

<b>BARCLAYS SITEGUARD: LAND USE QUESTIONNAIRE - F/H &amp; L/H COMMERCIAL PROPERTY [for use in England, Scotland &amp; Wales]</b>	ERMU Reference Number (provided by ERMU when, if required, your referral is completed)	
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<b>FOR COMPLETION BY THE PANEL VALUER – VERY IMPORTANT</b>	
VALUATION EXCHANGE REFERENCE NUMBER	XK222632
BARCLAYS SITEGUARD REFERENCE NUMBER	<b>GS-8118203</b>
NAME OF BARCLAY'S CUSTOMER:	The Northern Bus Retirement Benefit Scheme
PROPERTY ADDRESS:	Part Hallam Express, North Anston Trading Estate, Dinnington
BARCLAY'S RELATIONSHIP MANAGER/BRANCH TEAM CONTACT NAME/ PHONE NUMBER.	Mr A Roberts 07881318172

**PANEL VALUER STEP 1:** IN ORDER TO ADDRESS ENVIRONMENTAL RISK ISSUES WHERE YOU ARE REQUESTED TO WITHIN YOUR INSTRUCTION PLEASE ORDER A **BARCLAYS** SITEGUARD REPORT AT THE FOLLOWING SITE: <https://ordermaps.groundsure.com>- COST £55+VAT [THE COST OF WHICH SHOULD HAVE ALREADY BEEN AGREED WITH THE COMMISSIONING BRANCH]. SITEGUARD HELPLINE: 08444159000

<b>PANEL VALUER STEP 2:</b> UPON RECEIPT OF THE BARCLAYS SITEGUARD REPORT MATCH THE CONCLUSION TO 1 or 2 BELOW AND COMPLETE THE REQUIRED ACTIONS.	
1. Barclays Siteguard Report Conclusion: <b>Acceptable Environmental Risk or Acceptable Environmental Risk: Barclays</b>	Complete Section A below & complete your valuation report including this form and Barclays Siteguard Report by way of appendix. <b>No requirement for Barclays ERMU referral [unless you are aware of an issue not picked up by the Barclays Siteguard Report].</b>
2. Barclays Siteguard Report Conclusion: <b>In Need of Further Assessment</b>	<b>Complete Sections A - D below in full &amp; forward this form with a copy of Barclays Siteguard Report to <a href="mailto:ERMU-LUQ@barclays.com">ERMU-LUQ@barclays.com</a> [At this stage Do NOT issue your valuation].</b>

SHOULD YOU WISH TO DISCUSS THE CASE PRIOR TO SUBMITTING YOUR VALUATION REPORT OR REFERRING TO BARCLAYS' ERMU PLEASE CONTACT [ERMU-LUQ@barclays.com](mailto:ERMU-LUQ@barclays.com)

#### SECTION A: INITIAL ENVIRONMENTAL CONSIDERATION

Based on the information within the Barclays Siteguard Report and anything additional you have gathered, do environmental issues have a material impact on your valuation of the property?				
	Yes	No	NYD	N/A
1. For continued use "as current or proposed"?		x		
2. Based on any proposed redevelopment requiring Planning Consent?				x
Comments: Acceptable environmental risk.				
If you have answered "yes" or "not yet determined", do you consider that the Bank should commission a specialist environmental risk assessment in respect of this property?		Yes		No
What type of report – if any - would you recommend?	Phase I Risk Assessment (contamination focused)		Environmental Audit (operationally focused)	
	Other Recommendation: Please Specify:			
Any Additional Comments?				

Valuer's Contact Name:	Paul Andrew
Valuation Firm:	Walker Singleton Commercial Limited
Valuer Telephone Number & EMAIL Address:	07810755248 <a href="mailto:paul.andrew@walkersingleton.co.uk">paul.andrew@walkersingleton.co.uk</a> Oak House New North Road, Huddersfield HD1 5LG

<b>Date</b>	19 August 2021
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## B: PROPERTY DETAILS

Current Use	
Proposed Use	
Tenure (if leasehold, please quote term)	
Approximate size in hectares	
Estimated Age of property / building	
Anticipated value of the Land/Property	

## C: DEVELOPMENT/REDEVELOPMENT

Is it proposed to develop/redevelop the site (including extensions to existing buildings)?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
If YES [& where Planning Consent is required] are there any environmental risk conditions attached to the Planning Consent: e.g. need for an intrusive investigation – remediation strategy etc. or monitoring landfill gas etc.	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
If yes, please attach an electronic copy of the Planning Consent with your referral to ERMU. Copy attached?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

## D: SITE INSPECTION

Please complete the following “CHECKLIST” during your site inspection.

Regulatory Compliance	Are there any types of environment related permit / authorisation / license that are related to operations conducted by the business?	Yes/No/Not Known*
	If yes, are you able to provide any further details? [Please detail below under “Additional Comments”]	
Waste	Are there any waste materials stored on-site that require an Environmental Permit?	Yes/No/Not Known * Site photo Attached?
	If yes, are any Environment Agency Compliance Assessment Reports available? If so please attach.	Yes/No/Not Known*
	Are there any other waste materials stored on-site?	Yes/No/Not Known* Site photo Attached?
	Do the deposited wastes have the potential to cause pollution / ground contamination?	Yes/No/Not Known*
	Is there any fly-tipping at the site?	None/Minor/Major* Site photo Attached?
Bulk Storage Tanks	Are underground Storage Tanks present?	Yes/No/Not Known*
	If yes: a) Are any tanks over 20 years of age?	Yes/No*
	b) Do the tanks have an electronic monitoring system?	Yes/No/Not Known*
	Are above Ground Storage Tanks present?	Yes/No*
	If yes, do they appear to be Oil Storage Reg. Compliant?	Yes/No*
	What is the current status of the tanks: e.g. Operational/Decommissioned etc.	
	Are fuel/oil/ chemical drums stored at this property?	Yes/No*
If yes, are they stored within a bunded area or on sump pallets?	Yes/No*	
	Was any staining or spillage noted?	None/Minor/Major*

\* Delete as applicable

Additional Comments: Please provide here any additional comments in relation your answers in this questionnaire.

<b>BARCLAYS RELATIONSHIP TEAM ACTION: IN THE EVENT THAT THE BARCLAYS SITEGUARD REPORT CONCLUDED “IN NEED OF FURTHER ACTION” PLEASE ENSURE THE VALUER HAS REFERRED THE CASE TO ERMU PRIOR TO ISSUING THEIR REPORT &amp; HAS INSERTED THEIR ERMU REFERENCE NUMBER ON PAGE 1.</b>
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