

ADDENDUM TECHNICAL REPORT ON A SUBSIDENCE CLAIM

Risk Address:-

**40 Swakeleys Road
Ickenham
Uxbridge
UB10 8BE**



Date of Report 10 April 2017



Crawford and Company

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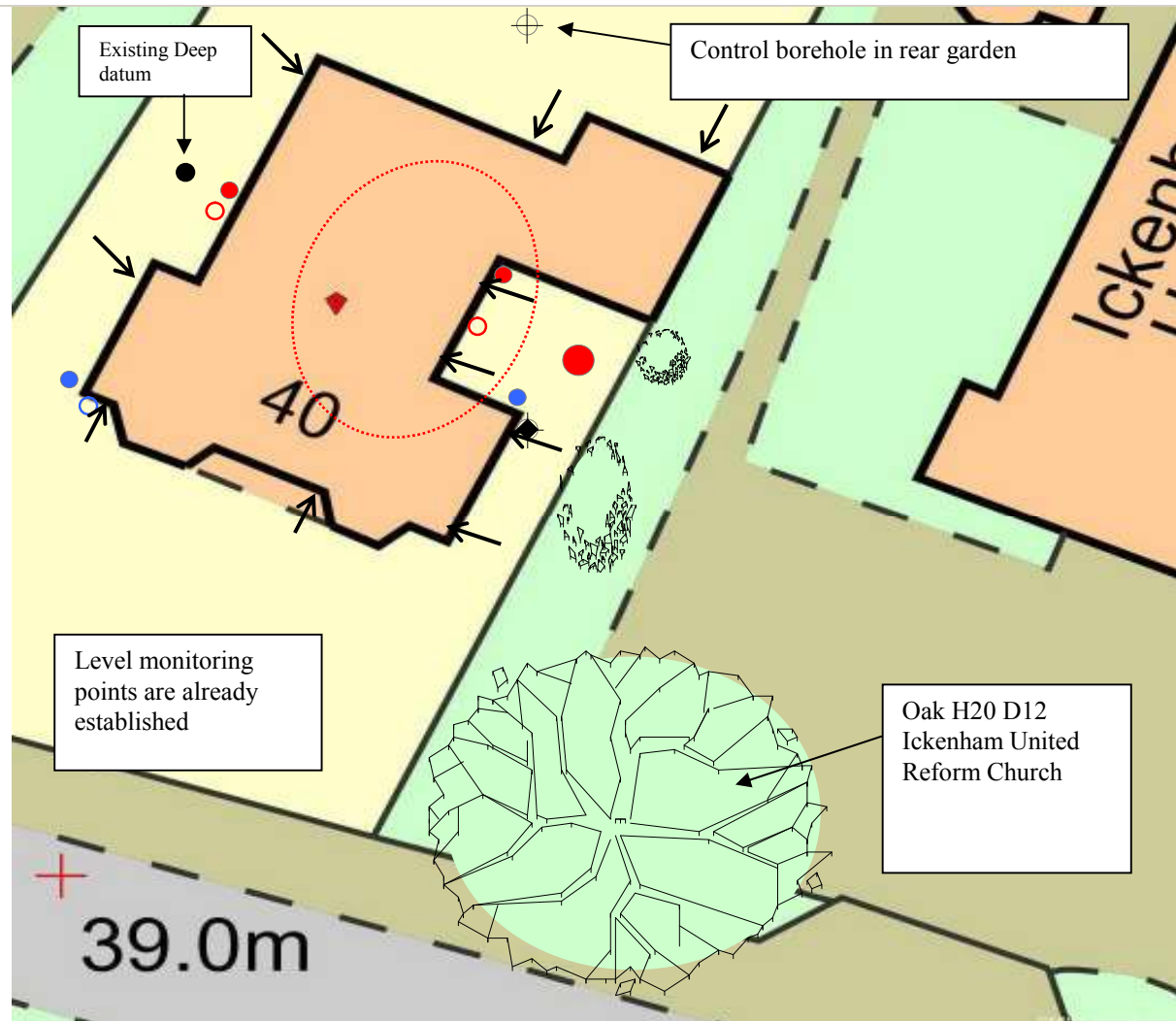
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Site Plan

This plan is Not to Scale

This plan is diagrammatic only and has been prepared to illustrate the general position of the property and its relationship to nearby trees etc. The boundaries are not accurate, and do not infer or confer any rights of ownership or right of way. Position of utilities is only indicative and contractors must satisfy themselves regarding actual location before commencing works.



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Key:

	Tree: Deciduous		Tree: Conifer		Shrub
	Hedge		Area of Damage		Bore Hole
	Trial Hole		Trial & Bore Hole		Level Monitoring
	Rain Water Manhole		Rain Water Gulley		Rain Water Pipe
	Waste Water Manhole		Waste Water Gulley		Toilet Pipe
	Rain Water Drain		Waste Water Drain		Electricity Cable
	Water Supply Pipe		Gas Supply Pipe		Incoming Gas Pipe
	Incoming Water		Incoming Electrics		

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INTRODUCTION

We have been instructed by insurers to investigate a claim for subsidence at the above property. The area of damage, timescale and circumstances are outlined in our initial Technical Report. This report should be read in conjunction with that report.

To establish the cause of damage, further investigations have been undertaken and these are described below.

INVESTIGATIONS

The following investigations were undertaken to identify the cause of movement.

Referring to the appended CET report, a site investigation found the garage sits on very stiff clay, with roots found beneath the foundation.

The roots tested were found to be Oak.

Referring to their report, MWA implicated the Church owned Oak tree, T1. The tree was last reduced in 2009 by 40% according to search into previous permissions granted. Tree felling has been recommended as the best measure of ensuring long term property stability considering this is the third claim to the property involving the Oak tree.

The level monitoring readings attached show cyclical movement in line with the influence of the Oak tree. The property moves downward during dry weather and upward afterwards during wet weather. This sort of movement can only be associated with clay shrinkage subsidence and supports our view on causation.

Drainage defects were found by CET and repaired on the basis that the damages were due to the subsidence caused by the Oak tree. An escape of water is not seen to the cause of the subsidence given the clay geology.

RECOMMENDATION

An application shall be submitted to crown reduce the Oak tree, also seeking permission for ongoing management of the tree on a 3 year cycle. The 2009 reduction led to stability and logic would suggest that stability will be created in the long term if the tree is managed regularly by the Church. If ongoing movement is recorded then tree felling shall be explored.

Repairs are estimated to be £6,000.00 if tree work is permitted. Underpinning localised to the affected area property will be needed if tree work is blocked. The cost of this work is estimated to exceed £100,000.00.

Specialist Property Services - Subsidence Division

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