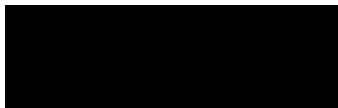




GEO-ENVIRONMENTAL CONSULTING

BEK Geo-Environmental Consulting

No.2 Landwick Court, Metcalf Drive, Altham Business Park,
Lancashire BB5 5TU



Our Ref: BEK/24100/251120/TCG/POS

20th November 2025

FAO Jon Sharp
The Casey Group
Rydings Road
Rochdale
OL12 9PS

Garden Capping Validation Certificate - Land at Greenbrow Social Club, Wythenshawe – POS Area

BEK Enviro (BEK) has been commissioned by The Casey Group (TCG) to supervise and validate the installation of the clean cover system required at the former Greenbrow Social Club, Greenbrow Road, Wythenshawe, Manchester, M23 2TU (hereafter referred to as 'the site')

The approved remediation works are detailed in the BEK Remediation & Enabling Works Strategy (REWS), Report Ref: BEK-24100-1 (Rev A), dated October 2024. This letter relates to the validation of the clean cover system only.

To mitigate the potential risks to human health associated with ground contamination, the approved remediation requirements comprise the following:

A clean cover system should be installed within areas of soft landscaping at the site. Within private garden areas, the cover system will comprise a thickness of at least 600 mm of physically and chemically suitable imported topsoil and subsoil. Within soft-landscaped public open space areas, the cover system will comprise a thickness of at least 300 mm of physically and chemically suitable imported topsoil and subsoil.

The topsoil component of the clean cover system should be a minimum of (but not restricted to) 150 mm in depth. The remainder of the clean cover (450 mm in private garden areas, 150 mm in POS areas) will be composed of subsoil.

The clean cover system should be underlain by a 100 mm granular no-dig layer or a geotextile marker membrane in all areas of the site to prevent mixing.

Remediation activities have been supervised by both BEK and TCG. BEK has confirmed that the soils are suitable for use (prior to placement) and carried out checks to confirm that the correct capping thickness has been achieved. BEK has relied on TCG and their appointed contractors to cap the gardens with the validated sub/topsoil.

115 m³ of 'as-dug' greenfield topsoil has been imported by Marchington Stone Astley from a site at Derby Road, Widnes. Source test data has been provided to confirm suitability and is presented in Annex A. In accordance with YALPAG frequencies, BEK recovered three validation samples of the topsoil following import to site (TS-1 to TS-3). The topsoil is described as 'dark brown slightly clayey silty SAND with rare fine to gravel, rare organic material'.



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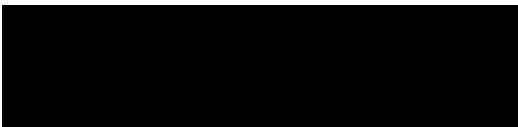
All validation samples were submitted to the UKAS accredited laboratories of Envirolab and chemically tested for potential contaminants of concern, in line with YALPAG recommendations. Copies of the chemical test results are presented in Annex B. All available chemical test results have been compared to approved assessment criteria and BEK can confirm that the topsoil and subsoil is suitable for use in a residential garden.

Following placement of the soils by TCG, an engineer from BEK attended site to confirm that the clean cover system has been installed in accordance with approved remediation recommendations. This was carried out using a validation hole to show the profile of the soils within the capping layer and expose the geotextile at the base. A measuring staff was used to confirm the 300 mm depth. See validation photographs in Annex C.

BEK can confirm that the remediation works required for share landscaped Public Open Space (POS) areas at the Residential Development located at the residential development at Greenbrow Social Club, Wythenshawe, Manchester has been completed in accordance with the approved methodology.

I trust the above is satisfactory. Should you require anything further please do not hesitate to contact the undersigned.

Yours sincerely



MICHAEL BUCKLEY

BSc (Hons) MSc MEnvSci CEnv



BEK Geo-Environmental Consulting

No.2 Landwick Court, Metcalf Drive, Altham Business Park,
Lancashire BB5 5TU



ANNEX A

Source Test Data



TIM O'HARE ASSOCIATES
SOIL & LANDSCAPE CONSULTANCY

Marchington Stone Ltd
105 Buxton Road
High Lane
Stockport
SK6 8DX

18th July 2025
Our Ref: TOHA/25/1904/SS/Rev.1
Your Ref: see below

Dear Sirs

Topsoil Analysis Report: Redrow Homes, Derby Road, Widnes

We have completed the analysis of the soil sample recently submitted, referenced *Redrow Homes Widnes Topsoil*, and have pleasure reporting our findings.

The purpose of the analysis was to determine the suitability of the sample for general landscape purposes (trees, shrubs, amenity grass). In addition, the sample has been assessed to determine its compliance with the requirements of the British Standard for Topsoil (*BS3882:2015 – Specification for Topsoil - Table 1, Multipurpose Topsoil*).

This report presents the results of analysis for the sample submitted to our office, and it should be considered 'indicative' of the topsoil source. The report and results should therefore not be used by third parties as a means of verification testing, validation testing or waste designation purposes.

SAMPLE EXAMINATION

The sample was described as a very greyish brown (Munsell Colour 10YR 3/2), slightly moist, friable, non-calcareous SANDY CLAY LOAM with a well-developed, fine to medium and occasional very coarse, granular structure*. The sample was virtually stone-free and no unusual odours or deleterious materials were observed.

*This appraisal of soil structure was made from examination of a disturbed sample. Structure is a key soil characteristic that may only be accurately assessed by examination in an in-situ state.

Tim O'Hare Associates LLP
Howbery Park Wallingford Oxfordshire OX10 [REDACTED]

ANALYTICAL SCHEDULE

The sample was submitted to a UKAS and MCERTS accredited laboratory for a range of physical and chemical tests to confirm the composition and fertility of the soil, and the concentration of selected potential contaminants. The following parameters were determined:

- particle size analysis (sand, silt, clay);
- stone content (2-20mm, 20-50mm, >50mm);
- pH and electrical conductivity values;
- exchangeable sodium percentage;
- major plant nutrients (N, P, K, Mg);
- organic matter content;
- C:N ratio;
- heavy metals (As, B, Cd, Cr, Cu, Pb, Hg, Ni, Se, Zn);
- total cyanide and total (mono) phenols;
- speciated PAHs (US EPA16 suite);
- aromatic and aliphatic TPH (C5-C35 banding);
- benzene, toluene, ethylbenzene, xylene (BTEX);
- asbestos screen.

The results are presented on the attached Certificate of Analysis and an interpretation of the results is given below.

RESULTS OF ANALYSIS

Particle Size Analysis and Stone Content

The sample fell into the *sandy clay loam* texture class, which is usually considered suitable for general landscape applications provided the soil's physical condition is satisfactory.

Such soils usually have good water and nutrient retention capacities, but they are also prone to structural degradation and compaction during handling, and especially when plastic in consistency. Any damage to the structural condition of this soil is likely to reduce its drainage and aeration properties.

The sample was virtually stone-free and as such, stones should not restrict the use of the soil for general landscape purposes.

pH and Electrical Conductivity Values

The sample was alkaline in reaction (pH 7.5). This pH value would be considered suitable for general landscape purposes provided species with a wide pH tolerance or those known to prefer alkaline soils are selected for planting, turfing and seeding.

The electrical conductivity (salinity) value (water extract) was low, which indicates that soluble salts were not present at levels that would be harmful to plants.

The electrical conductivity value by CaSO₄ extract (BS3882 requirement) fell below the maximum specified value (3300 µS/cm) given in BS3882:2015 – Table 1.

Organic Matter and Fertility Status

The sample was adequately supplied with total nitrogen, extractable phosphorus and extractable magnesium but was deficient in organic matter and extractable potassium. These deficiencies can be remedied by a suitable compost application.

The C:N ratio of the sample was acceptable for general landscape purposes.

Phytotoxic Contaminants

Of the phytotoxic (toxic to plants) contaminants determined (copper, nickel, zinc), none was found at levels that exceeded the maximum permissible levels specified in BS3882:2015 – Table 1.

Potential Contaminants

With reference to *BS3882:2015 - Table 1*: Notes 3 and 4, there is a requirement to confirm levels of potential contaminants in relation to the topsoil's proposed end use. This includes human health, environmental protection and metals considered toxic to plants. In the absence of site-specific assessment criteria, the concentrations that affect human health have been compared with the *residential with home-grown produce* land use in the Suitable For Use Levels (S4ULs) presented in *The LQM/CIEH S4ULs for Human Health Risk Assessment* (2015) and the DEFRA SP1010: *Development of Category 4 Screening Levels (C4SLs) for Assessment of Land Affected by Contamination – Policy Companion Document* (2014).

Of the potential contaminants determined (including asbestos), none was found at levels that exceeded their guideline values.

CONCLUSION

The purpose of the analysis was to determine the suitability of the topsoil sample for general landscape purposes. The analysis has also been undertaken to determine the sample's compliance with the requirements of the British Standard for Topsoil (*BS3882:2015 – Specification for Topsoil - Table 1, Multipurpose Topsoil*).

From the soil examination and subsequent laboratory analysis, the sample was described as a alkaline, non-saline, non-calcareous, virtually stone-free sandy clay loam with a well developed structure. The sample was adequately supplied with total nitrogen, extractable phosphorus and extractable magnesium but was deficient in organic matter and extractable potassium. Of the potential contaminants determined, none exceeded their respective guideline values.

To conclude, based on our findings, the topsoil represented by this sample would be considered suitable for general landscape purposes, provided the organic matter and nutrient deficiencies are remedied by a suitable compost application, the soil's physical condition is maintained. Species with a wide pH tolerance should be selected.

The sample was largely compliant with the requirements of the British Standard for Topsoil (*BS3882:2015 – Specification for Topsoil – Table 1, Multipurpose Topsoil*), with the exception of organic matter and nutrient deficiencies. On this occasion, the non-compliances are considered minor when reviewed in the context of all the other results and provided the deficiencies remedied by a suitable compost application.

RECOMMENDATIONS

Compost Application

To address the nutrient deficiencies, we recommend applying and incorporating suitable compost (e.g. PAS100:2018 /Landscape Institute/WRAP grade (10mm screened) green compost) at a rate of **15%** by volume, ensuring the soil is dry and friable.

For planting purposes, the compost should be incorporated to a depth of 200mm and for grass areas the compost should be worked into the upper 100mm.

Soil Handling Recommendations

It is important to maintain the physical condition of the soil and avoid structural damage during all phases of soil handling (e.g. stockpiling, resspreading, cultivating, planting, seeding or turfing). As a consequence, soil handling operations should be carried out when soil is sufficiently dry to be non-plastic (friable) in consistency.

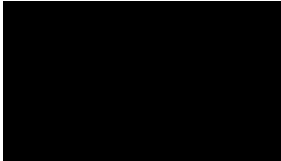
It is important to ensure that the soil is not unnecessarily compacted by trampling or trafficking by site machinery, and soil handling should be stopped during and after heavy rainfall and not continued until the soil is friable in consistency.

If the soil is structurally damaged and compacted at any stage during the course of soiling or landscaping works, it should be cultivated appropriately to relieve the compaction and to restore the soil's structure prior to any planting, turfing or seeding.

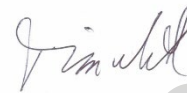
Further details on soil handling are provided in Annex A of *BS3882:2015*.

We hope this report meets with your approval and provides the necessary information. Please do not hesitate to contact the undersigned if we can be of further assistance.

Yours faithfully



Ebony Gheorghe
BSc MSc
Soil Scientist

A handwritten signature in cursive script, likely belonging to Tim White.

Tim White
BSc MSc MScilSci CSci
Senior Associate

For & on behalf of Tim O'Hare Associates LLP



TIM O'HARE ASSOCIATES
SOIL & LANDSCAPE CONSULTANCY

Client:	Marchington Stone Ltd
Project:	Redrow Homes, Derby Road, Widnes
Job:	Topsoil Analysis - BS3882:2015
Date:	18/07/2025
Job Ref No:	TOHA/25/1904/SS/Rev.1

Sample Reference		
		Accreditation
Clay (<0.002mm)	%	UKAS
Silt (0.002-0.063mm)	%	UKAS
Sand (0.063-2.0mm)	%	UKAS
Texture Class (UK Classification)	—	UKAS
Stones (2-20mm)	% DW	GLP
Stones (20-50mm)	% DW	GLP
Stones (>50mm)	% DW	GLP

pH Value (1:2.5 water extract)	units	UKAS
Electrical Conductivity (1:2.5 water extract)	uS/cm	UKAS
Electrical Conductivity (1:2 CaSO ₄ extract)	uS/cm	UKAS
Exchangeable Sodium Percentage	%	UKAS

Organic Matter (LOI)	%	UKAS
Total Nitrogen (Dumas)	%	UKAS
C : N Ratio	ratio	UKAS
Extractable Phosphorus	mg/l	UKAS
Extractable Potassium	mg/l	UKAS
Extractable Magnesium	mg/l	UKAS

Total Arsenic (As)	mg/kg	MCERTS
Total Cadmium (Cd)	mg/kg	MCERTS
Total Chromium (Cr)	mg/kg	MCERTS
Hexavalent Chromium (Cr VI)	mg/kg	MCERTS
Total Copper (Cu)	mg/kg	MCERTS
Total Lead (Pb)	mg/kg	MCERTS
Total Mercury (Hg)	mg/kg	MCERTS
Total Nickel (Ni)	mg/kg	MCERTS
Total Selenium (Se)	mg/kg	MCERTS
Total Zinc (Zn)	mg/kg	MCERTS
Water Soluble Boron (B)	mg/kg	MCERTS
Total Cyanide (CN)	mg/kg	MCERTS
Total (mono) Phenols	mg/kg	MCERTS

Naphthalene	mg/kg	MCERTS
Acenaphthylene	mg/kg	MCERTS
Acenaphthene	mg/kg	MCERTS
Fluorene	mg/kg	MCERTS
Phenanthrene	mg/kg	MCERTS
Anthracene	mg/kg	MCERTS
Fluoranthene	mg/kg	MCERTS
Pyrene	mg/kg	MCERTS
Benz(a)anthracene	mg/kg	MCERTS
Chrysene	mg/kg	MCERTS
Benzo(b)fluoranthene	mg/kg	MCERTS
Benzo(k)fluoranthene	mg/kg	MCERTS
Benzo(a)pyrene	mg/kg	MCERTS
Indeno(1,2,3-cd)pyrene	mg/kg	MCERTS
Dibenzo(a,h)anthracene	mg/kg	MCERTS
Benzo(g,h,i)perylene	mg/kg	MCERTS
Total PAHs (sum USEPA16)	mg/kg	MCERTS

Aliphatic TPH >C5 - C6	mg/kg	MCERTS
Aliphatic TPH >C6 - C8	mg/kg	MCERTS
Aliphatic TPH >C8 - C10	mg/kg	MCERTS
Aliphatic TPH >C10 - C12	mg/kg	MCERTS
Aliphatic TPH >C12 - C16	mg/kg	MCERTS
Aliphatic TPH >C16 - C21	mg/kg	MCERTS
Aliphatic TPH >C21 - C35	mg/kg	MCERTS
Aliphatic TPH (C5 - C35)	mg/kg	MCERTS
Aromatic TPH >C5 - C7	mg/kg	MCERTS
Aromatic TPH >C7 - C8	mg/kg	MCERTS
Aromatic TPH >C8 - C10	mg/kg	MCERTS
Aromatic TPH >C10 - C12	mg/kg	MCERTS
Aromatic TPH >C12 - C16	mg/kg	MCERTS
Aromatic TPH >C16 - C21	mg/kg	MCERTS
Aromatic TPH >C21 - C35	mg/kg	MCERTS
Aromatic TPH (C5 - C35)	mg/kg	MCERTS

Benzene	mg/kg	MCERTS
Toluene	mg/kg	MCERTS
Ethylbenzene	mg/kg	MCERTS
p & m-xylene	mg/kg	MCERTS
o-xylene	mg/kg	MCERTS
MTBE (Methyl Tertiary Butyl Ether)	mg/kg	MCERTS

Asbestos Screen	ND/D	ISO 17025
-----------------	------	-----------

SCL = SANDY CLAY LOAM

Visual Examination

The sample was described as a very greyish brown (Munsell Colour 10YR 3/2, slightly moist, friable, non-calcareous SANDY CLAY LOAM with a well-developed, fine to medium and occasional very coarse, granular structure. The sample was virtually stone-free. No unusual odours or deleterious materials were observed.

Results of analysis should be read in conjunction with the report they were issued with

The contents of this certificate shall not be reproduced without the express written permission of Tim O'Hare Associates LLP.

Redrow Homes Widnes Topsoil

21
22
57
SCL
2
0
0

7.5
148
2101
0.8

3.3
0.17
11
20
77
52

14
0.3
27
MCERTS
< 1.8
54
65
< 0.3
19
1
100
0.5
< 1.0
< 1.0

< 0.05
< 0.05
0.13
0.07
0.54
0.07
0.93
0.87
0.40
0.49
0.53
0.29
0.43
0.25
0.06
0.32
5.4

< 0.010
< 0.010
< 0.010
< 1.0
< 2.0
< 8.0
< 8.0
< 10
< 0.010
< 0.010
< 0.020
< 1.0
3.4
< 10
17
20

< 0.005
< 0.005
< 0.005
< 0.008
< 0.005
< 0.005

Not-detected

Ebony Gheorghe

Ebony Gheorghe
BSc MSc
Soil Scientist



BEK Geo-Environmental Consulting

No.2 Landwick Court, Metcalf Drive, Altham Business Park,
Lancashire BB5 5TU



ANNEX B

Chemical Test Results

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 25/09216
Issue Number: 1

Date: 29 August, 2025

Client: BEK Enviro Ltd
2 Landwick Court
Metcalf Drive
Altham Business Park
Altham
Lancashire
BB5 5GY

Project Manager: ** USE THIS Mick Buckley/James Mashiter
Project Name: Greenbrow Social Club, Wythenshaw
Project Ref: N/A
Order No: 8755-24100-MLM
Date Samples Received: 20/08/25
Date Instructions Received: 21/08/25
Date Analysis Completed: 29/08/25

Approved by:



Danielle Brierley
Client Services Supervisor

Envirolab Job Number: 25/09216

Client Project Name: Greenbrow Social Club, Wythenshaw

Client Project Ref: N/A

Lab Sample ID	25/09216/1	25/09216/2	25/09216/3					Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	TS-1	TS-2	TS-3							
Depth to Top										
Depth To Bottom										
Date Sampled	19-Aug-25	19-Aug-25	19-Aug-25							
Sample Type	SOIL	SOIL	SOIL							
Sample Matrix Code	5A	6AE	6AE							
% Stones >10mm _A	0.1	0.9	5.6					% w/w	0.1	A-T-044
pH _D ^{M#}	7.72	7.66	7.59					pH	0.01	A-T-031s
Sulphate (water sol 2:1) _D ^{M#}	0.09	0.09	0.07					g/l	0.01	A-T-026s
Sulphate (acid soluble) _D ^{M#}	540	550	520					mg/kg	200	A-T-028s
Cyanide (total) _A ^{M#}	<1	<1	<1					mg/kg	1	A-T-042sTCN
Phenols - Total by HPLC _A	<0.2	<0.2	<0.2					mg/kg	0.2	A-T-050s
Organic Matter _D ^{M#}	4.09	3.05	3.01					% w/w	0.14	A-T-032s
Arsenic _D ^{M#}	11	15	11					mg/kg	1	A-T-024s
Boron (water soluble) _D ^{M#}	<1.0	<1.0	<1.0					mg/kg	1	A-T-027s
Cadmium _D	<1.0	<1.0	<1.0					mg/kg	1	A-T-024s
Copper _D ^{M#}	45	51	45					mg/kg	1	A-T-024s
Chromium _D ^{M#}	21	21	19					mg/kg	1	A-T-024s
Chromium (hexavalent) _D	<1	<1	<1					mg/kg	1	A-T-040s
Lead _D ^{M#}	53	62	55					mg/kg	1	A-T-024s
Mercury _D	<0.17	<0.17	<0.17					mg/kg	0.17	A-T-024s
Nickel _D ^{M#}	16	16	15					mg/kg	1	A-T-024s
Selenium _D ^{M#}	<1	<1	<1					mg/kg	1	A-T-024s
Zinc _D ^{M#}	111	92	89					mg/kg	1	A-T-024s

Envirolab Job Number: 25/09216

Client Project Name: Greenbrow Social Club, Wythenshaw

Client Project Ref: N/A

Lab Sample ID	25/09216/1	25/09216/2	25/09216/3					Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	TS-1	TS-2	TS-3							
Depth to Top										
Depth To Bottom										
Date Sampled	19-Aug-25	19-Aug-25	19-Aug-25							
Sample Type	SOIL	SOIL	SOIL							
Sample Matrix Code	5A	6AE	6AE							
Asbestos in Soil (inc. matrix)										
Asbestos in soil _D [#]	NAD	NAD	NAD							A-T-045
Asbestos Matrix (visual) _D	-	-	-							A-T-045
Asbestos Matrix (microscope) _D	-	-	-							A-T-045
Asbestos ACM - Suitable for Water Absorption Test? _D	N/A	N/A	N/A							A-T-045

Envirolab Job Number: 25/09216

Client Project Name: Greenbrow Social Club, Wythenshaw

Client Project Ref: N/A

Lab Sample ID	25/09216/1	25/09216/2	25/09216/3					Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	TS-1	TS-2	TS-3							
Depth to Top										
Depth To Bottom										
Date Sampled	19-Aug-25	19-Aug-25	19-Aug-25							
Sample Type	SOIL	SOIL	SOIL							
Sample Matrix Code	5A	6AE	6AE							
PAH-16MS										
Acenaphthene _A ^{M#}	0.01	0.02	0.03					mg/kg	0.01	A-T-019s
Acenaphthylene _A ^{M#}	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-019s
Anthracene _A ^{M#}	<0.02	<0.02	0.02					mg/kg	0.02	A-T-019s
Benzo(a)anthracene _A ^{M#}	0.07	0.09	0.09					mg/kg	0.04	A-T-019s
Benzo(a)pyrene _A ^{M#}	0.07	0.08	0.08					mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene _A ^{M#}	0.08	0.10	0.10					mg/kg	0.05	A-T-019s
Benzo(ghi)perylene _A ^{M#}	0.06	0.07	0.08					mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene _A ^{M#}	<0.07	<0.07	<0.07					mg/kg	0.07	A-T-019s
Chrysene _A ^{M#}	0.11	0.14	0.14					mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene _A ^{M#}	<0.04	<0.04	<0.04					mg/kg	0.04	A-T-019s
Fluoranthene _A ^{M#}	0.16	0.21	0.21					mg/kg	0.08	A-T-019s
Fluorene _A ^{M#}	<0.01	0.01	0.02					mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene _A ^{M#}	0.07	0.08	0.09					mg/kg	0.03	A-T-019s
Naphthalene _A ^{M#}	<0.03	<0.03	<0.03					mg/kg	0.03	A-T-019s
Phenanthrene _A ^{M#}	0.09	0.13	0.15					mg/kg	0.03	A-T-019s
Pyrene _A ^{M#}	0.17	0.21	0.21					mg/kg	0.07	A-T-019s
Total PAH-16MS _A ^{M#}	0.89	1.14	1.22					mg/kg	0.01	A-T-019s

Envirolab Job Number: 25/09216

Client Project Name: Greenbrow Social Club, Wythenshaw

Client Project Ref: N/A

Lab Sample ID	25/09216/1	25/09216/2	25/09216/3					Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	TS-1	TS-2	TS-3							
Depth to Top										
Depth To Bottom										
Date Sampled	19-Aug-25	19-Aug-25	19-Aug-25							
Sample Type	SOIL	SOIL	SOIL							
Sample Matrix Code	5A	6AE	6AE							
TPH CWG with Clean Up										
Ali >C5-C6 _A	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
Ali >C6-C8 _A	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
Ali >C8-C10 _A	<1	<1	<1					mg/kg	1	A-T-055s
Ali >C10-C12 _A ^{M#}	<1	<1	<1					mg/kg	1	A-T-055s
Ali >C12-C16 _A ^{M#}	<1	<1	<1					mg/kg	1	A-T-055s
Ali >C16-C21 _A ^{M#}	<1	<1	<1					mg/kg	1	A-T-055s
Ali >C21-C35 _A ^{M#}	6	7	4					mg/kg	1	A-T-055s
Total Aliphatics _A	6	7	4					mg/kg	1	Calc-As Recd
Aro >C5-C7 _A [#]	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
Aro >C7-C8 _A [#]	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
Aro >C8-C10 _A	1	1	1					mg/kg	1	A-T-055s
Aro >C10-C12 _A	<1	<1	<1					mg/kg	1	A-T-055s
Aro >C12-C16 _A	2	2	1					mg/kg	1	A-T-055s
Aro >C16-C21 _A ^{M#}	3	5	2					mg/kg	1	A-T-055s
Aro >C21-C35 _A ^{M#}	14	16	8					mg/kg	1	A-T-055s
Total Aromatics _A	21	24	12					mg/kg	1	Calc-As Recd
TPH (Ali & Aro >C5-C35) _A	26	31	16					mg/kg	1	Calc-As Recd
BTEX - Benzene _A [#]	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
BTEX - Toluene _A [#]	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
BTEX - Ethyl Benzene _A [#]	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
BTEX - m & p Xylene _A [#]	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
BTEX - o Xylene _A [#]	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
MTBE _A [#]	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s

Report Notes

General

- This report shall not be reproduced, except in full, without written approval from Envirolab.
- The client Sample No, Client Sample ID, Depth to top, Depth to Bottom and Date Sampled are all provided by the client and can affect the validity of results.
- The results reported herein relate only to the material supplied to the laboratory.
- The residue of any samples contained within this report, and any received within the same delivery, will be disposed of **four weeks** after the initial scheduling. For samples tested for Asbestos we will retain a portion of the dried sample for a minimum of **six months** after the initial Asbestos testing is completed.
- Analytical results reflect the quality of the sample at the time of analysis only.
- Opinions and Interpretations expressed are outside our scope of accreditation.
- A deviating sample report is appended and will indicate if samples or tests have been found to be deviating. Any test results affected may not be an accurate record of the concentration at the time of sampling and, as a result, may be invalid.
- If a sample is outside of the calibration range or affected by interferences then it may need diluting. This will result in the limit of detection (LOD) being raised.
- Subcontracted Analysis: Please see the appended report for any deviations, current LODs and accreditation status of the test.

Key

Superscript “#”	Accredited to ISO 17025
Superscript “M”	Accredited to MCertS
Superscript “U”	Individual result not accredited
None of the above symbols	Analysis unaccredited
Subscript “A”	Analysis performed on as-received Sample
Subscript “D”	Analysis performed on the dried sample, crushed to pass 2mm sieve.
Subscript “D” on Asbestos	Analysis performed on a dried aliquot of sample provided.
Subscript “A”	Analysis has dependant options against results. Details appear in the comments of your Sample receipt
IS	Insufficient Sample for analysis
US	Unsuitable Sample for analysis
NDP	No Determination Possible
NAD	No Asbestos Detected
Trace	Asbestos found not suitable for Gravimetric Quantification – not enough to accurately weigh.
N/A	Not applicable

Asbestos

Identification: Asbestos in soil analysis is performed on a dried aliquot of the submitted sample and cannot guarantee to identify asbestos if only present in small numbers as discrete fibres/fragments in the original sample.

Stones etc. are not removed from the sample prior to analysis

“Trace Asbestos Identified” will be reported if there is not enough present to verify the type.

Assigned Matrix Codes

1	SAND	6	CLAY/LOAM	A	Contains Stones
2	LOAM	7	OTHER	B	Contains Construction Rubble
3	CLAY	8	Asbestos Bulk (Only Asbestos ID accredited)	C	Contains visible hydrocarbons
4	LOAM/SAND	9	Incinerator Ash (some Metals accredited)	D	Contains glass / metal
5	SAND/CLAY			E	Contains roots / twigs

Note: 7,8,9 matrices are not covered by our ISO 17025 or MCertS accreditation, unless stated above.

Soil Chemical Analysis:

All results are reported as dry weight (<40°C).

For samples with Matrix Codes 1 - 6 natural stones, brick and concrete fragments >10mm and any extraneous material (visible glass, metal or twigs) are removed and excluded from the sample prior to analysis and reported results corrected to a whole sample basis. This is reported as “% stones >10mm”.

For samples with Matrix Code 7 the whole sample is dried and crushed prior to analysis and this supersedes any “A” subscripts

All analysis is performed on the sample as received for soil samples which are positive for asbestos or the client has informed asbestos may be present and/or if they are from outside the European Union and this supersedes any “D” subscripts.

TPH by method A-T-007:

For waters, free and visible oils are excluded from the sample used for analysis, so the reported result represents the dissolved phase only.

Results “with Clean up” indicates samples cleaned up with Silica during extraction.

EPH CWG (method A-T-055) from TPH CWG:

EPH CWG results have humics mathematically subtracted through instrument calculation.

Where these humic substances have been identified in any IDs from “TPH CWG with clean up” please note that the concentration is **NOT** included in the quantified results but present in the ID for information.

Electrical Conductivity of water by method A-T-037:

Results greater than 12900µS/cm @ 25°C / 11550µS/cm @ 20°C fall outside the calibration range and as such are unaccredited.

Please contact your client manager if you require any further information.

Envirolab Deviating Samples Report

Hattersley Science & Technology Park, Stockport Road, Hattersley, SK14 3QU
Tel. 0161 368 4921 email. ask@envlab.co.uk

Client: BEK Enviro Ltd, 2 Landwick Court, Metcalfe Drive, Altham Business Park,
Altham, Lancashire , BB5 5GY

Project: Greenbrow Social Club, Wythenshaw

Clients Project No: N/A

Project No: 25/09216

Date Received: 21/08/2025 (am)

Cool Box Temperatures (°C): 14.4

NO DEVIATIONS IDENTIFIED

If, at any point before reaching the laboratory, the temperature of the samples has breached those set in published standards, e.g. BS-EN 5667-3, ISO 18400-102:2017, then the concentration of any affected analytes may differ from that at the time of sampling.

Envirolab Analysis Dates

Lab Sample ID	25/09216/1	25/09216/2	25/09216/3
Client Sample No			
Client Sample ID/Depth	TS-1	TS-2	TS-3
Date Sampled	19/08/25	19/08/25	19/08/25
A-T-019s	26/08/2025	26/08/2025	26/08/2025
A-T-022s	26/08/2025	26/08/2025	26/08/2025
A-T-024s	28/08/2025	28/08/2025	28/08/2025
A-T-026s	27/08/2025	27/08/2025	27/08/2025
A-T-027s	28/08/2025	28/08/2025	28/08/2025
A-T-028s	28/08/2025	28/08/2025	28/08/2025
A-T-031s	27/08/2025	27/08/2025	27/08/2025
A-T-032s	27/08/2025	27/08/2025	27/08/2025
A-T-040s	27/08/2025	27/08/2025	27/08/2025
A-T-042sTCN	26/08/2025	26/08/2025	26/08/2025
A-T-044	29/08/2025	29/08/2025	29/08/2025
A-T-045	26/08/2025	26/08/2025	26/08/2025
A-T-050s	29/08/2025	29/08/2025	29/08/2025
A-T-055s	27/08/2025	27/08/2025	27/08/2025
Calc-As Recd	27/08/2025	27/08/2025	27/08/2025

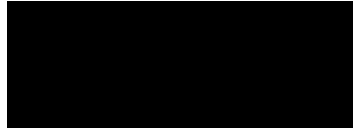
The above dates are the analysis completion dates, please note that these are not necessarily the date that the analysis was weighed/extracted.

End of Report



BEK Geo-Environmental Consulting

No.2 Landwick Court, Metcalf Drive, Altham Business Park,
Lancashire BB5 5TU



ANNEX C

Validation Photographs



GEO-ENVIRONMENTAL CONSULTING

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No.2 Landwick Court, Metcalf Drive, Altham Business Park,
Lancashire BB5 5TU



Photograph 1: Validation of POS



Photograph 2: Validation of POS



BEK Geo-Environmental Consulting

No.2 Landwick Court, Metcalf Drive, Altham Business Park,
Lancashire BB5 5TU

GEO-ENVIRONMENTAL CONSULTING



Photograph 3: Validation of POS



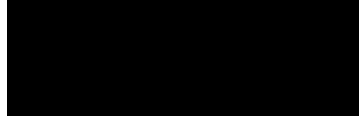
Photograph 4: Validation of POS



GEO-ENVIRONMENTAL CONSULTING

BEK Geo-Environmental Consulting

No.2 Landwick Court, Metcalf Drive, Altham Business Park,
Lancashire BB5 5TU



Photograph 5: Validation of POS



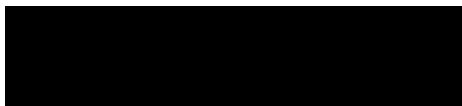
Photograph 6: Validation of POS



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Lancashire BB5 5TU



Photograph 7: Validation of POS



Photograph 8: Validation of POS