



PROJECT SUMMARY

Site Development

Confidential Client, Former Industrial Site, London



KEY PROJECT ELEMENTS

- PHASE I ESA
- SITE INVESTIGATION
- RISK ASSESSMENT
- REGULATOR LIASON
- COST ESTIAMTES
- REMEDIATION SUPERVISION AND VALIDATION

CRA undertook an evaluation of a former industrial site in London in support of due diligence activities conducted by a UK developer. The site's previous use included manufacturing activities, boat building, tannery, areas of landfilling, a scrap yard and areas where vehicles and machinery were refurbished and repainted. The end use of the site was as commercial warehouse space.

CRA's initial evaluation included:

- Assessment of environmental issues and liabilities based on extensive existing site data;
- A due diligence assessment conducted by CRA; and
- A subsequent site investigation to examine specific unresolved site issues.

CRA worked with the client to calculate likely remedial costs and assessments of potential liabilities, discussions with the vendor resulted in a reduced purchase price and the provision of a vendor provided contingency fund to cover unexpected remedial costs. CRA worked with the client's chosen contractors to ensure that the appointed design build team was fully aware of the environmental considerations of the project. CRA also assisted the contractor to ensure that the methodologies employed in the remediation activities and the building process were both appropriate and were approved by the relevant regulators. CRA liaised with the Environment Agency and the Local Authority in respect of planning permission and submitted detailed risk assessments for risks to groundwater, tidal surface water and human health..

The project was successfully completed within a fast-track timescale, and remediation was undertaken in a cost effective manner whilst still being robust. The final remedial costs were vastly reduced from the previous estimates of other consultancies.

CRA assisted the client with contractor liaison, review of contractor method statements, site supervision, verification of the works, monitoring of contaminated groundwater, detailed risk assessments, planning reports, and regulator liaison.