Arboricultural Consultancy for AXA Insurance

Note: This report is intended for use between the client, Environmental Services and any parties detailed within the report. It is based on the understanding at the time of visiting the property that Engineers are satisfied that damage is attributable to clay shrinkage subsidence exacerbated by vegetation.

1. Case Details

Insured	Mr Robert Benyon joint PH Mrs Janet Benyon	Address	Greentrees, Prospect Lane, Birkenshaw, Bradford, BD11 2EL		
Client	Subsidence Management Services	Contact	Stephen Rutherford	Claim No.	IFS-AXA-SUB-22-0104686
ES Ref	SA-252157	Consultant	Nigel Chopping	Contact No.	0330 380 1036
Report Date	29/03/2023				

Scope of Report: To survey the property and determine significant vegetation contributing to subsidence damage, make recommendation for remedial action and assess initial mitigation and recovery prospects. The survey does not make an assessment for decay or hazard evaluation.

2. Property and Damage Description

The insured structure is a 2 storey detached house. The property occupies a site that slopes gently downhill from right to left.

We understand that the current damage relates to the rear elevation and the right-hand flank of the insured dwelling where cracking indicates downwards movement.

3. Technical Reports

No technical investigations are available at the time of reporting, therefore assumptions outlined in Note above apply: recommendations may be subject to change following evaluation of any investigations that may be forthcoming.

4. Action Plan

Mitigation	
Insured involved?	Yes
Local Authority involved?	No
Other third party Mitigation involved?	Yes
Recovery	
Is there a potential recovery action?	Yes

Treeworks	
Local Authority	Kirklees Metropolitan Borough Council
TPO / Conservation Area / Planning Protection Searches	Awaiting Searches from LA
Additional Comments	
Awaiting Further Instructions. A potential recovery action has been identified. Engineers should consider focusing investigations to strengthen factual evidence for disclosure to third party tree owners.	

5. Technical Synopsis

This report is based upon our understanding at the time of visiting the property that Subsidence Management Services have concluded, on a preliminary basis, that the current damage is due to differential foundation movement exacerbated by moisture abstraction from vegetation growing proximate to the property's foundations.

We have therefore been instructed to assess the potential for vegetation to be influencing soil moisture levels beneath the foundations of the property and, if deemed appropriate provide management proposals which will return long-term stability and allow effective repairs to be undertaken.

The potential drying influence of the vegetation on site, has been considered based on an assessment of overall size, species profile and the proximity of vegetation relative to the advised area of damage.

Based on our observations on site, it is our opinion that the footings of the subject property are within the normally accepted influencing distance of vegetation on site, thereby indicating the potential for the advised damage to be the result of clay shrinkage subsidence exacerbated by the moisture abstracting influence of vegetation.

With due regards to species profile, size and proximity, T2 (Beech (Common)), T3 (Beech (Common)) and T4 (Oak) are considered the dominant features proximate to the focal area(s) of movement and accordingly, where vegetation is confirmed as being causal, we have identified them as the primary cause of the current subsidence damage.

The size and proximity of the above vegetation is consistent with the advised location(s) of damage and it is our opinion, on balance of probability, that roots from the above vegetation will be in proximity to the footings of the insured property.

Note: additional minor vegetation has been noted on site and, depending on trial-pit location may be identified within future site investigations; however, unless specifically identified within this report, these plants are not deemed material to the current claim nor pose a significant future risk.

Given the above and considering the suspected mechanism of movement, in order to mitigate the current damage thereby allowing soils beneath the property to recover to a position such that an effective engineering repair solution can be implemented, we recommend a program of vegetation management as detailed by this report.

Please refer to Section 6 for management prescriptions.

Preliminary recommendations contained within this report are prescribed on the basis that site investigations confirm vegetation to be causal; management advice is designed to offer the most reliable arboricultural solution likely to restore long-term stability and also facilitate liaison with third-party owners and/or Local Authorities where necessary.

Consequently, we have advocated the complete removal of T2 (Beech (Common)), T3 (Beech (Common)) and T4 (Oak) as it will offer the most certain arboricultural solution likely to restore long-term stability.

Replacement planting is considered appropriate with regards mitigating the impact of the works suggested; however, species selection should be appropriate for the chosen site and consideration must be given to the ultimate size of the replacement species and any future management requirements.

We recommend the role of vegetation and the efficacy of management recommendations be qualified by means of monitoring.

Please note that the footing of the insured property fall within the anticipated rooting distance of additional vegetation which we believe presents a foreseeable risk of future damage and accordingly we have made recommendations in respect of this.

The extent / impact of vegetation management required to restore and maintain long-term stability at this property is acknowledged. However, we consider the impact on the wider public amenity from the proposed tree works is mitigated by the presence of further trees and the scope for replacement planting.

Is vegetation likely to be a contributory factor in the current damage?	Yes
Is vegetation management likely to contribute to the future stability of the property?	Yes
Is replacement planting considered appropriate?	Yes
Would DNA profiling be of assistance in this case?	No

6.0 Recommendations

6.1 Current Claim Requirements

These recommendations may be subject to review following additional site investigations.

Tree No.	Species	Age Cat	Approx. Height (m)	Distance to Building (m) *	Ownership	Action	Requirement
T2	Beech (Common)	2	12	5	A - Third Party 41 The Beeches Bradford BD11	Remove	Remove close to ground level.
T3	Beech (Common)	3	15	6	A - Third Party 41 The Beeches Bradford BD11	Remove	Remove close to ground level.
T4	Oak	3	13	8.7	D - Unknown	Remove	Remove close to ground level; do not treat stump due to translocation risk. Where such a risk exists, we advise that any emergent regrowth is removed annually.
Age Cat: 1 = Younger than property; 2 = Similar age to the property; 3 = Significantly older than property							

* Estimated

6.2 Future Risk Recommendations

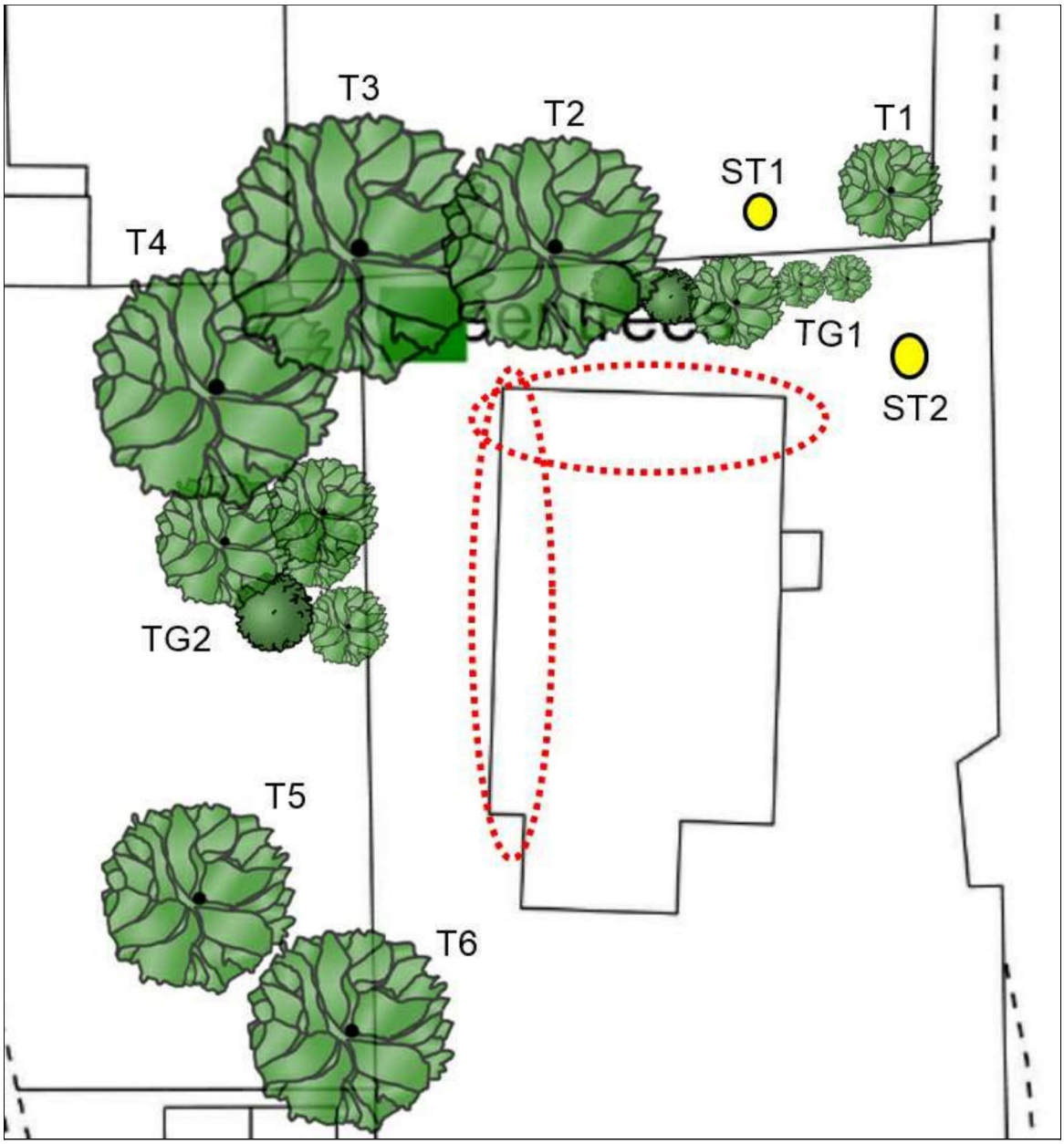
These recommendations may be subject to review following additional site investigations.

Tree No.	Species	Age Cat	Approx. Height (m)	Distance to Building (m) *	Ownership	Action	Requirement
ST1	Stump	3	0	8	A - Third Party 41 The Beeches Bradford BD11	No action	No works (removed c. 5 years ago)
ST2	Holly	1	0	4	C - Insured	No action	No works (removed approx. 3 years ago).
T1	Beech (Common)	1	9	7.5	A - Third Party 41 The Beeches Bradford BD11	Action to avoid future risk	Maintain at, or below current dimensions by way of regular pruning.
T5	Beech (Common)	2	13	10.7	D - Unknown	Action to avoid future risk	Do not allow to exceed current dimensions by way of regular pruning.
T6	Sycamore	2	13	6.9	D - Unknown	Action to avoid future risk	Crown reduce overall canopy by 30% (minimum) to achieve a crown volume reduction in line with BRE IP7/06. Maintain at reduced dimensions by re-pruning back to points of previous reduction on a 3 year (max) cycle
TG1	Mixed Species Group: including Photinia, Acer, Laurel and Cypress	1	3	4.5	C - Insured	Action to avoid future risk	Maintain at broadly current dimensions by way of regular pruning.
TG2	Mixed Species Group: includes Cypress, Rhododendron & Apple.	1	4	4.8	D - Unknown	Action to avoid future risk	Maintain at broadly current dimensions by way of regular pruning.
Age Cat: 1 = Younger than property; 2 = Similar age to the property; 3 = Significantly older than property							

* Estimated

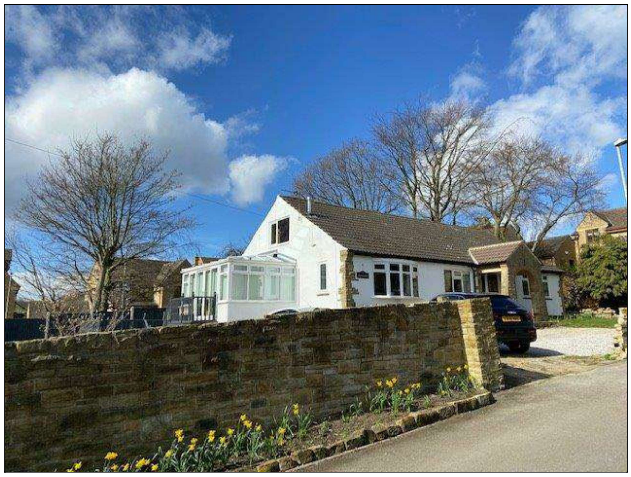
Third party property addresses should be treated as indicative only, should precise detail be required then Environmental Services can undertake Land Registry Searches

7. Site Plan

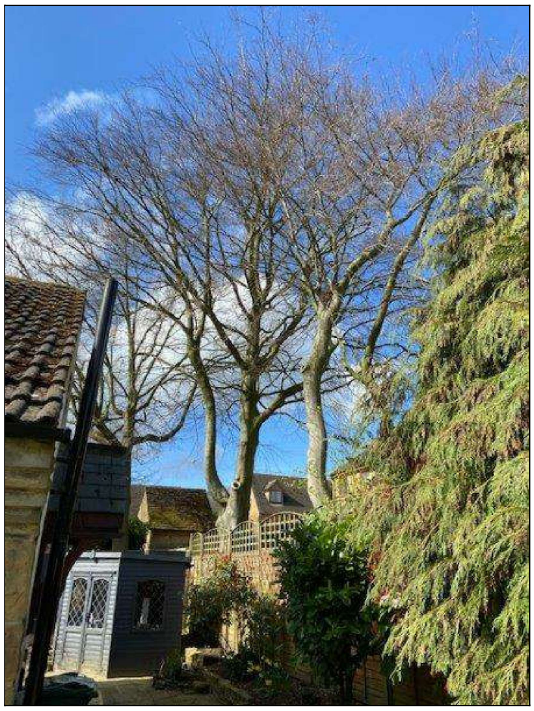


Please note that this plan is not to scale. OS Licence No. 100043218

8. Photographs



View towards T2 T3 and T4 from public highway



T2 and T3

T3 and T4

TG1 and T1

TG2

T5 and T6

Date: 29/03/2023 Property: Greentrees, Prospect Lane, Birkenshaw, Bradford, BD11 2EL

9. Tree Works Reserve - Does not include recommendations for future risk.

Insured Property Tree Works	£0.00
Third Party Tree Works	£4450.00
Provisional Sum	£0.00

- The above prices are based on works being performed as separate operations.
- The above is a reserve estimate only.
- Ownerships are assumed to be correct and as per Section 6.
- A fixed charge is made for Tree Preservation Order/Conservation Area searches unless charged by the Local Authority in which case it is cost plus 25%.
- Should tree works be prevented due to statutory protection then we will automatically proceed to seek consent for the works and Appeal to the Secretary of State if appropriate.
- All prices will be subject to V.A.T., which will be charged at the rate applying when the invoice is raised.
- Trees are removed as near as possible to ground level, stump and associated roots are not removed or included in the price.
- Where chemical application is made to stumps it cannot always be guaranteed that this will prevent future regrowth. Should this occur we would be pleased to provide advice to the insured on the best course of action available to them at that time. Where there is a risk to other trees of the same species due to root fusion, chemical control may not be appropriate.

10. Limitations

This report is an appraisal of vegetation influence on the property and is made on the understanding that that engineers suspect or have confirmed that vegetation is contributing to clay shrinkage subsidence, which is impacting upon the building. Recommendations for remedial tree works and future management are made to meet the primary objective of assisting in the restoration of stability to the property. In achieving this, it should be appreciated that recommendations may in some cases be contrary to best Arboricultural practice for tree pruning/management and is a necessary compromise between competing objectives.

Following tree surgery we recommended that the building be monitored to establish the effectiveness of the works in restoring stability.

The influence of trees on soils and building is dynamic and vegetation in close proximity to vulnerable structure should be inspected annually.

The statutory tree protection status as notified by the Local Authority was correct at the time of reporting. It should be noted however that this may be subject to change and we therefore advise that further checks with the Local Authority MUST be carried out prior to implementation of any tree works. Failure to do so can result in fines in excess of £20,000.

Our flagging of a possible recovery action is based on a broad approach that assume all third parties with vegetation contributing to the current claim have the potential for a recovery action (including domestic third parties). This way opportunities do not “fall through the net”; it is understood that domestic third parties with no prior knowledge may be difficult to recover against but that decision will be fully determined by the client.

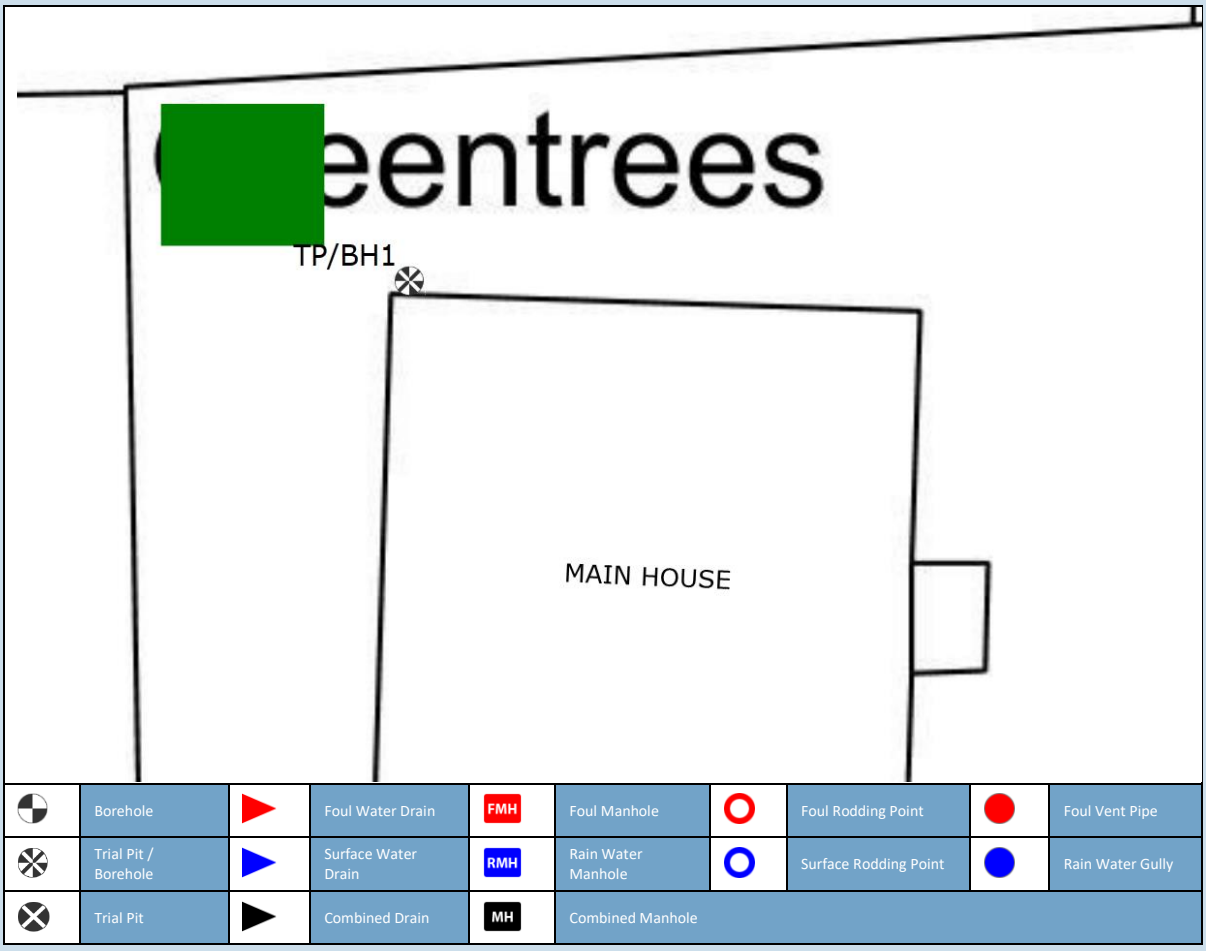
A legal Duty of Care requires that all works specified in this report should be performed by qualified, arboricultural contractors who have been competency tested to determine their suitability for such works in line with Health & Safety Executive Guidelines. Additionally all works should be carried out according to British Standard 3998:2010 *“Tree Work. Recommendations”*.

GEOTECHNICAL
for Subsidence Management Services

Greentrees, Prospect Lane, Birkenshaw, Bradford, BD11 2EL

Client:	Subsidence Management Services
Client Contact:	Stephen Rutherford
Client Ref:	IFS-AXA-SUB-22-0104686
Policy Holder:	Mr Robert Benyon
Report Date:	15 March 2023
Our Ref:	C68730G31502

Site Plan

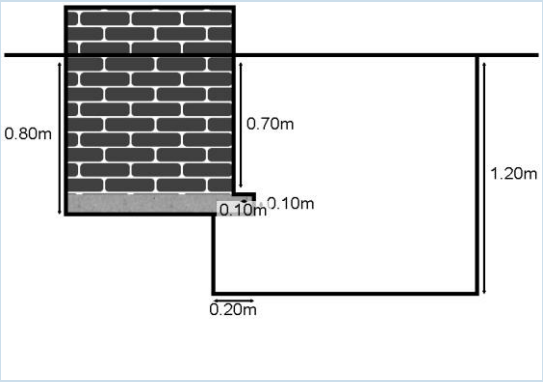


SubsNetUK

TP/BH1 Foundation Detail and Borehole Log

Foundation Detail

House foundation comprised of brick wall to 700mm bgl, bearing on concrete to 800mm bgl, with a total projection of 100mm from the elevation. Underside of foundation (USF) was exposed to 200mm back from the face of the foundation and probed 200mm back from the face of the foundation.



WS	Samples Type	Samples Depth (m)	Tests Type	Tests Depth (m)	Tests Results	Legend	Stratum Description and Observations
						0	TOPSOIL. ...at 0m to 0.8m bgl numerous roots of live appearance encountered.
						0.5	SCREED BEDDING.
	R D	0.80 - 1.50 0.80 - 1.30	PEN	0.80	HP=3.0 (3.0,3.0,3.0,3.0,3.0)	1.0	Firm light orangish brown mottled yellow silty sandy CLAY. ...at 0.8m bgl UNDERSIDE OF HOUSE FOUNDATION. ...at 0.8m to 1.5m bgl numerous roots of live appearance encountered and sampled.
							...at 1.2m bgl base of hand excavated trial pit. ...at 1.2m bgl switched to Hand Held Percussive Window Sampler.
	D	1.30 - 1.50	PEN	1.30	HP=4.0 (4.0,4.0,4.0,4.0,4.0)	1.5	Very stiff light yellowish brown mottled grey silty sandy CLAY. ...at 1.5m bgl borehole terminated due to Hand Held Percussive Window Sampler refusal.

-- End of borehole at 1.50m --
PEN = Hand Penetrometer (kg/sq cm). Groundwater strikes not encountered. Roots encountered to 1.5m bgl. Trial pit excavated to 1.20m bgl. Borehole completed by mech window sampler.

SubsNetUK

Site Observations

GENERAL:
Site Investigation works (TP/BH 1) undertaken on 6 March 2023 during moderate rain.

HEALTH AND SAFETY:
Negative signal obtained in Power, Radio and Genny mode on the Cable Avoidance Tool (CAT) (TP/BH1).

FOUNDATIONS:
At 0.8m bgl UNDERSIDE OF HOUSE FOUNDATION in TP/BH1.

BOREHOLE:
At 1.2m bgl base of hand excavated trial pit in TP/BH1.
At 1.2m bgl switched to Hand Held Percussive Window Sampler in TP/BH1.
At 1.5m bgl borehole terminated due to Hand Held Percussive Window Sampler refusal in TP/BH1.
Hand Held Percussive Window Sampler refusal at 1.50m bgl due to stiffness within the clay (TP/BH 1).
Borehole terminated. No further works undertaken.

ROOTS:
At 0m to 0.8m bgl numerous roots of live appearance encountered in TP/BH1.
At 0.8m to 1.5m bgl numerous roots of live appearance encountered and sampled in TP/BH1.

IN SITU TESTING:
Hand Penetrometer (PEN) undertaken at 0.8m bgl (TP/BH 1) within the hand excavated trial pit and thereafter in the window sampler at maximum 0.5m intervals.

WATER STRIKES:
No water strikes (NWS) encountered (TP/BH 1).

The groundwater observations do not necessarily indicate equilibrium conditions. It should be appreciated that groundwater levels are subject to both seasonal and weather induced variations. Other effects such as construction activities may also change groundwater levels.

Environmental Services

SOIL ANALYSIS

for Subsidence Management Services

Greentrees, Bradford, BD11 2EL

Client:	Subsidence Management Services
Claim Number:	12572284K
Policy Holder:	Mr Robert Benyon
Report Date:	06/04/2023
Our Ref:	L25256

Compiled By:

Name	Position	Signature
Saira Dougan	Laboratory Technician	

Checked By:

Name	Position	Signature
Bob Walker	Laboratory Manager	

Date samples received:	08-Mar-23
Water Content Test Date:	30-Mar-23
Atterberg Limits Test Date:	05-Apr-23

UKAS TESTING

9265

Environmental Services

Notes relating to soils testing

Unless otherwise stated, all soil testing was undertaken by Environmental Services at unit 10H Maybrook Business Park, B76 1AL for SubsNetUK of Unit 4 Linnet Court, Cawledge Business Park, Alnwick, NE66 2GD

Soil samples have been prepared in accordance with BS1377:Part 1: 2016 Section 7

Descriptions of soil samples within the laboratory have been undertaken generally in accordance with BS5930:2015. Descriptions of soil samples fall outside of the scope of UKAS accreditation and may have been shortened to remove tertiary components for ease of reference.

The graphical representation of 40% of the LL and the numerical representation of the modified plasticity index (mod. PI) fall outside of the scope of UKAS accreditation.

Following the issue of this soil analysis report, samples will be retained for at least 28 days should additional testing, or referencing, be required. It should be noted that any tests undertaken on soils retained subsequent to the issue of this report may not give an accurate indication of the in-situ conditions of the sample.

The results contained herein relate only to items tested and no others. Additionally as the laboratory is not responsible for the sampling process it takes no responsibility for the condition of the samples and all samples are tested "as received".

Where samples of the same test type are not tested on the same day, or the testing spans multiple days, the test date states the day of the final test or the test date of the final sample.

All information above the laboratory reference on the cover page of this report are as provided by the customer and the laboratory is not responsible for any errors or omissions therein.

Water Content Tests are undertaken in accordance with ISO 17892:Part 1:2014

The Liquid Limit test is undertaken in accordance with BS1377:Part 2:1990 Section 4.4 using an 80g cone with a 30° tip. Sieve percentages reported in blue denote that the sample has been sieved otherwise it has been prepared from its natural state. Sieve percentage reported in BOLD denote that the sample has been oven-dried prior to testing.
Unless otherwise specified herein, the one-point cone penetrometer method has been used with increasing water content. Atterberg results depicted in green have not been tested and are duplicates of the preceding sample, included for reference only.

The Plastic Limit test and the determination of the Plasticity Index is undertaken in accordance with BS1377:Part 2:1990. Where a plastic limit has been denoted with an asterisk (*) then it has been derived from the liquid limit and has not been tested.

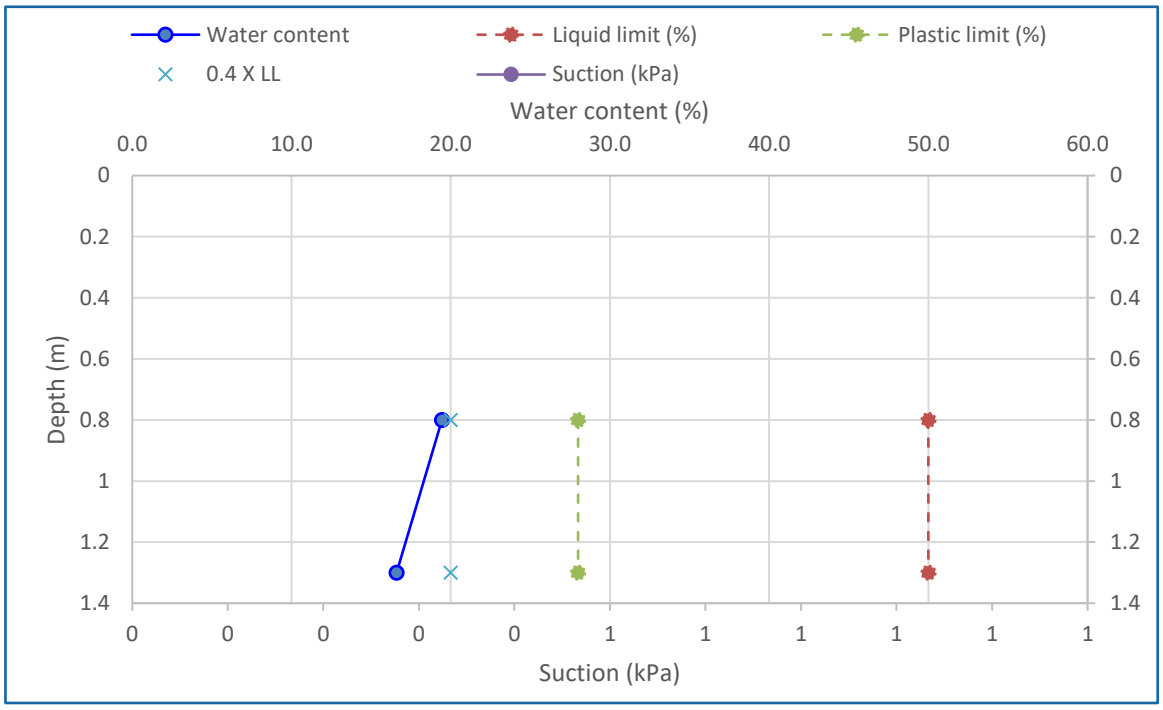
If you would like to provide feedback on this report or any laboratory services or performance, please complete the form below. All appropriate feedback will be used in the continual improvement of laboratory services.

Laboratory feedback form

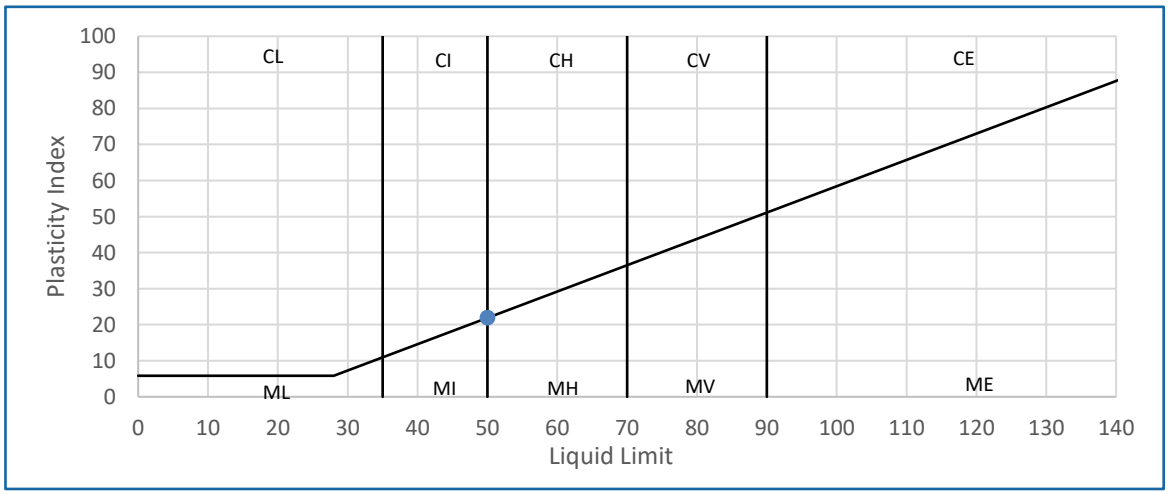
Environmental Services

Samples from BH1

Lab Ref	Depth (m)	WC (%)	LL (%)	PL (%)	PI (%)	.425 mm(%)	mod. PI (%)	Av. Suc. (kPa)	Description
1	0.8	19.4	50	28	22	100	22		Firm orange-brown/light grey mottled CLAY/SILT with rare gravel and sand. Gravel is fine
2	1.3	16.6	50	28	22	100	22		Soft orange-brown/light grey mottled CLAY/SILT with rare gravel and sand. Gravel is fine and medium.



Plasticity Chart for Casagrande Classification



Deviating Samples

The table below details any samples deviating from laboratory procedure or deviating in condition to an extent whereby the validity of results may be affected. A test denoted "I" is likely to have had testing abandoned but where a test result has been provided a non-standard procedure may have been used, details of which will be provided upon request.

LAB REF	CONDITION	WC	ATT	SUC	OED
1					
2					

Key

D	Delay in sample receipt
C	Contaminated sample
B	Sample not bagged correctly
S	Sample too sandy (unsuitable for testing)
G	Sample too gravelly (unsuitable for testing)
V	Sample too soft (unsuitable for preparation)
L	Sample too silty
I	Insufficient sample
O	Too much organic content (unsuitable for testing)
N	Non-standard procedure used
H	Sample depth too shallow
X	Testing result too similar to above sample

References

The following provides a brief interpretation of the test results by comparison of the results to published classifications. The Atterberg Limit test may be used to classify the plasticity of soils; the plasticity classes defined in BS5930:2015 "Code of Practice for Site Investigations" are as follows.

CL (ML)	CLAY and CLAY/SILT of Low plasticity
CI (MI)	CLAY and CLAY/SILT of Intermediate plasticity
CH (MH)	CLAY and CLAY/SILT of High plasticity
CV (MV)	CLAY and CLAY/SILT of Very High plasticity
CE (ME)	CLAY and CLAY/SILT of Extremely High plasticity
O	The letter O is added to prefixes to symbolise a significant proportion of organic matter.
NP	Non-plastic

The Plasticity Index (PI) Result obtained from the Atterberg Limit tests may also be used to classify the potential for volume change of fine soils, in accordance with the National House Building Council's standards - Chapter 4.2 (2003) "Building Near Trees", as summarised below.

Modified PI < 10	Non Classified.
Modified PI = 10 to <20	Low volume change potential.
Modified PI = 20 to <40	Medium volume change potential.
Modified PI = 40 or greater	High volume change potential.

The 2003 edition of Chapter 4.2 also permits use of the Plasticity Index without modification. The classifications for this are grouped by soil type (soils with similar visual soils description and using unmodified Plasticity Indices.

ROOT IDENTIFICATION
for Subsidence Management Services

Greentrees, Prospect Lane, Birkenshaw, Bradford, BD11 2EL

Client:	Subsidence Management Services
Client Contact:	Stephen Rutherford
Claim Number:	12572284K
Client Reference:	IFS-AXA-SUB-22-0104686
Policy Holder:	Mr Robert Benyon
Report Date:	15 March 2023
Our Ref:	R49281

Intec
Parc Menai, Bangor,
Gwynedd, North Wales
LL57 4FG
Tel: 01248 672652

Sub Sample	Species Identified		Root Diameter	Starch
BH1:				
0.8-1.5m	probably *Quercus* spp. but possibly *Castanea* spp.	1	1.5 mm	Moderate

Comments:

1 - Plus 4 others the same.

Quercus spp. are oaks. *Castanea* spp. include sweet chestnut.

Signed: G S Turner

Unless we are otherwise instructed in writing, the above sample material will normally be disposed of 6 years after the date of this report.

SubsNetUK

SubsNetUK

Drainage Investigation Report

For Subsidence Management Services

Client AXA

Risk Address: Greentrees, Prospect Lane, Birkenshaw, Bradford, BD11 2EL

Visit Date: 13/12/2022

Client Reference: IFS-AXA-SUB-22-0104686

Our Reference: C68730 D24137

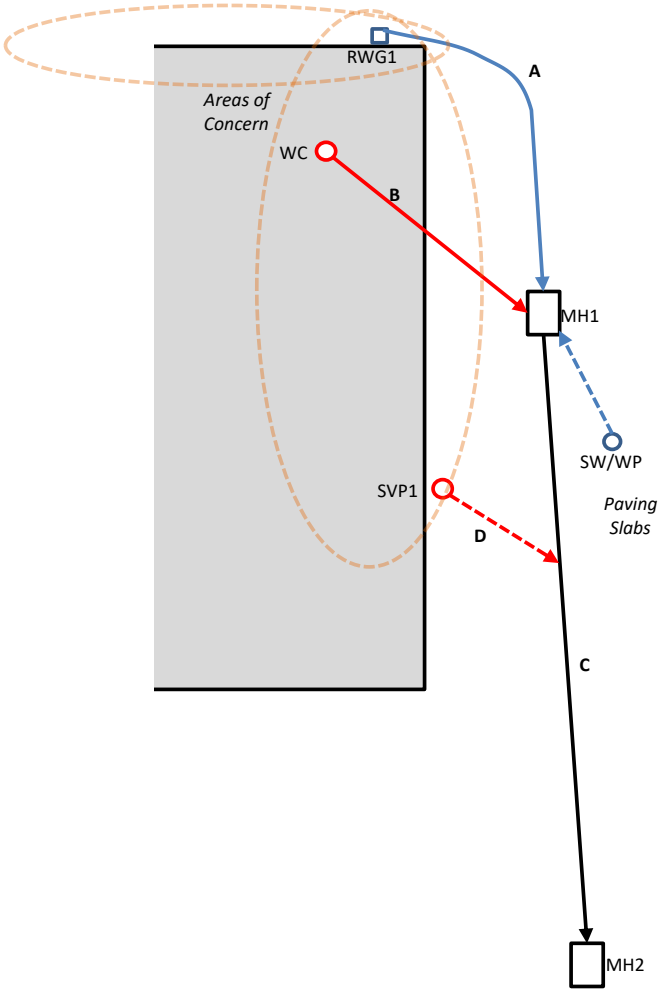
Report Date: 12/01/2023

Report Content:

SubsNetUK

Site Plan

SubsNetUK



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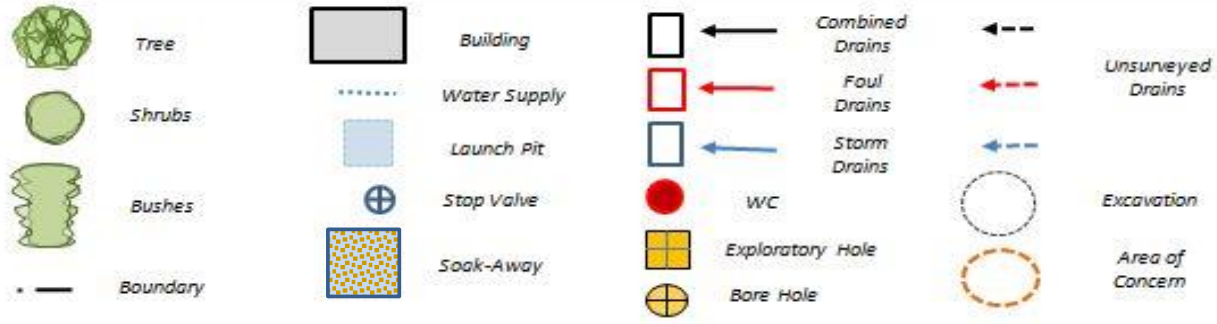

Notes:	
Address:	Greentrees, Prospect Lane, Birkenshaw, Bradford, BD11 2EL

CCTV Survey

RUN	Start From :	MH1	Finish at :	RWG1	Pipe Ø:	100mm
A	Invert Level (m):	0.5	Invert Level (m):	0.2	Material:	Clay
STORM	Condition grade:	B	Direction:	Upstream	Responsibility:	Home Owner
Distance	*Code*	*Hydraulic Test - Fail*				
0.00	SN	Start Node from MH1				
0.00	CC	Crack Circumferential				
0.20	MC	Material of drain changes at this point to Lined Clay				
1.60	MC	Material of drain changes at this point to Clay				
1.60	WL	Water Level 10%				
1.90	CC	Crack Circumferential				
1.90	LL	Line of drain deviates left				
2.10	CC	Crack Circumferential				
2.50	CC	Crack Circumferential				
2.70	CC	Crack Circumferential				
3.00	CC	Crack Circumferential				
3.40	CC	Crack Circumferential				
3.80	FN	Finish Node at RWG1				

RUN	Start From :	MH1	Finish at :	WC	Pipe Ø:	100mm
B	Invert Level (m):	0.5	Invert Level (m):	n/a	Material:	Liner
FOUL	Condition grade:	B	Direction:	Upstream	Responsibility:	Home Owner
Distance	*Code*	*Hydraulic Test - Fail*				
0.00	SN	Start Node from MH1				
0.30	MC	Material of drain changes at this point to Clay				
0.30	JDM	Joint Displaced (Medium)				
1.30	JDM	Joint Displaced (Medium)				
2.00	CC	Crack Circumferential				
2.00	MC	Material of drain changes at this point to Plastic				
3.00	LU	Line of drain deviates up				
3.10	FN	Finish Node at WC				

RUN	Start From :	MH1	Finish at :	MH2	Pipe Ø:	100mm
C	Invert Level (m):	0.5	Invert Level (m):	n/a	Material:	Clay
COMBINED	Condition grade:	B	Direction:	Downstream	Responsibility:	Home Owner
Distance	*Code*	*Hydraulic Test - Fail*				
0.00	SN	Start Node from MH1				
0.40	CC	Crack Circumferential				
1.00	RFJ	Roots Fine at Joint				
1.50	WL	Water Level 10%				
1.60	CC	Crack Circumferential				
2.50	MC	Material of drain changes at this point to Lined Clay				
3.50	MC	Material of drain changes at this point to Clay				
3.80	WL	Water Level 10%				
5.20	WL	Water Level 20%				
5.40	JN	Junction				
6.90	CC	Crack Circumferential				
7.50	WL	Water Level 30%				
7.80	FM	Fractures Multiple				
8.50	FN	Finish Node at MH2				

Address: Greentrees, Prospect Lane, Birkenshaw, Bradford, BD11 2EL

SubsNetUK

CCTV Survey

SubsNetUK

RUN	Start From :	SVP1	Finish at :	Run C	Pipe Ø:	100mm
D	Invert Level (m):	n/a	Invert Level (m):	0.5	Material:	Plastic
FOUL	Condition grade:	B	Direction:	Downstream	Responsibility:	Home Owner

Distance	*Code*	*Hydraulic Test - Not Tested*
0.00	SN	Start Node from SVP1
0.00	LD	Line of drain deviates down
0.40	MC	Material of drain changes at this point to Clay
0.40	LU	Line of drain deviates up
0.90	JDM	Joint Displaced (Medium)
0.90	SA	Survey Abandoned - Unable to push past defect

Address: Greentrees, Prospect Lane, Birkenshaw, Bradford, BD11 2EL

SubsNetUK

Drainage Overview

SubsNetUK

Following the receipt of your instruction, we attended site to carry out a CCTV survey.

The CCTV survey was undertaken in general accordance with the Manual of Sewer Classification and the WRc Drain Repair Book.

The following presents a summary of the findings with recommendations to repair and/or return the drains to a serviceable state, where necessary.

Drain Run A: MH1 Upstream to RWG1
Pipe Diameter: 100mm
Responsibility: Home Owner
Hydraulic Pressure Test: Fail
CCTV Survey Result: Structural damage
Recommended Repair:

1) To excavate and replace existing gully including up to 2m of adjacent pipework.
2) To prepare the drain line and insert 1x resin patch liner to cover defect at 0.0m.
3) To back-fill and reinstate and ensure all is left clean and tidy on completion.

Drain Run B: MH1 Upstream to WC
Pipe Diameter: 100mm
Responsibility: Home Owner
Hydraulic Pressure Test: Fail
CCTV Survey Result: Structural damage
Recommended Repair:

1) To prepare the drain line and insert 2m of structural liner to cover defects.

Drain Run C: MH1 Downstream to MH2
Pipe Diameter: 100mm
Responsibility: Home Owner
Hydraulic Pressure Test: Fail
CCTV Survey Result: Structural damage
Recommended Repair:

1) To prepare the drain line and insert up to 2.5m of structural liner downstream to cover defects.
2) To prepare the drain line and insert 1x resin patch liner to cover defect at 6.9m.

Drain Run D: SVP1 Downstream to Run C
Pipe Diameter: 100mm
Responsibility: Home Owner
Hydraulic Pressure Test: Not Tested
CCTV Survey Result: Structural damage
Recommended Repair:

1) To excavate and replace existing Rest bend at base of SVP including 1m of adjacent pipework.
2) To carry out a further look-see CCTV survey and report findings.
3) To back-fill and reinstate and ensure all is left clean and tidy on completion.

Water Main Test	Result	Acoustic Test
	PASS	No noise could be heard which indicates that there is no leak

Address: Greentrees, Prospect Lane, Birkenshaw, Bradford, BD11 2EL

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RUN / LOCATION: RUN A

Repair Item	Description	Unit	Rate (£)	Quantity	Amount (£)
UK0010	Remove existing UPVC pipework in isolated lengths, refix with new 69mm UPVC pipework (incl. brackets).	nr	£14.25	1.00	£14.25
UK0015	Extra over for bends.	nr	£8.31	1.00	£8.31
UK0595	Gully, 225mm x 225mm. Remove existing and replace with new PVCu item. Bed, surround and backfill .	nr	£146.43	1.00	£146.43
UK0605	Excavate & remove isolated length. Replace in new 110mm PVCu. Bed, surround & backfill. n.e. 1000mm deep.	nr	£131.47	1.00	£131.47
UK0880	Short Radius Bend. Remove existing item and replace with new 110mm PVCu.	nr	£14.89	4.00	£59.57
UK1060	Extra over pipework for surrounding drain run in 100mm thick concrete.	m	£14.40	1.00	£14.40
UK0025	Protection Temporary works to floors, 1000 gauge polythene.	m2	£1.79	2.00	£3.59
UK8120300	Hardcore Filling to excavations over 250 mm average thick.	m	£35.35	1.00	£35.35
UK2050005	Disposal by hand excavated contaminated/saturated material off site.	m3	£45.30	1.00	£45.30
UK0825	Excavate & remove pipework. Replace with new 110mm PVCu. Bed, surround & backfill. n.e. 1000mm deep.	m	£81.39	1.00	£81.39
UK1180	Patch Lining. Up to 0.6m x 100mm diameter	nr	£290.94	1.00	£290.94
UK1133	Van pack HPWJ & CCTV in preparation of lining	nr	£148.44	1.00	£148.44
UK1045	Removal, set aside and reinstatement of concrete slab paving n.e 100mm thick.	m2	£24.61	1.00	£24.61
				Total (Excl VAT)	£1,004.04

RUN / LOCATION: RUN B

Repair Item	Description	Unit	Rate (£)	Quantity	Amount (£)
UK1135	Drain Lining - Initial Set-Up Fee (0-3.0m)	nr	£332.64	1.00	£332.64
				Total (Excl VAT)	£332.64

RUN / LOCATION: RUN C

Repair Item	Description	Unit	Rate (£)	Quantity	Amount (£)
UK1140	Drain Lining - 100mm. Install Structural liner into existing 100mm underground drain. 3mm Wall thickness.	m	£55.52	2.00	£111.03
UK1180	Patch Lining. Up to 0.6m x 100mm diameter	nr	£290.94	1.00	£290.94
				Total (Excl VAT)	£401.97

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RUN / LOCATION: RUN D

Repair Item	Description	Unit	Rate (£)	Quantity	Amount (£)
UK0650	Rest-bend. Remove existing and replace with new PVCu item. Bed, surround and backfill.	nr	£96.02	1.00	£96.02
UK1120155	32/40mm waste pipes. Remove existing and replace with new PVCu. Fixed to masonry.	m	£9.60	1.00	£9.60
UK1120165	32/40mm waste pipes. Shoes / bends.	nr	£10.81	2.00	£21.61
UK0605	Excavate & remove isolated length. Replace in new 110mm PVCu. Bed, surround & backfill. n.e. 1000mm deep.	nr	£131.47	1.00	£131.47
UK0880	Short Radius Bend. Remove existing item and replace with new 110mm PVCu.	nr	£14.89	2.00	£29.78
UK1060	Extra over pipework for surrounding drain run in 100mm thick concrete.	m	£14.40	1.00	£14.40
UK0025	Protection Temporary works to floors, 1000 gauge polythene.	m2	£1.79	2.00	£3.59
UK8120300	Hardcore Filling to excavations over 250 mm average thick.	m	£35.35	1.00	£35.35
UK2050005	Disposal by hand excavated contaminated/saturated material off site.	m3	£45.30	1.00	£45.30
	CCTV survey of underground drainage & report (where undertaken as part of other drainage works on site)	nr	£165.00	1.00	£165.00
UK1045	Removal, set aside and reinstatement of concrete slab paving n.e 100mm thick.	m2	£24.61	1.00	£24.61
				Total (Excl VAT)	£576.73

REPAIR ESTIMATE TOTALS:

Run / Location		Amount (£)
RUN A		£1,004.04
RUN B		£332.64
RUN C		£401.97
RUN D		£576.73
	Total (Excl VAT)	£2,315.38

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