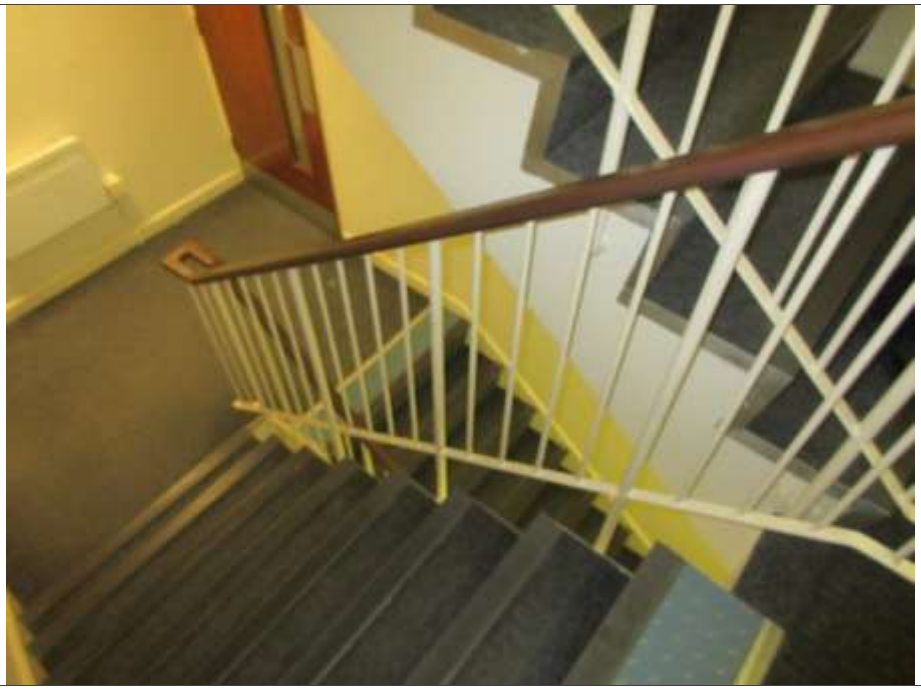
15: Rear car park and ex-services club overview

16: Staining to external signage



17: Central bulkhead air circulation fitted as part of refurbishment works c.2007

18: Typical tenant office fit out



19: Stairwell finish

20: Typical WC fit-out

APPENDIX 2: REINSTATEMENT COST ASSESSMENT

1.0 REINSTATEMENT VALUE

Gross area	**sq m**	**2,285**
Demolition and site clearance	£	148,525
Reinstatement cost	£	3,690,275
Regional factor - 1.14	£	537,432
Sub-Total	£	4,376,232
Professional fees @ 15 %	£	656,435
Local Authority Fees	£	15,000
Total inclusive of fees and exclusive of VAT	**£**	**5,047,667**

2.0 INFLATION - GENERAL CONSIDERATIONS

2.1 Our assessment of the reinstatement values have been calculated in the light of current prices and conditions but in assessing the actual sum to be insured, consideration must be given to the problem of inflation and its effect on tender pricing levels. Three distinctive aspects must be considered: -

a) In order to avoid unduly frequent reassessment of the current reinstatement value, allowance must be made for any inflation which is likely to occur during the course of the insured period. These allowances should provide for the possibility that the buildings could be damaged, either partially or wholly, on the last day of the insured period, i.e. approximately one year from the date of valuation.

b) When damage has occurred to the building a period of time must be allowed prior to the contractors commencing remedial work. This period is required in order to enable the architects or surveyors to prepare plans and detailed specification, discuss the rebuilding with the local planning authorities, other relevant statutory bodies and to obtain competitive tenders. The rebuilding must then be agreed with the insurers, loss adjusters and, finally, the contractors must organise the actual commencement of works on receipt of formal instructions to proceed.

c) In the event of a property being substantially damaged by fire, it is likely that increases in building costs will occur during the actual time taken by the contractor to complete remedial works. To avoid a shortfall in the sums insured, allowance should be made for the anticipated inflation during the contract period or, alternatively, the extra amount which the contractor would charge for entering into a fixed price contract. We would recommend a 36 month period should be provided which should be sufficient to permit the complete rebuilding of the property. Your insurance broker should be contacted in order to discuss the full allowance required for the proper inflation provision.

d) Costs have been assessed on a base period of Quarter II, 2016.

3.0 LOSS OF RENTAL INCOME

3.1	No allowance has been included in our figures for loss of any rental income.

4.0 EXCLUSIONS

4.1	In the event of any of the buildings being substantially damaged by fire it may be necessary to remove the occupants to temporary accommodation whilst reinstatement works are undertaken. No allowance has been included in our figures for expenditure in connection with temporary accommodation. We would advise discussing this matter with your Broker and the possibility of arranging separate cover for this eventuality.

5.0 GENERAL RECOMMENDATIONS

5.1	Whilst you will no doubt receive expert advice from your Insurance Broker on the range of perils to be covered, together with the precise content and format of the policies to be taken, we would recommend that you ensure that the following specific clauses are incorporated: - (a) **Debris Clearance Clause** This clause insures against the cost of removing debris in order to allow for detailed assessment of the extent of the damage caused. An appropriate amount has been included in our valuation to cover this aspect. (b) **Local Authorities Clause** This clause insures against increased costs resulting from the Local Authority requiring a superior standard of construction on the rebuilding when compared to the standard of the previous existing building. Again, an appropriate amount has been included in our figures to reflect this aspect.

6.0 LIMITATIONS OF THIS VALUATION

6.1	We have not had sight of any leases relating to the property and have therefore assumed that the tenants are responsible for their own contents.
6.2	We understand the net internal floor areas you have provided have been calculated in accordance with the RICS/ISVA Code of Measuring Practice; latest Edition.
6.3	For the purpose of this valuation we have included an allowance for the replacement of foundations appropriate for this type of building, however, this assumes that satisfactory sub-soil conditions exist and we have not made specific investigations in this respect.

6.4	We have allowed within our valuation all the fees associated with a total replacement and have itemised these separately. No allowance has been made in respect of fees for formulating a claim in the event of a loss, as this eventuality is not catered for by the major insurance companies in their policies.
6.5	We have allowed for demolition within our calculations.

APPENDIX 3: EXTENT OF SURVEY AND LIMITATIONS

EXTENT OF SURVEY AND LIMITATIONS

Inspection:
This report is based on a visual examination of the property and covers all parts of the building which were normally and safely accessible on foot without the use of ladders. Where inspection of roof areas by use of access hoists is required this will be agreed with you prior to inspection.

Concealed Parts:
Parts of the structure were not opened up for further investigation. Those parts of the building that are concealed, inaccessible or covered have not been inspected and confirmation that such parts are free from defects cannot be provided. Where we feel further investigation is merited, reference has been made in our report.

Occupied Buildings:
Where buildings were occupied at the time of our inspection access to some areas may have been restricted or denied although these areas will be noted in our report. Regardless of occupation, we did not lift fitted carpets, nor disturb any part of the fabric or fittings which were fixed or would have caused damage.

Deleterious and Hazardous Materials:
We have advised you if we consider there is a significant possibility that deleterious or hazardous materials exist at the property, although we have not undertaken or commissioned specific inspections, laboratory testing or reports unless this possibility has been raised by us as a concern and further instructions received. Where composite cladding panels have been noted in our report we confirm no intrusive testing has been undertaken to determine the type of insulant or whether this is approved by the Loss Prevention Certification Board unless instructed otherwise.

Services Installations:
Inspection of the services installations is based on a visual examination for comment on the condition and quality of the installations. We have specifically excluded tests relating to the performance of any heating, air conditioning, ventilation systems, pipe pressure tests, electrical or drainage tests. No inspection or comment is made on the below ground drainage installations unless instructed otherwise.

Compliance with Legislation:
Our inspection will involve a general review of the state of compliance with Statutory Requirements such as the Building Regulations, Workplace Regulations, Fire Regulations, Equality Act 2010 and other relevant matters. Please note that compliance with these Regulations often requires a more detailed study and/or the preparation of a detailed risk assessment. Such studies and risk assessments are beyond the scope of this report. It should be noted the requirements under the Equality Act 2010 are based on reasonableness, the meaning of 'reasonable adjustment' has yet to be determined by the Courts and our advice represents our interpretation of the Act at this time.

Budget Costs:
Where approximate budget costs have been included in this report, costs are for guidance purposes only and have not been calculated from measured quantities but are based on knowledge and experience of similar repair or replacement situations. Costs are exclusive of contractor's preliminaries, contingencies, builders work in connection with services, professional fees and VAT. They are based on current prices and no allowances have been made for inflation. Access costs for high level works have been included.

Liability and Confidentiality:
This report is for the attention and purposes of the Addressee only and consequently we cannot accept any third party liability for the whole or any part hereof. Neither may the whole nor any part of this report, nor any reference thereto, be published in any way nor included in any published document, circular or statement without our prior written approval of the form and context in which it may appear.

APPENDIX 4: BUILDING SERVICES REPORT

building & project consultants

Pre Acquisition

Building Services Report

Wellington House, 4 - 10 Cowley Road Uxbridge, UB8 2XT

A REPORT PREPARED

FOR AND ON BEHALF OF DUNMOORE GROUP

BRIGHTWALTON HOUSE, BRIGHTWALTON, NEWBURY BERKSHIRE, RG20 7BZ

Issue Date:	17 June 2016
Revision NO:	
Revision Date:	

ISSUING OFFICE:	Paragon, 7 Swallow Place, London, W1B 2AG Tel: 020 7125 0112
DATE:	17 June 2016
REFERENCE:	16.0468/DP/GI
REPORT PREPARED BY:	Dino Pashias MIET
REPORT CHECKED BY:	Karl Taverner MRICS
	For and on behalf of Paragon Building Consultancy Limited

H *Critical or high risk issue for urgent management attention*

M *Medium risk issue for ongoing management or action*

L *Low risk item or for information only*

BUILDING SERVICES DASHBOARD SUMMARY

KEY SURVEY FINDINGS

	The following issues represent the key matters for consideration as a result of our building engineering inspection with regards to the condition of the mechanical, electrical and lift service of the property.	**(£)**	
1.	Refurbish front end services to vacant ground floor	35,000	M
2.	Introduce mechanical extract to offices	25,000	M
	Total cost of repair works identified and included in the schedule of repairs in our main report.	**97,000**	

CONTENTS

BUILDING SERVICES REPORT

CLIENT NAME: Dunmoore Group

PROPERTY ADDRESS: Wellington House
4 - 10 Cowley Road Uxbridge

INSPECTION DATE: 10 June 2016

1.0 MECHANICAL SERVICES DESCRIPTION

1.1	Mitsubishi and Toshiba variable refrigerant flow (VRF) systems provide comfort conditioning to all of the office floors with associated condensing units installed at roof level. Indoor units comprise a mixture of ducted chassis fan coil units mounted in a suspended ceiling with conditioned secondary air typically introduced into the offices by diffusers and semi recessed cassettes. The systems utilise refrigerant R410a, which is not affected by phase-out legislation.
1.2	Each floor is made up of a bank of 3-pipe external condenser, connected to internal branch selector junction boxes from which each of the internal units are connected. Control of internal space temperatures is via in-built return air sensors with local panels controlling temperatures in zones to the open plan office areas and some local controllers installed to control units in selected meeting rooms and partitioned offices. The common parts are also heated by wall mounted electric radiators.
1.3	The office parts are ventilated by a central VES supply air handling unit located on the roof and fitted with an electric heater battery to temper the supply air temperature during the winter. From the unit, fresh air is distributed through the building from a riser in the main core, discharging through a central bulk head and grilles within the offices. Local extract ventilation systems are installed to serve the toilets and tea stations although we could find no evidence of a central extract system for the offices.
1.4	A metered water and gas service is delivered to the property and terminates at isolating valves at ground floor although no gas services are currently used within the property. From this point water is distributed at mains pressure to all cold water services. Mains water is also provided to serve the domestic hot water system comprising local electric water heaters.
1.5	Hot and cold water services are typically installed in copper pipework with the above ground drainage system made up of single ventilated stacks and pipework typically installed in UPVC materials. Connection is made to the public sewer at ground level.
1.6	Internal foul drainage is provided through plastic pipework from outlets to connect in risers to vertical soil and vent pipes. The stacks are vented at roof level and drain directly into the local authority sewer.

2.0 ELECTRICAL SERVICES DESCRIPTION

2.1	The property is served by a single incoming low voltage (LV) supply taken from the local network and feeds into a switch room containing loose laid switch with each floor served by an independently metred utility supply. The meters are contained within the switch room, which is accessed externally from the rear of the property.
2.2	The sub-distribution arrangement emanates from switch rooms at ground floor and consists of rising armoured cables routed through a single vertical electrical riser connecting to sub distribution boards for final connection of local lighting, small power and VRV fan coil circuits. The landlords sub distribution system is also run through the same vertical riser and installed in much the same way with strategically positioned distribution boards.
2.3	Small power to the office parts is predominantly by perimeter trunking although some flush mounted floor boxes are installed into the solid floor structure. Within the common part areas, socket outlets are provided for general cleaning and maintenance purposes. Where these units are positioned within internal circulatory areas, they are of the recessed type and where they are within plant and service areas, outlets are generally surface mounted and of the metal clad type.
2.4	In the main, office lighting generally comprises recessed modular fluorescent fittings incorporating fluorescent lamps, chrome reflectors and high frequency control gear. Selected luminaires are provided with integral battery packs and inverters to maintain operation of the lamps at a reduced output in the event of power failure. Lift lobbies are illuminated via a combination of fluorescents and down lights with circulation areas illuminated via wall mounted 2D fluorescent luminaires. In the main office lighting is controlled by local light switches.
2.5	A fully addressable fire detection and alarm system is installed and comprises break glass units, automatic detectors and electronic sounders.
2.6	The building has a lightning protection system comprising conductor tapes bonded to extraneous metallic items at roof level with tapes routed to ground for termination at a number of earthing rod points. A Vodafone mobile mast is also located on the roof.
2.7	The building has a number of security surveillance cameras linked back to a central monitoring station in the main reception as well as an intruder alarm protecting and monitoring the external perimeter doors.

3.0 LIFT SERVICES DESCRIPTION

3.1	The property is served by two passenger lifts grouped at the front of the building that serve between ground and fifth floor. Each lift has a handling capacity of 630-kg and is of standard electric traction type with motor room located at roof level.

4.0 CONDITION OF INSTALLATION

	The following issues represent the key matters for consideration as a result of our building engineering inspection with regards to the condition of the mechanical services.	
4.1	**General**	
4.1.1	The building is understood to have been developed in the early 1980's and was previously heated and cooled by wet systems comprising cooling only fan coil units and a perimeter heating system, which remains on the floors. All of this plant is now redundant having been replaced in 2007/08 with combined heating and cooling VRF systems.	L
4.2	**Mechanical Services**	
4.2.1	The building was originally centrally heated and comfort cooled using a central chilled water system comprising chillers and on floor fan coil units. This system was replaced as part of a 2007/08 refurbishment with comfort conditioning provided by packaged VRF systems. These systems are in a reasonable condition for their age and are being maintained to a fair standard. In our opinion, these systems should remain serviceable for up to 5 years. The Toshiba VRF systems date to 2015 and are understood to have been installed as part of a recent tenant fit out. These systems are in a good condition and will remain serviceable for 10 years.	L
4.2.2	The redundant boilers and plant associated with the previous heating system, including the perimeter heating units remain and have not been removed, which is considered as poor practice. A full strip down and removal of this plant should be considered and may add to the net internal area of the offices.	M
4.2.3	The central supply air handling unit was replaced as par of the 2007/08 works and is in reasonable condition. We understand that some upgrade has recently been undertaken to improve the level of control offered by this system with works being completed in 2015. Some insulation to duct work at roof level is missing or has deteriorated although this is a minor repair that should be addressed as part of routine maintenance.	M
4.2.4	We could find no evidence of an office extract system and would therefore conclude that the offices rely on the openable windows for extract. In our opinion, we would recommend that some form of mechanical extract is introduced into the offices.	M
4.2.5	Limited maintenance documentation is held on site although we were informed by the site manager that term contracts are in place for all the services. We would recommend that all maintenance documentation including all statutory water testing is provided for review.	L
4.2.6	The cold water storage tank at roof level has been decommissioned with all water distributed at mains pressure. The tank remains however and should ideally be removed.	L

4.2.7	Chemical and microbiological certification for the cold water systems was unavailable for review and should be requested from the vendor for review.	L
4.2.8	Sanitaryware is clean and serviceable and the provision is in accordance with standards applicable at the time of the installation. At the time of our inspection all sanitaryware tested drained satisfactorily and there was no evidence of historic issues with the below ground drainage system.	L
4.3	**Electrical Services**	
4.3.1	The main electrical services date to the time of refurbishment in 2007/08 with all main panels, distribution boards and cables found in reasonable condition. All installations are operating with no evidence of system faults or overloading. In general, the main electrical systems should remain serviceable for at least the next 10 years.	L
4.3.2	The front end installations to the offices present to a reasonable standard and will remain serviceable for up to 5 years although refurbishment of the ground floor would be beneficial and will aid re-letting.	M
4.3.3	The remaining front end installations such as lighting to the common areas is tired and would benefit refurbishment in the medium term.	M
4.3.4	The fixed electrical system was last periodically tested in 2015 with no significant areas of concern. Testing will be next due in 2020.	L
4.3.5	The fire alarm system was replaced as part of the 2007/08 refurbishment and is found in good and serviceable condition operating without fault.	L
4.4	**Lift Services**	
4.4.1	The lifts date to 2008 and are in good condition. The lifts are being routinely maintained and all insurance inspections are understood to be up to date.	L

5.0 DESIGN ANALYSIS

5.1	Incoming capacities of mains water, electricity and gas are in line with our expectations for a building of this size and type.
5.2	The building services are suited to a multi-let environment as separate utility metering is installed to serve each floor of the building.
5.3	Design criteria for the internal and external design temperatures, occupancy density, fresh air flow rates and illumination levels are not available for any of the services.

6.0 HEALTH AND SAFETY

6.1	No ozone depleting refrigerant gases were found on site.
6.2	Access for maintenance and servicing to the primary mechanical and electrical plant is considered to be satisfactory.
6.3	The fire alarm installations are generally considered to be in line with the requirements of BS: 5839, Category L2. Certification and testing information in line with the requirements of BS: 5839 is included within an on-site file.
6.4	Copies of lift maintenance, insurance inspections and associated reports are also held on site and are up to date.

7.0 REFURBISHMENT

7.1	We understand the intention is to keep the offices in lettable condition for the medium-term and we are of the opinion that the services as they stand will be able to achieve this. From the medium term wholesale replacement of the main systems will be required at a budget cost of £350/m² excluding fees and contractors preliminaries.

8.0 SCHEDULE OF REPAIRS

We set out below budget costs for repairs required which are inclusive of contractor's preliminaries, contingencies, and professional fees but exclusive of VAT. These are for budget purposes only and based on current prices. No allowances have been made for inflation. Access costs for high level works have been included. Short term repairs are deemed to be required in years 1-2, medium term repairs in years 3-5.

	Description	Tenant Responsibility Costs (£)		Service Charge Recoverable Costs (£)		Non Recoverable Landlords Costs (£)	
		Short	Medium	Short	Medium	Short	Medium
1.	Refurbish vacant ground floor with new front end services					35,000	
2.	Refurbish front end services to common parts				20,000		
3.	Repairs to duct work and insulation at roof level			2,000			
4.	Remove all redundant plant			5,000			

5.	Introduce mechanical extract to offices			25,000			
6.	Minor M&E repairs			5,000	5,000		
	TOTAL £			**37,000**	**25,000**	**35,000**	
	GRAND TOTAL £	**97,000**					

9.0 CONCLUSION

9.1	We have inspected the property known as Wellington House in Uxbridge in order to advise you on the condition of the engineering components having regard to your proposed acquisition.
9.2	We trust that our report includes all the information you require and we would be pleased to answer any other queries that may arise. If you feel that there is any aspect of your original instruction that we have not covered please contact us and we will discuss with you what further arrangements may be necessary.

10.0 CONFIRMATION OF INSTRUCTIONS

10.1	We have been instructed to carry out a building services survey.
10.2	Access was unavailable to the following areas: • Lift shafts • Below ground drainage • Sub station

APPENDIX 1: EXTENT OF SURVEY AND LIMITATIONS

EXTENT OF SURVEY AND LIMITATIONS

Inspection: Our survey and this report is compiled under the brief to visually inspect and comment on the condition and the quality of the installation relating to normal good standards in the building services industry as dictated by CIBSE and IEE's current recommendations and standards. Where appropriate, we have provided an overview of the lift installations, which was carried out by the attending building services consultant. This overview provides a description of the lift services and general condition other than inspection of the lift shafts and associated equipment.

Concealed Parts: We have not inspected parts of the Engineering Services which are built in, covered up, or otherwise made inaccessible in a normal course of construction, alteration, or fitting out. Internal inspection of plant has only been carried out where access is readily available, and not where plant strip down would have been required.

Design Analysis: No definitive calculations have been undertaken to determine the capacity of the plant items, nor have performance tests been carried out on any of the systems or plant items. Design analysis of the systems has been undertaken using generally accepted design criteria both past and present, primarily to establish the principles of design. We have specifically excluded tests relating to the performance of any heating, air conditioning, or ventilation systems, pipe pressure tests, electrical or drainage tests. The omission of such tests might give rise to the fact that certain problems could exist which are not reflected in this report. We would point out that during the course of our building services survey we did not carry out a detailed inspection of the underground services.

Deleterious & Hazardous Materials: Our report and survey excludes any investigation into structural engineering design, compliance with legislation relating to buildings, or the unsuitable use of high alumina cement or calcium chloride, calcium silicate brickwork, alkali-silicate reaction in concrete, cavity wall tie failure, radon gas seepage, woodwool slab permanent shuttering, asbestos or PCB's or other materials considered as deleterious in construction, except insofar as such matters may come to knowledge in the normal course of inspecting the materials and state of repair.

White Goods & Data: This report does not include an inspection of the white goods, catering and vending equipment, telecommunication or data systems found within the property. We are unable to comment, advise or identify items that are reliant on day/date dependent embedded chips.

Budget Costs: Any costs indicated within this report are based on our best assessment of the situation and the work involved at current prices and should not be taken as firm costs for the items of work detailed. To provide more accurate costs an investigation will be required in greater detail for individual items of the plant and systems, and may involve the employment of specialists where appropriate. Furthermore our costs do not include preliminaries, contingency, builders work, VAT, or professional fees.

Liability & Confidentiality: This report is for the attention and purposes of the Addressee only and consequently this Practice cannot accept any third party liability for the whole or any part hereof. Neither may the whole nor any part of this report, nor any reference thereto, be published in any way nor included in any published document, circular or statement without our prior written approval of the form and context in which it may appear.

APPENDIX 5: ENVIRONMENTAL REPORT

Desktop

Environmental Audit

Wellington House, Cowley Road, Uxbridge, UB8 2XW

A REPORT PREPARED

FOR AND ON BEHALF OF DUNMOORE GROUP

BRIGHTWALTON HOUSE, BRIGHTWALTON, NEWBURY, RG20 7BZ

Issue Date:	17 June 2016
Revision NO:	
Revision Date:	

ISSUING OFFICE:	Paragon, 7 Swallow Place, London, W1B 2AG Tel: 020 7125 0112
DATE:	17 June 2016
REFERENCE:	16.0468/TWW/LC
REPORT PREPARED BY:	Tom Wyllys MSc
REPORT CHECKED BY:	Karl Taverner MRICS
	For and on behalf of Paragon Building Consultancy Limited

H *Critical or high risk issue for urgent management attention*

M H *Moderate to high risk issue considered as a significant management item*

M *Medium risk issue for ongoing management or action*

L M *Low to medium risk issue that may require management or action*

L *Low risk item or for information only*

DASHBOARD SUMMARY

KEY ISSUES

	The following issues represent the key matters for consideration as a result of our Desktop Environmental Audit with regards to ground conditions as part of the proposed acquisition of the site.	
1.	The presence of some degree of ground contamination associated with the former use of the site as a works cannot be discounted, although several developmental changes at the site would have likely required excavation resulting in removal of potentially contaminative sub surface soils (if present) thus reducing the risk of residual contamination. The site is underlain by a sensitive Principal Aquifer and is in close proximity to residential properties and the risk of contaminants impacting these receptors cannot be entirely discounted. However, the site is unlikely to be singled out as a sole source of contamination or scrutinised by the regulators, particularly whilst in its current continued use. With respect to above ground receptors coming into contact with underlying contamination (if present) the risk is considered to be low given the extensive coverage of hardstanding at the site. Based on the above and a continued commercial use of the site, we consider there to be a low risk with respect to environmental liability.	L

ENVIRONMENTAL RISK RATING

We can advise that based on the continued commercial use of the site there is a **low** risk with regard to environmental liability.

RECOMMENDATIONS AND COSTS

No further work is required for a continuation of the current site use.

In the event of redevelopment, an intrusive ground investigation may be required as part of the planning process.

It is recommended that any previous environmental reports be requested from the vendor and made available for review.

CONTENTS

DESKTOP ENVIRONMENTAL AUDIT REPORT

CLIENT NAME: Dunmoore Group

PROPERTY ADDRESS: Wellington House
Cowley Road, Uxbridge

INSPECTION DATE: N/A

1.0 KEY AUDIT FINDINGS

1.1	**Environmental Site Assessment**	
1.1.1	An environmental site inspection has not been carried out as part of this assessment; however it is known that the site comprises a four storey office building with associated car parking for 36 vehicles. A working men's' club is located in the southeast corner of the site and shown within the site boundary, although it is unknown if this is included as part of the acquisition. No significant issues of environmental concern are anticipated from the current use of the site. A site location plan is provided in Appendix 1.	L
1.1.2	Surrounding land use comprises a mixture of retail, commercial and residential properties. A tyre fitting garage is located across the A408 to the west.	L
1.2	**Historical Land Use**	
1.2.1	Earliest available mapping from 1864 showed the site comprised mixed land use with residential properties and gardens occupying the majority of the site in addition to an unspecified works located in the southwest corner (the works is labelled only on 1864 and 1866 map editions). The site layout remained largely unchanged until maps from 1962 when the entire site was redeveloped with several small structures the largest of which is labelled as a club. By 1990 the site had been redeveloped once again and the layout was consistent with that of the present day. Historical map extracts are provided in Appendix 2.	L M
1.2.2	Potentially contaminative land use within the immediate surrounds of the site comprised a timber yard 50m west present on 1864 and 1866 mapping only, a railway goods shed and sidings 100m east, present between 1864 and 1962 and a works (which was latterly a depot) 50m west present between 1962 and at least 1992.	L M

1.3	**Potential Sources of Contamination**	
1.3.1	On site sources include residual contamination associated with former works building located in the southwest corner of the site. Several developmental changes at the site would have likely required excavation and removal of potentially contaminative sub surface soils (if present) thus reducing the risk of residual contamination. With respect to above ground receptors coming into contact with underlying contamination the risk is considered to be low given the extensive coverage of hardstanding at the site.	L
1.3.2	Off site sources include residual contamination associated with surrounding historical land use as discussed in Section 1.2.2. The majority of these sites have since been redeveloped to commercial use and as such the risk from to the subject site from these third party sources is reduced.	L
1.4	**Environmental Setting**	
1.4.1	Geological mapping and environmental data indicate that the site is underlain by the Sand and Gravel, classified as a Principal Aquifer over London Clay which is designated as Unproductive Strata. There are no active groundwater abstraction points within a 1km radius and the site is not located within a Source Protection Zone.	M
1.4.2	Fray's River is located approximately 120m west of the site. There are no surface water abstraction points located within a 1km radius.	L M
1.4.3	Given the proximity to nearby residential properties and the underlying Principal Aquifer the overall environmental sensitivity is considered to be moderate. However, the site is unlikely to be singled out as a sole source of contamination or scrutinised by the regulators, particularly whilst in its current continued use.	M
1.5	**Flood Risk**	
1.5.1	According to the EA website, the site is not located in an area affected by flooding from rivers or sea. Environmental data indicates that the site is in an area at risk of groundwater flooding. This is based on British Geological Survey groundwater flooding susceptibility areas. Groundwater flooding at the site would be associated with Superficial Deposits Flooding.	L M
1.6	**Regulatory Consultation**	
1.6.1	The Contaminated Land Officer (Michael Brough of Hillingdon Council) has confirmed that the site is not currently earmarked for investigation under their contaminated land strategy and it is considered unlikely to be a priority for investigation in the future. Further details of the regulatory liaisons are provided in Appendix 5.	L
1.6.2	No specific enquiries have been made with the Environment Agency because the site will remain in its current use. However, available records indicate that there are no landfill or waste transfer sites within 250m of the site.	L

1.7	**Additional Information & Previous Reports**	
1.7.1	No significant issues of environmental concern have been identified during other regulatory enquiries.	L
1.7.2	No previous environmental reports have been provided for review.	L
1.7.3	The site is not located in an area affected by coal mining.	L

2.0 ENVIRONMENTAL RISK ASSESSMENT

Having evaluated the information gathered during this study and described in the previous sections, Paragon have produced the following assessment of risk.

2.1	**Contamination Potential**		
	Issue	**Detail**	
2.1.1	Significant on site contamination	The presence of some degree of ground contamination associated with the former uses of the site cannot be entirely discounted, although this is unlikely to be significant.	L
2.1.2	Contaminant migration from site source(s) to off site receptor(s)	The perceived permeability of the underlying geology may facilitate the migration of soil and groundwater contamination, if present, off the site.	L M
2.1.3	Contaminant migration to on site receptor(s) from off site source(s)	The perceived permeability of the underlying geology may facilitate the migration of soil and groundwater contamination, if present, onto the site.	L M

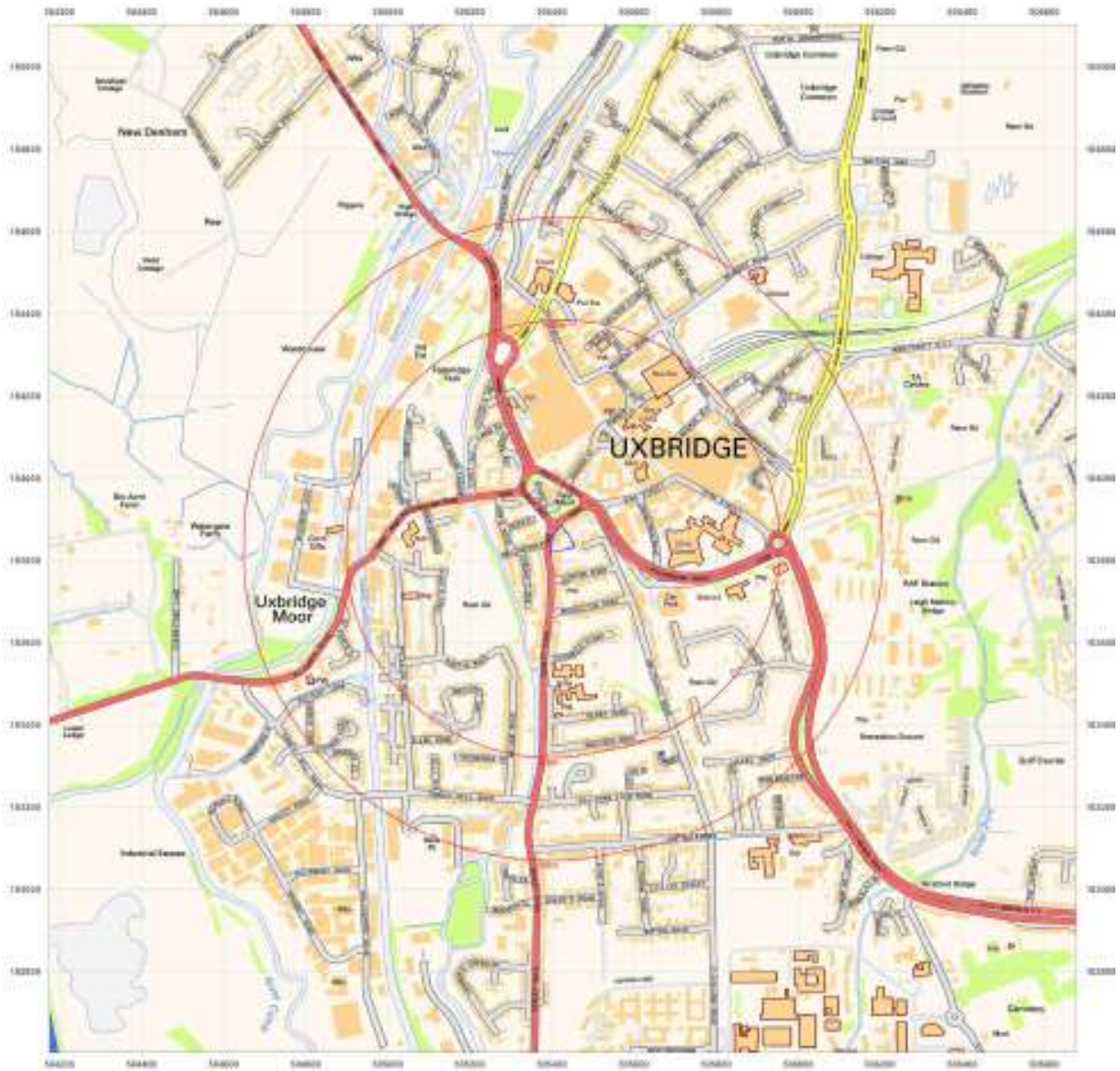
2.2	**Environmental Impacts**		
	Issue	**Detail**	
2.2.1	Risk of pollution of Controlled Waters	The Principal Aquifer beneath the site and nearby river are classified as Controlled Waters and are regulated by the EA. The likelihood of historic onsite contamination potentially impacting the aquifer cannot be discounted. However, the site is unlikely to be singled out as a sole source of contamination or scrutinised by the regulators, particularly whilst in its current continued use. Should the property be redeveloped, then additional investigations to determine the risk to controlled waters may be required as a condition of planning.	L
2.2.2	Risk of damage to property	No significant issues have been identified that could cause a significant risk of damage to property, whilst it remains in its continued use.	L
2.2.3	Risk of harm to human health	No significant issues of environmental concern have been identified that could cause a risk of harm to human health, whilst it remains in its continued use.	L
2.3	**Business Consequences**		
	Issue	**Detail**	
2.3.1	Risk of liability for owner	No significant issues of environmental concern have been identified which are likely to result in a significant risk of liability for the site owner whilst the property is in its current use.	L
2.3.2	Likelihood of designation as Contaminated Land under EPA 1990	The Contaminated Land Officer has confirmed that the site is not currently designated as Contaminated Land nor is likely to be earmarked for future assessment under the Contaminated Land Regime.	L

2.3.3	Suitability for purchase	No significant issues have been identified for an ongoing site use and as such the site is considered suitable for purchase.	L
2.3.4	Likelihood of a future purchaser requesting further investigations	No further contamination assessment works are considered necessary for a continuation of the current site use.	L

3.0 CONFIRMATION OF INSTRUCTIONS

3.1	We have been instructed by Dunmoore Group to undertake a Desktop Environmental Audit of Wellington House, Cowley Road, Uxbridge. The purpose of the report is to highlight environmental considerations with respect to ground conditions as part of the proposed acquisition of the site.

APPENDIX 1: SITE DESCRIPTION



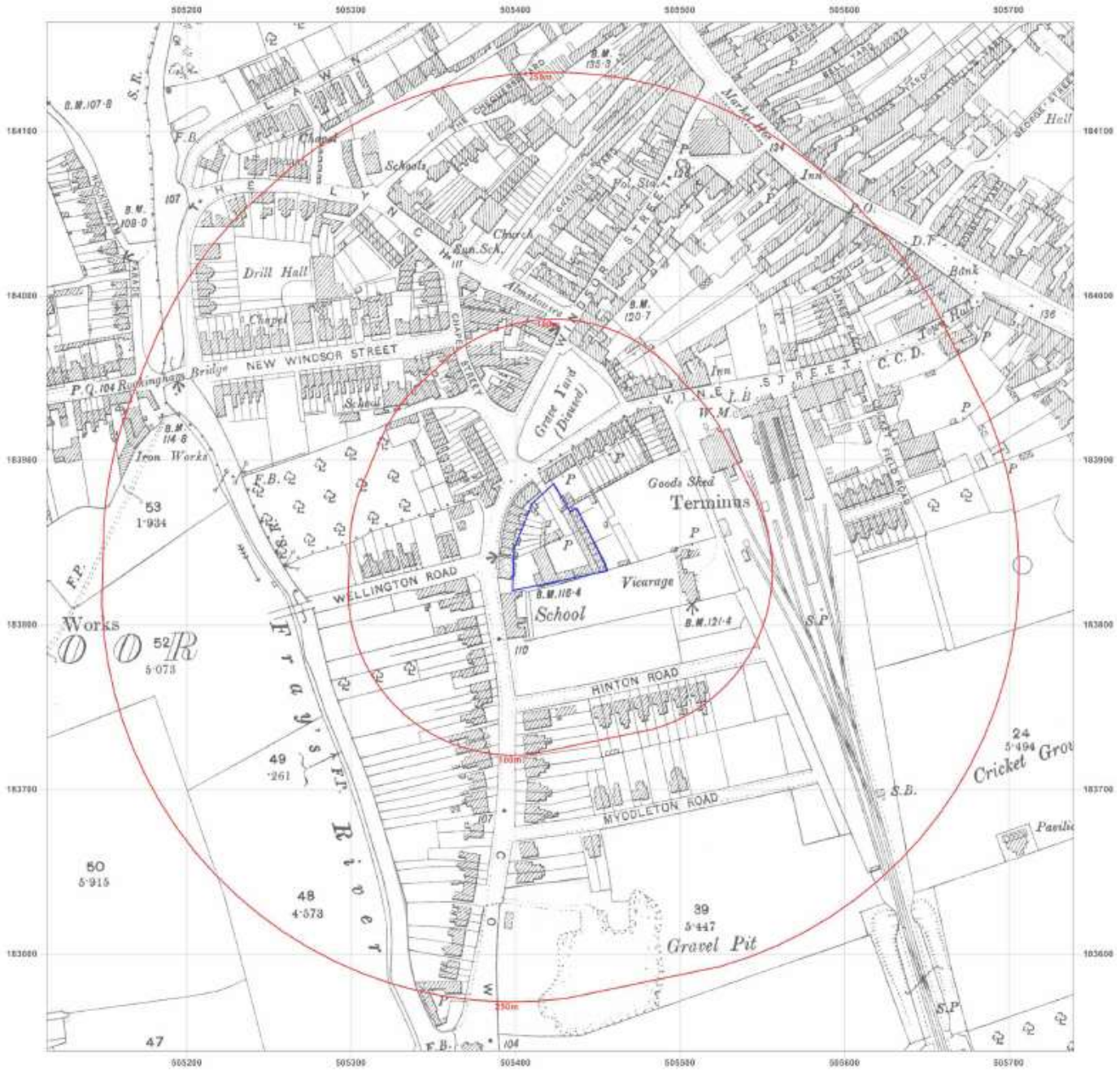
Title: Site Location Plan

APPENDIX 2: LAND USE

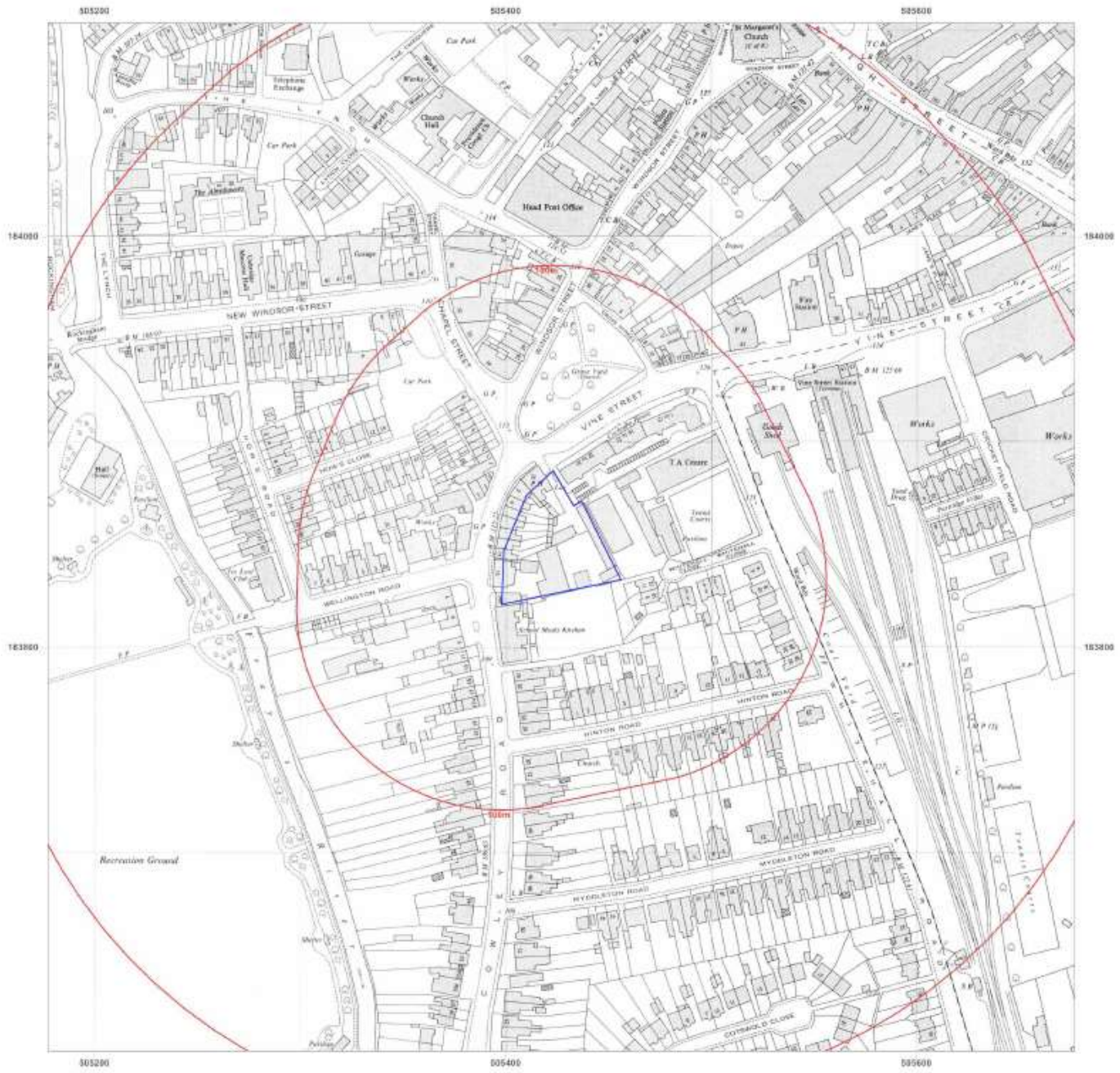
2.0 LAND USE

2.1	**Former Land Uses**
2.1.1	A study of historical Ordnance Survey maps, the site's planning history and local history information has been undertaken to identify any potentially contaminative former land uses.
2.2	**Map Information**
2.2.1	The following represents a summary of the historical use of the site: Earliest available mapping from 1864 showed the site comprised mixed land use with residential properties and gardens occupying the majority of the site in addition to an unspecified works located in the southwest corner (the works is labelled only on 1864 and 1866 map editions). The site layout remained largely unchanged until maps from 1962 when the entire site was redeveloped with several small structures the largest of which is labelled as a club. By 1990 the site had been redeveloped once again and the layout was consistent with that of the present day.
2.2.2	Potentially contaminative land use within the immediate surrounds of the site comprised a timber yard 50m west present on 1864 and 1866 mapping only, a railway goods shed and sidings 100m east, present between 1864 and 1962 and a works (which was latterly a depot) 50m west present between 1962 and at least 1992.
2.3	**Planning History**
2.3.1	A search of Hillingdon Council's online planning did not reveal any environmentally pertinent information.

Title: 1864



Title: 1896



Title: 1963

Title: 1976

Title: 1990

Title: 2013

APPENDIX 3: ENVIRONMENTAL DATA

3.0 ENVIRONMENTAL DATA

3.1 **Environmental Data**

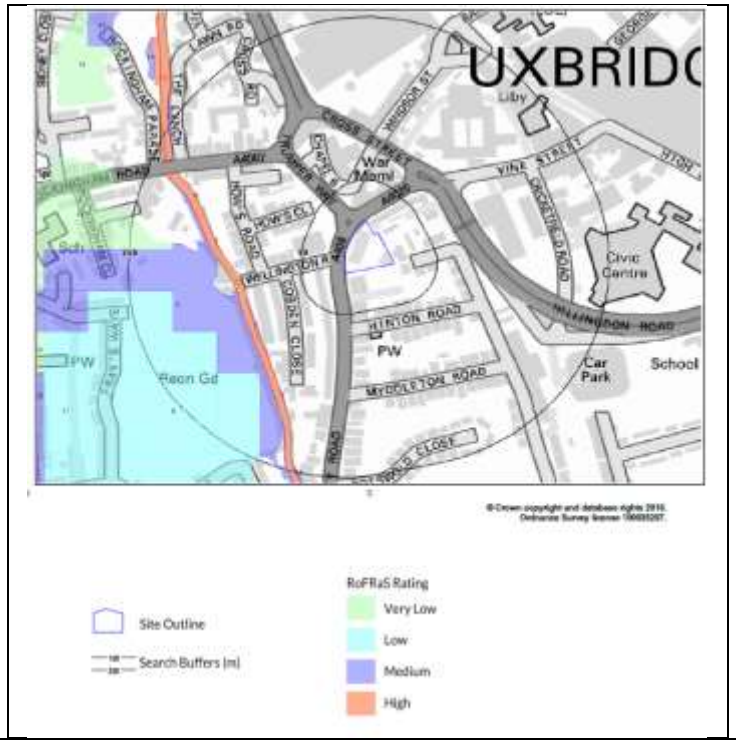
3.1.1 The following information has been ascertained from publicly available Environment Agency, BGS, Local Authority and NRPB records.

Environmental Records	On site	0-250m	Description
Discharge Consents	0	0	Not Applicable (N/A)
Pollution Incidents to controlled waters	0	2	Both incidents occurred over 120m from the site and had minor impacts to waters (likely the Fray River). They are unlikely to have impacted upon the site.
Registered landfill or other waste disposal sites	0	0	N/A
Waste transfer sites	0	0	N/A
Part A(2) and B activities	0	1	This is a Part B activity for dry cleaning located some 170m from the site. It is not considered to pose a risk to the site.
Integrated Pollution Prevention and Control authorisations	0	0	N/A
Licensed radioactive substances	0	0	N/A
Enforcements, prohibitions or prosecutions	0	0	N/A
Fuel sites	0	0	N/A
Is the site in an area where there is a known risk of subsidence?			Records indicate that the area in general has a very low risk of subsidence hazards.
Is the site in a radon-affected area?			Less than 1% of homes are above the radon Action levels, as such, no radon protection measures are considered necessary.
Are there any overhead transmission lines, masts or pylons for electricity on or within 250 metres of the site?			There are no obvious masts or pylons within 250 metres of the subject site.

3.2 **Environment Agency**

3.2.1 No specific enquiries have been made with the Environment Agency because the site will remain in its current use.

3.2.2 According to the EA website, the site is not located in an area affected by flooding from rivers or sea. Environmental data indicates that the site is in an area at risk of groundwater flooding. This is based on British Geological Survey groundwater flooding susceptibility areas. Groundwater flooding at the site would be associated with Superficial Deposits Flooding.

3.2.3	 UXBRIDG Library War Memorial Civic Centre HIGH STREET WELLINGTON ROAD HINTON ROAD PW Car Park School MYDDLETON ROAD Recn Gd PW Site Outline Search Buffers (m) RoFRaS Rating Very Low Low Medium High	

APPENDIX 4: ENVIRONMENTAL CONTEXT

4.0 ENVIRONMENTAL SETTING

4.1 Geology/Hydrogeology

4.1.1 Geological mapping from the BGS website and environmental data from Groundsure shows the geological sequence outlined below. Reference has been made to the Environment Agency (EA) Groundwater Vulnerability Map and Regional Appendices, to provide the following aquifer status descriptions.

Formation	Aquifer Designation	Hydrogeological Significance
Lynch Hill Gravel – Sand and Gravel	Principal Aquifer	Potentially highly productive and able to support large abstractions for public potable supply and other purposes
London Clay	Unproductive Strata	Formation of negligible permeability that can only support minor abstractions (if any)

4.1.2 A borehole record obtained from BGS records and located approximately 100m from the site indicates the following:

- Made Ground to 1.40m bgl;
- Clay to 2.10m bgl;
- Gravel to 6.00m bgl;
- Clay to 13.5m bgl.

Groundwater was encountered at 4.50m bgl.

4.1.3 There are no active groundwater abstraction points within a 1km radius and the site is not located within a Source Protection Zone.

4.2 Hydrology

4.2.1 Fray's River is located approximately 120m west of the site. There are no surface water abstraction points located within a 1km radius.

4.3 Surrounding Land Uses

4.3.1 There are no Areas of Outstanding Natural Beauty, Environmentally Sensitive Areas, Sites of Special Scientific Interest or Special Protection Areas within a 1km radius of the site.

4.4 Sensitivity Analysis

4.4.1 Given the proximity to nearby residential properties and the underlying Principal Aquifer the overall environmental sensitivity is considered to be moderate. However, the site is unlikely to be singled out as a sole source of contamination or scrutinised by the regulators, particularly whilst in its current continued use.

APPENDIX 5: REGULATORY INFORMATION & CONSULTATION

5.0 REGULATORY INFORMATION AND CONSULTATION

5.1	**Contaminated Land**
5.1.1	The Contaminated Land Officer (Michael Brough of Hillingdon Council) has confirmed that the site is not currently earmarked for investigation under their contaminated land strategy and it is considered unlikely to be a priority for investigation in the future.

APPENDIX 6: REVIEW OF PREVIOUS REPORTS

6.0 REVIEW OF PREVIOUS REPORTS

6.1	No previous reports have been made available for review.

APPENDIX 7: EXTENT OF SURVEY AND LIMITATIONS

EXTENT OF SURVEY AND LIMITATIONS

The report has been designed to identify potential source, pathway and receptor pollutant linkages by assessing the following:

- Current, former and proposed land uses on site including an inspection of the site and the immediate environs, information provided by the client on the current use of the site and a review of historical data;
- Environmental sensitivity of the site location as determined by factors including geology, hydrogeology, surface watercourses and neighbouring land uses; and
- Pertinent information provided by environmental regulators.

The risk assessment has been undertaken with due regards to Contaminated Land Guidance documents issued by the Department for Environment, Food and Rural Affairs (DEFRA) and its predecessors, British Standards Institute (BSI) the Royal Institution of Chartered Surveyors (RICS) and the American Society for Testing and Materials (ASTM) Standard E 1527-00.Specific comment is made regarding the site's status under Part 2A of the Environmental Protection Act (EPA) 1990, which provides a statutory definition of Contaminated Land and as revised under The Contaminated Land (England) (Amendment) Regulations 2012. Unless specifically stated as relating to this definition, references to 'contamination' and 'contaminants' relate in general terms to the presence of potentially hazardous substances in, on or under the site.

This Environmental Desk Study report is based on a review of available historical and environmental setting records, consultations with site representatives (where applicable), pertinent information provided from the client and regulatory consultations. The report covers all information made available to Paragon Building Consultancy Limited (Paragon). A site inspection was not carried out within the scope of this assessment.

The opinions given within this report have been dictated by the finite data on which they are based and are relevant only to the purpose for which the report was commissioned. If additional information or data becomes available which may affect the opinions expressed in this report, Paragon reserves the right to review such information and, if warranted, to modify the opinions accordingly. Paragon reserves the right to charge additional fees for; un-anticipated second opinion reviewing of previous reports.

Paragon has been able to identify perceived risks based on the information reviewed and made available. No intrusive ground investigation work was carried out and, as such, actual risks have not been established. Actual risks can only be assessed following an intrusive investigation of the site.

This report is for your sole use, and consequently no responsibility whatsoever is undertaken or accepted to any third party for the whole or any part of its contents. Paragon accept no responsibility or liability for the consequences of this document being used for any purpose or project other than for which it was commissioned or an third party with whom an agreement has not been executed. Should any third party which to use or rely upon the contents of the report, written approval must be sought from Paragon, a charge may be levied against such approval.

PARAGON ENVIRONMENTAL RISK ASSESSMENT

RISK CLASSIFICATIONS

RISK RATING	DEFINITION
LOW	The potential for financial liability in the future with respect to environmental considerations is considered negligible. No ground contamination investigation is advised assuming a continuation of current site use. The likelihood of the Regulatory Authority requiring a ground contamination investigation at the site in the near future is considered minimal, assuming a continuation of current site use.
LOW TO MEDIUM	The potential risk of financial liability associated with environmental considerations in the future is considered minimal. A ground contamination investigation may be considered to fully assess the level of perceived risk. This would include an intrusive soil, groundwater and ground gas contamination assessment, and possible remedial works. A minor likelihood exists for the Regulatory Authority to require a ground contamination investigation at the site in the near future, assuming a continuation of present usage.
MEDIUM	The potential risk of financial liability associated with environmental considerations in the future exists. A ground contamination assessment is advised prior to purchase to fully assess the level of perceived risk. This would include an intrusive soil, groundwater and ground gas contamination assessment, and possible remedial works. The potential exists for the Regulatory Authority to require a ground contamination investigation at the site in the near future, assuming a continuation of current site use.
MEDIUM TO HIGH	A potentially significant risk of financial liability associated with environmental considerations in the future exists. The purchase of the site should only proceed with caution. An intrusive ground contamination assessment is likely to identify contamination across the site that may require extensive remediation. A significant likelihood exists that the Regulatory Authority will require a ground contamination investigation at the site in the near future assuming a continuation of current site use.
HIGH	The risk of financial liability associated with environmental considerations in the future is considered high. An intrusive ground contamination assessment is likely to identify significant contamination across the site that may require extensive remediation. It is known that the Regulatory Authority will require a ground contamination investigation at the site in the near future assuming a continuation of present usage. Subsequent remedial works are considered likely.