SOCOTEC
Environmental Chemistry

Certificate of Analysis

Client: Wiser Environment Ltd

Project: 26044309

Quote: BEC260345868 V1.1

Project Ref: 187 Crosshall

Site: 187 Crosshall

Contact: Okelani Aworabhi

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No. Samples Received: 3

Date Received: 29/04/2026

Analysis Completed: 11/05/2026

Date Issued: 11/05/2026

Report Type: Version 01

This report supersedes any versions previously issued by the laboratory

[redacted]

Project Number: 26044309

Client: Wiser Environment Ltd
Date Issued: 11/05/2026
Project Name: 187 Crosshall - 187 Crosshall

Samples Analysed

Text ID	Sample Reference	Sampling Date	Sample Type	Sample Description
26044309-001	TP1	27/04/2026 11:25:00	SOLID	Silt Sample
26044309-002	TP2	27/04/2026 10:00:00	SOLID	Silt Sample
26044309-003	TP3	27/04/2026 09:00:00	SOLID	Silt Sample

Project Number: 26044309

Client: Wiser Environment Ltd
Date Issued: 11/05/2026
Project Name: 187 Crosshall - 187 Crosshall

Analysis Results

Method Code	Analysis	MDL	Accred.	SOCOTEC Sample ID:	26044309-001	26044309-002	26044309-003
				Sampling Date:	27/04/2026 11:25	27/04/2026 10:00	27/04/2026 09:00
				Customer ID:	TP1	TP2	TP3
CLANDPREP	Total Moisture at 35°C	0.1 %	N		5.7	6.2	4.6
	Major Constituents	-	N		SILT	SILT	SILT
	Minor Constituents	-	N		Gravel	Gravel	Gravel
	Miscellaneous Constituents	-	N		Organic Matter	Organic Matter	Organic Matter
	Colour of Material	-	N		Brown	Brown	Brown
SUB020	Asbestos Identification	-	N		NAIIS	NAIIS	NAIIS
PHSOIL	pH (2.5:1 extraction)	1 pH units	M^		8.2	8.1	8.5
WSLM59	Total Organic Carbon	0.02 % m/m	U^		1.46	0.93	0.46
SFAPI	Total Cyanide	0.5 mg/kg	M^		<0.5	<0.5	<0.5
SFAPI	Phenol Index	0.5 mg/kg	U^		<0.5	<0.5	<0.5
SFAPI	Sulphide as S	0.5 mg/kg	N^		<0.5	<0.5	<0.5
ICPACIDS	Acid Soluble Sulphate as SO4	20 mg/kg	M^		568	299	332
ICPMSS	Arsenic as As	0.3 mg/kg	M^		32.1	42.0	28.9
ICPMSS	Cadmium as Cd	0.2 mg/kg	M^		0.5	0.4	0.3
ICPMSS	Total Chromium as Cr	1.2 mg/kg	M^		24.2	22.8	13.2
KONENS	Chromium (VI) as Cr	0.1 mg/kg	N^		<0.1	<0.1	<0.1
ICPMSS	Copper as Cu	1.6 mg/kg	M^		34.9	17.5	11.7
ICPMSS	Lead as Pb	0.7 mg/kg	M^		109.8	32.1	23.6
ICPMSS	Mercury as Hg	0.5 mg/kg	M^		<0.5	<0.5	<0.5
ICPMSS	Nickel as Ni	2 mg/kg	M^		31.5	34.0	22.2
ICPMSS	Selenium as Se	0.5 mg/kg	M^		0.5	0.7	<0.5
ICPMSS	Zinc as Zn	16 mg/kg	M^		131.8	89.4	51.5
ICPBOR	Boron as B	0.5 mg/kg	M^		0.9	0.8	<0.5
BTEXHSA	MTBE	10 µg/kg	U^		<11	<11	<11
	Benzene (HS_1D_AR)	10 µg/kg	M^		<11	<11	<11
	Toluene (HS_1D_AR)	5 µg/kg	M^		<5	<5	<5
	Ethylbenzene (HS_1D_AR)	5 µg/kg	M^		<5	<5	<5
	m/p-Xylene (HS_1D_AR)	10 µg/kg	M^		<11	<11	<11
	o-Xylene (HS_1D_AR)	5 µg/kg	M^		<5	<5	<5
TPHFIDUS	>C10-C40 (EH_1D_Total)	10 mg/kg	U^		74.1	20.2	55.4
GROHSA/BTEXHSA	Total GRO C5-C10 (HS_1D_Total)	0.2 mg/kg	M^		<0.212	<0.213	<0.210
	C5-C6 Aliphatic (HS_1D_AL)	0.2 mg/kg	M^		<0.212	<0.213	<0.210
	>C6-C7 Aliphatic (HS_1D_AL)	0.2 mg/kg	M^		<0.212	<0.213	<0.210
	>C7-C8 Aliphatic (HS_1D_AL)	0.2 mg/kg	M^		<0.212	<0.213	<0.210
	>C8-C10 Aliphatic (HS_1D_AL)	0.2 mg/kg	M^		<0.212	<0.213	<0.210
	C5-C7 Aromatic (HS_1D_AR)	0.01 mg/kg	M^		<0.011	<0.011	<0.011
	>C7-C8 Aromatic (HS_1D_AR)	0.005 mg/kg	M^		<0.005	<0.005	<0.005
	>C8-C10 Aromatic (HS_1D_AR)	0.02 mg/kg	M^		<0.021	<0.021	<0.021
TPHFIDUS (Aliphatic)	Total TPH >C8-C40 (Aliphatic) (EH_CU_1D_AL)	20 mg/kg	U^		<21.2	<21.3	<21.0
	>C10-C12 (Aliphatic) (EH_CU_1D_AL)	4 mg/kg	U^		<4.24	<4.26	<4.19
	>C12-C16 (Aliphatic) (EH_CU_1D_AL)	4 mg/kg	U^		<4.24	<4.26	<4.19
	>C16-C21 (Aliphatic) (EH_CU_1D_AL)	4 mg/kg	U^		<4.24	<4.26	<4.19
	>C21-C35 (Aliphatic) (EH_CU_1D_AL)	10 mg/kg	U^		15.7	<10.7	<10.5
TPHFIDUS (Aromatic)	Total TPH >C8-C40 (Aromatic) (EH_CU_1D_AR)	20 mg/kg	U^		56.7	27.7	87.3
	>C10-C12 (Aromatic) (EH_CU_1D_AR)	4 mg/kg	U^		<4.24	<4.26	<4.19
	>C12-C16 (Aromatic) (EH_CU_1D_AR)	4 mg/kg	U^		<4.24	<4.26	6.24
	>C16-C21 (Aromatic) (EH_CU_1D_AR)	4 mg/kg	U^		6.76	4.50	10.4
	>C21-C35 (Aromatic) (EH_CU_1D_AR)	10 mg/kg	U^		39.6	18.2	59.2
PAHMSUS	Acenaphthene	0.08 mg/kg	M^		<0.08	<0.09	<0.08
	Acenaphthylene	0.08 mg/kg	U^		0.10	<0.09	<0.08
	Anthracene	0.08 mg/kg	U^		0.13	<0.09	0.17
	Benzo[a]anthracene	0.08 mg/kg	M^		0.46	0.10	0.92
	Benzo[a]pyrene	0.08 mg/kg	M^		0.65	0.15	1.27
	Benzo[b]fluoranthene	0.08 mg/kg	M^		0.77	0.19	1.40
	Benzo[g,h,i]perylene	0.08 mg/kg	M^		0.45	0.10	0.61
	Benzo[k]fluoranthene	0.08 mg/kg	M^		0.32	<0.09	0.62
	Chrysene	0.08 mg/kg	M^		0.45	0.12	0.81
	Dibenzo[a,h]anthracene	0.08 mg/kg	M^		0.10	<0.09	0.19
	Fluoranthene	0.08 mg/kg	M^		0.93	0.24	1.00
	Fluorene	0.08 mg/kg	M^		<0.08	<0.09	<0.08
	Indeno[1,2,3-cd]pyrene	0.08 mg/kg	M^		0.45	0.11	0.76
	Naphthalene	0.08 mg/kg	M^		<0.08	<0.09	<0.08
	Phenanthrene	0.08 mg/kg	M^		0.27	<0.09	0.36
	Pyrene	0.08 mg/kg	M^		0.85	0.22	0.87
	Total PAH 16	1.28 mg/kg	U^		6.18	1.92	9.32

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CERTIFICATE OF ANALYSIS

ANALYSIS REQUESTED BY: SOCOTEC UK Ltd
Environmental Chemistry
PO Box 100
Burton upon Trent
Staffordshire
DE15 0XD

CONTRACT NO: S55313-6

DATE OF ISSUE: 08.05.26

DATE SAMPLES RECEIVED: 01.05.26

DATE ANALYSIS COMPLETED: 08.05.26

DESCRIPTION: Three soil/loose aggregate samples each weighing approximately 1.2-1.5kg.

ANALYSIS REQUESTED: Qualitative and quantitative analysis of soil/loose aggregate samples for mass determination of asbestos.

METHODS:

Qualitative – The samples were analysed qualitatively for asbestos by polarised light and dispersion staining as described by the Health and Safety Executive in HSG 248.

Quantitative - The analysis was carried out using our documented in-house method based on HSE Contract Research Report No. 83/1996: Development and Validation of an analytical method to determine the amount of asbestos in soils and loose aggregates (Davies *et al*, 1996) and HSG 248. Our method includes initial examination of the entire sample, detailed analysis of a representative sub-sample and quantification by hand picking/weighing.

RESULTS:

Initial Screening

No asbestos was detected in any of the soil samples by stereo-binocular and polarised light microscopy.

A summary of the results is given in Table 1.

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IOM CONSULTING LIMITED, registered in Scotland No. SC205670

UKAS TESTING
0374

CONTRACT NO: S55313-6
DATE OF ISSUE: 08.05.26

RESULTS: (cont.)

Table 1: Qualitative Results

SOCOTEC Job I.D: 26044309

IOM sample number	SOCOTEC Sample ID	Client Sample ID	ACM type detected	PLM result
S55313-43	26044309-001	TP1	-	No Asbestos Detected
S55313-44	26044309-002	TP2	-	No Asbestos Detected
S55313-45	26044309-003	TP3	-	No Asbestos Detected

Our detection limit for this method is 0.001%.

COMMENTS:

IOM Consulting cannot accept responsibility for samples that have been incorrectly collected or despatched by external clients.

Any opinions and interpretations expressed herein are out with the scope of our UKAS accreditation.

AUTHORISED BY: ..[redacted]
Senior Laboratory Analyst

Project Number: 26044309

Client: Wiser Environment Ltd
Date Issued: 11/05/2026
Project Name: 187 Crosshall - 187 Crosshall

Deviating Sample Report

All samples received in an appropriate condition with no deviancies noted with the samples.

Analysis Method

Method Code	Method Description	Analysis Method
BTEXHSA	BTEX by GCFID	As Received
BTEXHSA	MTBE by GCFID	As Received
CLANDPREP	CLand Prep and Dry Weight Correction to 35°C	As Received
CLANDPREP	Solid Material Description	As Received
GROHSA/BTEXHSA	GRO CWG (C5-C10) Ali/Aro Split	As Received
ICPACIDS	Sulphate as SO4 (Acid Soluble)	Air Dried & Ground
ICPBOR	Boron (Water Soluble) by ICPOES	Air Dried & Ground
ICPMSS	Arsenic in Solids by ICPMS	Air Dried & Ground
ICPMSS	Cadmium in Solids by ICPMS	Air Dried & Ground
ICPMSS	Chromium in Solids by ICPMS	Air Dried & Ground
ICPMSS	Copper in Solids by ICPMS	Air Dried & Ground
ICPMSS	Lead in Solids by ICPMS	Air Dried & Ground
ICPMSS	Mercury in Solids by ICPMS	Air Dried & Ground
ICPMSS	Nickel in Solids by ICPMS	Air Dried & Ground
ICPMSS	Selenium in Solids by ICPMS	Air Dried & Ground
ICPMSS	Zinc in Solids by ICPMS	Air Dried & Ground
KONENS	Chromium VI (Hexavalent) by Colorimetry	Air Dried & Ground
PAHMSUS	16 PAHs by GCMS	As Received
PHSOIL	pH (2.5:1)	As Received
SFAPI	Cyanide (Total) by SFA	As Received
SFAPI	Phenol Index (Total) by SFA	As Received
SFAPI	Sulphide by SFA	As Received
SUB020	Asbestos Stage 1 (with Stage 2 Trigger)	
TPHFIDUS	TPH (>C10-C40) Total	As Received
TPHFIDUS (Aliphatic)	TPH (CWG) Aliphatic Split with Carbon Banding	As Received
TPHFIDUS (Aromatic)	TPH (CWG) Aromatic Split with Carbon Banding	As Received
WSLM59	TOC: Total Organic Carbon	Air Dried & Ground

Result Report Notes

Letters alongside results signify that the result has associated report notes.
The report notes are as follows:

Letter	Note
A	Due to the matrix of the sample the laboratory has had to deviate from our standard protocols to be able to process the sample and provide a result. Where applicable the accreditation has been removed and this should be taken into consideration when utilising the data.
B	The QC associated with this result has not wholly met the QMS requirements, the accreditation has therefore been removed. However, the Laboratory has confidence in the performance of the method as a whole and that the integrity of the data has not been significantly compromised.
C	Due to matrix interference, the internal standard and/or surrogate has not met the QMS requirements. This should be taken into consideration when utilising the data.
D	A non-standard volume or mass has been used for this test which has resulted in a raised detection limit.
E	Due to the parameter value being beyond our calibration range (and following the maximum size of dilution allowed, where applicable), the result cannot be quantified and as such the result will appear as a greater than symbol (>) with the accreditation removed. This data should be used for indicative purposes only.

F Based on the sample history, appearance and smell a dilution was applied prior to testing. Unfortunately, the result is either above (>) or below (<) our calibration range. Results above our calibration range have accreditation removed. The data should be used for indicative purposes only.

G The day 5 oxygen reading was below the capability of the instrument to detect, and therefore the calculated BOD has been reported unaccredited for guidance purposes only.

HWOL Acronym Key

Acronym	Description
HS	Headspace Analysis
EH	Extractable Hydrocarbons - i.e everything extracted by the solvent(s)
CU	Clean up - e.g. by florisil, silica gel
1D	GC - Single coil gas chromatography
Total	Aliphatics & Aromatics
AL	Aliphatics only
AR	Aromatics only
+	Operator to indicate cumulative e.g. EH_CU+HS_1D_Total

Additional Information

This report refers to samples as received. SOCOTEC UK Ltd takes no responsibility for accuracy or competence of sampling by others.

Results within this report relate only to the samples tested.

The accreditation codes are as follows:

U = UKAS accredited analysis
M = MCERT accredited analysis
N = Unaccredited analysis

Any accreditation marked with ^ signify results are reported on a dry weight basis of 35 º C.

All Air Dried and Ground Samples (ADG) are oven dried at less than 35º C.

This report shall not be reproduced except in full, without written approval of the laboratory.

Opinions and interpretations given are outside the scope of our UKAS accreditation.

Any results marked with * are not covered by our scope of UKAS accreditation. If applicable, further report notes have been added.

Any solid samples where the Major Constituents are not one of the following (Sand, Silt, Clay, Made Ground) are not one of our accredited matrix types.

Any samples marked with a tick in the deviant table is deviant for the specific reason.

Any samples reported as IS, NA, ND mean the following:

IS = Insufficient Sample to complete analysis
NA = Sample is not amenable for the required analysis
ND = Results cannot be determined

Items listed with a 'SUB' method code prefix have been carried out by another SOCOTEC department or by an external subcontracted laboratory. Further information is available upon request.

Our deviating sample report does not include deviancy information for Subcontracted analysis. Please see the report from the subcontracted lab for information regarding any deviancies for this analysis.

Summaries of analysis methods are available upon request.

End of Certificate of Analysis