

# ENVIRONET NEWS

The electronic newsletter for improved environmental and health & safety performance

## Environmental Liabilities affecting Property - the Costs

A summary of recent seminars carried out for RICS by Environet



Environet Consulting, in conjunction with solicitors Horsey Lightly & Finn and DMH Planning, has recently presented seminars to the RICS on environmental liabilities affecting the property sector.

Due to the excellent response, speakers Nic Seal, Tony Allen and Martin Thornton thought it worthwhile summarising the main topics for your benefit.

".... one of the best CPD talks I have ever been to!"

The clear message is that environmental liabilities cost money, and in some cases "loads of it". Legislation is the main driver in the form of statutory and economic instruments, designed to make the business community work to a more sustainable future. Some examples of economic instruments include the Landfill Tax, which may well double soon to match levels in Europe, BIK on company cars being based upon CO2 emission rather than value, climate change levy (CCL) on consumption of fossil fuels, and for those of you in London, the imminent Ken congestion charge of £5 per day for the privilege of being able to drive through Central London.

### Contaminated Land

The main environmental liability affecting the property sector remains the issue of contaminated land. The EPA Pt 2a legislation was explained to the delegates by way of a real case study involving the sale of car breakers yard. Being the subject of Waste Management

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## IPPC - Do you need assistance with your Permit Application?

All sites operating processes that fall within the scope of the Pollution Prevention and Control Regulations will soon need to obtain a permit to operate from the Environment Agency.



Preparation of permit applications requires environmental expertise across a range of disciplines, takes a lot of time, and can

be expensive. The best advice is to prepare well in advance and get help to ensure the application covers all issues raised in the legislative guidance.

Environet is currently assisting an IPPC regulated company with their permit application, including issues such as environmental management system (EMS), site condition report, resource consumption, noise & vibration, energy, waste management, accidents, and pollution prevention.

## CONTAMINATED LAND WANTED!

**With the backing of a £250 million fund we have clients seeking sites with serious contamination liabilities. If you want to discuss offloading your liabilities onto them please contact 01932 868700.**

## Can Death be Fatal? - The risk of Groundwater Contamination from Green Burial Grounds

In response to the growing demand for green burials, planning applications for new burial grounds need to consider the implications of human decomposition on the quality of groundwater supplies.

Green burials are cheaper than conventional disposal methods.

With an arboricultural headstone (i.e. a tree), green burials fix carbon and therefore reduce global warming effects, enrich the soil and provide a habitat, protected from development, for centuries.

What is more, Gordon hasn't yet made it subject to Landfill Tax, but of course that option could be exercised to increase revenue from the deceased!



Environet is currently carrying out a groundwater contamination assessment for a burial ground developer in order to predict environmental effects on the local water environment for a planning application.

We'll keep you posted.

If you are at that stage in your life when you want to start planning for the next stage in your life cycle, you may be horrified to hear that you may only have around 40 years in a cemetery before the space is used for the next generation. So if you want to secure a beautiful plot with a 999 year lease, be reincarnated into a tree of your choice, and help to save the world, we may be able to help you!

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Licensing controls, the site required clean up to a high standard before the license could be surrendered, costing approximately 30% of the sites value.

**EIA**

Environmental Impact Assessment Regulations were explained, again with recent case studies, to demonstrate the additional costs that are incurred by developers both pre-planning, but also during development. It was emphasized how these costs could escalate if inadequate Environmental Statements are presented, leading to lengthy delays in the planning process.

**Health & Safety**

Examples of liabilities associated with Legionnaires Disease and asbestos were explained. The new Control of Asbestos at Work Regulations 2002 are now in force as of 21st November 2002.

**Japanese Knotweed**

The problems that Japanese Knotweed presents developers and property professionals was demonstrated by way of a case study - something to look out for when valuing property!

**Finally, exciting developments**

And finally, its not all doom and gloom. Economic instruments are making clean renewable energy economically viable. Wind turbines can provide an acceptable rate of return, but one of the main barriers to their development is planning permission. The NIMBY phenomena applies, whereby the general public want clean energy from a renewable resource, but do not want the visual intrusion of a turbine in their backyard.

Assuming planning permission can be obtained and the site meets several technical thresholds, site owners can obtain an income from allowing turbines to be sited on their land. It may not be much, but may be of interest to organisations keen on the sustainability agenda.

**Future Environet News Articles**

If you have an environmental product or service that you think may be of interest to our clients, contact us: [ed@environet-uk.co.uk](mailto:ed@environet-uk.co.uk)

**NEW - Control of Asbestos at Work Regulations 2002**

The new CAW Regulations came into force on 21st November 2002 and introduce a new duty to manage asbestos in workplace premises. They require all owners and managers of buildings to identify, record and manage all materials containing or likely to contain asbestos.

**£50,000 Cost Savings for manufacturing company from good waste management**

Environet recently carried out an initial environmental review of a manufacturing company as a precursor to the development of an environmental management system to ISO 14001.

Amongst other things, waste management was assessed, to discover that around 1,000 tonnes of waste material was being disposed of each year. Most of the material was recyclable but was being sent to landfill, attracting the cost of disposal and the landfill tax (combined at £35 per tonne).

A saving of in excess of £50,000 per annum was identified by simply segregating the waste and selling it for reprocessing.

There is talk of the landfill tax doubling from its current rate of £13/tonne, which will give these sort of initiatives an even higher rate of return.

If you have a significant waste disposal bill (£20k + per year) and want to be sure you are not wasting your hard earned money, give us a call.

**For client testimonials please see our website:**  
[www.environet-uk.co.uk](http://www.environet-uk.co.uk)

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Asbestos still kills around 3,000 people per year. When compared to the death toll on UK roads of 3,500 per year, one can appreciate the severity of this silent killer.

If in doubt commission a qualified specialist to survey and risk assess your premises.

**NEED HELP WITH ENVIRONMENTAL and/or HEALTH & SAFETY LEGISLATION?**

Enviro-Compliance, a tailor made register and database of legislation relevant to your company may be the answer. Produced by Environet with quarterly updates, it helps you stay ahead of the law. See our website or call 01932 868700 for further information.

**OUR SERVICES INCLUDE:**

**ENVIRONMENTAL MANAGEMENT**  
*Policy, Initial Review, Strategy, Legal Compliance, Management Systems (EMAS, ISO 14001), IPPC, Auditing & Training, Reporting*

**HEALTH & SAFETY MANAGEMENT**  
*Safety Reviews, Legal Compliance, Risk Assessment, Monitoring, Management Systems (OHSAS 18000), Auditing & Training*

**ENVIRONMENTAL ENGINEERING**  
*Contaminated Land, Acoustics / Noise, Energy Efficiency, Environmental Assessment of Buildings, Sick Building Syndrome, Mechanical and Electrical Engineering Systems*

**ENVIRONMENTAL ASSESSMENT**  
*Environmental Impact Assessment (EIA), Noise, Ecology, Hydrology, Air quality*

**WASTE MANAGEMENT**  
*Waste Minimisation Audits, Compliance/"Duty of Care" Audits*

**TRAINING**  
*Environmental Awareness Seminars, Health & Safety Training*



**Environet Consulting Ltd**  
33 Leigh Hill Rd, Cobham, Surrey KT11 2HU  
Tel (+44) (0)1932 868700  
Fax (+44) (0)1932 863157  
E mail: [contact@environet-uk.co.uk](mailto:contact@environet-uk.co.uk)