

SITE INVESTIGATION FACTUAL REPORT

Report No: SI-557567
Client: Sedgwick International UK - Morley
Site: 7 Woodstock Drive, Ickenham
Hillingdon
Client Ref: 9645114
Date of Visit: 26/01/2023



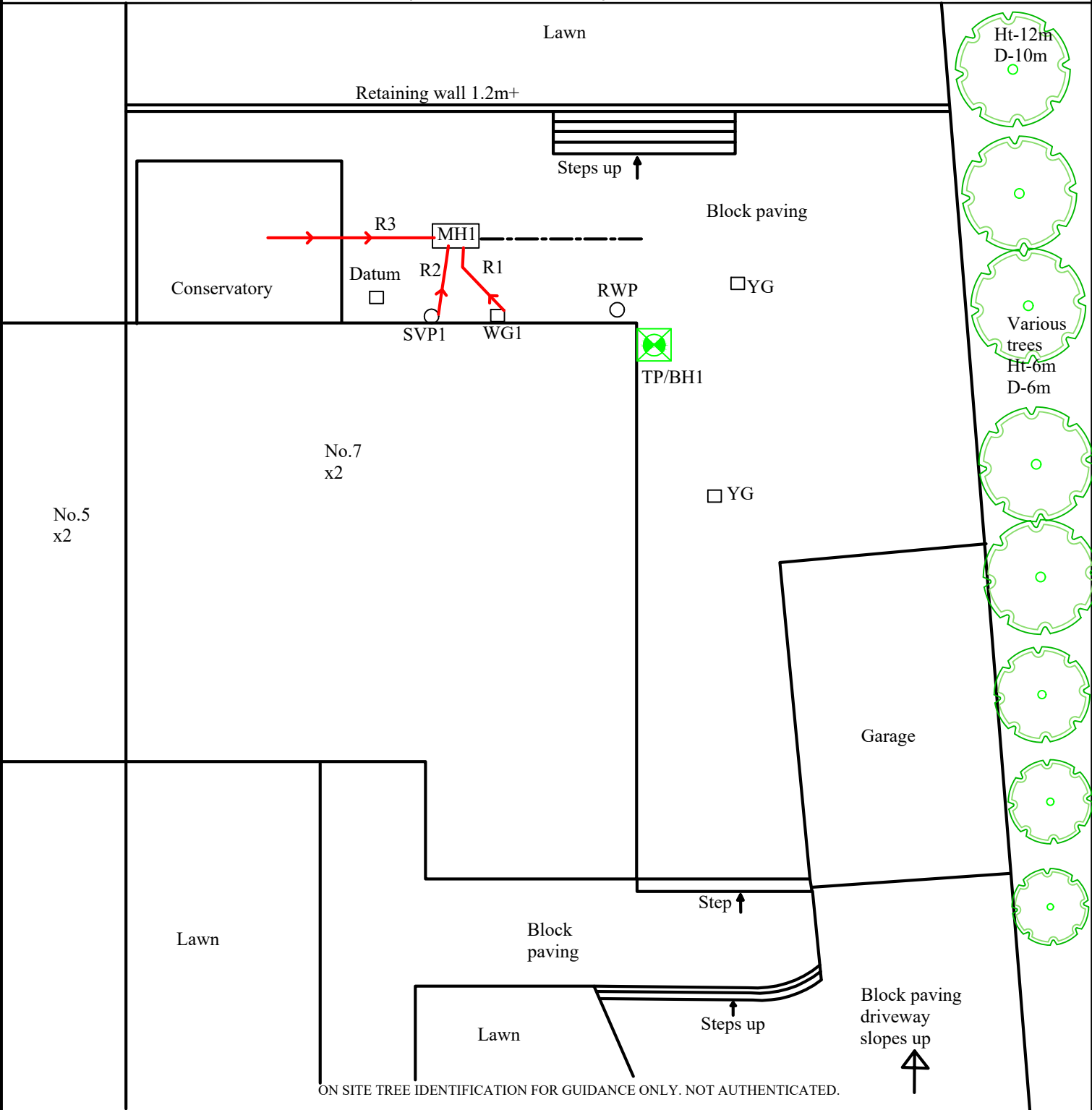
Home Emergency Response - Subsidence Investigation - Drainage Services – Crack & Level Monitoring – Property Video Surveys

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

CET is the trading name of CET Structures Ltd
Registered in England No. 02527130

<div>Investigation Layout Plan</div>			Sheet: 1 of 1	Site: 7 Woodstock Drive
			Job No: 557567	
			Date: 06/01/2023	Work carried out for: Sedgwick International
KP (SI)	SA (Checked)	DW (Drawn)	Weather: Dry	



Remarks: Yard gullies are new plastic pipes with sleeves.	Key:	Surface Water Drain	---	
	Combined Gully	RWWG	Foul Water Drain	---
	Manhole	MH	Tree / Bush	(approx. ht in m)
	Rain Water Pipe	RWP		
	Rain Water Gully	RWG	Trial Pit	
	Soil Vent Pipe	SVP	Borehole	
	Waste Gully	WG	O/D - Open Discharge	
	Waste Pipe	WP		

Scale: N.T.S.

TEST REPORT: Trial Pit

REPORT NUMBER: C1071873 / 229595.1.1.1

TRIAL PIT REF: TP1

CLIENT: Sedgwick International UK

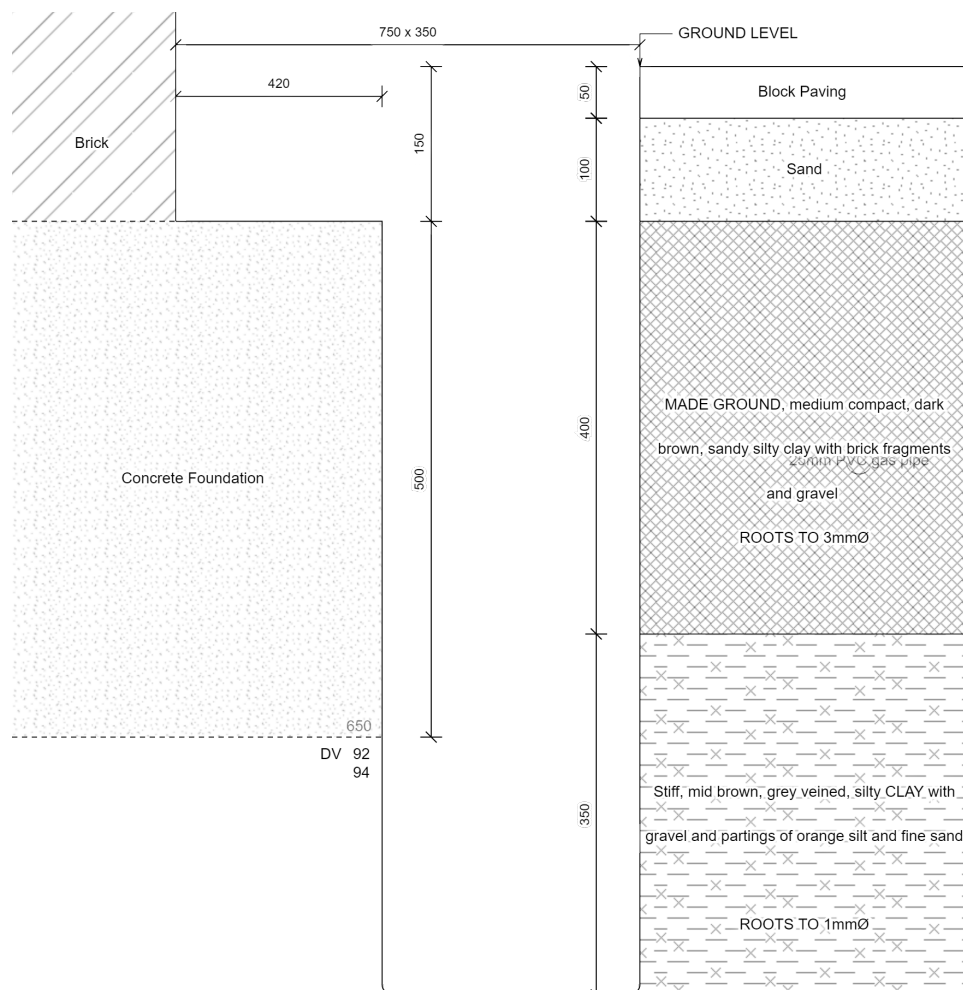
JOB NO: 557567

EXCAVATION METHOD: Hand tools

DATE: 06/01/2023

SITE: 7 WOODSTOCK DRIVE

WEATHER: Dry



For Strata below 900mm see Bore Hole log

Curved steel pin driven under foundation 300mm at 650mm below ground level. 25mm PVC Gas pipe in trial Pit

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:

Test results reported relate only to the items tested.
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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

Adam Mason - Quality Control



Approved Signatory

Report date 12-Jan-23

Borehole		1	Sheet:		1 of 1	Site:	7 WOODSTOCK DRIVE					
			Job No:		557567							
			Date:		06/01/2023							
Boring Method:		Hand Auger		Ground Level:		Client:	SEDGWICK INTERNATIONAL UK					
Diameter (mm):		75	Weather:		Dry							
Depth	Soil Description					Thickness	Legend	Samples and Tests				
(m)								Depth	Type	Result		
0.00	See Trial Pit					0.90						
0.90	Stiff mid brown, grey veined silty CLAY with gravel and partings of orange silt and fine sand					0.30	x — x					
							x — x	1.00	DV	102		
							x — x			110		
1.20	Stiff mid brown, grey veined silty CLAY with partings of orange silt and fine sand					0.80	x — x					
							x — x					
							x — x					
							x — x	1.50	DV	126		
							x — x			136		
							x — x					
							x — x					
							x — x					
2.00	Very stiff mid brown, grey veined silty CLAY with partings of orange silt and fine sand					2.90	x — x	2.00	DV	150+		
							x — x			150+		
							x — x					
							x — x					
							x — x					
							x — x	2.50	DV	150+		
							x — x			150+		
							x — x					
							x — x					
							x — x					
							x — x	3.00	DV	150+		
							x — x			150+		
							x — x					
							x — x					
							x — x					
							x — x	3.50	DV	150+		
							x — x			150+		
							x — x					
							x — x					
							x — x					
							x — x	4.00	DV	150+		
							x — x			150+		
							x — x					
							x — x					
							x — x					
							x — x	4.50	DV	150+		
							x — x			150+		
							x — x					
							x — x					
							x — x	5.00	DV	150+		
5.00	End of BH									150+		
Remarks: BH ends at 5m, BH dry and open on completion. No roots observed below 2.9m. Datum already installed adjacent to conservatory.					Key:					To	Max	
					D - Disturbed Sample						Depth	Dia
					B - Bulk Sample						(m)	(mm)
					W - Water Sample					Roots	2.90	1
					J - Jar Sample					Roots		
					V - Pilcon Shear Vane (kPa					Roots		
					M - Mackintosh Probe					Depth to Water (m)		
TDTD - Too Dense To Drive												
Logged:	KP	AM	Checked:	Approved:	Version	V1.0 28/01/16			N.T.S.			

SITE INVESTIGATION LABORATORY TEST REPORT

SI REPORT NUMBER: 557567

CLIENT : CET Property Assurance (Sedgwick International UK)

SITE:
7 Woodstock Drive
Ickenham
Uxbridge
UB10 8EE

DATE OF SITE VISIT:
06/01/2023

DATE RECEIVED BY LABORATORY:
12/01/2023

Compiled by :
C.Major - Deputy Laboratory Manager

Approved by :
L.Marshall - Laboratory Manager

DATE REPORTED: 1-Feb-2023

Laboratory Summary Results

Our Ref : 557567

Location : 7 Woodstock Drive, Ickenham, Uxbridge

Client: CET Property Assurance (Sedgwick International UK)

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

Date Sampled: 06/01/2023

Date Received : 12/01/2023

Date Tested : 26/01/2023

Date of Report : 01/02/2023

Sample Ref		Type	Moisture Content	Soil Fraction > 0.425mm	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 *		* Class
TP/BH No	Depth (m)																	SO ₃	SO ₄	
			(%) [1]	(%) [2]	(%) [3]	(%) [4]	(%) [5]	[5]	(%) [6]	[7]	(d)	(kPa) [8]	[9]	(mm) [10]	(kPa) [11]	(%) [12]	[13]	[14]	[15]	[16]
1	U/S 0.65	D	33	<5	73	27	46	0.14	46	CV	7	187			93					
	1.0	D	30	<5											105					
	1.5	D	21	<5	70	24	46	-0.06	46	CV	Too dry				130					
	2.0	D	21	<5											>150					
	2.5	D	21	<5	73	26	47	-0.10	47	CV	Too dry				>150					
	3.0	D	24	<5											>150					
	3.5	D	23	<5	66	22	44	0.01	44	CH	7	723			>150					
	4.0	D	25	<5											>150					
	4.5	D	27	<5							7	949			>150					
	5.0	D	28	<5							7	1080			>150					

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 Pilon 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] SO₄ = 1.2 x SO₃

[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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Construction Testing Solutions Ltd - Lawness Barns, Mountnessing Road, Billericay, Essex CM12 0TS

Version: 5BH V3.3 - 23.11.22

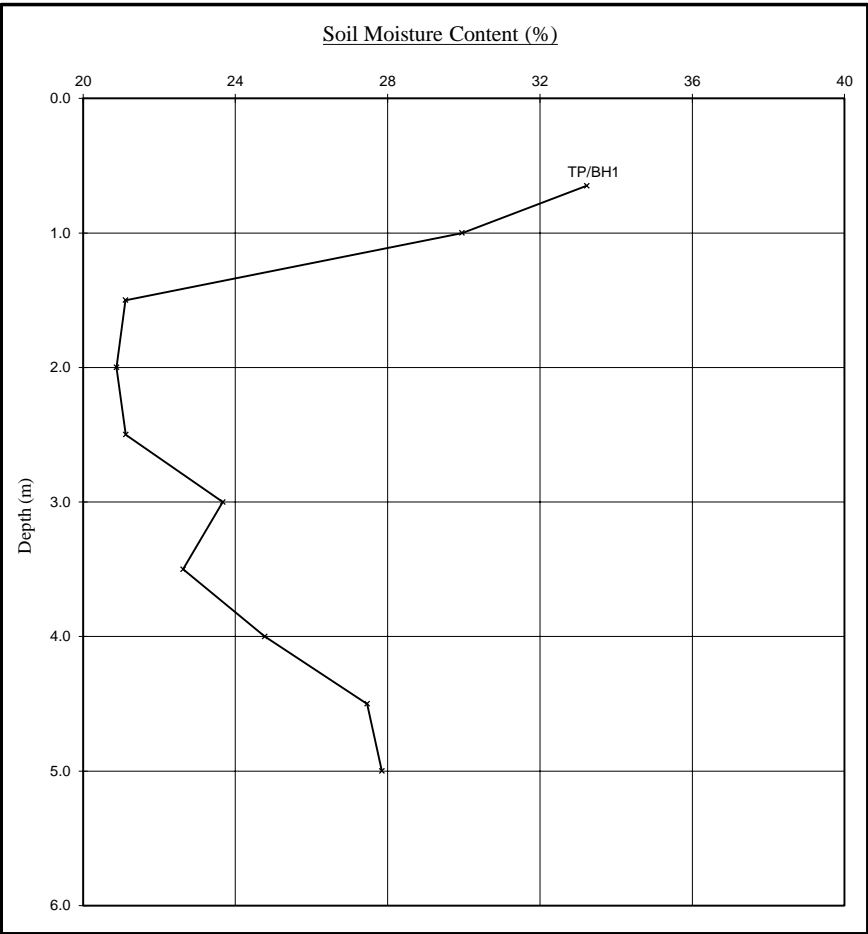


4161

Moisture Content Profiles

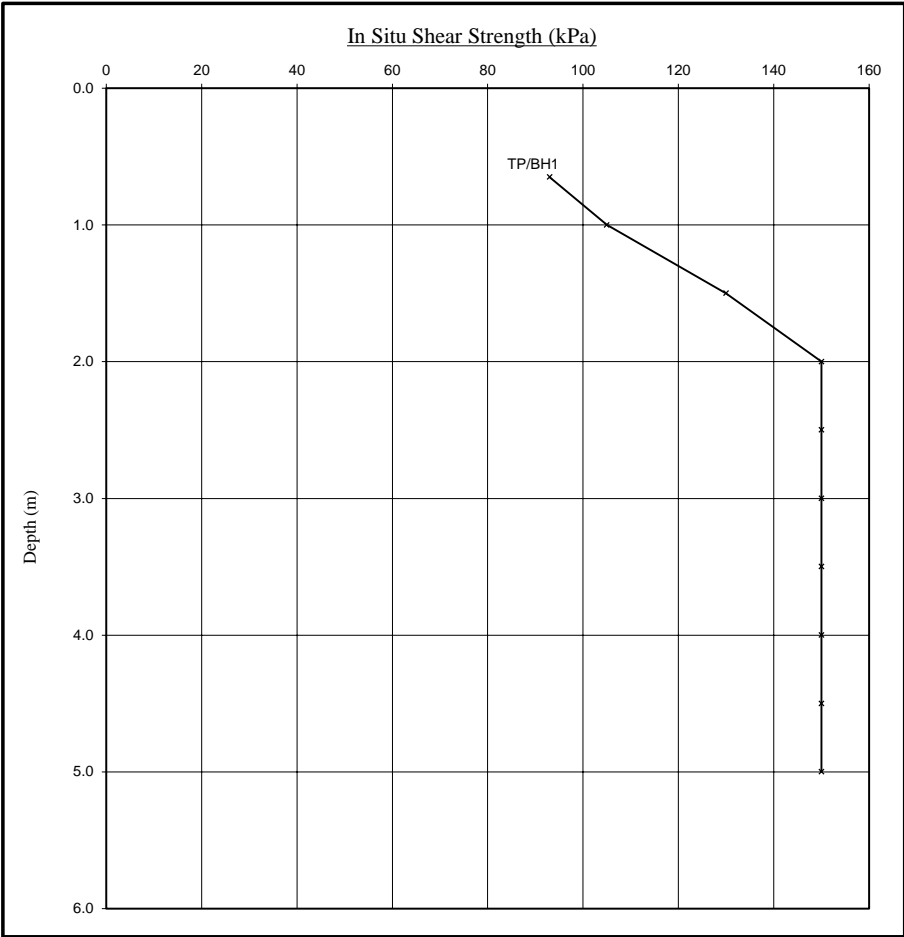
Our Ref : 557567
Location : 7 Woodstock Drive, Ickenham, Uxbridge
Work carried out for: CET Property Assurance (Sedgwick International UK)

Date Sampled : 06/01/2023
Date Received : 12/01/2023
Date Tested : 26/01/2023
Date of Report : 01/02/2023



- 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.

Shear Strength Profiles



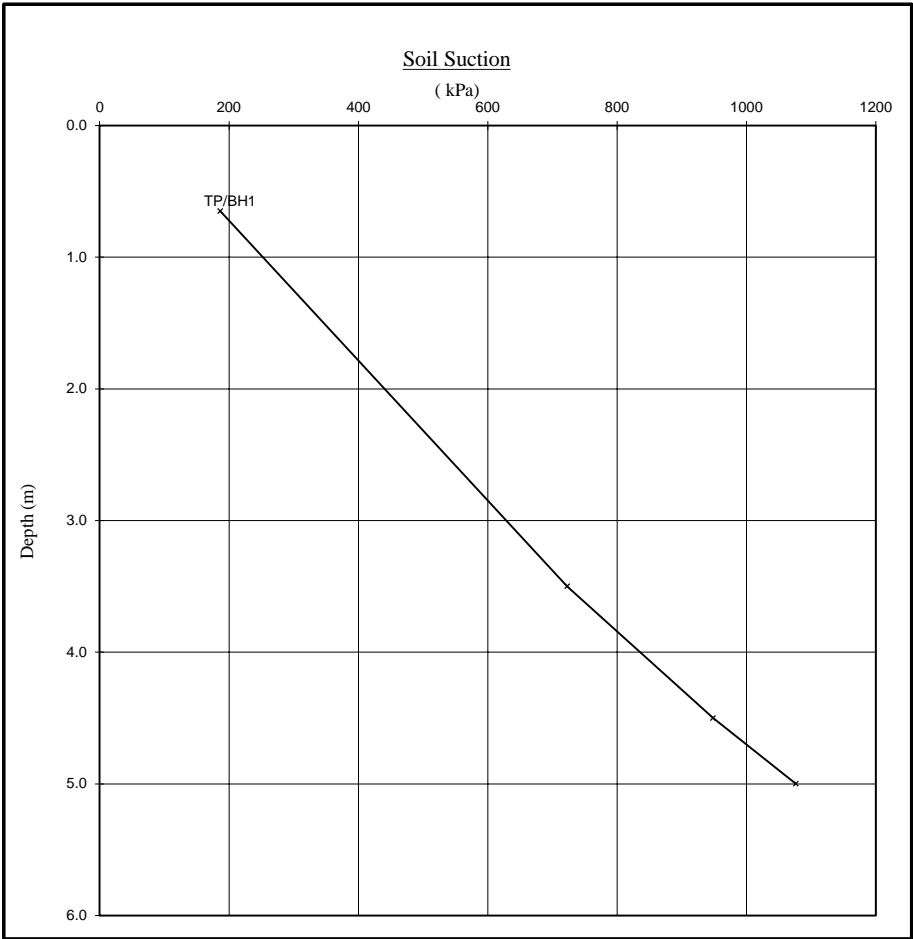
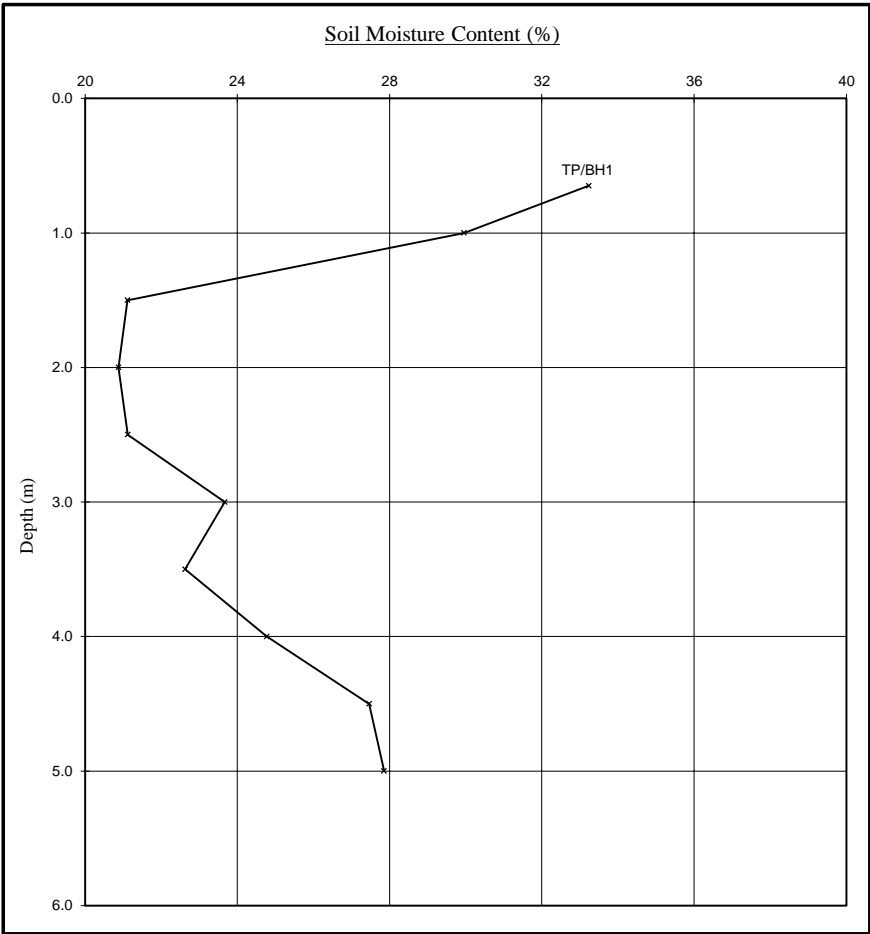
- Note
1. Unless otherwise stated, values of Shear Strength were determined in situ by CTS using a Pilcon Hand Vane the calibration of which is limited to a maximum reading of 130 kPa.
 2. Unless specifically noted the profiles have not been related to a site datum.

Moisture Content Profiles

Our Ref : 557567
Location : 7 Woodstock Drive, Ickenham, Uxbridge
Work carried out for: CET Property Assurance (Sedgwick International UK)

Soil Suction Profiles

Date Sampled : 06/01/2023
Date Received : 12/01/2023
Date Tested : 26/01/2023
Date of Report : 01/02/2023



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
When shown, the theoretical equilibrium suction profiles are based on conventional assumptions associated with London Clay (and similarly overconsolidated clays) at shallow depths. Note that the sample disturbance component is dependant on the method of sampling and any subsequent recompaction. The above plots show this to be 100kPa which is the value suggested by the BRE on the basis of their limited number of tests on recompacted samples. This may or may not be appropriate in this instance and judgement should be exercised.

Construction Testing Solutions
4 Oak Spinney Park
Ratby Lane
Leicester Forest East
Leicestershire
LE3 3AW

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

ROOT IDENTIFICATION

7 Woodstock Drive

Client Reference: 557567
Report Date: 17 January 2023
Our Ref: R49997

Sub Sample	Species Identified		Root Diameter	Starch
TP1:				
USF	<i>Quercus</i> spp.	1	2 mm	Abundant
USF	broadleaved species, too decayed for positive identification		1.5 mm	Absent
BH1:				
to 2.9m	<i>Quercus</i> spp.	2	4 mm	Abundant

Comments:

- 1 - Plus 2 others also identified as *Quercus* spp.
- 2 - Plus 3 others also identified as *Quercus* spp.

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

Signed: R. Shaw

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



Coding Sheet			Sheet:		Site:	7 WOODSTOCK DRIVE			
			Job No.:	557567					
			Date:	06/01/2023	Client:	SEDGWICK INTERNATIONAL UK			

Run:

1

From:		MH1	Invert Level:		950	Direction:		U/S	
To:		WG 1	Invert Level:			Function:		F/W	
Pipe Material:		VC	Pipe Dia:		100				
Water/Pressure Test:			Drain Break-In:		No	Gully Condition:		As Built	
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion % mm		Shared Run: If Shared How:		No	
0.00	ST					Remarks		Surface Material	Length (m)
0.10	LL					Line deviates left		Block Paving	2.3
0.20	JDM					Joint displaced medium			
0.30	MC					PVC			
2.00	LU					Line deviates up			
2.30	FH					Reached WG 1			

Comments:

Run:

2

From:		MH1	Invert Level:		950	Direction:		U/S	
To:		SVP 1	Invert Level:			Function:		F/W	
Pipe Material:		VC	Pipe Dia:		100				
Water/Pressure Test:			Drain Break-In:		No	Gully Condition:			
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion % mm		Shared Run: If Shared How:		No	
0.00	ST					Remarks		Surface Material	Length (m)
0.40	FL	12				Fracture longitudinal		Block Paving	1.6
1.20	MC					PVC			
1.40	LU					Line deviates up			
1.60	FH					Reached SVP 1			

Comments:

Run:

3

From:		MH1	Invert Level:		950	Direction:		U/S	
To:		3m U/S	Invert Level:			Function:		F/W	
Pipe Material:		VC	Pipe Dia:		150				
Water/Pressure Test:			Drain Break-In:		No	Gully Condition:			
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion % mm		Shared Run: If Shared How:		Yes	
								Off boundary	
0.00	ST					Remarks		Surface Material	Length (m)
3.00	FH					Reached 3m U/S		Block Paving	1.5

Comments:

To: Sedgwick International UK
Subsidence Scanning Centre
Ground Floor
Fountain Court
West Yorkshire
LS27 0JG

Our Ref: **557567**

Your Ref: **0**

Date: **3-Feb-23**

Ftiao: 0

ESTIMATE

Site:- 7 Woodstock Drive

Item		Amount
1.0	Run 1 Mh1 U/S	£495.95
	Location	No
	Shared System	B
	Condition Grade	Unserviceable
	Drain Serviceability	
	Work Spec	HPWJ and flexi line 1m U/S
2.0	Run 2 MH1 U/S	£386.95
	Location	No
	Shared System	B
	Condition Grade	Unserviceable
	Drain Serviceability	
	Work Spec	HPWJ and flexi line 1.5m U/S

Notes

Repairs to shared runs and off boundary pipe-work may be the responsibility of the water authority.

Total £882.90

Condition Grade

A - Structurally sound with no leakage evident.

B - Cracks and fractures observed.

C - Structurally unsound

plus VAT @20% £176.58

Total + VAT £1,059.48

Quotation is binding only if accepted within 28 days from date of issue and is subject to our Standard Terms and Conditions
The price qualification notes, stated on the drainage solutions schedule of rates, apply to this quotation.
CET Structures Ltd undertakes to return to site free of charge to carry out remedial work to the drainage repairs set out above for a
period of 2 months from the date of this invoice. The company standard charge rates will apply to the visit should the work
requested be unrelated to the said repairs.

ESTIMATING & COSTING SHEET - DOMESTIC DRAINAGE

Site:-

7 Woodstock Drive

Client :-

Sedgwick International UK

Attention of:-

Client ref

Job Number :-

Insurer

Date:-

Recommendation

1

Item No	Description Run 1 Mht U/S	Unit	Quantity	Rate (£)	Price (£)
1.0	Emergency Drain Blockage Clearance				
1.1	Unblock drain 8am-6pm - First 1/2 Hour	Item		£76.30	£0.00
1.2	Unblock drain 8am-6pm- Subsequent 1/2 Hour	Item		£32.70	£0.00
1.3	Unblock drain 6pm-midnight	Item		£109.00	£0.00
1.4	Unblock drain 6pm-midnight - Subsequent 1/2 hour	Item		£38.15	£0.00
2.1	CCTV Surveys				
2.2	Undertake CCTV survey 8am-6pm (up to 3 hours)	Item		£141.70	£0.00
2.3	Additional 1/2 hr survey charge	Item		£32.70	£0.00
3.0	Replacing Underground Drainage				
3.1	Gullies				
3.2	Take out and replace gully (100mm outlet)	Item		£141.70	£0.00
3.3	Take out and replace rodding point (100mm outlet)	Item		£98.10	£0.00
3.4	Bends/junctions				
3.5	Excavate and replace rest bend (100mm outlet)	Item		£98.10	£0.00
3.6	Excavate and replace rest bend (150mm outlet)	Item		£130.80	£0.00
3.7	Excavate and replace junction/bend (100mmØ), Excavation depth 0-1m.	Item		£76.30	£0.00
3.8	Excavate and replace junction/bend (150mmØ), Excavation depth 0-1m	Item		£76.30	£0.00
3.9	Excavate and replace junction/bend (100mmØ), Excavation depth 1-1.5m.	Item		£76.30	£0.00
3.10	Excavate and replace junction/bend (150mmØ), Excavation depth 1-1.5m.	Item		£76.30	£0.00
3.11	Excavate and replace junction/bend (100mmØ), Excavation depth 1.5-2.0m.	Item		£76.30	£0.00
3.12	Excavate and replace junction/bend (150mmØ), Excavation depth 1.5-2.0m.	Item		£76.30	£0.00
3.13	Pipes				
3.14	Excavate trench and replace 100mmØ pipework, Excavation depth 0-1m, First 10m.	m		£103.55	£0.00
3.15	Excavate trench and replace 150mmØ pipework, Excavation depth 0-1m, First 10m.	m		£130.80	£0.00
3.16	Excavate trench and replace 100mmØ pipework, Excavation depth 0-1m.	m		£103.55	£0.00
3.17	Excavate trench and replace 150mmØ pipework, Excavation depth 0-1m.	m		£130.80	£0.00
3.18	Excavate trench and replace 100mmØ pipework, Excavation depth 1-1.5m, First 10m.	m		£163.50	£0.00
3.19	Excavate trench and replace 150mmØ pipework, Excavation depth 1-1.5m, First 10m.	m		£174.40	£0.00
3.20	Excavate trench and replace 100mmØ pipework, Excavation depth 1-1.5m.	m		£163.50	£0.00
3.21	Excavate trench and replace 150mmØ pipework, Excavation depth 1-1.5m.	m		£174.40	£0.00
3.22	Excavate trench and replace 100mmØ pipework, Excavation depth 1.5-2.0m, First 10m.	m		£294.30	£0.00
3.23	Excavate trench and replace 150mmØ pipework, Excavation depth 1.5-2.0m, First 10m.	m		£316.10	£0.00
3.24	Excavate trench and replace 100mmØ pipework, Excavation depth 1.5-2.0m.	m		£272.50	£0.00
3.25	Excavate trench and replace 150mmØ pipework, Excavation depth 1.5-2.0m.	m		£294.30	£0.00
3.26	Surface Reinstatement of Trenches				
3.27	Excavate through and reinstate turf.			£0.00	£0.00
3.28	Excavate through and replace concrete paving slabs	m		£32.70	£0.00
3.29	Excavate through and replace block paving	m		£54.50	£0.00
3.30	Excavate through and reinstate plain concrete, maximum thickness 100mm.	m		£51.23	£0.00
3.31	Excavate through and reinstate plain concrete, thickness 100- 200mm.	m		£103.55	£0.00
3.32	Excavate through and reinstate reinforced concrete, maximum thickness 100mm.	m		£98.10	£0.00
3.33	Excavate through and reinstate reinforced concrete, thickness 100-200mm.	m		£125.35	£0.00
3.34	Excavate through and reinstate Tarmac - Cold rolled	m		£52.32	£0.00
3.35	Excavate through and reinstate Tarmac - Hot rolled	m		POA	
3.36	Reinstatement of crazy paving	m		£81.75	£0.00
4.0	Lining				
4.1	Set up lining rig for drain lining including first 3m of lining per run, for 100mm or 150mm	Item	1	£316.10	£316.10
4.2	Line 100mmØ drain	m		£54.50	£0.00
	Super Flex Liner 100mm drain	m		£98.10	£0.00
4.3	Line 150mmØ drain	m		£76.30	£0.00
	Super Flex Liner 150mm drain	m		£119.90	£0.00
4.4	Post lining CCTV survey	no	1	£109.00	£109.00
4.5	Minimum lining charge	Item		£316.10	£0.00
4.6	Root cutting of drain prior to lining	hr		£70.85	£0.00
4.7	Set up lining rig for patch lining	Item		£0.00	£0.00
4.8	Patch line 100mmØ drain	no		£272.50	£0.00
4.9	Patch line 150mmØ drain	no		£305.20	£0.00
4.10	Post patch lining CCTV survey	Item		£109.00	£0.00
4.11	Minimum patch lining charge	Item		£272.50	£0.00
4.12	Re-open lateral branch up to 2m length, pipe up to 150mm	no		£207.10	£0.00
4.13	Re-open lateral branch over 2m length, pipe up to 150mm	no		£305.20	£0.00
	Epoxy resin	no		£23.98	£0.00
5.0	Miscellaneous				
5.1	Excavation and backfill of soakaway (1m3) with stone	Item		£436.00	£0.00
5.2	% Uplift on disbursements and suppliers charges	%		1.36	£0.00
5.3	Daywork - Hourly labour rate	hr		£32.70	£0.00
5.4	Minimum project value	Item		£377.69	£0.00
5.5	Sonde location equipment	Item		£107.91	£0.00
5.5	Confined Space Equipment	Item		£147.97	£0.00
5.6					£0.00
5.7					£0.00
5.8					£0.00
6.0	Additional items				
6.1	De-scaling (fat/grime)	hr	1	£70.85	£70.85
6.2	De-scaling (scale using chain flails)	hr		£98.10	£0.00
6.3	Gully surround	item		£32.70	£0.00
6.4	Manhole works (up to 1.2m)	item		£87.20	£0.00
6.6	Oversize soakaway (1.5m3)	item		£654.00	£0.00
6.7	Soakaway >1.5m3	item		POA	
6.8	Waste disposal	m		£21.80	£0.00
6.9	Shoring	m		£43.60	£0.00
Total Estimate Price For Recommendation Number			1.0		£495.95
Subject to discount			0.00		£0.00
Total subject to VAT @ 20%					£495.95

Note: Subject to the attached Terms and Conditions

A - When calculating prices, all measurements are rounded up

C - Every effort will be made to match existing surfaces where disturbed although this cannot be guaranteed

G - Daywork rates do not include for materials that are charged at cost plus 25%

KEY: ne = not exceeding, eo = extra over rate, m = linear metre, nr = number, hr = hour

B - Depths are taken to the base of excavations

D - All rates exclude VAT

F - The above rates are subject to re-measurement

E - Depths are taken to the base of excavations

ESTIMATING & COSTING SHEET - DOMESTIC DRAINAGE

Site:- 7 Woodstock Drive

Client :- Sedgwick International UK

Attention of:-

Client ref	
Job Number :-	557567
Insurer	
Date:-	3-Feb-23
Recommendation	2

Item No	Description	Unit	Quantity	Rate (£)	Price (£)
	Run 2 MHT U/S				
1.0	Emergency Drain Blockage Clearance				
1.1	Unblock drain 8am-6pm - First 1/2 Hour	Item		£76.30	£0.00
1.2	Unblock drain 8am-6pm- Subsequent 1/2 Hour	Item		£32.70	£0.00
1.3	Unblock drain 6pm-midnight	Item		£109.00	£0.00
1.4	Unblock drain 6pm-midnight - Subsequent 1/2 hour	Item		£38.15	£0.00
2.1	CCTV Surveys				
2.2	Undertake CCTV survey 8am-6pm (up to 3 hours)	Item		£141.70	£0.00
2.3	Additional 1/2 hr survey charge	Item		£32.70	£0.00
3.0	Replacing Underground Drainage				
3.1	Gullies				
3.2	Take out and replace gully (100mm outlet)	Item		£141.70	£0.00
3.3	Take out and replace rodding point (100mm outlet)	Item		£98.10	£0.00
3.4	Bends/junctions				
3.5	Excavate and replace rest bend (100mm outlet)	Item		£98.10	£0.00
3.6	Excavate and replace rest bend (150mm outlet)	Item		£130.80	£0.00
3.7	Excavate and replace junction/bend (100mmØ), Excavation depth 0-1m.	Item		£76.30	£0.00
3.8	Excavate and replace junction/bend (150mmØ), Excavation depth 0-1m	Item		£76.30	£0.00
3.9	Excavate and replace junction/bend (100mmØ), Excavation depth 1-1.5m.	Item		£76.30	£0.00
3.10	Excavate and replace junction/bend (150mmØ), Excavation depth 1-1.5m.	Item		£76.30	£0.00
3.11	Excavate and replace junction/bend (100mmØ), Excavation depth 1.5-2.0m.	Item		£76.30	£0.00
3.12	Excavate and replace junction/bend (150mmØ), Excavation depth 1.5-2.0m.	Item		£76.30	£0.00
3.13	Pipes				
3.14	Excavate trench and replace 100mmØ pipework, Excavation depth 0-1m, First 10m.	m		£103.55	£0.00
3.15	Excavate trench and replace 150mmØ pipework, Excavation depth 0-1m, First 10m.	m		£130.80	£0.00
3.16	Excavate trench and replace 100mmØ pipework, Excavation depth 0-1m.	m		£103.55	£0.00
3.17	Excavate trench and replace 150mmØ pipework, Excavation depth 0-1m.	m		£130.80	£0.00
3.18	Excavate trench and replace 100mmØ pipework, Excavation depth 1-1.5m, First 10m.	m		£163.50	£0.00
3.19	Excavate trench and replace 150mmØ pipework, Excavation depth 1-1.5m, First 10m.	m		£174.40	£0.00
3.20	Excavate trench and replace 100mmØ pipework, Excavation depth 1-1.5m.	m		£163.50	£0.00
3.21	Excavate trench and replace 150mmØ pipework, Excavation depth 1-1.5m.	m		£174.40	£0.00
3.22	Excavate trench and replace 100mmØ pipework, Excavation depth 1.5-2.0m, First 10m.	m		£294.30	£0.00
3.23	Excavate trench and replace 150mmØ pipework, Excavation depth 1.5-2.0m, First 10m.	m		£316.10	£0.00
3.24	Excavate trench and replace 100mmØ pipework, Excavation depth 1.5-2.0m.	m		£272.50	£0.00
3.25	Excavate trench and replace 150mmØ pipework, Excavation depth 1.5-2.0m.	m		£294.30	£0.00
3.26	Surface Reinstatement of Trenches				
3.27	Excavate through and reinstate turf.			£0.00	£0.00
3.28	Excavate through and replace concrete paving slabs	m		£32.70	£0.00
3.29	Excavate through and replace block paving	m		£54.50	£0.00
3.30	Excavate through and reinstate plain concrete, maximum thickness 100mm.	m		£51.23	£0.00
3.31	Excavate through and reinstate plain concrete, thickness 100- 200mm.	m		£103.55	£0.00
3.32	Excavate through and reinstate reinforced concrete, maximum thickness 100mm.	m		£98.10	£0.00
3.33	Excavate through and reinstate reinforced concrete, thickness 100-200mm.	m		£125.35	£0.00
3.34	Excavate through and reinstate Tarmac - Cold rolled	m		£52.32	£0.00
3.35	Excavate through and reinstate Tarmac - Hot rolled	m		POA	
3.36	Reinstatement of crazy paving	m		£81.75	£0.00
4.0	Lining				
4.1	Set up lining rig for drain lining including first 3m of lining per run, for 100mm or 150mm	Item	1	£316.10	£316.10
4.2	Line 100mmØ drain	m		£54.50	£0.00
	Super Flex Liner 100mm drain	m		£98.10	
4.3	Line 150mmØ drain	m		£76.30	£0.00
	Super Flex Liner 150mm drain	m		£119.90	
4.4	Post lining CCTV survey	no		£109.00	£0.00
4.5	Minimum lining charge	Item		£316.10	£0.00
4.6	Root cutting of drain prior to lining	hr		£70.85	£0.00
4.7	Set up lining rig for patch lining	Item		£0.00	£0.00
4.8	Patch line 100mmØ drain	no		£272.50	£0.00
4.9	Patch line 150mmØ drain	no		£305.20	£0.00
4.10	Post patch lining CCTV survey	Item		£109.00	£0.00
4.11	Minimum patch lining charge	Item		£272.50	£0.00
4.12	Re-open lateral branch up to 2m length, pipe up to 150mm	no		£207.10	£0.00
4.13	Re-open lateral branch over 2m length, pipe up to 150mm	no		£305.20	£0.00
	Epoxy resin	no		£23.98	
5.0	Miscellaneous				
5.1	Excavation and backfill of soakaway (1m3) with stone	Item		£436.00	£0.00
5.2	% Uplift on disbursements and suppliers charges	%		1.36	£0.00
5.3	Daywork - Hourly labour rate	hr		£32.70	£0.00
5.4	Minimum project value	Item		£377.69	£0.00
5.5	Sonde location equipment	Item		£107.91	£0.00
5.6					£0.00
5.7					£0.00
5.8					£0.00
6.0	Additional items				
6.1	De-scaling (fat/grime)	hr	1	£70.85	£70.85
6.2	De-scaling (scale using chain flails)	hr		£98.10	£0.00
6.3	Gully surround	item		£32.70	£0.00
6.4	Manhole works (up to 1.2m)	item		£87.20	£0.00
6.6	Oversize soakaway (1.5m3)	item		£654.00	£0.00
6.7	Soakaway >1.5m3	item		POA	
6.8	Waste disposal	m		£21.80	£0.00
6.9	Shoring	m		£43.60	£0.00
	Total Estimate Price For Recommendation Number		2.0		£386.95
	Subject to discount			0.00	£0.00
	Total subject to VAT @ 20%				£386.95

Note: Subject to the attached Terms and Conditions
A - When calculating prices, all measurements are rounded up
C - Every effort will be made to match existing surfaces where disturbed although this cannot be guaranteed
G - Daywork rates do not include for materials that are charged at cost plus 25%
KEY: ne = not exceeding, eo = extra over rate, m = linear metre, nr = number, hr = hour

B - Depths are taken to the base of excavations
D - All rates exclude VAT
F - The above rates are subject to re-measurement
E - Depths are taken to the base of excavations

CET STRUCTURES LTD TERMS AND CONDITIONS

Site:- 7 Woodstock Drive

Client :- Sedgwick International UK

Attention of:-

Client Ref:-

Job Number:- 557567

Insurer:-

Date:- 3-Feb-23

General Terms and Conditions

- 1 On site parking is a prerequisite of any drain repair contract. This quotation is to the addressee only and should not be forwarded unless prior agreement is obtained from CET Structures Ltd. Every effort will be made to match existing surfaces however, there will be evidence of excavation works in certain circumstances.
- 2 The rates do not include for excavation of surfaces other than soft ground or concrete < 100mm thick; reinstatement other than concrete <100mm thick; internal excavations; reinstatement >750mm in width; excavation of depths greater than 1.2m; reinforced concrete.
- 3 CET's standard soakaway that is priced on the agreed alliance schedule of drainage rates is constructed to dimensions specified in the NHBC Guidelines for small soakaways. The soakaway is generally located 5m from any foundations (should site constraints permit) and is constructed to provide adequate short term surface water storage and percolation into surrounding ground. This small 1m³ soakaway is usually of sufficient capacity to accommodate average rainfall from an average surface area of roof space, however in extreme weather conditions and /or larger than average roof surface area feeding the soakaway, surcharging may occur. Alternative designs and prices are available at a cost along with percolation testing. Certain ground conditions may not be suitable for soakaway design due to low permeability and this information is not always readily available.

Notes

For excavation and reinstatement of any steps, will be done on day work rate.

With a minimum of 4 hours. Materials at cost plus 25%.

Any obstacles, shrubs & plants that are located in the working area will need to be removed by others to allow for these works

Water Authority Sewer Condition Codes

B	Broken pipe at... (or from... to..) o'clock	JN	Junction at...o'clock, diameter...mm
BR	Branch Major	JX	Junction defective at.. o'clock, diameter.. mm
CC	Crack circumferential from... to... o'clock	LC	Lining of sewer changes/starts/finishes at this
CL	Crack longitudinal @... o'clock	LD	Line of sewer deviates down
CM	Cracks multiple from... to... o'clock	LL	Line of sewer deviates left
CN	Connection at... o'clock, diameter... mm	LN	Line defect at (or from.. to..) o'clock
CNI	Connection at... o'clock, diameter... mm, intrusion... mm	LR	Line of sewer deviates right
CU	Camera under water	LU	Line of sewer deviates up
CX	Connection defective at... o'clock	MB	Missing bricks at.. (or from.. to..) o'clock
CXI	Connection defective at... o'clock, diameter... mm, intrusion... mm	MC	Material of sewer changes at this point
D	Deformed sewer... %	MH	Manhole/node
DB	Displaced bricks at (or from.. to..) o'clock	MM	Mortar missing medium at.. (or from.. to..) o'clock
DC	Dimension of sewer changes at this point	MS	Mortar missing surface at.. (or from.. to..) o'clock
DE	Debris (non silt/grease)... % cross-sectional loss	MT	Mortar missing total at.. (or from.. to..) o'clock
DEG	Debris grease... % cross-sectional area loss	OB	Obstruction... % height/diameter loss
DES	Debris silt... % cross-sectional area loss	OJL	Open joint large
DI	Dropped invert, gap... mm	OJM	Open joint medium
EHJ	Encrustation heavy from.. to.. o'clock % cross-sectional area loss (at joint)	PC	Length of pipe forming sewer changes at this new length...mm
ELJ	Encrustation light from.. to.. o'clock%	RFJ	Roots fine (at joint)
EMJ	Encrustation medium from.. to.. o'clock %, cross-sectional area loss (at joint)	RMJ	Roots mass... % cross-sectional area loss (at joint)
ESH	Scale heavy... % cross-sectional area loss from... to... o'clock	RTJ	Roots tap (at joint)
ESL	Scale light from... to... o'clock	SA	Survey abandoned
ESM	Scale medium... % cross-sectional area loss from... to... o'clock	SC	Shape of sewer changes at this point
FC	Fracture circumferential from... to... o'clock	SSL	Surface damage, spalling large at (or from.. to.. o'clock
FL	Fracture longitudinal at... o'clock	SSM	Surface damage, spalling medium at (or from.. to.. o'clock
FM	Fractures multiple from... to... o'clock	SSS	Surface damage, spalling slight at (or from.. to.. o'clock
GO	General observation at this point	SWL	Surface damage, wear large at... (or from.. to.. o'clock
GP	General photograph number... taken at this point	SWM	Surface damage, wear medium at... (or from.. to.. o'clock
H	Hole in sewer at... o'clock	SWS	Surface damage, wear slight at.. (or from.. to.. o'clock
IDJ	Infiltration dripper at (or from... to...) o'clock (at joint)	V	Vermin (rats and mice)
IGJ	Infiltration gusher at (or from... to...) o'clock (at joint)	WL	Water level... % height/diameter
IRJ	Infiltration runner at (or from... to...) o'clock (at joint)	X	Sewer collapsed... % cross-sectional area loss
ISJ	Infiltration seeper at (or from... to...) o'clock (at joint)	FH	End of survey
JDM	Joint displaced medium		
JDL	Joint displaced large		