

CAPABILITY STATEMENT

# Geoenvironmental & Geotechnical Solutions



**DeltaSimons**

Protecting people and planet

## ABOUT US

# Delta-Simons Environmental Consultants

Delta-Simons is a multi-disciplinary environmental and health and safety consultancy providing trusted advice and solutions to 'Protect People and Planet' through facilitating sustainable development.

As one of the UK's leading teams of geoenvironmental consultants, we work with clients and their project teams to provide advice that is practical, commercially aware and technically robust with an outcome-focused approach.

As a national provider with strong regional presence, we work with clients from multiple sectors including industrial, commercial & residential developers, retailers, industrial manufacturers, fund managers, institutional investors, hi-tech companies, public sector and charitable organisations. Operating from multiple UK based locations, our team of professionals bring experience from across the private consultancy and public sector markets.

For the past 30 years, our team has provided a holistic suite of commercially astute environmental services and advice, designed to mitigate risk to both people and the environment, whilst removing the pain from planning or maintaining buildings and/or assets.

As part of the Lucion Group, we are a national provider with regional presence with a team of 600 employees, the majority of whom are field-based technical specialists with skillsets in 50+ environmental consultancy services, including hazardous materials, ecology, air and water services, geoenvironmental and sustainability among others.

Our team of trusted consultants provide critical insight into environmental challenges and develop the framework of solutions for you to plan and develop sustainably. We provide tailored solutions and embed best practices so that you can progress your project with complete confidence.



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Our specialist team of Geoenvironmental and Geotechnical Consultants can support with a range of services, tailored to meet the challenges your business faces today, including:

- ▶ Contaminated Land Services
- ▶ Assessment & Management Of Asbestos In Soils
- ▶ Phase 1 & 2 Site Investigation
- ▶ Geotechnical Services
- ▶ Brownfield Site Investigation
- ▶ Specialist Drilling
- ▶ Geotechnical Logging & Sampling
- ▶ Groundwater Abstraction Boreholes
- ▶ Gas & Vapour Management
- ▶ Water Quality Testing
- ▶ Soakaway Testing
- ▶ Waste Management Services
- ▶ Detailed Quantitative Risk Assessment (DQRA)
- ▶ EHS & Risk Management Services
- ▶ Environmental Social Governance (ESG) Services

For a full list of services and more information visit [www.deltasimons.com](http://www.deltasimons.com)



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# Inogen® Alliance



We are proud to be a founding member of the Inogen® Alliance, a global corporation providing multinational organisations with consistent, high quality and cost-effective environmental, health, safety, energy and sustainability solutions.

Together by choice for 20 years, the Alliance has unparalleled global coverage with over 200 offices and 5,000 consultants partnering to solve EHS challenges, resolve liabilities from the past, address today's requirements and deliver innovative solutions for the future. Inogen Alliance offers "global thinking with local expertise" and a committed and attentive team of diverse experts around the world. The Alliance has completed projects in more than 150 countries, and provides a single point of contact for diverse markets such as Automotive, Chemical, Consumer Products & Retail, Financial, Food & Beverage, Healthcare, Insurance, Manufacturing, Non-Profit Organisations, Oil & Gas, Real Estate, Services Firms, Technology and Transportation, among others.

The Alliance's global service delivery model is built on delivering seamless, high-quality, consistent and cost-effective Environmental, Health, Safety, and Sustainability services. With the diversity of our associate members, we have local expertise in a global environment. Our associates understand the cultural nuances, regulations, and language in their own countries where they operate as independent businesses coming together through the Inogen Alliance to create a global network for clients with unparalleled coverage.

For more information please visit [www.inogenalliance.com](http://www.inogenalliance.com)



**Global Thinking.  
Local Delivery.**



# Contaminated Land Management & Services



Contaminated land is made ground or soil that is potentially contaminated with hazardous materials that can pose unacceptable risk to individuals or the surrounding environment.

There are two type of contaminated land:

**Legally Defined Contaminated Land** - contaminated land that poses unacceptable risks to individuals, protected species, surface water, and the environment. This land is legally required to be managed by the 'responsible person' (person responsible for the contamination or land owner). Such land may have previously been used for factories, mines, refineries, and landfill.

In some cases, on specialist sites, contaminated land may be acceptable when properly managed and is strictly regulated and subject to permits.

**Non-legally Defined Contaminated Land** - contaminated land that the 'responsible person' is still responsible for managing the contamination. In this instance the 'responsible person' will likely be the individual who has caused the contamination or the landowner.

Specialists in contaminated land and remediation, we are able to assess and advise on geoenvironmental risks for all forms of property transaction and development. We are experts in managing legacy issues for our clients through the mitigation of risks caused by historic contamination and land use.

Whether buying, selling, valuing, developing or maintaining land and property assets, our multi-disciplinary teams work with clients to monitor, manage and ensure risk and liabilities are fully understood in the ever-changing commercial landscape and climate.



## OUR CONTAMINATED LAND SERVICES

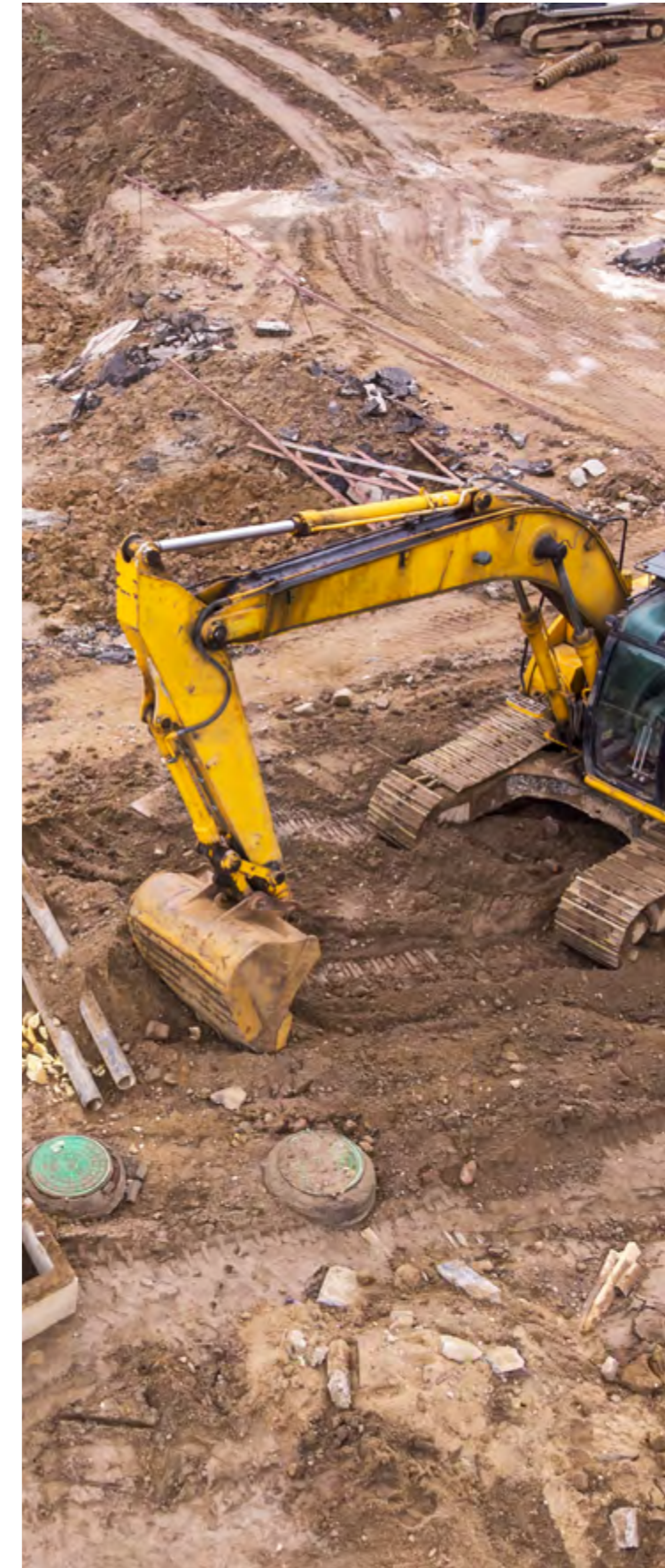
Our services include;

- Preliminary Risk Assessment (Desk Study)
- Geoenvironmental Site Characterisation and Assessment (Phase 2)
- Assessment and management of asbestos in soils
- Detailed Quantitative Risk (Characterisation ) Assessment (DQRA)
- Ground Conditions Abnormal Cost Appraisal and Advice
- Remediation and Verification Options Appraisal and Strategy
- Tendering and Managing Remediation Works
- Regulatory Consultation
- Development Planning Condition Approval

It is imperative to conduct contaminated ground investigations, surveys, and testing prior to any development works to prevent the spread of contamination and mitigate the risk to life and the environment through effective control measures and remediation.

## CONTACT GEOENVIRONMENTAL TEAM

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# Geotechnical & Drilling Services



## GEOTECHNICAL INVESTIGATION

Delta-Simons understands that the biggest risk to any development, both technically and commercially, is often in the ground. Our comprehensive range of geotechnical services deliver a clear understanding of ground conditions and geotechnical risk. These can be seamlessly combined with the often complex contamination and waste management issues to provide a comprehensive picture of brownfield in-ground risk.

Our team has extensive experience in the design and execution of both single purpose and combined geotechnical and geoenvironmental ground investigations. The extent of individual projects undertaken ranges from a single trial pit, to complex multi-phased investigations utilising conventional and innovative techniques on both greenfield and brownfield sites. The use of in-house drilling, engineering testing and analytical resources as part of the investigation process enables us to offer a comprehensive 'one stop shop' solution to clients.



## DRILLING AND GROUND INVESTIGATION

Brownfield development often requires detailed site investigations to be performed to assess the ground for both contamination and geotechnical considerations. Delta-Simons' site investigation team is made up of a highly qualified and dedicated drilling team, providing a courteous and knowledgeable customer interface for site activity.

Our team operates with Comacchio and Premier rigs, providing a full range of services including; rotary hollow and solid stem augering, open hole and coring (air, water and mist flush), symmetrix and S Geobor Wireline and dynamic sampling, Geotechnical Logging & Sampling, Brownfield site investigations, foundation inspections and BRE365 testing.

## OUR GEOTECHNICAL SERVICES

Our services include;

- Intrusive ground investigation design and supervision (including soil and rock core logging) Geoenvironmental Site Characterisation and Assessment (Phase 2)
- Reporting, including scheduling geotechnical laboratory testing on soil/rock samples, interpretation of results
- Detailed Quantitative Risk (Characterisation) Assessment (DQRA)
- In-situ testing and interpretation, Standard Penetration Tests (SPTs), Static Cone Penetration Tests (CPTs), Hand Shear Vanes, Dynamic Probes, Dynamic Cone Penetrometers, Permeability Tests
- Soakaway tests
- Preliminary foundation and pavement recommendations including allowable bearing capacity, settlement and concrete classification
- Coal Mining Risk Assessments and Intrusive Mining Ground Investigations
- Site inspections, geohazard identification, ground models and risk registers
- Slope stability analysis
- Earthwork assessments

With a proven track record in the delivery of a quality service to our clients and a team of experienced engineers, geologists and scientists taking responsibility at all levels, we deliver trusted geotechnical services, focused on the needs of our clients.

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# Gas, Vapours & Waste Management Services



## GROUND GAS AND VAPOUR INTRUSION

Gases and vapours found in the ground can be associated with a number of sources. Gases such as methane and carbon dioxide can be naturally occurring in peat deposits or be produced as a result of man-made activities such as the landfilling of wastes. Risks are associated with potential flammability and explosions and asphyxiation. Vapours can present explosive and health related risks, typically be associated with spillages of chemicals or fuels.

Our team provide bespoke advice on the risks from gases and vapours in the ground, or in work or home place environments, as gases and vapours found in the ground can be associated with a number of sources. Gases such as methane and carbon dioxide can be naturally occurring in peat deposits or be produced as a result of man-made activities such as the landfilling of wastes. Risks are associated with potential flammability and explosions and asphyxiation.

Our services include;

- Ground Gas and Vapour Assessment
- Risk Mitigation
- Radon and Employers H&S obligations
- Radon for new buildings (dwelling, workplace)



## WASTE, RESOURCE AND MATERIAL MANAGEMENT

Site preparation and remediation, foundation construction, cut and fill operations, basement excavations, utility excavations and invasive weed management all have the potential to generate surplus materials which, without adequate management, could lead to programme delays, compliance issues and significant additional costs.

Our team can advise at the early stages of development planning and guide you through the process of determining what is waste and how it can be most appropriately managed. We can work with you in the design of the scheme to promote the sustainable re-use of materials where this is possible, avoiding the requirement for off-site management.

Our services include;

- Material and Waste Management
- Waste Management Compliance
- Environmental Permitting
- Materials Management Plan
- Materials Characterisation (WAC)

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# Environment, Health & Safety Services



## ENVIRONMENTAL PERMITTING

- Operational Review for Permitting Needs
- Permit Application, Variation or Surrender
- Permit Operational Compliance Support and Assessment
- Assessment of Sector or Process Guidance to demonstrate Best Available Techniques (BAT)
- Site Condition Reports (SCRs)
- Baseline and Operational Monitoring and Modelling
- EMS Development
- Regulator engagement e.g. Regulation 61(1) Notices

Environmental Permits are required for certain installations and activities. We can help you decide whether you need a permit and if you do, apply for one on your behalf, or if you're looking to expand your operations, help with a permit variation. Alternatively, if your operations are coming to a close, we can guide you through the surrender process.

Permits are regulated by National Environmental Regulators (e.g. the Environment Agency) or the Local Authority, and are classified as Part A(1), Part A(2) or Part B Permits. We provide support with Bespoke and Standard Rules Permit applications, Minor and Substantial variations, as well as full or partial surrenders and permit exemptions.



## RISK ASSESSMENTS AND CONTROL MEASURES

To ensure your team and contractors are protected from potential risks and get it right first time, procuring an external Risk Assessment Consultant can save you both time and money. By building the correct health and safe systems of work (SSOW), ensuring your documentation is correct, and implementing effective control measures, accidents and unnecessary risks can be avoided.

We work closely with you and your team to create, refresh and review your risk management systems and risk assessments, tailoring your documentation and processes to your project and operations.

- Fire Risk
- Emergency Response Plans
- Personal Emergency Evacuation Plans
- Legionella
- Environmental
- New and Expectant Mothers
- Young Persons
- Hazardous Substances (COSHH)

## ENVIRONMENTAL RISK ASSESSMENT

- Environmental Risk Assessments
- COMAH Threshold Assessments
- Environmental Assessments as part of the Safety Report for COMAH facilities
- Environmental Assessments in line with the Chemical and Downstream Oil Industries Forum (CDOIF) Guidelines
- Monitoring and Modelling
- Containment Assessments in line with CIRIA 736 "Containment systems for the prevention of pollution"

Where dangerous substances are present, clients need to take all measures necessary to prevent and mitigate potential polluting effects. Environmental risk assessment identifies sources of pollutants, the potential pathways they may take and the people and environment that could be affected.

Operators of facilities storing or handling quantities of hazardous materials above specified thresholds will be regulated under the COMAH Regulations 2015. In such cases, these facilities may need to submit a formal Environmental Risk Assessment as part of their Safety Report to evaluate the risk of causing a Major Accident To The Environment (MATTE). Demonstration of the presence of adequate safety measures is a key part of this process.

We have extensive experience helping our clients identify their key environmental hazards, effectively evaluating their potential for harm, identifying where additional controls would be beneficial and confidently communicating this to regulators.



## EXPERT WITNESS

Land contamination and geotechnical risks are complex and sometimes issues arise where expert input is required to fully understand issues and identify if and where errors may have occurred. Expert reporting and expert witness services can be engaged early stage in a dispute ideally to resolve issues before progressing to more formal legal action.

We have a panel of experts with the qualifications, track record and experience to provide expert witness services in relation to land contamination, waste and geotechnical issues. Our services include Expert Reporting and Expert Witness

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# Development Transaction Support Services



## DEVELOPMENT RELATED TRANSACTION SUPPORT

Whether acquiring or divesting for redevelopment, environmental constraints can be key to achieving value especially where the development process can trigger realisation of latent liabilities.

At Delta-Simons we seek to design development due diligence solutions that combine technical excellence around ground related constraints with commercial awareness to help them achieve value and understand risk within the land transactional process.

## ENVIRONMENTAL DUE DILIGENCE (EDD)

As part of the formal process within a transaction to understand the implications of potential ground contamination and ground conditions from historical or current activities, we seek to communicate the risks and opportunities inherent in the due diligence process through dataroom review, site assessments and targeted interviews.

We strive to provide clear commercial and financial advice including liability/cost estimates, assessment of the adequacy of existing provisions and provision of input into financial modelling, based upon a strong technical understanding and an established track record in supporting residential, industrial and commercial developments.



## PRE-ACQUISITION OPINION REPORTS

At initial site assessment stage, we regularly prepare preliminary assessments of sites and provide an initial opinion on constraints and likely opportunities to assist client's in assessing site value and identifying areas which may require further assessment prior to exchange or completion. These assessments can include ecological, demolition and flood constraints in addition to ground conditions and land contamination / remediation issues.

In addition to the above, our team also provide; Site Investigations, High Level Abnormal Development Appraisals, Post-Acquisition Development and Planning Support.

## OUR DEVELOPMENT TRANSACTION SUPPORT SERVICES

Our services include;

- Environmental Due Diligence for Redevelopment (EDD)
- Pre-Acquisition Opinion Reports
- Site Investigations
- High Level Abnormal Development Appraisals
- Detailed Quantitative Risk (Characterisation ) Assessment (DQRA)
- Post-Acquisition Development and Planning Support

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## CASE STUDY

# LOGISTICS CAPITAL PARTNERS WMI

## OVERVIEW

Working alongside the large project team involved with the UK's largest logistics development, Delta-Simons have led geotechnical and environmental Site Investigation and Ecological Surveys across the 300ha site. Producing Geoenvironmental Assessment Reports, Ecological Management and Mitigation Plans, Geotechnical Design Reports, and provided Remediation Consultancy Support throughout the project.

Delta-Simons, through its long-standing professional services relationship with Oxford Properties, was engaged to support them and their JV partner LCP with the acquisition of the Site. Delta-Simons provided environmental due diligence advisory services to the deal team, looking at the critical path elements as well as the wider corporate issues related to the environment. This initial work subsequently gave Delta-Simons the platform to support LCP with their objective to build out this uniquely positioned development.

Delta-Simons has assisted the client in assessment and confidence in the environmental, ecological and geotechnical risks associated with the Site, and will provide continued assistance with enabling further earthworks trials, acting as ecological clerk of works, undertaking geotechnical testing and design reporting.



## CHALLENGES

Throughout the project, Delta-Simons has supported the creation of bespoke access solutions and arranging specialist equipment to approach areas of restricted access due to ground conditions.

During the investigation we worked closely with tenants and occupiers, accommodating sensitive stakeholders, farming requirements and crop harvest timescales in order to conduct the necessary works without incurring any further costs.

Delta-Simons has proactively worked around project timescales, supporting the frontloading of elements that have presented financial and timescale risks to the project.



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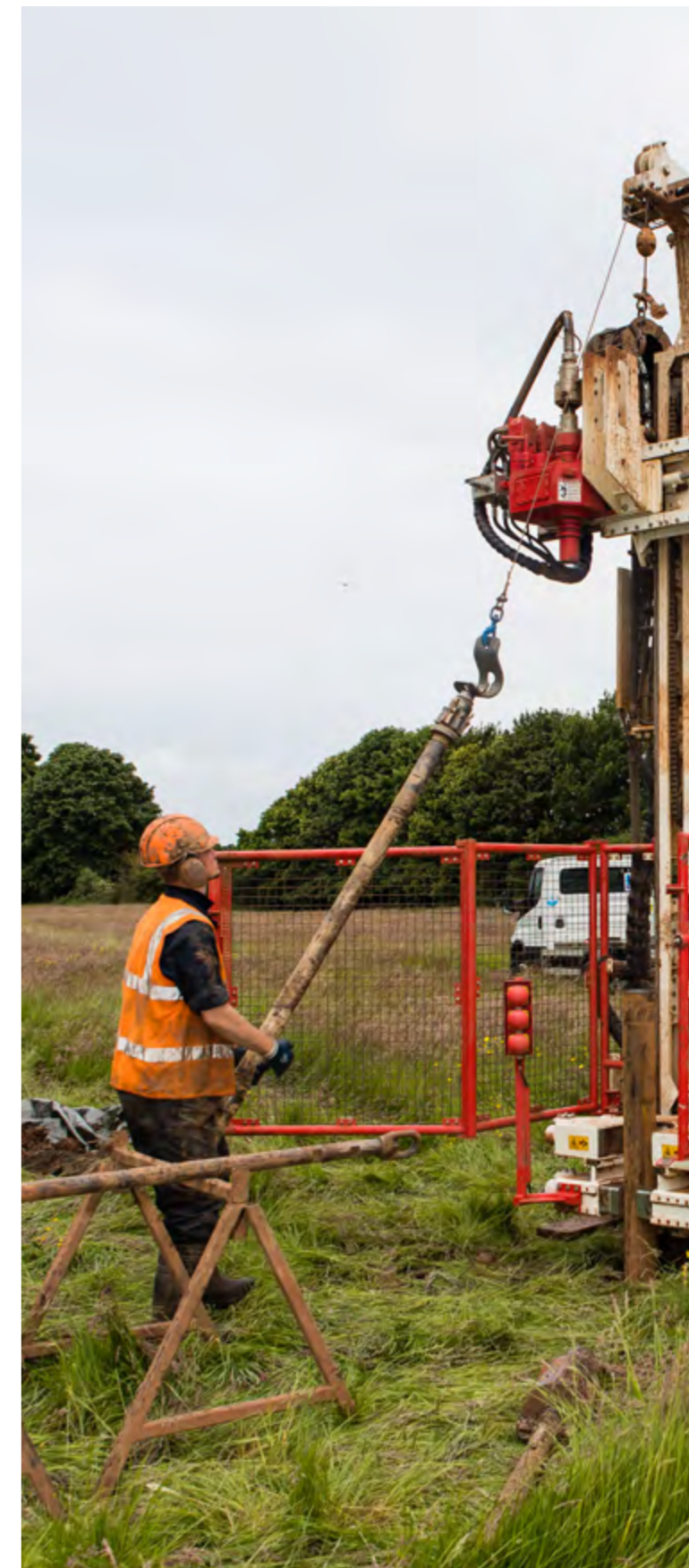
## SOLUTION

This large scale multi-phased development presents an innate challenge to ensure all environmental, geotechnical, ecological and hydrological constraints are identified and considered early in the project. Our teams have communicated our findings effectively to the project team and have managed constraints with respect to the development programme in coordination with other disciplines across the project both in design and application.

Delta-Simons' use of innovative apps and technology has allowed efficient data capture and sharing of information to the wider project team. This has allowed clear auditing of the scheme as it progresses, enabling the integration of ecology into the design and work schedule.

*"Delta-Simons have provided invaluable advice on the environmental elements at West Midlands Interchange allowing us as owners and development managers to proceed with confidence on this complex and challenging scheme. Delta-Simons have worked with sensitivity and flexibility around the various land ownership issues encountered, and combined seamlessly with the other members of the professional team to help move through the purchase of the site towards enabling works, infrastructure, and unit construction. We look forward to continuing our work with the Delta-Simons team to deliver this exciting and significant logistics scheme."*

**MICHAEL KIRKLAND ASSOCIATE – DEVELOPMENT  
MANAGEMENT LOGISTICS CAPITAL PARTNERS**





**LucionGroup**  
Protecting people and planet

The Lucion Group is a purpose driven company, dedicated to protecting people from hazardous environments and protecting the environment from the impacts of people.

As a private equity backed business, we are sustainable, interesting and continue to grow and push forward to secure our future as a business not only for our investors, but for our community of people.

We started our business as a hazardous materials inspection, testing and consultancy on a mission to protect people from hazardous environments. As we grew the business, we naturally expanded, organically and through acquisition. This led to opportunities to also protect the environment from the impacts of people. We are now a group of companies on a mission to protect people and planet.

The Lucion Group has more than 600 employees, the majority of whom are field-based technical specialists with skillsets in 50+ environmental consultancy services, including hazardous materials, ecology, air and water services, geoenvironmental and sustainability among others.

As an acquisitive company, we have significantly grown during the past 12 months, acquiring five companies during the past 2 years. The group now comprises of;

- Lucion Services - Industry-accredited and certified experts in hazardous materials testing, inspection and management, providing trusted holistic environmental risk management services.
- Delta-Simons - Established multi-disciplinary environmental and health and safety consultancy providing trusted advice and solutions for sustainable development.
- Aberdeen Radiation Protection Services - Specialist provider of comprehensive and cost-effective radiation protection services to a wide range of internationally operating industrial and non-industrial companies.
- Landform Surveys - Established specialist provider of a comprehensive suite of value-adding topographical survey services to a wider range of commercial and industrial clients.
- Ground Engineering Limited - Specialist provider of ground engineering services, Ground Engineering Ltd specialises in the provision of site investigation services and geotechnical testing.
- Midland Surveys Ltd - Providers of trusted, modern surveying services to multiple sectors including infrastructure, commercial, and the public sector.

**CONTACT  
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