

Phase 1 Environmental Studies

STATS Consulting

- Professional advice on environmental risk in property transactions
- UK-wide coverage for single sites and property investment portfolios
- Pre-acquisition assessments for proposed residential and commercial developments
- Pre-divestment assessments for environmental information packs

Phase 1 environmental reports provide a preliminary assessment of the likely environmental risks and potential liabilities associated with land contamination. The objectives for such studies typically cover:

- Identifying existing site characteristics that could give rise to a Local Authority determination of 'Contaminated Land' under the provisions of Part IIA of the EPA
- Evaluating the likely need for contaminated land remediation measures specifically in relation to current site usage and/or development proposals
- Providing a scientific basis for the scoping and design of Phase 2 intrusive investigations, where required, based on a preliminary conceptual site contamination model

STATS is one of the UK's leading providers of full Phase 1 environmental studies, specialising in combining:

- Desk studies of site history, environmental searches and geological/hydrogeological information
- Site inspection by a geo-environmental specialist, and
- Assessment and reporting by experienced contaminated land consultant

We have an impressive track record stretching back over twenty years for conducting Phase 1 studies on behalf of institutional investors and property portfolio managers, FTSE100 companies, consulting surveyors, commercial property developers and house-builders. The scope of our studies continues to evolve to meet changes in environmental legislation and industry best practice, as well as the differing requirements of our many clients.

Phase 1 environmental studies form part of STATS' wider property due diligence services, which also include:

- Acoustic and air quality assessment
- Type 1, 2 and 3 asbestos surveys and other hazardous substances surveys
- Deleterious materials surveys and structural investigation
- Ecology, protected species and invasive plant surveys
- Flood risk assessment



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