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Remediation Strategy and Verification Plan



Project Name: 196 Salvington Road

Location: Worthing, BN13 2JS

Client: Castleview Homes

Project ID: V0969

Report Date: 14th May 2024

Report Issue: 3

SUMMARY

The site, which extended to approximately 200m^2, comprised 196 Salvington Road; an end of terrace, two storey house, with gardens to the front, the side and the rear, a wooden shed and a garage. It is proposed to demolish the existing garage and construct a new, single-storey flat roofed garage, in the location of the shed. A car port will be constructed in the location of the existing garage. It is also proposed to construct a single-storey rear extension with flat roof, a part two-storey part single-storey side extension with pitched and flat roofs. A porch is to be constructed to the front elevation of the property.

Geological records indicated the site to be underlain by Head, Lambeth Group and Spetisbury Chalk Member (Culver Chalk Formation).

A desk study was carried out previously by Southern Testing (STL report ref: J15101, dated 5th April 2022). From Ordnance Survey mapping; the site was located on the periphery of land, which was previously used as a smithy or forge, circa 1875 to 1911. This use appeared to continue until circa 1994. The smithy was denoted as a forge from the 1933 mapping to the 1994 map.

An Unexploded Ordnance (UXO) risk assessment was not included in our brief.

A single phase of intrusive investigation was carried out. Most areas of the site were accessible during the fieldwork. It should not be assumed that the same ground conditions would apply across the site.

The soils encountered comprised Made Ground, underlain by clay or gravelly clay (reworked ground or Made Ground). Boreholes BH3 and BH4 met refusal at 0.9mbgl, in Made Ground. This could be due to a buried area of hard standing.

Groundwater was encountered at a depth of 1.1mbgl in one borehole (BH1).

There is evidence of soil contamination, comprising two instances of elevated lead and two instances of elevated arsenic within the Made Ground encountered beneath this site.

It was previously noted that the property was located within an intermediate probability radon area; where 1% to 3% of homes are estimated to be at or above the Action Level.

A more detailed radon risk report was obtained, via the UK Health Security Agency website. This report has shown that radon emissions are not a risk for this site and protection measures are thus not required (see Appendix C).

A Remediation Strategy comprising:

- Removal of contaminated Made Ground from areas of garden, to a minimum depth of 0.6mbgl, with placement of a deter to dig membrane to the surface, above any residual Made Ground.
- Replacement of the Made Ground with certified clean imported soils, to include a 150mm thickness of certified clean imported topsoil.
- Verification of reduced level dig and placement of topsoil / subsoil.

This strategy is proposed, subject to approval by regulatory authorities.

A Verification Plan and Discovery Strategy are also included.

The recommendations contained in this report are made in respect of the particular development proposals as described in the report and may not be appropriate to alternative development schemes.

This report has been prepared for the sole internal use and reliance of Castleview Homes and their appointed Engineers. This report shall not be relied upon or transferred to any other parties without the express written authorisation of Southern Testing Laboratories Limited. If an unauthorised third party comes into possession of this report they rely on it at their peril and the authors owe them no duty of care and skill.

The findings and opinions conveyed via this report are based on information obtained from a variety of sources as detailed within this report, and which Southern Testing Laboratories Limited believes are reliable. Nevertheless, Southern Testing Laboratories Limited cannot and does not guarantee the authenticity or reliability of the information it has obtained from others.

This report should be considered in its entirety and Southern Testing Laboratories Ltd accepts no responsibility for and excludes liability in respect of any omission or alteration made by others, and any use of the report for any purpose other than that for which it was produced.

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For and on behalf of Southern Testing Laboratories Limited

DOCUMENT HISTORY AND STATUS

Issue No	Date	Purpose or Status	Author	Check / Review
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A INTRODUCTION

1 Authority

Our authority for carrying out this work is contained in a completed STL project order form, from Castleview Homes, dated 22 April 2024.

2 Location

The site is located on the north side of Salvington Road, approximately 3.2km north-west of Worthing, West Sussex. The approximate National Grid Reference of the site is TQ 11947 05247. The site location is indicated on Figure 1 within Appendix A.

3 Proposed Construction

It is proposed to demolish the existing garage and construct a new single-storey flat roofed garage to the west side of this structure. A car port will be constructed in the location of the existing garage. It is also proposed to construct a single-storey rear extension with flat roof, a part two-storey part single-storey side extension with pitched and flat roofs; with a porch to be constructed to the front elevation of the property. For the purposes of the contamination risk assessment, the proposed development land use is classified as Residential with consumption of Homegrown Produce, CLEA Model Ref [1] / C4SL Report Ref [2].

4 Scope

This report presents our Remediation Options Appraisal, Remediation Strategy, and Verification Plan for the proposed remedial works at the site.

As with any site there may be differences in soil conditions between exploratory hole positions.

The findings and opinions conveyed via this investigation report are based on information obtained from a variety of sources as detailed within this report, and which Southern Testing Laboratories Limited believes are reliable. Nevertheless, Southern Testing Laboratories Limited cannot and does not guarantee the authenticity or reliability of the information it has obtained from others.

This report has been prepared for the sole internal use and reliance of Castleview Homes and their appointed Engineers. This report shall not be relied upon or transferred to any other parties without the express written authorisation of Southern Testing Laboratories Limited. If an unauthorised third party comes into possession of this report they rely on it at their peril and the authors owe them no duty of care and skill.

The recommendations contained in this report are made in respect of the particular development proposals as described in the report and may not be appropriate to alternative development schemes. This report should be considered in its entirety and Southern Testing Laboratories Ltd accepts no responsibility for and excludes liability in respect of any omission or alteration made by others, and any use of the report for any purpose other than that for which it was produced.

B BACKGROUND INFORMATION

5 Site Investigation Works

The site has been the subject of a desk study and a ground investigation report, as listed below.

Ref	Date	Author	Title / Ref No	Subject
1	April 2022	STL	Desk study Ref: J15101	Desk study with preliminary risk assessment

Ref	Date	Author	Title / Ref No	Subject
2	February 2024	STL	Ground Investigation and Risk Assessment Ref: J15101 1	Ground investigation report with revised risk assessment

These reports provide reasonable coverage and characterisation of the site and information derived from these reports is discussed below. The reader is referred to the original reports for supporting detail if needed. These reports are referred to below by the number given in the left hand column of the above table.

6 Site History

The desk study, detailed in report J15101, April 2022 (report 1), indicated that the site has had a history of being located on the periphery of land that was used as a smithy, circa 1875 to 1911; with the forge/smithy located adjacent to the west of the subject site. The smithy was denoted as a forge from the 1933 mapping to the 1994 map.

7 Summary of Findings

The intrusive investigation works, as detailed in the ground investigation report ref. 2 (above), comprised four boreholes, excavated using hand held equipment (BH1 to BH4).

Elevated concentrations of arsenic were found in the Made Ground samples tested from BH1 @ 0.2mbgl (65mg/kg) and BH2 @ 0.2mbgl (46mg/kg). Elevated concentrations of lead were noted in BH1 @ 0.2mbgl (220mg/kg) and BH4 @ 0.2mbgl (320mg/kg). Whilst the mean concentrations of both contaminants were below their respective tier 1 screening values, consideration of the suitability of these soils as a growing medium was also required.

Boreholes BH3 and BH4 could not be progressed below a depth of 0.9mbgl, and thus were terminated in Made Ground. This could be due to a buried area of hard standing.

8 Relevant Pollutant Linkages

The site investigation and risk assessment identified the following Relevant Pollutant Linkages for the site:

Contaminant / Source	Pathways	Receptor
Lead and arsenic in Made Ground	Soil/dust dermal exposure Soil/dust ingestion/inhalation	Site/construction workers Future residents
Lead and arsenic in Made Ground	Plant uptake	Future residents

Potential pollutant linkage were identified for the presence of asbestos containing materials; however given that none have been found, or detected thus far, this appears to be low risk. A careful watch should be kept during groundworks for any such material.

The physical composition of the Made Ground also required considerations, in terms of its suitability as a growing medium.

The desk study found that there could be a potential risk from radon emission (see Appendix C for radon emission report).

C REMEDIAL OBJECTIVES AND OPTIONS

9 Remedial Objectives

The site is to be developed for a residential end-use. In the absence of significant off-site risk, the principal objective of the remediation is to remove or reduce to an acceptable level the identified potential risks to end-users of the site. Additional objectives are to achieve the remediation goal in a cost effective and timely manner, whilst minimising the impact from associated traffic movements, landfill and resource consumption.

10 Options Appraisal

Lead and Arsenic in the Made Ground

The risks to human health receptors from lead and arsenic in the Made Ground could be dealt with by several methods.

In respect of construction and maintenance workers, the use of PPE and safe working practices (minimising disturbance of the soil, creation of dust and the extent and duration of contact with soils) can reduce risk by helping to break the exposure pathways. However, while use of these measures should be considered as part of good practice in construction and maintenance, they typically are looked upon as a measure of last resort and need to be used in combination with other measures. Neither are such measures appropriate for future site users (residents).

Breaking the exposure pathway prior to construction by emplacement of imported clean material and/or impermeable cover over the made ground could reduce risks to human health receptors including future site users. Buildings, access roads and car parking spaces constitute impermeable cover and therefore imported soils would only be needed for areas of the site proposed as gardens or soft landscaping.

Removing the source by careful selective excavation of affected soils and subsequent off-site disposal to an appropriately licensed facility is also capable of reducing/eliminating the risk to human health receptors. As with emplacement of a barrier of clean material, this would only be required for gardens & soft landscaping areas, as buildings, access roads and car parking spaces will break the pathway.

Off site disposal of contaminated soils and importation of clean materials place additional demands on aggregate resources and waste disposal capacity, and both require significant road haulage. Use of these remediation methods therefore requires that the quantities involved be minimised to ensure the approach remains sustainable in respect of resources, energy and traffic impacts.

An approach combining source removal and replacement with clean material to limited areas of the site, with carefully considered safe working methods for construction is considered most likely to be effective and sustainable in respect of lead and arsenic in the Made Ground.

Potential for Asbestos Containing Materials

The risks to human health receptors from the potential asbestos containing materials, can be will be dealt with by several methods.

In respect of construction workers, the use of PPE and safe working practices (minimising disturbance of the soil, creation of dust and the extent and duration of contact with soils) can reduce risk by helping to break the exposure pathways. Personal monitoring can also be undertaken to better assess the risk to the workers. However, while use of these measures should be considered as part of good practice in construction and maintenance, they typically are looked upon as a measure of last resort and need to be used in combination with other measures. Neither are such measures appropriate for future site users (residents).

To protect future residential and maintenance workers, removing the source by careful selective excavation of affected soils and material and subsequent off-site disposal to an appropriately licensed facility is required to reducing/eliminate the risk to human health receptors.

Soil materials found to contain asbestos must be kept separate from other soils.

Radon Emissions

A site specific radon assessment was commissioned by STL.

This report showed that the site was situated within an area where fewer than 1% of homes would be affected; therefore no radon protection measures will be needed for this development; see Appendix C.

D REMEDIATION STRATEGY

11 Remediation Methods

The Remediation Strategy will comprise the following:

Location	Details
Private Gardens	Excavation and removal of a minimum of 600mm of Made Ground. Where the Made Ground is thinner, only the Made Ground will be removed. Or Removal of Made Ground down to natural soils. Placement of deter to dig membrane where residual Made Ground is to be retained below 600mm. Placement of 600mm of certified clean soil, including a minimum thickness of 150mm certified clean topsoil. Verification upon completion.
Beneath existing house	No action required
Beneath footpaths and areas of hard standing (existing and proposed)	These areas are capped/will be capped with hard standing; therefore remediation will not be required.
Garage	The area of the garage will become a car port. The existing hard standing for the garage will be reused. The area will remain capped with this existing hard standing. No action required.
Front garden	No changes are proposed to the front garden area. This comprises footpath, with borders and a small lawn. No action required.

12 Assessment Criteria

The following assessment criteria values will be used in the verification process:

Imported soils shall be free from deleterious materials, weeds and contamination. The material to be used will be tested in accordance with the appropriate BS Specifications for Topsoil (BS 3882:2015) and Subsoil (BS 8601:2013) and the analysis shall also comply with the values given for residential land use with plant uptake in the table in Appendix B.

Certificates for imported soils must include details of the source, description of the material, and dates of sampling and analysis, as well as the test results for potential contaminants. The date of sampling and analysis must relate to the material imported. Associated consignment notes must clearly identify the source material, and must correspond to the certified material.

E VERIFICATION PLAN

13 Data Collection

Location	Data	Responsible Party
Private Gardens	Post strip inspection of surface	Southern Testing
	Post placement check of thickness	Southern Testing
	Post placement soil samples (one per garden area)	Southern Testing
	Consignment notes	Ground worker
	Certification for imported soils	Ground worker

14 Analytical Framework

The results of the analyses will be compared with the assessment criteria given in Appendix B. Due to the small number of samples anticipated, no statistical analysis will be carried out.

15 Reporting

At the end of the remediation, a verification report will be produced by Southern Testing Laboratories Limited.

16 Discovery Strategy

As with any site, areas of contamination not identified during site investigation works may come to light in the course of redevelopment. Accordingly, a discovery strategy will be adopted to ensure that any hitherto unknown contamination is identified and dealt with in an appropriate manner, as follows:

- A close watch will be maintained during all demolition and excavation works.
- In the event that unexpected or malodorous soils or liquids are encountered, excavation work shall cease in the affected area.
- The affected area shall be made safe and fenced off to prevent unauthorised access.
- The Site Manager shall notify Southern Testing Laboratories Limited of the discovery, who will attend site to inspect the suspect materials, provide advice and take samples as necessary. Within Southern Testing Laboratories Limited, Eliza Richardson shall be the first point of contact.
- The Site Manager shall notify Worthing Borough Council of the discovery. Within Worthing Borough Council, the environmental health officer shall be the first point of contact.

Any suspect excavated soil will be stockpiled separately on polythene sheeting, covered, and tested before being removed.

17 General Guidance

In general terms, the workforce and general public should be protected from contact with contaminated material. There is a range of relevant documents published by the Health and Safety Executive, and organisations such as CIRIA, and the BRE.

Some soils will require removal from site and disposal to suitably licensed landfills. Different guidelines and charges will apply to different waste classifications. As waste producers, the Developer holds responsibilities under the various governing regulations, including:-

- Ensuring that waste is characterised in accordance with current Technical Guidance.
- Ensuring that waste is disposed of at a facility appropriately licensed to receive the waste as classified.
- Keeping accurate records of all waste classification, transfer and a disposal log including information such as:
    - Date, Waste Classification, Carrier's Registration Number, Transfer Note Number, Ultimate Destination.
- Submitting full copies of those records for inclusion in validation/closure reports.

Maintaining those records for potential future regulatory inspection.

REFERENCES

[1] Environment Agency, “Updated technical background to the CLEA model,” 2009.

[2] Contaminated Land: Applications in Real Environments (CL:AIRE), “Development of Category 4 Screening Levels for Assessment of Land Affected by Contamination,” 2014.

[3] CIRIA, “C665 Assessing risks posed by hazardous ground gases to buildings,” 2007.

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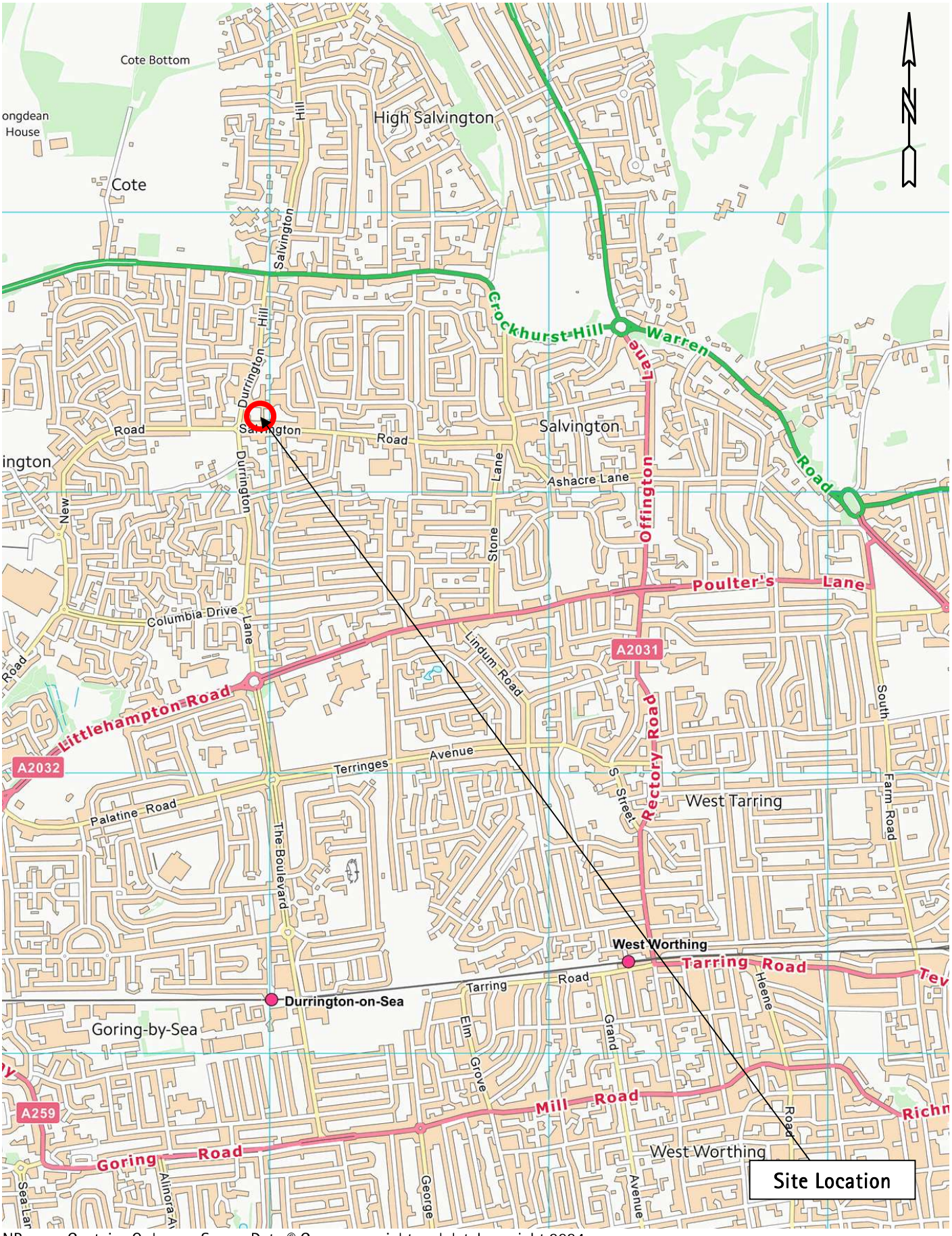


APPENDIX A

Site Plans



A



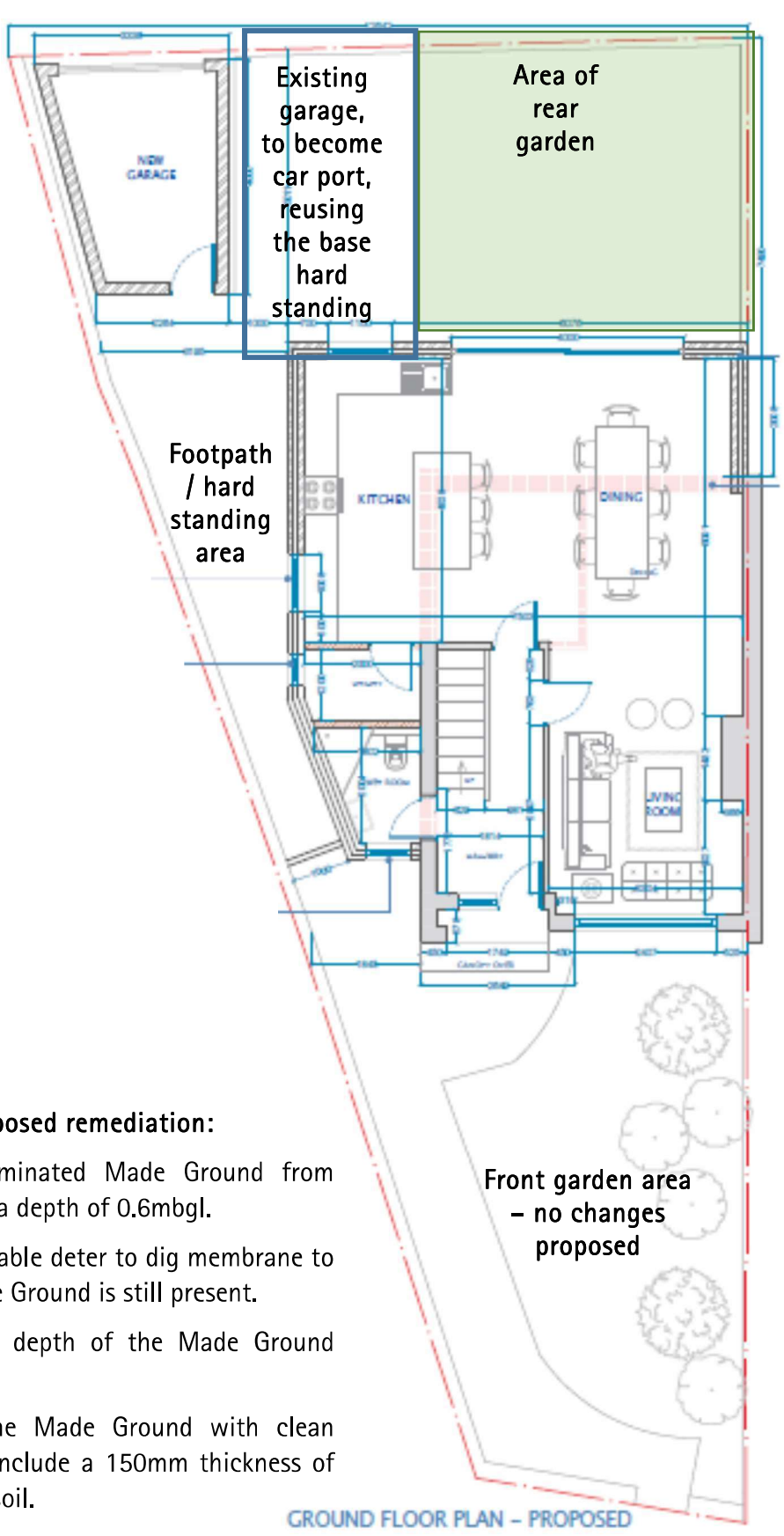
NB: Contains Ordnance Survey Data © Crown copyright and database right 2024.

Site: 196 Salvington Road, Worthing, BN13 2JS	STL: V0969	Fig No: 1
Date: 29th April 2024	Site Location Plan	

Southern Testing

Southern Testing: Keeble House, Stuart Way, East Grinstead, West Sussex RH19 4QA
ST Consult: Twigden Barns, Brixworth Road, Creaton, Northampton NN6 8NN

ST Consult



Rear garden - proposed remediation:

Removal of contaminated Made Ground from areas of garden, to a depth of 0.6mbgl.

Placement of a suitable deter to dig membrane to the surface, if Made Ground is still present.

Or removal to the depth of the Made Ground (~1.0mbgl).

Replacement of the Made Ground with clean imported soils, to include a 150mm thickness of clean imported topsoil.

Site:	196 Salvington Road, Worthing, BN13 2JS	STL: V0969	Fig No: 2
Date:	9th May 2024	Plan of Proposed Remediation – Not to Scale	

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APPENDIX B

Verification Criteria



B

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Contaminant Screening Values for Imported Soils

Contaminant	Units	Proposed Land Use					
		Residential with home grown produce consumption	Residential without home grown produce consumption	Open Space * (Residential)	Open Space * (Park)	Allotments	Commercial / Industrial
Arsenic (As) [2]	mg/kg	37	40	79	170	43	640
Cadmium (Cd) [2]	mg/kg	11	85	120	555	1.9	190
Trivalent Chromium (CrIII) [2]	mg/kg	910	910	1,500	33,000	18,000	8600
Hexavalent Chromium (CrVI) [2]	mg/kg	6	6	7.7	220	1.8	33
Lead (Pb) [3]	mg/kg	200	310	630	1300	80	2330
Mercury (Hg) [1,2,7]	mg/kg	7.6-11	9.2-15	40	68-71	6.0	29-320
Selenium (Se) [2]	mg/kg	250	430	1,100	1,800	88	12,000
Nickel (Ni) [2,4]	mg/kg			pH <6.0 pH 6.0 – 7.0 pH >7.0	60 75 110		
Copper (Cu) [2,4]	mg/kg			pH <6.0 pH 6.0 – 7.0 pH >7.0	100 135 200		
Zinc (Zn) [2,4]	mg/kg			pH <6.0 pH 6.0 – 7.0 pH >7.0	200 200 300		
Phenol [1,2]	mg/kg	120-380	440-1200	440-1300	440-1300	23-83	440-1300
Benzo[a]pyrene [1,5]	mg/kg	1.7-2.4	2.6	4.9	10	0.67-2.7	36
Naphthalene [1,2]	mg/kg	2.3-13	2.3-13	77-430^{+}	77-430^{+}	4.1-24	77-430^{+}
Total Cyanide (CN) [6]	mg/kg	/	/	/	/	/	/
Free Cyanide [6]	mg/kg	/	/	/	/	/	/
Complex Cyanides [6]	mg/kg	/	/	/	/	/	/
Thiocyanate [6]	mg/kg	/	/	/	/	/	/

Notes:

* Open Space levels calculated on the basis of the exposure modelling developed in the C4SL research.

+ Screening values constrained to saturation limit. Higher values may be acceptable on a site specific basis.

[1] Where ranges of values are given for organic contaminants the screening value is dependent on the Soil +Organic Matter.

[2] LQM/CIEH S4UL (2014). Copyright Land Quality Management Ltd. reproduced with permission; Publication Number S4UL 3116. All rights reserved.

[3] C4SL (DEFRA 2014).

[4] Copper, Zinc and Nickel may have phototoxic effects at the given concentrations. Alternative criteria should be adopted for importation of Topsoil or other soils for cultivation. BS3882:2015 and BS8601:2013 suggest values of 200 to 300mg/kg for Zn, 100 to 200mg/kg for Cu, and 60 to 110mg/kg for Ni, for topsoil and subsoil, depending on pH.

[5] Based on the Surrogate Marker approach and modelled using the modified exposure parameters of C4SL but retaining 'minimal risk' HCV.

[6] Screening criteria derived on a site specific basis if test results indicate.

[7] S4UL for Methyl Mercury, higher concentrations may be tolerable if inorganic mercury is the only species present. Lower concentrations apply for elemental Mercury.

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APPENDIX C

Radon Report



C

GeoReports

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East Grinstead
RH19 4QA

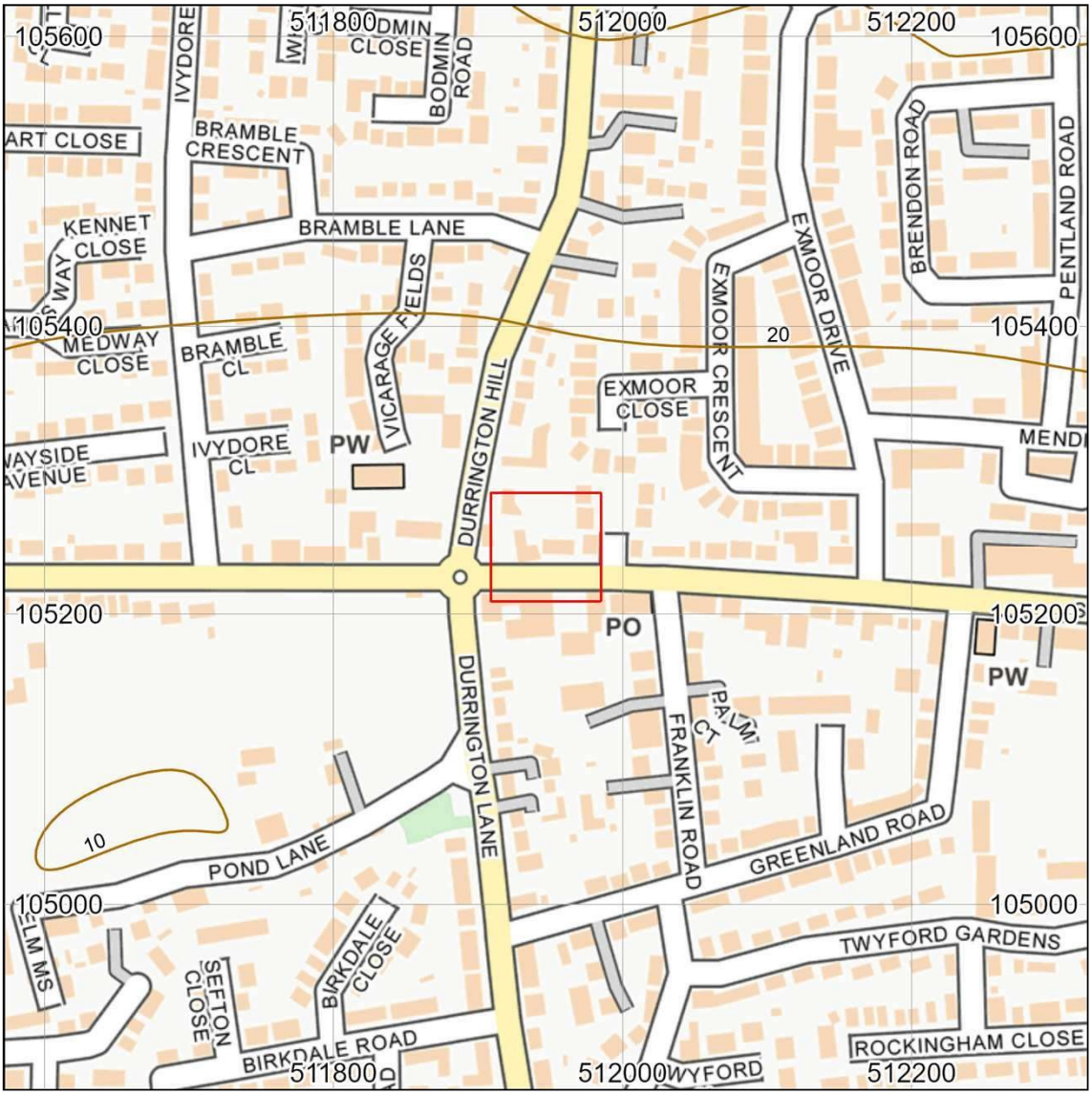
Radon Report

Advisory report on the requirement for radon protective measures in new buildings, conversions and extensions to existing buildings. The report also indicates whether a site is located within a radon Affected Area

Report Id: ***BGS_338047/53687***

Client reference: V0969 196 high salvington rd

Search location



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Search location indicated in red

Site Address:
196
SALVINGTON ROAD
WORTHING
BN13 2JS

This report describes a site located at the National Grid Reference obtained from Ordnance Survey OS Places API.
Note that for sites of irregular shape, this point may lie outside the site boundary. Where the client has submitted a site plan the assessment will be based on the area

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given.

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Radon Report: UK

When extensions are made to existing buildings in high radon areas, or new buildings are constructed in these areas, the Building Regulations for England, Wales, Scotland and Northern Ireland require that protective measures are taken against radon entering the building.

This report provides information on whether radon protective measures are required. Depending on the probability of buildings having high radon levels, the Regulations may require either:

1. No protective measures
2. Basic protective measures
3. Full protective measures

This is an advisory report on the requirement for radon protective measures in new buildings, conversions and extensions. The report also indicates whether a site is located within a radon Affected Area

Requirement for radon protective measures

The determination below follows advice in *BR211 Radon: Guidance on protective measures for new buildings (2023 edition), which also provides guidance on what to do if the* result *indicates that protective measures are required.*

Is the property in an area where radon protective measures are required for new buildings or extensions to existing ones as described in publication BR211 (2023 edition) Radon: Guidance on protective measures for new buildings?

NO RADON PROTECTIVE MEASURES ARE REQUIRED FOR THE REPORT AREA.

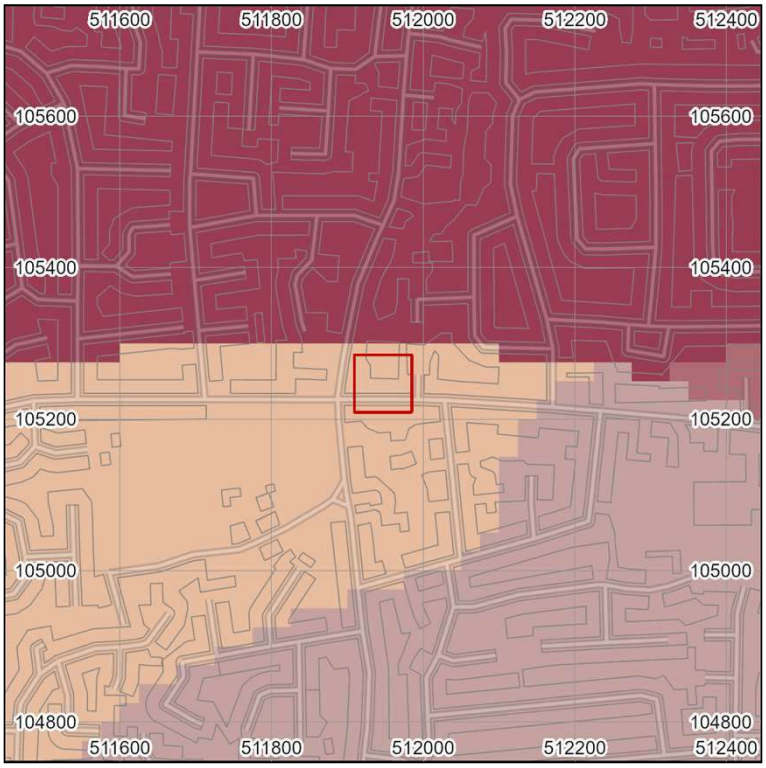
More details of the protective measures required are available in *BR211 Radon: Guidance on protective measures for new buildings (2023 Edition)*.

Whether or not the radon level in a building is above or below the radon Action Level can only be established by having the building tested. The UKHSA provides a radon testing service which can be accessed at www.ukradon.org or by telephone (01235 822622).

If you require further information or guidance, you should contact your local authority building control officer or approved inspector.

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Radon Affected Area



	% Homes estimated to be at or above the action level
	0-1%
	1-3%
	3-5%
	5-10%
	10-30%
	30-100%

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Scale: 1:10 000 (1cm = 100 m)
Search area indicated in red

Is the property in a radon Affected Area as defined by the UK Health Security Agency (UKHSA) and if so what percentage of homes are estimated to be at or above the Action Level? YES

Additional Information

THE PROPERTY IS IN A RADON AFFECTED AREAS WHERE 1 TO 3% OF HOMES ARE ESTIMATED TO BE AT OR ABOVE THE ACTION LEVEL.

The UKHSA recommends a radon 'Action Level' of 200 Becquerels per cubic metre of air (Bq m^{-3}) for the annual average of the radon gas concentration in a home. Where 1% or more of homes are estimated to be at or above the Action Level the area should be regarded as a radon Affected Area.

This report informs you whether the property is in a radon Affected Area and the percentage of homes that are estimated to be at or above the radon Action Level at this location. Being in an Affected Area does not necessarily mean there is a high radon level within the property; the only way to determine the radon level is to carry out a radon measurement.

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The UKHSA advises that radon gas should be measured in all properties within radon Affected Areas and that homes with radon levels at or above the Action Level (200 Bq m^{-3}) should be remediated. Householders with levels between the Target Level (100 Bq m^{-3}) and Action Level should seriously consider reducing their radon level, especially if they are at greater risk, such as if they are current or ex smokers. Whether or not a home is in fact above or below the Action Level or Target Level can only be established by having the building tested. The UKHSA provides a validated radon testing service which can be accessed at www.ukradon.org.

The information in this report provides an answer to one of the standard legal enquiries on house purchase in England and Wales, known as Law Society CON29 Enquiries of the Local Authority (2016); 3.14 Radon Gas: Do records indicate that the property is in a “Radon Affected Area” as identified by the UKHSA. The data can also be used to advise house buyers and sellers in Scotland and Northern Ireland.

If you are buying a new build property in a Radon Affected Area, you should ask the builder whether radon protective measures were incorporated in the construction of the property.

If you are buying a currently occupied property in a radon Affected Area, you should ask the present owner whether radon levels have been measured in the property. If they have, ask whether the results were at or above the radon Action Level and if so, whether remedial measures were installed, radon levels were re-tested, and if the results of re-testing confirmed the effectiveness of the measures.

Further information on radon is available from the UKHSA at www.ukradon.org.

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What is radon?

Radon is a naturally occurring radioactive gas, which is produced by the radioactive decay of radium which, in turn, is derived from the radioactive decay of uranium. Uranium is found in small quantities in all soils and rocks, although the amount varies from place to place. Radon released from rocks and soils is quickly diluted in the atmosphere. Concentrations in the open air are normally very low and do not present a hazard. Radon that enters enclosed spaces such as some buildings (particularly basements), caves, mines, and tunnels may reach high concentrations in some circumstances. The construction method and degree of ventilation will influence radon levels in individual buildings. A person's exposure to radon will also vary according to how particular buildings and spaces are used.

Inhalation of the radioactive decay products of radon gas increases the chance of developing lung cancer. If individuals are exposed to high concentrations for significant periods of time, there may be cause for concern. In order to limit the risk to individuals, the Government has adopted an Action Level for radon in homes of 200 becquerels per cubic metre (Bq m^{-3}). The Government advises householders that, where the radon level is at or above the Action Level, measures should be taken to reduce the concentration.

Radon in workplaces

The Ionising Radiation Regulations 2017 require employers to take action when radon is present above a defined level in the workplace. Advice may be obtained from your local Health and Safety Executive Area Office or the Environmental Health Department of your local authority. The BRE publishes a guide (BR293)**: Radon in the workplace.** BRE publications may be obtained from the BRE Bookshop, Tel: 01923 664262, email: bookshop@bre.co.uk website: www.brebookshop.com

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