SITE INVESTIGATION
FACTUAL REPORT

Report No: [redacted]

Client: Sedgwick International UK - Maidstone

Site: 124 Greencroft Gardens, London

Client Ref: [redacted]

Date of Visit: 01/09/2020

[redacted]

Investigation Layout Plan

Sheet: 1 of 1

Job No: [redacted]

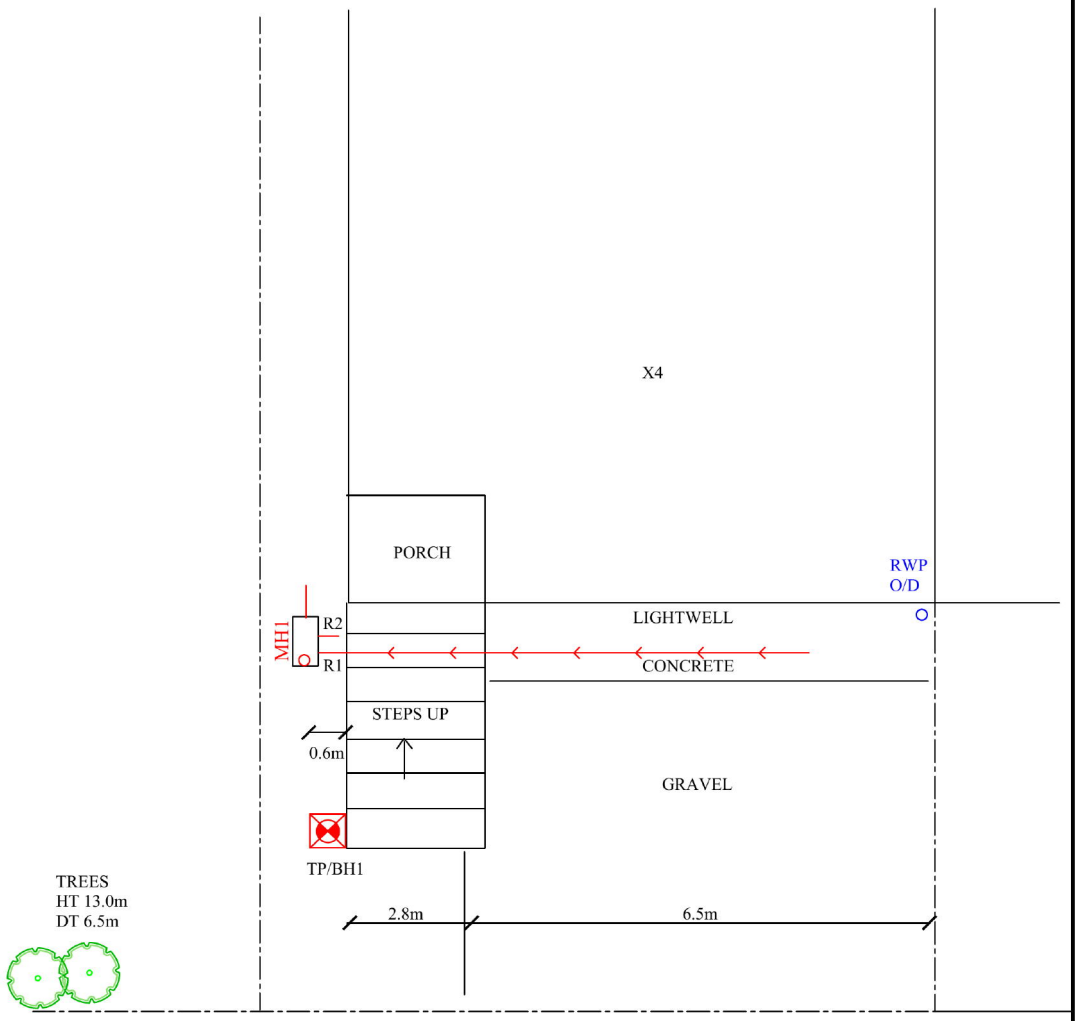
Date: 01/09/20

Site: 124, Greencroft Gardens, NW6

Work carried out for: Sedgwick International UK

DB (SI) | SA (Checked) | Jo (Drawn)

Weather: Dry



DRAIN RECOMMENDATIONS

Scale: N.T.S.

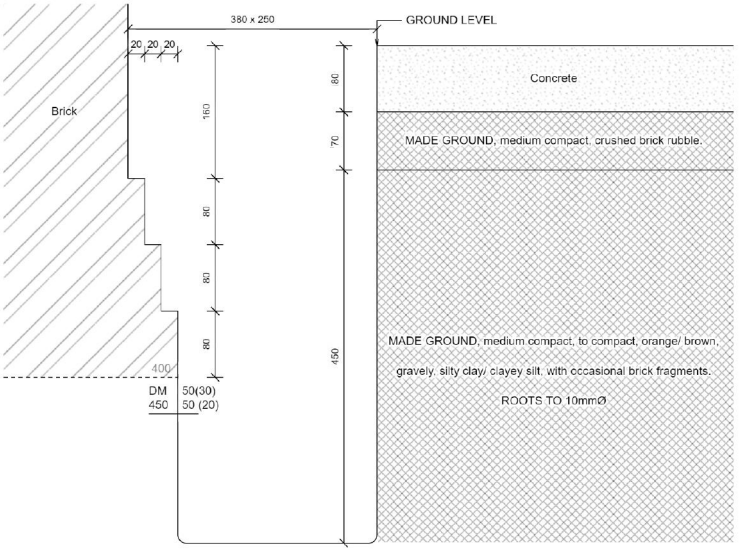
Surface Water Drain

Foul Water Drain

PROPERTY ASSURANCE
Giving our all

TEST REPORT: **Trial Pit**

REPORT NUMBER:	[redacted]		
TRIAL PIT REF:	TP 1	DATE:	01/09/2020
CLIENT:	Sedgwick International UK	SITE:	124 Greencroft Gardens
JOB NO:	[redacted]	WEATHER:	Dry
EXCAVATION METHOD:	Hand tools		



For Strata below 600mm see Bore Hole log

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 CET
Scott Alger - Lab

Approved Signatory
02-Sep-20

[redacted]

Report Format:

[redacted]

[redacted]

Borehole	1		Sheet:	1 of 1	Site:	128 Greencroft Gardens
			Job No:	[redacted]		
			Date:	01/09/2020		
Boring Method:	Hand Auger		Ground Level:		Client:	Sedgwick International UK - Maidstone
Diameter (mm):	75	Weather:	Dry			

Depth	Soil Description	Thickness	Legend	Samples and Tests		
(m)				Depth	Type	Result
0.00	See Trial Pit	0.60				
0.60	MADEGROUND medium compact becoming compact orange-brown gravelly silty clayey with brick pieces	0.90		1.00	DM	50(40)
						50(30)
1.50	Very stiff orange-brown gravelly silty CLAY	0.30		1.50	DM	50(30)
						50(20)
1.60	End of BH					

Remarks:
BH ends at 1.6m.Too gravelly to hand auger.BH dry and open on completion.

Key:

		To Depth (m)	Max Dia (mm)
D - Disturbed Sample			
B - Bulk Sample			
W - Water Sample	Roots	0.80	10
J - Jar Sample	Roots	1.60	1
V - Pilcon Shear Vane (kPa	Roots		
M - Mackintosh Probe	Depth to Water (m)		

TDTD - Too Dense To Drive

Logged:	DB	SA	Checked:	Approved:	Version	V1.0 28/01/16	N.T.S.

Laboratory Summary Results

Our Ref : [redacted]

Location : 128, Greencroft Gardens, London

Client: Sedgwick International UK - Maidstone

Address: [redacted]

Date Sampled: 01/09/2020

Date Received : 02/09/2020

Date Tested : 02/09/2020

Date of Report : 04/09/2020

Sample Ref TP/BH No	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 0.40	D	17	47	40	20	20	-0.16	11	CI	Not suitable for suction testing- Made ground									
	1.0	D	18	33	65	22	43	-0.10	29	CH	Not suitable for suction testing- Made ground									
	1.5	D	30	44	Insufficient sample for further testing															

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 : 2015 : Figure 8 - Plasticity Chart for the classification of fine soils

[8] In-house method 59a adapted from BRE IP 4/93

[9] In-house Test Procedure 517a: 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 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

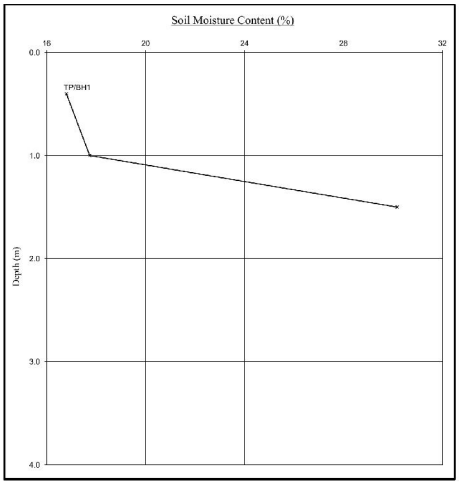
Test results reported relate only to the items tested.

[redacted]

Version: SBH V1 - 30.06.20

Moisture Content Profiles

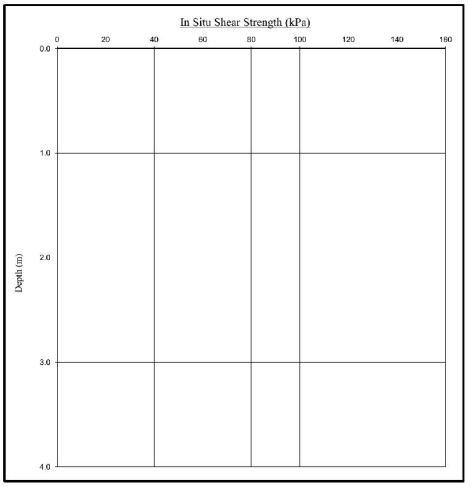
Our Ref : [redacted]
Location : 128, Greencroft Gardens, London
Work carried out for: Sedgwick International UK - Maidstone



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 : 01/09/2020
Date Received : 02/09/2020
Date Tested : 02/09/2020
Date of Report : 04/09/2020



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.

EPSL ***European Plant Science Laboratory***	Sheet: 1 of 1 Job No: [redacted] Date: **07/09/2020** Order No: [redacted] EPSL Ref: [redacted]	Site: **128 Greencroft Gardens,** Work carried out for: **Sedgwick International UK**

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)	6 mm	Tilia spp. 5 roots	Positive
BH1 (0.8-1.6m)	10 mm	Tilia spp. 2 roots	Positive

Tilia spp. are limes.

[redacted]

MDM

[redacted]

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 R J Shaw B.Sc. (Hons), Ph.D
Consultant: Dr M P Denne B.Sc. (Hons), M.Sc., Ph.D

[redacted]

To: Sedgwick International UK - Maidstone

[redacted]

Our Ref: [redacted]

Your Ref:

Date: **03-Sep-20**

Fao: Michael Whittington

ESTIMATE

Site:- 124 Greencroft Gardens, London

[redacted]

Item		
1.0	Location	**Run 1**
	Shared System	flats
	Condition Grade	B
	Drain Serviceability	Unserviceable
	Work Spec	install a 5 metre 100mm flexi liner to cover over defects in drain run. confined spaces required due to depth of chamber (2400mm) drain trace to cracked junction at 6 metres and report from site best way to excavate and remove. (possibly in light well)
2.0	Location	**Run 2**
	Shared System	flats
	Condition Grade	N/a
	Drain Serviceability	N/a
	Work Spec	HPWJ to remove concrete in run at 0.0 metres then CCTV survey upstream. confined spaces required due to depth of chamber (2400mm)

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.

[redacted]

ESTIMATING & COSTING SHEET - DOMESTIC DRAINAGE

Site:- **124 Greencroft Gardens, London**

Client :- **Sedgwick International UK - Maidstone**
Attention of:- **Michael Whittington**

Client ref [redacted]
Job Number :
Insurer Allianz Insurance
Date:- 03-Sep-20
Recommendation 1

Item No	Description Run 1	Unit	Quantity
1.0	**Emergency Drain Blockage Clearance**		
1.1	Unblock drain 8am-6pm - First 1/2 Hour	Item	
1.2	Unblock drain 8am-6pm- Subsequent 1/2 Hour	Item	
1.3	Unblock drain 6pm-midnight	Item	
1.4	Unblock drain 6pm-midnight - Subsequent 1/2 hour	Item	
2.1	**CCTV Surveys**		
2.2	Undertake CCTV survey 8am-6pm (up to 3 hours)	Item	
2.3	Additional 1/2 hr survey charge	Item	
3.0	**Replacing Underground Drainage**		
3.1	**Gullies**		
3.2	Take out and replace gulley (100mm outlet)	Item	
3.3	Take out and replace rodding point (100mm outlet)	Item	
3.4	**Bends/junctions**		
3.5	Excavate and replace rest bend (100mm outlet)	Item	
3.6	Excavate and replace rest bend (150mm outlet)	Item	
3.7	Excavate and replace junction/bend (100mmØ), Excavation depth 0-1m.	Item	
3.8	Excavate and replace junction/bend (150mmØ), Excavation depth 0-1m	Item	
3.9	Excavate and replace junction/bend (100mmØ), Excavation depth 1-1.5m.	Item	
3.10	Excavate and replace junction/bend (150mmØ), Excavation depth 1-1.5m.	Item	
3.11	Excavate and replace junction/bend (100mmØ), Excavation depth 1.5-2.0m.	Item	
3.12	Excavate and replace junction/bend (150mmØ), Excavation depth 1.5-2.0m.	Item	
3.13	**Pipes**		
3.14	Excavate trench and replace 100mmØ pipework, Excavation depth 0-1m, First 10m.	m	
3.15	Excavate trench and replace 150mmØ pipework, Excavation depth 0-1m, First 10m.	m	
3.16	Excavate trench and replace 100mmØ pipework, Excavation depth 0-1m.	m	
3.17	Excavate trench and replace 150mmØ pipework, Excavation depth 0-1m.	m	
3.18	Excavate trench and replace 100mmØ pipework, Excavation depth 1-1.5m, First 10m.	m	
3.19	Excavate trench and replace 150mmØ pipework, Excavation depth 1-1.5m, First 10m.	m	
3.20	Excavate trench and replace 100mmØ pipework, Excavation depth 1-1.5m.	m	
3.21	Excavate trench and replace 150mmØ pipework, Excavation depth 1-1.5m.	m	
3.22	Excavate trench and replace 100mmØ pipework, Excavation depth 1.5-2.0m, First 10m.	m	
3.23	Excavate trench and replace 150mmØ pipework, Excavation depth 1.5-2.0m, First 10m.	m	
3.24	Excavate trench and replace 100mmØ pipework, Excavation depth 1.5-2.0m.	m	
3.25	Excavate trench and replace 150mmØ pipework, Excavation depth 1.5-2.0m.	m	
3.26	**Surface Reinstatement of Trenches**		
3.27	Excavate through and reinstate turf.		
3.28	Excavate through and replace concrete paving slabs	m	
3.29	Excavate through and replace block paving	m	
3.30	Excavate through and reinstate plain concrete, maximum thickness 100mm.	m	
3.31	Excavate through and reinstate plain concrete, thickness 100- 200mm.	m	
3.32	Excavate through and reinstate reinforced concrete, maximum thickness 100mm.	m	
3.33	Excavate through and reinstate reinforced concrete, thickness 100-200mm.	m	
3.34	Excavate through and reinstate Tarmac - Cold rolled	m	
3.35	Excavate through and reinstate Tarmac - Hot rolled	m	
3.36	Reinstatement of crazy paving	m	
4.0	**Lining**		
4.1	Set up lining rig for drain lining including first 3m of lining per run, for 100mm or 150mm	Item	1
4.2	Line 100mmØ drain	m	
	Super Flex Liner 100mm drain	m	2
4.3	Line 150mmØ drain	m	
	Super Flex Liner 150mm drain	m	
4.4	Post lining CCTV survey	no	1
4.5	Minimum lining charge	Item	
4.6	Root cutting of drain prior to lining	hr	**1**
4.7	Set up lining rig for patch lining	Item	
4.8	Patch line 100mmØ drain	no	1
4.9	Patch line 150mmØ drain	no	
4.10	Post patch lining CCTV survey	Item	
4.11	Minimum patch lining charge	Item	
4.12	Re-open lateral branch up to 2m length, pipe up to 150mm	no	
4.13	Re-open lateral branch over 2m length, pipe up to 150mm	no	
	Epoxy resin	no	
5.0	**Miscellaneous**		
5.1	Excavation and backfill of soakaway (1m3) with stone	Item	
5.2	% Uplift on disbursements and suppliers charges	%	
5.3	Daywork - Hourly labour rate	hr	
5.4	Minimum project value	Item	
5.5	Confined space equipment	Item	1
5.6			
5.7			
5.8			
6.0	**Additional items**		
6.1	De-scaling (fat/grime)	hr	
6.2	De-scaling (scale using chain flails)	hr	
6.3	Gully surround	item	
6.4	Manhole works (up to 1.2m)	item	
6.6	Oversize soakaway (1.5m3)	item	
6.7	Soakaway >1.5m3	item	
6.8	Waste disposal	m	
6.9	Shoring	m	0
	Total Estimate Price For Recommendation Number		1.0
	Subject to discount		**0.00**
	Total subject to VAT @ 20%		

Note: Subject to the attached Terms and Condtions
A - When calculating prices, all measurements are rounded up
B - Depths are taken to the base of excavations
C - Every effort will be made to match existing surfaces where disturbed although this cannot be guaranteed
D - All rates exclude VAT
G - Daywork rates do not include for materials that are charged at cost plus 25%
F - The above rates are subject to re-measurement
KEY: ne = not exceeding, eo = extra over rate, m = linear metre, nr = number, hr = hour
E - Depths are taken to the base of excavations

ESTIMATING & COSTING SHEET - DOMESTIC DRAINAGE

Site:- **124 Greencroft Gardens, London**

Client :- **Sedgwick International UK - Maidstone**

Attention of:- **Michael Whittington**

Client ref	[redacted]
Job Number :	
Insurer	Allianz Insurance
Date:-	03-Sep-20
Recommendation	2

Item No	Description Run 2	Unit	Quantity	[redacted]
1.0	**Emergency Drain Blockage Clearance**			
1.1	Unblock drain 8am-6pm - First 1/2 Hour	Item		
1.2	Unblock drain 8am-6pm- Subsequent 1/2 Hour	Item		
1.3	Unblock drain 6pm-midnight	Item		
1.4	Unblock drain 6pm-midnight - Subsequent 1/2 hour	Item		
2.1	**CCTV Surveys**			
2.2	Undertake CCTV survey 8am-6pm (up to 3 hours)	Item	1	
2.3	Additional 1/2 hr survey charge	Item		
3.0	**Replacing Underground Drainage**			
3.1	**Gullies**			
3.2	Take out and replace gulley (100mm outlet)	Item		
3.3	Take out and replace rodding point (100mm outlet)	Item		
3.4	**Bends/junctions**			
3.5	Excavate and replace rest bend (100mm outlet)	Item		
3.6	Excavate and replace rest bend (150mm outlet)	Item		
3.7	Excavate and replace junction/bend (100mmØ), Excavation depth 0-1m.	Item		
3.8	Excavate and replace junction/bend (150mmØ), Excavation depth 0-1m	Item		
3.9	Excavate and replace junction/bend (100mmØ), Excavation depth 1-1.5m.	Item		
3.10	Excavate and replace junction/bend (150mmØ), Excavation depth 1-1.5m.	Item		
3.11	Excavate and replace junction/bend (100mmØ), Excavation depth 1.5-2.0m.	Item		
3.12	Excavate and replace junction/bend (150mmØ), Excavation depth 1.5-2.0m.	Item		
3.13	**Pipes**			
3.14	Excavate trench and replace 100mmØ pipework, Excavation depth 0-1m, First 10m.	m		
3.15	Excavate trench and replace 150mmØ pipework, Excavation depth 0-1m, First 10m.	m		
3.16	Excavate trench and replace 100mmØ pipework, Excavation depth 0-1m.	m		
3.17	Excavate trench and replace 150mmØ pipework, Excavation depth 0-1m.	m		
3.18	Excavate trench and replace 100mmØ pipework, Excavation depth 1-1.5m, First 10m.	m		
3.19	Excavate trench and replace 150mmØ pipework, Excavation depth 1-1.5m, First 10m.	m		
3.20	Excavate trench and replace 100mmØ pipework, Excavation depth 1-1.5m.	m		
3.21	Excavate trench and replace 150mmØ pipework, Excavation depth 1-1.5m.	m		
3.22	Excavate trench and replace 100mmØ pipework, Excavation depth 1.5-2.0m, First 10m.	m		
3.23	Excavate trench and replace 150mmØ pipework, Excavation depth 1.5-2.0m, First 10m.	m		
3.24	Excavate trench and replace 100mmØ pipework, Excavation depth 1.5-2.0m.	m		
3.25	Excavate trench and replace 150mmØ pipework, Excavation depth 1.5-2.0m.	m		
3.26	**Surface Reinstatement of Trenches**			
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3.34	Excavate through and reinstate Tarmac - Cold rolled	m		
3.35	Excavate through and reinstate Tarmac - Hot rolled	m		
3.36	Reinstatement of crazy paving	m		
4.0	**Lining**			
4.1	Set up lining rig for drain lining including first 3m of lining per run, for 100mm or 150mm	Item		
4.2	Line 100mmØ drain	m		
	Super Flex Liner 100mm drain	m		
4.3	Line 150mmØ drain	m		
	Super Flex Liner 150mm drain	m		
4.4	Post lining CCTV survey	no		
4.5	Minimum lining charge	Item		
4.6	Root cutting of drain prior to lining	hr		
4.7	Set up lining rig for patch lining	Item		
4.8	Patch line 100mmØ drain	no		
4.9	Patch line 150mmØ drain	no		
4.10	Post patch lining CCTV survey	Item		
4.11	Minimum patch lining charge	Item		
4.12	Re-open lateral branch up to 2m length, pipe up to 150mm	no		
4.13	Re-open lateral branch over 2m length, pipe up to 150mm	no		
	Epoxy resin	no		
5.0	**Miscellaneous**			
5.1	Excavation and backfill of soakaway (1m3) with stone	Item		
5.2	% Uplift on disbursements and suppliers charges	%		
5.3	Daywork - Hourly labour rate	hr		
5.4	Minimum project value	Item		
5.5				
5.6				
5.7				
5.8				
6.0	**Additional items**			
6.1	De-scaling (fat/grime)	hr	1	
6.2	De-scaling (scale using chain flails)	hr		
6.3	Gully surround	item		
6.4	Manhole works (up to 1.2m)	item		
6.6	Oversize soakaway (1.5m3)	item		
6.7	Soakaway >1.5m3	item		
6.8	Waste disposal	m		
6.9	Shoring	m		
	Total Estimate Price For Recommendation Number		2.0	
	Subject to discount		**0.00**	
	Total subject to VAT @ 20%			

Note: Subject to the attached Terms and Condtions

A - When calculating prices, all measurements are rounded up

B - Depths are taken to the base of excavations

C - Every effort will be made to match existing surfaces where disturbed although this cannot be guaranteed

D - All rates exclude VAT

G - Daywork rates do not include for materials that are charged at cost plus 25%

F - The above rates are subject to re-measurement

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

E - Depths are taken to the base of excavations

Coding Sheet

Sheet:	1	Site:	128 Greencroft Gardens
Job No.:	[redacted]		
Date:	[redacted]	Client:	Sedgwick International UK - Maidstone

Run: 1

From:	MH1	Invert Level:	2400mm	Direction:	U/S
To:	front	Invert Level:		Function:	F/W
Pipe Material:	VC	Pipe Dia:	100		
Water/Pressure Test:		Drain Break-In:	No	Gully Condition:	

Distance (m)	Code	Clock Ref at	Clock Ref to	Dia mm	Intrusion %	Intrusion mm	Shared Run: / If Shared How:	Remarks	Surface Material	Length (m)
							Shared Run:		Yes	
							If Shared How:		With flats	
0.00	ST									
0.20	LL							slight	concrete	0.6
0.20	CC	3	6					Crack circumferential	under steps	2.8
0.60	CL	4						Crack longitudinal	concrete	3.2
3.20	CC	12	12					Crack circumferential		
4.30	RFJ							Roots fine at joint		
6.10	JX	9						Junction defective at		
6.10	CC	12	6					Crack circumferential		
6.60	FH							unable to push		

Comments:

deep mh.camera lead keeps flexing in deep chamber.not pushing along.

Run: 2

From:	MH1	Invert Level:	2400mm	Direction:	U/S
To:	front	Invert Level:		Function:	
Pipe Material:	VC	Pipe Dia:	100		
Water/Pressure Test:		Drain Break-In:	No	Gully Condition:	

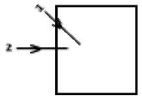
Distance (m)	Code	Clock Ref at	Clock Ref to	Dia mm	Intrusion %	Intrusion mm	Shared Run: / If Shared How:	Remarks	Surface Material	Length (m)
							Shared Run:		Yes	
							If Shared How:		With flats	
0.00	ST									
0.00	DE				75			Debris	concrete	0
0.00	FH							unable to push		

Comments:

Manhole Details

Sheet:	1	Site:	128 Greencroft Gardens
Job No.:	[redacted]		
Date:	01/09/20	Client:	Sedgwick International UK - Maidstone

MH:- MH1 Depth:- 2400mm (mm)



Depths of run if different to invert level:-

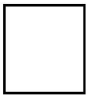
Run	Depth (mm)
1	2250mm
2	525mm

Manhole Condition:- Very Good

Reasons for poor condition.

Chamber Dimension:- 800 / 500 (mm)

MH:- Depth:- (mm)



Depths of run if different to invert level:-

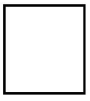
Run	Depth (mm)

Manhole Condition:-

Reasons for poor condition.

Chamber Dimension:- / (mm)

MH:- Depth:- (mm)



Depths of run if different to invert level:-

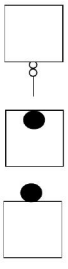
Run	Depth (mm)

Manhole Condition:-

Reasons for poor condition.

Chamber Dimension:- / (mm)

Key



Interceptor

Internal Back Drop.

External Back Drop.

Additional Comments for Poor Condition