PROPERTY ASSURANCE
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SITE INVESTIGATION
FACTUAL REPORT

Report No:	SI-540121
Client:	Sedgwick International UK - Maidstone
Site:	53 Sweetcroft Lane Hillingdon
Client Ref:	9649924
Date of Visit:	28/11/2022

ISO 9001 REGISTERED FIRM
ISO 14001 REGISTERED FIRM
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Unit E2 First Floor Suite, Boundary Court
Willow Farm Business Park, Castle Donington
Leicestershire, DE74 2NN

☎ 0843 2272362
✉ enquiries@cet-uk.com
www.cet-uk.com

Investigation Layout Plan

Sheet: 1 of 1

Job No: 540121

Date: 28/11/22

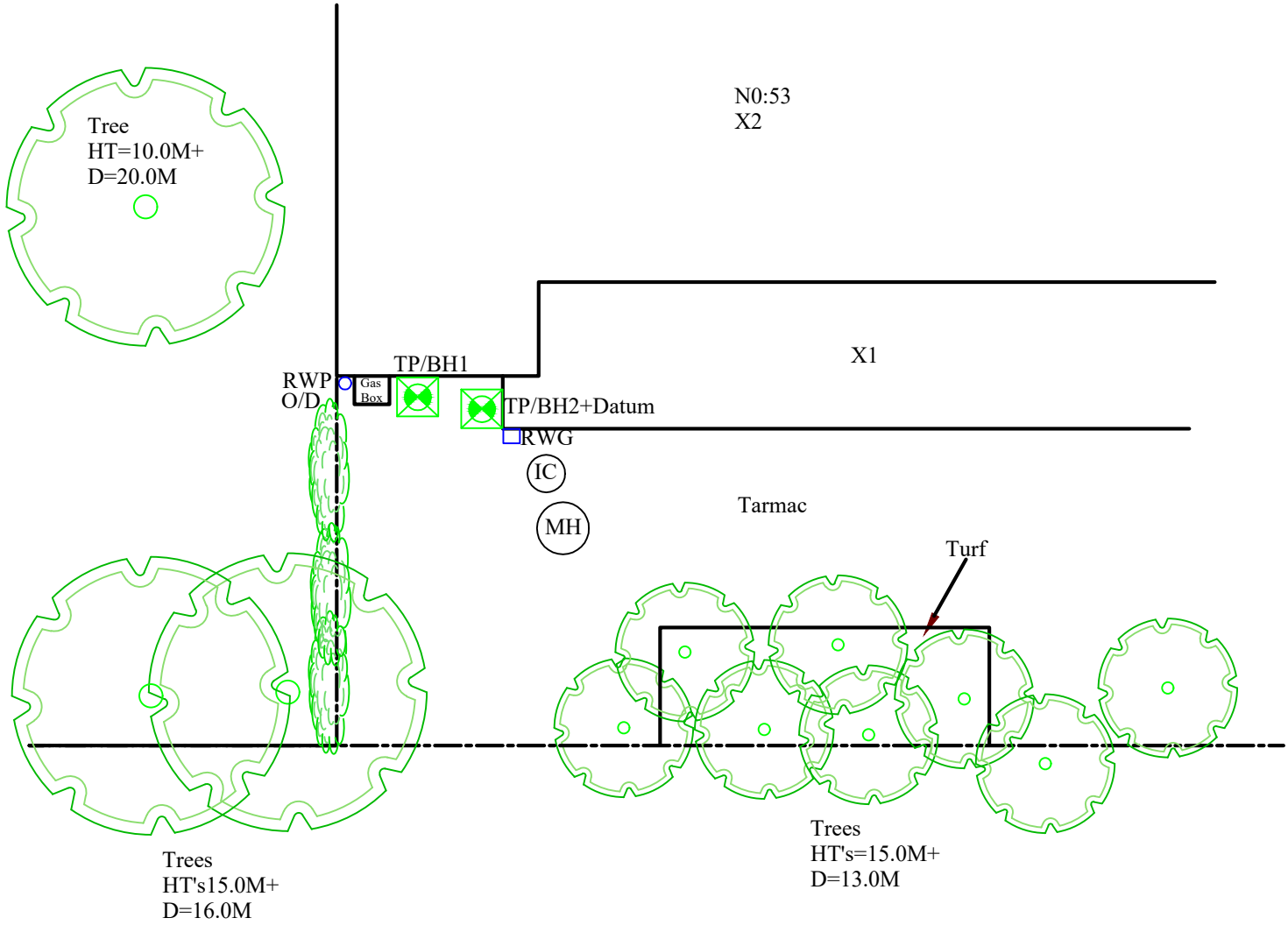
Site: 53 Sweetcroft lane,UB10 9LE

Work carried out for: Sedgwick International UK

SP	AM	JMC
(SI)	(Checked)	(Drawn)

Weather: Dry

ON SITE TREE IDENTIFICATION FOR GUIDANCE ONLY. NOT AUTHENTICATED



Remarks:

Scale: N.T.S.

Key:

Combined Gulley	RWWG
Manhole	MH
Rain Water Pipe	RWP
Rain Water Gulley	RWG
Soil Vent Pipe	SVP
Waste Gulley	WG
Waste Pipe	WP

Surface Water Drain

Foul Water Drain

Tree / Bush (approx. ht in m)

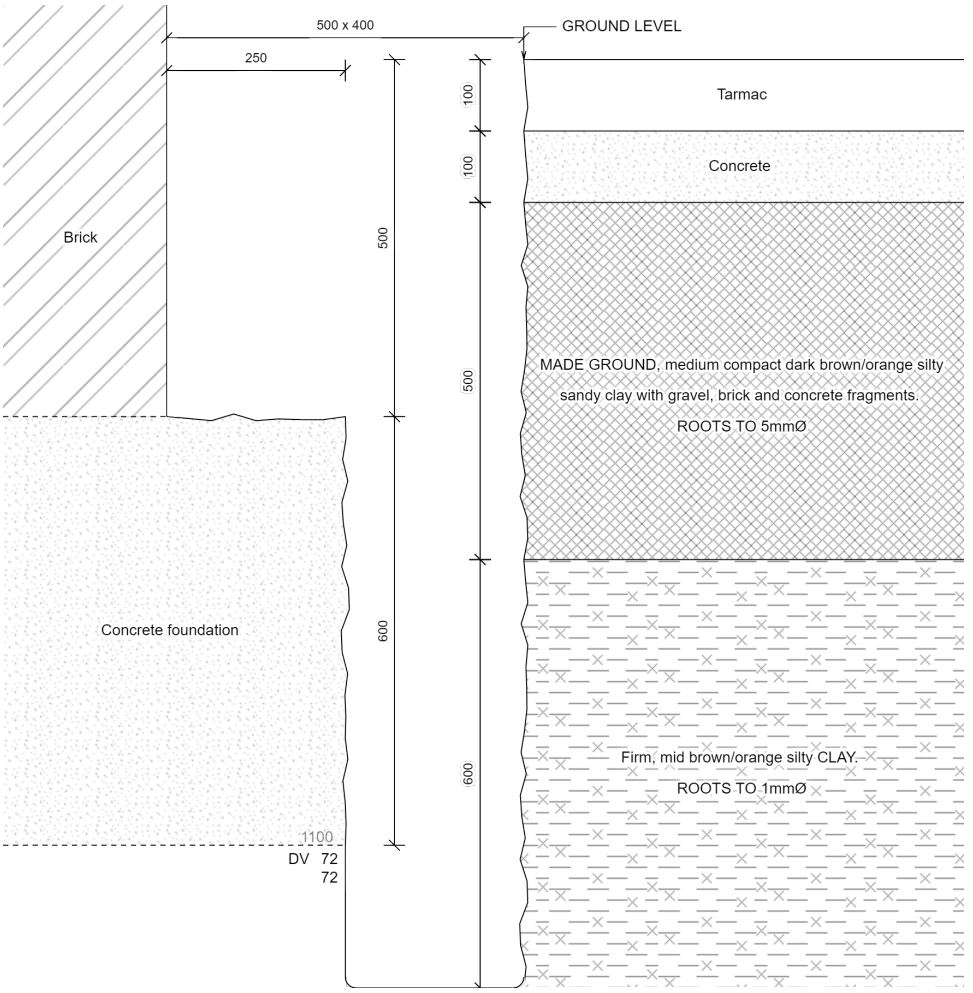
Trial Pit

Borehole

O/D - Open Discharge

TEST REPORT: **Trial Pit**

REPORT NUMBER:	C1070417 / 224512.1.1.1		
TRIAL PIT REF:	TP1	DATE:	30/11/2022
CLIENT:	Sedgwick International UK	SITE:	53 SWEETCROFT LANE
JOB NO:	540121	WEATHER:	N/A
EXCAVATION METHOD:	Hand tools		



For Strata below 1300mm see Bore Hole log

Water strike at 1100mm, standing water level 900mm on completion of TP. BH carried out to rear of TP.

Key:

D	Small disturbed sample	J	Jar sample
B	Bulk disturbed sample	V	Pilcon vane (kPa)
W	Water sample	M	Mackintosh probe
TDTD	Too dense to drive		

Remarks:
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Opinions and interpretations expressed herein are outside the scope of UKAS Accreditation.
The laboratory does not apply a conformity statement to test reports as standard, unless specifically requested by the customer.

For and on behalf of CTS
Justin Cridland - Site Technician

Approved Signatory
Report date 02-Dec-22

Lawness Barns
Mountnessing Road
Billericay
Essex CM12 0TS

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enquiries@constructiontesting.co.uk
www.constructiontesting.co.uk
END OF REPORT

Construction Testing Solutions Ltd.
Registered in England No. 05998333

Borehole	1		Sheet:	1 of 1	Site:	53 SWEETCROFT LANE,
			Job No:	5401321		
			Date:	28/11/2022		
Boring Method:	Drive-in-Sampler		Ground Level:		Client:	Sedgwick International UK
Diameter (mm):	100	Weather:	dry			

Depth	Soil Description	Thickness	Legend	Samples and Tests		
(m)				Depth	Type	Result
0.00	See Trial Pit	1.30				
1.30	Stiff orange-brown silty CLAY	0.40		1.50	U	
1.70	Very stiff fragmented orange-brown silty CLAY	1.80		2.00	UV	140+
						140+
				2.50	U	
				3.00	UV	140+
						140+
3.50	Stiff orange-brown silty CLAY	1.50		3.50	U	
				4.00	UV	140+
						140+
				4.50	U	
				5.00	UV	140+
5.00	End of BH					140+

Remarks:
BH ends at 5.0m, BH dry and open on completion. No roots observed below 2.5m.

Key:

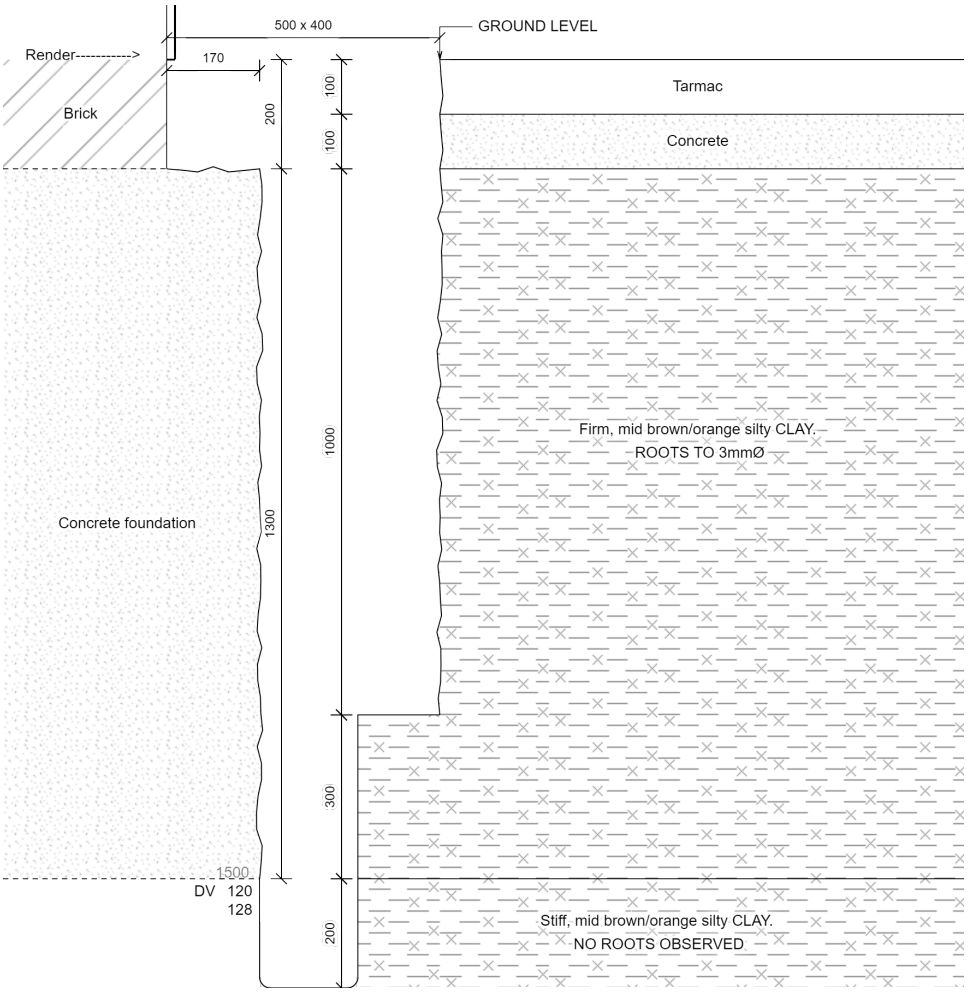
		To Depth (m)	Max Dia (mm)
D - Disturbed Sample			
B - Bulk Sample			
W - Water Sample	Roots	2.50	1
J - Jar Sample	Roots		
V - Pilcon Shear Vane (kPa	Roots		
M - Mackintosh Probe	Depth to Water (m)		

TDTD - Too Dense To Drive

Logged:	SP	AM	Checked:	Approved:	Version	V1.0 28/01/16	N.T.S.

TEST REPORT: **Trial Pit**

REPORT NUMBER:	C1070417 / 224512.1.1.2		
TRIAL PIT REF:	TP2	DATE:	30/11/2022
CLIENT:	Sedgwick International UK	SITE:	53 SWEETCROFT LANE
JOB NO:	540121	WEATHER:	N/A
EXCAVATION METHOD:	Hand tools		



For Strata below 1700mm see Bore Hole log

TP moved due to Drainage in the area. TP excavated to 1200mm then extended with the aid of a hand auger to 1700mm.

Key:

D	Small disturbed sample	J	Jar sample
B	Bulk disturbed sample	V	Pilcon vane (kPa)
W	Water sample	M	Mackintosh probe
TDTD	Too dense to drive		

Remarks:
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For and on behalf of CTS
Justin Cridland - Site Technician

Approved Signatory
Report date 02-Dec-22

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END OF REPORT

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Borehole	2+datum		Sheet:	1 of 2	Site:	53 SWEETCROFT LANE,
			Job No:	540121		
			Date:	28/11/2022		
Boring Method:	Drive-in-Sampler		Ground Level:		Client:	Sedgwick International UK
Diameter (mm):	100	Weather: dry				

Depth	Soil Description	Thickness	Legend	Samples and Tests		
(m)				Depth	Type	Result
0.00	See Trial Pit	1.70				
1.70	Very stiff fragmented orange-brown silty CLAY	1.80		2.00	UV	140+
						140+
				2.50	U	
				3.00	UV	140+
						140+
3.50	Very stiff orange-brown silty CLAY	2.00		3.50	U	
				4.00	UV	140+
						140+
				4.50	U	

Remarks:

Key:

		To Depth (m)	Max Dia (mm)
D - Disturbed Sample			
B - Bulk Sample			
W - Water Sample	Roots		
J - Jar Sample	Roots		
V - Pilcon Shear Vane (kPa	Roots		
M - Mackintosh Probe	Depth to Water (m)		

TDTD - Too Dense To Drive

Logged:		Checked:	Approved:	Version V1.0 28/01/16	N.T.S.

Borehole	2+datum		Sheet:	2 of 2	Site:	53 SWEETCROFT LANE,
			Job No:	540121		
			Date:	28/11/2022		
Boring Method:	Drive-in-Sampler		Ground Level:		Client:	Sedgwick International UK
Diameter (mm):	100	Weather:	dry			

Depth	Soil Description	Thickness	Legend	Samples and Tests		
(m)				Depth	Type	Result
				5.00	UV	140+
						140+
5.50	End of BH					

Remarks:
BH ends at 5.5m, Too dense to penetrate with driven sampler. BH dry and open on completion. No roots observed below 2.5m. Datum Installed.

Key:

		To Depth (m)	Max Dia (mm)
D - Disturbed Sample			
B - Bulk Sample			
W - Water Sample	Roots	2.50	1
J - Jar Sample	Roots		
V - Pilcon Shear Vane (kPa	Roots		
M - Mackintosh Probe	Depth to Water (m)		
TDTD - Too Dense To Drive			

Logged:	SP	AM	Checked:	Approved:	Version	V1.0 28/01/16	N.T.S.

SITE INVESTIGATION
LABORATORY TEST REPORT

SI REPORT NUMBER: 540121

CLIENT : CET Property Assurance (Sedgwick International UK)

SITE:
Sweetcroft Residential Care Home
53 Sweetcroft Lane,
Uxbrige, Middlesex
UB10 9LE

DATE OF SITE VISIT:
28/11/2022

DATE RECEIVED BY LABORATORY:
30/11/2022

L. Kirby
Compiled by : .....
L. Kirby - Laboratory Supervisor (sec) (B)

L. Kirby
Approved by : .....
L. Kirby - Laboratory Supervisor (sec) (B)

DATE REPORTED: 9-Jan-2023

Laboratory Summary Results

Our Ref : 540121

Location : Sweetcroft Residential Care Home, 53 Sweetcroft Lane, Uxbrige, Middlesex UB10 9

Client: CET Property Assurance (Sedgwick International UK)

Address: Unit 4, Boundary Court, Willow Farm Business Park, Castle Donington, DE74 2NN

Date Sampled: 28/11/2022

Date Received : 30/11/2022

Date Tested : 23/12/2022

Date of Report : 09/01/2023

Sample Ref TP/BH No	Sample Ref Depth (m)	Type	Moisture Content (%) [1]	Soil Fraction > 0.425mm (%) [2]	Liquid Limit (%) [3]	Plastic Limit (%) [4]	Plasticity Index (%) [5]	Liquidity * Index [5]	Modified * Plasticity Index (%) [6]	Soil * Class [7]	Filter Paper Contact Time (d)	Soil Sample Suction (kPa) [8]	Oedometer Strain [9]	Estimated * Heave Potential (Dd) (mm)[10]	In situ * Shear Vane Strength (kPa) [11]	Organic * Content (%)[12]	pH * Value [13]	Sulphate Content * (g / l) SO_3 [14]	Sulphate Content * (g / l) SO_4 [15]	* Class [16]
1	U/S 1.10	D	34	<5	80	28	52	0.12	52	CV					72					
	1.5	D	30	<5																
	2.0	D	26	<5	76	31	45	-0.12	45	CV					> 140					
	2.5	D	26	<5																
	3.0	D	27	<5	77	29	48	-0.04	48	CV					> 140					
	3.5	D	26	<5																
	4.0	D	27	<5											> 140					
	4.5	D	29	<5																
	5.0	D	30	<5											> 140					

Test Methods / Notes

[1] BS 1377 : Part 2 : 1990, Test No 3.2

[2] Estimated if <5%, otherwise measured

[3] BS 1377 : Part 2 : 1990, Test No 4.4

[4] BS 1377 : Part 2 : 1990, Test No 5.3

[5] BS 1377 : Part 2 : 1990, Test No 5.4

[6] BRE Digest 240 : 1993

[7] BS 5930 : 2018 : Figure 8 - Plasticity Chart for the classification of fine soils

[8] Building Research Establishment Information Paper 4/93

[9] In Accordance with BS 1377-5 : 1990 : Clause 3

[10] Estimated Heave Potential (Dd)

[11] Values of shear strength were determined in situ by CTS using a Pilcon hand vane or Geonor vane (GV).

[12] BS 1377 : Part 3 : 1990, Test No 4

[13] BS 1377 : Part 3 : 1990, Test No 9

[14] BS 1377 : Part 3 : 1990, Test No 5.6

[15] $SO_4 = 1.2 \times SO_3$

[16] BRE Special Digest One (Concrete in Aggressive Ground) August 2005 Note that if the SO4 content falls into the DS-4 or DS-5 class, it would be prudent to consider the sample as falling into the DS-4M or DS-5M class respectively unless water soluble magnesium testing is undertaken to prove otherwise.

PSD Chart - BS 1377: Part 2 : 1990, Test No 9.2

* These tests are not UKAS accredited

Full reports can be provided upon request.

Key

D	Disturbed sample (small)
B	Disturbed sample (bulk)
U	Undisturbed sample
W	Groundwater sample
ENP	Essentially Non-Plastic by inspection
U/S	Underside of Foundation

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Version: 5BH V3.3 - 23.11.22

Our Ref : 540121

Laboratory Testing Results

Date Sampled : 28/11/2022

Location : Sweetcroft Residential Care Home, 53 Sweetcroft Lane, Uxbrige, Middles

Date Received : 30/11/2022

Client: CET Property Assurance (Sedgwick International UK)

Date Tested : 23/12/2022

Address: Unit 4, Boundary Court, Willow Farm Business Park, Castle Donington, DE74 2NN

Date of Report : 09/01/2023

Sample Ref.		Type	Moisture Content	Soil Fraction	Liquid Limit	Plastic Limit	Plasticity Index	Liquidity * Index	Modified * Plasticity Index	Soil * Class	Filter Paper Contact Time	Soil Sample Suction	Oedometer Strain	Estimated * Heave Potential (Dd)	In situ * Shear Vane Strength	Organic * Content	pH * Value	Sulphate Content * (g / l)		* Class
TP/BH No.	Depth (m)		(%) *[1]*	> 0.425mm (%) *[2]*	(%) *[3]*	(%) *[4]*	(%) *[5]*	*[5]*	Index (%) [6]	*[7]*	(d)	(kPa) [8]	*[9]*	*(mm)[10]*	(kPa) *[11]*	(%)*[12]*	*[13]*	SO_3 *[14]*	SO_4 *[15]*	*[16]*
2	U/S 1.50	D	27	<5	76	26	50	0.01	50	CV					124					
	2.0	D	27	<5											> 140					
	2.5	D	27	<5	81	31	50	-0.08	50	CV										
	3.0	D	26	<5											> 140					
	3.5	D	26	<5	73	27	46	-0.02	46	CV										
	4.0	D	29	<5											> 140					
	4.5	D	30	<5																
	5.0	D	33	<5											> 140					

Test Methods / Notes

[1] BS 1377 : Part 2 : 1990, Test No 3.2

[2] Estimated if <5%, otherwise measured

[3] BS 1377 : Part 2 : 1990, Test No 4.4

[4] BS 1377 : Part 2 : 1990, Test No 5.3

[5] BS 1377 : Part 2 : 1990, Test No 5.4

[6] BRE Digest 240 : 1993

[7] BS 5930 : 1981 : Figure 31 - Plasticity Chart for the classification of fine soils

[8] Building Research Establishment Information Paper 4/93

[9] In Accordance with BS 1377-5 : 1990 : Clause 3

[10] Estimated Heave Potential (Dd)

[11] Values of shear strength were determined in situ by CTS using a Pilcon hand vane or Geonor vane (GV).

[12] BS 1377 : Part 3 : 1990, Test No 4

[13] BS 1377 : Part 2 : 1990, Test No 9

[14] BS 1377 : Part 3 : 1990, Test No 5.6

[15] $SO_4 = 1.2 \times SO_3$

[16] BRE Special Digest One (Concrete in Aggressive Ground) August 2005

Note that if the SO4 content falls into the DS-4 or DS-5 class, it would be prudent to consider the sample as falling into the DS-4M or DS-5M class respectively unless water soluable magnesium testing is undertaken to prove otherwise.

PSD Chart - BS 1377: Part 2 : 1990, Test No 9.2

* These tests are not UKAS accredited

Full reports can be provided upon request.

Key

D	Disturbed sample (small)
B	Disturbed sample (bulk)
U	Undisturbed sample
W	Groundwater sample
ENP	Essentially Non-Plastic by inspection
U/S	Underside of Foundation

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Test results reported relate only to the items tested.

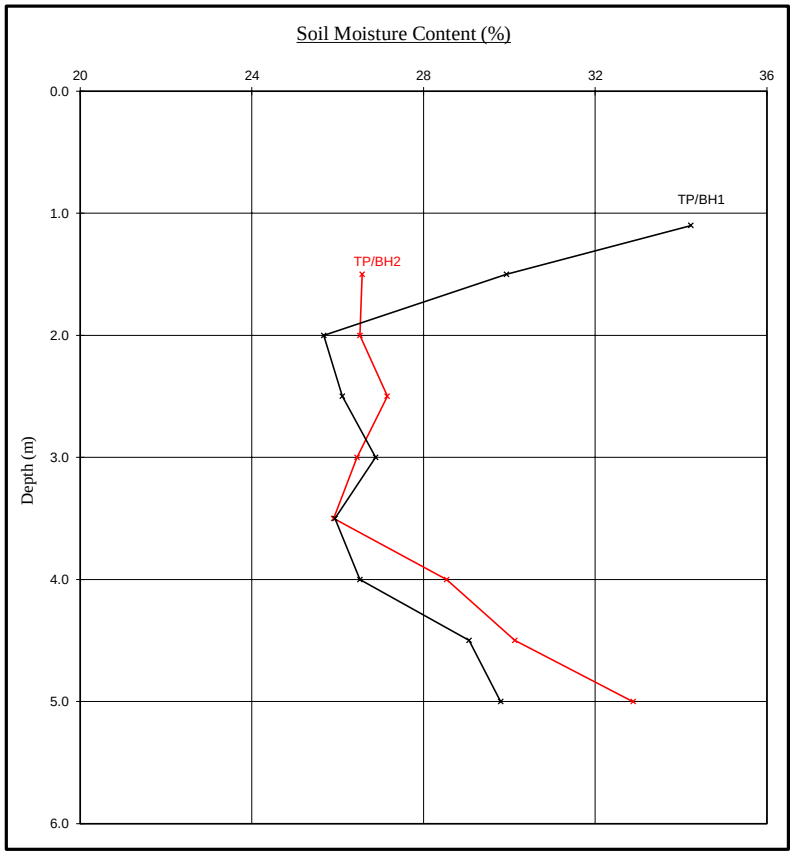
Version: 5BH V3.3 - 23.11.22

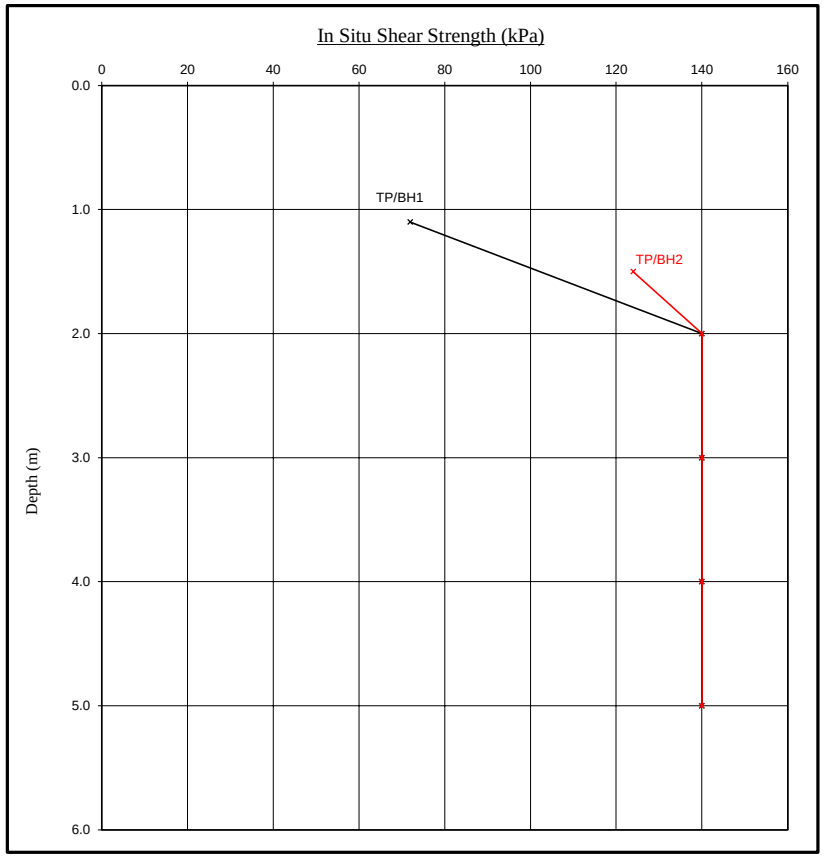
Moisture Content Profiles

Shear Strength Profiles

Our Ref : 540121
Location : Sweetcroft Residential Care Home, 53 Sweetcroft Lane, Uxbrige, Middlesex
Work carried out for: CET Property Assurance (Sedgwick International UK)

Date Sampled : 28/11/2022
Date Received : 30/11/2022
Date Tested : 23/12/2022
Date of Report : 09/01/2023





Notes
1. If plotted, 0.4 LL and PL+2 (after Driscoll, 1983) should only be applied to London Clay (and similarly overconsolidated clay) at shallow depths.
2. Unless specifically noted the profiles have not been related to a site datum.

Note
1. Unless otherwise stated, values of Shear Strength were determined in situ by CTS using a Pilcon Hand Vane the calibration of which is limited to a maximum reading of 140 kPa.
2. Unless specifically noted the profiles have not been related to a site datum.

EPSL
Independent Scientific Analysis

European Plant Science Laboratory

Construction Testing Solutions
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LE3 3AW

Intec
Parc Menai, Bangor,
Gwynedd, North Wales
LL57 4FG
Tel: 01248 672652
Fax: 01248 672601

ROOT IDENTIFICATION

53 Sweetcroft Lane,

Client Reference: 540121
Report Date: 9 December 2022
Our Ref: R49188

Sub Sample	Species Identified		Root Diameter	Starch
TP1:				
USF	*Quercus* spp.	1	1 mm	Abundant
BH1:				
to 2.5m	too small and decayed for identification		<1 mm	N/A
BH2:				
to 2.5m	broadleaved species, too juvenile for positive identification	2	<1 mm	Moderate

Comments:

1 - Plus 1 other also identified as *Quercus* spp.
2 - Plus 1 other the same. Some features which have deveoped are also characteristic of oak.

Quercus spp. are oaks (both deciduous and evergreen).

Signed: M D Mitchell

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