CET PROPERTY ASSURANCE
Giving our all

SITE INVESTIGATION
FACTUAL REPORT

Report No:	[redacted]
Client:	Sedgwick International UK - Morley
Site:	57 Nassington Road Camden
Client Ref:	[redacted]
Date of Visit:	28/01/2021

ISO 9001 REGISTERED FIRM | ISO 14001 REGISTERED FIRM | OHSAS 18001 REGISTERED FIRM | Link-up Qualified via Audit | SAFECONTRACTOR APPROVED | CHAS Accredited Contractor | constructionline

[redacted]

Investigation Layout Plan

Sheet: 1 of 1

Job No: [redacted]

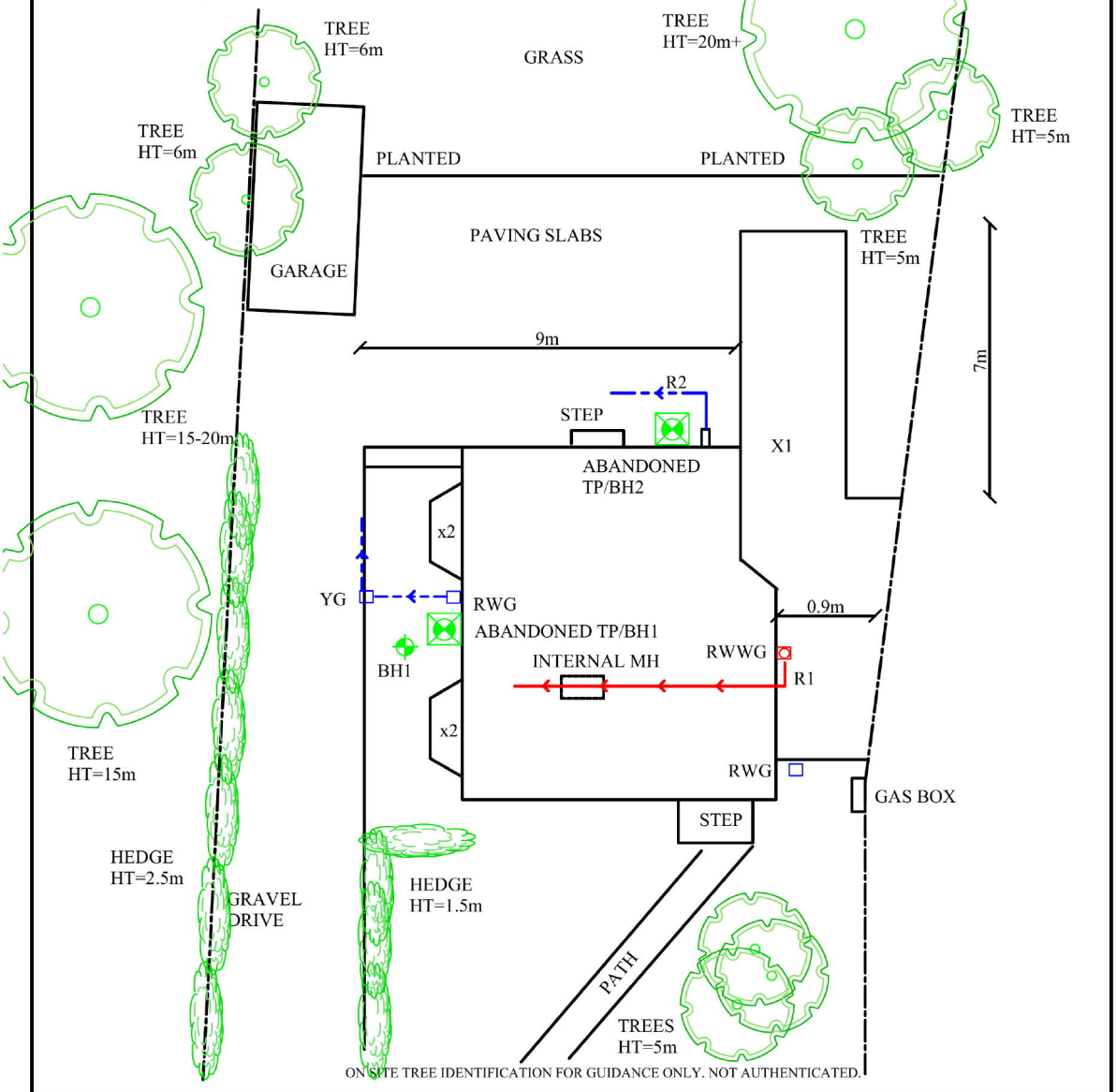
Date: 28/01/21

Site: 57 NASSINGTON ROAD

Work carried out for: Sedgwick International UK

JMC (SI) | SA (Checked) | DVC (Drawn)

Weather: Dry



Remarks:

BH1 also abandoned

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

PROPERTY ASSURANCE
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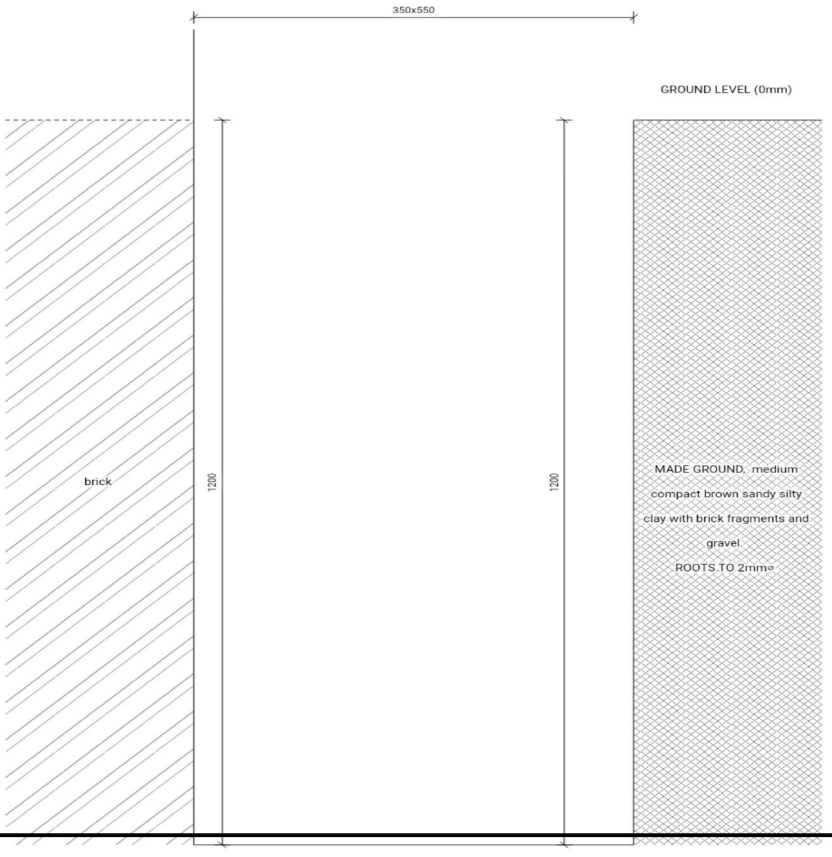
TEST REPORT:	**Trial Pit**		
TRIAL PIT REF:	1	WEATHER:	Dry
EXCAVATION METHOD:	Hand Tools		



Remarks:

Borehole	1		Sheet:	1 of 1	Site:	57 Nassington Road, London , NW3 2TY
			Job No:	[redacted]		
			Date:	28/01/2021		
Boring Method:	Hand Auger		Ground Level:		Client:	Sedgwick International UK Ltd
Diameter (mm):	75	Weather:	dry			

Depth	Soil Description	Thickness	Legend	Samples and Tests		
(m)				Depth	Type	Result
0.00	See Trial Pit	1.20				
1.20	MADEGROUND medium compact moist brown silty sandy clay with brick fragments and gravel.	0.40		1.50	DM	13
1.60	End of BH					50(70)
						TDTD

Remarks:
BH ends at 1.6m. MADE GROUND obstructs, Too compact to hand auger. Water seepage at 1.2m, BH open with standing water at 1.4m on completion. Attempted second BH with similar results, not logged.

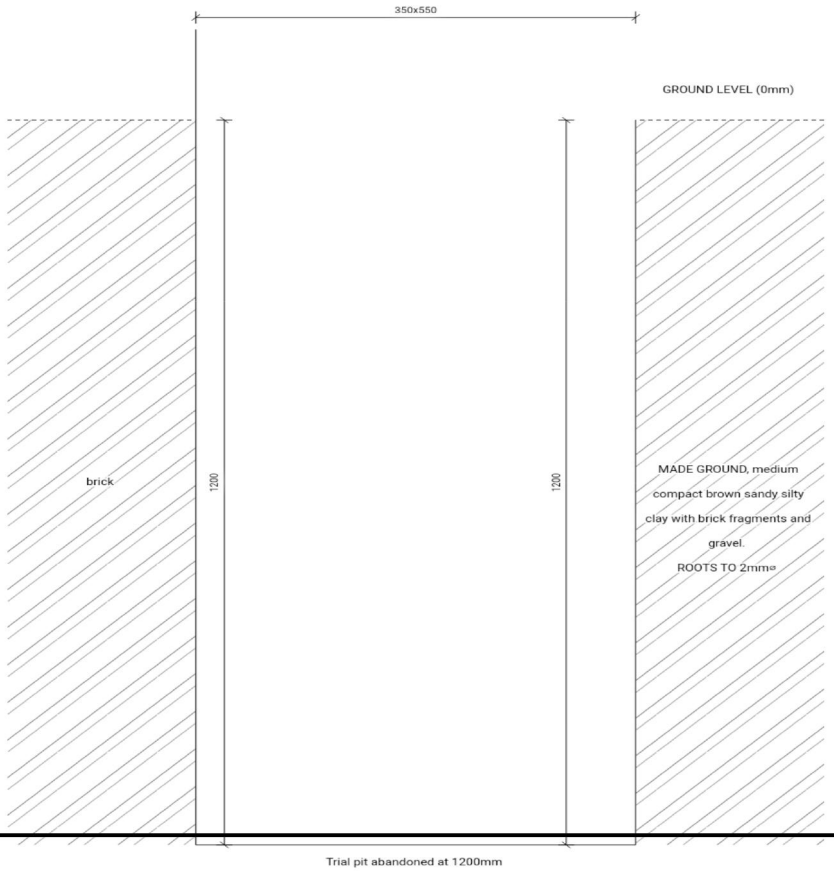
Key:

		To Depth (m)	Max Dia (mm)
D - Disturbed Sample			
B - Bulk Sample			
W - Water Sample	Roots	1.60	Fibrous
J - Jar Sample	Roots		
V - Pilcon Shear Vane (kPa	Roots		
M - Mackintosh Probe	Depth to Water (m)	1.40	

TDTD - Too Dense To Drive

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

TEST REPORT:	**Trial Pit**		
TRIAL PIT REF:	2	WEATHER:	Dry
EXCAVATION METHOD:	Hand Tools		



Remarks:

Borehole	2		Sheet:	1 of 1	Site:	57 Nassington Road, London , NW3 2TY
			Job No:	[redacted]		
			Date:	28/01/2021		
Boring Method:	Hand Auger		Ground Level:		Client:	Sedgwick International UK Ltd
Diameter (mm):	75	Weather:	dry			

Depth	Soil Description	Thickness	Legend	Samples and Tests		
(m)				Depth	Type	Result
0.00	See Trial Pit	1.20				
1.20	MADEGROUND medium compact brown silty sandy clay with brick fragments and gravel.	0.90		1.50	DM	12
						12
						19
						20
				2.00	DM	17
2.10	Firm wet brown silty CLAY stained	0.40				33
						12
						13
2.50	Stiff wet brown-grey silty CLAY	0.70		2.50	DV	120
						130+
				3.00	DV	130+
						130+
3.20	End of BH					

Remarks:
BH ends at 3.2m. Unable to extract samples through Water. Water strike at 2.1m, BH open with standing water level at 1.3m on completion.

Key:

D - Disturbed Sample
B - Bulk Sample
W - Water Sample
J - Jar Sample
V - Pilcon Shear Vane (kPa
M - Mackintosh Probe
TDTD - Too Dense To Drive

	To Depth (m)	Max Dia (mm)
Roots	2.00	5
Roots	2.50	1
Roots	3.20	Fibrous
Depth to Water (m)	1.30	

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

Construction Testing Solutions

SITE INVESTIGATION
LABORATORY TEST REPORT

SI REPORT NUMBER: [redacted]

CLIENT : CET Property Assurance (Sedgwick International UK)

SITE:
57 Nassington Road
London

DATE OF SITE VISIT:
28/01/2021

DATE RECEIVED BY LABORATORY:
01/02/2021

Compiled by : [redacted]
J. Garrett - Laboratory Supervisor (B)

Approved by : [redacted]
J. Garrett - Laboratory Supervisor (B)

DATE REPORTED: 8-Feb-2021

Laboratory Summary Results

Our Ref : [redacted]

Location : 57, Nassington Road, London

Client: CET Property Assurance (Sedgwick International UK)

Address: [redacted]

Date Sampled: 28/01/2021

Date Received : 01/02/2021

Date Tested : 01/02/2021

Date of Report : 08/01/2021

Sample Ref TP/BH No	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]
BH1	1.5	D	27	16	72	25	47	0.05	40	CV										

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 : 2015 : Figure 8 - Plasticity Chart for the classification of fine soils

[8] In-house method S9a adapted from BRE IP 4/93

[9] In-house Test Procedure S17a: One Dimensional Swell/Strain Test

[10] Estimated Heave Potential (Dd)

[11] Values of shear strength were determined in situ by CFT 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 soluble magnesium testing is undertaken to prove otherwise.

* 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
FNP	Essentially Non-Plastic by inspection
U/S	Underside of Foundation

UKAS TESTING

Test results reported relate only to the items tested.

Our Ref : [redacted]

Laboratory Testing Results

Date Sampled : 28/01/2021

Location : 57, Nassington Road, London

Date Received : 01/02/2021

Client: CET Property Assurance (Sedgwick International UK)

Date Tested : 01/02/2021

Address: [redacted]

Date of Report : 08/01/2021

Sample Ref. TP/BH No.	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]
BH2	1.5	D	23	27	58	22	36	0.04	26	CH										
	2.0	D	27	18																
	2.5	D	35	<5	82	29	53	0.12	53	CV					125					
	3.0	D	33	<5											> 130					

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] In-house method S96 adapted from BRE IP 4/93

[9] In-house Test Procedure S17a: One Dimensional Swell/Strain Test

[10] Estimated Heave Potential (Dd)

[11] Values of shear strength were determined in situ by CET 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.

* 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
FNP	Essentially Non-Plastic by inspection
U/S	Underside of Foundation

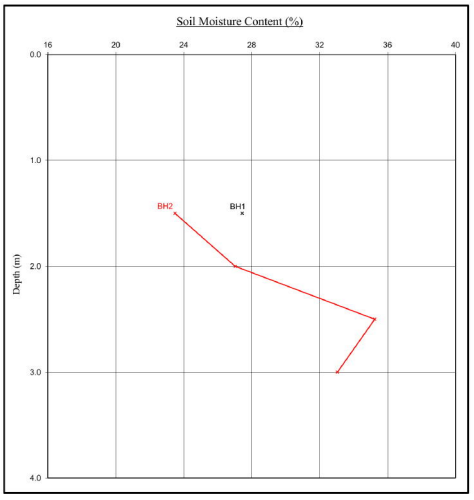
UKAS TESTING

Test results reported relate only to the items tested.

[redacted]

Moisture Content Profiles

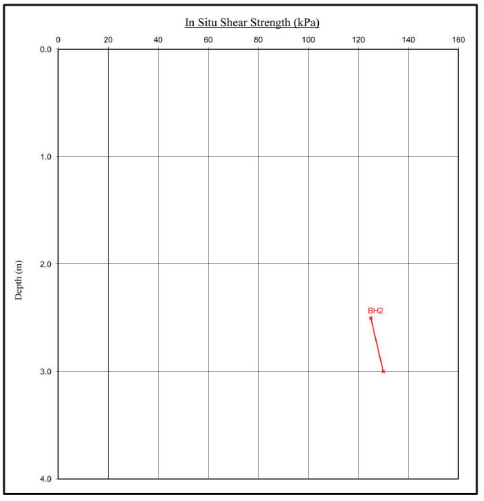
Our Ref : [redacted]
Location : 57, Nassington Road, London
Work carried out for: CET Property Assurance (Sedgwick International UK)



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

Date Sampled : 28/01/2021
Date Received : 01/02/2021
Date Tested : 01/02/2021
Date of Report : 08/01/2021



Note
1. Unless otherwise stated, values of Shear Strength were determined in situ by CET 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.

EPSL
Independent Scientific Analysis

European Plant Science Laboratory

CET
[redacted]

Intec
[redacted]

ROOT IDENTIFICATION

57 Nassington Road,

Client Reference: [redacted]
Report Date: 8 February 2021
Our Ref: [redacted]

Sub Sample	Species Identified		Root Diameter	Starch
BH2:				
1.2-2.5m	*Populus* spp. *	1	3 mm	Moderate

Comments:

1 - Plus 3 others also identified as *Populus* spp.

Populus spp. are poplars and aspens.

* EPSL research has developed a unique ability to differentiate Willows from Poplars. No other laboratory in the UK can currently provide this service. We now offer this benefit at no extra cost.

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.

Coding Sheet

	Sheet:	1 of 1	Site:	57 Nassington Road, London, Camden	
	Job No.:	[redacted]			
	Date:	1/28/2021	Client:	Sedgwick International UK - Morley	

Run: 1

From:	rwwg	Invert Level:	200	Direction:	D/S
To:	d/s	Invert Level:	500	Function:	Comb
Pipe Material:	VC	Pipe Dia:	100		
Water/Pressure Test:		Drain Break-In:		Gully Condition:	poor
				Shared Run:	no
				If Shared How:	

Distance (m)	Code	Clock Ref at	Clock Ref to	Dia mm	Intrusion %	Intrusion mm	Remarks	Surface Material	Length (m)
0.00	ST								
0.30	WL	0	0		10	0			
0.30	DES	0	0		10	0			
2.00	JN	4	2		0	0			
2.30	LR	0	0		0	0			
2.80	LR	0	0		0	0			
4.70	GO	0	0		0	0	int. mh		
17.00	FH	0	0		0	0	reached d/s		

Comments:

Run: 2

From:	rwp1	Invert Level:	200	Direction:	D/S
To:	ds	Invert Level:	300	Function:	S/W
Pipe Material:	VC	Pipe Dia:	100		
Water/Pressure Test:		Drain Break-In:		Gully Condition:	
				Shared Run:	no
				If Shared How:	

Distance (m)	Code	Clock Ref at	Clock Ref to	Dia mm	Intrusion %	Intrusion mm	Remarks	Surface Material	Length (m)
0.00	ST								
0.60	LL	0	0		0	0			
1.00	DE	0	0		80	0			
1.30	SA	0	0		0	0	blocked		

Comments:

Run: 3

From:	rwg	Invert Level:	400	Direction:	D/S
To:	yard gully	Invert Level:	410	Function:	S/W
Pipe Material:	VC	Pipe Dia:	100		
Water/Pressure Test:		Drain Break-In:		Gully Condition:	
				Shared Run:	no
				If Shared How:	

Distance (m)	Code	Clock Ref at	Clock Ref to	Dia mm	Intrusion %	Intrusion mm	Remarks	Surface Material	Length (m)
0.00	ST								
0.00	SA	0	0		0	0	blocked		

Comments:

CET SAFEHOUSE
Drainage Engineering

[redacted]

To: 57 Nassington Road
[redacted]

[redacted]

Date: **4-Feb-21**

Ftao:

ESTIMATE

Site:- **#REF!**

[redacted]

Item		
1.0	Location	**run 1 RWWG1 downstream**
	Shared System	no
	Condition Grade	B
	Drain Serviceability	Unserviceable
	Work Spec	excavate through slabs to remove and replace gully and section of pipework
2.0	Location	**run 2 RWP1 downstream**
	Shared System	no
	Condition Grade	N/a
	Drain Serviceability	N/a
	Work Spec	blocked HPWJ/CCTV, report back with findings
3.0	Location	**run 3 RWG downstream**
	Shared System	no
	Condition Grade	N/a
	Drain Serviceability	N/a
	Work Spec	blocked HPWJ/CCTV, report back with findings

Notes
Repairs to shared runs and off boundary pipe-work may be the responsibility of the local authority.
Written conformation will be required from engineer before works commence

Condition Grade
A - Structurally sound with no leakage evident.
B - Cracks and fractures observed.
C - Structurally unsound

[redacted]

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.
The CET Group 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:- #REF!

Client :- 57 Nassington Road
Attention of:-

Client ref
Job Number :-
Insurer
Date:- 4-Feb-21
Recommendation 1

Item No	Description run 1 RvvvvGt downstream	Unit	Quantity	[redacted]
1.0	**Emergency Drain Blockage Clearance**			
1.1	Unblock drain 8am-6pm - First 1/2 Hour	Item		
1.2	Unblock drain 8am-6pm- Subsequent 1/2 Hour	Item		
1.3	Unblock drain 6pm-midnight	Item		
1.4	Unblock drain 6pm-midnight - Subsequent 1/2 hour	Item		
2.1	**CCTV Surveys**			
2.2	Undertake CCTV survey 8am-6pm (up to 3 hours)	Item		
2.3	Additional 1/2 hr survey charge	Item		
3.0	**Replacing Underground Drainage**			
3.1	**Gullies**			
3.2	Take out and replace gulley (100mm outlet)	Item	1	
3.3	Take out and replace rodding point (100mm outlet)	Item		
3.4	**Bends/junctions**			
3.5	Excavate and replace rest bend (100mm outlet)	Item		
3.6	Excavate and replace rest bend (150mm outlet)	Item		
3.7	Excavate and replace junction/bend (100mmØ). Excavation depth 0-1m.	Item		
3.8	Excavate and replace junction/bend (150mmØ). Excavation depth 0-1m.	Item		
3.9	Excavate and replace junction/bend (100mmØ). Excavation depth 1-1.5m.	Item		
3.10	Excavate and replace junction/bend (150mmØ). Excavation depth 1-1.5m.	Item		
3.11	Excavate and replace junction/bend (100mmØ). Excavation depth 1.5-2.0m.	Item		
3.12	Excavate and replace junction/bend (150mmØ). Excavation depth 1.5-2.0m.	Item		
3.13	**Pipes**			
3.14	Excavate trench and replace 100mmØ pipework. Excavation depth 0-1m. First 10m.	m	1	
3.15	Excavate trench and replace 150mmØ pipework. Excavation depth 0-1m. First 10m.	m		
3.16	Excavate trench and replace 100mmØ pipework. Excavation depth 0-1m.	m		
3.17	Excavate trench and replace 150mmØ pipework. Excavation depth 0-1m.	m		
3.18	Excavate trench and replace 100mmØ pipework. Excavation depth 1-1.5m. First 10m.	m		
3.19	Excavate trench and replace 150mmØ pipework. Excavation depth 1-1.5m. First 10m.	m		
3.20	Excavate trench and replace 100mmØ pipework. Excavation depth 1-1.5m.	m		
3.21	Excavate trench and replace 150mmØ pipework. Excavation depth 1-1.5m.	m		
3.22	Excavate trench and replace 100mmØ pipework. Excavation depth 1.5-2.0m. First 10m.	m		
3.23	Excavate trench and replace 150mmØ pipework. Excavation depth 1.5-2.0m. First 10m.	m		
3.24	Excavate trench and replace 100mmØ pipework. Excavation depth 1.5-2.0m.	m		
3.25	Excavate trench and replace 150mmØ pipework. Excavation depth 1.5-2.0m.	m		
3.26	**Surface Reinstatement of Trenches**			
3.27	Excavate through and reinstate turf.			
3.28	Excavate through and replace concrete paving slabs	m	1	
3.29	Excavate through and replace block paving	m		
3.30	Excavate through and reinstate plain concrete, maximum thickness 100mm.	m		
3.31	Excavate through and reinstate plain concrete, thickness 100- 200mm.	m		
3.32	Excavate through and reinstate reinforced concrete, maximum thickness 100mm.	m		
3.33	Excavate through and reinstate reinforced concrete, thickness 100-200mm.	m		
3.34	Excavate through and reinstate Tarmac - Colc rolled	m		
3.35	Excavate through and reinstate Tarmac - Hot rollec	m		
3.36	Reinstatement of crazy paving	m		
4.0	**Lining**			
4.1	Set up lining rig for drain lining including first 3m of lining per run, for 100mm or 150mm	Item		
4.2	Line 100mmØ drair	m		
4.3	Line 150mmØ drair	m		
4.4	Post lining CCTV survey	no		
4.5	Mirimum lining charge	Item		
4.6	Root cutting of drain prior to lining	hr		
4.7	Set up lining rig for patch lining	Item		
4.8	Patch line 100mmØ crain	no		
4.9	Patch line 150mmØ crain	no		
4.10	Post patch lining CCTV survey	Item		
4.11	Mirimum patch lining charge	Item		
4.12	Re-open lateral branch up to 2m length, pipe up to 150mm	no		
4.13	Re-open lateral branch over 2m length, pipe up to 150mm	no		
5.0	**Miscellaneous**			
5.1	Excavation anc backfill of soakaway (1m3) with store	Item		
5.2	% Uplift on disbursements and suppliers charges	%		
5.3	Daywork - Hourly labour rate	hr		
5.4	Mirimum project valt.e	Item		
5.5				
5.8				
5.7				
5.8				
6.0	**Additional Items**			
6.1	De-scaling (fat/grime)	hr		
6.2	De-scaling (scale using chain flails)	hr		
6.3	Gully surrounc	item	1	
6.4	Manhole works (up to 1.2m)	item		
6.5	Oversize soakaway (1.5m3)	item		
6.7	Soakaway >1.5m3	item		
6.8	Waste disposal	m	1	
6.9	Shoring	m		
	Total Estimate Price For Recommendation Number		1.0	
	Subject to discount		0.00	
	Total subject to VAT @ 20%			

Note: Subject to the attached Terms and Conditions
A - When calculating prices, all measurements are rounded up
B - Depths are taken to the base of excavations
C - Every effort will be made to match existing surfaces where disturbed although this cannot be guaranteed
D - All rates exclude VAT
G - Daywork rates do not include for materials that are charged at cost plus 25%
F - The above rates are subject to re-measurement
KEY: ne = not exceeding, eo = extra over rate, m = linear metre, nr = number, hr = hour
E - Depths are taken to the base of excavations

ESTIMATING & COSTING SHEET - DOMESTIC DRAINAGE

Site:- #REF!

Client :- 57 Nassington Road

Attention of:-

Client ref [redacted]
Job Number :-
Insurer
Date:- 4-Feb-21
Recommendation 2

Item No	Description Run 2 RWP1 downstream	Unit	Quantity
1.0	**Emergency Drain Blockage Clearance**		
1.1	Unblock drain 8am-6pm - First 1/2 Hour	Item	1
1.2	Unblock drain 8am-6pm- Subsequent 1/2 Hour	Item	
1.3	Unblock drain 6pm-midnight	Item	
1.4	Unblock drain 6pm-midnight - Subsequent 1/2 hour	Item	
2.1	**CCTV Surveys**		
2.2	Undertake CCTV survey 8am-6pm (up to 3 hours)	Item	1
2.3	Additional 1/2 hr survey charge	Item	
3.0	**Replacing Underground Drainage**		
3.1	**Gullies**		
3.2	Take out and replace gulley (100mm outlet)	Iter	
3.3	Take out and replace rodding point (100mm outlet)	Iter	
3.4	**Bends/junctions**		
3.5	Excavate and replace rest bend (100mm outlet)	Iter	
3.6	Excavate and replace rest bend (150mm outlet)	Iter	
3.7	Excavate and replace junction/bend (100mmØ). Excavation depth 0-1m.	Iter	
3.8	Excavate and replace junction/bend (150mmØ). Excavation depth 0-1m	Iter	
3.9	Excavate and replace junction/bend (100mmØ). Excavation depth 1-1.5m.	Iter	
3.10	Excavate and replace junction/bend (150mmØ). Excavation depth 1-1.5m.	Iter	
3.11	Excavate and replace junction/bend (100mmØ). Excavation depth 1.5-2.0m.	Iter	
3.12	Excavate and replace junction/bend (150mmØ). Excavation depth 1.5-2.0m.	Iter	
3.13	**Pipes**		
3.14	Excavate trench and replace 100mmØ pipework. Excavation depth 0-1m. First 10m.	m	
3.15	Excavate trench and replace 150mmØ pipework. Excavation depth 0-1m. First 10m.	m	
3.16	Excavate trench and replace 100mmØ pipework. Excavation depth 0-1m.	m	
3.17	Excavate trench and replace 150mmØ pipework. Excavation depth 0-1m.	m	
3.18	Excavate trench and replace 100mmØ pipework. Excavation depth 1-1.5m. First 10m.	m	
3.19	Excavate trench and replace 150mmØ pipework. Excavation depth 1-1.5m. First 10m.	m	
3.20	Excavate trench and replace 100mmØ pipework. Excavation depth 1-1.5m.	m	
3.21	Excavate trench and replace 150mmØ pipework. Excavation depth 1-1.5m.	m	
3.22	Excavate trench and replace 100mmØ pipework. Excavation depth 1.5-2.0m. First 10m.	m	
3.23	Excavate trench and replace 150mmØ pipework. Excavation depth 1.5-2.0m. First 10m.	m	
3.24	Excavate trench and replace 100mmØ pipework. Excavation depth 1.5-2.0m.	m	
3.25	Excavate trench and replace 150mmØ pipework. Excavation depth 1.5-2.0m.	m	
3.26	**Surface Reinstatement of Trenches**		
3.27	Excavate through and reinstate turf.		
3.28	Excavate through and replace concrete paving slabs	m	
3.29	Excavate through and replace block paving	m	
3.30	Excavate through and reinstate plain concrete, maximum thickness 100mm.	m	
3.31	Excavate through and reinstate plain concrete, thickness 100- 200mm.	m	
3.32	Excavate through and reinstate reinforced concrete, maximum thickness 100mm.	m	
3.33	Excavate through and reinstate reinforced concrete, thickness 100-200mm.	m	
3.34	Excavate through and reinstate Tarmac - Cold rollec	m	
3.35	Excavate through and reinstate Tarmac - Hot rolled	m	
3.36	Reinstatement of crazy paving	m	
4.0	**Lining**		
4.1	Set up lining rig for drain lining including first 3m of lining per run, for 100mm or 150mm	Iter	
4.2	Line 100mmØ drain	m	
4.3	Line 150mmØ drain	m	
4.4	Post lining CCTV survey	no	
4.5	Minimum lining charge	Iter	
4.6	Root cutting of drain prior to lining	hr	
4.7	Set up lining rig for patch lining	Iter	
4.8	Patch line 100mmØ drain	no	
4.9	Patch line 150mmØ drain	no	
4.10	Post patch lining CCTV survey	Iter	
4.11	Minimum patch lining charge	Iter	
4.12	Re-open lateral branch up to 2m length. pipe up to 150mm	no	
4.13	Re-open lateral branch over 2m length. pipe up to 150mm	no	
5.0	**Miscellaneous**		
5.1	Excavation and backfill of soakaway (1m3) with stone	Iter	
5.2	% Uplift or disbursements and suppliers charges	%	
5.3	Daywork - Hourly labour rate	hr	
5.4	Minimum project value	Iter	
5.5			
5.6			
5.7			
5.8			
6.0	**Additional Items**		
6.1	De-scaling (fat/grime)	hr	
6.2	De-scaling (scale using chain flails)	hr	
6.3	Gully surround	item	
6.4	Manhole works (up to 1.2m)	item	
6.6	Oversize soakaway (1.5m3)	item	
6.7	Soakaway >1.5m3	item	
6.8	Waste disposal	m	
6.9	Shoring	m	
	Total Estimate Price For Recommendation Number		2.0
	Subject to discount		0.00
	Total subject to VAT @ 20%		

Note: Subject to the attached Terms and Conditions
A - When calculating prices, all measurements are rounded up
B - Depths are taken to the base of excavations
C - Every effort will be made to match existing surfaces where disturbed although this cannot be guaranteed
D - All rates exclude VAT
G - Daywork rates do not include for materials that are charged at cost plus 25%
F - The above rates are subject to re-measurement
KEY: ne = not exceeding, eo = extra over rate, m = linear metre, nr = number, hr = hour
E - Depths are taken to the base of excavations

ESTIMATING & COSTING SHEET - DOMESTIC DRAINAGE

Site:- #REF!

Client :- 57 Nassington Road

Attention of:-

Client ref [redacted]
Job Number : [redacted]
Insurer [redacted]
Date:- 4-Feb-21
Recommendation 3

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

Note: Subject to the attached Terms and Conditions
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D - All rates exclude VAT
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KEY: ne = not exceeding, ao = extra over rate, m = linear metre, nr = number, hr = hour
E - Depths are taken to the base of excavations

CET GROUP TERMS AND CONDITIONS

Site:- #REF!

Client :- 57 Nassington Road
Attention of:-

[redacted]

Insurer:-
Date:- 4-Feb-21

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 Group 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 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
BR	Branch Major
CC	Crack circumferential from… to… o'clock
CL	Crack longitudinal @… o'clock
CM	Cracks multiple from… to… o'clock
CN	Connection at… o'clock, diameter… mm
CNI	Connection at… o'clock, diameter… mm, intrusion… mm
CU	Camera under water
CX	Connection defective at… o'clock
CXI	Connection defective at… o'clock, diameter… mm, intrusion… mm
D	Deformed sewer… %
DB	Displaced bricks at (or from.. to..) o'clock
DC	Dimension of sewer changes at this point
DE	Debris (non silt/grease)… % cross-sectional loss
DEG	Debris grease… % cross-sectional area loss
DES	Debris silt… % cross-sectional area loss
DI	Dropped invert, gap… mm
EHJ	Encrustation heavy from.. to.. o'clock % cross-sectional area loss (at joint)
ELJ	Encrustation light from.. to.. o'clock%
EMJ	Encrustation medium from.. to.. o'clock %, cross-sectional area loss (at joint)
ESH	Scale heavy… % cross-sectional area loss from... to… o'clock
ESL	Scale light from… to… o'clock
ESM	Scale medium… % cross-sectional area loss from… to… o'clock
FC	Fracture circumferential from… to… o'clock
FL	Fracture longitudinal at… o'clock
FM	Fractures multiple from… to… o'clock
GO	General observation at this point
GP	General photograph number… taken at this point
H	Hole in sewer at… o'clock
IDJ	Infiltration dripper at (or from… to…) o'clock (at joint)
IGJ	Infiltration gusher at (or from… to…) o'clock (at joint)
IRJ	Infiltration runner at (or from… to…) o'clock (at joint)
ISJ	Infiltration seeper at (or from… to…) o'clock (at joint)
JDM	Joint displaced medium
JDL	Joint displaced large
JN	Junction at…o'clock, diameter…mm
JX	Junction defective at.. o'clock, diameter.. mm
LC	Lining of sewer changes/starts/finishes at this
LD	Line of sewer deviates down
LL	Line of sewer deviates left
LN	Line defect at (or from.. to..) o'clock
LR	Line of sewer deviates right
LU	Line of sewer deviates up
MB	Missing bricks at.. (or from.. to..) o'clock
MC	Material of sewer changes at this point
MH	Manhole/node
MM	Mortar missing medium at.. (or from.. to..) o'c
MS	Mortar missing surface at.. (or from.. to..) o'c
MT	Mortar missing total at.. (or from.. to..) o'cloc
OB	Obstruction… % height/diameter loss
OJL	Open joint large
OJM	Open joint medium
PC	Length of pipe forming sewer changes at this new length…mm
RFJ	Roots fine (at joint)
RMJ	Roots mass… % cross-sectional area loss (at
RTJ	Roots tap (at joint)
SA	Survey abandoned
SC	Shape of sewer changes at this point
SSL	Surface damage, spalling large at (or from.. t o'clock
SSM	Surface damage, spalling medium at (or from o'clock
SSS	Surface damage, spalling slight at (or from.. t o'clock
SWL	Surface damage, wear large at… (or from.. to o'clock
SWM	Surface damage, wear medium at… (or from. o'clock
SWS	Surface damage, wear slight at.. (or from.. to. o'clock
V	Vermin (rats and mice)
WL	Water level… % height/diameter
X	Sewer collapsed… % cross-sectional area loss
FH	End of survey