

Supplemental enquiries and replies in relation to the AD Plant at Lower Ailey

Prospective purchasers are responsible for carrying out all of their own investigations, obtaining all of the required information, appropriate registration documents, accreditations, type, suitability and working condition of all equipment, infrastructure and services.

The Seller the Selling Agents and the Seller's Solicitors accept no liability whatsoever and provide no guarantee with information provided.

The Seller has provided answers to the questions below to the best of their knowledge. However, the purchaser should be aware that the seller had commissioned third parties to carry out the construction of the anaerobic digester plant and to deal with all associated planning and registration requirements. The third party company failed to complete the construction and have not provided the Seller with the relevant paperwork and are no longer trading. Thus the purchaser must carry out and rely on their own investigations, inspections and surveys as to the suitability and working condition of all buildings, plant, equipment infrastructure and service.

Accreditation

- 1) Has the equipment been registered for the Renewable Heat Incentive Scheme (RHI)? If so, please provide documentation and registration - **the Seller used a third-party to apply for registration, there are two CHP attached to Ofgem online but no (RHI) attached to either.**
- 2) Was the RHI ever applied for? If it was refused, why? -- **the RHI was applied for but due to lack of meter reading evidence we had no consistent meter readings as the plant wasn't commissioned.**
- 3) Has the equipment been registered for Feed in Tariffs? If so, please clarify which equipment and provide documentation and registration – **the Seller does not know – he was informed in June 2017 that the FIT would be 13.13 with yearly increments but does not know whether the equipment has been registered**
- 4) What fuel was used to obtain any accreditation? **Grass, silage and turkey manure**
- 5) Did Ofgem agree to commissioning of the units and use of the fuel? - **the engines and plant were never commissioned.**

Planning

- 1) Have all planning conditions been satisfied? If not, which conditions are outstanding? - **planning conditions were in the process of being completed but should be stipulated in the planning conditions when planning was approved i.e bunding of the tanks, hedges/trees, environmental permit.**
- 2) Is there planning consent for all of the equipment/development? For example, planning drawings show two tanks, however, there are 4 on site. - **small 80m3 tank unsure of planning consent.**

Environmental Permit

- 1) Is an Environmental Permit required? If so, has a permit been obtained and copy available? **The Seller was informed that this was not required (because it was below the size when it would be necessary)**

Drainage and Site Bunding

- 1) Is there a drainage plan available? **No**
- 2) Where does effluent/waste water collect? **It culminates in the smallest of the 4 tanks and is then piped down to a water treatment plant at the bottom of the site - Silage effluent has two tanks at the rear of the large pits, yard drains and roof runoff empties into land drains.**
- 3) Flood zones - **the southernmost part of Lots 1 and 3 do flood - does enter into the field where the AD plant is situated.**

Equipment and Construction

- 1) Are there any construction plans available? **No -handover of the plant wasn't completed, AD build company didn't supply any paperwork.**
- 2) Any further information available/manufacturing details of the equipment on site? **No - handover of the plant wasn't completed, AD build company didn't supply any paperwork.**
- 3) Is the Power Plant/Water cleaner unit included situated at the back of the buildings? **Yes**
- 4) What are the tanks constructed of? Are they steel, concrete etc? **Glass coated steel - Concrete floor with underfloor heating**
- 5) Have the tanks been leak tested and if so any confirmation? **Three of the tanks have been; the fourth is not completed**
- 6) Do the windows go through all of the tank? **No** Are the tanks double membrane? **-there is the green outer membrane then there is an inner grey membrane for the gas.**
- 7) What is in the tanks? Is there an estimate of how much material is in the tanks? **Two are empty – there is a quantity of grass, silage and turkey manure in another -approximately 20-40m3, reception tank is full approximately 60-80m3**
- 8) Any warranty on equipment and if so, further information **No**
- 9) How many hours has the CHP done on farm? **About 30 hours**
- 10) Will the CHP on the farm be sold with the electricity meter? **Please clarify**
- 11) Please provide pictures of the CHP on farm - **These can be provided by Brightwells**
- 12) Control systems and access codes – are these known? Will they be provided to the purchaser on completion? **These are not known -handover of the plant wasn't completed, AD build company didn't supply any access codes**
- 13) Any plans available showing route of cables etc? **See attached plan**

Services

**** Purchasers should note that they will need to make arrangements with the statutory undertakers to connect their own separate electricity supply to the site**

- 1) Is the site connected to the Grid with a Distribution Network Operator? **No**
- 2) Is the electricity cable installed? Are there any plans available? **The majority of it is installed. No plans available - needs work to get it all connected, on-farm electrics may need reconfiguring to accommodate grid connections. A cable to run the Power & Water unit would need to be severed and re-jointed**
- 3) Is there any formal documentation to provide as evidence? **No**
- 4) Where is the nearest point of connection to mains water? **The mains water pipe runs under the public highway alongside the property**

- 5) Location and size of the pipe from the digester to Lower Ailey Poultry farm **the pipe runs along the top of the field (underground) and then under the road and across to the farm - 32mm**

Purchasers should also please note the following which is relevant to health and safety:

The Seller was told by one of the AD experts they asked to look at the plant, that exhausts on the CHP'S should be above the apex of the roof line of the surrounding buildings. This is to make sure that if there is any gas not burnt it will be expelled away from any persons into the atmosphere. Please note one CHP is on the farm.