

**Hill Group Services Ltd**

The Powder House, Gunpowder Mill  
Powdermill Lane,  
Waltham Abbey,  
Essex,  
EN9 1BN

Josh Harrison  
Via e-mail only: joshharrison@hill.co.uk

4 June 2026

**Subject:** St Ann's Phase 1 A, Block D1, D2 and D3  
**Our ref:** L-21914j-2.4.2-26-309-CPS

Dear Mr Harrison,

Merebrook Consulting (Merebrook) has been commissioned by Hill Group (Hill) to undertake plot validation at St Ann's Phase 1A, St Ann's Road, London. Merebrook produced a Remediation Method Statement (RMS) (Ref: RMS-21914J-23-166) which detailed the contamination encountered during the site investigation and proposed remedial measures to mitigate risks to future site users.

The RMS included the requirement for clean cover and installation of a deter to dig barrier (geotextile) to deter excavation and prevent soil mixing. The clean cover requirement is as follows:

- A minimum of 600 mm over a deter to dig barrier in private gardens and 450 mm in communal landscaping.

Soils used in soft landscaping will either be site won or be imported to site and acceptance criteria were set out in the RMS Table 7 (imported topsoil and subsoil) and Table 8 (site won subsoil).

The verification strategy for acceptance set out the following sampling frequency:

- One sample per 250 cubic metres (a minimum of three samples per source).

**Topsoil Source Data**

Topsoil was sourced from Freeland Horticulture Limited site in Potters Bar, Hertfordshire. The report containing the source data for the topsoil (Ref: 1404-SA) summarises the soil sampling method and confirms compliance with applicable criteria for contamination. The Freeland Horticulture report is appended to this letter.

**Subject:** St Ann's Phase 1 A, Block D1, D2 and D3  
**Our ref:** L-21914j-2.4.2-26-309-CPS  
**Page:** 2/2



### **Clean Cover Validation**

Merebrook Consulting attended site on 22 May 2026 to undertake validation (clean cover thickness check and sampling) of the communal soft landscaping at Block D1, D2 and D3, illustrated in the Site Location Plan appended to this report. Three topsoil samples were collected from Blocks D1, D2 and D3 and submitted to a UKAS/MCERTS accredited laboratory for analysis of a broad spectrum of contaminants. None of the determinands was found at concentrations in excess of their respective screening criteria. A copy of the laboratory analytical certificate (26-027908-1) is appended to this letter report.

Hand dug trial pits were excavated across both blocks, the thickness of the clean cover was measured using a tape measure, and the depths recorded were compared to the requirements of the RMS referenced above. Clean cover comprised 450 mm of topsoil consisting of friable sand with organic matter over a detrital barrier observed at the base of each pit. No organoleptic evidence of contamination was encountered in the topsoil across all areas. Photographic evidence of the depth measurements for each plot are appended to this letter report.

In conclusion, the soil placed in Blocks D1, D2 and D3 was found to be of a suitable chemical quality and had been placed to an appropriate thickness in line with the RMS. No organoleptic evidence of contamination was encountered.

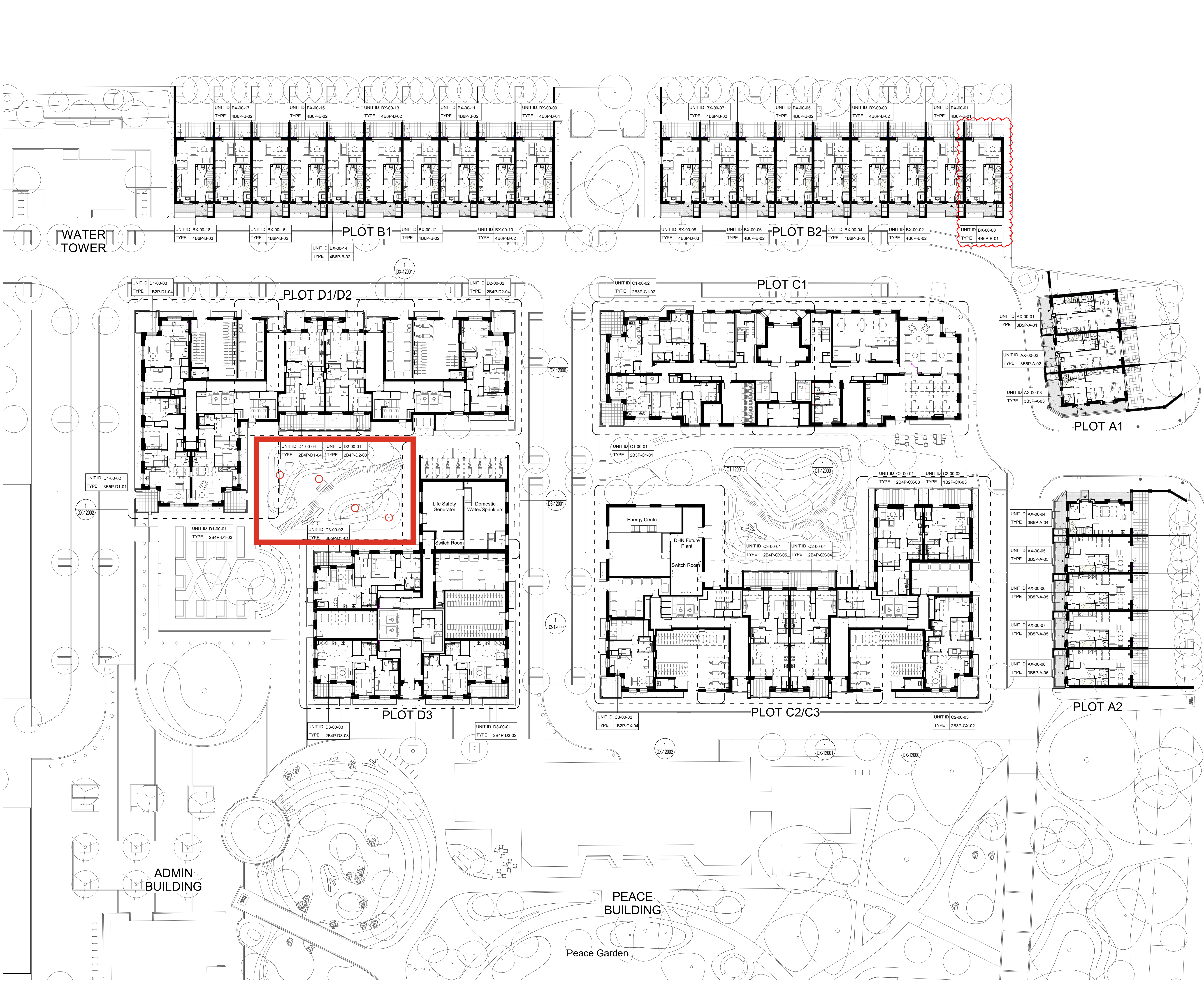
I trust the above and attached are suitable for your current requirements. If you have any queries, please do not hesitate to contact us.

Yours sincerely,

Cameron Swatton BA  
Geo-environmental Consultant

Please find the following enclosed:

- I Site Location Plan
- II Topsoil Source Data
- III Laboratory certificates (26-027908-1)
- IIII Photographic Record



KEY PLAN

CLIENT

C

catalyst

Hill

Created for Living

DISCLAIMER:

1. This drawing has been prepared for the sole use of the Stage 4 Technical Design and St Ann's Phase 1A related design build and is limited to the scope and terms of KCA's appointment.

2. KCA shall not be liable for the use of this drawing for any purpose other than that for which it was originally prepared or for the modification or alteration of the drawing by others.

3. KCA own all intellectual property rights including any copyright contained in the designs unless stated otherwise in any agreement.

4. Do not scale from this drawing. Refer to written dimensions only.

5. All levels and dimensions should be checked on site and any discrepancies notified to the architect prior to proceeding with any works.

6. Please note that KCA are not the Principal Designer (Building Safety Act), the Principal Designer is Hill Partnerships Ltd. All drawings and designs must be reviewed and approved by the Principal Designer.

7. This drawing sets out design intent only and is not for construction.

SUPPLEMENTARY NOTES:

\* This drawing and site boundary is based on survey information provided by others including site levels and topographical survey information prepared by Digital for and architectural information produced by others. KCA are not liable for any errors, discrepancies or omissions arising from this information.

\* This drawing should be read in conjunction with the relevant notes, drawings and supporting documentation by KCA and others including specification and all relevant health & safety and CDM information.

\* Information shown on KCA drawings outside the building footprint is indicative only. Please refer to Landscape Architect and Civil Engineers information for site levels and detailing of external landscaping.

\* MEP and structural items shown are indicative only. Refer to MEP engineer and Structural Engineer's drawings and specification for this information.

NOTES

NOT FOR CONSTRUCTION

SITE BOUNDARY

1. Please note that this is an interim issue of Stage 4 preliminary information only. The information is therefore not complete and requires further detailed coordination and input from the design team, contractor and sub-contractors.

2. Please note drawings are subject to ongoing design team coordination. Refer to the relevant consultant's drawings for MEP, Structures, Civils, and Landscape information.

3. Please note SVP, Stair, Stair, Gully, RWP and RWOD locations are indicative only and are KCA placeholder MEP items shown for coordination purposes. Sizes and locations of MEP items are based on coordination with JSW Emergencies. Incoming services BSWG are shown as located by MEP engineer. RWP/RWODs are subject to further specialist design and input.

4. PLC sizes to units requiring MVRH cooling coils identified by Hodgkinson require confirmation by Hill Volumetric JSW.

5. Please note furniture, TV positions and dishwasher locations will be shown on 1:50 unit layouts.

Services Key:

SVP

Stair Stack

Gully

Rain Water Pipe

Roof Rain Water Pipe/Outlet

Tap

SD

Stair Drain

Incoming Services

Note Items in Abyeance:

\* Coordinated landscape information is required from the landscape architect. Landscape layout to be updated once received.

|     |    |                                                  |          |
|-----|----|--------------------------------------------------|----------|
| P04 | S2 | Unit BX-00-00 added at the North end of Block B2 | 17/02/25 |
| P03 | S2 | Updated Site Plan                                | 15/05/24 |
| P02 | S2 | RWP Setting Out                                  | 26/04/24 |
| P01 | S2 | For information                                  | 02/02/24 |

|     |        |                  |      |
|-----|--------|------------------|------|
| Rev | Status | Reason for Issue | Date |
|-----|--------|------------------|------|

Karakusevic Carson Architects

Studio 501  
37 Greiner St  
Hackney  
London E2 8HD  
mail@karakusevic-carson.com | 0207 566 6300

PROJECT

St. Ann's New Neighbourhood,  
Phase 1A

TITLE

Phase 1A, Ground Floor Plan,  
Proposed

DRAWING NUMBER

N15301-KCA-ZZ-00-DR-A-10100

REVISION

P04

STATUS

S2 - Suitable for information

REVISION DATE

17/02/25

DRAWN BY

EH

SCALE

1:250 @ A1

FIRST ISSUED

01/03/24

CHECKED BY

RB / AN

KCA PROJECT NUMBER

634



Freeland Horticulture Ltd  
Rosedale Nursery  
College Road  
Hextable  
Kent  
BR8 7LT

Attention: Philippa Lambourne

Our Ref: 1404 – SA

1 July 2025

Dear Philippa

***Topsoil Analysis Report: Potters Bar, Hertfordshire Topsoil – June 2025***

We have completed the analysis of the topsoil sample recently taken from the above site and it has been forwarded to an approved laboratory for analysis and have the pleasure of reporting our findings. The purpose of the analysis was to determine the suitability of the topsoil for general landscaping purposes and its compliance with the current British Standard for topsoil (BS3882).

**SOIL SAMPLING & EXAMINATION**

At the time of our sampling visit the topsoil was stored in a stockpile. A series of 10 hand augered trial holes were constructed across the stockpile for the purpose of soil examination and sample collection. As the soil examination confirmed a consistent topsoil composition, the ten samples were combined together to form one composite sample for analysis purposes. The soil was described as dark brown, slightly moist and friable with a well-developed, fine to medium granular structure. The soil contained a low fraction of small stones and no deleterious materials (eg. building waste materials, glass, roots or rhizomes of pernicious weeds) or unusual odours (eg. hydrocarbons) were recorded.

**LABORATORY ANALYSIS**

The topsoil sample was submitted to a UKAS and MCERTS accredited laboratory for routine physical and chemical parameters to confirm the composition and fertility of the soil. The following parameters were determined:

- ✦ pH & electrical conductivity values;
- ✦ major plant nutrients (N, P, K, Mg) & organic matter content;
- ✦ particle size distribution and stone content;
- ✦ heavy metals & potentially toxic elements (As, Cd, Cr, Cu, Pb, Hg, Ni, Se, Zn, B);
- ✦ sulphate, sulphur, sulphide;
- ✦ total cyanide and total (mono) phenols;
- ✦ speciated PAHs (US EPA16)
- ✦ banded aromatic and aliphatic petroleum hydrocarbons (C<sub>5</sub>-C<sub>35</sub>).
- ✦ Asbestos

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

---

*Phone: 01322 619161*

*Freeland horticulture Ltd. Registered in England: Rosedale Nursery, College Road, Hextable, Kent BR8 7LT  
Company Registration No: 04015968*

## **COMMENTS**

### **pH & Electrical Conductivity (salinity) Values**

The sample was alkaline in nature (pH 8.3) with a pH value that would be considered suitable for general landscaping purposes.

The electrical conductivity (salinity) value using the soil:water extract was (786 $\mu$ S/cm) indicating that soluble salts are not present at levels that would be harmful to plants.

The electrical conductivity values by CaSO<sub>4</sub> extract (BS3882 requirement) fell below the maximum specified value (3300 $\mu$ S/cm) given in BS3882:2015.

### **Organic Matter & Nutrient Status**

The sample was rich in organic matter and all major plant nutrients. No further additions of compost or fertiliser are required, or indeed recommended, for at least the first growing season.

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

### **Particle Size Distribution & Stone Content**

The sample contained 78% sand and fell into the sandy loam texture class. This particle size distribution is considered suitable for a broad range of landscape applications, including tree and shrub planting, turfing and seeding.

The sample was Virtually free from stones of 50 mm and upwards in diameter and only contained a slight fraction of smaller stones (18.4%). As such, stones will not restrict the use of the soil for landscaping purposes.

### **Potential Contaminants**

We are not aware of any specified contaminant levels set for the proposed end-use of this topsoil. This includes human health, environmental protection and metals considered toxic to plants. In the absence of any site-specific assessment criteria, the concentrations that affect human health have been compared with the 'residential with homegrown produce' land use in the Suitable For Use Levels presented in 'The LQM/CIEH S4UIs' for Human Health Risk Assessment (2015) and DEFRA SP1010: 'Development of Category 4 Screening Levels' for Assessment of Land Affected by Contamination – Policy Companion Document (2014).

Of the potential contaminants determined, none was found at levels that would exceed their respective guideline values.

## **CONCLUSION**

The purpose of the analysis was to determine the suitability of the topsoil for general landscaping purposes. From the soil examination and laboratory analysis, the soil is described as an alkaline, non-saline, sandy loam. The organic matter and nutrient levels are acceptable, and no significant contamination was found with respect to the parameters determined. This soil would adhere to the current BS3882 specification for 'multipurpose grade'.

To conclude, based on our findings, the topsoil would be considered well-suited to general landscaping purposes provided the physical condition of the soil is maintained.

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We hope this report meets with your approval and provides the necessary information. Please do not hesitate to contact the undersigned if you have any queries or comments.

George Longmuir MSc Soil Sci. M.I Soil Sci.

|            |                            |
|------------|----------------------------|
| Client     | Freeland Horticulture Ltd  |
| Job Name   | Topsoil Analysis           |
| Site       | Potters Bar, Hertfordshire |
| Month/Year | June 25                    |
| Our Ref    | 1404-SA                    |
| Date       | 01 July 2025               |

Composite sample

**pH Value & Salinity**

|                                                |       |      |
|------------------------------------------------|-------|------|
| pH value (1:2.5 soil/water ext)                | units | 8.3  |
| Electrical Conductivity (1:2.5 soil/water ext) | µS/cm | 786  |
| Electrical Conductivity (1:2.5 soil/CaSO4 ext) | µS/cm | 2793 |

**Organic Matter & Nutrient Status**

|                          |      |       |
|--------------------------|------|-------|
| Organic Matter (LOI)     | %    | 5.6   |
| Organic Carbon (Derived) | %    | 3.3   |
| Total Nitrogen           | %    | 0.288 |
| Carbon:Nitrogen Ratio    | :1   | 11.3  |
| Available Phosphorus     | mg/l | 64.6  |
| Available Potassium      | mg/l | 1196  |
| Available Magnesium      | mg/l | 203   |

**Particle Size Analysis & Stones**

|                      |          |           |
|----------------------|----------|-----------|
| Clay (<0.002mm)      | %        | 10        |
| Silt (0.063-0.002mm) | %        | 12        |
| Sand (2.0-0.063mm)   | %        | 78        |
| Texture Class        | UK Class | SandyLoam |

|                |         |      |
|----------------|---------|------|
| Stones 2-20mm  | % by DW | 16.9 |
| Stones 20-50mm | % by DW | 5    |
| Stones >50mm   | % by DW | 0.0  |

**Potential Contaminants**

|                                                         |       |      |
|---------------------------------------------------------|-------|------|
| Total Arsenic (As)                                      | mg/kg | 10.6 |
| Total Cadmium (Cd)                                      | mg/kg | 0.18 |
| Total Chromium (Cr)                                     | mg/kg | 20.6 |
| Hexavalent Chromium (CR <sup>VI</sup> )                 | mg/kg | 0.7  |
| Total Copper (Cu)                                       | mg/kg | 20.9 |
| Total Lead (Pb)                                         | mg/kg | 26.1 |
| Total Mercury (Hg)                                      | mg/kg | <0.2 |
| Total Nickel (Ni)                                       | mg/kg | 17.8 |
| Total Selenium (Se)                                     | mg/kg | 0.41 |
| Total Zinc (Zn)                                         | mg/kg | 71.7 |
| Total Beryllium (Be)                                    | mg/kg | <1   |
| Total Barium (Ba)                                       | mg/kg | 49.0 |
| Total Vanadium (V)                                      | mg/kg | 28.8 |
| Hot Water Soluble Boron (B)                             | mg/kg | 2.0  |
| Total Cyanide (CN)                                      | mg/kg | <1   |
| Elemental Sulphur (S)                                   | mg/kg | 5.5  |
| Easily Liberated Sulphide (S <sup>-2</sup> )            | mg/kg | 1.8  |
| Water Soluble Sulphate (SO <sub>4</sub> <sup>2-</sup> ) | mg/l  | 69.7 |
| Total Phenols Index                                     | mg/kg | <1   |
| Asbestos Screen                                         | -     | N.D. |

**Polyaromatic Hydrocarbons**

|                |       |       |
|----------------|-------|-------|
| Naphthalene    | mg/kg | <0.05 |
| Acenaphthylene | mg/kg | <0.05 |
| Acenaphthene   | mg/kg | <0.05 |
| Fluorene       | mg/kg | <0.05 |
| Phenanthrene   | mg/kg | <0.1  |

|                          |                            |       |
|--------------------------|----------------------------|-------|
| Client                   | Freeland Horticulture Ltd  |       |
| Job Name                 | Topsoil Analysis           |       |
| Site                     | Potters Bar, Hertfordshire |       |
| Month/Year               | June 25                    |       |
| Our Ref                  | 1404-SA                    |       |
| Date                     | 01 July 2025               |       |
| Anthracene               | mg/kg                      | <0.05 |
| Fluoranthene             | mg/kg                      | 0.1   |
| Pyrene                   | mg/kg                      | 0.1   |
| Benzo[a]anthracene       | mg/kg                      | <0.1  |
| Chrysene                 | mg/kg                      | <0.1  |
| Benzo[b]fluoranthene     | mg/kg                      | <0.1  |
| Benzo[k]fluoranthene     | mg/kg                      | <0.1  |
| Benzo[a]pyrene           | mg/kg                      | <0.1  |
| Indeno[1,2,3-cd]pyrene   | mg/kg                      | <0.1  |
| Dibenzo[a,h]anthracene   | mg/kg                      | <0.1  |
| Benzo[g,h,i]perylene     | mg/kg                      | <0.1  |
| Total PAHs sum US EPA 16 | mg/kg                      | <1    |

#### Banded Petroleum Hydrocarbons

|                                                 |       |       |
|-------------------------------------------------|-------|-------|
| Aliphatic TPH >C <sub>5</sub> -C <sub>8</sub>   | mg/kg | <0.05 |
| Aliphatic TPH >C <sub>6</sub> -C <sub>8</sub>   | mg/kg | 0.28  |
| Aliphatic TPH >C <sub>8</sub> -C <sub>10</sub>  | mg/kg | <0.05 |
| Aliphatic TPH >C <sub>10</sub> -C <sub>12</sub> | mg/kg | <10   |
| Aliphatic TPH >C <sub>12</sub> -C <sub>16</sub> | mg/kg | <10   |
| Aliphatic TPH >C <sub>16</sub> -C <sub>21</sub> | mg/kg | 14.0  |
| Aliphatic TPH >C <sub>21</sub> -C <sub>35</sub> | mg/kg | 41.0  |
| Aliphatic TPH >C <sub>35</sub> -C <sub>44</sub> | mg/kg | <12   |

|                                                |       |       |
|------------------------------------------------|-------|-------|
| Aromatic TPH >C <sub>5</sub> -C <sub>7</sub>   | mg/kg | <0.05 |
| Aromatic TPH >C <sub>7</sub> -C <sub>8</sub>   | mg/kg | <0.05 |
| Aromatic TPH >C <sub>8</sub> -C <sub>10</sub>  | mg/kg | <0.05 |
| Aromatic TPH >C <sub>10</sub> -C <sub>12</sub> | mg/kg | <10   |
| Aromatic TPH >C <sub>12</sub> -C <sub>16</sub> | mg/kg | <10   |
| Aromatic TPH >C <sub>16</sub> -C <sub>21</sub> | mg/kg | <10   |
| Aromatic TPH >C <sub>21</sub> -C <sub>35</sub> | mg/kg | 130   |
| Aromatic TPH >C <sub>35</sub> -C <sub>44</sub> | mg/kg | 27.0  |

|                                                                 |       |     |
|-----------------------------------------------------------------|-------|-----|
| Total Petroleum Hydrocarbons (C <sub>5</sub> -C <sub>44</sub> ) | mg/kg | 236 |
|-----------------------------------------------------------------|-------|-----|

#### BTEX

|                |       |       |
|----------------|-------|-------|
| Benzene        | mg/kg | <0.02 |
| Toluene        | mg/kg | <0.2  |
| Ethyl Benzene  | mg/kg | <0.04 |
| m- & p- Xylene | mg/kg | <0.2  |
| o-Xylene       | mg/kg | <0.1  |

Chain of Custody requires a Freeland Ticket - 01322 619161

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## **Analytical Report Number : 26-027908**

|                             |                   |                                                        |            |
|-----------------------------|-------------------|--------------------------------------------------------|------------|
| <b>Project / Site name:</b> | St Ann's Hospital | <b>Samples received on:</b>                            | 26/05/2026 |
| <b>Your job number:</b>     | 21914j            | <b>Samples instructed on/<br/>Analysis started on:</b> | 26/05/2026 |
| <b>Your order number:</b>   | 26 1 FDO LABS     | <b>Analysis completed by:</b>                          | 03/06/2026 |
| <b>Report Issue Number:</b> | 1                 | <b>Report issued on:</b>                               | 03/06/2026 |
| <b>Samples Analysed:</b>    | 3 soil samples    |                                                        |            |



**Signed:**

Rachel Chappell  
Key Account Manager  
**For & on behalf of i2 Analytical Ltd.**

Standard Geotechnical, Asbestos and Chemical Testing Laboratory located at: ul. Pionierów 39, 41-711 Ruda Śląska, Poland.

Accredited tests are defined within the report, opinions and interpretations expressed herein are outside the scope of accreditation.

Standard sample disposal times, unless otherwise agreed with the laboratory, are :

|           |                                 |
|-----------|---------------------------------|
| soils     | - 4 weeks from reporting        |
| leachates | - 2 weeks from reporting        |
| waters    | - 2 weeks from reporting        |
| asbestos  | - 6 months from reporting       |
| air       | - once the analysis is complete |

Excel copies of reports are only valid when accompanied by this PDF certificate.

Retention period for records and reports is minimum 6 years from the date of issue of the final report.  
Some records may be kept for longer according to other legal/best practice requirements.

Any assessments of compliance with specifications are based on actual analytical results with no contribution from uncertainty of measurement.  
Application of uncertainty of measurement would provide a range within which the true result lies.  
An estimate of measurement uncertainty can be provided on request.

Analytical Report Number: 26-027908  
Project / Site name: St Ann's Hospital  
Your Order No: 26 1 FDO LABS

|                                         |                  |                            |                              |
|-----------------------------------------|------------------|----------------------------|------------------------------|
| Lab Sample Number                       | 930423           | 930424                     | 930425                       |
| Sample Reference                        | Block D1+2 - TS1 | Block D1+2 - TS2           | Block D1+2 - TS3             |
| Sample Number                           | None Supplied    | None Supplied              | None Supplied                |
| Water Matrix                            | N/A              | N/A                        | N/A                          |
| Depth (m)                               | None Supplied    | None Supplied              | None Supplied                |
| Date Sampled                            | 22/05/2026       | 22/05/2026                 | 22/05/2026                   |
| Time Taken                              | None Supplied    | None Supplied              | None Supplied                |
| Analytical Parameter<br>(Soil Analysis) | Units            | Test Limit of<br>detection | Test Accreditation<br>Status |

|                               |    |      |      |       |       |       |
|-------------------------------|----|------|------|-------|-------|-------|
| Mass of stone >10mm           | %  | 0.1  | NONE | < 0.1 | < 0.1 | < 0.1 |
| Moisture Content              | %  | 0.01 | NONE | 13    | 14    | 12    |
| Total mass of sample received | kg | 0.1  | NONE | 0.7   | 0.7   | 0.6   |

#### Asbestos

|                                        |      |     |           |              |              |              |
|----------------------------------------|------|-----|-----------|--------------|--------------|--------------|
| Asbestos in Soil Detected/Not Detected | Type | N/A | ISO 17025 | Not-detected | Not-detected | Not-detected |
| Asbestos Analyst ID                    | N/A  | N/A | N/A       | SPU          | SPU          | SPU          |
| Analysis completed                     | N/A  | N/A | N/A       | 01/06/2026   | 01/06/2026   | 01/06/2026   |

#### General Inorganics

|                                                                         |          |         |        |       |       |       |
|-------------------------------------------------------------------------|----------|---------|--------|-------|-------|-------|
| pH (L099)                                                               | pH Units | N/A     | MCERTS | 7.7   | 7.5   | 7.5   |
| Water Soluble Sulphate as SO <sub>4</sub> 16hr extraction (2:1)         | mg/kg    | 2.5     | MCERTS | 1700  | 1000  | 980   |
| Water Soluble SO <sub>4</sub> 16hr extraction (2:1 Leachate Equivalent) | g/l      | 0.00125 | MCERTS | 0.864 | 0.514 | 0.488 |
| Water Soluble SO <sub>4</sub> 16hr extraction (2:1 Leachate Equivalent) | mg/l     | 1.25    | MCERTS | 864   | 514   | 488   |
| Organic Matter (automated)                                              | %        | 0.1     | MCERTS | 6     | 5.8   | 9.1   |
| Total Organic Carbon (TOC) - Automated                                  | %        | 0.1     | MCERTS | 3.5   | 3.3   | 5.3   |

#### Total Phenols

|                            |       |   |        |       |       |       |
|----------------------------|-------|---|--------|-------|-------|-------|
| Total Phenols (monohydric) | mg/kg | 1 | MCERTS | < 1.0 | < 1.0 | < 1.0 |
|----------------------------|-------|---|--------|-------|-------|-------|

#### Speciated PAHs

|                        |       |      |           |        |        |        |
|------------------------|-------|------|-----------|--------|--------|--------|
| Naphthalene            | mg/kg | 0.05 | MCERTS    | < 0.05 | < 0.05 | < 0.05 |
| Acenaphthylene         | mg/kg | 0.05 | MCERTS    | < 0.05 | 0.06   | 0.05   |
| Acenaphthene           | mg/kg | 0.05 | MCERTS    | < 0.05 | 0.12   | 0.06   |
| Fluorene               | mg/kg | 0.05 | MCERTS    | < 0.05 | 0.13   | 0.06   |
| Phenanthrene           | mg/kg | 0.05 | MCERTS    | 0.36   | 1.3    | 0.93   |
| Anthracene             | mg/kg | 0.05 | MCERTS    | 0.12   | 0.32   | 0.24   |
| Fluoranthene           | mg/kg | 0.05 | MCERTS    | 1.5    | 2.9    | 2.5    |
| Pyrene                 | mg/kg | 0.05 | MCERTS    | 1.4    | 2.5    | 2.3    |
| Benzo(a)anthracene     | mg/kg | 0.05 | MCERTS    | 0.74   | 1.3    | 1.2    |
| Chrysene               | mg/kg | 0.05 | MCERTS    | 0.8    | 1.3    | 1.1    |
| Benzo(b)fluoranthene   | mg/kg | 0.05 | ISO 17025 | 1.1    | 1.8    | 1.4    |
| Benzo(k)fluoranthene   | mg/kg | 0.05 | ISO 17025 | 0.44   | 0.73   | 0.63   |
| Benzo(a)pyrene         | mg/kg | 0.05 | MCERTS    | 0.83   | 1.4    | 1.2    |
| Indeno(1,2,3-cd)pyrene | mg/kg | 0.05 | MCERTS    | 0.43   | 0.61   | 0.56   |
| Dibenz(a,h)anthracene  | mg/kg | 0.05 | MCERTS    | 0.11   | 0.19   | 0.16   |
| Benzo(ghi)perylene     | mg/kg | 0.05 | MCERTS    | 0.46   | 0.66   | 0.6    |

#### Total PAH

|                             |       |     |           |      |      |      |
|-----------------------------|-------|-----|-----------|------|------|------|
| Speciated Total EPA-16 PAHs | mg/kg | 0.8 | ISO 17025 | 8.22 | 15.4 | 12.9 |
|-----------------------------|-------|-----|-----------|------|------|------|

Analytical Report Number: 26-027908  
Project / Site name: St Ann's Hospital  
Your Order No: 26 1 FDO LABS

|                                         |                  |                            |                              |
|-----------------------------------------|------------------|----------------------------|------------------------------|
| Lab Sample Number                       | 930423           | 930424                     | 930425                       |
| Sample Reference                        | Block D1+2 - TS1 | Block D1+2 - TS2           | Block D1+2 - TS3             |
| Sample Number                           | None Supplied    | None Supplied              | None Supplied                |
| Water Matrix                            | N/A              | N/A                        | N/A                          |
| Depth (m)                               | None Supplied    | None Supplied              | None Supplied                |
| Date Sampled                            | 22/05/2026       | 22/05/2026                 | 22/05/2026                   |
| Time Taken                              | None Supplied    | None Supplied              | None Supplied                |
| Analytical Parameter<br>(Soil Analysis) | Units            | Test Limit of<br>detection | Test Accreditation<br>Status |

#### Heavy Metals / Metalloids

|                                   |       |     |        |                       |                       |                       |
|-----------------------------------|-------|-----|--------|-----------------------|-----------------------|-----------------------|
| Arsenic (aqua regia extractable)  | mg/kg | 1   | MCERTS | 8.8                   | 9                     | 10                    |
| Barium (aqua regia extractable)   | mg/kg | 1   | MCERTS | 72                    | 79                    | 85                    |
| Cadmium (aqua regia extractable)  | mg/kg | 0.2 | MCERTS | 0.2                   | 0.2                   | 0.3                   |
| Chromium (hexavalent)             | mg/kg | 1.8 | MCERTS | U/S <sup>*U/S g</sup> | U/S <sup>*U/S g</sup> | U/S <sup>*U/S g</sup> |
| Chromium (III)                    | mg/kg | 1   | NONE   | U/S <sup>*U/S g</sup> | U/S <sup>*U/S g</sup> | U/S <sup>*U/S g</sup> |
| Chromium (hexavalent) by IC       | mg/kg | 1.8 | NONE   | < 1.80                | < 1.80                | < 1.80                |
| Chromium (III) by IC              | mg/kg | 1   | NONE   | 19                    | 17                    | 20                    |
| Chromium (aqua regia extractable) | mg/kg | 1   | MCERTS | 19                    | 17                    | 20                    |
| Copper (aqua regia extractable)   | mg/kg | 1   | MCERTS | 26                    | 28                    | 32                    |
| Lead (aqua regia extractable)     | mg/kg | 1   | MCERTS | 66                    | 110                   | 79                    |
| Mercury (aqua regia extractable)  | mg/kg | 0.3 | MCERTS | < 0.3                 | < 0.3                 | < 0.3                 |
| Nickel (aqua regia extractable)   | mg/kg | 1   | MCERTS | 12                    | 20                    | 14                    |
| Selenium (aqua regia extractable) | mg/kg | 1   | MCERTS | < 1.0                 | < 1.0                 | < 1.0                 |
| Vanadium (aqua regia extractable) | mg/kg | 1   | MCERTS | 28                    | 29                    | 32                    |
| Zinc (aqua regia extractable)     | mg/kg | 1   | MCERTS | 97                    | 94                    | 110                   |

#### Petroleum Hydrocarbons

|                                                          |       |      |        |         |         |         |
|----------------------------------------------------------|-------|------|--------|---------|---------|---------|
| TPHCWG - Aliphatic >EC5 - EC6 <sub>HS_ID_AL</sub>        | mg/kg | 0.01 | MCERTS | < 0.010 | < 0.010 | < 0.010 |
| TPHCWG - Aliphatic >EC6 - EC8 <sub>HS_ID_AL</sub>        | mg/kg | 0.01 | MCERTS | < 0.010 | < 0.010 | < 0.010 |
| TPHCWG - Aliphatic >EC8 - EC10 <sub>HS_ID_AL</sub>       | mg/kg | 0.01 | MCERTS | < 0.010 | < 0.010 | < 0.010 |
| TPHCWG - Aliphatic >EC10 - EC12 <sub>EH_CU_ID_AL</sub>   | mg/kg | 1    | MCERTS | < 1.0   | < 1.0   | < 1.0   |
| TPHCWG - Aliphatic >EC12 - EC16 <sub>EH_CU_ID_AL</sub>   | mg/kg | 2    | MCERTS | < 2.0   | < 2.0   | < 2.0   |
| TPHCWG - Aliphatic >EC16 - EC21 <sub>EH_CU_ID_AL</sub>   | mg/kg | 8    | MCERTS | < 8.0   | < 8.0   | < 8.0   |
| TPHCWG - Aliphatic >EC21 - EC35 <sub>EH_CU_ID_AL</sub>   | mg/kg | 8    | MCERTS | 21      | 20      | 17      |
| TPHCWG - Aliphatic >EC35 - EC40 <sub>EH_CU_ID_AL</sub>   | mg/kg | 10   | NONE   | < 10    | < 10    | < 10    |
| TPHCWG - Aliphatic >EC5 - EC35 <sub>EH_CU+HS_ID_AL</sub> | mg/kg | 10   | NONE   | 21      | 20      | 17      |
| TPHCWG - Aliphatic >EC5 - EC40 <sub>EH_CU+HS_ID_AL</sub> | mg/kg | 10   | NONE   | 21      | 20      | 17      |

|                                                         |       |      |        |         |         |         |
|---------------------------------------------------------|-------|------|--------|---------|---------|---------|
| TPHCWG - Aromatic >EC5 - EC7 <sub>HS_ID_AR</sub>        | mg/kg | 0.01 | MCERTS | < 0.010 | < 0.010 | < 0.010 |
| TPHCWG - Aromatic >EC7 - EC8 <sub>HS_ID_AR</sub>        | mg/kg | 0.01 | MCERTS | < 0.010 | < 0.010 | < 0.010 |
| TPHCWG - Aromatic >EC8 - EC10 <sub>HS_ID_AR</sub>       | mg/kg | 0.02 | MCERTS | < 0.020 | < 0.020 | < 0.020 |
| TPHCWG - Aromatic >EC10 - EC12 <sub>EH_CU_ID_AR</sub>   | mg/kg | 1    | MCERTS | < 1.0   | < 1.0   | < 1.0   |
| TPHCWG - Aromatic >EC12 - EC16 <sub>EH_CU_ID_AR</sub>   | mg/kg | 2    | MCERTS | < 2.0   | < 2.0   | 2.2     |
| TPHCWG - Aromatic >EC16 - EC21 <sub>EH_CU_ID_AR</sub>   | mg/kg | 10   | MCERTS | < 10    | < 10    | < 10    |
| TPHCWG - Aromatic >EC21 - EC35 <sub>EH_CU_ID_AR</sub>   | mg/kg | 10   | MCERTS | 45      | 34      | 45      |
| TPHCWG - Aromatic >EC35 - EC40 <sub>EH_CU_ID_AR</sub>   | mg/kg | 10   | NONE   | 18      | 12      | 18      |
| TPHCWG - Aromatic >EC5 - EC35 <sub>EH_CU+HS_ID_AR</sub> | mg/kg | 10   | NONE   | 45      | 34      | 48      |
| TPHCWG - Aromatic >EC5 - EC40 <sub>EH_CU+HS_ID_AR</sub> | mg/kg | 10   | NONE   | 63      | 46      | 66      |

|                                                    |       |    |      |    |    |    |
|----------------------------------------------------|-------|----|------|----|----|----|
| TPH Total >EC5 - EC40 <sub>EH_CU+HS_ID_TOTAL</sub> | mg/kg | 10 | NONE | 84 | 66 | 83 |
|----------------------------------------------------|-------|----|------|----|----|----|

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|                                         |                  |                            |                              |
|-----------------------------------------|------------------|----------------------------|------------------------------|
| Lab Sample Number                       | 930423           | 930424                     | 930425                       |
| Sample Reference                        | Block D1+2 - TS1 | Block D1+2 - TS2           | Block D1+2 - TS3             |
| Sample Number                           | None Supplied    | None Supplied              | None Supplied                |
| Water Matrix                            | N/A              | N/A                        | N/A                          |
| Depth (m)                               | None Supplied    | None Supplied              | None Supplied                |
| Date Sampled                            | 22/05/2026       | 22/05/2026                 | 22/05/2026                   |
| Time Taken                              | None Supplied    | None Supplied              | None Supplied                |
| Analytical Parameter<br>(Soil Analysis) | Units            | Test Limit of<br>detection | Test Accreditation<br>Status |

#### VOCs

|                                    |       |   |        |       |       |       |
|------------------------------------|-------|---|--------|-------|-------|-------|
| MTBE (Methyl Tertiary Butyl Ether) | µg/kg | 5 | MCERTS | < 5.0 | < 5.0 | < 5.0 |
| Benzene                            | µg/kg | 5 | MCERTS | < 5.0 | < 5.0 | < 5.0 |
| Toluene                            | µg/kg | 5 | MCERTS | < 5.0 | < 5.0 | < 5.0 |
| Ethylbenzene                       | µg/kg | 5 | MCERTS | < 5.0 | < 5.0 | < 5.0 |
| p & m-Xylene                       | µg/kg | 8 | MCERTS | < 8.0 | < 8.0 | < 8.0 |
| o-Xylene                           | µg/kg | 5 | MCERTS | < 5.0 | < 5.0 | < 5.0 |

U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

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\* These descriptions are only intended to act as a cross check if sample identities are questioned. The major constituent of the sample is intended to act with respect to MCERTS validation. The laboratory is accredited for sand, clay and loam (MCERTS) soil types. Data for unaccredited types of solid should be interpreted with care.

Stone content of a sample is calculated as the % weight of the stones not passing a 10 mm sieve. Results are not corrected for stone content.

| Lab Sample Number | Sample Reference | Sample Number | Depth (m)     | Sample Description *             |
|-------------------|------------------|---------------|---------------|----------------------------------|
| 930423            | Block D1+2 - TS  | None Supplied | None Supplied | Brown sandy loam with vegetation |
| 930424            | Block D1+2 - TS  | None Supplied | None Supplied | Brown sandy loam with vegetation |
| 930425            | Block D1+2 - TS  | None Supplied | None Supplied | Brown sandy loam with vegetation |

**Analytical Report Number : 26-027908**

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**Water matrix abbreviations:**

**Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)**

**Final Sewage Effluent (FSE) Landfill Leachate (LL)**

| Analytical Test Name                                                                       | Analytical Method Description                                                                                                                       | Analytical Method Reference                                                                            | Method number | Wet / Dry Analysis | Accreditation Status |
|--------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------|--------------------|----------------------|
| Asbestos identification in Soil                                                            | Asbestos Identification with the use of polarised light microscopy in conjunction with dispersion staining techniques                               | In-house method based on HSG 248, 2021                                                                 | A001B         | D                  | ISO 17025            |
| Organic matter (Automated) in soil                                                         | Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method) | In-house method                                                                                        | L009B         | D                  | MCERTS               |
| Total organic carbon (Automated) in soil                                                   | Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method) | In-house method                                                                                        | L009B         | D                  | MCERTS               |
| Moisture Content (Wet Weight)                                                              | Moisture content (% wet weight), determined gravimetrically (up to 30°C)                                                                            | In-house-procedure based on BS EN 12880:2000                                                           | L019B         | W                  | NONE                 |
| Stones content of soil                                                                     | Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight                          | In-house method based on British Standard Methods and MCERTS requirements.                             | L019B         | D                  | NONE                 |
| Metals in soil by ICP-OES                                                                  | Determination of metals in soil by aqua-regia digestion followed by ICP-OES                                                                         | In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil                    | L038B         | D                  | MCERTS               |
| Sulphate, water soluble, in soil (16hr extraction)                                         | Sulphate, water soluble, in soil (16hr extraction)                                                                                                  | In-house method                                                                                        | L038B         | D                  | MCERTS               |
| Hexavalent chromium in soil by Ion Chromatography                                          | Determination of hexavalent chromium in alkaline soil extract by use of ion chromatography with spectrophotometric detection                        | In-house method                                                                                        | L130B         | W                  | NONE                 |
| Speciated PAHs and/or Semi-volatile organic compounds in soil                              | Determination of semi-volatile organic compounds (including PAH) in soil by extraction in dichloromethane and hexane followed by GC-MS              | In-house method based on USEPA 8270                                                                    | L064B         | D                  | MCERTS               |
| BTEX and/or Volatile organic compounds in soil                                             | Determination of volatile organic compounds in soil by headspace GC-MS                                                                              | In-house method based on USEPA 8260                                                                    | L073B         | W                  | MCERTS               |
| Total petroleum hydrocarbons with carbon banding by GC-FID in soil                         | Determination of total petroleum hydrocarbons in soil by GC-FID with carbon banding aliphatic and aromatic                                          | In-house method                                                                                        | L076B         | D                  | MCERTS               |
| Total petroleum hydrocarbons with carbon banding by GC-FID/GC-MS HS in soil (Summed Bands) | Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS with carbon banding aliphatic and aromatic (Summed Bands).                 | Calculation                                                                                            | L076B/L088-PL | D/W                | NONE                 |
| Chromium III in soil                                                                       | In-house method by calculation from total Cr and Cr VI                                                                                              | In-house method by calculation                                                                         | L080-PL/L130B | W                  | NONE                 |
| Hexavalent chromium in soil                                                                | Determination of hexavalent chromium in soil by extraction in NaOH and addition of 1,5 diphénylcarbazine followed by colorimetry                    | In-house method                                                                                        | L080-PL       | W                  | MCERTS               |
| Monohydric phenols in soil                                                                 | Determination of phenols in soil by extraction with sodium hydroxide followed by distillation followed by colorimetry                               | In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton | L080-PL       | W                  | MCERTS               |

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Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)

Final Sewage Effluent (FSE) Landfill Leachate (LL)

| Analytical Test Name                                                 | Analytical Method Description                                                                                | Analytical Method Reference | Method number | Wet / Dry Analysis | Accreditation Status |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------------------------|---------------|--------------------|----------------------|
| Total petroleum hydrocarbons with carbon banding by HS-GC/MS in soil | Determination of total petroleum hydrocarbons in soil by HS-GC/MS with carbon banding aliphatic and aromatic | In-house method             | L088-PL       | W                  | MCERTS               |
| pH in soil (automated)                                               | Determination of pH in soil by addition of water followed by automated electrometric measurement             | In-house method             | L099-PL       | D                  | MCERTS               |
| Soil Descriptions                                                    | Textural classification                                                                                      | In-house method             | L019B         | W                  | NONE                 |

For method numbers ending in 'UK' or 'A' analysis have been carried out in our laboratory in the United Kingdom (Watford).

For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).

For method numbers ending in 'PL' or 'B' analysis have been carried out in our laboratory in Poland.

Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30°C.

Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.

Quality control parameter failure associated with individual result applies to calculated sum of individuals.

The result for sum should be interpreted with caution

\*U/S g- Unsuitable for analysis due to high colour intensity.

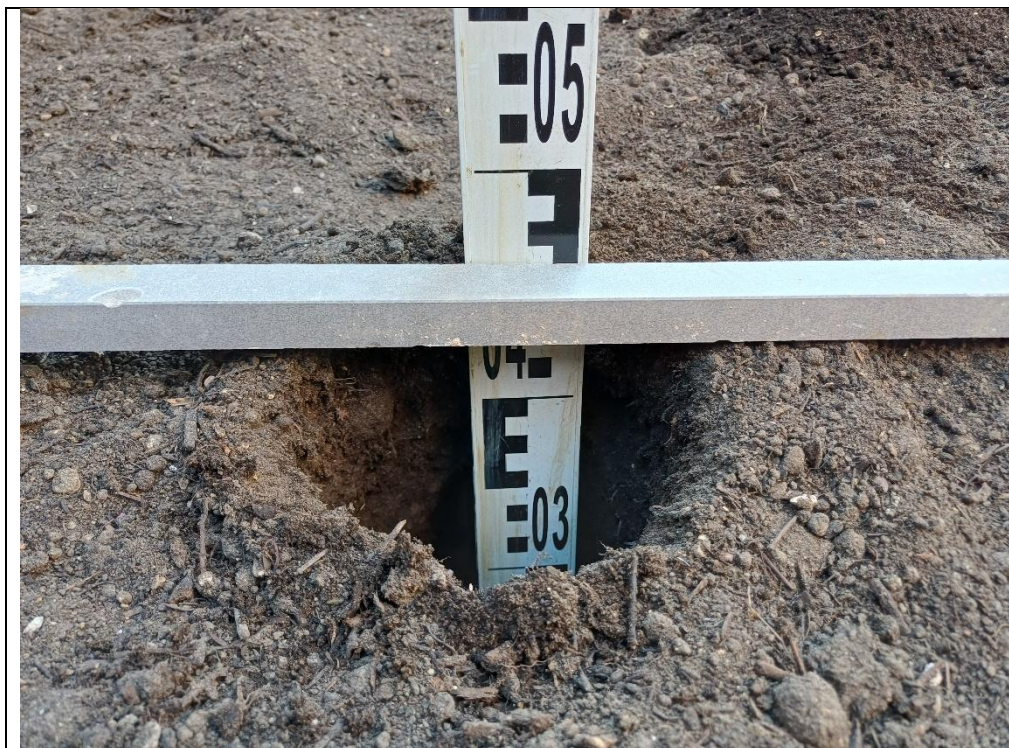


Plate 1: Pit 1 depth



Plate 2: Pit 1 base



Plate 3: Pit 2 depth



Plate 4: Pit 2 base



Plate 5: Pit 3 depth



Plate 6: Pit 3 base



Plate 7: Pit 4 depth



Plate 8: Pit 4 base