



## Property Liability Assessments – Reducing Your Risk

The current economic situation is providing many opportunities for clients to buy property at a good price. However, lenders are now at their most risk averse. This means that it is more important than ever to manage and profit from the environmental risks associated with property transactions. CRA specialises in this field. We have vast experience in delivering liability cost estimation, due diligence, risk profiling, project management, and fixed-price options to a wide variety of clients. In addition, we can work with insurers to effectively minimize environmental risk through various insurance-based solutions.

In response to increasing demands from both the development community and insurance industry, CRA has pioneered the Property Liability Assessment (PLA) as a risk-based assessment of costs that may be incurred during the sale or purchase of any particular site. A PLA provides a big-picture view of the risks associated with a site and a pragmatic view of abnormal costs in the context of the property transaction or potential development. A PLA also provides a range of likely, best, and worst-case estimates of such costs.

Included in the PLA is a review of available historical site information, such as ground investigation data and other supporting records, that may indicate abnormal costs over and above those expected on a "greenfield" site. A PLA also includes:

- *Waste management issues for the site*
- *Environmental insurance solutions*
- *Utilities provisions*
- *Decommissioning costs (asbestos abatement, product/waste removal, waste management)*
- *Demolition costs*
- *Geotechnical/foundation costs*
- *Remediation costs*
- *Historical/archaeological costs/considerations*
- *Ecological costs/considerations*
- *Empty property rates*
- *Other abnormal costs*



These assessments have proven extremely valuable in assisting our industrial and development clients to evaluate acquisition or divestiture of land and property holdings. Each PLA is specific to the needs of the client ranging from a very basic PLA, which provides an overview of the general risks, to a finely-tuned PLA, which takes into consideration specific client interests, concerns, sale and purchase issues, and potential development concepts.

### Company Background

**Conestoga-Rovers & Associates (Europe) Ltd (CRA)** is an independent full-service environmental consulting firm that provides specialist services in Industrial Operations Support, and Property, Land, and Environmental Management. The CRA team consists of highly qualified personnel experienced in environmental permitting, impact assessments, process design, environmental engineering, and sustainable manufacturing.

CRA was voted among the top 5 consultancies in 5 categories of the 2007 and 2008 Edie Awards for Environmental Excellence program, including **Contaminated Land**. CRA was also a finalist in The Environment and Energy Awards 2008 for **Consultancy Award for Sustainable Clean Up**.



# CONESTOGA-ROVERS & ASSOCIATES (EUROPE) LTD



## Fax This Form Back To: 0115 967 06 06

For further information about CRA's Property Liability Assessment Services, please complete this form and fax it back to us or contact us at the address shown below.

First Name: \_\_\_\_\_

Last Name: \_\_\_\_\_

Job Title: \_\_\_\_\_

Company Name: \_\_\_\_\_

Company Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Post Code: \_\_\_\_\_

Tel: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_



### Conestoga-Rovers & Associates (Europe) Ltd

Venture House, Cross Street,  
Arnold, Nottingham  
NG5 7PJ

**Tel:** +44 (0) 115 967 05 05

**Fax:** +44 (0) 115 967 06 06

**email:** info@cra.co.uk

**web:** www.cra.co.uk

### Other Services Offered:

CRA specialises in a number of other business areas. I would like to receive more information about (please select those of interest):

- |  |  |
|--|--|
| <input type="checkbox"/> Air Emissions Assessments                               | <input type="checkbox"/> Health and Safety Management        |
| <input type="checkbox"/> BAT Assessment and Reporting                            | <input type="checkbox"/> Land and Property                   |
| <input type="checkbox"/> Brownfield Redevelopment                                | <input type="checkbox"/> Outsourced Environmental Management |
| <input type="checkbox"/> EMS/Intergrated Systems                                 | <input type="checkbox"/> Renewable Energy                    |
| <input type="checkbox"/> Energy and Resource Efficiency                          | <input type="checkbox"/> Soil and Groundwater Remediation    |
| <input type="checkbox"/> Environmental Permitting                                | <input type="checkbox"/> Waste and Waste Minimisation        |
| <input type="checkbox"/> Environmental Site Assessments/<br>Due Diligence Audits |  |

2,900+ Staff; 90+ Offices

UK Offices in Liverpool, Nottingham, and Reading

tel: 0115 9670505 web: [www.cra.co.uk](http://www.cra.co.uk) email: [info@cra.co.uk](mailto:info@cra.co.uk)

WORLDWIDE ENGINEERING, ENVIRONMENTAL, CONSTRUCTION, AND IT SERVICES