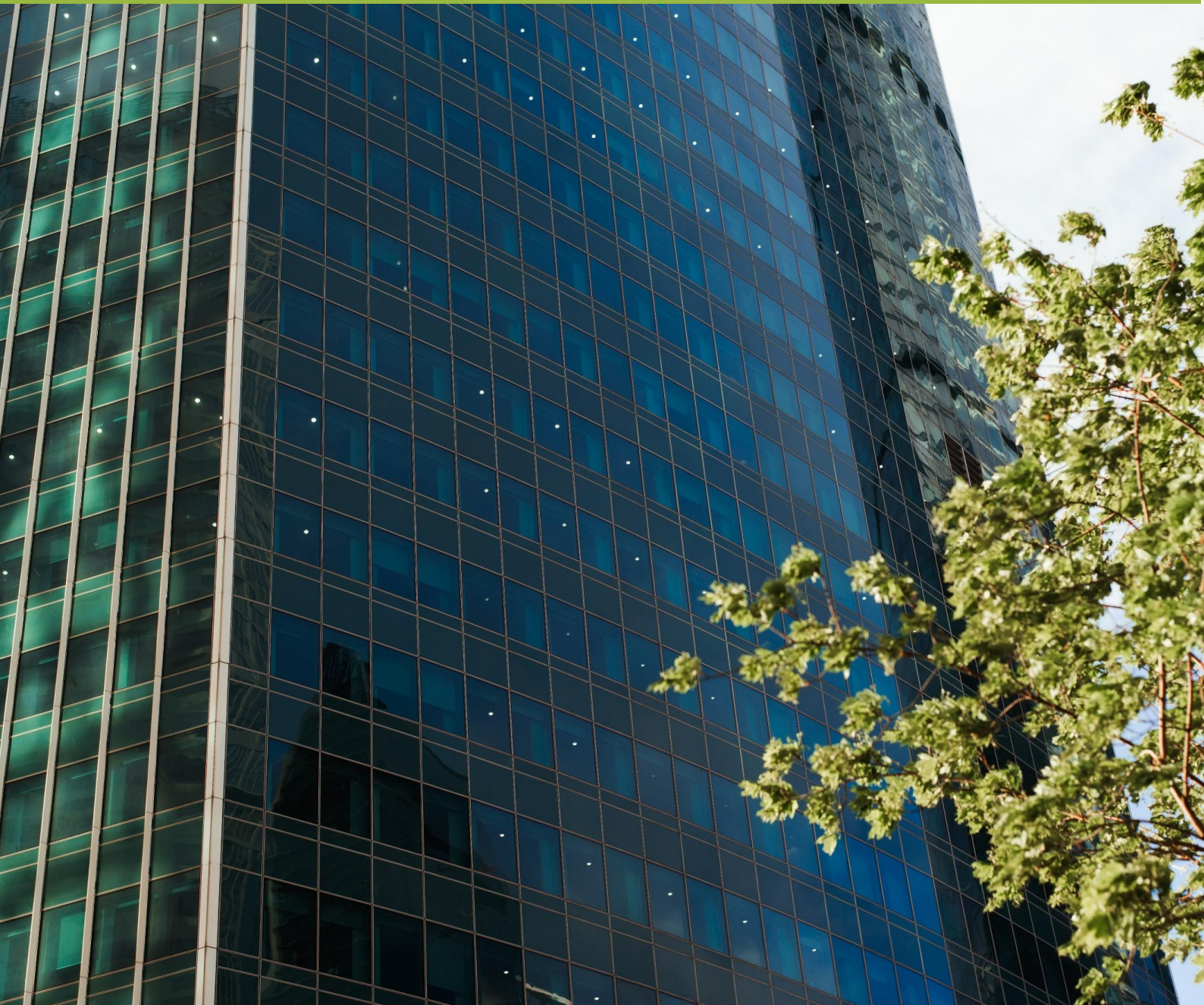


Report

BUSINESS CARBON ASSESSMENT (BCA)



Expert-Led, Science-Driven, Impact-Focused



BUSINESS CARBON ASSESSMENT REPORT

FOR

**BELL BUILDING PROJECTS
LIMITED**

2025



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Nomenclature

Nomenclature	Description
AR6	The sixth assessment report of the IPCC. The most recent assessment report was published in 2021.
Carbon Equivalent (CO₂e)	The effect on global warming of a greenhouse gas (GHG) relative to that of CO ₂ .
kg CO₂e	Notation for kilograms of carbon dioxide equivalent emissions.
t CO₂e	Notation for metric ton of carbon dioxide equivalent emissions.
Embodied Carbon	The total GHG emissions generated to produce a product; It includes those from extraction, manufacture, processing, transportation, and assembly in every component.
Global Warming Potential (GWP)	Global Warming Potential, the heat adsorbed by any GHG as a multiple of the equivalent in carbon dioxide.
Greenhouse Gas (GHG)	Greenhouse Gases, gases that trap heat in our atmosphere. GHG include Carbon dioxide, methane, nitrous oxides, and fluorinated gases.
Greenhouse Gas Protocol	The GHG Protocol Corporate Accounting and Reporting Standard provides requirements and guidance to prepare a corporate-level GHG emissions inventory.
ICE	The Inventory of Carbon and Energy, an inventory of emission factors.
IPCC	The Intergovernmental Panel on Climate Change. It provides regular scientific assessments on climate change to policy makers.
Net Zero Carbon (NZC)	Net Zero Carbon, the sum effect of combining actions to reduce GHG emissions with actions to offset them.
Scope 1	Direct GHG emissions are those that occur from sources that are owned or controlled by the company such as emissions from combustion in owned or controlled boilers, furnaces, vehicles, etc., emissions from chemical production in owned or controlled process equipment.
Scope 2	Indirect GHG emissions account for GHG emissions from the generation of imported energy such as purchased electricity consumed by the company. Purchased electricity is defined as electricity that is purchased or otherwise brought into the organizational boundary of the company. Scope 2 emissions physically occur at the facility where electricity is generated.
Scope 3	Other indirect GHG emissions. The GHG Protocol Corporate Accounting and Reporting Standard defines Scope 3 as an optional reporting category that allows for the treatment of all other indirect emissions. Scope 3 emissions are a consequence of the activities of the company but occur from sources not owned or controlled by the company. Some examples of Scope 3 activities are extraction and production of purchased materials; transportation of purchased fuels; and use of sold products and services. BS EN ISO 14064 separates out Scope 3 emissions into categories 3 to 6 covering indirect emissions from transportation, products used, use of products from the business and other sources respectively.
Zero Carbon	The absence of GHG emissions.

Executive Summary

Bell Building Projects Limited (hereafter, Bell Building Projects) commissioned Tunley Environmental to assess their greenhouse gas emissions for the reporting period 1st January to 31st December 2025. Establishing a quantified carbon emissions baseline provides Bell Building Projects with a foundation for understanding its environmental impacts, identifying opportunities for emissions reduction and measuring progress towards its commitment to achieve Net Zero Carbon (NZC) by 2050 at the latest.

Bell Building Projects and Tunley Environmental have collaborated to identify relevant emissions sources and collected the data required for this assessment. Tunley Environmental independently assessed greenhouse gas emissions associated with Bell Building Projects' business activities and those of their contractors, based on the information provided by the company. The assessment comprises of two principal components:

- **2025 Baseline Carbon Assessment:** A quantification of greenhouse gas emissions associated with Bell Building Projects' business activities during the 2025 reporting year, covering Scope 1, Scope 2 and the Scope 3 emissions categories included within the assessment boundary.
- **Carbon Reduction Pathway:** A proposed pathway towards achieving Net Zero Carbon by 2050, informed by the 2025 baseline assessment and incorporating a five-year emissions reduction milestone and an interim ten-year reduction target to 2036. This provides Bell Building Projects with a practical framework to guide near- and medium-term emissions reduction actions, monitor progress and inform the continued development of its longer-term decarbonisation strategy as operational and wider value-chain emissions data improve.

Together, these components establish an evidence-based foundation for Bell Building Projects' carbon reduction programme. The assessment provides an initial understanding of the company's quantified greenhouse gas emissions, identifies priority areas for reduction and supports the development of practical actions to reduce emissions across its operations and, progressively, its wider value chain. It also provides clients and other stakeholders with a transparent account of the company's baseline emissions and its approach to achieving net zero by 2050 at the latest.

Total carbon emissions in tonnes of carbon dioxide equivalents (t CO₂e per annum) are **591.9 t CO₂e** (Figure 1).

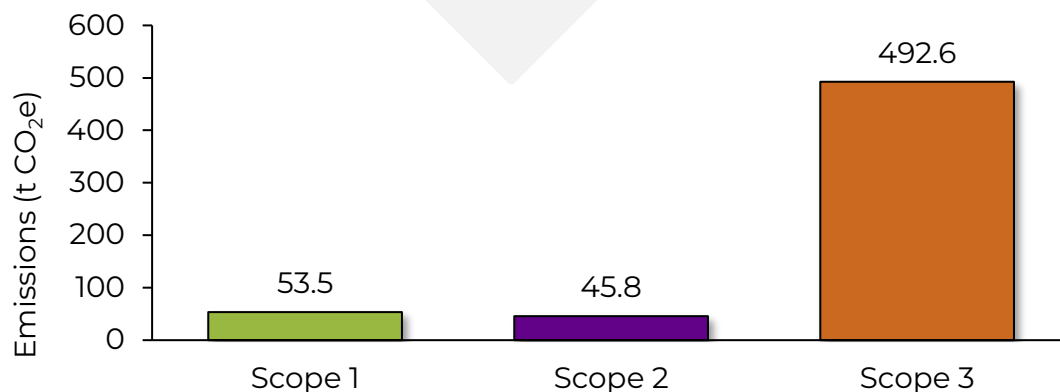


Figure 1. Bell Building Projects' greenhouse gas emissions for Scopes 1, 2 and 3.



Methodology and Quantification Standards

Tunley Environmental calculated Bell Building Projects' carbon footprint for the 2025 calendar year in accordance with the international standard BS EN ISO 14064-1, a similar methodology to following that of the [World Resources Institute GHG Protocol - A Corporate Accounting and Reporting Standard](#), Revised Edition (the GHG Protocol). An operational control approach was taken, ensuring everything in the operational control of Bell Building Projects is accounted for in the carbon footprint.

Carbon equivalent data conversions have been calculated in accordance with greenhouse gas reporting: 2025 published by the [UK Government Department for Energy Security and Net Zero \(DESNZ\)](#) as well as the [Department for Business and Trade \(DBT\)](#). Hereafter, this database is referred to as [DESNZ](#). Additionally, academic sources as well as the Inventory of Carbon and Energy has provided carbon equivalent data conversions for complex materials. Global Warming Potentials are stated from IPCC Sixth Assessment Report, 2021 (AR6).

Further methodology information related to the business carbon assessment is provided in Appendix - A.



Introduction

Climate change poses a significant challenge to the environment, necessitating mitigation measures at international, national, and local levels. It impacts businesses, natural systems, and communities. This is caused by global warming, as a result of an increase in greenhouse gas (GHG) emissions, known as carbon emissions.

Tunley Environmental conducted this assessment using the standard protocols stated above and data provided by Bell Building Projects for their business activities, based on data between the 1st of January 2025 and the 31st of December 2025.

This assessment is based on data categorised into three scopes, as defined by the Greenhouse Gas Protocol (Figure 2). For each year, the assessment provides detailed quantification of GHG emissions due to:

- i) Scope 1: Direct emissions such as those arising from gas heating and consumption of diesel/petrol.
- ii) Scope 2: Indirect emissions from purchased electricity.
- iii) Scope 3: Other indirect emissions from waste generated in operations, business travel, employee commuting (including working from home), purchased goods and services and capital goods.

Appreciating the importance of determining major contributors to the emissions, Tunley Environmental provides detailed analysis and discussion on the major contributors to emissions; this will support Bell Building Projects with their decision-making processes to reduce their carbon emissions. Where information and data were limited, we made reasonable assumptions based on our expertise and external sources of data.

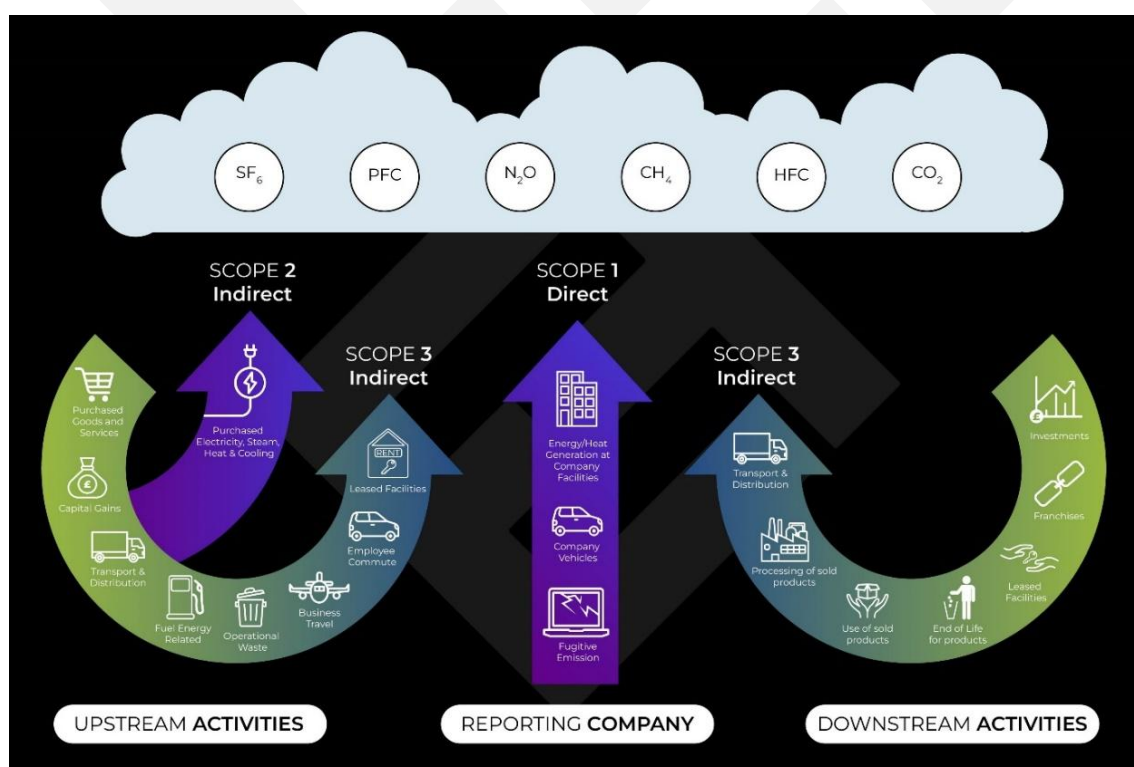


Figure 2. An overview of the GHG Protocol scopes and emissions across an entire value chain.

Emission Data

Scope 1 makes up 9% of the total emissions, releasing 53.5 t CO₂e of direct emissions in the assessment year (Table 1). The total Scope 2 emissions were 45.8 t CO₂e (7.7%). Remaining emissions were quantified at 83.2% of the total footprint; this was from indirect emissions categorised in Scope 3. In total, the carbon footprint in the assessment year 2025 was calculated to be 591.9 t CO₂e.

Table 1. Quantified annual emissions for Bell Building Projects categorised according to The Greenhouse Gas Protocol Scopes.

Scope	Emissions (t CO ₂ e)	Percentage
Scope 1	53.5	9.0%
Scope 2	45.8	7.7%
Scope 3	492.6	83.2%
Total	591.9	

GHG Emissions Categories

Table 2 and Figure 3 provide the emissions for Bell Building Projects. The largest emissions category quantified 273.7 t CO₂e (waste generated in operations). The second highest - emissions was quantified at 118.6 t CO₂e (Employee commuting).

Table 2. Emission data for Bell Building Projects' business operations categorised according to The Greenhouse Gas Protocol.

Scope	Category	Emissions (t CO ₂ e)	Percentage
S1.1	Stationary combustion	13.5	2.3%
S1.2	Mobile combustion	40.0	6.8%
S2.2	Purchased electricity	45.8	7.7%
S3.1	Purchased goods and services	23.9	4.0%
S3.2	Capital goods (<i>e.g.</i> , assets, machinery, <i>etc.</i>)	4.5	0.8%
S3.5	Waste generated in operations	273.7	46.2%
S3.6	Business travel	71.9	12.2%
S3.7	Employee commuting	118.6	20.0%
Total (t CO₂e)		591.9	

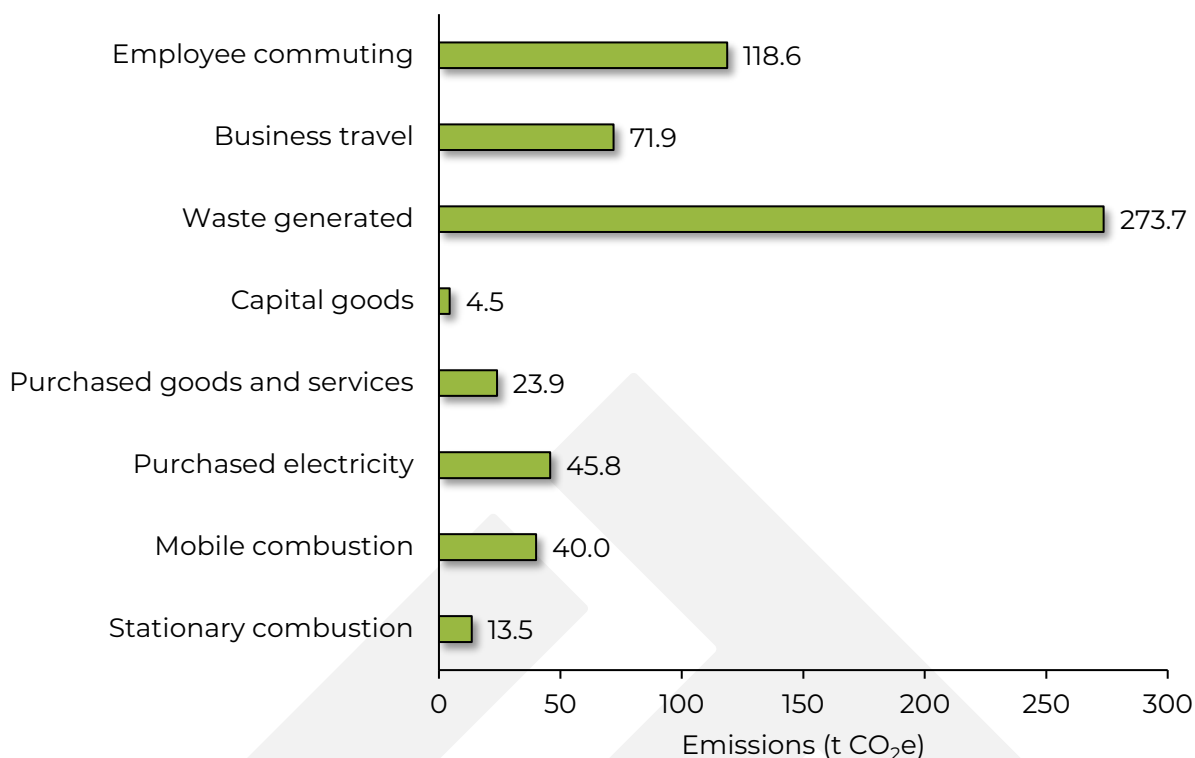


Figure 3. Graphical representation for the quantified emission categories (GHG Protocol).

Granularity – Waste Generated in Operations

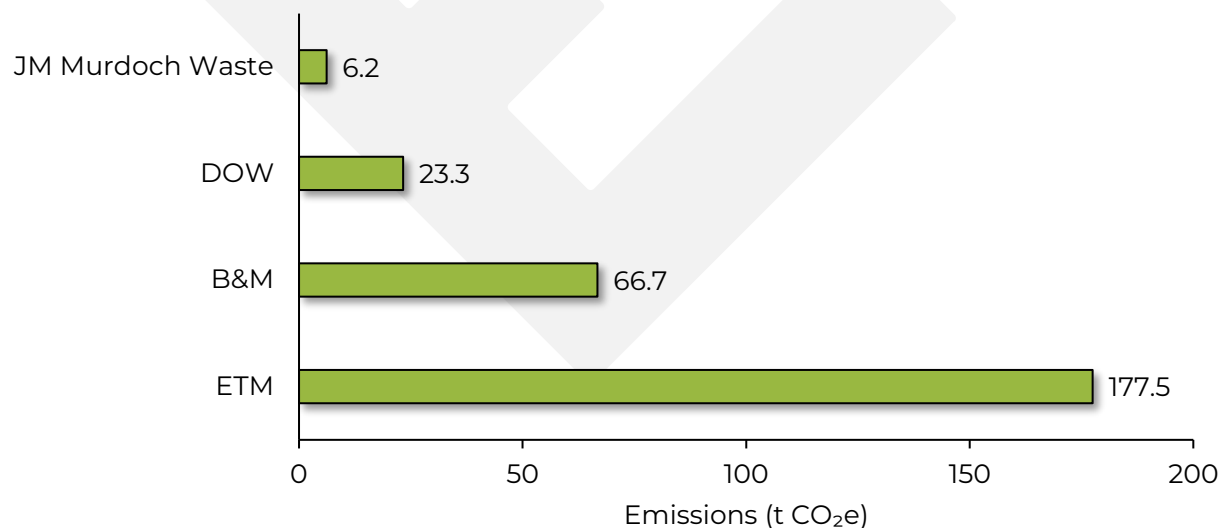


Figure 4. Granular analysis of emissions from waste generated in operations by waste collectors. This graph does not consider emissions from wastewater treatment.

Figure 4 shows carbon emissions from waste generated in operations by waste collectors. Waste collected by ETM contributed the majority of emissions to this category. Emissions from waste collected by JM Murdoch Waste made up only 6.2 t CO₂e.

Granularity – Employee Commuting

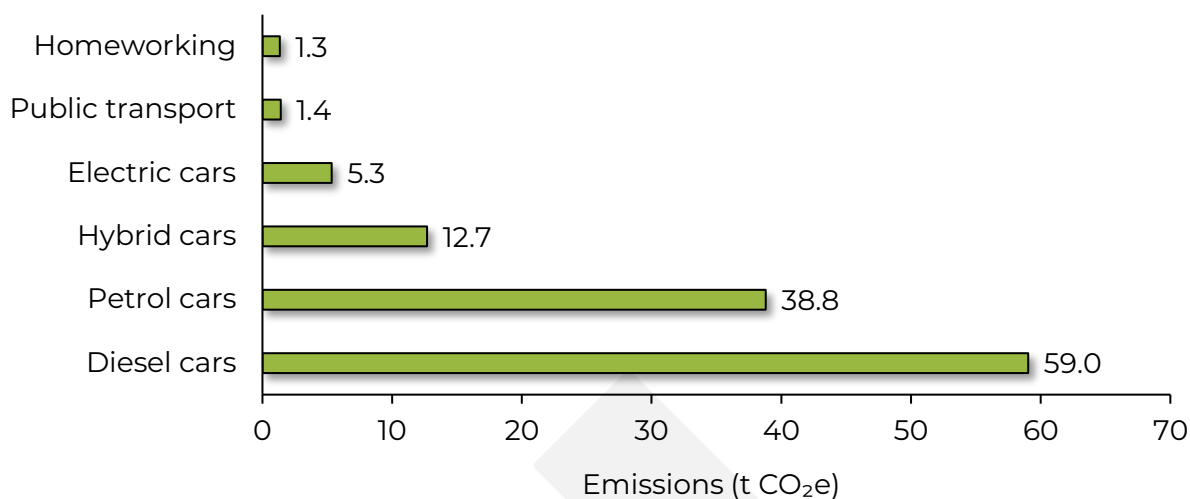


Figure 5. Granular analysis of emissions from commuting and working from home.

Commuting to work by diesel vehicles contributed 59 t CO₂e to the total emissions; this is 49.8% of emissions in this category. Commuting by petrol vehicles resulted in 38.8 t CO₂e (32.7%). Using public transport and electric/hybrid cars only contributed 16.4% of emissions to this category. This analysis suggests that most of commuting activities are by using internal combustion vehicles.

Bell Building Projects' Organisational and Operational Boundary

In setting an organisational boundary, Bell Building Projects are able to identify if equity share, financial control, or operational control are the most appropriate for greenhouse gas quantification. In this instance, operational control was identified as the most appropriate for Bell Building Projects. Therefore, the operational boundaries of the assessment clearly outlining the inclusions is provided alongside the organisational boundary (Figure 6).

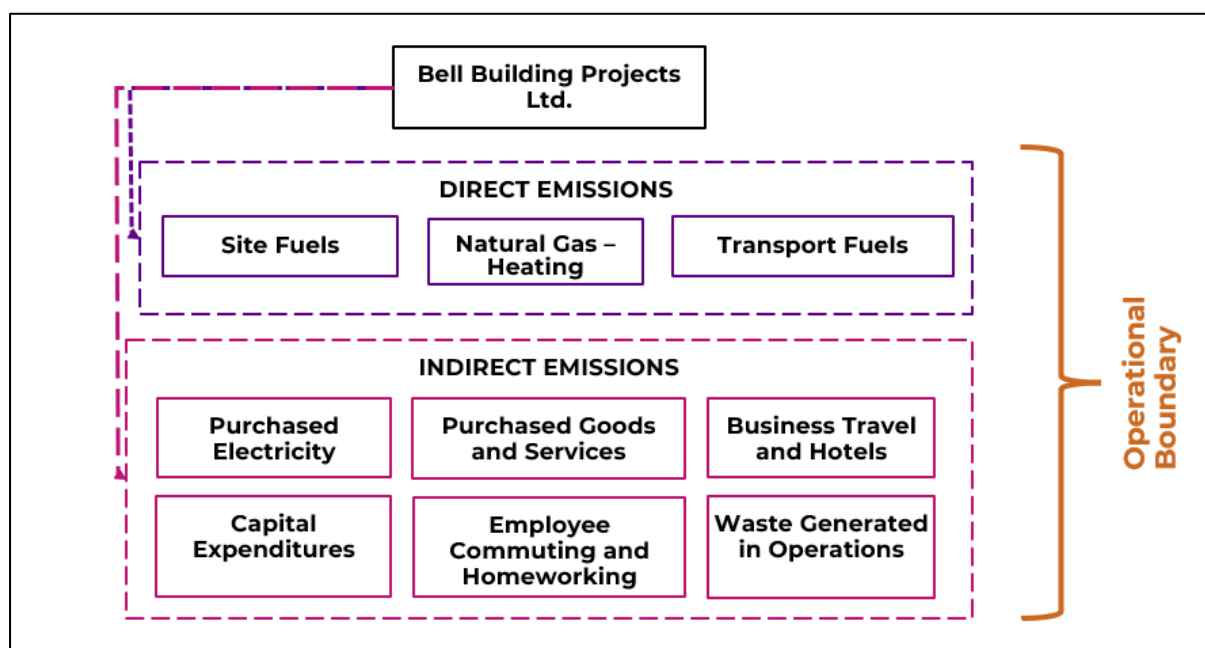


Figure 6. Organisational and operational boundary.

Organisational Description and Overview

Bell Building Projects Ltd are a UK based construction company established in 1982, delivering commercial and industrial building projects across the UK. They provide a range of services including new builds, extensions, refurbishments and building façade projects. Their commercial construction services support a diverse range of clients, from smaller businesses to large organisations, using modern construction techniques and technologies to meet specific project requirements. Bell Building Projects also have in house capabilities covering design, civil engineering, building envelope installation and steel fabrication, allowing them to support projects across multiple stages of construction.

Strategic CO₂e Reduction Initiatives

Tunley Environmental recommend Bell Building Projects to implement i) a 10-year reduction pathway by 2036 and ii) a long-term approach to achieve Net Zero Carbon. Within the short-term plan, the interim target is to reduce carbon emissions by 38.7% by 2036, through implementing reduction strategies that focus on emission sources of significant contributions (Figure 7). In the first five years (2026-2031), estimated carbon reduction is 79.3 t CO₂e; within the following five years (2031-2036), reduction target is 149.8 t CO₂e. Once this interim plan has been achieved, Bell Building Projects will implement a detailed approach to achieved NZC by 2050.

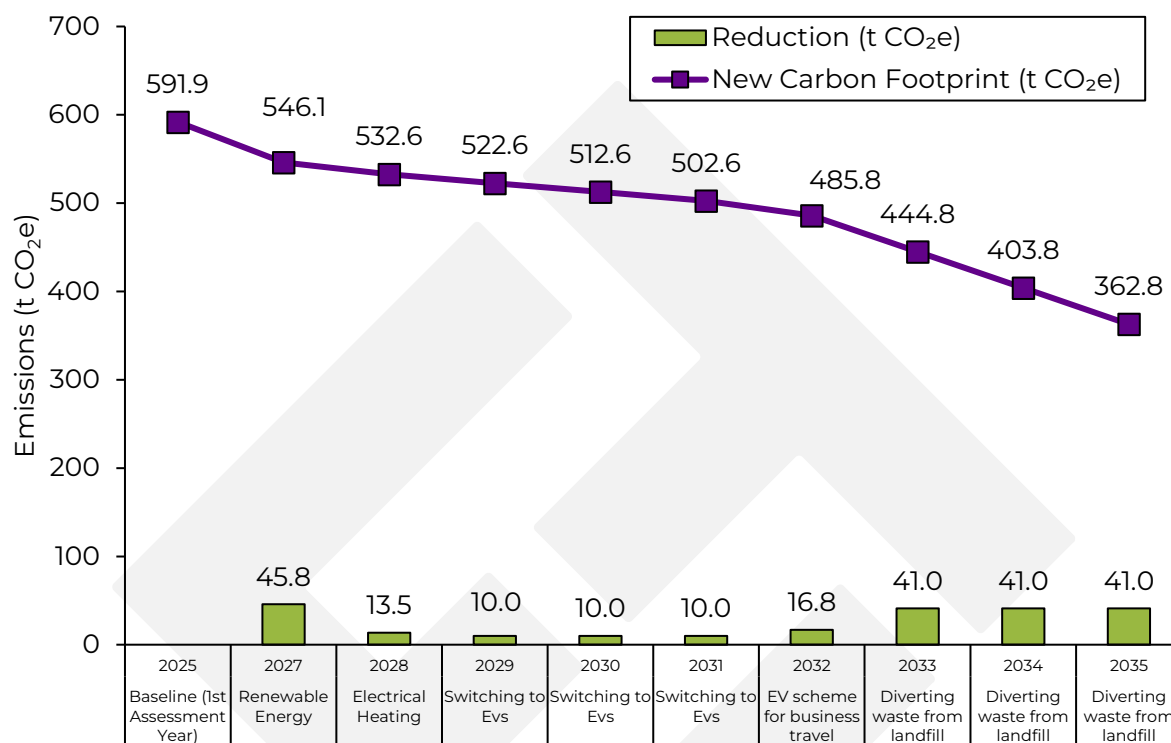


Figure 7. Interim carbon reduction pathway between 2026 and 2036.

Switching to Renewable Electricity – 2027

Bell Building Projects should consider using 100% renewable electricity. This can be achieved via opting for an Ofgem-certified green electricity tariff (Renewable Energy Guarantees of Origin). The best way to choose a renewable electricity tariff is by using comparison websites and assessing the renewable origin guarantee information provided. At present, most electricity suppliers offer at least one 100% renewable electricity option. Implementing a green electricity tariff will reduce emissions by 45.8 t CO₂e. This can also be achieved by installing solar panels on site, where possible.

Using Electric Heating – 2028

Switching to electrical heating where Bell Building Projects have control over this activity will reduce their carbon emissions by 13.5 t CO₂e. This needs to be implemented after the company have procured their electricity from renewable sources.

Upgrading to Electric Fleets – Between 2029 and 2031

Bell Building Projects' vehicle fleets include a range of petrol and diesel vehicles. By upgrading all vehicles to EVs, the company can reduce their carbon emissions by 120 t CO₂e.

This can be achieved by either purchasing new EVs or operating a car leasing scheme. Bell Building Projects can implement this strategy over three years.

Promoting EVs for Business Travel – 2032

Bell Building Projects should consider operating an EV scheme for business travel. This can be by purchasing EVs for staff members who need to travel for business activities. Charging the EVs with renewable electricity will reduce carbon emissions. In this analysis, Tunley Environmental assumed a reduction of 75% from business travel's emissions.

Diverting Waste from Landfill – 2033-2035

Bell Building Projects should discuss with their waste collectors to explore option of diverting their construction waste from landfills, aiming to reduce at least 15% of emissions per year in this category.



Conclusion

Total GHG emissions for Bell Building Projects' business activities in between the 1st of January 2025 and the 31st of December 2025 are **591.9 t CO₂e**. The carbon footprint quantification presented in this report was conducted using data provided to Tunley Environmental by Bell Building Projects. Tunley Environmental assessed the quality of the data and collaborated with Bell Building Projects to continuously enhance this.

Tunley Environmental has provided Bell Building Projects with detailed analysis of the emissions and recommendations on approaches by which Bell Building Projects can reduce its carbon footprint.

Wider ESG – Corporate Social Responsibility (CSR)

If you are interested in pursuing beyond carbon, biodiversity, and water into more social and governmental areas of ESG Tunley would like to refer you to a [CSR Accreditation](#). This framework investigates corporate social responsibility across four pillars (environment, workplace, community, and philanthropy). Accreditation levels are reported at three tiers (bronze, silver, and gold). This is a verified assessment of your company's corporate social responsibility which you can use to demonstrate progress to stakeholders. We can provide a direct referral to a point of contact if Bell Building Projects wants to investigate this avenue further.

Tunley Environmental Report Emission Statement

Tunley Environmental GHG emissions from completing this assessment were 0.5 kg CO₂e.

Appendix A - Materiality and DQR

Materiality Assessment & Data Categories

Below we provide all of the greenhouse gas emissions scope categories alongside data improvement recommendations (Table A1).

Table A1. Materiality assessment.

Category	In Scope?	Justification if out of scope	DQR	Recommendations
Stationary combustion	In		1	
Mobile combustion	In		1	
Refrigerants	Out	N/A	0	
Purchased heat	Out	N/A	0	
Purchased electricity	In		1	
Purchased goods and services	In		1	Collect activity data for purchased construction materials in future assessments
Capital goods (e.g., assets, machinery, etc)	In		1	
Fuel and energy related activities not included in S1 or S2	N/A		N/A	
Upstream transportation and distribution	Out	Not handling by the company	N/A	
Waste generated in operations	In		1	
Business travel	In		1	
Employee commuting	In		1	
Upstream leased assets	Out	N/A	N/A	
Downstream transportation and distribution	Out	N/A	N/A	
Processing of sold products	Out	N/A	N/A	
Use of sold products	Out	N/A	N/A	
End of life treatment of sold products	Out	N/A	N/A	
Downstream leased assets	Out	N/A	N/A	
Franchises	Out	N/A	N/A	
Investments	Out	N/A	N/A	

Data Quality Assessment (DQR)

A data quality assessment was performed in accordance with the Product Environmental Footprint (PEF) data quality level and criteria scheme (European Commission, 2021).

The assessment covers datasets that together contribute to at least 80% of the results, and evaluates at minimum geographical, technical, and temporal representativeness.

The study also accounts for the precision, completeness, consistency, and data sources through dataset documentation review and classification of each dataset as primary data, representative secondary data, or proxy data.

Each dataset was assigned a numeric representativeness score for:

- TeR (Technological representativeness)
- GR (Geographical representativeness)
- TiR (Time representativeness)

Scores were assigned on a 1–5 scale (1 = very good, 2 = good, 3 = fair, 4 = poor, 5 = very poor). Where appropriate, half-point scores (e.g., 1.5, 2.5) were used to reflect intermediate representativeness.

The final dataset (or datapoint) DQR was calculated as the arithmetic mean of the three representativeness scores:

$$DQR_{final} = \frac{TeR + GR + TiR}{3}$$

The resulting DQR_{final} is then reported alongside the underlying TeR/GR/TiR scores in the dataset-level (and datapoint-level) table(s) and interpreted using the same 1–5 qualitative bands (Very Good to Very Poor).

The data quality rating metric is further explained and related to uncertainty below in Table A2:

Table A2. Combined Data Quality Rating Table, Evaluation of Overall Data Reliability Based on Activity Data Accuracy and Emission Factor Quality.

Quality level	Geographical representativeness	Technical representativeness	Time representativeness
Very Good	The processes included in the data set are fully representative for the geography stated in the "location" indicated in the metadata.	Technology aspects have been modelled exactly as described in the title and metadata, without any significant need for improvement	Data are not older than 0 years as expressed in the ILCD filed ("data set valid until" and the difference between the "valid until" and the "reference year" is not higher than 8 years)
Good	The processes included in the data set are well representative for the geography stated in the "location" indicated in the metadata.	Technology aspects are very similar to what is described in the title and metadata with need for limited improvements. For example: use of generic technologies' data instead of modelling all single plants.	Data are not older than 3 years as expressed in the ILCD filed ("data set valid until" and the difference between the "valid until" and the "reference year" is not higher than 8 years)
Fair	The processes included in the data set are sufficiently	Technology aspects are similar to what is described in the title	Data are not older than 6 years as expressed in the ILCD filed



representative for the geography stated in the “location” indicated in the metadata. E.g. the represented country differs but has a very similar electricity mix profile.

and metadata but merits improvements. Some of the relevant processes are not modelled with specific data but using proxies.

(“data set valid until” and the difference between the “valid until” and the “reference year” is not higher than 8 years)

Poor	The processes included in the data set are only partially representative for the geography stated in the “location” indicated in the metadata. E.g. the represented country differs and has a substantially different electricity mix profile.	Technology aspects are different to what is described in the title and metadata. Requires major improvements.	Data are not older than 10 years as expressed in the ILCD filed (“data set valid until” and the difference between the “valid until” and the “reference year” is not higher than 8 years)
Very Poor	The processes included in the data set are not representative for the geography stated in the “location” indicated in the metadata.	Technology aspects are completely different from what is described in the title and metadata. Substantial improvement is necessary.	Data are older than 10 years as expressed in the ILCD filed (“data set valid until” and the difference between the “valid until” and the “reference year” is not higher than 8 years)



Appendix B – Additional Data Tables

Scope 1 GHG Emissions

The following is specified in ISO14064-1 “The organization shall quantify direct GHG emissions separately for CO₂, CH₄, N₂O, NF₃, SF₆ and other appropriate GHG groups (HFCs, PFCs, etc.) in tonnes of CO₂e.”. Therefore, Scope 1 are separated into known greenhouse gas emissions (Table A3). This enables further understanding for Bell Building Projects on their direct greenhouse gas emissions.

Table A3. Direct GHG emissions detailed separately for Scope 1 showing CO₂, CH₄, N₂O emissions in tonnes of CO₂e.

Item	Emissions (t CO ₂ e of CO ₂)	Emissions (t CO ₂ e of CH ₄)	Emissions (t CO ₂ e of N ₂ O)
Glasgow - Gas	9.21E+00	1.41E-02	4.54E-03
Silvey Fleet - Petrol - Fleet	5.08E+00	1.99E-02	1.45E-02
Silvey Fleet - Diesel - Fleet	1.53E+01	1.75E-03	1.98E-01
Ashfield - Diesel	5.63E-01	6.44E-05	7.30E-03
Speedy - Diesel	6.14E+00	7.02E-04	7.96E-02
GAP Hire - Diesel	1.32E-01	1.51E-05	1.71E-03
Craggs - Diesel	1.23E+01	1.41E-03	1.60E-01
London - Gas usage (kWh) (Estimated)	1.18E+00	1.81E-03	5.82E-04
Bristol - Gas usage (kWh) (Estimated)	3.07E+00	4.71E-03	1.51E-03

Emission Data Report to ISO 14064-1

To encourage completeness, consistency, and readability ISO 14064-1 recommends that the GHG quantification should be reported using the full descriptive categories provided. Therefore, this is fully displayed and categorised in Table A4.

Table A4. Complete ISO14064-1 data categorisation table.

Category	Description	Emissions (t CO ₂ e)
1	Direct GHG emissions & removals in t CO₂e	53.5
1.1	Direct emissions from stationary combustion	13.5
1.2	Direct emissions from mobile combustion	40.0
1.3	Direct process emissions and removals arising from industrial processes	0.0
1.4	Direct fugitive emissions arising from release of GHGs in anthropogenic systems	0.0
1.5	Direct emissions and removals from land use, land use change, and forestry	0.0
2	Indirect emissions in t CO₂e	45.8
2.1	Indirect emissions from imported electricity	45.8
2.2	Indirect emissions from imported energy	0.0
3	Indirect GHG emissions from transportation	190.5
3.1	Emissions from upstream transportation and distribution	0.0
3.2	Emissions from downstream transportation and distribution	0.0
3.3	Emissions from employee commuting & teleworking	118.6
3.4	Emissions from client and visitor transport	0.0
3.5	Emissions from business travel	71.9
4	Indirect GHG emissions from products used by the organisation	302.0
4.1	Emissions from purchased goods	23.9
4.2	Emissions from capital goods	4.5
4.3	Emissions from the disposal of solid and liquid waste	273.7
4.4	Emissions from the use of assets	0.0
4.5	Emissions from the use of services that are not described in the above subcategories	0.0
5	Indirect GHG emissions associated with the use of products from the organisation	0.0
5.1	Emissions or removals from the use stage of the product	0.0
5.2	Emissions from downstream leased assets	0.0
5.3	Emissions from end-of-life stage of product	0.0
5.4	Emissions from investments	0.0
6	Indirect GHG emissions from other sources not specified	0.0

Approval

Author:	Dr Luan Ho, MEnvSc, BEng
Position:	Science Team Co-Lead
Written Date:	30 th September 2026
Peer-reviewed by:	Swabiiha Buxoo, BEng
Position:	Sustainability Scientist
Reviewed Date:	30 th September 2026
QA approved by:	☒ Approved ☐ Revision: N/A Dr Nathan Wood, MChem, PhD
Position:	Senior Scientist & Carbon Co-Lead
Approval date:	5 th October 2026
Reference:	Bell Building Projects-BCA_PPN_26-2
Revision:	C

Revision History:	Change Description:	Changed by:	Date:	Approved by:	Date:
B	Remove reference to NZC, adding an interim plan and a long-term plan to achieve NZC by 2050.	LH	12 th Oct 2026	AHK	12 th Oct 2026
C	Updated executive summary	LH	13 th Oct 2026	ADN	13 th Oct 2026
D					
E					
F					



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