



Your Reference: 4003594722

Our Reference: 24402

**14 Rochester Road,
London, NW1 9JH**

Circumstances

The policyholder has experienced a blockage within the drainage system.

Following your notification and as agreed we attended site on the 30th June 2017 to carry out a CCTV survey. Upon arrival on site the engineer was shown to the area of concern which was a manhole located in basement. Upon lifting the covers it was found that the drainage system to be fully charged. We attempted to clear the blockage by High Pressure Water jetting but this was unsuccessful. We managed to jet 8m downstream where we encountered the blockage past the boundary in the public footway.

CCTV Results and Recommendations

Was water available on-site: YES

RUN 1

Run Start: FMH1

Run Finish: 8.00m

Direction: Downstream

Pipe Diameter: 100mm

Pipe Material: Clay

Run is Shared: No

Water Pressure Test Result: No

CCTV Survey Result: Blockage at 8.00m

Drain Serviceability Grade: C

Internal / External Pipe: External

Recommended Repair: No repairs recommended as the blockage is located beyond the boundary and as such would be the responsibility of the local water authority to rectify

We would now recommend the claim is now repudiated as the responsibility falls with the local water authority

Updated report 25-8-17

Following the visit from the LWA, they advised that the blockage within the line started at around 6meters downstream from FMH1.





Following from the advisement a JETVAC tanker and CCTV crew attended site to ascertain the exact location of the blockage.

Despite repeated vacuum suction and HPWJ on site we was unable to gain a visual of the blockage.

Repeated CCTV surveying was carried out but this also proved unsuccessful to gain footage as the pipe was surcharged.

On the attempted CCTV it was noted that the CCTV unit was unable to pass 5.45 meters although the jetting unit passed to the 8 meters mark as before

It was noted though that small roots where in evidence on back jetting.

Conclusion

It is now our belief that the pipework has a large root intrusions at around 5.5-6 meters downstream.

In highly possible that the root intrusion has caused the pipework to collapse at this distance and due to the jetting unit only getting to 8 meters there is a second collapse which would be out of boundary.

Recommendation

The following will be required to complete the repair and the further information

- Excavate to a depth of up to 3 meters at 5.6 meters downstream FMH1 using a digger.
- Excavation will require trench support/shoring to comply with health and safety requirements.
- Remove section of pipe and CCTV downstream to ascertain pipe condition.
- Call from site with findings
- Backfill and reinstate as per current ground conditions (slabing)
- Remove all spoil and waste from site as required.

Please note before the excavation can be completed an arbour culturist will be required to remove trees/shrubbery so the repair can be completed.





Trees Removed previously – area of excavation is below shrub in centre of picture.



Updated report 8-12-17

Following a lengthy process of obtaining the correct documentation from the LA so the tree can be removed it has now been found that an objection has been placed by the Policy holder's former partner about the removal of the tree.

With the objection logged as an official document any removal of the tree would lead to possible libel action taken against our selves by Mrs Kemmis.

Any alternative means of repair would require in the first instance permission from the neighbouring property to carry out works on their property to allow for diversion of the pipework. This would also require permission gained from the LWA for connection notices, party wall applications, building notice, change of drainage deeds ect.... Leading to a time consuming process and a higher than normal repair cost.

It is now our recommendation that until such a time Mrs Kemmis withdraws the objection letter and a consent letter is provided that the claim be closed.





Updated report 4-2-18

Following our visit to complete the recommended works it was found that the pipe could not be located at the suspected location. Extensive investigations have been carried out to locate the pipe at the property using a variety of methods.

It is now required for us to start a excavation at the rear of the chamber down on to the pipe and trace the pipe to the point of defect.

This will require extra costings to be added to the parking, time on site and materials.

Parking has been requested from Camden council and we are awaiting a response with the time scale.

Extra added costs to complete the works will be circa £6k and will be added upon completion the investigation.

Updated report 14-2-18

Following a site visit by a technical manager it is has been found that for the excavation to be completed 2 trees located above the suspected area of damage will be required to be removed.

This may require for permissions to be granted by the local council. This will be checked by our tree surgeon specialist and advised ASAP.

Post this an excavation is to be carried at the very rear of the chamber to locate the pipework.

Costing to be advised upon expose of pipe.





Trees to be removed approx. 7 meters high



2x Olive Trees to remove to enable drain repairs





