



Pre-Acquisition Auditing & Desk Studies

Introduction

A Pre-Acquisition Audit or Phase I Environmental Site Assessment (ESA) as they are also known as, enables interested parties to understand their potential environmental liabilities.

An REC Phase I ESA provides an independent assessment of a site's historical and current use, their impact on the subsurface soils and groundwater and assesses the possible financial risks and/or environmental liabilities of these activities.

Why Choose REC for Phase I Environmental Site Assessment?

REC has many trained auditors and engineers who are based throughout the UK who are able to provide a rapid response to clients needs which reflects the often rapid nature of the due diligence market.

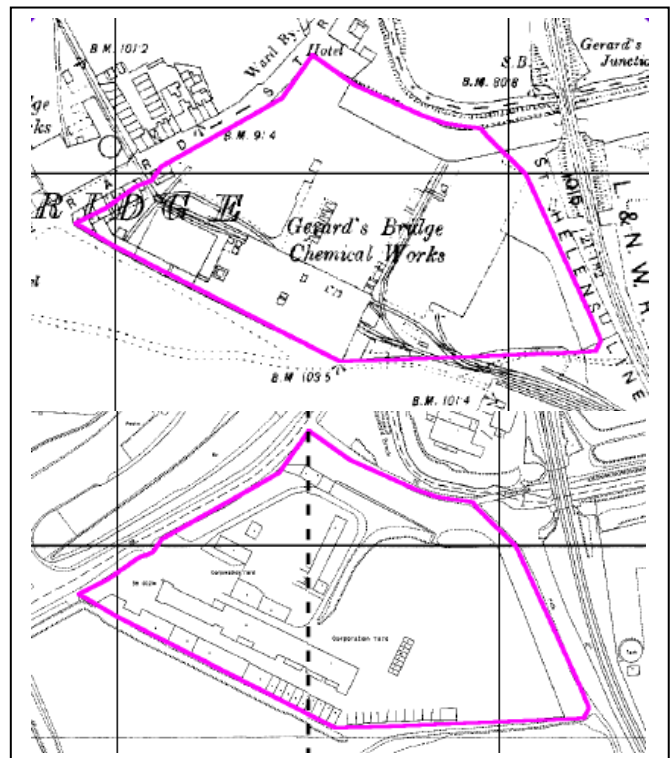
By using REC trained engineers and auditors a property developer can ensure that:

- Environmental and Geo-technical risks and constraints are identified.
- Appropriate recommendations are made at an early stage to ensure financial penalties and delays are avoided.
- Permit a robust site investigation programme to be developed.

Legal practices can benefit by using REC in the provision of expert services for property due diligence surveys or as part of company takeovers and mergers.

How does REC help?

When a company with land or a property portfolio is being acquired there is a potential element of environmental and financial risk. The purchaser, legal adviser and financial provider to the transaction need to determine whether any historical or current site use poses a risk to workers and the wider environment and what, if any, cost or liability might be attached to the risk. Furthermore, if a business is being acquired as part of a merger then the purchaser may need to know if the operator is in breach of environmental regulations.



Environmental Liability Solutions

REC has developed a number of strategic alliances with leading providers of environmental insurance and can advise on alternative environmental liability transfer solutions to facilitate property transactions in cases where contaminated land issues have resulted in stalled transactions.

Depending upon whether potential contamination has been identified in the pre-acquisition survey, REC can design detailed site investigations and undertaken reclamation of land to ensure that liabilities are removed and that appropriate regulatory sign off can be obtained.

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REC Group Services include: ■ Geo-environmental Site Investigation & Risk Assessment, ■ Brownfield Site Remediation, ■ Ecological Surveys ■ Asbestos Surveys, Analysis & Clearance Certification ■ MCERTS accredited Stack Emission Monitoring ■ Air Quality & Odour Monitoring & Assessment ■ COSHH Monitoring Assessments ■ UKAS & MCERTS Accredited Laboratory Analysis

UK Offices in Manchester, Birmingham, Braintree, Fareham, Huddersfield, Newcastle, Port Talbot
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