



REPORT

Prepared For:
Mr Ammar Khaliq



EXPRESS
SOLUTIONS
GROUP

Date: 13th July 2026



Ammar Khaliq
Old Orchard Lodge Cottage
Park Lane
Harefield
UB9 6HJ

Date: 13/07/2026

Dear Mr Ammar Khaliq,

RE: CCTV Survey Report

A site survey and CCTV inspection were undertaken to assess the condition and functionality of the existing drainage system, in response to ongoing issues reported at the site.

Summary of Findings

Upon carrying out the CCTV inspection of the drainage line, it was immediately apparent that the system was severely blocked at the mid-section of the drain pipe run. Multiple attempts were made to clear the obstruction using high pressure water jetting equipment. However, the jetting proved ineffective as the equipment consistently pulled back heavy root ingress and general debris, indicating a significant and reoccurring obstruction within the drain.

Drainage Condition Assessment

Based on our observations during the survey and supported by findings from a previous report, the existing drainage system is in poor condition. Notably:

- * There is heavy root infiltration throughout the line, compromising flow capacity and structural integrity.
- * A significant section of the pipe from 6m to 8.5m has collapsed or is likely to be near collapse.
- * Multiple open joints along the drainage run, allowing continued root intrusion.
- * Displaced joints are expected to be contributing to the accumulation of debris within the pipe.

The drainage engineer reported that access to the shared manhole, located via the neighbouring property's driveway was refused by the owner in June 2025. As a result, the investigation was undertaken from the demarcation inspection chamber within the property boundary.

A subsequent drainage inspection was undertaken on 9 June 2026 to clear debris and facilitate a detailed CCTV survey and condition assessment of the pipework from within the property boundary. However, on this occasion, the survey had to be suspended part-way through due to repeated threats of legal action from the neighbour, together with threats to contact the police. Before the drain survey can be rescheduled, assurance is required that there will be no further disruption or interference, ensuring the survey can be carried out and completed without issue.



Recommendations

Given the current condition and effectiveness of remedial jetting efforts, we recommend the following course of action:

Excavation and Replacement of Drainage Line:

The existing drain should be excavated and removed. A new drain line should be installed to ensure long-term reliability and functionality.

We recommend the new drainage pipe is fully encased in concrete. This will provide structural support and prevent future damage from ground movement or heavy tools.

Conclusion

The existing drainage system is beyond viable repair due to extensive root ingress, debris buildup, and structural deterioration. Replacement with a concrete encased drain is the most appropriate and sustainable solution to restore full functionality and prevent recurrence of issues.

Our aim is to always offer the right solutions for your needs. If you feel there is an alternative or wish to discuss our solutions further, please do not hesitate to contact us at any time.

Yours sincerely,

Michelle Fear
Sales and Quotations Manager

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