



Amended Report

Report No.:	26-15677-3		
Initial Date of Issue:	08-Jun-2026	Date of Re-Issue:	09-Jun-2026
Re-Issue Details:	This report has been revised and directly supersedes 26-15677-2 in its entirety		
Client	<i>Springbridge Direct Ltd</i>		
Client Address:	<i>Oxford Road Denham Middlesex UB9 4DF</i>		
Contact(s):	<i>Tom Hawkins</i>		
Project	<i>Springbridge Yard</i>		
Quotation No.:	<i>Q26-41491</i>	Date Received:	15-May-2026
Order No.:	12189	Date Instructed:	15-May-2026
No. of Samples:	3		
Turnaround (Wkdays):	10	Results Due:	29-May-2026
Date Approved:	08-Jun-2026	Subcon Results Due:	08-Jun-2026

Approved By:

Details: David Smith, Technical Director

For details about application of accreditation to specific matrix types, please refer to the Table at the back of this report

Results - Soil

Project: Springbridge Yard

Client: Springbridge Direct Ltd		Chemtest Job No.:				26-15677
Quotation No.: Q26-41491		Chemtest Sample ID.:				2120058
Order No.: 12189		Client Sample Ref.:				Subsoil
		Client Sample ID.:				Sub
		Sample Type:				SOIL
		Date Sampled:				13-May-2026
		Time Sampled:				9:00
		Asbestos Lab:				DURHAM
Determinand	HWOL Code	Accred.	SOP	Units	LOD	
ACM Type		N	2192		N/A	-
Asbestos Identification		U	2192		N/A	No Asbestos Detected
Moisture		N	2030	%	0.020	7.6
Soil Colour		N	2030		N/A	Brown
Other Material		N	2030		N/A	Stones
Soil Texture		N	2030		N/A	Loam
Boron (Hot Water Soluble)		M	2120	mg/kg	0.40	< 0.40
Cyanide (Total)		M	2300	mg/kg	0.50	< 0.50
Arsenic		M	2455	mg/kg	0.5	8.8
Cadmium		M	2455	mg/kg	0.10	< 0.10
Chromium		M	2455	mg/kg	0.5	14
Copper		M	2455	mg/kg	0.50	7.9
Mercury		M	2455	mg/kg	0.05	< 0.05
Nickel		M	2455	mg/kg	0.50	14
Lead		M	2455	mg/kg	0.50	6.7
Selenium		M	2455	mg/kg	0.25	0.36
Zinc		M	2455	mg/kg	0.50	34
Chromium (Hexavalent)		N	2490	mg/kg	0.50	< 0.50
Aliphatic VPH >C5-C6	HS 2D AL	U	2780	mg/kg	0.05	< 0.05
Aliphatic VPH >C6-C7	HS 2D AL	U	2780	mg/kg	0.05	< 0.05
Aliphatic VPH >C7-C8	HS 2D AL	U	2780	mg/kg	0.05	< 0.05
Aliphatic VPH >C6-C8 (Sum)	HS 2D AL	N	2780	mg/kg	0.10	< 0.10
Aliphatic VPH >C8-C10	HS 2D AL	U	2780	mg/kg	0.05	< 0.05
Total Aliphatic VPH >C5-C10	HS 2D AL	U	2780	mg/kg	0.25	< 0.25
Aromatic VPH >C5-C7	HS 2D AR	U	2780	mg/kg	0.05	< 0.05
Aromatic VPH >C7-C8	HS 2D AR	U	2780	mg/kg	0.05	< 0.05
Aromatic VPH >C8-C10	HS 2D AR	U	2780	mg/kg	0.05	< 0.05
Total Aromatic VPH >C5-C10	HS 2D AR	U	2780	mg/kg	0.25	< 0.25
Total VPH >C5-C10	HS 2D Total	U	2780	mg/kg	0.50	< 0.50
Aliphatic EPH >C10-C12	EH 2D AL #1	M	5002	mg/kg	2.00	< 2.0
Aliphatic EPH >C12-C16	EH 2D AL #1	M	5002	mg/kg	2.00	< 2.0
Aliphatic EPH >C16-C21	EH 2D AL #1	M	5002	mg/kg	2.00	< 2.0
Aliphatic EPH >C21-C35	EH 2D AL #1	M	5002	mg/kg	3.00	< 3.0
Aliphatic EPH >C35-C40	EH 2D AL #1	N	5002	mg/kg	10.00	< 10
Total Aliphatic EPH >C10-C35	EH 2D AL #1	M	5002	mg/kg	7.00	< 7.0
Total Aliphatic EPH >C10-C40	EH 2D AL #1	N	5002	mg/kg	10.00	< 10
Aromatic EPH >C10-C12	EH 2D AR #1	U	5002	mg/kg	2.00	< 2.0
Aromatic EPH >C12-C16	EH 2D AR #1	U	5002	mg/kg	2.00	< 2.0
Aromatic EPH >C16-C21	EH 2D AR #1	U	5002	mg/kg	2.00	< 2.0
Aromatic EPH >C21-C35	EH 2D AR #1	U	5002	mg/kg	2.00	< 2.0

Results - Soil

Project: Springbridge Yard

Client: Springbridge Direct Ltd		Chemtest Job No.: 26-15677				
Quotation No.: Q26-41491		Chemtest Sample ID.: 2120058				
Order No.: 12189		Client Sample Ref.: Subsoil				
		Client Sample ID.: Sub				
		Sample Type: SOIL				
		Date Sampled: 13-May-2026				
		Time Sampled: 9:00				
		Asbestos Lab: DURHAM				
Determinand	HWOL Code	Accred.	SOP	Units	LOD	
Aromatic EPH >C35-C40	EH 2D AR #1	N	5002	mg/kg	1.00	< 1.0
Total Aromatic EPH >C10-C35	EH 2D AR #1	U	5002	mg/kg	4.00	< 4.0
Total Aromatic EPH >C10-C40	EH 2D AR #1	N	5002	mg/kg	10.00	< 10
Total EPH >C10-C35	EH 2D Total #1	U	5002	mg/kg	10.00	< 10
Total EPH >C10-C40	EH 2D Total #1	N	5002	mg/kg	10.00	< 10
Benzene		M	2760	µg/kg	1.0	< 1.0
Toluene		M	2760	µg/kg	1.0	< 1.0
Ethylbenzene		M	2760	µg/kg	1.0	< 1.0
m & p-Xylene		M	2760	µg/kg	1.0	< 1.0
o-Xylene		M	2760	µg/kg	1.0	< 1.0
Naphthalene		M	5003	mg/kg	0.05	< 0.05
Acenaphthylene		M	5003	mg/kg	0.05	< 0.05
Acenaphthene		M	5003	mg/kg	0.05	< 0.05
Fluorene		M	5003	mg/kg	0.05	< 0.05
Phenanthrene		M	5003	mg/kg	0.05	< 0.05
Anthracene		M	5003	mg/kg	0.05	< 0.05
Fluoranthene		M	5003	mg/kg	0.05	< 0.05
Pyrene		M	5003	mg/kg	0.05	< 0.05
Benzo[a]anthracene		M	5003	mg/kg	0.05	< 0.05
Chrysene		M	5003	mg/kg	0.05	< 0.05
Benzo[b]fluoranthene		M	5003	mg/kg	0.05	< 0.05
Benzo(k)Fluoranthene		M	5003	mg/kg	0.05	< 0.05
Benzo[a]pyrene		M	5003	mg/kg	0.05	< 0.05
Indeno(1,2,3-c,d)Pyrene		M	5003	mg/kg	0.05	< 0.05
Dibenz(a,h)Anthracene		M	5003	mg/kg	0.05	< 0.05
Benzo[g,h,i]perylene		M	5003	mg/kg	0.05	< 0.05
Total Of 16 PAH's		M	5003	mg/kg	0.05	< 0.05
Total Phenols		M	2920	mg/kg	0.10	< 0.10

Results - Subsoil Report

BS8601:2013

Chemtest Job No.: 26-15677

Chemtest Sample ID.: 2120058

Client Sample Ref.: Subsoil

Client Reference:

Client Sample ID.: Sub

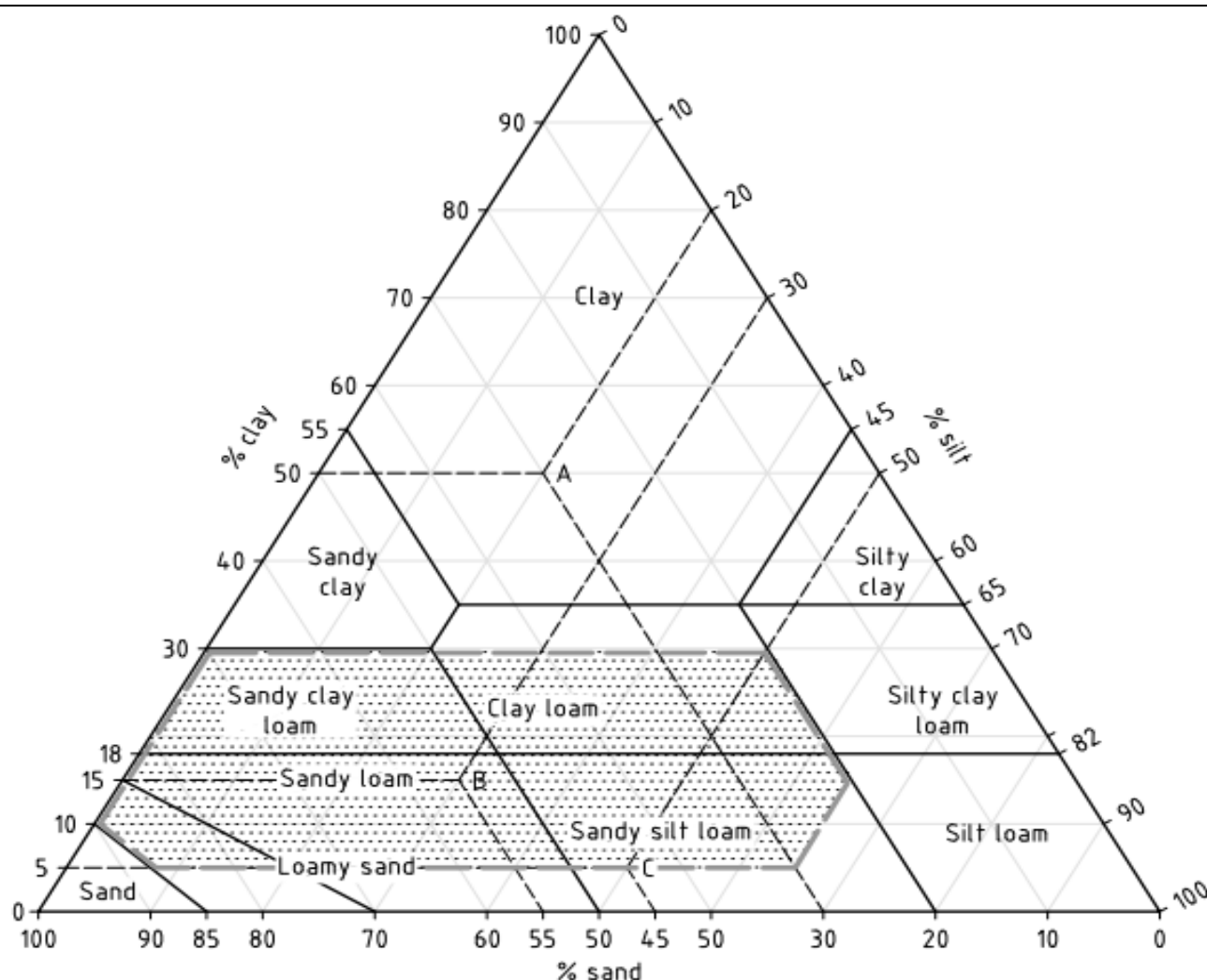
Top Depth (m):

Bottom Depth (m):

Date Sampled: 13-May-2026

Time Sampled:

Parameter	Units	Multipurpose Range			Result	Compliant with Multipurpose Range? (Y/N)	Compliant with Specific Purpose Range? (Y/N)	
Texture							Acid	Calc.
Clay content	%				15			
Silt content	%				7.6			
Sand content	%				77			
Soil texture class		See Attached Chart			Sandy Loam	YES		
Mass Loss on Ignition								
	%	<2			0.58	YES		
Stone Content	% m/m							
>2mm		0-40			11	YES		
>20mm		0-20			11	YES		
>50mm		0			0.000	YES		
Soil pH value		5.5-8.5			8.2	YES	NO	YES
Carbonate (Calcareous only)	%				< 0.10			NO
Electrical Conductivity	µS/cm	If >2800 do ESP			2200	YES		
Exchangeable sodium	%	<15			0.72	YES		
Available Calcium	mg/l				840			
Available Sodium	mg/l				7.9			
Phytotoxic Contaminants (by soil pH)		< 6.0	6.0-7.0	> 7.0				
Zinc (Nitric Acid extract)	mg/kg	<200	<200	<300	36	YES		
Copper (Nitric Acid extract)	mg/kg	<100	<135	<200	8.8	YES		
Nickel (Nitric Acid extract)	mg/kg	<60	<75	<110	14	YES		
Visible Contaminants	% mm							
>2mm		<0.5			0.000	YES		
..... of which plastics		<0.25			0.000	YES		
..... man-made sharps		zero in 1kg			0.000	YES		

Texture Classification Chart**Key**

Area within which the texture of subsoil is required to fall

NOTE Examples of textural classification are as follows.

- Soil A with 30% sand, 20% silt and 50% clay is in the "clay" textural class.
- Soil B with 55% sand, 30% silt and 15% clay is in the "sandy loam" textural class.
- Soil C with 45% sand, 50% silt and 5% clay is in the "sandy silt loam" textural class.

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Test Methods

SOP	Title	Parameters included	Method summary	Water Accred.
2010	pH Value of Soils	pH at 20°C	pH Meter	
2020	Electrical Conductivity	Electrical conductivity (EC) of aqueous extract or calcium sulphate solution for topsoil	Measurement of the electrical resistance of a 2:1 water/soil extract.	
2030	Moisture and Stone Content of Soils(Requirement of MCERTS)	Moisture content	Determination of moisture content of soil as a percentage of its as received mass obtained at <30°C.	
2120	Water Soluble Boron, Sulphate, Magnesium & Chromium	Boron; Sulphate; Magnesium; Chromium	Aqueous extraction / ICP-OES	
2192	Asbestos Quantification in Soils Sediments Ballast & Aggregate Crushed Concrete & Demolition Rubble	Asbestos	Polarised light microscopy / Gravimetry	
2260	Carbonate	Carbonate	Titration	
2300	Cyanides & Thiocyanate in Soils	Free (or easy liberatable) Cyanide; total Cyanide; complex Cyanide; Thiocyanate	Alkaline extraction followed by colorimetric determination using Automated Flow Injection Analyser.	
2400	Cations	Cations	ICP-MS	
2450	Acid Soluble Metals in Soils	Metals, including: Arsenic; Barium; Beryllium; Cadmium; Chromium; Cobalt; Copper; Lead; Manganese; Mercury; Molybdenum; Nickel; Selenium; Vanadium; Zinc	Acid digestion followed by determination of metals in extract by ICP-MS.	
2455	Acid Soluble Metals in Soils	Metals, including: Arsenic; Barium; Beryllium; Cadmium; Chromium; Cobalt; Copper; Lead; Manganese; Mercury; Molybdenum; Nickel; Selenium; Vanadium; Zinc	Acid digestion followed by determination of metals in extract by ICP-MS.	
2490	Hexavalent Chromium in Soils	Chromium [VI]	Soil extracts are prepared by extracting dried and ground soil samples into boiling water. Chromium [VI] is determined by 'Aquakem 600' Discrete Analyser using 1,5-diphenylcarbazine.	
2620	LOI 440	LOI 440 Trommel Fines	Determination of the proportion by mass that is lost from a soil by ignition at 440°C.	
2760	Volatile Organic Compounds (VOCs) in Soils by Headspace GC-MS	Volatile organic compounds, including BTEX and halogenated Aliphatic/Aromatics.(cf. USEPA Method 8260)*please refer to UKAS schedule	Automated headspace gas chromatographic (GC) analysis of a soil sample, as received, with mass spectrometric (MS) detection of volatile organic compounds.	
2780	VPH A/A Split	Aliphatics: >C5–C6, >C6–C7,>C7–C8,>C8–C10 Aromatics: >C5–C7,>C7–C8,>C8–C10	Water extraction / Headspace GCxGC FID detection	
2920	Phenols in Soils by HPLC	Phenolic compounds including Resorcinol, Phenol, Methylphenols, Dimethylphenols, 1-Naphthol and TrimethylphenolsNote: chlorophenols are excluded.	60:40 methanol/water mixture extraction, followed by HPLC determination using electrochemical detection.	
5002	EPH A/A Split	Aliphatics: >C10–C12, >C12–C16, >C16–C21, >C21– C35, >C35– C40 Aromatics: >C10–C12, >C12–C16, >C16–C21, >C21– C35, >C35– C40	Acetone/Hexane extraction / GCxGC FID detection	
5003	Speciated Polynuclear Aromatic Hydrocarbons (PAH) in Soil by GC-MS	Acenaphthene; Acenaphthylene; Anthracene; Benzo[a]Anthracene; Benzo[a]Pyrene; Benzo[b]Fluoranthene; Benzo[ghi]Perylene; Benzo[k]Fluoranthene; Chrysene; Dibenz[ah]Anthracene; Fluoranthene; Fluorene; Indeno[123cd]Pyrene; Naphthalene; Phenanthrene; Pyrene	Hexane / Acetone extraction GC-MS	

Report Information

Key	
U	UKAS accredited
M	MCERTS and UKAS accredited
N	Unaccredited
S	This analysis has been subcontracted to a UKAS accredited laboratory that is accredited for this analysis
SN	This analysis has been subcontracted to a UKAS accredited laboratory that is not accredited for this analysis
T	This analysis has been subcontracted to an unaccredited laboratory
I/S	Insufficient Sample
U/S	Unsuitable Sample
N/E	not evaluated
<	"less than"
>	"greater than"
SOP	Standard operating procedure
LOD	Limit of detection

Text example All items indicated in italic font represent customer-supplied information that may not be independently verified by the laboratory

This report shall not be reproduced except in full, and only with the prior approval of the laboratory.

Any comments or interpretations are outside the scope of UKAS accreditation.

The Laboratory is not accredited for any sampling activities and reported results relate to the samples 'as received' at the laboratory.

Uncertainty of measurement for the determinands tested are available upon request .

None of the results in this report have been recovery corrected.

All results are expressed on a dry weight basis.

The following tests were analysed on samples 'as received' and the results subsequently corrected to a dry weight basis EPH, VPH, TPH, BTEX, VOCs, SVOCs, PCBs, Phenols.

For all other tests the samples were dried at $\leq 30^{\circ}\text{C}$ prior to analysis.

All Asbestos testing is performed at the indicated laboratory .

Issue numbers are sequential starting with 1 all subsequent reports are incremented by 1.

Where analysis is performed on a dried and crushed sample, it has been prepared by crushing all of the sample. If material has been removed prior to crushing, or by request of the client, this will be stated on the report.

NEW_ASB Eurofins Chemtest Limited, 11 Depot Road, Newmarket, CB8 0AL

DURHAM Eurofins Chemtest Limited, Unit A North Wing, Prospect Business Park, Crookhall Lane, Consett, Co Durham, DH8 7PW

Sample Deviation Codes

As a result of any of the below deviations applying, the test results may be unreliable

A - Date of sampling not supplied

B - Sample age exceeds stability time (sampling to extraction)

C - Sample not received in appropriate containers

D - Broken Container

E - The required amount of sample for analysis was not received

H - Appropriate cooling measures were not taken for sample transportation

Sample Retention and Disposal

All soil samples will be retained for a period of 30 days from the date of receipt.

All water samples will be retained for 14 days from the date of receipt.

Report Information

Charges may apply to extended sample storage.

Water Sample Category Key for Accreditation

DW - Drinking Water (Non-Regulatory)
GW - Ground Water
LE - Land Leachate
NA - Not Applicable
PL - Prepared Leachate
PW - Processed Water
RE - Recreational Water
SA - Saline Water
SW - Surface Water
TE - Treated Effluent
TS - Treated Sewage
UL - Unspecified Liquid

Clean Up Codes

NC - No Clean Up
MC - Mathematical Clean Up
FC - Florisil Clean Up

HWOL Acronym System

HS - Headspace analysis
EH - Extractable hydrocarbons – i.e. everything extracted by the solvent
CU - Clean-up – e.g. by Florisil, silica gel
1D - GC – Single coil gas chromatography
Total - Aliphatics & Aromatics
AL - Aliphatics only
AR - Aromatic only
2D - GC-GC – Double coil gas chromatography
#1 - EH_2D_Total but with humics mathematically subtracted
#2 - EH_2D_Total but with fatty acids mathematically subtracted
+ - Operator to indicate cumulative e.g. EH+EH_Total or EH_CU+HS_Total

Asbestos Tests LOD = LOQ

Limit of Detection = Limit of Quantification for asbestos results only

If you require extended retention of samples, please email your requirements to:
cs@etuki.eurofins.com