

APPENDIX 2

LETTER TO BICKLEY LOSS ADJUSTERS 20.1.23



David Carr
Consulting Engineers Ltd

The Orchards
8 Sauncey Avenue
Harpenden
Herts, AL5 4QF

Bickley Loss Adjustors
Mr G Linsdell
Old Cabinet House
120A London Road
Sevenoaks
Kent
TN13 1BA

Date: 20th January 2023

Dear Gavin

RE: YOUR PRINCIPLES INSURED [REDACTED] SUBSIDENCE DAMAGE: 30
ELSWORTHY ROAD, LONDON, NW13 3DL

I am pleased to be able to advise you that I have now received the site investigation report from HESI, and I attach for your reference a copy of their report received in our office 13th January 2023.

I also enclose their invoice in a sum of 2905.00+VAT and I would be obliged if you could arrange early direct payment.

The site investigations have shown that the property is founded on a highly shrinkable clay subsoil, when classified in accordance with NHBC Chapter 4.2. The site investigations have also found significant desiccation in trial pit no.2, which was excavated adjacent to the junction of the front entrance porch steps with the main house. The foundation details to the main house and entrance porch steps are shown on sketches in appendix no.2 in HESI's report.

A further trial hole was excavated adjacent to the front right-hand corner of the entrance porch steps, but due to obstructions within the ground it was not possible to determine the depth of the foundations at this location. They are almost certainly the same as trial pit no.2a, which was excavated adjacent to the front right-hand corner of the main house, where the house meets the entrance porch steps.

The root analysis from trial pit no.1 and trial pit no.2 have identified roots from the tree of heaven at the front right-hand corner of the property, and roots from the robinia trees close to front right-hand corner of the property.

We now need an arborist to put together a report and make an application for the removal of these trees to the local authority.

I would also be obliged if you could confirm that we can now instruct Gryphon Surveys to proceed with the precise levelling at the above property. I would also be obliged if you could send a copy of this report onto Broad Oak the arborists as I do not have their full details on our file.

I also attach for your reference a copy of an email from Gryphon Surveys confirming their quotation. It is £265.00+VAT to set up the monitors and take the first step of readings, and then every other monitoring visit is at £185.00+VAT per visit. I would appreciate your earliest instructions to get this in order, as the deep datum has been installed.

Should you have any queries relating to the above, then please do not hesitate to contact me further.

Yours sincerely

D I Carr
BSc C Eng MICE

Consulting Civil & Structural Engineers • Subsidence Specialists • Party Wall Surveyors

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