



DUE DILIGENCE AUDITS

INTRODUCTION

Environmental Due Diligence audits are an essential part of industrial and property acquisitions in order to reduce business risks and improve future commercial performance. Failure to consider a company's environmental obligations and management practices could result in significant unbudgeted capital expenditures to install or upgrade pollution control equipment or to clean-up contaminated sites. Further, poor resource management (water, energy, waste) may result in unnecessary long-term operational costs; poor environmental management practices which can run the risk of legal proceedings and a tarnished company image.

Environmental Due Diligence Audits are completed before a company's acquisition to provide a comprehensive and transparent assessment of these issues, so that a more complete determination of a site or facility's value and liabilities can be made.



OUR SERVICES

Harrison Group Environmental has completed environmental due diligence audits and strategic reviews for major industrial and commercial acquisitions in the UK, both for overseas and domestic investors. Specifically, depending on the specific audit objectives, the following are assessed:

- **Overview of site setting and history** - this is a review of the basic information regarding:
 - site setting
 - current site condition
 - land use history
 - processes that occur at the site

This is achieved by compiling and reviewing available records, aerial photographs, ordnance survey maps, site visits, and public databases, as well as interviewing current and former employees and members of the local community.

- **Contamination issues** – assessment of the potential for land, water and air pollution as a result of the current and historical land condition, site process operations, and site history. This is based on the information gathered during the site visit, a review of geological and hydro-geological information, the location of sensitive receptors, and past and present sources of potential contamination at the site.



- **Environmental Obligations** - available information regarding the facility's compliance with applicable environmental permits and regulations is reviewed, summarised and analysed. In order to do this effectively we make use of relevant reports, correspondence and registers in the company files, as well as interviews with current and former employees.

- **Resource Utilisation** - current usage of water, energy and waste is assessed and the consumption figures are compared to available industry best practice benchmarks and targets. Furthermore, this data is also evaluated relative to local, national, regional, and global environmental priorities and upcoming regulatory initiatives.

- **Environmental Management Systems (EMS)** - The overall environmental management system at the facility is reviewed, and consistency with EMS guidance and best practice is examined.





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harrisonenvironmental
CONSULTING

DATA SHEET

At the **Harrison Group** our environmental consultants have key strengths which allow us to provide comprehensive environmental due diligence audits for domestic and overseas investors. These include:

- **Expertise:** We are not simply auditors of paper documentation. We have in house specialists in land contamination and remediation, geotechnical engineering, sustainable building practices, waste management, ecology, energy, environmental permits, environmental health, environmental management systems, geology and water resources. They work closely with the lead auditor to provide detailed and insightful analysis and recommendations. Furthermore, since they are routinely involved in these tasks during their daily operations, it is essential that they are working with the latest regulatory requirements, best practice, and upcoming policy initiatives.



- The inward investment was £350M and we provided advice to the Chairman and senior managers of the company directly at project conception followed by negotiations with local authorities and environmental consultees. In addition to this, we provided assistance with permissions and permits. This was done efficiently and over a very short time period. Consequently planning permission was received within 11 months of the initial strategic advice, and the mill is due to be operational within 2.5 years of that time.



Experience: We have wide ranging experience serving a range of commercial sectors including:

- commercial and residential property development
 - chemical industry
 - food and beverage
 - oil and gas
 - recovered paper
 - renewable energy
 - agriculture
 - contaminated land re-development
- **Range of Services:** We provide advice and support to major domestic and overseas

INTERNATIONAL CAPABILITY

We are able to work effectively with overseas investors as our staff are fluent in Spanish, Portuguese, Hindi/ Urdu, French, German. We can also readily provide translation services for other languages.

Furthermore, we have close associates in the USA, India, Malta, Oman, UAE, Saudi Arabia, Greece, Romania, North Africa, and the Far East, which further facilitates our ability to engage with overseas clients investing in the UK.