

# London Borough of Brent Contaminated Land Register

| <b>Information on Register</b>                           | <b>Number of entries</b> | <b>Page</b> |
|----------------------------------------------------------|--------------------------|-------------|
| 1. Remediation notices                                   | 0                        | 2           |
| 2. Appeals against remediation notices                   | 0                        | 2           |
| 3. Remediation declarations                              | 0                        | 2           |
| 4. Remediation statements                                | 1                        | 2           |
| 5. Appeals against charging notices                      | 0                        | 8           |
| 6. Designation of special sites                          | 0                        | 8           |
| 7. Notification of claimed remediation                   | 1                        | 8           |
| 8. Convictions for offences under Section 78M of the Act | 0                        | 8           |
| 9. Guidance issued under Section 78V(1) of the Act       | 0                        | 8           |
| 10. Other matters prescribed by Regulations              | 0                        | 8           |

### **1. Remediation notices**

There are currently no entries.

### **2. Appeals against remediation notices**

There are currently no entries.

### **3. Remediation declarations**

There are currently no entries.

### **4. Remediation statements**

There is currently one entry.

#### St Raphael's and Brentfield Estates (April 2011)

The Remediation Statement is for land associated with the old Sewage Works on the St Raphael's and Brentfield estates. The remediation statement covers 61 properties. The statement is as follows:



## REMEDICATION STATEMENT

Part 2A Environmental Protection Act 1990  
Section 78H(7)

Land at

St Raphael's and Brentfield Estates

April 2011

**Environmental Protection Act 1990, Section 78H(7)**  
**The Contaminated Land (England) Regulations 2006 (S.I. 2006/1380)**

**Remediation Statement for Land at St Raphael's and Brentfield Estates.**

Prepared by the London Borough of Brent

This Remedial Statement has been prepared by the London Borough of Brent in relation to Land identified under Section 78B of the Environmental Protection Act 1990 ("the EPA 1990").

The location and extent of the Contaminated Land to which this Remediation Statement relates ("The Land") are set out in Schedule 1.

The London Borough of Brent as the Enforcing Authority for the land, is precluded by section 78H(5)(b) of the EPA 1990 from serving a Remediation Notice, and has therefore prepared this Remediation Statement in accordance with section 78H(7).

The matters which are expected to be carried out by way of remediation and the time period within which each of these matters are expected to be completed are set out in Schedule 2.

The particulars of the substances and the significant pollutant linkage by reason of which the land is Contaminated Land are set out in Schedule 3.

The current use of the land is residential. The former use of the site was a Sewage Farm.

The name and address of the person who is responsible to do each of the things set out in Schedule 2 of the Remediation Statement by section 78H(7)(b) is:

London Borough of Brent  
Environmental Health  
Brent House  
349-357 High Road  
Wembley  
Middlesex  
HA9 6BZ

**Name and position of the person issuing this statement on behalf of the Council:**

David Thrale, Head of Service, Environmental Health

Signed: 

Dated: 06/04/2011

**The contact name for the purpose of this Remediation Statement is:**  
Christopher Taylor, Enforcement Officer

## SCHEDULE 1

### Location and extent of the contaminated land to which this Remediation Statement relates

The location and extent of the Contaminated Land to which this Remediation Statement relates is known as Land at St Raphael's and Brentfield Estates in the London Borough of Brent (National Grid Reference: TQ 201,846) which for identification purposes is shown edged and shaded red on the location plan below:

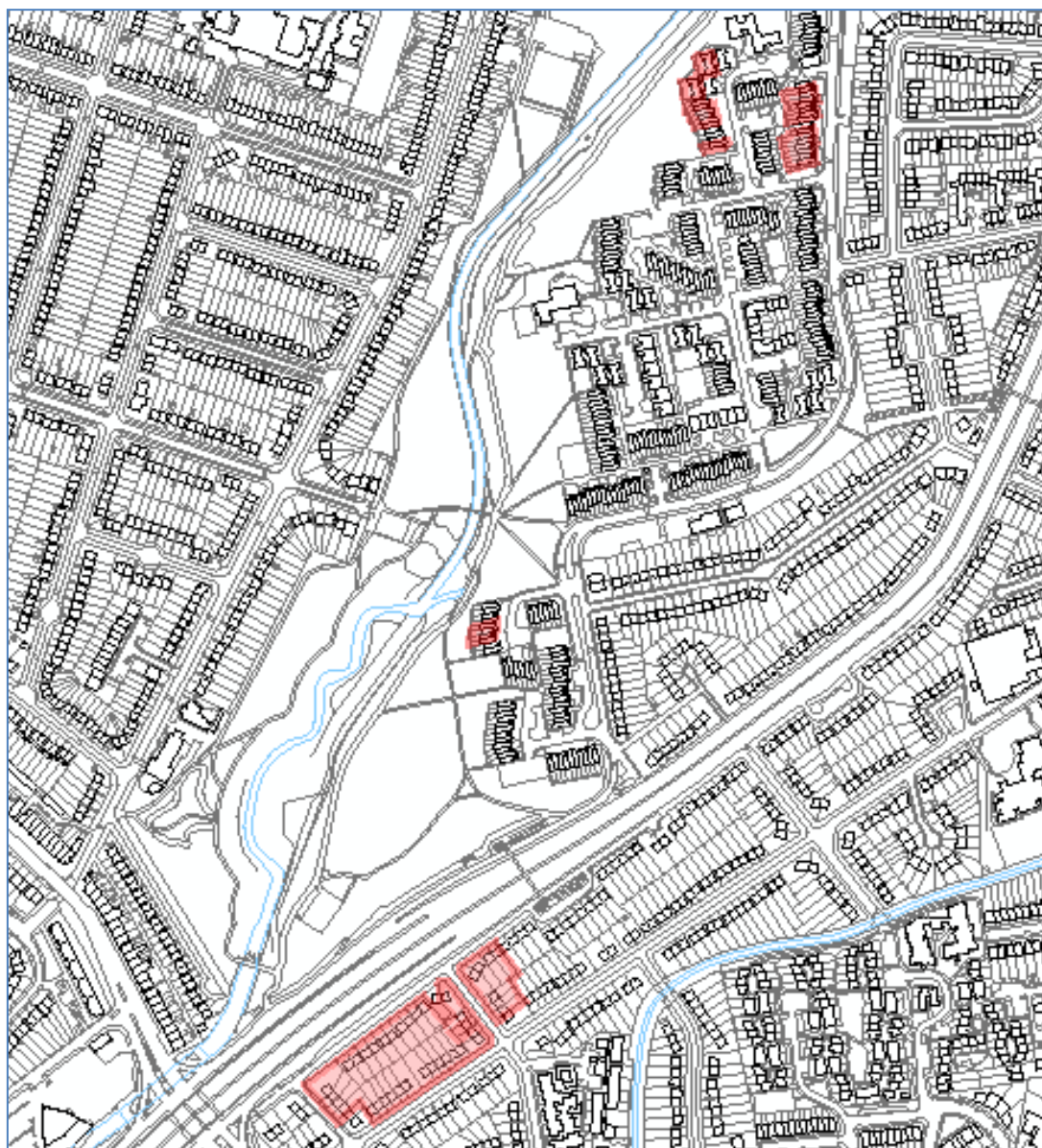


Fig.1. Area to which this Remediation Statement relates

The land comprises 61 residential properties. These properties are listed in Table 1 below.

Table 1: Summary of properties to which Remediation Statement relates

| Street Name         | Property Numbers                                         |
|---------------------|----------------------------------------------------------|
| Besant Way          | 33, 34, 35, 36, 37, 38, 39, 50, 51, 53, 54, 55           |
| Lansbury Close      | 40, 41, 52, 53, 63, 64, 65, 66, 71                       |
| Overton Close       | 11, 12, 13                                               |
| Conduit Way         | 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29             |
| Durand Way          | 30, 32, 34, 36                                           |
| North Circular Road | 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 28, 30, 32, 34, 36 |
| Wyborne Way         | 17, 19, 23, 46, 48, 50                                   |

## SCHEDULE 2

### Remediation Assessment Action

In accordance with C65(b) of the Contaminated Land (England) Regulations 2006, Remediation Assessment Action was undertaken during October 2010-March 2011 in order to establish the technical specifications of the Remedial Treatment Action. The design and specification of the Remedial Treatment Action has been provided in the following report and drawings:

1. St Raphael's and Brentfield Estate. Third Phase Investigation. SKM Enviros. 12 July 2010. (remediation options appraisal)
2. Remediation at St Raphael's and Brentfield Estates. Tender Document for Remediation at St Raphael's and Brentfield Estates. Version 3.0. March 2011. Prepared by SKM Enviros on behalf of London Borough of Brent.
3. JL30219-001A to 001E: Summary of gardens requiring remediation
4. JL30219-002: Location of yard area for cabins (if required)
5. JL30219-003: Travel routes
6. JL30219-004: GPR Survey Drawings
7. JL30219-005, 006, 007: Drawings showing loose paving and grassed areas
  
8. JL30219-008: Schematic of Cover system
9. JL30219-009: Trees potentially to retain
10. JL30219-010: Japanese Knotweed Locations
11. JL30219-011: Plan showing nature of boundaries
12. Chemical Specification for Imported Cover System Material. SKM Enviros.
13. Imported soil and turf specification. SKM Enviros. JL30219. December 2010.

### Remediation Treatment Action

The Remedial Treatment Actions listed below have been considered appropriate to break the Significant Pollutant Linkage upon which the Determination was based, in the area defined in Schedule 1; considering Best Practical Technique as specified by paragraph C19 of the Statutory Guidance Circular 01/2006.

- Remediation in the gardens involves installation of a cover system.
- The cover system is to be a minimum of 600mm in thickness.
- The cover system is to be installed in all areas of soft landscaping.
- In addition, in some areas paving slabs have been noted to have been "loose laid". These areas will also require installation of the cover system.
- In each of the remediation areas, sufficient excavation is to occur to allow installation of the cover system while maintaining the existing surface profile and topographical levels.
- The cover system will require a geotextile membrane covered by a minimum of 450mm of subsoil and 150mm of topsoil.
- Fencing and new turf will be reinstated to all gardens.

In order to demonstrate compliance with the above Remedial Treatment Actions, a verification report shall be prepared by an independent Environmental Consultant on behalf of the London Borough of Brent. A post-works building survey will be undertaken to ensure that no damage to the properties has occurred through the remediation actions.

It is estimated that the Remedial Treatment Actions will take approximately 20 weeks to complete. Remediation is scheduled to start on 24 October 2011 and the works are expected to be completed by mid-February 2012.

### SCHEDULE 3

#### Description of the significant pollution linkage

In order to declare the sites as Statutory Contaminated Land, it was considered that the following pollutant linkages are significant pollutant linkages, assessed in accordance with the Statutory Guidance Defra Circular 01/2006 (A.11 –A.17).

Table 2. Significant pollutant linkages found at site.

| <b>Contaminant</b>                                                         | <b>Pathway</b>                                                                                                                                                                                           | <b>Receptor</b>                                                |
|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| Polycyclic aromatic hydrocarbons including benzo[a]pyrene in shallow soils | <ul style="list-style-type: none"> <li>• Direct contact with soil.</li> <li>• Ingestion of soil.</li> <li>• Contact and inhalation of soil tracked back and incorporated into household dust.</li> </ul> | Human beings (residents – most sensitive being female age 1-6) |

## 5. Appeals against charging notices

There are currently no entries.

## 6. Designation of special sites

There are currently no entries.

## 7. Notification of claimed remediation

There is currently one entry of notification of claimed remediation.

### St Raphael's and Brentfield Estates (June 2012)

The following properties have been remediated in accordance with the specification detailed in the Remediation Statement of April 2011.

| Street Name         | Property Numbers                                         |
|---------------------|----------------------------------------------------------|
| Besant Way          | 33, 34, 35, 36, 37, 38, 39, 50, 51, 53, 54, 55           |
| Lansbury Close      | 40, 41, 52, 53, 63, 64, 65, 66, 71                       |
| Overton Close       | 11, 12, 13                                               |
| Conduit Way         | 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29             |
| Durand Way          | 30, 32, 34, 36                                           |
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| Wyborne Way         | 17, 19, 23, 46, 48, 50                                   |

The remediation has been verified, the details of which can be found within the following report held at Brent Council:

Remediation at St Raphael's and Brentfield Estates: Verification Report. SKM Enviro. June 2012. Ref: JL30442.

## 8. Convictions for offences under Section 78M of the Act

There are currently no entries.

## 9. Guidance issued under Section 78V(1) of the Act

There are currently no entries.

## 10. Other matters prescribed by Regulations

There are currently no entries.