



Certificate of Analysis

Certificate Number 21-19679

Issued: 22-Sep-21

Client Z&D Property Investments Ltd
14 Bradford Road
Cleckheaton
BD19 3JR

Our Reference 21-19679

Client Reference (not supplied)

Order No (not supplied)

Contract Title Oddfellows Street, Schole

Description 9 Soil samples.

Date Received 15-Sep-21

Date Started 15-Sep-21

Date Completed 22-Sep-21

Test Procedures Identified by prefix DETSn (details on request).

Notes Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

Approved By

Adam Fenwick
Contracts Manager



Summary of Chemical Analysis

Soil Samples

Our Ref 21-19679

Client Ref

Contract Title Oddfellows Street, Schole

Lab No	1904950	1904951	1904952	1904953	1904954	1904955	1904956
Sample ID	TP01	TP02	TP04	TP05	TP08	TP09	TP10
Depth	0.30	0.30	0.30	0.30	0.30	0.30	0.30
Other ID							
Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
Sampling Date	20/08/2021	20/08/2021	20/08/2021	20/08/2021	20/08/2021	20/08/2021	20/08/2021
Sampling Time	1000	1010	1040	1050	1120	1130	1140

Test	Method	LOD	Units							
Metals										
Arsenic	DETSC 2301#	0.2	mg/kg	31	29	41	28	27	7.3	7.4
Boron, Water Soluble	DETSC 2311#	0.2	mg/kg	0.5	0.4	0.3	< 0.2	0.4	< 0.2	< 0.2
Cadmium	DETSC 2301#	0.1	mg/kg	0.4	0.4	0.3	0.3	0.3	< 0.1	0.1
Chromium	DETSC 2301#	0.15	mg/kg	16	17	15	14	14	9.2	10
Copper	DETSC 2301#	0.2	mg/kg	42	49	50	41	42	16	17
Lead	DETSC 2301#	0.3	mg/kg	190	56	65	45	46	8.7	9.4
Mercury	DETSC 2325#	0.05	mg/kg	0.11	0.11	0.14	0.10	0.10	< 0.05	< 0.05
Nickel	DETSC 2301#	1	mg/kg	22	19	23	21	19	22	24
Selenium	DETSC 2301#	0.5	mg/kg	0.8	1.0	0.8	0.8	0.6	< 0.5	< 0.5
Zinc	DETSC 2301#	1	mg/kg	96	110	110	96	94	46	53
Inorganics										
pH	DETSC 2008#		pH	6.6	6.1	6.3	6.7	6.4	6.9	6.9
Cyanide, Total	DETSC 2130#	0.1	mg/kg	0.6	< 0.1	0.7	0.5	0.6	< 0.1	< 0.1
Organic matter	DETSC 2002#	0.1	%	4.3	4.8	4.6	4.6	4.4	0.7	0.7
Sulphide	DETSC 2024*	10	mg/kg	52	24	< 10	16	< 10	< 10	< 10
Sulphate as SO ₄ , Total	DETSC 2321#	0.01	%	0.08	0.09	0.08	0.07	0.06	0.02	0.02
Petroleum Hydrocarbons										
Aliphatic C5-C6	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic C6-C8	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic C8-C10	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic C10-C12	DETSC 3072#	1.5	mg/kg	< 1.5	< 1.5	< 1.5	< 1.5	< 1.5	< 1.5	< 1.5
Aliphatic C12-C16	DETSC 3072#	1.2	mg/kg	< 1.2	< 1.2	< 1.2	< 1.2	< 1.2	< 1.2	< 1.2
Aliphatic C16-C21	DETSC 3072#	1.5	mg/kg	< 1.5	< 1.5	< 1.5	< 1.5	< 1.5	< 1.5	< 1.5
Aliphatic C21-C35	DETSC 3072#	3.4	mg/kg	< 3.4	< 3.4	< 3.4	< 3.4	< 3.4	< 3.4	< 3.4
Aliphatic C5-C35	DETSC 3072*	10	mg/kg	< 10	< 10	< 10	< 10	< 10	< 10	< 10
Aromatic C5-C7	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic C7-C8	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic C8-C10	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic C10-C12	DETSC 3072#	0.9	mg/kg	< 0.9	< 0.9	< 0.9	< 0.9	< 0.9	< 0.9	< 0.9
Aromatic C12-C16	DETSC 3072#	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Aromatic C16-C21	DETSC 3072#	0.6	mg/kg	< 0.6	< 0.6	< 0.6	< 0.6	< 0.6	< 0.6	< 0.6
Aromatic C21-C35	DETSC 3072#	1.4	mg/kg	< 1.4	< 1.4	< 1.4	< 1.4	< 1.4	< 1.4	< 1.4
Aromatic C5-C35	DETSC 3072*	10	mg/kg	< 10	< 10	< 10	< 10	< 10	< 10	< 10
TPH Ali/Aro Total C5-C35	DETSC 3072*	10	mg/kg	< 10	< 10	< 10	< 10	< 10	< 10	< 10
Benzene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Ethylbenzene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Toluene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Xylene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01

Summary of Chemical Analysis

Soil Samples

Our Ref 21-19679

Client Ref

Contract Title Oddfellows Street, Schole

Lab No	1904950	1904951	1904952	1904953	1904954	1904955	1904956
Sample ID	TP01	TP02	TP04	TP05	TP08	TP09	TP10
Depth	0.30	0.30	0.30	0.30	0.30	0.30	0.30
Other ID							
Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
Sampling Date	20/08/2021	20/08/2021	20/08/2021	20/08/2021	20/08/2021	20/08/2021	20/08/2021
Sampling Time	1000	1010	1040	1050	1120	1130	1140

Test	Method	LOD	Units							
PAHs										
Naphthalene	DETSC 3301	0.1	mg/kg	0.1	< 0.1	0.2	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthylene	DETSC 3301	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthene	DETSC 3301	0.1	mg/kg	< 0.1	< 0.1	1.2	< 0.1	< 0.1	< 0.1	0.1
Fluorene	DETSC 3301	0.1	mg/kg	< 0.1	< 0.1	1.1	< 0.1	< 0.1	< 0.1	0.1
Phenanthrene	DETSC 3301	0.1	mg/kg	0.2	0.3	5.4	0.2	0.2	< 0.1	0.5
Anthracene	DETSC 3301	0.1	mg/kg	< 0.1	< 0.1	1.1	< 0.1	< 0.1	< 0.1	< 0.1
Fluoranthene	DETSC 3301	0.1	mg/kg	0.5	0.7	4.7	0.5	0.3	< 0.1	0.8
Pyrene	DETSC 3301	0.1	mg/kg	0.5	0.7	4.4	0.5	0.3	< 0.1	1.1
Benzo(a)anthracene	DETSC 3301	0.1	mg/kg	0.2	0.3	1.9	0.3	< 0.1	< 0.1	0.4
Chrysene	DETSC 3301	0.1	mg/kg	0.2	0.4	2.2	0.3	< 0.1	< 0.1	0.4
Benzo(b)fluoranthene	DETSC 3301	0.1	mg/kg	0.3	0.3	1.3	0.2	< 0.1	< 0.1	0.3
Benzo(k)fluoranthene	DETSC 3301	0.1	mg/kg	0.1	0.2	0.8	0.2	< 0.1	< 0.1	0.2
Benzo(a)pyrene	DETSC 3301	0.1	mg/kg	0.3	0.5	1.7	0.3	< 0.1	< 0.1	0.4
Indeno(1,2,3-c,d)pyrene	DETSC 3301	0.1	mg/kg	< 0.1	< 0.1	1.0	< 0.1	< 0.1	< 0.1	0.3
Dibenzo(a,h)anthracene	DETSC 3301	0.1	mg/kg	< 0.1	< 0.1	0.3	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(g,h,i)perylene	DETSC 3301	0.1	mg/kg	< 0.1	< 0.1	1.0	< 0.1	< 0.1	< 0.1	0.5
PAH Total	DETSC 3301	1.6	mg/kg	2.7	3.6	28	2.5	< 1.6	< 1.6	5.3
Phenols										
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg	1.2	< 0.3	0.9	0.8	0.8	< 0.3	< 0.3

Summary of Chemical Analysis

Soil Samples

Our Ref 21-19679

Client Ref

Contract Title Oddfellows Street, Schole

Lab No	1904957	1904958
Sample ID	TP11	TP10
Depth	0.30	0.80
Other ID		
Sample Type	SOIL	SOIL
Sampling Date	20/08/2021	20/08/2021
Sampling Time	1150	1040

Test	Method	LOD	Units		
Metals					
Arsenic	DETSC 2301#	0.2	mg/kg	14	6.7
Boron, Water Soluble	DETSC 2311#	0.2	mg/kg	0.4	0.3
Cadmium	DETSC 2301#	0.1	mg/kg	0.2	< 0.1
Chromium	DETSC 2301#	0.15	mg/kg	12	11
Copper	DETSC 2301#	0.2	mg/kg	25	16
Lead	DETSC 2301#	0.3	mg/kg	32	12
Mercury	DETSC 2325#	0.05	mg/kg	0.05	< 0.05
Nickel	DETSC 2301#	1	mg/kg	16	20
Selenium	DETSC 2301#	0.5	mg/kg	< 0.5	0.7
Zinc	DETSC 2301#	1	mg/kg	64	45
Inorganics					
pH	DETSC 2008#		pH	6.0	5.1
Cyanide, Total	DETSC 2130#	0.1	mg/kg	0.7	0.3
Organic matter	DETSC 2002#	0.1	%	2.9	1.1
Sulphide	DETSC 2024*	10	mg/kg	< 10	< 10
Sulphate as SO ₄ , Total	DETSC 2321#	0.01	%	0.06	0.07
Petroleum Hydrocarbons					
Aliphatic C5-C6	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01
Aliphatic C6-C8	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01
Aliphatic C8-C10	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01
Aliphatic C10-C12	DETSC 3072#	1.5	mg/kg	< 1.5	< 1.5
Aliphatic C12-C16	DETSC 3072#	1.2	mg/kg	< 1.2	< 1.2
Aliphatic C16-C21	DETSC 3072#	1.5	mg/kg	< 1.5	< 1.5
Aliphatic C21-C35	DETSC 3072#	3.4	mg/kg	< 3.4	< 3.4
Aliphatic C5-C35	DETSC 3072*	10	mg/kg	< 10	< 10
Aromatic C5-C7	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01
Aromatic C7-C8	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01
Aromatic C8-C10	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01
Aromatic C10-C12	DETSC 3072#	0.9	mg/kg	< 0.9	< 0.9
Aromatic C12-C16	DETSC 3072#	0.5	mg/kg	< 0.5	< 0.5
Aromatic C16-C21	DETSC 3072#	0.6	mg/kg	< 0.6	< 0.6
Aromatic C21-C35	DETSC 3072#	1.4	mg/kg	< 1.4	< 1.4
Aromatic C5-C35	DETSC 3072*	10	mg/kg	< 10	< 10
TPH Ali/Aro Total C5-C35	DETSC 3072*	10	mg/kg	< 10	< 10
Benzene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01
Ethylbenzene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01
Toluene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01
Xylene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01

Summary of Chemical Analysis

Soil Samples

Our Ref 21-19679

Client Ref

Contract Title Oddfellows Street, Schole

Lab No	1904957	1904958
Sample ID	TP11	TP10
Depth	0.30	0.80
Other ID		
Sample Type	SOIL	SOIL
Sampling Date	20/08/2021	20/08/2021
Sampling Time	1150	1040

Test	Method	LOD	Units		
PAHs					
Naphthalene	DETSC 3301	0.1	mg/kg	< 0.1	< 0.1
Acenaphthylene	DETSC 3301	0.1	mg/kg	< 0.1	< 0.1
Acenaphthene	DETSC 3301	0.1	mg/kg	< 0.1	< 0.1
Fluorene	DETSC 3301	0.1	mg/kg	< 0.1	< 0.1
Phenanthrene	DETSC 3301	0.1	mg/kg	0.2	< 0.1
Anthracene	DETSC 3301	0.1	mg/kg	< 0.1	< 0.1
Fluoranthene	DETSC 3301	0.1	mg/kg	0.4	0.2
Pyrene	DETSC 3301	0.1	mg/kg	0.5	0.3
Benzo(a)anthracene	DETSC 3301	0.1	mg/kg	< 0.1	< 0.1
Chrysene	DETSC 3301	0.1	mg/kg	< 0.1	< 0.1
Benzo(b)fluoranthene	DETSC 3301	0.1	mg/kg	< 0.1	< 0.1
Benzo(k)fluoranthene	DETSC 3301	0.1	mg/kg	< 0.1	< 0.1
Benzo(a)pyrene	DETSC 3301	0.1	mg/kg	< 0.1	< 0.1
Indeno(1,2,3-c,d)pyrene	DETSC 3301	0.1	mg/kg	< 0.1	< 0.1
Dibenzo(a,h)anthracene	DETSC 3301	0.1	mg/kg	< 0.1	< 0.1
Benzo(g,h,i)perylene	DETSC 3301	0.1	mg/kg	< 0.1	< 0.1
PAH Total	DETSC 3301	1.6	mg/kg	< 1.6	< 1.6
Phenols					
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg	0.9	< 0.3

Summary of Asbestos Analysis Soil Samples

Our Ref 21-19679

Client Ref

Contract Title Oddfellows Street, Schole

Lab No	Sample ID	Material Type	Result	Comment*	Analyst
1904950	TP01 0.30	SOIL	NAD	none	Colin Patrick
1904951	TP02 0.30	SOIL	NAD	none	Colin Patrick
1904952	TP04 0.30	SOIL	NAD	none	Colin Patrick
1904953	TP05 0.30	SOIL	NAD	none	Colin Patrick
1904954	TP08 0.30	SOIL	NAD	none	Colin Patrick
1904955	TP09 0.30	SOIL	NAD	none	Colin Patrick
1904956	TP10 0.30	SOIL	NAD	none	Colin Patrick
1904957	TP11 0.30	SOIL	NAD	none	Colin Patrick
1904958	TP10 0.80	SOIL	NAD	none	Colin Patrick

Crocidolite = Blue Asbestos, Amosite = Brown Asbestos, Chrysotile = White Asbestos. Anthophyllite, Actinolite and Tremolite are other forms of Asbestos. Samples are analysed by DETSC 1101 using polarised light microscopy in accordance with HSG248 and documented in-house methods. NAD = No Asbestos Detected. Where a sample is NAD, the result is based on analysis of at least 2 sub-samples and should be taken to mean 'no asbestos detected in sample'. Key: * - not included in laboratory scope of accreditation.

Information in Support of the Analytical Results

Our Ref 21-19679

Client Ref

Contract Oddfellows Street, Schole

Containers Received & Deviating Samples

Lab No	Sample ID	Date Sampled	Containers Received	Holding time exceeded for tests	Inappropriate container for tests
1904950	TP01 0.30 SOIL	20/08/21	PT 1L	Aliphatics/Aromatics (14 days), BTEX (14 days), Naphthalene (14 days), PAH FID (14 days), pH + Conductivity (7 days), Cyanide/Mono pHoh (14 days)	Aliphatics/Aromatics, BTEX, Naphthalene, PAH FID
1904951	TP02 0.30 SOIL	20/08/21	PT 1L	Aliphatics/Aromatics (14 days), BTEX (14 days), Naphthalene (14 days), PAH FID (14 days), pH + Conductivity (7 days), Cyanide/Mono pHoh (14 days)	Aliphatics/Aromatics, BTEX, Naphthalene, PAH FID
1904952	TP04 0.30 SOIL	20/08/21	PT 1L	Aliphatics/Aromatics (14 days), BTEX (14 days), Naphthalene (14 days), PAH FID (14 days), pH + Conductivity (7 days), Cyanide/Mono pHoh (14 days)	Aliphatics/Aromatics, BTEX, Naphthalene, PAH FID
1904953	TP05 0.30 SOIL	20/08/21	PT 1L	Aliphatics/Aromatics (14 days), BTEX (14 days), Naphthalene (14 days), PAH FID (14 days), pH + Conductivity (7 days), Cyanide/Mono pHoh (14 days)	Aliphatics/Aromatics, BTEX, Naphthalene, PAH FID
1904954	TP08 0.30 SOIL	20/08/21	PT 1L	Aliphatics/Aromatics (14 days), BTEX (14 days), Naphthalene (14 days), PAH FID (14 days), pH + Conductivity (7 days), Cyanide/Mono pHoh (14 days)	Aliphatics/Aromatics, BTEX, Naphthalene, PAH FID
1904955	TP09 0.30 SOIL	20/08/21	PT 1L	Aliphatics/Aromatics (14 days), BTEX (14 days), Naphthalene (14 days), PAH FID (14 days), pH + Conductivity (7 days), Cyanide/Mono pHoh (14 days)	Aliphatics/Aromatics, BTEX, Naphthalene, PAH FID
1904956	TP10 0.30 SOIL	20/08/21	PT 1L	Aliphatics/Aromatics (14 days), BTEX (14 days), Naphthalene (14 days), PAH FID (14 days), pH + Conductivity (7 days), Cyanide/Mono pHoh (14 days)	Aliphatics/Aromatics, BTEX, Naphthalene, PAH FID
1904957	TP11 0.30 SOIL	20/08/21	PT 1L	Aliphatics/Aromatics (14 days), BTEX (14 days), Naphthalene (14 days), PAH FID (14 days), pH + Conductivity (7 days), Cyanide/Mono pHoh (14 days)	Aliphatics/Aromatics, BTEX, Naphthalene, PAH FID

Information in Support of the Analytical Results

Our Ref 21-19679

Client Ref

Contract Oddfellows Street, Schole

1904958	TP10 0.80 SOIL	20/08/21	PT 1L	Aliphatics/Aromatics (14 days), BTEX (14 days), Naphthalene (14 days), PAH FID (14 days), pH + Conductivity (7 days), Cyanide/Mono pHoh (14 days)	Aliphatics/Aromatics, BTEX, Naphthalene, PAH FID
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Key: P-Plastic T-Tub

DETS cannot be held responsible for the integrity of samples received whereby the laboratory did not undertake the sampling. In this instance samples received may be deviating. Deviating Sample criteria are based on British and International standards and laboratory trials in conjunction with the UKAS note 'Guidance on Deviating Samples'. All samples received are listed above. However, those samples that have additional comments in relation to hold time, inappropriate containers etc are deviating due to the reasons stated. This means that the analysis is accredited where applicable, but results may be compromised due to sample deviations. If no sampled date (soils) or date+time (waters) has been supplied then samples are deviating. However, if you are able to supply a sampled date (and time for waters) this will prevent samples being reported as deviating where specific hold times are not exceeded and where the container supplied is suitable.

Soil Analysis Notes

Inorganic soil analysis was carried out on a dried sample, crushed to pass a 425µm sieve, in accordance with BS1377.

Organic soil analysis was carried out on an 'as received' sample. Organics results are corrected for moisture and expressed on a dry weight basis.

The Loss on Drying, used to express organics analysis on an air dried basis, is carried out at a temperature of 28°C +/-2°C.

Disposal

From the issue date of this test certificate, samples will be held for the following times prior to disposal :-

Soils - 1 month, Liquids - 2 weeks, Asbestos (test portion) - 6 months

End of Report