SITE INVESTIGATION
FACTUAL REPORT

Report No:	408792
Client:	Crawford Claims Management
Site:	157 Gloucester Avenue
Client Ref:	SU1604979-157 Gloucester Avenue Ltd
Date of Visit:	02/03/17

Unit E2 First Floor Suite, Boundary Court
Willow Farm Business Park, Castle Donington
Leicestershire, DE74 2NN

☎ 0843 2272362
✉ enquiries@cet-uk.com
www.cet-uk.com

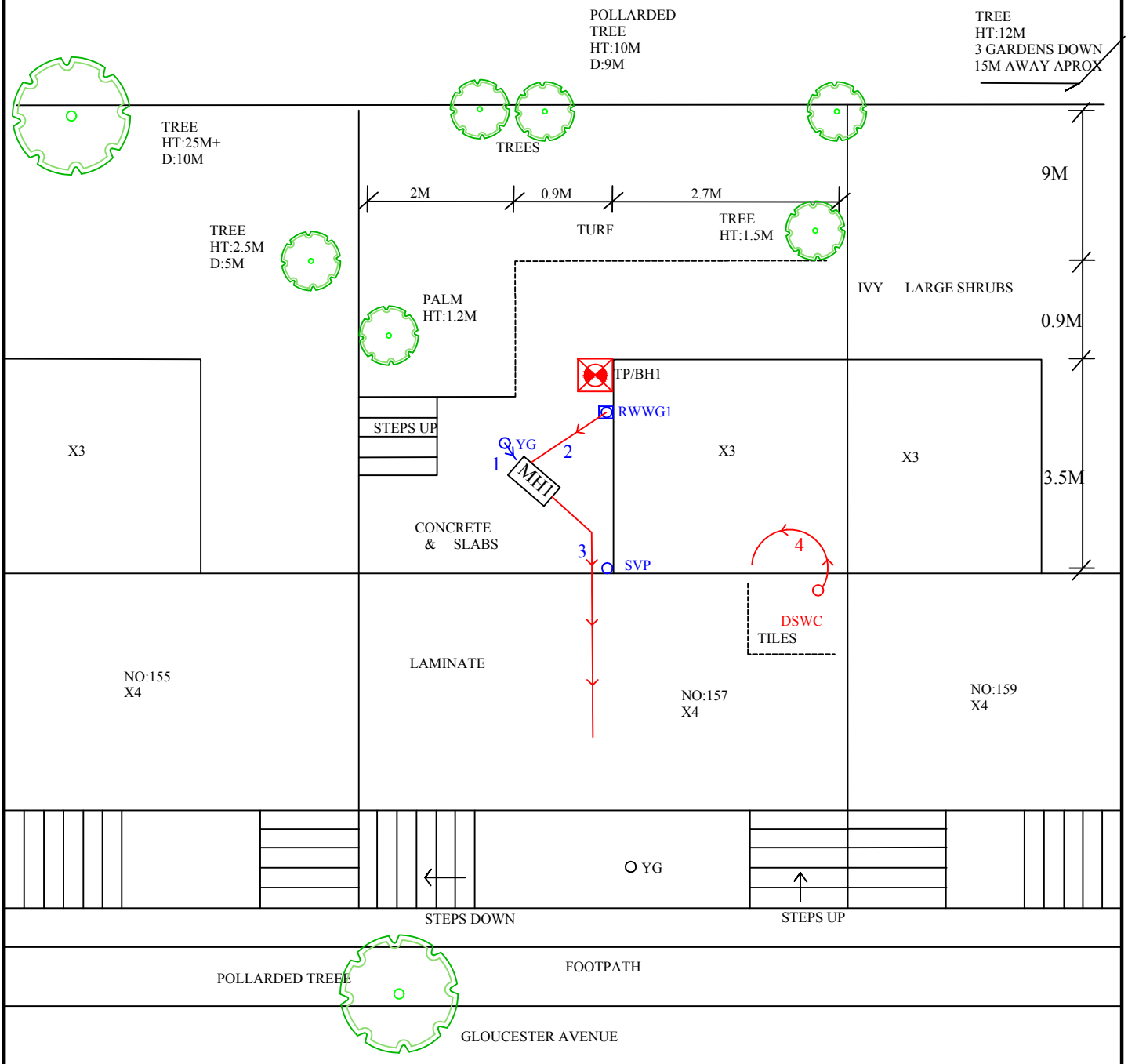
Drainage Layout Plan

Sheet: 1 of 1
Job No: 408792
Date: 02/03/2017

Site: 157 Gloucester Avenue, NW1
Work carried out for: Crawford Claims MGMT SUS

MH (SI) | SA (Checked) | SK (Drawn)

Weather: DRY



DRAIN REPAIR RECOMMENDATIONS

Mh 1 upstream to Yg 1 - Run 1. Excavate and replace gully + pipework downstream to Mh 1

Mh 1 upstream to Rwwg 1 - Run 2. Excavate and replace gully + pipework downstream to Mh 1.
Mh 1 downstream - Run 3. From Mh 1 excavate and replace pipework downstream to and including junction with Svp 1.
Dswc downstream - Run 4. Remove wc (to be done by others) excavate and replace rest bend + 1 meter of pipework downstream. From excavation complete cctv and repair as necessary. If findings or repair exceptional then discuss with engineer before repair.

Scale: N.T.S. | Parking: Yes | Power: Yes | Water: Yes | Approx age:

Surface Water Drain
Foul Water Drain

Trial Pit No: 1

Sheet: 1 of 1

Job No: 408792

Date: 02/03/2017

Site: 157 Gloucester Avenue

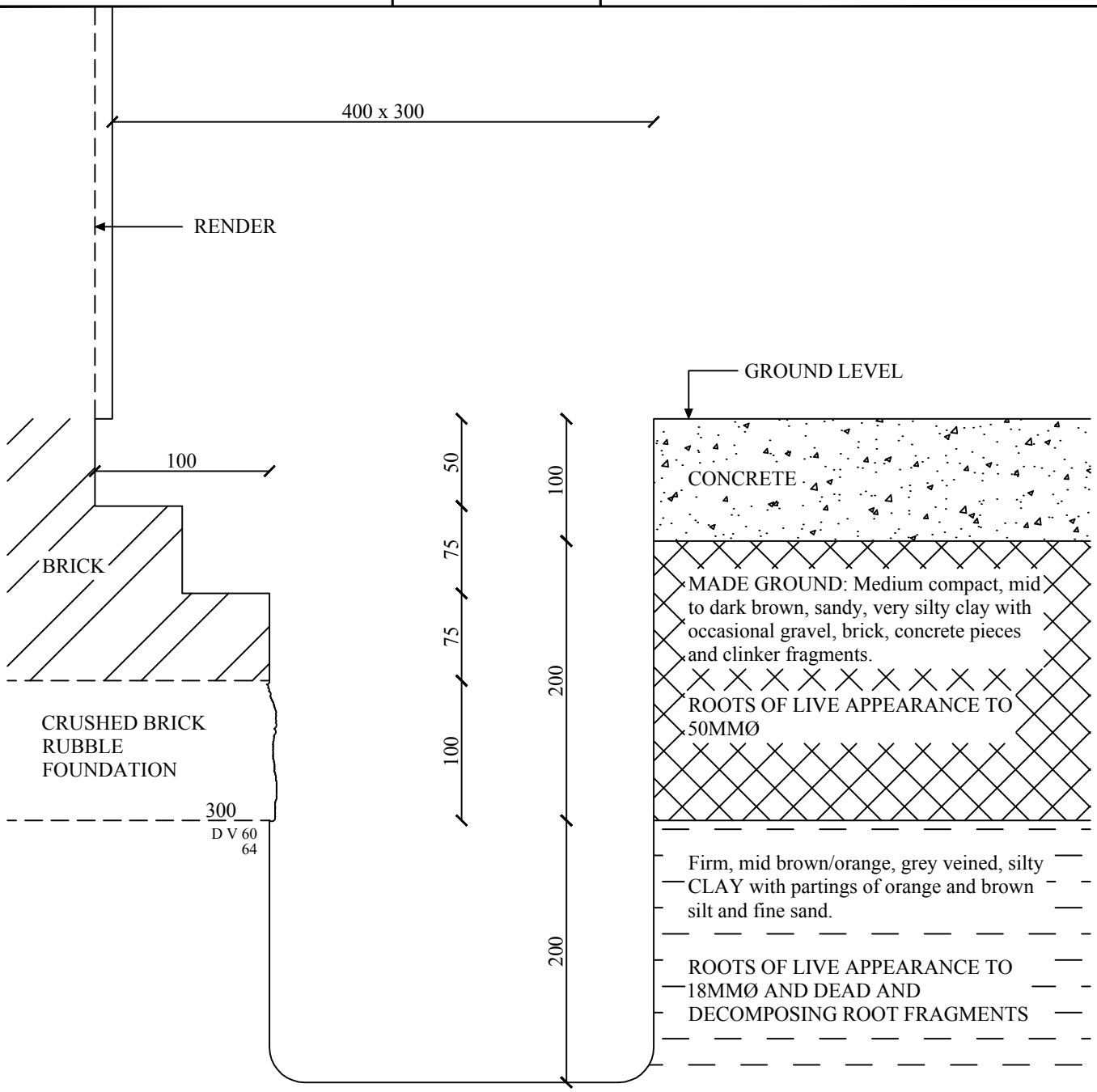
Work carried out for: Crawford Claims MGMT SUS

Hand Tools

Weather: DRY

Drawn by: KL

Ground Level mOD:



FOR STRATA BELOW 500mm SEE BH LOG 1

Remarks: All measurements in millimetres.

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		

Logged: MH | Checked: SA | Approved:

Scale: N.T.S.

Borehole	1		Sheet:	1 of 1	Site:	157 Gloucester Avenue
			Job No:	408792		
			Date:	02/03/2017		
Boring Method:	Hand Auger		Ground Level:		Client:	Crawford Claims Management
Diameter (mm):	75	Weather:	Dry			

Depth	Soil Description	Thickness	Legend	Samples and Tests		
(m)				Depth	Type	Result
0.00	See Trial Pit	0.50				
0.50	Firm mid brown grey veined silty CLAY with partings of orange silt & fine sand ,carbon flecks and crystals	0.30				
0.80	Stiff mid brown grey veined silty CLAY with partings of orange silt & fine sand ,carbon flecks and crystals	2.20		1.00	DV	76
						80
				1.50	DV	130+
						130+
				2.00	DV	130+
						130+
				2.50	DV	130+
						130+
3.00	End of BH			3.00	DV	130+
						130+

Remarks:
BH ends at 3.0m .BH dry & open on completion. No roots observed below 1.7m.

Key:

		To Depth (m)	Max Dia (mm)
D - Disturbed Sample			
B - Bulk Sample			
W - Water Sample	Roots	1.00	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:	Lbi	SA	Checked:	Approved:	Version	V1.0 28/01/16	N.T.S.

Laboratory Summary Results

Our Ref : 408792

Location : 157 Gloucester Avenue, London

Client: Crawford Claims Management

Address: Cartwright House, Tottle Road, Riverside Business Park, NG2 1RU

Date Sampled: 02/03/17

Date Received : 06/03/17

Date Tested : 07/03/17

Date of Report : 15/03/17

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 (h)	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]*
1	U/S 0.30	D	34	<5	63	22	41	0.30	41	CH	168	64.0			62					
	1.0	D	29	<5	74	27	47	0.05	47	CV	168	324			78					
	1.5	D	28	<5							168	655			> 130					
	2.0	D	32	<5	74	28	46	0.08	46	CV	168	540			> 130					
	2.5	D	34	<5							168	497			> 130					
	3.0	D	34	<5	77	29	48	0.10	48	CV	168	661			> 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 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 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
ENP	Essentially Non-Plastic by inspection
U/S	Underside of Foundation

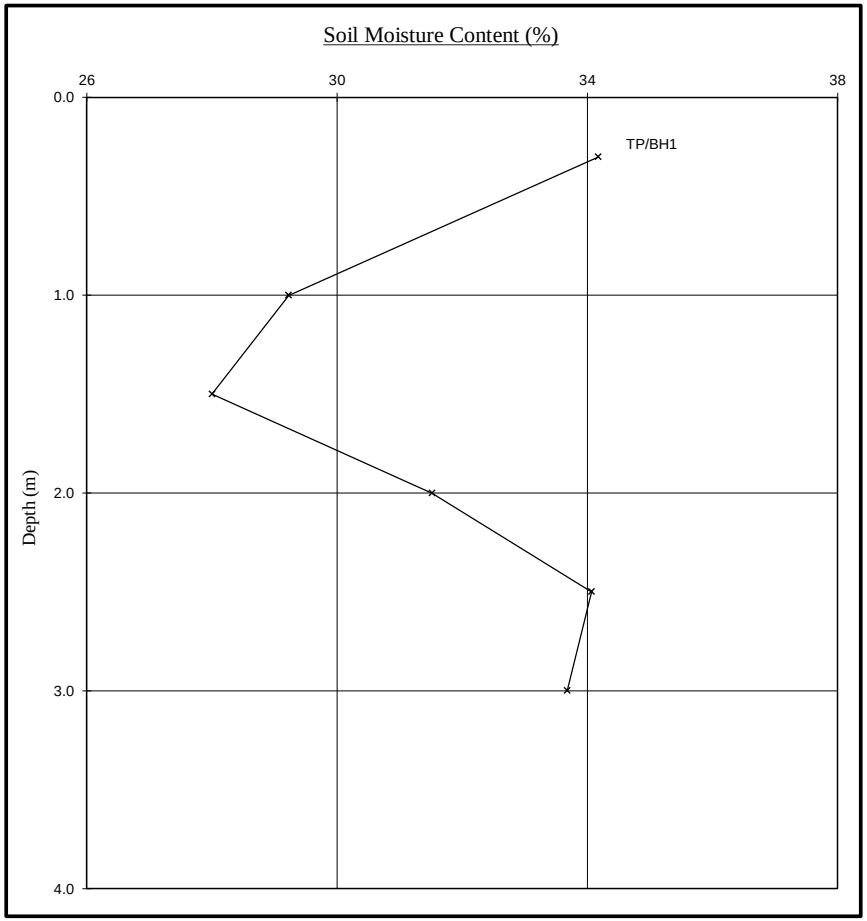
UKAS TESTING

8618

Version: 5BH V1.4 - 11/05/15

Moisture Content Profiles

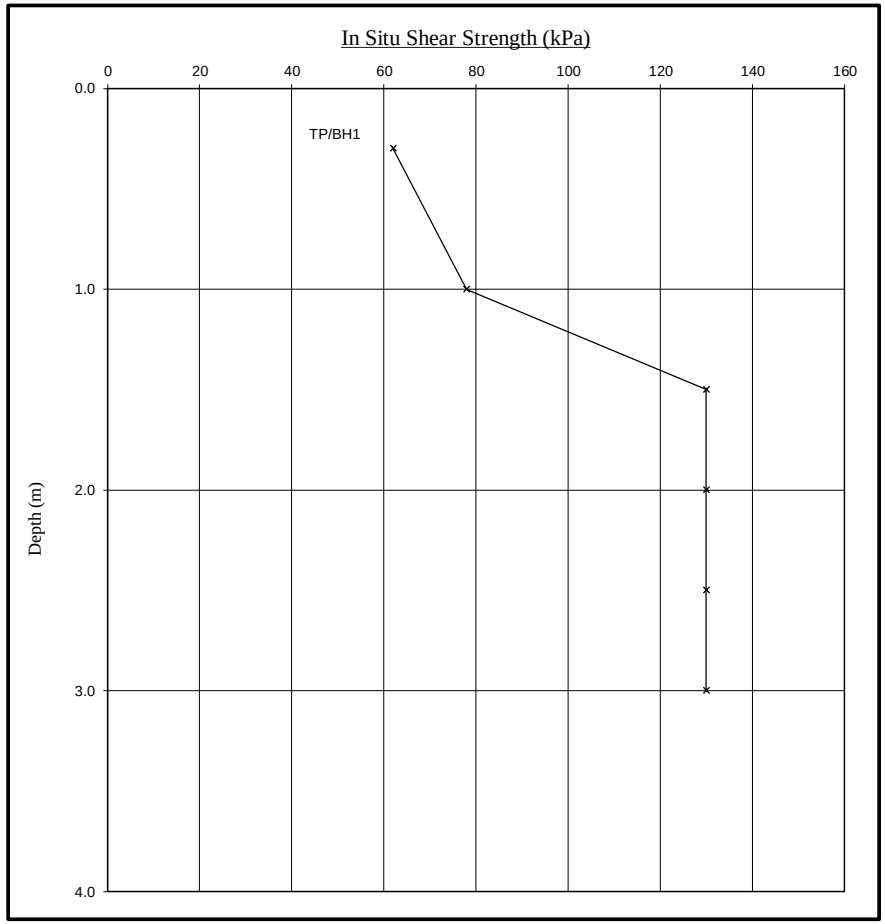
Our Ref : 408792
Location : 157 Gloucester Avenue, London
Work carried out for: Crawford Claims Management



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 : 02/03/17
Date Received : 06/03/17
Date Tested : 07/03/17
Date of Report : 15/03/17



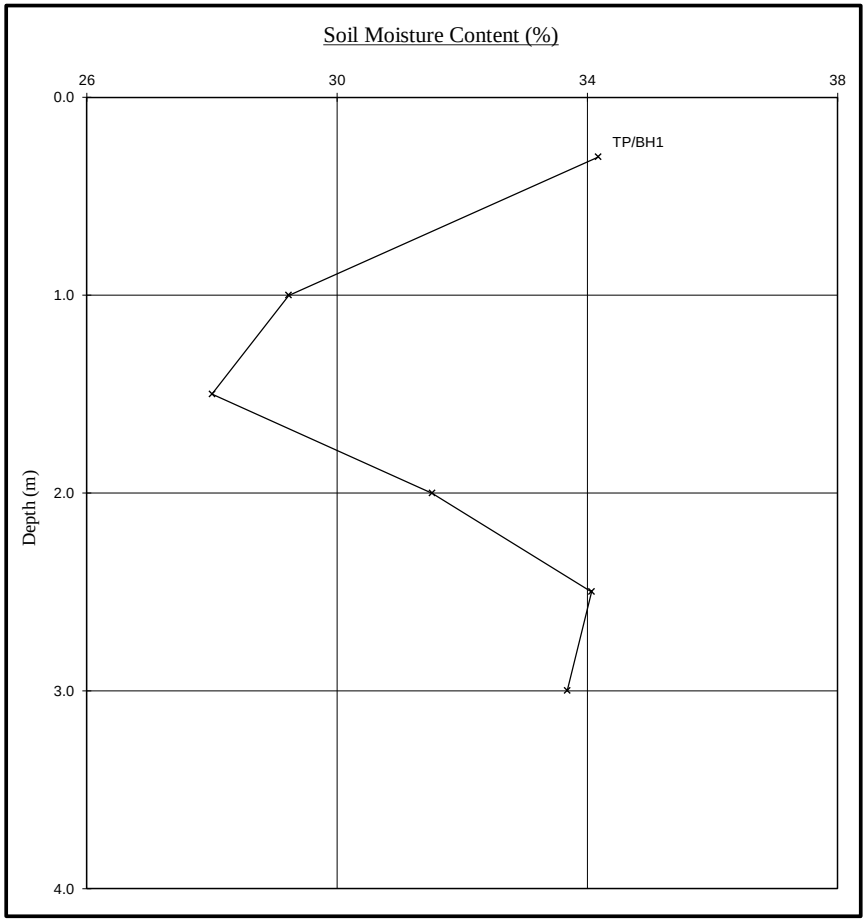
Note
1. Unless otherwise stated, values of Shear Strength were determined in situ by CET using a Pilcon Hand Vane the calibration of which is limited to a maximum reading of 130 kPa.
2. Unless specifically noted the profiles have not been related to a site datum.

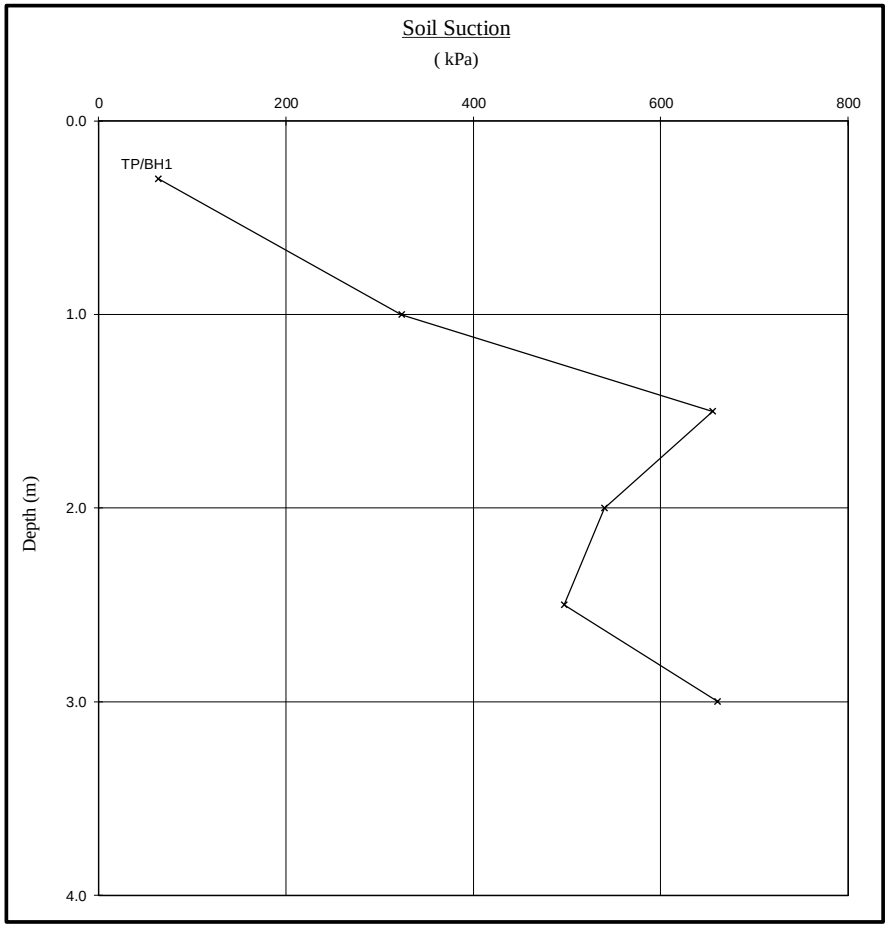
Moisture Content Profiles

Soil Suction Profiles

Our Ref : 408792
Location : 157 Gloucester Avenue, London
Work carried out for: Crawford Claims Management

Date Sampled : 02/03/17
Date Received : 06/03/17
Date Tested : 07/03/17
Date of Report : 15/03/17





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 ***European Plant Science Laboratory***	Sheet: 1 of 1 Job No: **408792** Date: **07/03/2017** Order No: **955419** EPSL Ref: **R18107**	Site: **157 Gloucester Avenue, London,** Work carried out for: **Crawford Claims MGMT SUS**

Certificate of Analysis

The following work was commissioned by CET on behalf of their client. Root samples were obtained in sealed packets from the above site with no reference given as to the types of tree or shrub from which they may have originated.
The results were as follows -

Trial pit/ Borehole number	**Root diameter (mm)**	**Tree, shrub or climber from which root originates**	**Result of starch test**
TP1 (USF)	18 mm	Platanus spp. 4 roots	Positive
BH1 (to 1.7m)	1 mm	Platanus spp. 4 roots	Positive

Platanus spp. include London plane and Oriental plane.

MDM

Address for correspondence: EPSL, Intec, Parc Menai, Bangor, Gwynedd, North Wales, LL57 4FG
Telephone: 01248 672 652
e-mail: lab@innovation-environmental.co.uk
Head of Laboratory Services : M D Mitchell B.Sc. (Hons), M.Phil.
Plant Anatomist : Dr G S Turner B.Sc. (Hons), M.Sc., Ph.D
Plant Anatomist : Dr D P Aebischer B.Sc. (Hons), M.Sc., Ph.D
Consultant: Dr M P Denne B.Sc. (Hons), M.Sc., Ph.D
Registered in England. No 3256771, Registered Office:Yarmouth House, 1300 Parkway, Solent Business Park, Hampshire, PO15 7AE

To: **Crawford Claims Management**

Ftao: Matt Deller

Site: **157 Gloucester Avenue**

Client Ref: SU1604979

Job No. 408792

Claim No: 4500061492

Date: 12-Apr-17

ESTIMATE

Item			Amount
1.0	Location	**Mh 1 upstream to Yg 1 - Run 1**	£342.56
	Shared System	No	
	Condition Grade	B	
	Drain Serviceability	Unserviceable	
	Work Spec	Excavate and replace gully + pipework downstream to Mh 1.	
2.0	Location	**Mh 1 upstream to Rwwg 1 - Run 2**	£495.27
	Shared System	Yes with flats	
	Condition Grade	B	
	Drain Serviceability	Unserviceable	
	Work Spec	Excavate and replace gully + pipework downstream to Mh 1.	
3.0	Location	**Mh 1 downstream - Run 3**	£546.53
	Shared System	Yes with flats	
	Condition Grade	B	
	Drain Serviceability	Unserviceable	
	Work Spec	From Mh 1 excavate and replace pipework downstream to and including junction with Svp 1.	
4.0	Location	**Dswc downstream - Run 4**	£594.97
	Shared System	No	
	Condition Grade	B	
	Drain Serviceability	Unserviceable	
	Work Spec	Remove wc (to be done by others) excavate and replace rest bend + 1 meter of pipework downstream. From excavation complete cctv and repair as necessary. If findings or repair exceptional then discuss with engineer before repair.	

A site visit with the Client and CET will be required to establish any enabling works and internal surfaces removal/replacement to be carried out by others

The DSWC will need to be reomoved and replaced by others before works can commence.

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

Total	£1,979.33
plus VAT @20%	£395.87
Total + VAT	**£2,375.19**

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.

ESTIMATING & COSTING SHEET - DOMESTIC DRAINAGE

Site:-	157 Gloucester Avenue	Client Ref	SU1604979
		Job No.	408792
Client :-	**Crawford Claims Management**	Claim No	4500061492
		Date	
		Recommendation	1

Rate Code	Description Mh 1 upstream to Yg 1 - Run 1	Unit	Qty	Rate	Amount
TITLE	**Gullies / Rest Bend / Rodding Eye - 110mm Isolated repair or connections to lined drains**				
SN0590	Gully, 150mm x 150mm. Remove existing and replace with new PVCu item. Bed, surround and backfill .	nr	1	£120.44	£120.44
TITLE	**110mm Pipework - Isolated repair of lengths up to 1.0m**				
SN0605	Excavate & remove isolated length. Replace in new 110mm PVCu. Bed, surround & backfill. n.e. 1000mm deep.	nr	1	£125.52	£125.52
TITLE	**Extra-Over Surfacing Costs for drainage Repair / Replacement**				
SN1050	Removal, disposal and reinstatement of concrete path / hardstanding n.e 100mm thick.	m2	1	£48.22	£48.22
TITLE	**Preparations / General Groundworks / Reinstatements**				
SN0025	Protection Temporary works to floors, 1000 gauge polythene.	m2	1	£1.65	£1.65
SN2050005	Disposal by hand excavated contaminated/saturated material off site.	m3	1	£44.01	£44.01
SN006	1 Litre of disinfectant.	nr	1	£2.72	£2.72
	Total subject to VAT @ 20%				£342.56

Note: Subject to the attached Terms and Condtions

Depths are taken to the base of excavations. Every effort will be made to match existing surfaces where disturbed although this cannot be guaranteed. All rates exclude VAT. Depths are taken to the base of excavations. The above rates are subject to re-measurement. Daywork rates do not include for materials that are charged at cost plus

KEY: ne = not exceeding, eo = extra over rate, m = linear metre, nr = number, hr = hour

ESTIMATING & COSTING SHEET - DOMESTIC DRAINAGE

Site:-	157 Gloucester Avenue	Client Ref	SU1604979
		Job No.	408792
Client :-	**Crawford Claims Management**	Claim No	4500061492
		Date	12-Apr-17
		Recommendation	2

Rate Code	Description Mh 1 upstream to Rwwg 1 - Run 2	Unit	Qty	Rate	Amount
TITLE	**Gullies / Rest Bend / Rodding Eye - 110mm Isolated repair or connections to lined drains**				
SN0590	Gully, 150mm x 150mm. Remove existing and replace with new PVCu item. Bed, surround and backfill .	nr	1	£120.44	£120.44
TITLE	**110mm Pipework - Isolated repair of lengths up to 1.0m**				
SN0605	Excavate & remove isolated length. Replace in new 110mm PVCu. Bed, surround & backfill. n.e. 1000mm deep.	nr	1	£125.52	£125.52
TITLE	**110mm Pipe Replacement - Bends / Junctions / etc**				
SN0880	Short Radius Bend. Remove existing item and replace with new 110mm PVCu.	nr	2	£30.25	£60.49
TITLE	**Extra-Over Surfacing Costs for drainage Repair / Replacement**				
SN1050	Removal, disposal and reinstatement of concrete path / hardstanding n.e 100mm thick.	m2	2	£48.22	£96.44
TITLE	**Preparations / General Groundworks / Reinstatements**				
SN0025	Protection Temporary works to floors, 1000 gauge polythene.	m2	1	£1.65	£1.65
SN2050005	Disposal by hand excavated contaminated/saturated material off site.	m3	2	£44.01	£88.01
SN006	1 Litre of disinfectant.	nr	1	£2.72	£2.72
	Total subject to VAT @ 20%		2		£495.27

Note: Subject to the attached Terms and Condtions

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ESTIMATING & COSTING SHEET - DOMESTIC DRAINAGE

Site:-	157 Gloucester Avenue	Client Ref	SU1604979
		Job No.	408792
Client :-	**Crawford Claims Management**	Claim No	4500061492
		Date	12-Apr-17
		Recommendation	3

Rate Code	Description Mh 1 downstream - Run 3	Unit	Qty	Rate	Amount
TITLE	**110mm Pipework - Isolated repair of lengths up to 1.0m**				
SN0605	Excavate & remove isolated length. Replace in new 110mm PVCu. Bed, surround & backfill. n.e. 1000mm deep.	nr	1	£125.52	£125.52
TITLE	**160mm Pipe Replacement in lengths in excess of 1.0m**				
SN0905	Excavate & remove pipework. Replace with new 160mm PVCu. Bed, surround & backfill. n.e. 1000mm deep.	m	1	£89.55	£89.55
TITLE	**160mm Pipe Replacement - Bends, junctions etc**				
SN0945	Diameter Reducers. Remove existing item and replace with new 160mm PVCu.	nr	2	£20.72	£41.44
SN0960	Junction. Remove existing item and replace with new 160mm PVCu.	nr	2	£50.60	£101.20
TITLE	**Extra-Over Surfacing Costs for drainage Repair / Replacement**				
SN1050	Removal, disposal and reinstatement of concrete path / hardstanding n.e 100mm thick.	m2	2	£48.22	£96.44
TITLE	**Preparations / General Groundworks / Reinstatements**				
SN0025	Protection Temporary works to floors, 1000 gauge polythene.	m2	1	£1.65	£1.65
SN2050005	Disposal by hand excavated contaminated/saturated material off site.	m3	2	£44.01	£88.01
SN006	1 Litre of disinfectant.	nr	1	£2.72	£2.72
	Total subject to VAT @ 20%		3		£546.53

Note: Subject to the attached Terms and Condtions

Depths are taken to the base of excavations. Every effort will be made to match existing surfaces where disturbed although this cannot be guaranteed. All rates exclude VAT. Depths are taken to the base of excavations. The above rates are subject to re-measurement. Daywork rates do not include for materials that are charged at cost plus

KEY: ne = not exceeding, eo = extra over rate, m = linear metre, nr = number, hr = hour

ESTIMATING & COSTING SHEET - DOMESTIC DRAINAGE

Site:- 157 Gloucester Avenue

Client :- **Crawford Claims Management**

Client Ref	SU1604979
Job No.	408792
Claim No	4500061492
Date	12-Apr-17
Recommendation	4

Description

Rate Code	Dswc downstream - Run 4	Unit	Qty	Rate	Amount
TITLE	**Survey**				
SN0510	CCTV survey of underground drainage & report.	nr	1	£140.00	£140.00
TITLE	**Gullies / Rest Bend / Rodding Eye - 110mm Isolated repair or connections to lined drains**				
SN0650	Rest-bend. Remove existing and replace with new PVCu item. Bed, surround and backfill.	nr	1	£110.38	£110.38
TITLE	**110mm Pipework - Isolated repair of lengths up to 1.0m**				
SN0605	Excavate & remove isolated length. Replace in new 110mm PVCu. Bed, surround & backfill. n.e. 1000mm deep.	nr	1	£125.52	£125.52
TITLE	**110mm Pipe Replacement - Bends / Junctions / etc**				
SN0880	Short Radius Bend. Remove existing item and replace with new 110mm PVCu.	nr	1	£30.25	£30.25
TITLE	**Extra-Over Surfacing Costs for drainage Repair / Replacement**				
SN1050	Removal, disposal and reinstatement of concrete path / hardstanding n.e 100mm thick.	m2	2	£48.22	£96.44
TITLE	**Preparations / General Groundworks / Reinstatements**				
SN0025	Protection Temporary works to floors, 1000 gauge polythene.	m2	1	£1.65	£1.65
SN2050005	Disposal by hand excavated contaminated/saturated material off site.	m3	2	£44.01	£88.01
SN006	1 Litre of disinfectant.	nr	1	£2.72	£2.72
	Total subject to VAT @ 20%		4		£594.97

Note: Subject to the attached Terms and Condtions

Depths are taken to the base of excavations. Every effort will be made to match existing surfaces where disturbed although this cannot be guaranteed. All rates exclude VAT. Depths are taken to the base of excavations. The above rates are subject to re-measurement. Daywork rates do not include for materials that are charged at cost plus

KEY: ne = not exceeding, eo = extra over rate, m = linear metre, nr = number, hr = hour

Coding Sheet

Sheet:		Site:	157 Gloucester Avenue	
Job No.:	408792			
Date:	02/03/17	Client:	Crawford Claims Management	

Run: 1

From:	MH1	Invert Level:	350	Direction:	U/S
To:	Yg 1	Invert Level:		Function:	S/W
Pipe Material:	VC	Pipe Dia:	100		
Water/Pressure Test:		Drain Break-In:	No	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								
0.20	FH						Reached Yg 1	Concrete	0.2

Comments:

Run: 2

From:	MH1	Invert Level:	350	Direction:	U/S
To:	Rwwg 1	Invert Level:		Function:	Comb
Pipe Material:	VC	Pipe Dia:	100		
Water/Pressure Test:		Drain Break-In:	No	Gully Condition:	Poor
				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								
0.00	LR						Line deviates right	Concrete + slabs	0.9
0.20	FC	6	12				Fracture circumferential		
0.80	WL				5		Water level		
0.90	FH						Reached Rwwg 1		

Comments:

Run: 3

From:	MH1	Invert Level:	350	Direction:	D/S
To:	10m D/s	Invert Level:		Function:	Comb
Pipe Material:	VC	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	JN	9	3	150			Becomes 150mm	Concrete + slabs	2
0.60	LR						Line deviates right	Underhouse-laminate	8
0.90	JDM						Joint displaced medium		
1.30	CU						Camera under water		
1.40	DE				30		Debris		
1.50	JX	11					Svp 1		
3.80	JN	9		100			Dswc4		
10.00	FH						Reached 10m d/s		

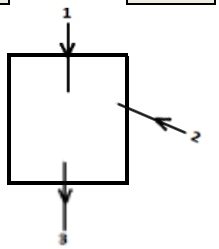
Comments:

Run:	4								
From:		Ds/wc		Invert Level:		Gl	Direction:	D/S	
To:		Run 3		Invert Level:			Function:	F/W	
Pipe Material:		PVC		Pipe Dia:		100			
Water/Pressure Test:				Drain Break-In:		Yes	Gully Condition:		
Distance (m)	Code	Clock Ref at	Clock Ref to	Dia mm	Intrusion %	Intrusion mm	Shared Run: / If Shared How:	No	
0.00	ST						Remarks	Surface Material	Length (m)
0.00	LD						Line deviates down	underhouse-laminate	1.1
0.20	MC						Material Change		
0.50	GO						Line levels		
0.50	CC	12	12				Crack circumferential		
0.80	LL						Line deviates left		
1.10	JDL						Joint displaced large		
1.10	SA						Unable to pass JDL		
Comments:									

Manhole Details

	Sheet:	1 of 1	Site:	157 Gloucester Avenue
	Job No.:	408792		
	Date:	02/03/17	Client:	Crawford Claims Management

MH:- MH1 Depth:- 350 (mm)



Depths of run if different to invert level:-

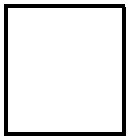
Run	Depth (mm)

Manhole Condition:- Good

Reasons for poor condition.

Chamber Dimension:- 600 / 450 (mm)

MH:- Depth:- (mm)



Depths of run if different to invert level:-

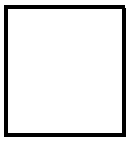
Run	Depth (mm)

Manhole Condition:-

Reasons for poor condition.

Chamber Dimension:- / (mm)

MH:- Depth:- (mm)



Depths of run if different to invert level:-

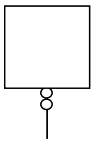
Run	Depth (mm)

Manhole Condition:-

Reasons for poor condition.

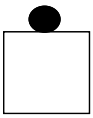
Chamber Dimension:- / (mm)

Key



Interceptor

Internal Back Drop.



External Back Drop.

Additional Comments for Poor Condition