PROPERTY ASSURANCE
Giving our all

SITE INVESTIGATION
FACTUAL REPORT

[redacted]

Client: Sedgwick International UK - Maidstone

Site: 102-104, Albert Street
Camden

[redacted]

Date of Visit: 22/11/2021

ISO 9001 REGISTERED FIRM | ISO 14001 REGISTERED FIRM | OHSAS 18001 REGISTERED FIRM | Link-up Qualified via Audit | SAFEcontractor APPROVED | CHAS Accredited Contractor www.chas.gov.uk | constructionline

[redacted]

Investigation Layout Plan

Sheet: 1 of 1

[redacted]

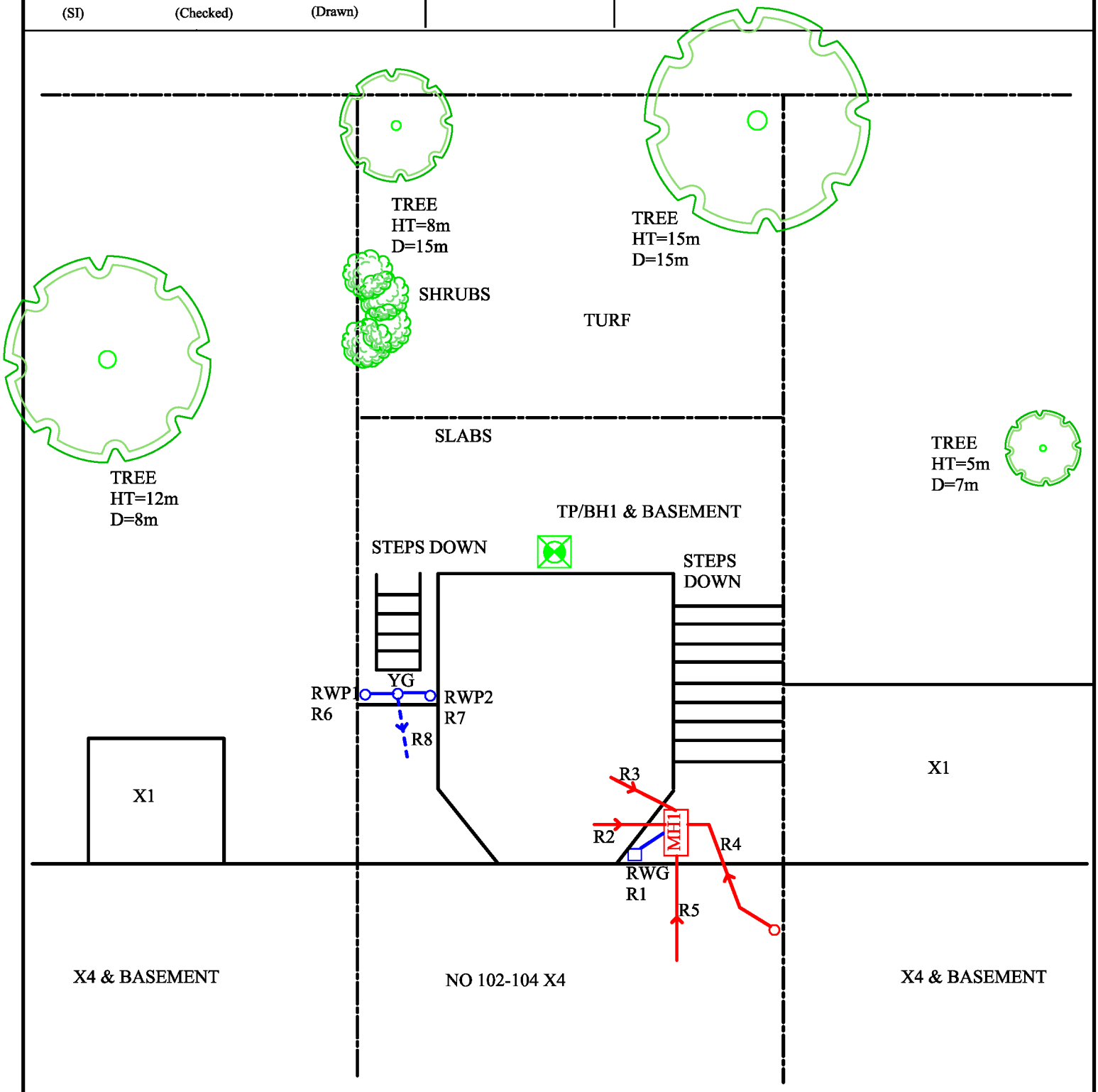
Date: 22/11/21

Site: 102-104 ALBERT STREET

Work carried out for: Sedgwick International UK

MH	SA	DVC
(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)

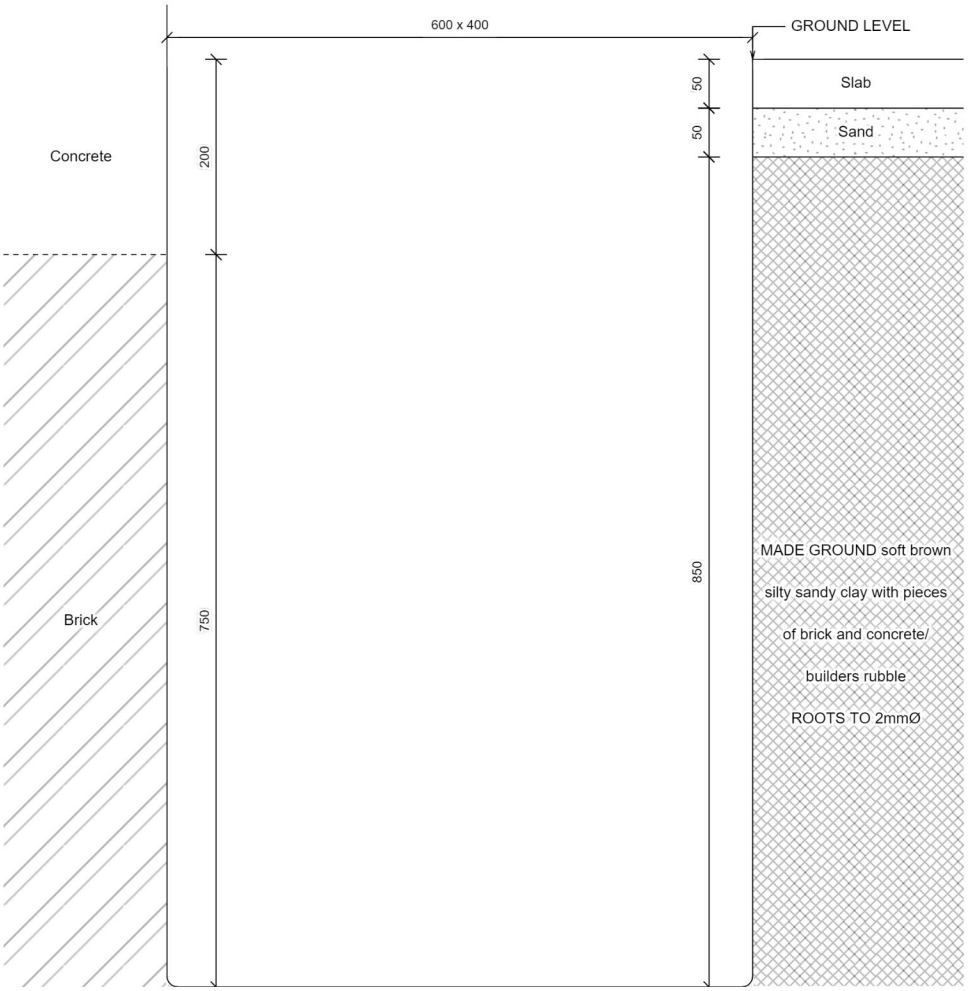
Trial Pit

Borehole

O/D - Open Discharge

Construction Testing Solutions

TEST REPORT:	**Trial Pit**		
REPORT NUMBER:	[redacted]		
TRIAL PIT REF:	TP1	DATE:	22/11/2021
CLIENT:	Sedgwick International UK	SITE:	102-104 ALBERT STREET
JOB NO:	[redacted]	WEATHER:	Dry
EXCAVATION METHOD:	Hand tools		



For Strata below 950mm see Bore Hole log

U/S not found No samples taken tp abandoned at 950mm due to collapsing made ground. BH done to rear of tp to avoid made ground.

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.

For and on behalf of CTS
Adam Mason - Quality Control

Approved Signatory
23-Nov-21

[redacted]

[redacted]

Borehole	1		Sheet:	1 of 1	Site:	102-104 ALBERT STREET
			Job No:	[redacted]		
			Date:	22/11/2021		
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	1.00				
1.00	Stiff brown-grey veined CLAY	1.50		1.00	DV	76
						76
				1.50	DV	84
						90
				2.00	DV	116
						122
2.50	Very stiff brown-grey veined silty CLAY with claystone nodules	2.40		2.50	DV	150+
						150+
				3.00	DV	150+
						150+
				3.50	DV	150+
						150+
				4.00	DV	150+
						150+
				4.50	DV	150+
						150+
				5.00	DV	150+
5.00	End of BH					150+

Remarks:
BH ends at 5.0m. BH dry and open on completion, No roots observed below 2.7m. Datum installed at 5.0m.

Key:

		To Depth (m)	Max Dia (mm)
D - Disturbed Sample			
B - Bulk Sample			
W - Water Sample	Roots	1.50	2
J - Jar Sample	Roots	1.70	1
V - Pilcon Shear Vane (kPa	Roots		
M - Mackintosh Probe	Depth to Water (m)		

TDTD - Too Dense To Drive

Logged:	IC	AM	Checked:	Approved:	Version	V1.0 28/01/16	N.T.S.

Construction Testing Solutions

SITE INVESTIGATION
LABORATORY TEST REPORT

[redacted]

CLIENT : CET Property Assurance (Sedgwick International UK)

SITE:
102-104 Albert Street
London
NW1 7NE

DATE OF SITE VISIT:
22/11/2021

DATE RECEIVED BY LABORATORY:
23/11/2021

Compiled by [redacted]
L. Kirby - Laboratory Technician (B)

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

DATE REPORTED: 30-Nov-2021

Laboratory Summary Results

Our Ref : [redacted]

Date Sampled: 22/11/2021

Location : 102-104 Albert Street, London, NW1 7NE

Date Received : 23/11/2021

Client: CET Property Assurance (Sedgwick International UK)

Date Tested : 23/11/2021

Address: [redacted]

Date of Report : 30/11/2021

Sample Ref TP/BH No	Sample Ref 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	1.0	D	34	<5	78	25	53	0.17	53	CV	7	74.7			76					
	1.5	D	32	<5	78	24	54	0.14	54	CV	7	224			87					
	2.0	D	27	<5											119					
	2.5	D	26	<5	79	24	55	0.04	55	CV	7	934			> 150					
	3.0	D	29	<5											> 150					
	3.5	D	31	<5	80	29	51	0.03	51	CV	7	573			> 150					
	4.0	D	29	<5											> 150					
	4.5	D	28	<5							7	628			> 150					
	5.0	D	28	<5							7	544			> 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] 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 CTS 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
ENP	Essentially Non-Plastic by inspection
U/S	Underside of Foundation

UKAS TESTING

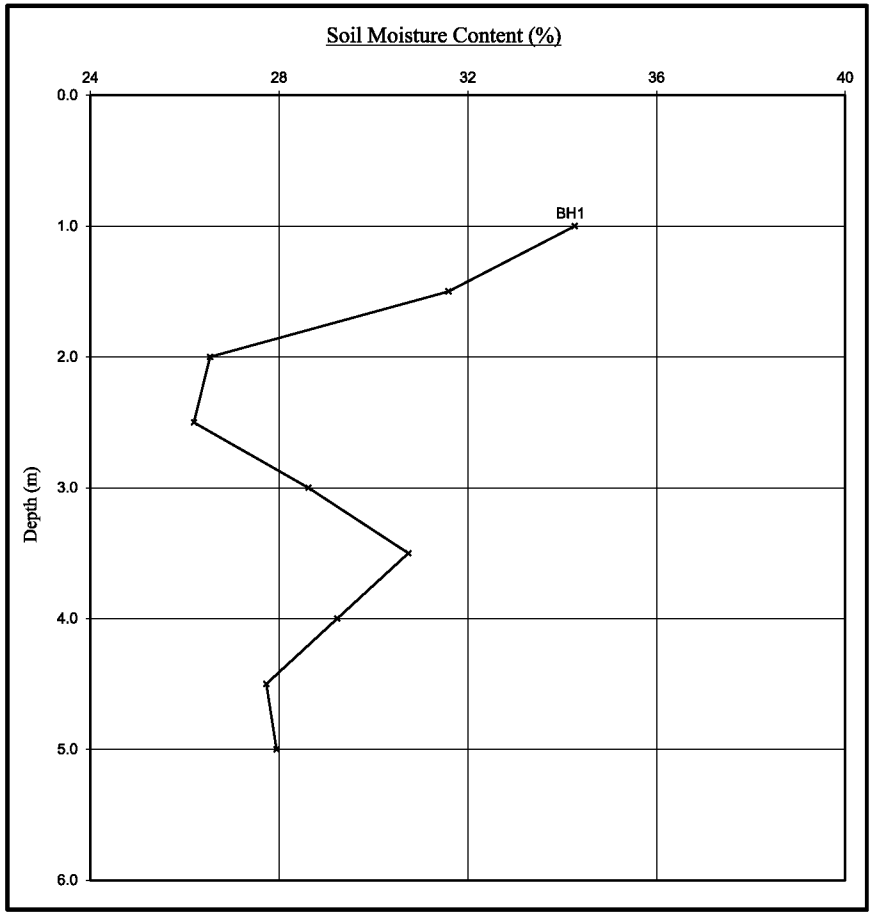
Test results reported relate only to the items tested.

[redacted]

Version: 5BH V1 - 06.01.21

Moisture Content Profiles

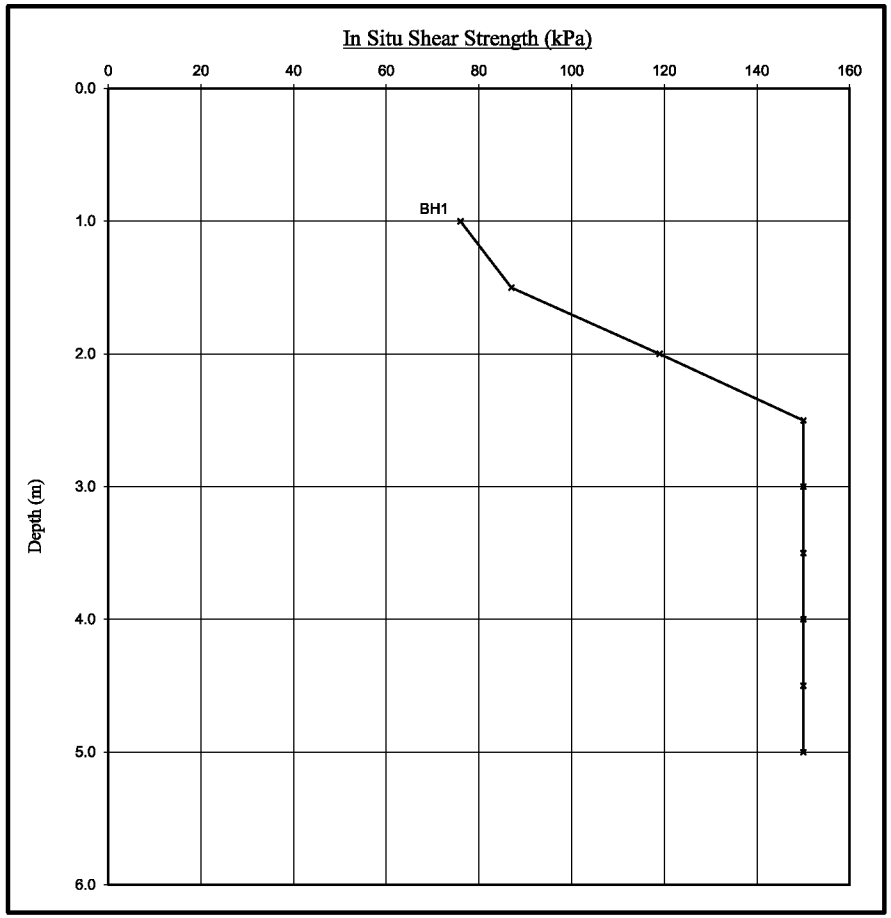
Our Ref : [redacted]
Location : 102-104 Albert Street, London, NW1 7NE
Work carried out for: CET Property Assurance (Sedgwick International UK)



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 : 22/11/2021
Date Received : 23/11/2021
Date Tested : 23/11/2021
Date of Report : 30/11/2021



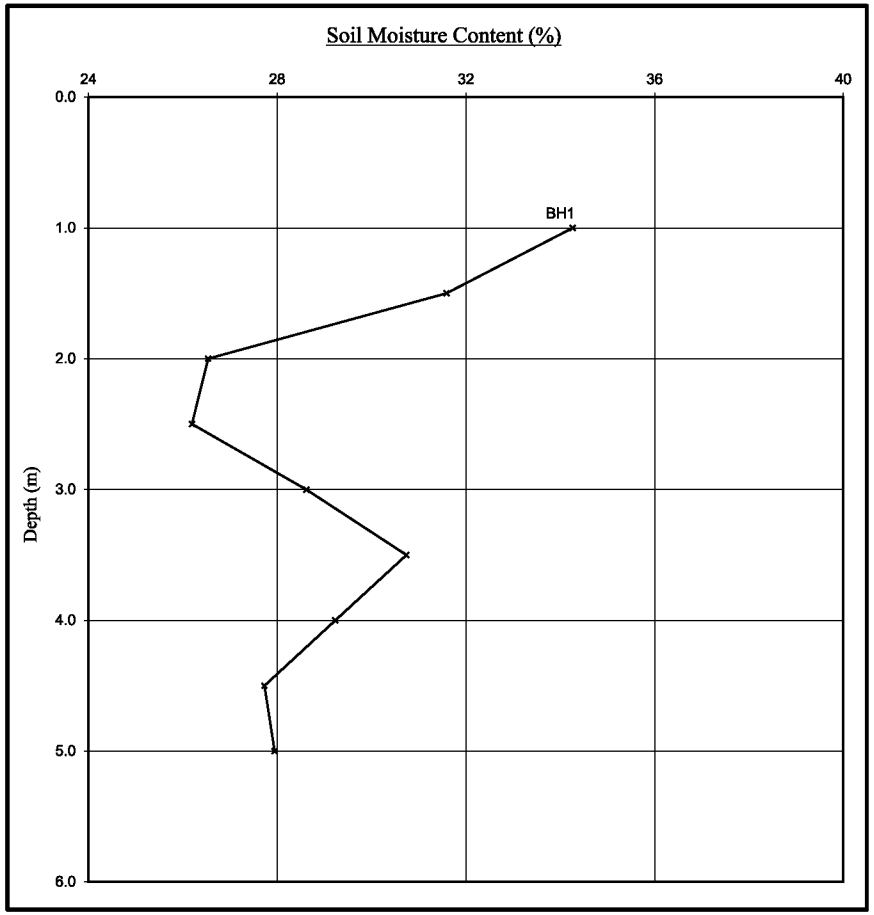
Note
1. Unless otherwise stated, values of Shear Strength were determined in situ by CTS using a Pilcon Hand Vane the calibration of which is limited to a maximum reading of 150 kPa.
2. Unless specifically noted the profiles have not been related to a site datum.

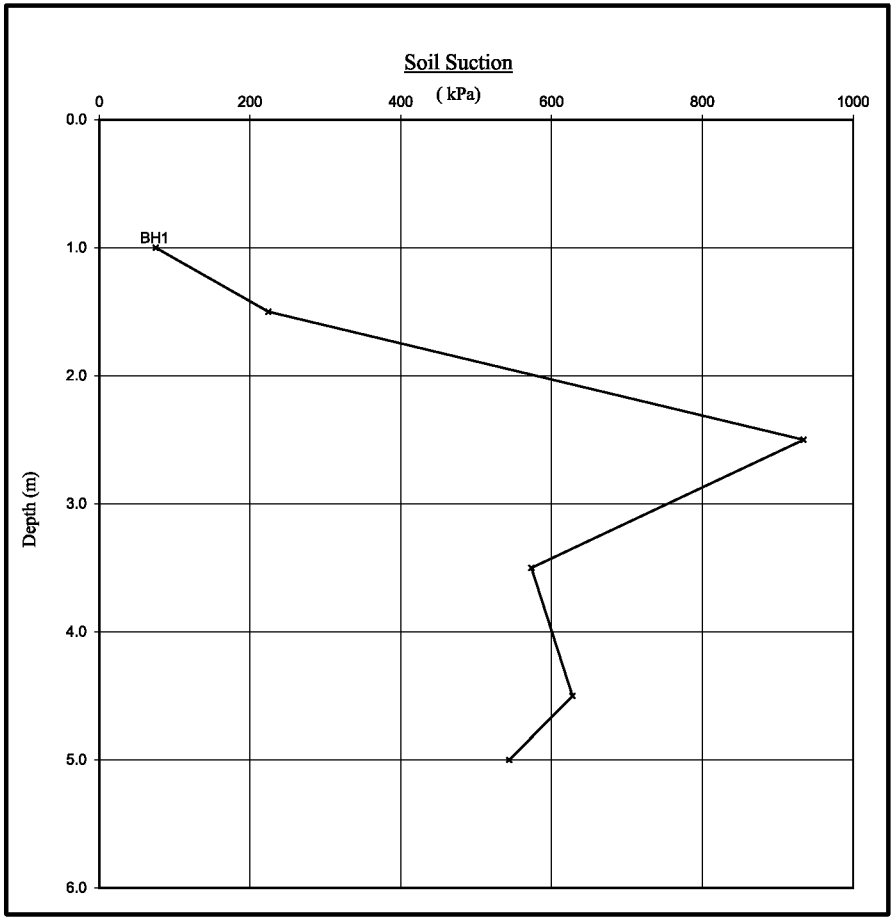
Moisture Content Profiles

Soil Suction Profiles

Our Ref : [redacted]
Location : 102-104 Albert Street, London, NW1 7NE
Work carried out for: CET Property Assurance (Sedgwick International UK)

Date Sampled : 22/11/2021
Date Received : 23/11/2021
Date Tested : 23/11/2021
Date of Report : 30/11/2021





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.

EPSL
Independent Scientific Analysis

European Plant Science Laboratory

Construction Testing Solutions
[redacted]

Intec
[redacted]

ROOT IDENTIFICATION

102-104 Albert Street

[redacted]

Report Date: 24 November 2021

[redacted]

Sub Sample	Species Identified		Root Diameter	Starch
BH1:				
to 2.7m	*Fraxinus* spp.	1	2 mm	Moderate
to 2.7m	*Acer* spp.	2	2 mm	Moderate

Comments:

1 - Plus 1 other also identified as *Fraxinus* spp.
2 - Plus 2 decayed roots, probably the same.

Fraxinus spp. include common ash.
Acer spp. are maples, including sycamore, Norway maple, and Japanese maples.

Signed: [redacted]

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]

Coding Sheet	Sheet:		Site:	102-104 ALBERT STREET
	Job No.:	[redacted]		
	Date:	22/11/2021	Client:	SEDGWICK INTERNATIONAL UK

Run: 1

From:	MH1	Invert Level:		Direction:	U/S
To:	rwg1	Invert Level:	400	Function:	S/W
Pipe Material:	Cast Iron	Pipe Dia:	100		
Water/Pressure Test:		Drain Break-In:	No	Gully Condition:	As Built
				Shared Run:	Yes
				If Shared How:	With flats

Distance (m)	Code	Clock Ref at	Clock Ref to	Dia mm	Intrusion %	Intrusion mm	Remarks	Surface Material	Length (m)
0.00	ST								
0.40	MC						cast to pvc		
0.90	FH						reached rwg1		

Comments:

Run: 2

From:	MH1	Invert Level:		Direction:	U/S
To:	U/S	Invert Level:	400	Function:	
Pipe Material:	Cast Iron	Pipe Dia:			
Water/Pressure Test:		Drain Break-In:	No	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								
5.00	GO						run capped off		
5.00	SA						Survey abandoned		

Comments:

Run: 3

From:	MH1	Invert Level:		Direction:	U/S
To:	U/S	Invert Level:	400	Function:	F/W
Pipe Material:	Cast Iron	Pipe Dia:	100		
Water/Pressure Test:		Drain Break-In:	No	Gully Condition:	
				Shared Run:	Yes
				If Shared How:	With flats

Distance (m)	Code	Clock Ref at	Clock Ref to	Dia mm	Intrusion %	Intrusion mm	Remarks	Surface Material	Length (m)
0.00	ST								
0.50	DEG				30		Debris grease	concrete	0.5
1.70	FH						reached 1.7m	inside not seen	

Comments:

possible internal gully

Run:	4									
From:		MH1		Invert Level:			Direction:	U/S		
To:		U/S		Invert Level:		400	Function:	F/W		
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)
0.20	MC						cast to pvc			
0.50	LR						Line deviates right	concrete		0.5
1.50	LL						Line deviates left	inside vinyl floor		
2.00	LU						Line deviates up			
2.10	FH						reached possible int. SVP			
Comments:										

Run:	5									
From:		MH1		Invert Level:			Direction:	D/S		
To:		D/S		Invert Level:		400	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)
2.00	FH						reached 2.0m	concrete		1
Comments:										

Run:	6									
From:		yg		Invert Level:			Direction:	U/S		
To:		rwp1		Invert Level:			Function:	S/W		
Pipe Material:		PVC		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:	Yes		
							If Shared How:	With flats		
0.00	ST						Remarks	Surface Material		Length (m)
0.20	DES				100		Debris silt	concrete		
0.20	SA						unable to push			
Comments:										

Run:	7									
From:		yg		Invert Level:			Direction:	U/S		
To:		rwp2		Invert Level:			Function:	S/W		
Pipe Material:		PVC		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)
0.10	DES				100		Debris silt	concrete		
0.10	SA						unable to push			
Comments:										

Run:	8									
From:		yg		Invert Level:			Direction:	D/S		
To:		D/S		Invert Level:			Function:	S/W		
Pipe Material:		PVC		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)
0.20	DES				100		Debris silt	concrete		
0.20	SA						unable to push			
Comments:										

To: Sedgwick International

[redacted]

[redacted]

Date: **22-Nov-21**

Ftao: 0

ESTIMATE

Site:- 102-104 Albert Street

Item		Amount
	No recommendations required to the private drainage surveyed.	
	Runs 6,7 and 8 are PVC and look in good conditrion but have a lot of silt in them, if survey is required then a return with a jetter would be required to survey these runs.	

Notes

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

[redacted]

Condition Grade

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

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.

CET STRUCTURES LTD TERMS AND CONDITIONS

Site:- **102-104 Albert Street**

Client :- **Sedgwick International**
Attention of:-

[redacted]

Date:- 22-Nov-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 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