

## Phase 1 Audit - Desk Study

### Service Definition

#### Definition of a Phase 1 Audit

The Phase 1 Audit is a desktop study of historic and current information sources to indicate whether a site is contaminated or not and, if so, the potential for the contamination to spread.

The information gathered in the Phase 1 Audit is used to build a conceptual model of the site and set objectives for intrusive site investigations, when required. Code of Practice - BS 10175 states that a conceptual model should be developed for any contaminated site.

Phase 1 Audits look at a broad range of information including historic uses, the topography and geology and the hydrogeology and hydrology regime (to identify potential water pollutants and their distribution paths).

### Audit Scope

- The Phase 1 Audit includes consideration of the following:
  - Site History
  - Mine Workings
  - Flooding Potential
  - Environment Agency Published Registers
  - Typical Features of Contaminative Uses
  - Geology, Hydrogeology and Hydrology
  - Radon
  - Local Authority Records
  - Other Published Information

### Audit Outcome

The results of the Phase 1 Audit are presented as a conceptual model which is a reliable representation of the environmental processes on a site and its vicinity.

The conceptual model comprises a set of written descriptions supported by quantitative and qualitative information which may include maps, borehole records, and cross sections.

The conceptual model is used to guide further investigation, interpret results, monitor changes and communicate results to stakeholders.



### What Prompts a Phase 1 Audit?

The regulations covering Contaminated Land and the responsibilities of the government, local authorities, landowners, occupiers and other interested parties are set out in the Environmental Protection Act Part 1995 IIA.

However, Contaminated Land is also featured in over 160 other acts and statutory instruments covering Great Britain and Northern Ireland so the picture is far from simple.

The Act states that every local authority “shall cause its area to be inspected from time to time for the purpose –

- of identifying contaminated land; and
- of enabling the authority to decide whether such land is land which is required to be designated as a special site.”

Authorities then have a duty of serving remediation notices on responsible parties specifying what action has to be taken and at what time to clean up the site.

The act does not specify what “from time to time” means and there are many provisos on who is deemed a responsible party and when notices can be served.

### Who Undertakes Phase 1 Audits

Sites are identified for investigation when local authorities prepare their local development plans. A significant proportion of this land will be owned by the authority and it is their responsibility to determine its condition.

Any brownfield land transaction will require a Phase 1 Audit, to be undertaken by the vendor and purchaser. The Phase 1 Audit should be one of the first things carried out on consideration of a purchase of a site as environmental liabilities can be prohibitively expensive.

Banks also require assessments of land condition when considering their funding decisions.

Large landowners in both the public and private sector are continuously examining their land banks when developing remediation strategies and Phase 1 Audit reports are essential tools when considering each site.

Temple prides itself in providing a personal and dedicated service. We listen and work with you to produce useful and reliable environmental reports with advice that will assist you in your decision making whether it be to buy, to sell, to walk away or to investigate further.



### **Charging Structure**

Temple Regeneration undertakes the standard Phase 1 Audit and report to BS10175 guidelines. The price depends on the size and complexity of the site, and ranges from £750 for a relatively simple and straightforward audit with the average audit costing around £1,200.

Using our exclusive network of Associates, Temple can usually respond to simple audits within a week although additional time may be needed where there is correspondence with the Environment Agency or a site visit is required.

If you require a Phase 1 Audit and/or need to implement a plan of phased audits on your sites, please contact us for more details on costs and timing.

### **Contacts**

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