



ASBESTOS TYPE 2 SURVEY REPORT

for

YORKSHIRE WATER PLC

at

Warmsworth WPS
Oakdale Road
Warmsworth
Doncaster
DN4 9

SAI 00001363

J0633-0001



Site
Warmsworth WPS
Oakdale Road
Warmsworth
Doncaster
DN4 9

Client:
Yorkshire Water Plc
Yorkshire Water Services Ltd
Temple Park
Unit 4 Temple Point
Bullerthorpe Lane
Leeds
LS15 9JL



Surveyor(s) : Russell Lowe
Survey Date : 09/02/2006
Client Contact : Mark Smith

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All opinions and interpretations are outside the scope of UKAS accreditation.

SECTION 1 INTRODUCTION

- 1.1 Environmental Contamination Services (ECS) were instructed by Yorkshire Water Plc under instruction of Mark Smith to carry out a Type 2 asbestos survey of Warmsworth WPS, Oakdale Road, Warmsworth, Doncaster, DN4 9 in accordance with HSE document M.D.H.S. 100 and in-house approved documented methods (see Section 2 for details).
- 1.2 The scope of the works was to carry out a Type 2 asbestos location survey on the premises as instructed by the client. The extent and type of the asbestos containing materials on site was to be summarised in a written report including a detailed asbestos register, survey report sheets and plans.
- 1.3 ECS acts in accordance with its UKAS-accreditation (inspection body No. 0148) which is held for various sites around the UK, and operates in strict compliance with BS EN ISO/IEC 17020:2004 General criteria for the operation of various types of bodies performing inspection, which meets the relevant requirements of BS EN ISO 9000 series of standards.
- 1.4 For asbestos sample testing, ECS holds accreditation for the Bretby laboratory under UKAS-accredited testing laboratory No. 1089 and maintains compliance with the requirements of BS EN ISO/IEC 17025: General requirements for the competence of testing and calibration laboratories. Testing laboratories which comply with the requirements of this standard operate a quality system that also meets the requirements of ISO 9002.
- 1.5 Our asbestos survey methodology fulfils the requirements of both our UKAS inspection accreditation and our in-house procedures and MDHS100. ECS is a UKAS-accredited inspection body No. 148, ensuring compliance with the requirements of BS EN ISO/IEC 17020:2004 General criteria for the operation of various types of bodies performing inspection.
- 1.6 This contract was completed by ECS on the basis of a defined programme of work and terms and conditions agreed with the Client. We confirm that in preparing this report we have exercised all reasonable skill and care bearing in mind the project objectives, the agreed scope of works and prevailing site conditions.

SECTION 2 SITE DESCRIPTION

2.1 The site consisted of a covered reservoir with a single storey, brick masonry pump house and 2 reservoir control huts.

Table 2.1: Summary of buildings surveyed and survey type at Warmsworth WPS, Oakdale Road, Warmsworth, Doncaster, DN4 9.

Property Ref / UPRN	Building Description	Survey Type
Water Pumping Reservoir	Covered reservoir with a single storey, brick masonry pump house and 2 reservoir control huts	2

SECTION 3 SPECIFIC NOTES

- 3.1 The scope and terms of works were as agreed during the tender process with the Client, including a discussion on areas of possible no-access.
- 3.2 Flues, ducts, voids, or any similar enclosed areas were not accessed during the course of the survey. It should be presumed that asbestos containing materials are present within these areas unless proven otherwise.
- 3.3 Plant and machinery have not been inspected during the course of this survey unless specifically requested prior to the commencement of this survey. Similarly, Lift machinery and shafts have not been inspected during the course of this survey unless specifically requested prior to the commencement of this survey.
- 3.4 Areas requiring specialist access equipment, other than stepladders up to a height of 3.0 metres have not been accessed.
- 3.5 Asbestos containing materials (ACM's) concealed behind other asbestos containing materials may not have been located during the survey due to the potential for fibre release. It should be assumed that further asbestos containing materials may be present until proven otherwise.
- 3.6 We cannot accept any liability for the report not containing information on concealed spaces which may exist within the fabric of the building, where the extent and presence of these is not evident through inaccessibility or insufficient knowledge of the structure at the time of the survey.
- 3.7 Samples have not been taken of suspected asbestos containing materials where sampling would endanger the surveyor or affect the functional performance of the item concerned. For example fuse linings, gaskets, fire doors, ropes associated with heating, glazing or power plant. In these instances the products have been assumed to contain asbestos until proven otherwise.
- 3.8 Limited access has been gained to pipework concealed by overlying non-asbestos materials. The potential for the presence and extent of asbestos residue on the pipework could only be discovered by the full removal of the non asbestos insulation which is outside the scope of this survey.
- 3.9 No density checks have been carried out on board or cement materials and thus such materials have been referred to as asbestos insulating board (AIB) or asbestos cement within this report based solely upon their physical appearance. Density checks are required to confirm whether asbestos containing materials are subject the Asbestos Licensing Regulations (1998).
- 3.10 Electrical equipment has not been accessed during the course of this survey.
- 3.11 A Type 2 survey report should not be used as the basis for an asbestos removal specification. A Type 3 report may be used as a basis for a specification. Note that all dimensions referred to in this report are approximate and should not be used for calculation of priced measures.
- 3.12 During the course of the survey all reasonable efforts were made to identify the presence of materials containing asbestos within the areas of the building. It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids accordingly it is not possible to regard the findings of any survey as being definitive. It must always remain a possibility that further asbestos containing materials may be found during other activities. For reasons set out in this report, the report cannot give an assurance that all asbestos materials have been found and must not be thought to do so. The nature of the survey was a non-destructive inspection at key locations of accessible voids and areas.
- 3.13 This report is issued in confidence to the Client and ECS cannot accept any responsibility to any third parties to whom this report may be circulated, in part or in full, and any such parties rely on the contents of the report solely at their own risk.
- 3.14 Unless specifically assigned or transferred within the terms of the agreement, the consultant asserts and retains all Copyright, and other Intellectual Property Rights, in and over the report and its contents.

SECTION 4 SURVEY AND SAMPLING METHODOLOGY

4.1 Type 2: Standard Sampling, Identification and assessment survey (sampling survey)

- 4.1.1 The purpose of this survey was to locate as far as reasonably practicable, the presence and extent of any suspect ACM's in the building and assess their condition, with representative samples being collected and analysed for the presence of asbestos. Samples from each type of suspect ACM found were collected and analysed to confirm or refute the surveyor's judgement. If the material sampled was found to contain asbestos, other similar homogeneous materials used in the same way in the building have been **strongly presumed** to contain asbestos.
- 4.1.2 Each room/area was visually inspected for materials suspected to contain asbestos and representative samples were taken for confirmation. A representative number of ceiling tiles were removed (where possible) and existing hatches used to gain access to the ceiling voids, risers and ducts.
- 4.1.3 Materials of a similar type were representatively sampled. It was assumed that surfaces identical to a sampled location were of a similar composition (noted in this report as AWS).
- 4.1.4 The survey was carried out in accordance with M.D.H.S. 100 and the specific requirements of the Client.
- 4.1.5 Where visual assessment of the structure of height above 3.0 metres was possible this has been carried out. However, it is possible that some areas have not been accessed due to access restrictions. Such areas have been identified as not accessible on the plans/drawings and should be presumed to contain asbestos.
- 4.1.6 A Type 2 survey report should not be used as an asbestos removal specification. It must be noted that as part of the dutyholders responsibilities to manage asbestos materials within this building, removal works may uncover additional ACM's not possible to identify at the time of survey due to access constraints (see clause 3.12).

4.2 Abbreviations used in the text

AWS	Associated with sample (Visually consistent with)
ACM	Asbestos Containing Material
NSR	No sample required (Area has been inspected and no suspicious samples identified)
NA	No Access (Access not reasonably practicable)
SR	Sample required (Sample required to confirm absence or presence of asbestos)
CAWR	Control of Asbestos at Work Regulations (2002)
AC	Asbestos Cement
AIB	Asbestos Insulating Board

SECTION 5 BULK SAMPLE ANALYSIS METHODOLOGY

- 5.1 Asbestos Bulk Sample Analysis is conducted using Polarised Light and Dispersion Staining Techniques. Dispersion Staining is used to describe the colour effects produced when a particle or fibre is immersed in a liquid having a refractive index near to that of the particle or fibre, and is viewed under a microscope using transmitted white light
- 5.2 Bulk sample analysis was carried out in accordance with Health and Safety Executive publication M.D.H.S. 77.
- 5.3 ECS is a UKAS-accredited inspection body No. 148, ensuring compliance with the requirements of BS EN ISO/IEC 17020:2004 General criteria for the operation of various types of bodies performing inspection.

SECTION 6 RISK ASSESSMENT

6.1 Risk Assessment Methodology

- 6.1.1 Each location of asbestos has a risk assessment which is composed of two elements:
- 6.1.2 *Material Risk Assessment* which identifies the high risk materials, that is, those which most readily release airborne fibres if disturbed.
- 6.1.3 *Priority Risk Assessment* which identifies the likelihood of disturbance.
- 6.1.4 The combined Material and Priority Risk Assessment provides a Total Risk Score for the asbestos installation and may be used to determine the appropriate management procedure.

6.2 Risk Assessment Interpretation

- 6.2.1 Risk assessment scores for different ACMs can be compared to develop the action plan; i.e. those installations with the highest score may be prioritised.
- 6.2.2 The HSE have not provided an action plan based on individual scores but have printed *A comprehensive guide to Managing Asbestos in premises (HSG227)* which provides useful examples of the risk assessment algorithm which enables the dutyholder to prepare the management action plan .
- 6.2.3 The report employs the material algorithm proposed in M.D.H.S. 100 and based their priority assessment on the examples provided in HSG227. Consequently the resulting assessment scores can be directly compared to the examples given in the HSE guidance book HSG227.
- 6.2.4 The observations and conclusions given within this report are based upon the usage and levels of area occupation and the assessment score and information received from the Client. The dutyholder should be aware that if the use of the building changes, then the assessment should be reviewed by a responsible person as part of the ongoing management plan, and this is the responsibility of the dutyholder to manage.
- 6.2.5 The priority and material assessments were made based upon the conditions of the materials and their application at the time of survey/inspection. It is the responsibility of the dutyholder to review the information held at appropriate intervals and when the building /structure, or specific areas thereof, is subject to change of condition and/or use and if appropriate reassess the information to ensure that any assessment and subsequent management plan is appropriate. ECS can accept no liability for the assessments provided when changes in condition and/or use have occurred subsequent to our survey/inspection.

6.3 Material Assessment Algorithm

6.3.1 ECS adopt the following material assessment algorithm in accordance with M.D.H.S. 100.

1 Product Type

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
Product type (or debris from product)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)
	2	Asbestos insulating board (AIB), mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing.

2 Extent of Damage

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
Extent of damage / deterioration	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks, broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of material or several small areas where material has been damaged revealing loose asbestos fibres
	3	High damage or de-lamination: of materials, sprays and thermal insulation. Visible asbestos debris.

3 Surface Treatment

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles, asbestos cement (with exposed face painted or encapsulated)
	1	Enclosed sprays and lagging, AIB with (exposed face painted or encapsulated), unsealed asbestos cement sheets etc.
	2	Unsealed AIB or encapsulated lagging and sprays
	3	Unsealed lagging and sprays

4 Asbestos Type

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
Asbestos Type	0	No asbestos detected
	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite (ie. Amosite)
	3	Crocidolite

6.3.2 Total material assessment score = (1+2+3+4). Should the asbestos type be 0 (i.e. no asbestos detected), then the Register (Appendix A) will indicate a material risk, priority risk and total risk of 0.

6.4 Priority Assessment Algorithm

6.4.1 ECS adopt the following priority assessment algorithm which uses four general assessments in accordance with the guidance in HSG 227 (Current edition).

1 Normal Occupant Activity

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
Main type of activity	0	Rare disturbance, e.g. little used store room
	1	Low disturbance, e.g. Office type activity
	2	Periodic disturbance, e.g. industrial or vehicular activity which may contact ACMs
	3	High levels of disturbance e.g. fire door with AIB sheet in constant use

2 Likelihood of Disturbance

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed

3 Human Exposure Potential

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
Frequency of Use	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily

4 Maintenance Activity

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
Type of Maintenance Activity	0	Minor disturbance (e.g. possibility of contact when gaining access)
	1	Low Disturbance (e.g. changing light bulbs in AIB ceiling).
	2	Medium disturbance (e.g. lifting one or two ceiling tiles to access a valve)
	3	High level of disturbance (e.g. moving a number of AIB ceiling tiles to replace a valve or for re-cabling)

6.4.2 Total priority assessment score = (1+2+3+4)

SECTION 7 EXECUTIVE SUMMARY & RECOMMENDATIONS

7.1 A Type 2 asbestos survey was carried out at Warmsworth WPS, Oakdale Road, Warmsworth, Doncaster, DN4 9.

7.2 One sample was collected for analysis. (No asbestos was found in one sample.)

Table 7.2.1 Summary of areas of no access

Area No	Building	Area Description	Reason
002	0001	Pump House	Flooded
003	0001	Control Huts	No key available
005	0001	Covered Reservoir	Water filled

The table above provides a list of locations not accessible at the time of inspection by ECS' surveyor with reasons for no access. Such areas must be assumed to contain asbestos until inspected. In some circumstances, where uniformity of construction techniques has been employed (including décor / finish / homogenous design features etc), it may be possible to extrapolate information from surveyed areas similar to the non-accessed areas to assist in the management plan for those non-accessed areas. It is emphasised this must only be undertaken by suitably competent persons with sufficient knowledge of the building structure and asbestos present.

Table 7.2.2 Summary of areas of limited /restricted /partial access

Area No	Building	Area Description	Reason
001	0001	Internal Pump House : Plant/Equipment	See Section 3
EXT	0001	External Roof	>3 m

The table above provides a list of locations where only partial access was possible at the time of inspection by ECS' surveyor with reasons for no access. Such areas must be assumed to contain asbestos until inspected. In some circumstances, where uniformity of construction techniques has been employed (including décor / finish / homogenous design features etc), it may be possible to extrapolate information from surveyed areas similar to the non-accessed areas to assist in the management plan for those non-accessed areas. It is emphasised this must only be undertaken by suitably competent persons with sufficient knowledge of the building structure and asbestos present.

Appendix A

ASBESTOS REGISTER



ASBESTOS REGISTER

Survey Report Ref: J0633-0001-0001

Site Address: Warmsworth WPS Oakdale Road Warmsworth Doncaster DN4 9

Building Reference / UPRN: Water Pumping Reservoir

Building Address: As Above
Client: Yorkshire Water Plc

Date of Inspection 09/02/2006

Area No	Area Description	Material Description	Areas of Limited and No Access	Approx size of item	Sample or Associate Sample Reference	Material Risk				Material Risk Rating	Priority Risk				Priority Risk Rating	Total Risk Score	Recommended Actions & Timescales / Comments on Limited / No Access
						Asbestos Type	Product Type	Extent of Damage	Surface Treatment		Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity			
001	Ground Floor Pump House		Plant Equipment		No sample required												
002	Lower Ground Floor Pump House																Inspection Required / No Access - Flooded
003	Ground Floor Control Huts																Inspection Required / No Access - No key available
004	Ground Floor Control Huts				No sample required												
005	Lower Ground Floor Covered Reservoir																Inspection Required / No Access - Water filled
EXT	Ground Floor External	Damp proof course		30 lin m	001	0				0				0	0		Inspection Required in Limited Access Area / No Action / Roof : Limited - >3 m

KEY: All scores are subjective only and are based on information available at the time of the assessment. Inspections may be samples or associated samples (AWS). Comments and observations are outside the scope of UKAS accreditation. All information within this register must be read in conjunction with all other sections of the report

Asbestos Type	Product Type	Extent of Damage	Surface treatment	Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity	Areas of No / Limited Access
0 = No asbestos detected in sample	0 = No asbestos detected in sample	0 = No visible damage	0 = Non-friable composite asbestos / encapsulated cement	0 = Little or no activity, e.g. store room	0 = Inaccessible and/or small extent of ACM	0 = No occupants and/or infrequent use	0 = No or infrequent maintenance activity	FS = Fixed Seating SD = Service Ducts
1 = Chrysotile (white) asbestos	1 = Plastics, mastics, felts, vinyl floor tiles, paints, dec. finishes, cement etc.	1 = Few scratches / marks, broken edges etc	1 = Enclosed sprays / lagging / board / or bare cement	1 = Low activity, e.g. office	1 = Possible disturbance and/or medium extent of ACM	1 = 1 occupant and/or low frequency use	1 = Low activity and/or infrequent activity	FV = Floor Voids SV = Structural Voids
2 = Amosite (brown) asbestos	2 = AIB, textiles, gaskets, rope, paper etc;	2 = Sig breakage / many small areas of damage to friable material	2 = Bare AIB or encapsulated lagging / spray	2 = Medium activity, e.g. industrial or vehicular	2 = Likely disturbance and/or large extent of ACM	2 = Some occupants and/or medium frequency use	2 = Medium and/or frequent activity	FD = Floor Ducts SB = Structural Boxing DL = Dry Lining or Boxing
3 = Crocidolite (blue) asbestos	3 = lagging, spray coatings, loose asbestos etc	3 = High damage / visible debris	3 = Unsealed lagging / spray	3 = High activity, e.g. regular disturbance of material	3 = Certain/actual disturbance of any extent	3 = Many occupants and/or high frequency use	3 = High and/or constant activity	FC = Fixed Ceilings PE = Plant / Equipment (includes lift machinery)

Appendix B
DATA SHEETS



DATA SHEET

SITE / AREA / INSPECTION DETAILS

Client:	Yorkshire Water Plc	Area No:	EXT
Site Address:	Warmsworth WPS, Oakdale Road, Warmsworth, Doncaster, DN4 9	Floor:	Ground
Building:	Water Pumping Reservoir	Area Description:	External
Building Address:	As Above	Material Description:	Damp proof course
		Survey Report Reference:	J0633-0001-0001



ASSESSMENT

Material Risk: 0
Asbestos Type: 0 - No asbestos detected

Product Type:

Extent of Damage: Not asbestos

Surface Treatment:

Priority Risk: 0

Normal Occupant Activity:

Likelihood of Disturbance:

Human Exposure Potential:

Maintenance Activity :

Sample Reference No: 001
Position: External
Approx Size of Item: 30 lin m

COMMENTS AND RECOMMENDATIONS:

Timescale for Recommendation: No action

CAWR Recommendations: No asbestos present

Surveyor's Recommendation / Comments: No further action required

Total Risk Score / Priority Rating: 0

Appendix C

DRAWINGS

Client	Yorkshire Water		
Site Address	Warmsworth WPS, Oakdale Road, Warmsworth, Doncaster, DN4 9		
ECS Survey Reference	J0633-001-001	Approved by	
Date of Survey/Inspection	09/02/2006	Date:-	
Surveyors	R Lowe and V Dean		

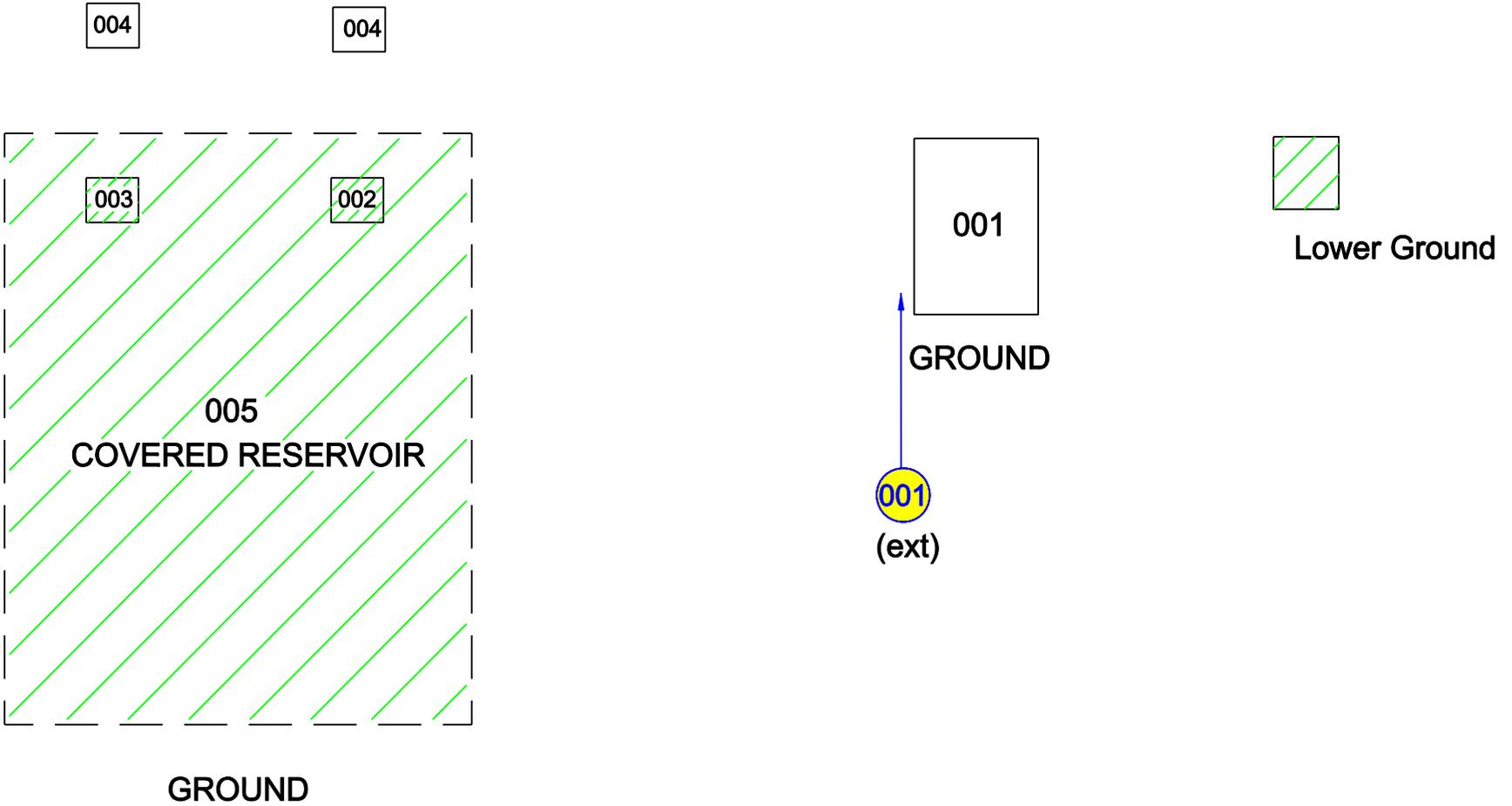


Inspection Reference Location 

Asbestos Present 

Inaccessible Areas 

Beyond Remit of Survey 



Appendix D

LABORATORY TEST CERTIFICATE(S)

Appendix E

DEFINITIONS AND GUIDANCE NOTES

General Survey Recommendations

- A.1 Recommendations are made based upon each items assessed potential for fibre release as recommended by the guidance published by the Health and Safety Executive.
- A.2 A quantifiable assessment of the risk of fibre release has been made using an algorithm which takes into account all factors relevant to the item and the normal activities of the buildings occupants. Recommended action may normally involve removal, encapsulation or management as described below.
- i. Removal of those items vulnerable to damage or in such poor condition that removal is the only practicable option or where refurbishment or demolition works are planned, such that these works will impinge on the asbestos materials present and render such removal necessary.
 - ii. Enclosure or encapsulation (together with repair where necessary) where the material is in poor condition / vulnerable to damage such that these works are necessary.
 - iii. Management of the asbestos materials present where these are in fair/good condition/vulnerable to damage; by labelling/registering/periodic inspection as necessary. Such management should be undertaken to comply with the employers' duty of care, required by the Health and Safety at Work Act 1974 and Control of Asbestos at Work Regulations 2002.
- A.3 Definition of terms:
- i. Enclosure: Provision of physical barrier to provide mechanical protection of the material so as to prevent it being disturbed / damaged.
 - ii. Encapsulation: Provision of paint type coating to effect a continuous seal to surface of the material and thereby prevent fibre release.
 - iii. Labelling: Fixing of labels - standard 'red A' label as per Schedule 2 of the Control of Asbestos at Work Regulations (CAWR), to the surface of the material to warn of the hazard.
 - iv. Registering: Entering of details, including nature / location / extent of material in a register which is brought to the attention of all persons who might plan or undertake works in the building.
 - v. Periodic inspection: Inspection of the material at regular (defined) intervals to verify that its condition has not deteriorated such as to necessitate enclosure / encapsulation / removal.
 - vi. Repair: Addition of a seal to the material to prevent the further deterioration and breakdown of the material. Should also be carried out with labelling.
 - vii. Removal: Complete removal of the material under controlled conditions so as to comply with CAWR.
 - viii. Manage: Provision of a policy of regular (periodic) inspection together with procedures, including but not exclusively limited to action should deterioration be observed, as well as training for staff and persons possibly coming into contact with the material

- A.4 It is suggested that all items recommended for remediation be actioned as soon as possible to minimise potential health risks. These items are either damaged or are liable (by virtue of their location or material type) to be damaged in normal occupation or maintenance of the premises, and therefore pose significant health risk.

For Type I / II surveys, the recommendations indicated on the asbestos register are overridden if the building is due for demolition or major structural alteration. Current guidance requires removal of all asbestos containing materials likely to be affected by such works. Where materials are suspected to be present and consist of or contain asbestos, contractors should (prior to commencing refurbishment works) first confirm the existence of such materials under controlled conditions such as a Type III survey and in accordance with the Construction (Design and Management) Regulations 1994. Such contractors must be licensed to work with asbestos materials in accordance with the Asbestos Licensing Regulations (Amendment) 1998.

The title to this report is vested in the Employer named but title to copyright is retained. The Contracts (Rights of Third Parties) Act 1999 does not apply to the contract with the Employer and the provisions of the said Act are hereby excluded.