

Essentials Utility Search Report

For the following location:

LAND AT LANCASTER LANE BROCKHOLES,
HOLMFIRTH, N/A, N/A

Client:

Ross Blake

Co-ordinates:

415282.800,410599.900

Reference:

GRS04501/estl_GS-4629030

Search Date:

04/01/2018

emapsite™



Technics

Geospatial Consultant Surveyors

LOCATION INTELLIGENCE

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WWW.GROUNDSURE.COM

Thank you for your Utility Search Report order. You have selected one of several report options developed to suit the specific needs of our different customers. The range comprises:

Utility Essentials

The Utility Essentials report gives visibility of the 5 key services – Gas, Electric, Water, Sewage and British Telecom, supplied for areas of up to 25 hectares. The Essentials report is ideal for remote sites where only the main utilities providers are likely to be present or projects where the aim is merely to check the availability of the main utilities e.g. in the planning stages of a new development. All available information is collated and delivered as a single report in 5 working days with any outstanding information being delivered as soon as it is available.

Utility Premium

The Utility Premium report provides comprehensive information about all services affecting your site, including: Gas and Oil Pipelines; mains Water and Sewerage; Telecoms and fibre-optic cables; and transportation networks. This report is ideal when comprehensive information is required for your site, ensuring you are managing your risk and avoiding expensive delays. Supplied for areas of up to 25 hectares, all available information is gathered, collated and supplied as a single report within 10 working days, with any outstanding information being delivered as soon as it is available. Please note, a search of Vtesse Networks Ltd is not included in this report. If you require a Vtesse Networks Ltd search this is available through our Utility Singles Telecoms report.

Utility Fast-track

The Utility Fast-track report delivers all the information of a Premium report (Gas and Oil Pipelines; mains Water and Sewerage; Telecoms and fibre-optic cables; and transportation networks) but with all available supplier responses being collated in a report and delivered to you within 5 working days, with any outstanding information being delivered as soon as it is available. Please note, a search of Vtesse Networks Ltd is not included in this report. If you require a Vtesse Networks Ltd search this is available through our Utility Singles Telecoms report.

Utility Singles

Our Utility Singles reports enable you to request data for a single utility type. You can order Gas, Water & Sewerage, Electricity or Telecoms as an individual search. This is a cost-effective way to obtain relevant information if you only need to check the availability/position of a particular utility in order to plan a new development or make changes to an existing development. Supplied for areas of up to 25 hectares*, all available information is gathered, collated and supplied as a single report within 10 working days, with any outstanding information being delivered as soon as it is available.

*Telecom report with Vtesse is limited to a maximum radius of 250m.

UTILITY REPORT CONTENT & INFORMATION

1 Purpose of Utilities Report

The Utilities Report is intended to be for project planning and feasibility only. It is not suitable to be used for construction or excavation purposes. The existence of utilities on the plans does not imply that they are suitable in size, capacity, type or location for the project purpose. The Utility Companies should be contacted directly for clarification in this regard.

2 Compilation of the Utilities Report

The Utilities Report is a compilation of Utility Company record plans. These are obtained via application to the Utility Companies following a geographic search to determine which Companies are in a given area. The data is provided by the Utility Companies in a variety of formats including faxed plans, pdf files, digital drawing files and paper drawings. They are all converted to pdf files for inclusion in the report. The quality of the plans therefore varies. A quality assured process is followed for each report. This requires that it is checked at different stages during the process before being subjected to a final assessment prior to issue.

3 Limitations and Accuracy of the data

Each Utility Company has its own disclaimer statement in respect of the information they provide. They do not guarantee or provide a warranty for the data. The Utility Company disclaimers should be referred to when considering the accuracy and completeness of the data. Generally the plans provided are for guidance only and are not guaranteed to be up to date or to be a complete record of the Utility Company plant in a given area.

Some Utility Companies only show main utilities. Therefore service pipes or cables may not be shown on the plans but they may be present on the site.

Some Utility Companies state that the utilities may deviate from the route and position shown on the plans.

Due to the time delay between installation of, or repair or upgrading of utilities and the subsequent updating of the Utility Companies plans, it should be noted that there could be utilities present that are not shown on the plans.

The user shall make further enquires and investigations to satisfy himself as to the adequacy of the plans and position of the utilities. The exact position of the utilities should be verified by the use of suitable detecting devices and safe digging practices in accordance with HS(G)47. Further advice on the location of the utilities should be requested from the owner.

4 Completeness

Whilst every effort is made to locate all Utility Companies in a given area, due to the sensitive or restrictive nature of certain sites, the existence of redundant utilities, the emergence of new companies and the combining of, takeover or sale of existing Companies, we cannot guarantee to provide details on all utilities in a given area.

5 Date

Due to the Utility Companies plans being regularly changed and updated, the Utility Report is only valid at the time of production.

6 Liability

For the reasons given in 1 – 5 above neither emapsite Ltd nor Technics Group Limited (trading name of Subtechnics Limited) can accept any liability for or offer any guarantees for the report or the content. No representation is made by either emapsite Ltd and/or Technics Group Limited as to the accuracy, completeness, sufficiency or otherwise of this report.

7 Copyright

The copyright of the Utilities Report remains with Technics Group Limited and may not be copied nor communicated using any method either in whole or in part without the prior written consent of Technics Group Limited.

8 Assignment

The Utility Report cannot be assigned to any other party without the prior written consent of Technics Group Limited.

Terms and Conditions

The Terms and Conditions should be read in conjunction with the 'Report Content & Information' sheet. The content of the 'Report Content & Information' sheet forms part of the Terms and Conditions.

1. Disbursements

- 1.1. Several Utility Companies charge for either searching to determine if they have any plant or for providing plans. These charges are included in the cost of Utility Essentials, Utility Premium and Utility Fast-track Reports, and are not charged as extra. Utility Singles Reports do not include disbursement charges and these will be charged as extra to the client at cost. The client will be made aware of any applicable charges prior to finalisation of purchase.
- 1.2. The Utility Companies that make a charge or the charges themselves may be changed or updated without notification to the client.

2. Turnaround times

- 2.1. Whilst every effort is made to produce the reports as quickly as possible we are reliant on the Utility Companies to provide us with the plans and/or data. Depending on the product purchased, generally reports are completed within approximately 5 to 15 working days.
- 2.2. No guarantees can be made regarding the time taken to complete the report.

3. Limitation of Liability

- 3.1 Technics Group Ltd (trading name of Subtechnics Limited) and/or emapsite Ltd will make all reasonable endeavors to provide the Utility Report within the stated time period and shall not be liable for any delay arising because of any act, omission or delay of any Utility Company.
- 3.2 The Utility Companies have no liability to Technics Group Ltd and/or emapsite Ltd in relation to the provision of information, plans and/or data or the omission of or to provide such information, plans or data. Therefore Technics Group Ltd and/or emapsite Ltd shall have no liability to a Client for the information, plans and data contained in a Utilities Report.
- 3.3 Technics Group Ltd and/or emapsite Ltd shall have no liability in relation to any Utilities Report for loss or damage arising in relation to loss of profits, loss of business, loss of use, costs, damages, charges or expenses.

4. Cancellation Policy

- 4.1. We are unable to cancel the order once finalised.

5. Force Majeure

Technics Group Ltd and/or emapsite Ltd will have no liability to the Client if it is prevented from or delayed in performing its obligations in connection with producing the Utilities Report by any act, event, omission, accident or incident beyond its reasonable control. These include but are not limited to:- any form of industrial dispute, strike or lock-out, breakdown or failure of a utility service or transport network, act of God, war, riot, civil commotion, malicious damage, accident, incident, breakdown of plant, machinery or electronic system, fire or flood.

6. Governing Law

The Governing Law and Jurisdiction of these Terms and Conditions, any Contract or Agreement are governed by and construed in accordance with the laws of England and Wales. The courts of England and Wales shall have non-exclusive jurisdiction to settle any dispute or claim that arises out of or in connection with these Terms and Conditions, any Contract or Agreement.

Site Location Plan

Our Ref GRS04501/estl_GS-4629030

Grid Reference OSGB: 415282.800,410599.900



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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Utility Company Underground Services Results Schedule

Your Ref: estl_GS-4629030

Our Ref: GRS04501

Address: LAND AT LANCASTER LANE BROCKHOLES, HOLMFIRTH, N/A, N/A

Grid Reference: 415282.800,410599.900

Postcode:

Author: Matthew Clarke

Search Date: 04/01/2018

Utility Company	Responses	Outcome
Electricity		
Electricity North West	0	Cancelled
Northern Powergrid (Yorkshire)	3	Affected
Gas		
Northern Gas Networks	6	Affected
Telecoms/Cable		
BT Openreach	1	Affected
Water and Sewers		
Yorkshire Water	2	Affected
Yorkshire Water	0	Cancelled

Electricity



If telephoning or calling please ask for:

Peter Liddle
0191 2294294

Our Ref: 18/422068

Your Ref: GRS04501

Date: 16 January 2018

Katarina Mailkova
Subtechnics Ltd
Technics House
Merrow Business Centre
Merrow Lane
Guildford
GU4 7WA

Dear Sir/Madam

REQUEST FOR RECORDS SHOWING LOCATION OF APPARATUS at:

Land Lancaster Lane Brockholes Holmfirth

Thank you for your enquiry dated 11/01/2018 concerning the above. The enclosed Mains Records only give the approximate location of known Yorkshire Electric apparatus in the area. Great care is therefore needed and all cables and overhead lines must be assumed to be live.

Please note that while all efforts are made to ensure the accuracy of the data, no guarantee can be given. We would refer you to the Health & Safety Executive's publication HS(G)47 "Avoiding Danger From Underground Services" which emphasises that:

* Plans must only be used as a guide in the location of underground cables. The use of a suitable cable-tracing device is essential and careful hand digging of trial holes must be carried out to positively identify and mark the exact route of the cable. You should also bear in mind that a cable is unmistakably located only when it has been safely exposed.

* Cable depths are not generally indicated on our records and can vary considerably even when shown.

* Great caution must be exercised at all times when using mechanical plant. Careful trial digging should always be carried out on the whole route of the planned excavation to ascertain no cables exist.

The Health & Safety Executive have another publication, GS6 "Avoidance of Danger from Overhead Electric Lines" that you should be aware of if your work is near overhead power lines. Both of these documents provide comprehensive guidance for observance of statutory duties under the Electricity at Work Regulations 1989 and the Health & Safety at Work Act 1974. Our provision of these records is based upon the assumption that people using them will have sufficient competence to interpret the information given. Any damage or injury caused will be the responsibility of the organisation concerned who will be charged for any repairs.

Please note ground cover must not be altered either above our cables or below overhead lines, in addition no trees should be planted within 3 metres of existing underground cables or 10 metres of overhead lines. All our apparatus is legally covered by a wayleaves agreement, lease or deed or alternatively protected under the Electricity Act 1989. Should any alteration / diversion of our Company's apparatus be necessary to allow your work to be carried out, budget costs can be provided by writing to Network Connections, Northumbria Works, Mill Street East, Dewsbury. WF12 9AH Tel 0113-2415336.

All future works that we may have will be included on the quarterly NRSWA coordination return for discussion at the quarterly meeting of authorities / utilities in order to minimise disruption to the public.

Yours faithfully

I. Foster.

Northern Powergrid Records Information Centre
Northern Powergrid Mains Records enclosed:

SE150104.TIF

NORTHERN POWERGRID

is the trading name of Northern Powergrid (Northeast) Limited (Registered No: 2906593) and Northern Powergrid (Yorkshire) plc (Registered No: 4112320)
Registered Office: Lloyds Court, 78 Grey Street, Newcastle upon Tyne NE1 6AF. Registered in England and Wales.

If you would like an audio copy of this letter or a copy in large type, Braille or another language, please call 0800 169 7602.

www.northernpowergrid.com



How to obtain safe dig plans

Assume all Northern Powergrid assets are live, unless proved otherwise

Please establish the on-site position of Northern Powergrid assets prior to the commencement of site works

Post

Northern Powergrid
Records Information Centre
New York Road
Shiremoor
Newcastle upon Tyne
NE27 0LP

Telephone – 0191 229 4294 (or 4296)

Email – safediggingplans@northernpowergrid.com

Fax – 0191 229 4287

For any further specialist assistance or enquiries, please use one of the following options:

General enquiries – 0800 011 3332

- Option 1 – Electricity emergency or power cut
- Option 2 – Electricity bill enquiries
- Option 3 – New connection, disconnection, meter enquiry, increased load, service alteration
- Option 4 – Other general enquiries; including request for site visit, safe working heights
- Option 5 – Request for safe dig plans

Public safety emergency line –(0800 151 3255)

- Reports of exposed underground cables, grounded overhead conductors etc.

Network connections or diversions – 0800 011 3433

- Maximum load enquiries, connection quotation

Wayleave enquiries – Northeast (0191 229 4604) or Yorkshire (01977 605 104)

- Queries relating to ownership of assets, wayleave agreements

If site works are to be performed **more than 3 months** after you have received safe dig plans from Northern Powergrid, it is advisable that you request a more up to date copy.



Northern Powergrid Holdings Company.

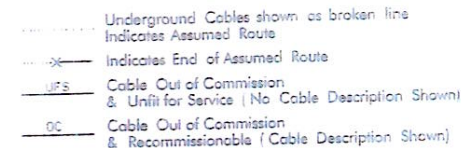
The position of our equipment is shown on this plan as accurately as possible. However, it may have changed since the plan was produced. Therefore, the position of our equipment and those of service cables which may not be shown should be established on site. Electricity cables not owned by Northern Powergrid Holdings Company may be laid in this area and may not be shown on this plan. Where private cables are shown, the information should not be regarded as accurate and should be used for guidance purposes only. In all cases, accurate information should be obtained from the owner of such cables prior to the commencement of work on site.

Land at Lancaster Lane

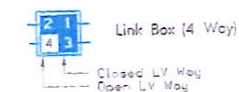
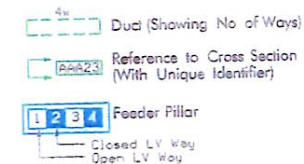
BR504001 A2 colour.

Northern Powergrid Holdings Company	Safe Digging Map	16-01-2018
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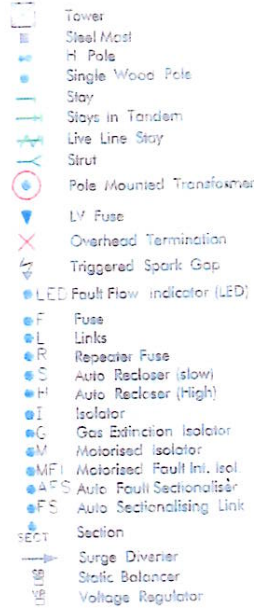
CABLE & OVERHEAD LINES



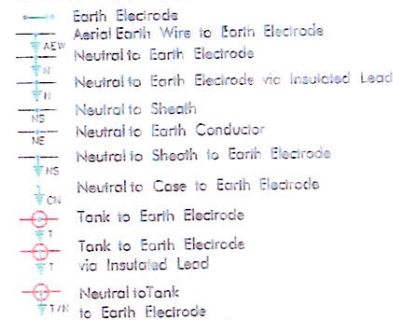
UNDERGROUND SYMBOLOGY



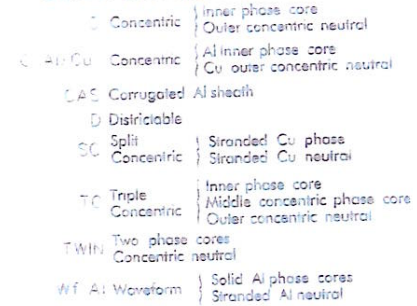
OVERHEAD SYMBOLOGY



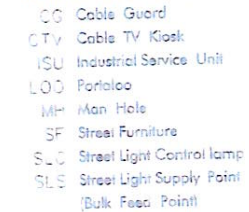
EARTH CONNECTIONS



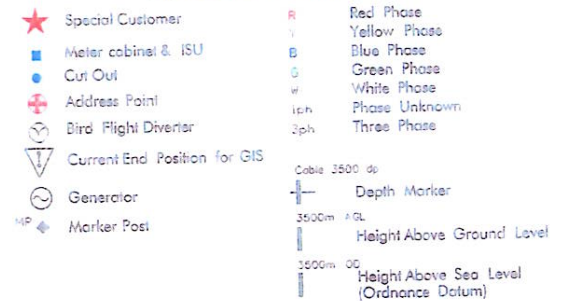
CODE LETTERS FOR CABLES



ABBREVIATIONS



MISCELLANEOUS



GIS Mains Record Symbology

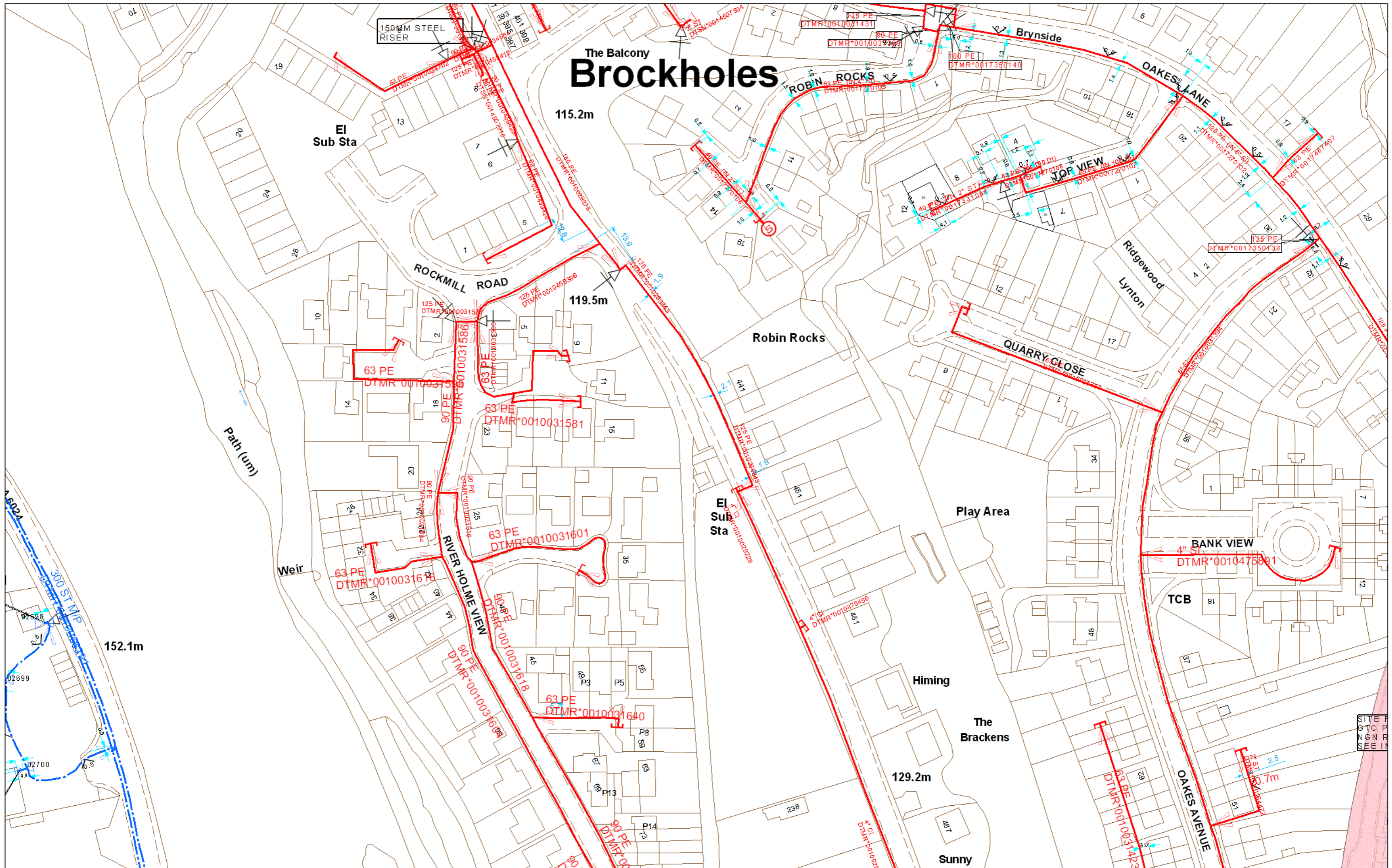
04-11-1997

NORTHERN POWERGRID

Issue 4

STEVEG

Gas

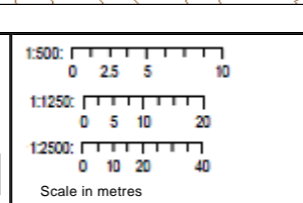


Title:	
Scale:	1:1250
User ID:	Technics
Date:	11/01/2018
Grid Ref:	415252,410716

Internal Use Only

Some examples of Plant Items:

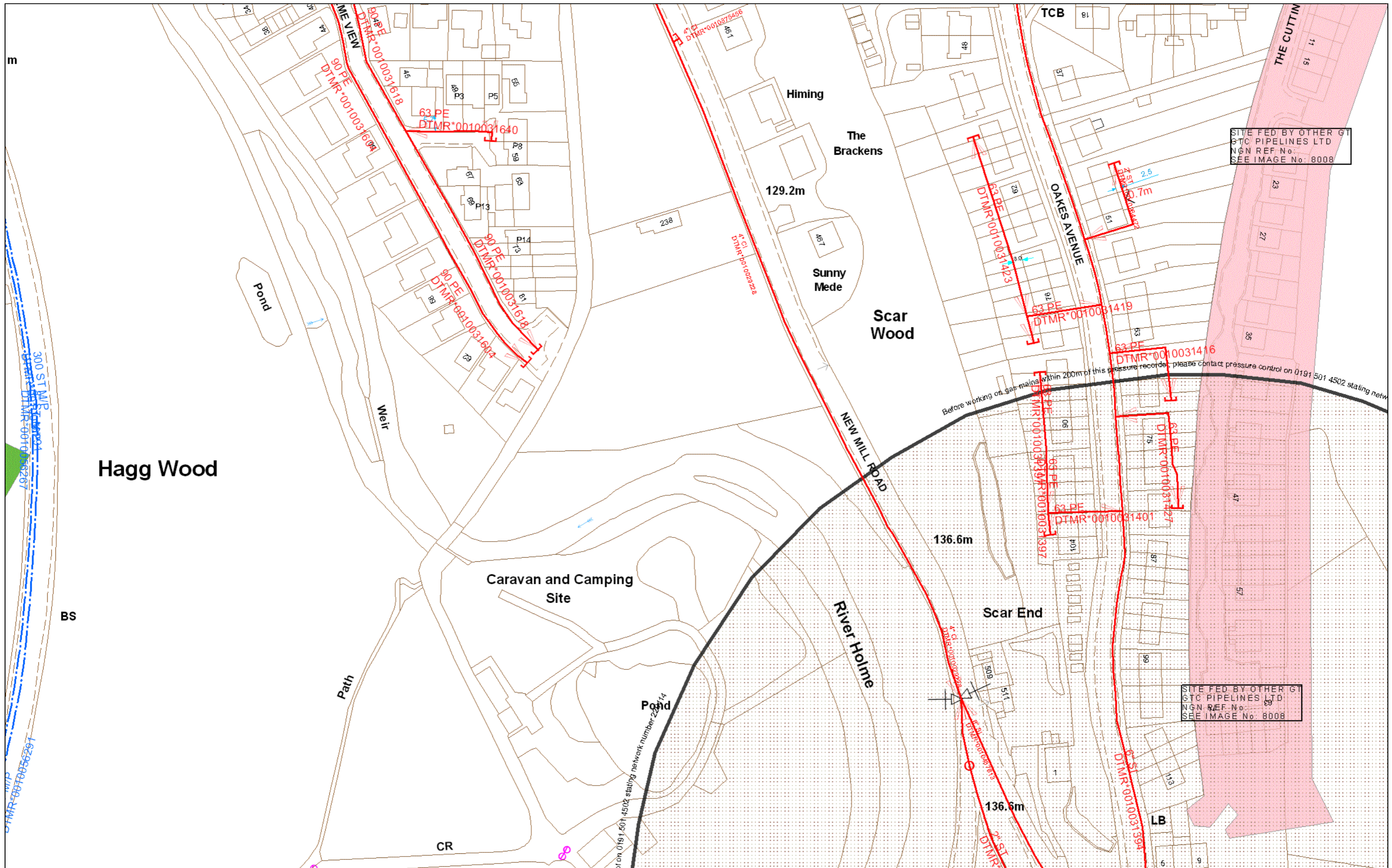
Valve	Depth of Cover	Syphon	Diameter Change	Material Change
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GRS04501

This plan shows those pipes owned by Northern Gas Networks or the relevant Gas Distribution Network in their roles as Licensed Gas Transporters (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Northern Gas Networks, the relevant Gas Distribution Network, or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

This plan is reproduced or based on the OS map by Northern Gas Networks, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved.



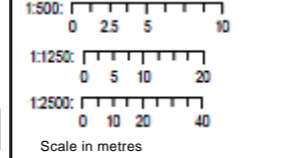
SITE FED BY OTHER GT
 GTC PIPELINES LTD
 NGN REF No:
 SEE IMAGE No: 8008

SITE FED BY OTHER GT
 GTC PIPELINES LTD
 NGN REF No:
 SEE IMAGE No: 8008

Title:	
Scale:	1:1250
User ID:	Technics
Date:	11/01/2018
Grid Ref:	415298.410505
Internal Use Only	

Some examples of Plant Items:

Valve	Depth of Cover	Syphon	Diameter Change	Material Change



This plan shows those pipes owned by Northern Gas Networks or the relevant Gas Distribution Network in their roles as Licensed Gas Transporters (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Northern Gas Networks, the relevant Gas Distribution Network, or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

This plan is reproduced or based on the OS map by Northern Gas Networks, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved.

If you are working in the vicinity of gas pipes above 7 bar in pressure please contact us if you have not already got a copy of 'SSW22 Safe working in the vicinity of Northern Gas Networks high pressure pipelines and associated installations'.

Access

Access to sites and to Northern Gas Networks apparatus must be provided at all times. This includes temporary structures and spoil heaps over Northern Gas Networks pipes.

Crossing Northern Gas Networks plant

The placing of heavy construction plant, equipment, materials or the passage of heavy vehicles over Northern Gas Networks apparatus is prohibited unless specially agreed protective measures (i.e. the construction of reinforced crossing points) have been carried out. This is particularly important where reductions in side support or ground cover are planned.

Working in wayleaves or easements

Work should not be undertaken within a Northern Gas Networks wayleave/easement without the formal written consent of Northern Gas Networks.

In the event of a query your local contact number is:

Tel: 0845 6340508 (option 6)
Email: plantprotection@northerngas.co.uk



Exposed plant

Where excavations adjacent to gas apparatus affects its support, the apparatus must be adequately supported and protected in consultation with and to the satisfaction of Northern Gas Networks. All exposed plant must be protected from impact. Thrust blocks and supports must not be disturbed.

Where welding or other hot works involving naked flames is contemplated this should only be carried out if it can be done without damaging plastics or protective coatings of pipes. If you smell gas do not start work and call 0800 111 999*.

Shuttering must be constructed so as to prevent fresh concrete encasing Northern Gas Networks apparatus and to maintain the stated clearances.

If you damage Northern Gas Networks gas pipes or apparatus, including damage to wrapping or sleeving you must call 0800 111 999* immediately.



Avoiding injury when working near gas pipes

Measures to stay safe and avoid damage when working near gas pipes operating at pressures of up to 7 bar



The following protective measures must be taken when excavating in the vicinity of Northern Gas Networks apparatus at up to 7 bar pressure.

Reference should be made to the HSE Guidance Note HSG 47 'Avoiding Danger from Underground Services' and to 'Utilities Guidelines on Positioning and Colour Coding of Apparatus'. This document can be downloaded free of charge at www.njug.org.uk

To avoid injury to workers you must verify the details given on plans or traced by electronic tracers by hand dug trial holes and mark the position on site with suitable markers.

You must ensure full colour copies of Northern Gas Networks plans are issued to the workers carrying out the excavations.

Every possible precaution must be taken to avoid personal injury or damage to Northern Gas Networks apparatus during the progress of the works. Any costs incurred by Northern Gas Networks for the repair of direct or consequential damage will be recharged in full.

Northern Gas Networks reserves the right to divert any affected apparatus if proved necessary during the course of your works: the cost of which will be recharged.

Surface boxes/manholes

Do not bury or move Northern Gas Networks surface boxes. Access must be maintained both during and after your works. Northern Gas Networks reserve the right to locate and/or realign any boxes not left in such condition upon completion of your works and at your expense. No manhole cover or other structure is to be built over, around, or under a gas pipe and no work is to be carried out which results in a reduction or increase in cover or protection, without agreement.

Clearances

No apparatus is to be laid over and along the line of a gas pipe irrespective of clearance. To allow the future repair and maintenance of gas apparatus, a minimum clearance of 250mm or 1.5 times the external diameter of the gas pipe, whichever is the greater, should be maintained between the gas apparatus and any new plant. Where this minimum clearance cannot be achieved, site discussions should be held with Northern Gas Networks to agree a suitable clearance.



Deep Excavations

If a sewer trench or any other water authority apparatus is to be constructed at greater than 1.5 metres deep near to a buried cast iron main, the model consultative procedure for pipeline construction involving deep excavations applies. Northern Gas Networks is to be provided with detailed drawings showing the line and width of the proposed sewer or other apparatus trench, together with the soil group classifications of the area concerned.

Minimum Safe Working Distances

If you are carrying out any of the following activities please contact Northern Gas Networks for further guidance :-

Explosions, piling, boring and deep excavations.

Mechanical excavations

Mechanical excavators (including breaker attachments) **MUST NOT** be used within the following distances from gas mains and services.

Type of mains and services	Hand excavations required inside
Low Pressure	0.5 metres
Medium Pressure	0.5 metres
Intermediate Pressure	3.0 metres

Trial holes must be dug by hand to determine the exact location of mains and services in advance of excavating or thrust boring.

Tree planting

If trees or shrubs are to be planted adjacent to our plant, the selection of the type of tree or shrub and its planting must be considered so that root damage to buried mains or services will be avoided and that damage to trees or shrubs will not be caused by any subsequent excavations for repair and maintenance. Planting schemes should be submitted to Northern Gas Networks for approval. We reserve the right to remove any tree/bush at any time in the future.

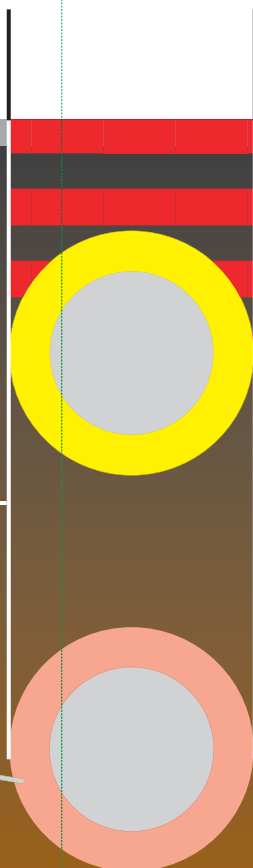


Backfilling

Concrete backfill should not be placed closer than 300mm to apparatus. No concrete or hard material should be placed under or adjacent to any apparatus.

Material used for the surround backfill of Northern Gas Networks plant must conform to the following requirements:

- If sand, it must be well-graded in accordance with BS EN 12620: 2002.
- It must not contain any sharp particles.
- Foamed concrete should not be used.
- It must be laid to a minimum depth of 150mm above the crown of the apparatus. Power ramming should not take place until a 250mm hand rammed layer has been completed over the crown of the pipe.



If you cause a gas leak, or suspect a pipe or equipment is leaking, you must take the following actions immediately:

- Inform Northern Gas Networks immediately on 0800 111 999*.
- Get everyone away from the immediate vicinity of the escape.
- Do not attempt to stop the escape by filling the hole as gas may enter buildings.
- Ask occupants of buildings adjacent to the escape to leave until it has been established that it is safe for them to return.
- Damage to a service supplying a building may result in gas entering the building. Do not attempt to operate any valves.
- Prevent any approach to the immediate vicinity of the escape.
- Prohibit smoking and extinguish all naked flames or other sources of ignition for at least 15m from the leakage.
- Assist Northern Gas Networks, Police or Fire Services as requested.

Smell gas? Call free
0800 111 999*

*All calls are recorded and may be monitored.

**TO OBTAIN ADVICE WHEN WORKING
NEAR GAS PIPES, YOUR LOCAL
CONTACT NUMBER IS
0845 634 0508 (option 6)
or fax 0191 2012384**

GAS PIPE SAFETY

- You must have a site induction and read relevant risk assessments to prevent injury

- You must know where gas pipes are – if in doubt ask your supervisor
- Before digging, gas pipes must be located by hand dug trial holes
- Before using mechanical excavators always locate gas pipes by hand dug trial holes
- You must not use a mechanical excavator within 0.5 metres of a low /medium pressure gas pipe and within 3.0 m of an intermediate pressure gas pipe

- Any concrete blocks near gas pipes must not be removed as they may be part of an anchoring system – if in doubt contact Northern Gas Networks
- Gas pipes must be supported as agreed and detailed in the risk assessment
- Take care to avoid trench collapse and trench sheets must not be placed against metallic gas pipes

- To avoid injury use PPE as detailed in the risk assessment
- Report all damage, no matter how slight. A pipe pulled, but undamaged, may cause a leak in a building with an explosion and injury or loss of life

STOP – no work until a gas plan is available

LOOK – locate gas pipe first by hand excavation

LISTEN – to Northern Gas Networks instructions

If you cause a gas leak, or suspect a pipe or equipment is leaking, you must take the following actions immediately:

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SMELL GAS CALL FREE

0800 111 999*

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SMELL GAS CALL FREE

0800 111 999*

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- Prohibit smoking and extinguish all naked flames or other sources of ignition for at least 15m from the leakage.
- Assist Northern Gas Networks, Police or Fire Services as requested.

**All calls are recorded and may be monitored*

Designed and produced by Northern Gas Network Communications. UUG2290C T/PR/DP1 Part 2

Avoiding injury when working near gas pipes



**Northern
Gas Networks**



Safe working in the vicinity of
Northern Gas Networks high pressure
gas pipelines and associated installations





Emergency Telephone Number for pipeline
damage or gas escapes

0800 111 999*

*All calls are recorded and may be monitored

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Foreword

This specification was approved by the transmission policy engineer, as document number T/SP/SSW22 on 3rd November 2003 for use throughout Northern Gas Networks.

Comments and queries regarding the technical content of this engineering document should be directed to;

Standards Section

Northern Gas Networks

Thorpe Park

1100 Century Way

Leeds LS15 8TU

Northern Gas Networks documents are revised, when necessary, by the issue of new editions. Users should ensure that they are in possession of the latest edition.

Compliance with this engineering document does not confer immunity from prosecution for breach of statutory or other legal obligations.

Contractors and other users external to Northern Gas Networks should direct their requests for further copies of Northern Gas Networks engineering documents to the department or group responsible for the initial issue of their contract documentation.

Disclaimer

This engineering document is provided for use by Northern Gas Networks and such of its contractors as are obliged by the terms of their contracts to comply with this engineering document. Where this engineering document is used by any other party, it is the responsibility of that party to ensure that the engineering document is correctly applied.

Specification for Safe working in the vicinity of Northern Gas Networks high pressure gas pipelines and associated installations – requirements for third parties

Introduction

This specification is for issue to third parties carrying out work in the vicinity of high pressure gas pipelines (above 7 bar gauge) and associated installations and is provided to ensure that individuals planning and undertaking work take appropriate measures to prevent damage.



Any damage to a high-pressure gas pipeline or its coating can affect its integrity and can result in failure of the pipeline with potential serious hazardous consequences for individuals located in the vicinity of the pipeline if it were to fail. It is therefore essential that the procedures outlined in this document are complied with when working near to a high pressure, above 7 bar gauge, pipeline. If any work is considered by Northern Gas Networks to be in breach of the requirements stipulated in this document then the Northern Gas Networks responsible person will suspend the work until the non-compliances have been rectified.

The Pipelines Safety Regulations state that “No person shall cause such damage to a pipeline as may give rise to a danger to persons” (Regulation 15). Failing to comply with these requirements could therefore also result in prosecution by the Health and Safety Executive (HSE).

The requirements in this document are in line with the requirements of the IGE (Institute of Gas Engineers) recommendations IGE/SR/18 Edition 2 – Safe Working Practices To Ensure The Integrity Of Gas Pipelines And Associated Installations and the HSE’s guidance document HS(G)47 Avoiding Danger from Underground Services.

It is the responsibility of the third party to ensure that any work carried out also conforms with the requirements of the Construction and Design Management Regulations and all other relevant health and safety legislation.

When carrying out work in the vicinity of a high pressure pipeline follow the following process

CONTACT NORTHERN GAS NETWORKS

Contact Northern Gas Networks to obtain formal consent – Section 2 of this document.

Note: at least 7 working days notice prior to commencement of the work is normally required.

CONSIDER SAFETY

Consider the safety requirements – Section 3 of this document.

INFORM NORTHERN GAS NETWORKS AND REQUEST PIPELINE LOCATION

Inform Northern Gas Networks prior to carrying out work and arrange for Northern Gas Networks to locate the pipeline – Section 4 of this document.

Note: at least 7 working days notice is normally required.

OBSERVE RESTRICTIONS

Observe Northern Gas Networks restrictions on the allowed proximity of mechanical excavators and other power tools and the measures to protect the pipeline from construction vehicles when carrying out the work – Sections 5, 6 and 7 of this document.

Note: Northern Gas Networks may wish to supervise the work, consult Northern Gas Networks to confirm whether or not this is the case.




SPECIFIC ACTIVITIES

If work involves any of the following activities:

No-Dig Techniques	Hot Work	Landfilling
Increase in Cover	Blasting	Pressure Testing
Piling	Surface Mineral Extraction	Seismic Surveys
Demolition	Deep Mining	

Comply with the requirements in Section 8 of this document.



CONSULT National Gas Networks

Consult Northern Gas Networks prior to any backfilling over, alongside or under the pipeline and obtain Northern Gas Networks' agreement to proceed. Normally Northern Gas Networks require 48 hours notice prior to backfilling – Section 9 of this document.

IMPORTANT: This flowchart should be used in conjunction with the entire SSW22 document and not in isolation, AND if at any time during the works the pipeline is damaged even slightly then observe the precautions in Section 10 of this document.

IF IN DOUBT CONTACT NORTHERN GAS NETWORKS

1. Scope

This specification sets out the safety precautions and other conditions affecting the design, construction and maintenance of services, structures and other works in the vicinity of Northern Gas Networks pipelines and associated installations operating at pressures greater than 7 bar gauge, located in both negotiated easements (see Section 12) and public highways.

2. Formal Consent

High pressure pipelines are generally laid across country within an easement agreed with the landowner or within the highway.

As the required arrangements for working within an easement and working within the highway differ, this document has been structured to highlight the specific requirements for these two types of area where work may be carried out.

In Scotland a 'Deed of Servitude', known generally as a 'wayleave' is considered equivalent to 'easement' in this document.

Generally, normal agricultural activities are not considered to affect the integrity of the pipeline, however consult Northern Gas Networks prior to undertaking deep cultivation in excess of 0.5 metres.

In all other cases no work shall be undertaken in the vicinity of the pipeline without the formal written consent of Northern Gas Networks.

Any documents, handed to contractors on site by Northern Gas Networks, must be signed for by the site manager. Northern Gas Networks will record a list of these documents using the form in Appendix A, and the contractor should maintain a duplicate list.

2.1 Within An Easement

The promoter of any works (see Section 12) within an easement must provide Northern Gas Networks with details of the proposed works including a method statement of how the work is intended to be carried out.

Work must not go ahead until formal written consent has been given by Northern Gas Networks. This will include details of Northern Gas Networks' protection requirements, contact telephone numbers and the emergency telephone number.

On acceptance of Northern Gas Networks' requirements the promoter of the works must give Northern Gas Networks 7 working days notice, or shorter only if agreed with Northern Gas Networks, before commencing work on site.



2.2 Within the Highway

Work must be notified to Northern Gas Networks in accordance with the requirements of The New Roads and Street Works Act (NRSWA) and HS(G)47.

The promoter of any works within the highway should provide Northern Gas Networks with details of the proposed works including a method statement of how the work is intended to be carried out. This should be submitted 7 working days before the planned work is to be carried out or shorter, only if agreed with Northern Gas Networks. If similar works are being carried out at a number of locations in close proximity a single method statement should be adequate.

Work should not go ahead until formal written consent has been given by Northern Gas Networks. This will include details of Northern Gas Networks' protection requirements, contact telephone numbers and the emergency telephone number.

3. HS&E Considerations

3.1 Safe Control of Operations

All working practices must be agreed by Northern Gas Networks prior to work commencing. All personnel working on site must be made aware of the potential hazard of the pipeline and the actions they should follow in case of an emergency. The Site Document Control Form (Appendix A) should be used to record the list of relevant documents that have been provided by Northern Gas Networks to the contractor.

3.2 Deep Excavations

Special consideration should be given to the hazards associated with deep excavations. The HSE document CIS08 'Safety in Excavations' provides further guidance and is available on the HSE web site www.hse.gov.uk

3.3 Positioning of Plant

Mechanical excavators must not be sited or moved above the pipeline unless written authority has been given by the Northern Gas Networks responsible person.

Mechanical excavators must not dig on one side of the pipeline with the cab of the excavator positioned on the other side.

Mechanical excavators and other traffic must be positioned far enough away from the pipeline trench to prevent trench wall collapse.

3.4 General

Activities associated with working in the vicinity of pipelines operating above 7 bar gauge may have impact on the safety of the general public, Northern Gas Networks staff and contractors, and may affect the local environment. Contractors must carry out suitable and adequate risk assessments prior to the commencement of work to ensure that all such issues are properly considered and risks mitigated.

4. Pipeline Locating

Where formal consent to work has been given, the third party must give 7 working days notice or shorter, only if agreed with Northern Gas Networks, to ensure that the pipeline is suitably located and marked out by Northern Gas Networks prior to the work commencing.

Prior to work commencing on site the pipeline must be located and pegged or suitably marked out by Northern Gas Networks personnel. In exceptional circumstances with the prior agreement of Northern Gas Networks the locating and marking out of the pipeline could be carried by competent third parties on behalf of the contractor as long as Northern Gas Networks is assured of their competence and the procedures to be followed.

Safe digging practices, in accordance with HSE publication HS(G)47 should be followed as both direct and consequential damage to gas plant can be dangerous both to employees and to the general public.



Previously agreed working practices should be reviewed and revised based on current site conditions. Any changes must be agreed by the Northern Gas Networks responsible person.

The requirements for trial holes to locate the pipeline or determine levels at crossing points must be determined on site by the Northern Gas Networks responsible person.

The excavation of all trial holes must be supervised by the Northern Gas Networks responsible person.

5. Slabbing and other protective measures

No protective measures including the installation of concrete slab protection should be installed over or near to the Northern Gas Networks pipeline without the prior permission of Northern Gas Networks. Northern Gas Networks will need to agree the material, the dimensions and method of installation of the proposed protective measure. The method of installation must be confirmed through the submission of a formal written method statement from the contractor to Northern Gas Networks.

Where permanent slab protection is to be applied over the pipeline Northern Gas Networks will normally carry out a survey (Pearson Survey) of the pipeline to check that there is no existing damage to the coating of the pipeline prior to the slab protection being put in place. Northern Gas Networks must therefore be contacted prior to the laying of any slab protection to arrange for them to carry out this survey.

The safety precautions detailed in Sections 3 and 6 of this document should also be observed during the installation of the pipeline protection.

6. Excavation

6.1 In Proximity to a Pipeline in an Easement

Third parties may excavate, unsupervised, with a powered mechanical excavator no closer than 3 metres to the Northern Gas Networks located pipeline and with hand held power tools no closer than 1.5 metres. Any fitting, attachment or connecting pipework on the pipeline must be exposed by hand. All other excavation shall be by hand.

Consideration may be given to a relaxation of these limits by agreement with the Northern Gas Networks responsible person on site and only whilst he remains on site. In this case a powered mechanical excavator shall not be allowed to excavate closer than 0.6 metres to the nearest part of the pipeline.

Where sufficient depth of cover exists, following evidence from hand dug trial holes, light tracked vehicles may be permitted to strip topsoil to a depth of 0.25 metres, using a toothless bucket.

No topsoil or other materials should be stored within the easement without the written permission of Northern Gas Networks.

No topsoil or materials shall be stored over the pipeline.

No fires shall be allowed in the easement strip or close to above ground gas installations.

After the completion of the work the level of cover over the pipeline should be the same as that prior to work commencing unless agreed otherwise with the Northern Gas Networks responsible person.

No new service shall be laid parallel to the pipeline within the easement. In special circumstances, and only with formal written agreement from Northern Gas Networks, this may be relaxed for short excursions where the service shall be laid no closer than 0.6 metres to the side of the pipeline.

Where work is being carried out parallel to the pipeline within or just alongside the easement a post and wire fence must be erected as a protective barrier between the works and the pipeline.

6.2 In Proximity to a Pipeline in the Highway

Removal of the bituminous or concrete highway surface layer by mechanical means is permitted to depth of 0.3 metres, although the use of chain trenchers to do this shall not be permitted within 3 metres of the pipeline. The Northern Gas Networks responsible person may want to monitor this work.



Where the bituminous or concrete highway surface layer extends below 0.3 metres deep it should only be removed by handheld power assisted tools under the supervision of the Northern Gas Networks responsible person. In exceptional circumstances, and following a risk assessment, these conditions may be relaxed by the Northern Gas Networks responsible person.

Third parties may excavate, unsupervised, with a powered mechanical excavator no closer than 3 metres to the located Northern Gas Networks pipeline and with hand held power tools no closer than 1.5 metres. Any fitting or attachment must be exposed by hand.

In special circumstances consideration may be given to a relaxation of these rules by agreement with the Northern Gas Networks responsible person on site and only whilst he remains on site.

The use of 'No dig' techniques is covered in Section 8.1.

Any new service running parallel to the pipeline should be laid no closer than 0.6 metres to the side of the pipeline (see Section 6.4).

6.3 Crossing Over a Pipeline

Where a new service is to cross over the pipeline a clearance distance of 0.6 metres between the crown of the pipeline and underside of the service must be maintained. If this cannot be achieved the service must cross below the pipeline with a clearance distance of 0.6 metres.

In special circumstances this distance may be reduced at the discretion of the Northern Gas Networks responsible person on site.

6.4 Crossing Below a Pipeline

Where a service is to cross below the pipeline a clearance distance of 0.6 metres between the crown of the service and underside of the pipeline must be maintained.

The exposed pipeline should be suitably supported. Where lengths of pipeline greater than 5 metres are to be exposed and unsupported the Northern Gas Networks responsible person shall be consulted and a stress analysis shall be required in order to establish support requirements. The stress analysis should be carried out by individuals with demonstrated expertise in this area, Northern Gas Networks can be consulted for advice on suitable specialists. Northern Gas Networks may request a copy of the stress analysis to confirm its adequacy. Such supports must be removed prior to backfilling.

The exposed pipeline must be protected by matting and suitable timber cladding.

6.5 Cathodic Protection

Cathodic Protection is applied to all of Northern Gas Networks' above 7 bar gauge buried steel pipelines and is a method of protecting pipelines with damaged coatings from corrosion by maintaining an electrical potential difference between the pipeline and anodes placed at strategic points along the pipeline.

Where a new service is to be laid and similarly protected, Northern Gas Networks will undertake interference tests to determine whether the new service is interfering with the cathodic protection of the Northern Gas Networks pipeline.

Should any cathodic protection posts or associated apparatus need moving to facilitate third party works reasonable notice, typically 7 working days, shall be given to Northern Gas Networks. Northern Gas Networks will undertake this work and any associated costs will be borne by the third party.

7. Construction Traffic

Where existing roads cannot be used construction traffic shall **ONLY** cross the pipeline at previously agreed locations. All crossing points will be fenced on both sides with a post and wire fence and with the fence returned along the easement for a distance of 6 metres. The pipeline shall be protected at the crossing points by temporary rafts of either sleeper or reinforced concrete construction, constructed at ground level. The Northern Gas Networks responsible person will review ground conditions, vehicle types and crossing frequencies to determine the type and construction of the raft required.



8. Specific Activities

This section details the precautions that need to be taken when carrying out certain prescribed activities in the vicinity of the pipeline. Consult Northern Gas Networks if you are intending to undertake one of the listed prescribed activities and/or you require further advice on whether the work that you are intending to undertake has the potential to affect the pipeline.

8.1 No-Dig Techniques

Where the contractor intends using no dig techniques then a formal method statement must be produced for all work that would encroach (either above or below ground) within the pipeline easement. This method statement must be formally agreed with Northern Gas Networks prior to the commencement of the work. Northern Gas Networks may wish to be present when the work is being carried out and must therefore be given adequate advance notice before the commencement of the work.

8.2 Increase in Cover

A pipeline integrity assessment must be provided for situations involving a final cover depth exceeding 2.5 metres. This assessment should take due account of both soil 'dead' loading and ground settlement due to earthworks. Embankment design and construction over pipelines must give consideration to prevention of any instability. Expert advice may need to be sought which can be arranged through Northern Gas Networks.

8.3 Piling

No piling will be allowed within 15 metres of a pipeline without an assessment of the vibration levels at the pipeline. The peak particle velocity at the pipeline should be limited to a maximum level of 75 mm/sec. Where the peak particle velocity is predicted to exceed 50 mm/sec, the ground vibration shall be monitored by the contractor and the results available to the Northern Gas Networks responsible person at their request. A typical monitoring device would be the Vibrock V801 seismograph and tri-axial geophone sensor.

Where ground conditions are of submerged granular deposits of silt and sand, an assessment of the effect of vibration on settlement and liquefaction at the pipeline shall be made.

Expert advice may need to be sought which can be arranged through Northern Gas Networks.

8.4 Demolition

No demolition is allowed within 150 metres of a pipeline without an assessment of the vibration levels at the pipeline. The peak particle velocity at the pipeline must be limited to a maximum level of 75 mm/sec. Where the peak particle velocity is predicted to exceed 50 mm/sec, the ground vibration shall be monitored by the contractor and the results available to the Northern Gas Networks responsible person at their request.

Where ground conditions are submerged granular deposits of silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the pipeline shall be made.

Expert advice may need to be sought which can be arranged through Northern Gas Networks.

8.5 Blasting

No blasting is allowed within 250 metres of a pipeline without an assessment of the vibration levels at the pipeline. The peak particle velocity at the pipeline must be limited to a maximum level of 75 mm/sec. Where the peak particle velocity is predicted to exceed 50 mm/sec, the ground vibration must be monitored by the contractor and the results available to the Northern Gas Networks responsible person at their request.

Where ground conditions are of submerged granular deposits of silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the pipeline shall be made.

Expert advice may need to be sought which can be arranged through Northern Gas Networks.

8.6 Surface Mineral Extraction

An assessment must be carried out on the effect of surface mineral extraction activity within 100 metres of a pipeline. Consideration should also be given to extraction around groundbeds and other pipeline associated plant and equipment.



Where the mineral extraction extends up to the pipeline easement, a stable slope angle and stand-off distance between the pipeline and slope crest must be determined by Northern Gas Networks. The easement strip should be clearly marked by a suitable permanent boundary such as a post and wire fence, and where appropriate, slope indicator markers shall be erected to facilitate the verification of the recommended slope angle as the slope is formed, by the contractor. The pipeline easement and slope needs to be inspected periodically to identify any signs of developing instability. This may include any change of slope profile including bulging, the development of tension cracks on the slope or easement, or any changes in drainage around the slope. The results of each inspection should be recorded.

Where surface mineral extraction activities are planned within 100 metres of the pipeline but do not extend up to the pipeline easement boundary, an assessment, by Northern Gas Networks must be made on whether the planned activity could promote instability in the vicinity of the pipeline. This may occur where the pipeline is routed across a natural slope or the excavation is deep. A significant cause of this problem is where the groundwater profile is affected by changes in drainage or the development of lagoons.

Where the extraction technique involves explosives the provisions of section 8.5 apply.

8.7 Deep Mining

Pipelines routed within 1 km of active deep mining may be affected by subsidence resulting from mineral extraction. The determination of protective or remedial measures will normally require expert assistance, which can be arranged through Northern Gas Networks.

8.8 Landfilling

The creation of slopes outside of the pipeline easements may promote instability within the vicinity of the pipeline. An assessment shall therefore be carried out, by Northern Gas Networks on the effect of any landfilling activity within 100 metres of a pipeline. The assessment is particularly important if landfilling operations are taking place on a slope in which the pipeline is routed.

8.9 Pressure Testing

Hydraulic pressure testing will not be permitted within 8 metres of the pipeline unless suitable precautions have been taken against the effects of a burst. These precautions should include limiting of the design factor to 0.3 for the third party pipeline for a distance of 6 metres either side of the Northern Gas Networks pipeline, and the use of mill tested pipe or sleeving.

8.10 Seismic Surveys

Northern Gas Networks must be advised of any seismic surveying work in the vicinity of pipeline that will result in Northern Gas Networks' pipeline being subjected to peak particle velocities in excess of 50 mm/sec. The ground vibration near to the pipeline shall also be monitored by the contractor whilst the survey work is being carried out. Where the peak particle velocity is predicted to exceed 50 mm/sec, the ground vibration shall be monitored by the contractor and the results available to the Northern Gas Networks responsible person at their request.

8.11 Hot Work

The Northern Gas Networks responsible person on site will supervise all welding, burning or other 'hot work' that takes place within the easement.

9. Backfilling

Third parties must provide Northern Gas Networks with 48 hours notice, or shorter notice only if agreed with Northern Gas Networks, of the intent to backfill over, under or alongside the pipeline. This requirement should also apply to any backfilling operations alongside the pipeline within three metres of the pipeline. Any damage to the pipeline or coating shall be reported to the Northern Gas Networks responsible person in order that damage can be assessed and repairs can be carried out.



Minor damage to pipe coating and test leads shall be repaired by Northern Gas Networks free of charge.

No backfilling should be undertaken without Northern Gas Networks' agreement to proceed. The Northern Gas Networks responsible person will stipulate the necessary consolidation requirements.

If the pipeline has been backfilled without the knowledge of the Northern Gas Networks' responsible person then he will require the material to be re-excavated in order to enable the condition of the pipeline coating to be confirmed.

10. Action in the case of damage to the pipeline

If the Northern Gas Networks pipeline is damaged, even slightly, and even if no gas leak has occurred then the following precautions must be taken immediately:

- Shut down all plant and machinery and extinguish any potential sources of ignition.
- Evacuate all personnel from the vicinity of the pipeline.
- Notify Northern Gas Networks using the free 24 hour emergency telephone number 0800 111 999*
- Notify the Northern Gas Networks responsible person or his office immediately using the contact telephone number provided.
- Ensure no one approaches the pipeline.
- Do not try to stop any leaking gas.

11. References

NRSWA	New Roads & Street Works Act
HS(G)47	Avoiding Danger from Underground Services
IGE/SR/18	Safe Working Practices to Ensure the Integrity of Gas Pipelines and Associated Installations
CIS08	Safety in Excavations (HSE document)



12. Glossary of terms

Contractor	The person, firm or company with whom Northern Gas Networks enters into a contract to which this specification applies, including the contractor's personal representatives, successors and permitted assigns.
Deed of Servitude	In Scotland a 'Deed of Servitude' is considered equivalent to 'easement' in this document.
Easement	Easements are negotiated legal entitlements between Northern Gas Networks and landowner and allow Northern Gas Networks to lay, operate and maintain pipelines within the easement strip. Easement strips may vary in width typically between 6 and 25 metres depending on the diameter and pressure of the pipeline. Consult Northern Gas Networks for details of the extent of the easement strip where work is intended.
Liquefaction	Liquefaction is a phenomenon in which the strength and stiffness of the soil is reduced by earthquake shaking or other rapid loading. Liquefaction occurs in saturated soils, that is, soils in which the space between individual particles is completely filled with water. When liquefaction occurs, the strength of the soil decreases and the ability of the soil to support pipelines or other components is reduced.
Pearson survey	A survey used for locating coating defects on buried pipeline services.
Promoter of new works	The person or persons, firm, company or authority for whom new services, structures or other works in the vicinity of existing Northern Gas Networks pipelines and associated installations operating above 7 bar gauge are being undertaken.
Northern Gas Networks responsible person	The person or persons appointed by Northern Gas Networks with the competencies required to act as the Northern Gas Networks representative for the purpose of the managing the particular activity.
Wayleave	General term which is considered equivalent to 'easement' in this document.

APPENDIX A

SITE DOCUMENT CONTROL FORM – SAMPLE



Emergency Telephone No. **0800 111 999***

SITE DOCUMENT CONTROL FORM

Activity Reference:

Activity Location:

Site Manager: (name and telephone number)

Northern Gas Networks Contact: (name and telephone number)

The following documents were issued to

(individual's name) **of** (company name and address)

by (Northern Gas Networks representative) **on** (date)

Documents:

(List of documents)

Signed: (by the recipient)

Date of signature:

*All calls are recorded and may be monitored

SITE DOCUMENT CONTROL FORM

Emergency Telephone No. **0800 111 999***

SITE DOCUMENT CONTROL FORM

Activity Reference:

Activity Location:

Site Manager:

Northern Gas Networks Contact:

The following documents were issued to
of

by

on

Documents:

Signed:

Date of signature:

Emergency Telephone Number for pipeline
damage or gas escapes

0800 111 999*

Northern Gas Networks contact details:

*All calls are recorded and may be monitored

G2288

Standards Section
Northern Gas Networks Limited
Thorpe Park
1100 Century Way
Leeds
LS15 8TU



Important Safety Guidance

Northern Gas Networks is the gas distribution company for the North East, Yorkshire and Northern Cumbria. We own about 37,000km of gas mains, plus other vital equipment, which supply gas to some 2.7 million homes and businesses.

If you or one of your contractors plans to work near gas pipes or other Northern Gas Networks equipment you must let us know.

Damaging gas pipes is dangerous and potentially very expensive. Not only could it lead to a fire or explosion it could result in a large scale loss of gas supplies to local communities.

Safety is Northern Gas Networks' top priority. We need to make sure no-one damages our equipment accidentally and puts either themselves or members of the public at risk.

Our work in this area is covered by the Pipeline Safety Regulations and by the Northern Gas Networks' Safety Case which is approved by the Health and Safety Executive (HSE).

Our web site www.northerngasnetworks.co.uk has safety guidance booklets which can be downloaded which will assist you when carrying out any works (see below). We strongly recommend that you use these as a reference guide prior to commencing works.

Should you have any difficulties in downloading these documents please give us a ring on 0845 634 0508 option 6.

- 1/ Damage Prevention leaflet
- 2/ Safe working in the vicinity of high pressure gas pipelines and associated installations.
- 3/ Avoiding injury when working near gas pipes up to 7bar.

Remember: If at any point during your works you ever smell gas call the National Gas Emergency Service free on 0800 111 999.

Northern Gas Networks Plant Protection Officer

**Neil Hampshire
Northern Gas Networks
Pottery Fields House
Kidacre Street
Leeds
LS10 1BD**

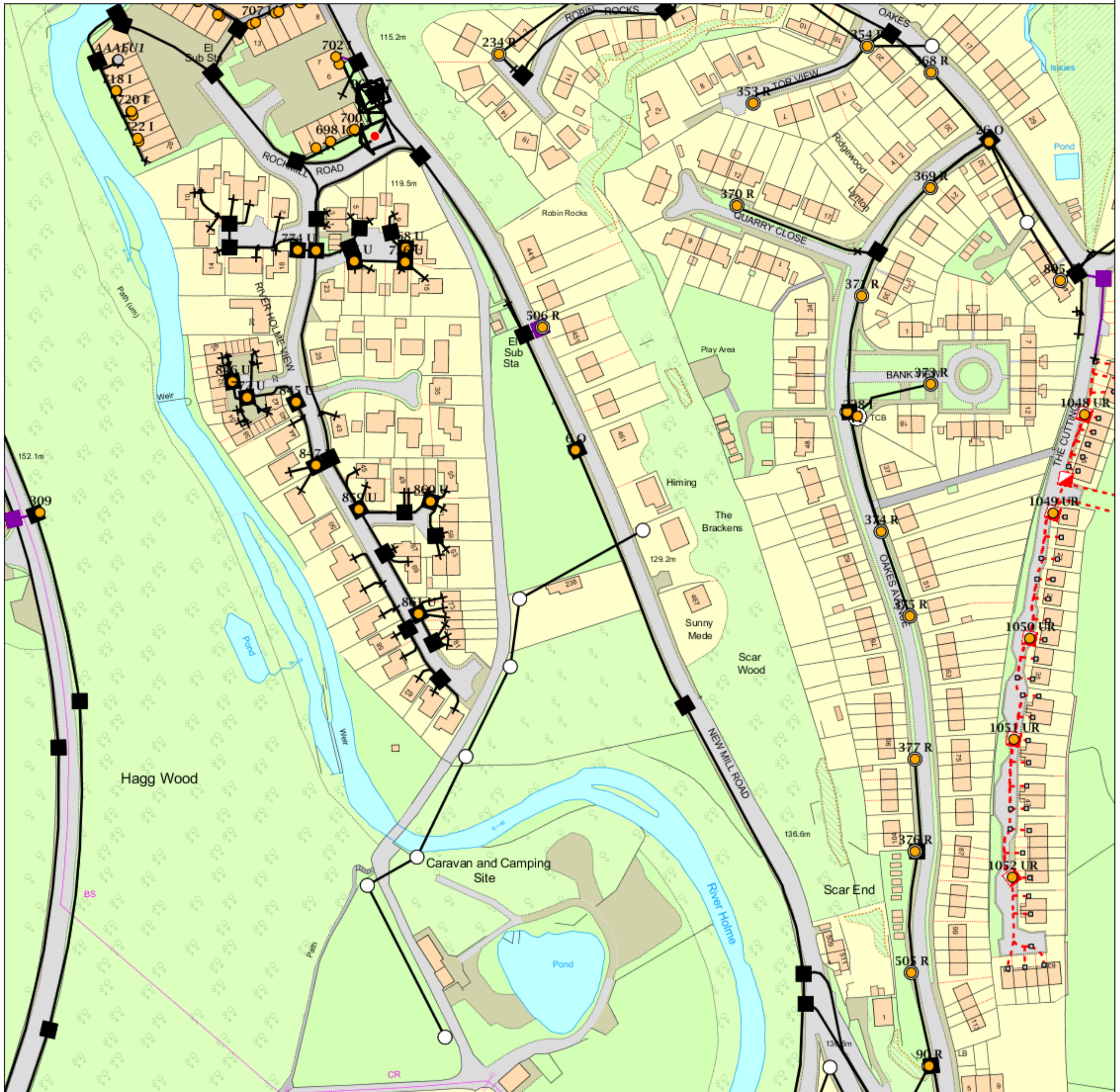
Tel: 0113 276 8272
Mob: 07721 648503
E mail: nhampshire@northerngas.co.uk

Examples of Higher Risk Works are (but not limited to):

Any excavation works within 3m of Intermediate and High Pressure Pipelines
Explosives within 250m of Intermediate and High Pressure Pipelines (30m for lower pressures)
Piling Works within 15m
Hot Works (welding, cutting, grinding, grit blasting)
Excavations within 10m of a pressure reduction unit
Mechanical Excavation within 0.5m of low/medium pressure mains, 3m for higher pressures (distance measured from the proven position of the gas pipe).
Excavations deeper than 1.5m
Trenchless technology
Chain trenching
Mains splitting
Heavy loadings i.e. cranes spoil deposits and heavy construction traffic
Auger operations, vertical and horizontal
Demolition works within 150m of Intermediate and High Pressure Pipelines (15m for lower pressures)
Surface mineral extraction
Deep mining
Land Filling
Hydraulic pressure testing
Seismic surveys

Telecoms/Cable

Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy.

It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



openreach

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

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KEY TO BT SYMBOLS

DP		Pole	
Planned DP		Planned Pole	
PCP		Joint Box	
Planned PCP		Change Of State	
Built		Split Coupling	
Planned		Duct Tee	
Inferred		Planned Box	
Building		Manhole	
Kiosk		Planned Manhole	
Hatchings		Cabinet	
		Planned Cabinet	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above maybe disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation

BT Ref : XVA11154Q
Map Reference : (centre) SE1528210599
Easting/Northing : (centre) 415282,410599
Issued : 10/01/2018 11:15:31

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

Water and Sewers

Subtechnics Ltd
1M, Merrow Business Park
Guildford
Surrey
GU4 7WA

Safe-Move
PO Box 99
Bradford
BD3 7YB

Tel: 0800 1 385 385

Your Ref: GRS04501
Our Ref: LNx1-AUVHQK

10 January 2018

Dear Sirs,

Thank you for your request dated 10 January 2018 .

Please find enclosed the results of your Asset Record Search. If you need to discuss anything please do not hesitate to contact us.

Safe-Move enquiry completed for:

VAT Regn. No. 500 5557 80

Payment Exc. VAT	£20.00
VAT 20% on £20.00	£4.00
Total Inc. VAT	£24.00

We thank you for your enquiry and hope we can be of assistance in the future.

Yours faithfully,

Thomas Garside
SafeMove Advisor
Tel: 01274 783035

YORKSHIRE WATER PROTECTION OF MAINS AND SERVICES

1. The position of Yorkshire Water Services Ltd (YWS) apparatus shown on the existing mains record drawing(s) indicates the **general** position and nature of our apparatus and the accuracy of this information cannot be guaranteed. Any damage to YWS apparatus as a result of your works may have serious consequences and you will be held responsible for all costs incurred. Prior to commencing major works, the exact location of apparatus must be determined on site, if necessary by excavating trial holes. The actual position of such apparatus and that of service pipes which have not been indicated must be established on site by contacting the Customer Helpline on 0845 124 24 24 for both water and sewerage.

2. The public sewer and water network is lawfully retained in its existing position and the sewerage and water undertaker is entitled to have it remain so without any disturbance. The provisions of section 159 of the Water Industry Act 1991 provides that the undertaker may "inspect, maintain, adjust, repair or alter" the network. Those rights are given to enable the undertaker to perform its statutory duties. Any development of the land or any other action that unacceptably hindered the exercise of those rights would be unlawful. The provisions contained in Section 185 of the Water Industry Act 1991 state that where it is reasonable to do so, a person may require the water supply undertaker to alter or remove a pipe where it is necessary to enable that person to carry out a proposed change of use of the land. The provisions contained in Section 185 also require the person making the request to pay the full cost of carrying out the necessary works.

3. Ground levels over existing YWS apparatus are to be maintained. Sewers in highways will **generally** be laid to give 1200mm of cover from finished ground level working to kerb races, other permanent identification of the limits of the road or to an agreed line and level. Substantial increases or decreases to this 1200mm depth of cover will result in the sewer being re-laid at your expense. Water mains and services will **generally** be laid with a minimum of 750mm depth of cover however some mains and services usually those installed over 50 years ago may have less ground cover.

4. If surface levels are to be decreased / increased significantly the effects on existing water supply apparatus will be carefully considered and if any alterations are necessary, the costs of the alterations will be recharged to you in full. Outlets on fire hydrants must be no more than 300mm below the new levels and all surface boxes must be adjusted as part of the scheme.

5. To enable future repair works to be carried out without hindrance; any pipe, cable, duct, etc. installed parallel to a water main or service pipe should not be installed directly over or within 300mm of a water main or service pipe or 1000mm of a waste water asset. Where a pipe, cable, duct, etc. crosses a main or service it should preferably cross perpendicular or at an angle of no less than 45° and with a minimum clearance of 150mm. These requirements apply to activities within an existing highway and are relevant to the installation of pipes, cables, ducts, etc. up to and including 250mm in diameter (*see illustration below*). Necessary protection measures for installations greater than 250mm in diameter and/or in private land will need to be agreed on an individual basis. Installations within a new development site must comply with the National Joint Utilities Group publication Volume 2: NJUG Guidelines On The Positioning Of Underground Utilities Apparatus For New Development Sites.

6. All excavation works near to YW apparatus should be by hand digging only.

7. Backfilling with a suitable material to a minimum 300mm above YW apparatus is required.
8. Adequate support must be provided where any works pass under YW apparatus.
9. Jointing chambers, lighting columns and other structures must be installed in such a way that future repair or maintenance works to YW apparatus will not be hindered.
10. Apparatus such as; railings, sign posts, etc. must not be placed in such a way that they prevent access to or full operation of controlling valves, hydrants or similar apparatus. YWS surface boxes must not be covered or buried. Any adjustment, alteration or replacement of manhole covers must be agreed on site prior to the commencement of the works with a YWS Inspector who may be contacted via our Call Centre on 0845 124 24 24.
11. Explosives shall not be used within 100 metres of any Yorkshire Water Services apparatus or installations.
12. Vibrating plant should not be used directly over any apparatus. Movement or operation by vehicles or heavy plant is not to be permitted in the immediate vicinity of YWS plant or apparatus unless there has been prior consultation and, if necessary, adequate protection provided without cost to YWS.
13. **Under no circumstances** should thrust boring or similar trenchless techniques commence until the actual position of the Company's mains/services along the proposed route have been confirmed by trial holes.
14. Any alterations to the highway should be notified following the procedures outlined in the New Road and Street Works Act 1991 Code of Practice; Measures Necessary Where Apparatus Is Affected By Major Works (Diversionary Works).
15. You will be held responsible for any damage or loss to YWS apparatus during and after completion of work, caused by yourselves, your servant or agent. Any damage caused or observed to YWS plant or apparatus should be immediately reported to YWS. Should YW incur any costs as a result of non-compliance with the above, all costs will be rechargeable in full.
16. You should ensure that nothing is done on the site to prejudice the safety or operation of YWS employees, plant or apparatus.
17. In accordance with the New Roads and Street Works Act 1991, Chapter 22, Part 3, Section 80. The location of any identified YW asset "*which is not marked, or is wrongly marked, on the records made available*" should be communicated back to Yorkshire Water. The location of the apparatus should be identified on copies of the supplied plans which should be returned to Yorkshire Water (Asset Records Team) with photographic supporting evidence where possible.
18. The Government has decided that responsibility for private sewers serving two or more properties and lateral drains (the section of pipe beyond the boundary of a single property, connecting it to the public sewer) will be transferred to the water companies on Oct 1 2011. Private pumping stations will also transfer during the period 1 October 2011 – 1 Oct 2016. Records of these assets may not yet be shown on the existing mains record drawing(s). If you encounter any of these assets you must inform Yorkshire Water Services Ltd (YWS).
19. Please note that the information supplied on the enclosed plans is reproduced from Ordnance Survey material with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence Number 1000019559.

20. This information is for guidance only and the position and depth of any YW apparatus is approximate only. Likewise, the nature and condition of any YW apparatus cannot be guaranteed. YW has no responsibility for recording the locations of privately owned apparatus. As of 1 October 2011, there may be some lateral drains and/or public sewers which are not documented on YW records but may still be present. For the avoidance of doubt, this information is not a substitute for appropriate professional and/or legal advice. YW accepts no responsibility for any inaccuracy or omissions in this information. The actual position of YW apparatus must be determined on site by excavating trial holes by hand. YW requires a minimum of two working days' written notice of the intention to excavate any trial holes before any excavation can be undertaken. If there are any queries in this respect please contact Yorkshire Water on 0345 124 24 24.

Property Identifier

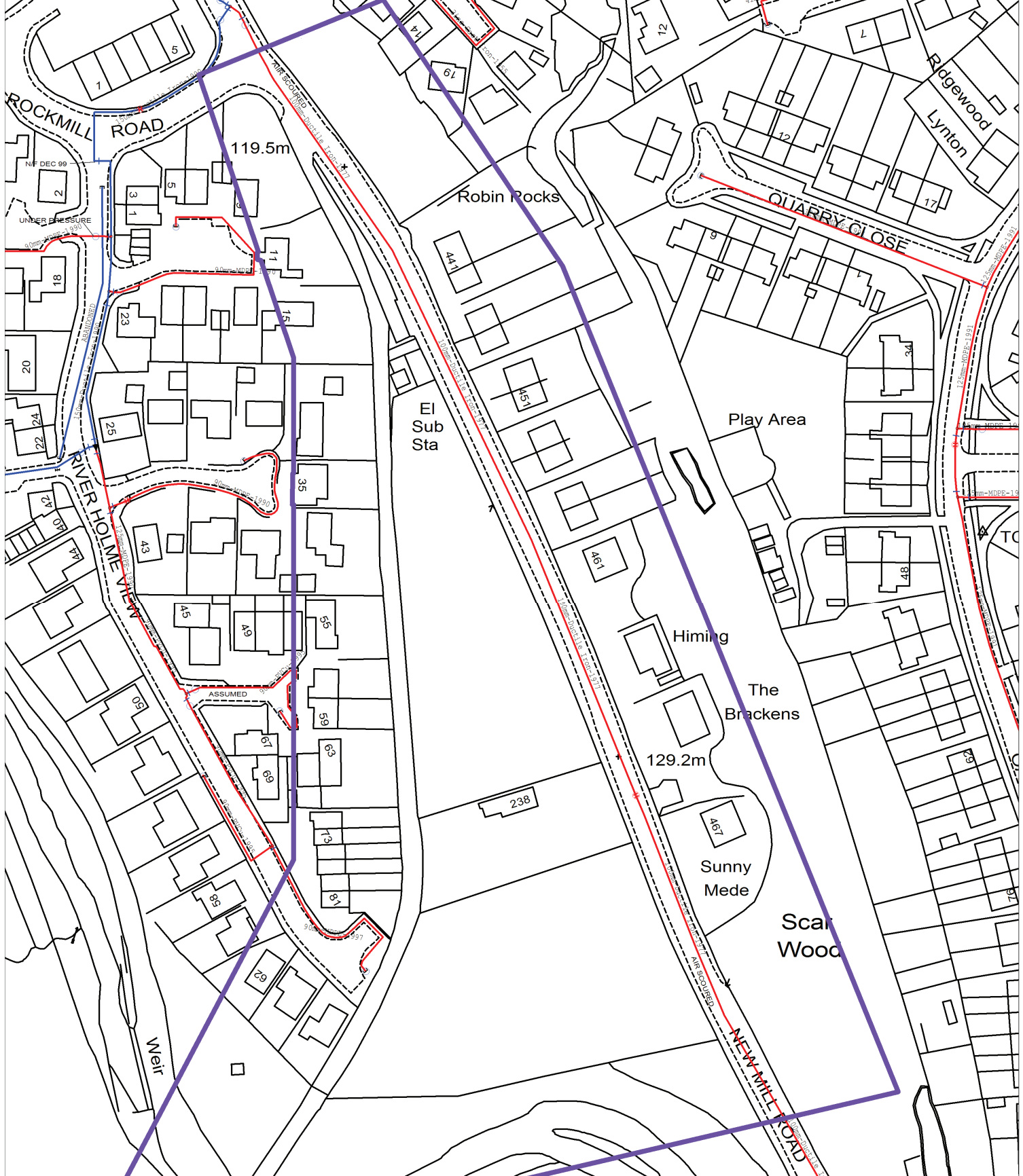


Sewer Legend

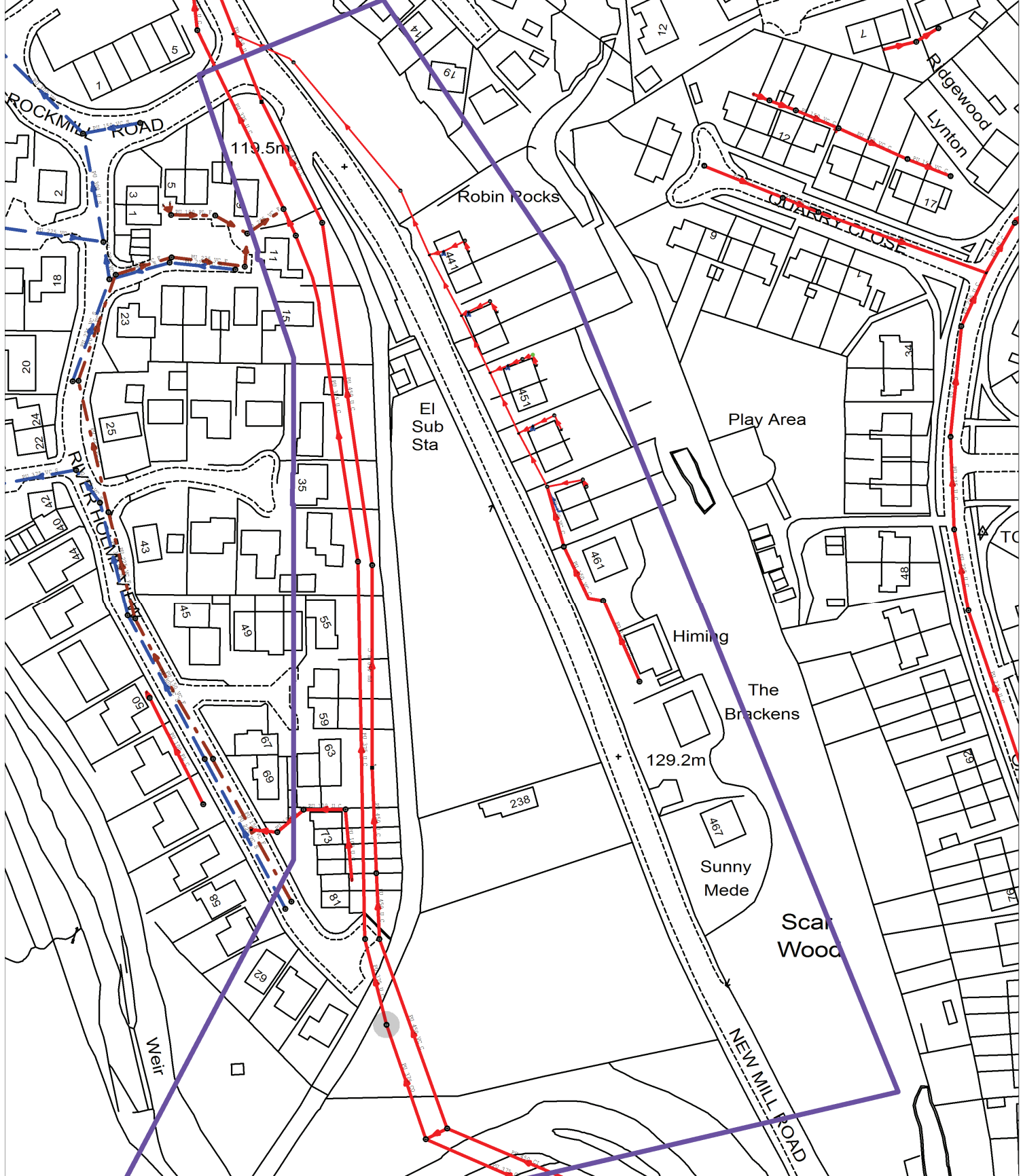
	Combinded Sewer		S24 Combinded Sewer
	Surface Water Sewer		S24 Surface Water Sewer
	Foul Sewer		S24 Foul Sewer
	Section 104 Sewer		Rising Main
	Overflow		Abandoned Sewer
	Syphon Sewer & Vacuum Sewer		
	Pumping Station		Public Sewer Treatment Works

Water Legend

	Water Main 4" and below
	Water Main 4" and above
	Raw Water Main
	Private Water Main
	Fire Hydrant
	Pumping Station



Public Clean Water Network 10/01/2018 13:53:28 OS Grid Coordinates: 415143 : 410476 Map Name : SE1510SW svcGISSafeMo



Public Waste Water Network 10/01/2018 13:53:33 OS Grid Coordinates: 415143 : 410476 Map Name : SE1510SW svcGISSafeMo

END USER LICENCE AGREEMENT

1 Introduction

By accessing this DATA the End User agrees to abide by the Terms and Conditions of Licence contained herein.

2 Definitions

- **LICENSOR** – emapsite.com Limited (Registered Number 3931726: MASDAR House, 1 Reading Road, Eversley, Hants RG27 0RP) who have been licensed to market the Intellectual Property Rights of others under these terms.
- **RESELLER** – Groundsure Limited and/or their own channel partners
- **END USER** – the person, organisation or company who is accessing the DATA, on the basis of these Licence terms, having been accepted as a Licensee by Licensor and paid the Price due to the Reseller in consideration for such Licence, and is identified as the person, organisation or company given on the corresponding invoice for this product from the Reseller.
- **DATA** - means the Products licensed and made available to the End User by the Licensor as a series of data sets which together provide indicative maps showing the underground assets of Utility Providers for England, Wales and Scotland and compiled by Subtechnics Limited.

3 Grant of licence

The licence granted to the End User is personal, revocable, non-exclusive and non-transferable, limited to Internal Use (as defined in clause 5 below) as the only Permitted Use by the End User and is for a period as specified in the corresponding order invoice from the Reseller. Save as expressly authorised to vary in accordance with clause 5 below, the End User shall be prohibited from:

- modifying, translating, format-changing, enhancing, reproducing, copying (except where strictly necessary for system back up), redistributing, disseminating, selling, dealing with, licensing, encumbering, reverse engineering, disassembling or decompiling the DATA, or any part of thereof, except to the extent permitted by law;
- using the DATA in any manner for the creation of products or services for Distribution;
- using DATA otherwise than for Internal Use;
- assigning or dealing with in any way its rights under the End User Contract;
- putting, or allowing the DATA (or any Derived Data) to be put on any free, open or public access website; and
- distributing or granting licences of the DATA (in whatever form) or material derived from DATA (including interrogating DATA), save as expressly varied by relevant part of clause 5 below.

4 Intellectual Property and Copyright

4.1 The End User must acknowledge and agree that all Intellectual Property Rights in the DATA are the absolute property of the Utility Providers (or where relevant

Subtechnics Limited or the licensor). Material which is derived, developed or copied from DATA shall be deemed assigned to the relevant Utility Provider as legal and beneficial owner at creation, except as provided in this paragraph. However, where that material is created by End User under relevant Permitted Use by End User authorised by Licensor in accordance with the Agreement, the Intellectual Property in that material shall belong to the End User.

4.2 Copyright statements must be used with DATA as follows:

© Utility Provider (named as applicable) and Subtechnics Limited

5 Permitted use

5.1 PERMITTED USE BY END USER SHALL BE LIMITED TO INTERNAL USE. COMMERCIAL USE SHALL BE PROHIBITED. The meanings of such phrases are set out below.

5.2 Internal Use means the following internal uses by the End User: Without compromising the prohibitions contained in clause 3 above, analysing the DATA against a location or a series of locations to obtain information derived from the DATA such as proximity to underground assets and use of and sharing such information/results of such analysis internally within the End User's legal entity only.

5.3 Commercial Use means use that does not fall under Internal Uses (as above) and involves the provision or any form of Distribution to any third party of the DATA or any material derived from DATA (including Derived Data or Static Data) in connection with, expectation of or anticipation of any direct or indirect commercial benefit or commercial relationship (including a service, broker or agency agreement) and whether or not in return for any consideration (including direct or indirect fee, payment or other benefit), free of charge or for no consideration.

5.4 Derived Data means any material derived from or created using DATA, including where DATA is manipulated, aggregated, integrated, combined, merged, modelled, transformed or processed in or with other data or facilities;

5.5 Static Data means DATA and any data (including Derived Data resulting from Internal Uses presented or included in static format in presentations or reports in hard copy, .pdf or similar format. Static Data does not allow for alteration of the data presented, nor enable any further analysis to be carried out against the data (including against the DATA).

6 Confidentiality

6.1 In this clause 6, 'Confidential Information' means all confidential information disclosed (whether in writing, orally or by another means and whether directly or indirectly) by a Party to the other Party whether before or after the date of this Agreement which might reasonably be considered confidential, including the DATA, information relating to the DATA, and information relating to any of the operations, plans or intentions, clients, contacts, product information, software, data, processes, methods, know-how, trade

secrets, market opportunities and business affairs of a Party.

6.2 Each Party shall treat the other Party's Confidential Information as confidential and shall protect it as such. It shall manage it with not less than the same degree of care as it does its own Confidential Information. In any event where Confidential Information is disclosed in any way by one Party ('Disclosing Party') to the other Party ('Receiving Party'), either before or during the Term of this Agreement or after its expiry or termination for any reason, the Receiving Party shall:

not use Confidential Information for a purpose other than the performance of its obligations under this Agreement;
not disclose Confidential Information to any person except with the prior written consent of the Disclosing Party; and
make every effort to prevent the use or disclosure of Confidential Information.

6.3 During the term of this Agreement the Receiving Party may disclose Confidential Information solely to the extent that such disclosure is necessary for the purposes of this Agreement, to any of its directors, other officers, employees, End Users, Affiliates, contractors or sub-contractors. Receiving Party shall ensure that persons to whom Confidential Information is disclosed are made aware of and comply with the Receiving Party's obligations of confidentiality as if they were the Receiving Party.

7 Information Access

7.1 In so far as the End User is, or is deemed to be, or acts for and on behalf of or on the authority of a Public Authority for the purposes of the Information Access Regimes:

End User acknowledges that the Utility Providers, Subtechnics Limited, Reseller and Licensor consider that DATA is exempted from disclosure because DATA is:

proprietary to the Utility Provider and disclosure would harm the interests of the Utility Provider (including its commercial interests);

protected by database rights and other Intellectual Property;

confidential and the disclosure of it by the End User would constitute a breach of confidence actionable by the Utility Provider, Subtechnics Limited and/or the Licensor; and
confidential commercial or industrial information protected by laws to protect a legitimate economic interest.

7.2 End User shall, in the event it receives a request for information ('Access Request') under the Information Access Regimes pursuant to which the DATA might be disclosed: immediately notify the Reseller of the Access Request and provide the Reseller with full and complete details of the Access Request and the DATA that may be disclosed, together with any other information the Reseller may request;

consult, as soon as possible within receipt of Access Request, with the Reseller as to whether the DATA constitutes information which is exempt from disclosure or publication pursuant to the Information Access Regimes and/or pursuant to the matters set out above;

notify the Reseller immediately of any final decision as to disclosure of the DATA and no less than 72 hours before

any proposed disclosure, as to what if any of the DATA (or any Derived Data) is proposed to be disclosed and co-operate fully and at End User's sole cost with the requirements set out in this paragraph.

7.3 End User shall not disclose the DATA in any publication scheme maintained pursuant to any Information Access Regime without first notifying the Reseller in advance of disclosure in accordance with this paragraph.

7.4 Where the End User is, or is deemed to be, or acts for and on behalf of or on the authority of a Public Authority under the Information Access Regimes and the End User seeks to make disclosure or discloses DATA under the Information Access Regimes without the consent of the Reseller, such disclosure shall entitle the Reseller and/or the Licensor and/or Subtechnics Limited to terminate the End User Contract with immediate effect and without liability on their part.

7.5 The Contracts (Rights of Third Parties) Act 1999 shall apply for the benefit of Subtechnics Limited and the Licensor and the Reseller that Subtechnics Limited and/or the Licensor and/or the Reseller may (but shall have no obligation to) enforce any of the terms in the End User Contract which relate to disclosure under the Information Access Regimes, limitation on liability, use of DATA or infringement of Intellectual Property Rights in the DATA.

8 Termination

8.1 The licence must terminate automatically in the event that the End User materially breaches any of the requirement / obligations set out in this End User Licence Agreement. All use of DATA and material derived from DATA shall cease promptly in such event, except as follows:

- Following expiry of the End User Contract, the End User may continue to use limited material created using DATA during the term of its End User Contract. Such material is limited to that which is both properly authorised as relevant Permitted Use by the End User and is in static form, i.e. such that after termination it is not changed, added to, updated, modified in any other way or used in or to create any new, updated, supplemented or modified product, tool, analysis or material.

- Material which is not in static form (including probabilistic modelling and models and output therefrom, which is automatically deemed to be not static) shall not be used after termination of the End User Contract.

- the End User must be prohibited from using DATA (including in Reseller's Product/Service), and from deriving any new, updated, supplemented or modified product, tool or material from DATA, after the date of termination of its End User Contract.

8.2 The invalidity or unenforceability of any part of this Agreement shall not prejudice or affect the validity or enforceability of the remainder of the Agreement, which shall remain in full force and effect. If any provision of this Agreement is found to be invalid, illegal or unenforceable but would cease to be so if some part of the provision were deleted or modified, the provision in question shall apply with such minimum modification as may be necessary to make it

valid, legal and enforceable and still give effect to the commercial intention of the Parties in this Agreement.

9 Fees

9.1 The End User must acknowledge its obligation to pay licence fees to the Reseller. The total price of the Products shall be the Reseller's written quoted price as varied from time to time. The price is exclusive of any applicable Value Added Tax, which the End User shall be additionally liable to pay to Licensors.

9.2 End User shall pay in full on order or shall pay within 30 days of the date of invoice, if accepted for an account with the Reseller. The time of payment shall be of the essence of the Contract. All payments shall be made in full without deduction in respect of any set-off or counterclaim. If the End User fails to make any payment on the due date then without prejudice to any other right or remedy available to Licensors, Licensors shall be entitled to:

cancel the Contract or suspend any deliveries to the End User;

appropriate any payment made by the End User to the DATA; and

charge the End User interest (both before and after any judgment) on the amount unpaid, at the rate of 4 per cent per annum over the base rate for the time being of Barclays Bank PLC.

Licence to DATA is not deemed to commence until payment has been made of the Price in full to Licensors.

10 Liability

10.1 Licensors warrant that the DATA will correspond with its specification at the time of delivery. The above warranty does not extend to any defect resulting from use of the DATA with materials or equipment not supplied by Licensor. The above warranty is given by Licensors subject to the following conditions:

Neither Licensor nor Reseller shall be under any liability in respect of any defect in the DATA arising from any drawing, design or specification supplied by the End User or in respect of any defect arising from failure to follow Licensors' guidance, misuse or alteration of the DATA without Licensors' approval;

Neither Licensor nor Reseller shall be under any liability under the above warranty (or any other warranty, condition or guarantee) if the total price for the DATA has not been paid by the due date for payment; and Except in respect of death or personal injury caused by Licensor or Reseller's negligence, neither Licensor nor Reseller shall be liable to the End User for any consequential loss or damage (whether for loss of profit or otherwise), costs, expenses, or other claim for consequential compensation whatsoever which arises out of or in connection with the supply of the DATA, except as expressly provided in these Conditions.

Except in respect of injury to or death of any person Licensor's and Reseller's aggregate liability for breach of contract, negligence or other default shall not exceed the value of the Contract.

Except as expressed here all warranties, conditions or other terms implied by statute or common law are excluded to the fullest extent permitted by law.

11 Governing Law and Jurisdiction

The End User Contract and any matter, dispute or claim arising from or in connection with the End User Contract in so far as it applies to DATA and its use (including non-contractual disputes or claims) shall be governed by and construed in accordance with English law. The End User must submit to the mediation process prescribed in the Agreement and, subject to that, to the exclusive jurisdiction of the English court.

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