



# The Specialist in Land Condition (SiLC) Scheme

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SPECIALIST IN LAND CONDITION



## Origins of the Scheme

**Arose out of a Government Urban Task Force Report in 1999**

**Need to have competent people overseeing the preparation of Land Condition Records**

**Has changed over years to become a qualification which demonstrates over-arching competence in brownfield regeneration and land contamination clean-up**

**Change in emphasis from land deals to risk assessment and remediation**





## Issues that have changed perception

**Part 2A of the Environmental Protection Act 2000 - the UK Contaminated Land regime**

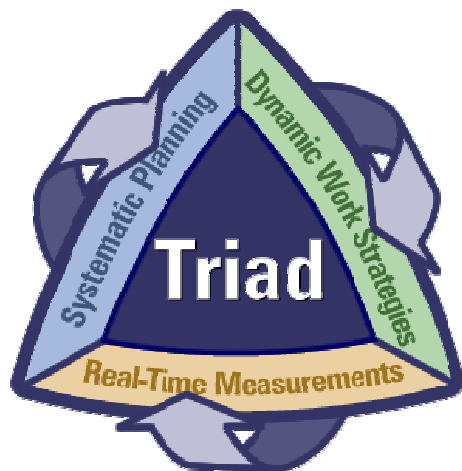
**Tighter controls on redeveloping brownfield sites in Planning legislation**

**Environmental Damage Regulations 2010**

**Actual sites which have affected peoples lives**



## Triad Approach



Number of Data Points      Cost Per Data Point

High

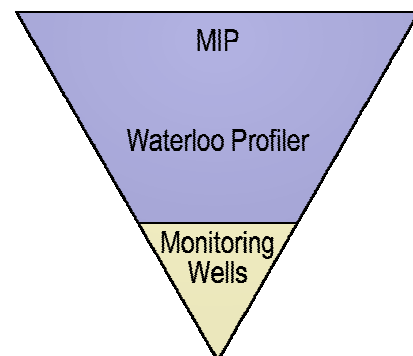
Low

Low

High

Typical Regulatory Requirement

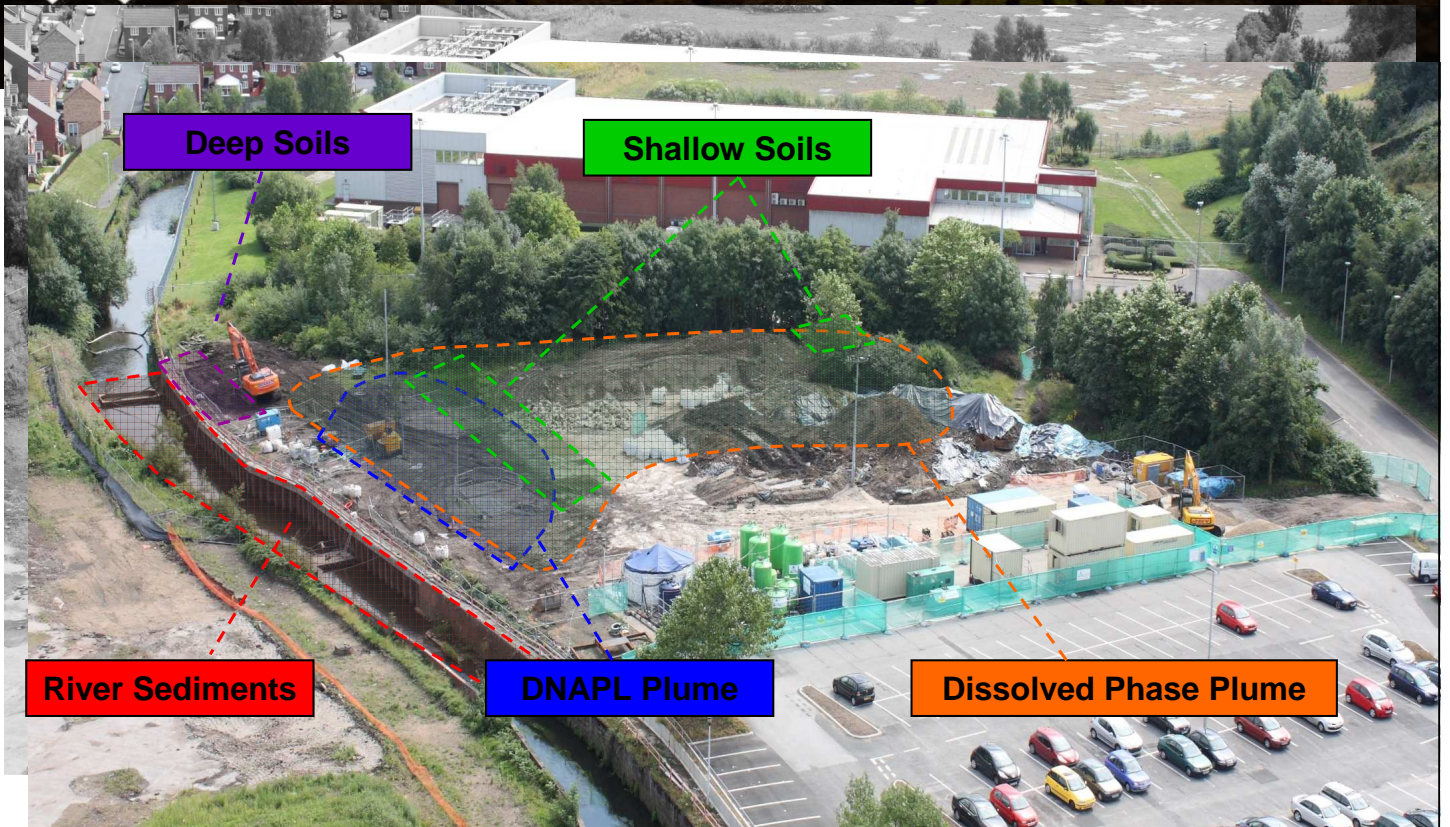
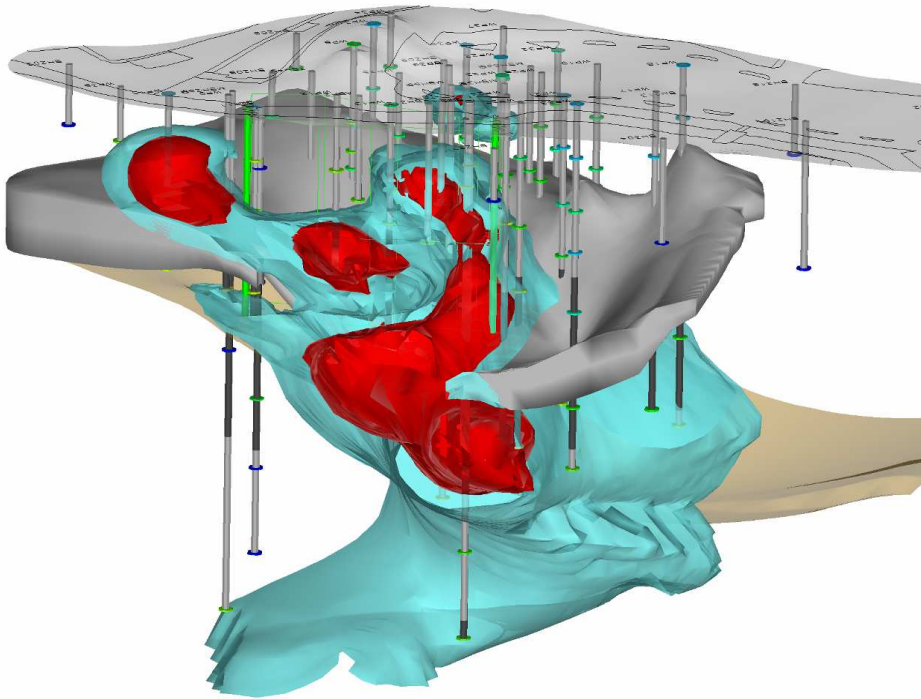
Phreatic Zone



Risk Characterization / Remediation



# Contaminant Distribution





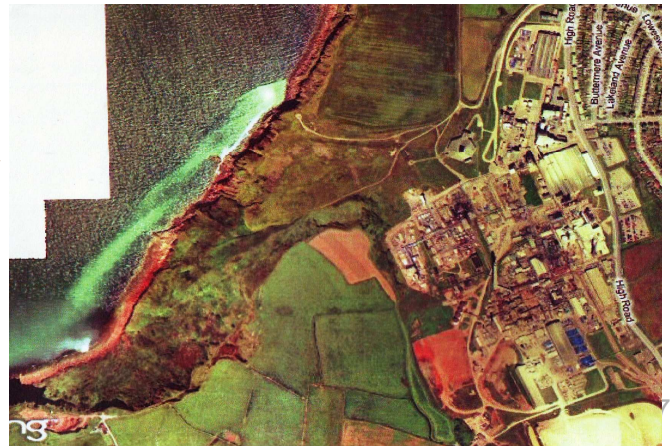
## Part 2A – contaminated land legislation

**Water pollution cases – surface and groundwater**

- Whitehaven – surfactant plume in sea 1 mile from factory which produced chemicals



- St Albans – bromate pollution of groundwater caused drinking water supply from borehole to fail standards – source site had been redeveloped for housing



## Part 2A – contaminated land legislation

**Cases of harm to human health**

- Leftwich (2006-8) – two child deaths from acute myeloid leukemia may have been attributable to houses built on landfill



- Private house, VOC in house, and volatilises from groundwater when this rises above base of sub-floor void





## Dealing with the public



What constitutes a SiLC?

## What is a SiLC?

- A land condition background or specialism (eg engineering, geology, chemistry, surveyor etc)
- Is a Chartered Member of a Professional Institution
- Has an understanding of the land assessment process
- 8 years relevant experience
- The ability to complete a Land Condition Record
- The ability to provide a high standard of interpretation and good communication skills
- Commitment to following a professional Code of Practice



## **What the regulators require:**

- 1. Competent unbiased site characterisation, risk assessment and remediation solutions**
- 2. Verification of outcomes**
- 3. Confidence that process has been robust and thorough**

**What role can SiLCs play in this process?**



## **Roles for SiLCs**

**Land Planning System needs competent people to oversee redevelopment of sites and deliver suitability for use**

**Provide confidence and quality assurance for clients and Regulators**

**Setting up/surrendering Environmental Permits requires competent advice**

**Environment Agency are devolving more sites to “competent” individuals to oversee assessment and remediation – Guiding Principles**

**Litigation requires “experts”**

**Soil Framework Directive may create role in the future**



## Registered Practitioners – Existing Models

- **US – 1993 - Licensed Site Professionals (LSPs), 1995 - licensed environmental professional (LEP), 2009 - Licensed Site Remediation Professionals (LSRP) - to oversee the investigation and to verify site remediation in accordance with the State Remediation Regulations**
  - **Massachusetts, New Jersey and more**
- **Australia - “Environmental auditor” (for contaminated land)**
  - **Each state accredits its auditors**

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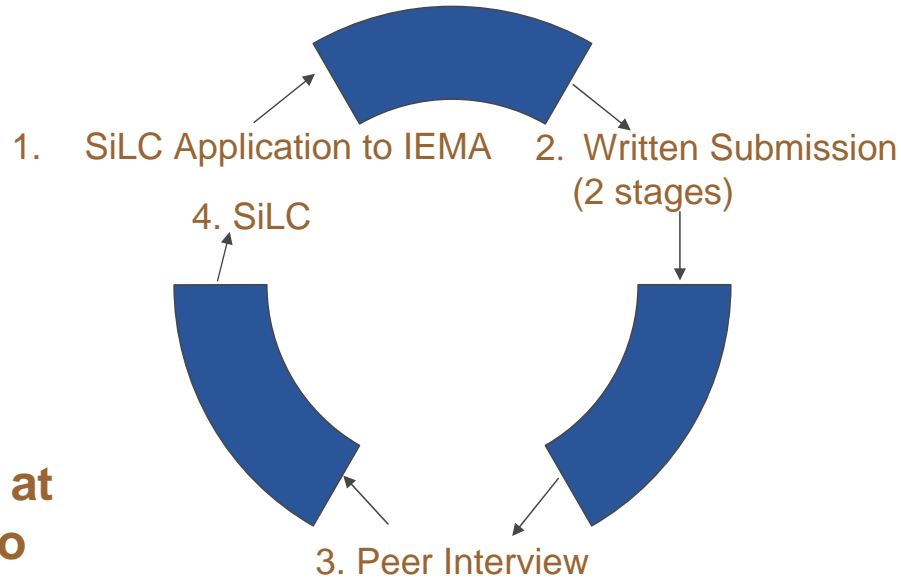


## Registered Practitioners – Existing Models

- **Belgium, Flanders – established in 1995**
  - **Type 1 – investigation - experience in assessment and risk modelling**
  - **Type 2 - remediation – as for Type 1 plus remediation, contracting skills/law**
- **Basque Government (law in 2006) – need to be accredited perform investigation of contaminated soils/groundwater, risk assessments and remediation projects – also similar scheme in Catalonia**
- **UK – nothing to stop anyone providing services to the sector**

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## The process of becoming a SiLC



**Applicants must be successful at all stages to become a SiLC**

## SiLC Code of Conduct

- **The ethical code underpins the whole approach to SiLC**
- **Forms part of the assessment procedures for SiLC application**
- **Commitment to Aims / Objectives**
- **Continuous improvement**
- **Profession's reputation**
- **Reflects CoP of practitioner's profession**
- **Relationships**
- **Behaviour**





**More information?**

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**[www.silc.org.uk](http://www.silc.org.uk)**

