

REPORT NOTES

General

This report shall not be reproduced, except in full, without written approval from Envirolab.

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 with the same delivery, will be disposed of six weeks after 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 the scope of our accreditation.

If results are in italic font they are associated with an AQC failure, these are not accredited and are unreliable.

A deviating samples 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.

The Client Sample No, Client Sample ID, Depth to Top, Depth to Bottom and Date Sampled were all provided by the client.

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 analysis of water by method A-T-007:

Free and visible oils are excluded from the sample used for analysis so that the reported result represents the dissolved phase only.

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.

Asbestos:

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.

Quantification of asbestos is a 3 stage process including visual identification, hand picking and weighing and fibre counting by sedimentation/phase contrast optical microscopy if required. If asbestos is identified as being present but is not in a form that is suitable for analysis by hand picking and weighing (normally if the asbestos is present as free fibres) quantification by sedimentation is performed. Where ACMs are found a percentage asbestos is assigned to each with reference to 'HSG264, Asbestos: The survey guide' and the calculated asbestos content is expressed as a percentage of the dried soil sample aliquot used.

Predominant Matrix Codes:

1 = SAND, 2 = LOAM, 3 = CLAY, 4 = LOAM/SAND, 5 = SAND/CLAY, 6 = CLAY/LOAM, 7 = OTHER, 8 = Asbestos bulk ID sample, 9 = INCINERATOR ASH.

Samples with Matrix Code 7 & 8 are not predominantly a SAND/LOAM/CLAY mix and are not covered by our BSEN 17025 or MCERTS accreditations, with the exception of bulk asbestos which are BSEN 17025 accredited.

Secondary Matrix Codes:

A = contains stones, B = contains construction rubble, C = contains visible hydrocarbons, D = contains glass/metal,

E = contains roots/twigs.

Key:

IS indicates Insufficient Sample for analysis.

US indicates Unsuitable Sample for analysis.

NDP indicates No Determination Possible.

NAD indicates No Asbestos Detected.

N/A indicates Not Applicable.

Superscript # indicates method accredited to ISO 17025.

Superscript "M" indicates method accredited to MCERTS.

Subscript "A" indicates analysis performed on the sample as received.

Subscript "D" indicates analysis performed on the dried sample, crushed to pass a 2mm sieve

Subscript "A" indicates analysis has dependant options against results. Testing dependant on results appear in the comments area of your sample receipt.

EPH CWG results have humics mathematically subtracted through instrument calculation

TPH results "with Cleanup" indicates results cleaned up with Silica during extraction

EPH CWG GCxGC ID from TPH CWG

Where we have identified humic substances in any ID's from TPH CWG with Clean Up please note that the concentration of these

humic substances is not included in the quantified results and are included in the ID for information.

Please contact us if you need any further information.

Envirolab Analysis Dates

Lab Sample ID	22/11696/1	22/11696/2	22/11696/3	22/11696/4	22/11696/5	22/11696/6	22/11696/7	22/11696/8	22/11696/10	22/11696/11	22/11696/13	22/11696/14
Client Sample No	J1	J2	J3	J4	J5	J6	J7	J8	J10	J11	J13	J14
Client Sample ID/Depth	TP1 0.10m	TP1 0.50m	TP2 0.20m	TP2 0.45m	TP3 0.05m	TP3 1.00m	TP4 0.15m	TP4 0.55m	TP5 2.00m	TP6 0.20m	TP7 0.25m	TP7 0.55m
Date Sampled												
A-T-019s	16/11/22	16/11/22	16/11/22	16/11/22	16/11/22	16/11/22	16/11/22	16/11/22	16/11/22	16/11/22	16/11/22	16/11/22
A-T-024s	30/11/2022			30/11/2022	30/11/2022			30/11/2022		30/11/2022		
A-T-026s	01/12/2022			01/12/2022	01/12/2022			01/12/2022		01/12/2022		
A-T-031s		01/12/2022				01/12/2022			01/12/2022			01/12/2022
A-T-032s	01/12/2022			01/12/2022	01/12/2022			01/12/2022		01/12/2022		
A-T-040s	01/12/2022			01/12/2022	01/12/2022			01/12/2022		01/12/2022		
A-T-044	02/12/2022	02/12/2022	02/12/2022	02/12/2022	02/12/2022	02/12/2022	02/12/2022	02/12/2022	02/12/2022	02/12/2022	02/12/2022	02/12/2022
A-T-056			02/12/2022				02/12/2022				02/12/2022	
Calc	01/12/2022			01/12/2022	01/12/2022			01/12/2022		01/12/2022		

Lab Sample ID	22/11696/16	22/11696/17	22/11696/18	22/11696/19	22/11696/20	22/11696/22	22/11696/23	22/11696/24	22/11696/25	22/11696/26	22/11696/28
Client Sample No	J16	J17	J18	J19	J20	J22	J23	J24	J25	J26	J28
Client Sample ID/Depth Date Sampled	TP8 0.45m 16/11/22	TP9 0.10m 17/11/22	TP9 0.45m 17/11/22	TP10 0.05m 17/11/22	TP10 0.40m 17/11/22	TP11 0.60m 17/11/22	TP12 0.20m 17/11/22	TP12 1.50m 17/11/22	TP13 0.10m 17/11/22	TP13 0.50m 17/11/22	TP14 2.50m 17/11/22
A-T-019s	30/11/2022		30/11/2022	30/11/2022		30/11/2022			30/11/2022		
A-T-024s	01/12/2022		01/12/2022	01/12/2022		01/12/2022			01/12/2022		
A-T-026s					01/12/2022			01/12/2022		01/12/2022	01/12/2022
A-T-031s	01/12/2022		01/12/2022	01/12/2022		01/12/2022			01/12/2022		
A-T-032s	01/12/2022		01/12/2022	01/12/2022		01/12/2022			01/12/2022		
A-T-040s	01/12/2022		01/12/2022	01/12/2022		01/12/2022			01/12/2022		
A-T-044	02/12/2022	02/12/2022	02/12/2022	02/12/2022	02/12/2022	02/12/2022	02/12/2022	02/12/2022	02/12/2022	02/12/2022	02/12/2022
A-T-056		02/12/2022					02/12/2022				
Calc	01/12/2022		01/12/2022	01/12/2022		01/12/2022			01/12/2022		

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

APPENDIX XI

Ground Gas & Water Level Monitoring Results



Project No.	D42153
Client	Bloor Homes East Midlands
Site Location	Hinckley Phase 4
Date	28/11/2022
Weather	Foggy
Atmospheric Pressure Trend	Fall of 6mb over 24hr period prior to monitoring
Equipment	GA2000+ & Dipmeter
Operator	SS

MONITORING OF SOIL GASES AND GROUNDWATER - IN ACCORDANCE WITH CIRIA C665 / BS8485:2015											
Borehole No.	Time (00:00)	Ambient Pressure (mb)		Methane (% v/v)	Carbon Dioxide (% v/v)	Oxygen (% v/v)	Time to steady gas readings (secs)	Duration of gas monitoring (secs)	Gas Flow (l/hr)	Depth to groundwater (m begl)	Other Issues i.e. odour, condition of installation, etc
WS1	09:28	996	Peak	0.0	0.2	20.8	15	120	0.0	0.68	Ground waterlogged at surface
			Steady	0.0	0.2	20.8			0.0		
WS2	09:39	996	Peak	0.0	0.1	20.9	15	120	0.0	0.82	Ground waterlogged at surface
			Steady	0.0	0.1	20.9			0.0		
WS3	09:48	996	Peak	0.0	0.3	20.8	25	120	0.0	0.51	Ground waterlogged at surface
			Steady	0.0	0.2	20.9			0.0		
WS4	09:58	996	Peak	0.0	0.0	21.0	NA	120	0.0	0.15	Ground waterlogged at surface
			Steady	0.0	0.0	21.0			0.0		
WS5	10:07	996	Peak	0.0	0.1	20.9	10	120	0.0	0.32	Ground waterlogged at surface
			Steady	0.0	0.1	20.9			0.0		
Ambient				0.0	0.0	21.0					

Notes

- Cell is highlighted in the following conditions
- Where Methane exceeds 1% v/v (after BR212)
 - Where Carbon Dioxide exceeds 5% v/v (after BR212)

NA - Not Applicable/ Not Available
BOH - Bottom of Hole
ND - Not Determined
NGW - No groundwater encountered
NR - None Recorded

Where cell is highlighted further consideration of the recorded value is required in accordance with the specified guidance documents



Project No.	D42153
Client	Bloor Homes East Midlands
Site Location	Hinckley Phase 4
Date	07/12/2022
Weather	Sunny & Frosty
Atmospheric Pressure Trend	Fall of 2mb over 24hr period prior to monitoring
Equipment	GA2000+ & Dipmeter
Operator	SS

MONITORING OF SOIL GASES AND GROUNDWATER - IN ACCORDANCE WITH CIRIA C665 / BS8485:2015											
Borehole No.	Time (00:00)	Ambient Pressure (mb)		Methane (% v/v)	Carbon Dioxide (% v/v)	Oxygen (% v/v)	Time to steady gas readings (secs)	Duration of gas monitoring (secs)	Gas Flow (l/hr)	Depth to groundwater (m begl)	Other Issues i.e. odour, condition of installation, etc
WS1	10:40	1010	Peak	0.0	0.3	20.8	25	120	0.0	0.74	Ground waterlogged at surface
			Steady	0.0	0.3	20.8			0.0		
WS2	10:50	1010	Peak	0.0	0.5	20.2	15	120	0.0	0.80	Ground waterlogged at surface
			Steady	0.0	0.5	20.2			0.0		
WS3	10:59	1010	Peak	0.0	1.4	19.8	25	120	0.0	0.61	Ground waterlogged at surface
			Steady	0.0	1.4	19.8			0.0		
WS4	11:08	1010	Peak	0.0	0.4	20.1	20	120	0.0	0.21	Ground waterlogged at surface
			Steady	0.0	0.4	20.1			0.0		
WS5	11:15	1010	Peak	0.0	0.3	20.0	20	120	0.0	0.42	Ground waterlogged at surface
			Steady	0.0	0.3	20.0			0.0		
Ambient				0.0	0.0	21.5					

Notes

- Cell is highlighted in the following conditions
- Where Methane exceeds 1% v/v (after BR212)
 - Where Carbon Dioxide exceeds 5% v/v (after BR212)

Where cell is highlighted further consideration of the recorded value is required in accordance with the specified guidance documents

NA - Not Applicable/ Not Available
BOH - Bottom of Hole
ND - Not Determined
NGW - No groundwater encountered
NR - None Recorded



Project No.	D42153
Client	Bloor Homes East Midlands
Site Location	Hinckley Phase 4
Date	13/12/2022
Weather	Overcast & Frosty
Atmospheric Pressure Trend	Steady over 24hr period prior to monitoring
Equipment	GA2000+ & Dipmeter
Operator	SS

MONITORING OF SOIL GASES AND GROUNDWATER - IN ACCORDANCE WITH CIRIA C665 / BS8485:2015											
Borehole No.	Time (00:00)	Ambient Pressure (mb)		Methane (% v/v)	Carbon Dioxide (% v/v)	Oxygen (% v/v)	Time to steady gas readings (secs)	Duration of gas monitoring (secs)	Gas Flow (l/hr)	Depth to groundwater (m begl)	Other Issues i.e. odour, condition of installation, etc
WS1	11:05	997	Peak	0.0	1.0	20.8	25	120	0.0	0.75	Ground waterlogged at surface
			Steady	0.0	1.0	20.8			0.0		
WS2	11:16	997	Peak	0.0	0.4	21.1	25	120	0.0	0.81	Ground waterlogged at surface
			Steady	0.0	0.4	21.1			0.0		
WS3	11:26	997	Peak	0.0	0.6	20.1	15	120	0.0	0.55	Ground waterlogged at surface
			Steady	0.0	0.6	20.1			0.0		
WS4	11:37	997	Peak	0.0	0.8	20.2	20	120	0.0	0.27	Ground waterlogged at surface
			Steady	0.0	0.8	20.2			0.0		
WS5	11:45	997	Peak	0.0	1.3	20.0	25	120	0.0	0.51	Ground waterlogged at surface
			Steady	0.0	1.3	20.0			0.0		
Ambient				0.0	0.0	21.6					

Notes

- Cell is highlighted in the following conditions
- Where Methane exceeds 1% v/v (after BR212)
 - Where Carbon Dioxide exceeds 5% v/v (after BR212)

Where cell is highlighted further consideration of the recorded value is required in accordance with the specified guidance documents

NA - Not Applicable/ Not Available
BOH - Bottom of Hole
ND - Not Determined
NGW - No groundwater encountered
NR - None Recorded



Project No.	D42153
Client	Bloor Homes East Midlands
Site Location	Hinckley Phase 4
Date	20/12/2022
Weather	Sunny
Atmospheric Pressure Trend	Rise of 6mb over 24hr period prior to monitoring
Equipment	GA2000+ & Dipmeter
Operator	SS

MONITORING OF SOIL GASES AND GROUNDWATER - IN ACCORDANCE WITH CIRIA C665 / BS8485:2015											
Borehole No.	Time (00:00)	Ambient Pressure (mb)		Methane (% v/v)	Carbon Dioxide (% v/v)	Oxygen (% v/v)	Time to steady gas readings (secs)	Duration of gas monitoring (secs)	Gas Flow (l/hr)	Depth to groundwater (m begl)	Other Issues i.e. odour, condition of installation, etc
WS1	14:30	993	Peak	0.0	0.7	20.5	20	120	0.0	0.69	Ground waterlogged at surface
			Steady	0.0	0.7	20.5			0.0		
WS2	14:41	993	Peak	0.0	0.4	20.3	25	120	0.0	0.72	Ground waterlogged at surface
			Steady	0.0	0.4	20.3			0.0		
WS3	14:52	993	Peak	0.0	1.3	19.8	15	120	0.0	0.52	Ground waterlogged at surface
			Steady	0.0	1.3	19.8			0.0		
WS4	15:01	993	Peak	0.0	0.9	20.0	25	120	0.0	0.25	Ground waterlogged at surface
			Steady	0.0	0.9	20.0			0.0		
WS5	15:10	993	Peak	0.0	1.2	19.9	25	120	0.0	0.47	Ground waterlogged at surface
			Steady	0.0	1.2	19.9			0.0		
Ambient				0.0	0.0	21.3					

Notes

- Cell is highlighted in the following conditions
- Where Methane exceeds 1% v/v (after BR212)
 - Where Carbon Dioxide exceeds 5% v/v (after BR212)

Where cell is highlighted further consideration of the recorded value is required in accordance with the specified guidance documents

- NA - Not Applicable/ Not Available
BOH - Bottom of Hole
ND - Not Determined
NGW - No groundwater encountered
NR - None Recorded

APPENDIX XII

Conditions & Limitations

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Phase I Desk Studies

1. Works undertaken to provide the basis of the Phase I Desk Study report comprise a review of information available from a number of sources/parties (potentially also including the Client) together with a walk over of the site (where applicable and included within the quotation). The opinions given in the Phase I Desk Study are based on the information available from third parties/sources that has been obtained within the available timeframe. GeoDyne Limited assumes all third party information to be true and correct and therefore cannot accept liability for the accuracy of such information supplied.
2. Should additional information become available that may affect the comments and opinions made within the Phase I Desk Study, GeoDyne Limited reserves the right to review such information and make modifications to comments/opinions as appropriate.
3. It should be borne in mind that a Phase I Desk Study collates available information to generate a conceptual model of the site. The actual geotechnical and environmental considerations can only be fully quantified by intrusive investigation works to confirm the accuracy of the conceptual site model.

Phase II Intrusive Investigations

1. Our quotation assumes that access to the site will be arranged by others at no cost to ourselves.
2. We have assumed that free access is available throughout to the entire site and that works can be undertaken during a single mobilisation. Where restricted access is encountered, or where additional unscheduled mobilisations are required, additional costs may be incurred to the client.
3. We have assumed that all available information relating to buried services will be supplied by the Client at no cost to ourselves. No responsibility will be accepted for damage to underground services that have not been brought to our prior attention by the Client.
4. All excavations/boreholes will be backfilled with compacted arisings upon completion, with any excess arisings left proud of ground levels. Excess arisings will not be removed from the site unless specifically requested by the Client. Where we are requested to remove excess arisings, all associated costs will be passed to the Client.
5. We will attempt to leave the site in a clean and tidy state, however, it must be understood that some disturbance of the site is unavoidable during intrusive works.
6. Exploratory holes are positioned approximately on site by GeoDyne Limited. Should the client require precise locations of all exploratory points, additional fees will be incurred. It must be borne in mind that backfilled trial pits can create 'soft spots', therefore, should the Client wish to designate 'no dig' zones, for example under the footprint of proposed structures, these must be brought to our attention prior to commencement of works.
7. Groundwater observations relate to conditions encountered at the time of investigation. It must be understood that groundwater levels may vary as a result of recent climatic conditions or seasonal variation.
8. Trial pits and boreholes examine only a small proportion of the total site area. No liability can be accepted for conditions not revealed in exploratory holes, particularly between positions. All extrapolations of available data are given in good faith.

Payment

1. Payment terms are strictly 28 days from the invoice date.
2. Prior to commencement of works, we require receipt of formal written instruction from the party accepting full financial responsibility for the work. In the absence of such an instruction, we would expect the instructing Consulting Engineers/Architects to accept full financial responsibility for the works.
3. Receipt of instruction to commence work shall be taken as acceptance and compliance of the foregoing conditions.

Liability

1. GeoDyne Limited offer £5,000,000.00 Professional Indemnity Insurance (in aggregate over the year). This shall be the limit of our liability for works undertaken. No individual liability shall be implied to, or accepted by, any employee for works undertaken for and on the behalf of GeoDyne Limited.