CET PROPERTY ASSURANCE
Giving our all

SITE INVESTIGATION
FACTUAL REPORT

Report No: [redacted]

Client: Sedgwick International UK - Maidstone

Site: 69 Canfield Gardens
Camden

Client Ref: [redacted]

Date of Visit: 28/02/2023

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

[redacted]

Date: 28/2/2023

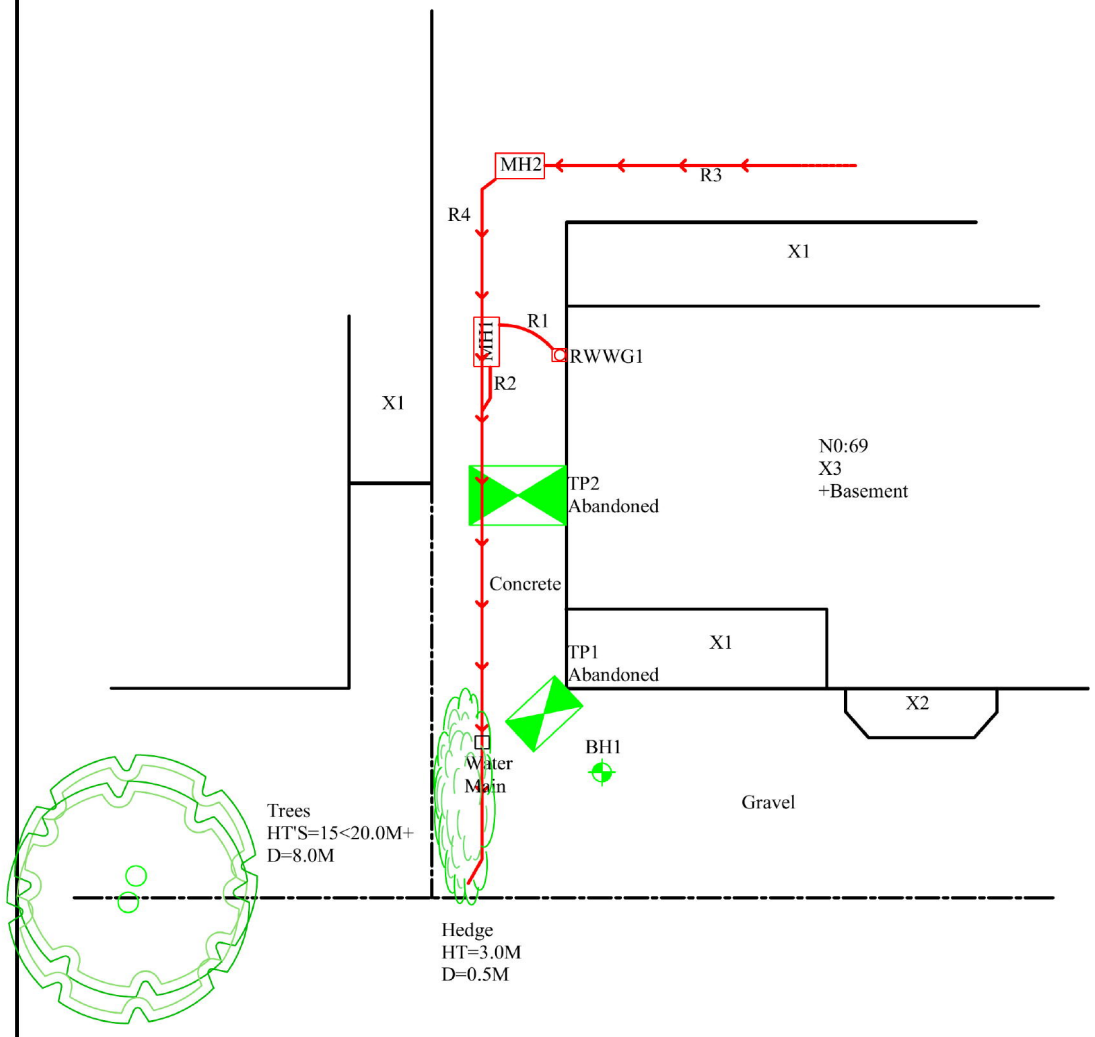
Site: 69 Canfield Gardens,NW6

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)

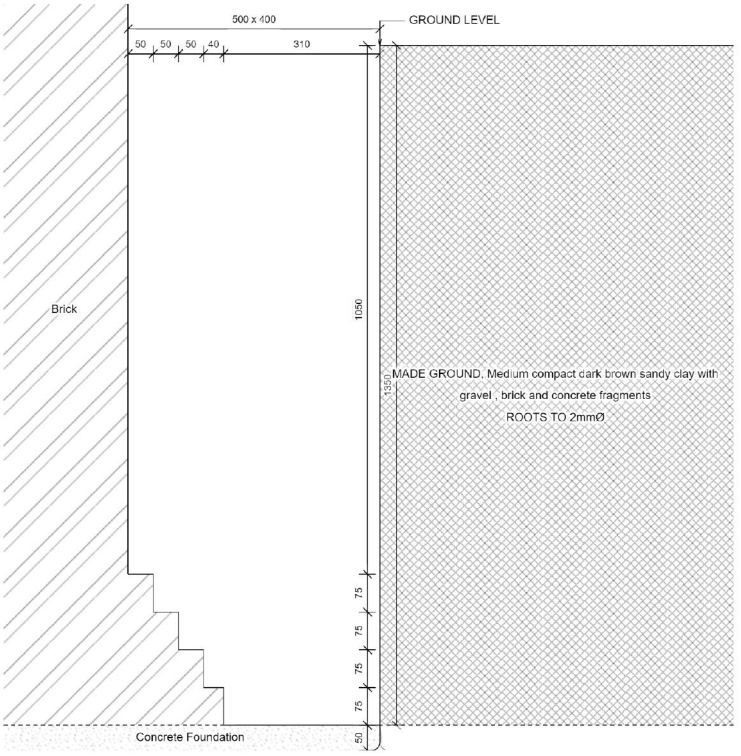
Trial Pit

Borehole

O/D - Open Discharge

CTS Group

TEST REPORT:	**Trial Pit**		
REPORT NUMBER:	[redacted]		
TRIAL PIT REF:	TP1	DATE:	17/03/2023
CLIENT:	Sedgwick International UK	SITE:	69 Canfield Gardens
JOB NO:	[redacted]	WEATHER:	Dry
EXCAVATION METHOD:	Hand tools		



Trial pit abandoned at 1350mm

TP Abandoned at 1350mm ,due to depth unable to find edge of projection. U/S of foundation not found, no soil sample taken.

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.
This report shall not be reproduced except in full without approval of the Laboratory.
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
Scott Alger - Lab

[redacted]

Approved Signatory
Report date 17-Mar-23

[redacted]

[redacted]

Borehole	1		Sheet:	1 of 1	Site:	69 CANFIELD GARDENS
			Job No:	[redacted]		
			Date:	28/02/2023		
Boring Method:	Hand Auger		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	MADEGROUND medium compact brown slightly sandy slightly gravelly clay with brick fragments	2.00				
				1.50	DM	15
						14
						16
						19
2.00	Stiff orange-brown CLAY	1.00		2.00	DV	82
						84
				2.50	DV	116
						120
3.00	Very stiff orange-brown CLAY	2.00		3.00	DV	140+
						140+
				3.50	DV	140+
						140+
				4.00	DV	140+
						140+
				4.50	DV	140+
						140+
				5.00	DV	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,

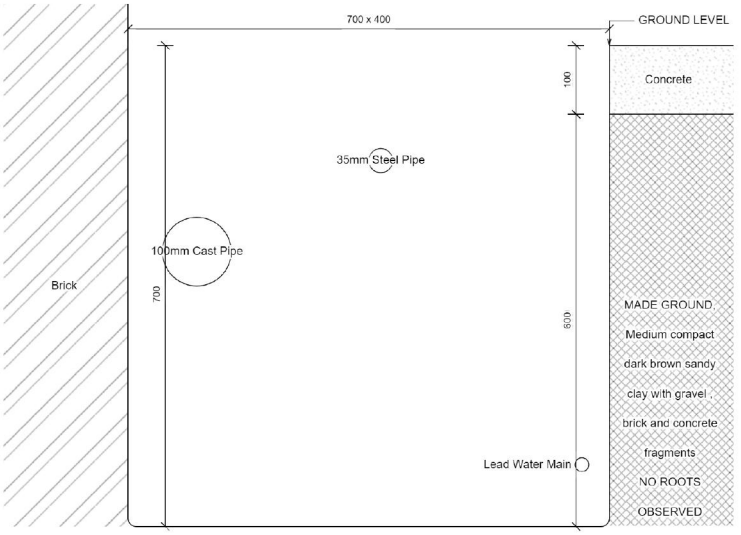
Key:
D - Disturbed Sample
B - Bulk Sample
W - Water Sample Roots
J - Jar Sample Roots
V - Pilcon Shear Vane (kPa Roots
M - Mackintosh Probe Depth to Water (m)
TDTD - Too Dense To Drive

To Depth (m)	Max Dia (mm)
2.50	1

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

CTS Group

TEST REPORT:	**Trial Pit**		
REPORT NUMBER:	[redacted]		
TRIAL PIT REF:	TP2	DATE:	17/03/2023
CLIENT:	Sedgwick International UK	SITE:	69 Canfield Gardens
JOB NO:	[redacted]	WEATHER:	Dry
EXCAVATION METHOD:	Hand tools		



Trial pit abandoned at 700mm

U/S of Foundation not found, no soil sample taken. Abandoned due to services and concrete obstruction. Unable to carry out BH

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
Scott Alger - Lab

[redacted]

Approved Signatory
Report date 17-Mar-23

[redacted]

[redacted]

Construction Testing Solutions Ltd.
Registered in England No. 05998333

SITE INVESTIGATION
LABORATORY TEST REPORT

[redacted]

CLIENT : CET Property Assurance (Sedgwick International UK)

SITE:
69 Canfield Gardens
London
NW6 3EA

DATE OF SITE VISIT:
28/02/2023

DATE RECEIVED BY LABORATORY:
06/03/2023

Compiled by [redacted]
C Major - Deputy Laboratory Manager

Approved by [redacted]
L Marshall - Laboratory Manager

DATE REPORTED: 16-Mar-2023

Laboratory Summary Results

Our Ref : [redacted]

Date Sampled: 28/02/2023

Location : 69 Canfield Gardens

Date Received : 06/03/2023

Client: CET Property Assurance (Sedgwick International UK)

Date Tested : 15/03/2023

Address: [redacted]

Date of Report : 16/03/2023

Sample Ref			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
BH No	Depth (m)	Type	(%) *[1]*	(%) *[2]*	(%) *[3]*	(%) *[4]*	(%) *[5]*	*[5]*	(%) [6]	*[7]*	(d)	(kPa) [8]	*[9]*	*(mm)[10]*	(kPa) *[11]*	(%)*[12]*	*[13]*	SO_3 (g/l) * *[14]*	SO_4 (mg/l) *[15]*	*[16]*
1	1.5	D	29	<5	67	27	40	0.04	40	CH										
	2.0	D	30	<5											83					
	2.5	D	31	<5	79	26	53	0.09	53	CV					118					
	3.0	D	29	<5											> 140					
	3.5	D	29	<5	75	27	48	0.04	48	CV					> 140					
	4.0	D	29	<5											> 140					
	4.5	D	29	<5	79	28	51	0.01	51	CV					> 140					
	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 : 2018 : Figure 8 - Plasticity Chart for the classification of fines 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 : 2018 + A1 : 2021 Clause 4 - *Tested By CTS Leicester*

[13] BS 1377 : Part 3 : 2018 + A1 : 2021 Clause 12 - *Tested By CTS Leicester*

[14] Sulphate content as SO3 as required by BS 1377: Part 3: 1990 has been provided for information purposes - *Tested By CTS Leicester*

[15] BS 1377 : Part 3 : 2018 + A1 : 2021 Clause 7.6 - Tested By CTS Leicester

[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

UKAS TESTING

4161

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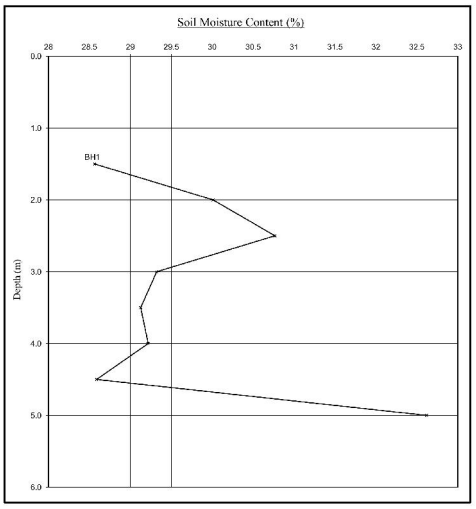
[redacted]

Version: 5BH V3.7 - 23.02.2023

Moisture Content Profiles

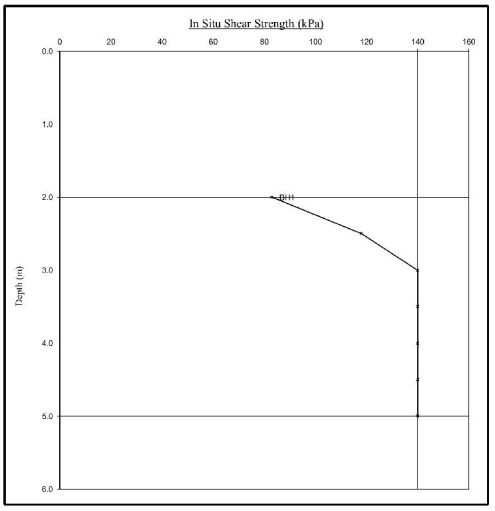
Our Ref : [redacted]
Location : 69 Canfield Gardens
Work carried out for: CET Property Assurance (Sedgwick International UK)



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 : 28/02/2023
Date Received : 06/03/2023
Date Tested : 15/03/2023
Date of Report : 16/03/2023



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 150 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
[redacted]

Intec
[redacted]

ROOT IDENTIFICATION

69 Canfield Gardens,

Client Reference: [redacted]
Report Date: 15 March 2023
Our Ref: [redacted]

Sub Sample	Species Identified		Root Diameter	Starch
BH1:				
to 2.5m	*Tilia* spp.	1	2 mm	Abundant

Comments:

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

Tilia spp. are limes.

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.

[redacted]

INVESTOR IN PEOPLE

ISO 9001 REGISTERED FIRM

Coding Sheet

	Sheet:		Site:	69 CANFIELD GARDENS	
	Job No.:	[redacted]			
	Date:	27/02/2023	Client:	SEDGWICK INTERNATIONAL UK	

Run: 1

From:	MH1	Invert Level:	600	Direction:	U/S
To:	RWWG1	Invert Level:		Function:	Comb
Pipe Material:	VC	Pipe Dia:	100		
Water/Pressure Test:		Drain Break-In:	No	Gully Condition:	

Distance (m)	Code	Clock Ref at	Clock Ref to	Dia mm	Intrusion %	Intrusion mm	Shared Run: / If Shared How:	Remarks	Surface Material	Length (m)
							Shared Run:		Yes	
							If Shared How:		With flats	
0.00	ST									
0.20	FH							REACHED RWWG1		

Comments:

Run: 2

From:	MH1	Invert Level:	600	Direction:	D/S
To:	BURIED MH	Invert Level:		Function:	Comb
Pipe Material:	Cast Iron	Pipe Dia:	100		
Water/Pressure Test:		Drain Break-In:	No	Gully Condition:	

Distance (m)	Code	Clock Ref at	Clock Ref to	Dia mm	Intrusion %	Intrusion mm	Shared Run: / If Shared How:	Remarks	Surface Material	Length (m)
							Shared Run:		Yes	
							If Shared How:		With flats	
0.00	ST									
0.00	LD							Line deviates down		
1.80	JN	6		100				MAIN RUN	CONCRETE 11.0M	
2.00	GO							LINE LEVELS OUT		
16.90	LR							Line deviates right	SOIL/GRAVEL	
17.00	FH							REACHED BURIED MH		

Comments:

Run: 3

From:	MH2	Invert Level:	1800	Direction:	U/S
To:	U/S	Invert Level:		Function:	
Pipe Material:	Cast Iron	Pipe Dia:	100		
Water/Pressure Test:		Drain Break-In:	No	Gully Condition:	

Distance (m)	Code	Clock Ref at	Clock Ref to	Dia mm	Intrusion %	Intrusion mm	Shared Run: / If Shared How:	Remarks	Surface Material	Length (m)
							Shared Run:		Yes	
							If Shared How:		With flats	
0.00	ST									
3.00	FH							REACHED U/S		

Comments:

Run:	4								
From:		MH2		Invert Level:		1800	Direction:	D/S	
To:		RUN2		Invert Level:			Function:	Comb	
Pipe Material:		Cast Iron		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:	Yes	
							If Shared How:	With flats	
0.00	ST						Remarks	Surface Material	Length (m)
6.50	JN	12		100			RUN1		
6.50	FH						REACHED RUN2	CONCRETE	
Comments:									

To: Sedgwick International

[redacted]

[redacted]

Your Ref: 0

Date: 27-Mar-23

Ftao: 0

ESTIMATE

Site:- 69 Canfield Gardens

Item		Amount
	No recommendations required to the private drainage surveyed.	

[redacted]

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

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

CET STRUCTURES LTD TERMS AND CONDITIONS

Site:- 69 Canfield Gardens

Client :- Sedgwick International
Attention of:-

[redacted]

Date:- 27-Mar-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
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