

Detailed Report
FMH1 to Thames Water main sewer
Langland Mansions
Finchley Road
NW3 6QA

Further to our recent conversation we can confirm that the length of drain from the foul water manhole F1 to the Thames Water main sewer is suffering significant damage to its structural integrity and serviceability.

The damage is caused predominantly by the ingress of tree roots at various points throughout its length.

This length of pipework has been graded at grade 4 for structural damage and Grade 5 for service condition (using the WRC Method for Sewer Condition Classification (MSCC4)). This equates to the sewer being at significant risk of failure in the short to medium term, there is also a significant risk of blockages causing risk to health and property.

It should be noted that the damage to the drain and the subsequent leakage caused coupled with tree roots creates a substantial risk of subsidence particularly in areas with clay subsoil.

We would suggest that you arrange for removal of the trees within the vicinity of the damaged sewer and additionally the removal of roots from the drain using a specialised root cutting tool. This will allow us to install a Cured in Place Pipe lining system to repair the damage to the pipework.

Photographs

