

Engineers Addendum Report

This Report sets out in concise terms the nature of the evidence collected and the consultant's conclusions and recommendations

Policyholder, Property & Event Details

Policyholder Name	Mr & Mrs Young	Date of discovery	24/07/2022
Risk Address	5 Cavendish Close Waterlooville PO7 7PP	Our Ref	IFS-ESU-SUB-22-0102199
Location of damage	Rear of property	Date of relevant construction	Circa 1967
Nature of Damage	Tapered diagonal cracks both internally and externally	Property Type	Two storey semi-detached house
Crack Widths	2 and would be classified as slight.	Indicated mechanism of movement	Downwards and rotational movement of the rear
Occupiers' Observations	PH noticed skirting board was higher than it should be, PH also noticed the floor was flexing, patio doors leading out to the back garden.	BRE Classification	Category 2
Comments	No known subsidence at the property but the neighbour has also submitted a claim for subsidence		

Investigation Evidence

Examination by Building Professional	Yes	Peter Hughes		Cert CII Cert CILA	
Trial Hole/Bore Hole Excavations	Yes	Report ref C67320G30768		Date of related SI	05/12/2022
CCTV Drainage survey	No	The drains are not implicated in the damage		Date of Drain survey	
Soil Laboratory Testing	Yes	Shrinkable soils	Yes	Desiccated soils	Yes
Root Analysis	Yes	Report ref R48032		Date of related SI	05/12/2022
Arboriculture Assessment	Yes	report ref SA-251518		Date of related SI	
Heave Risk after tree removal	Yes	Assesed By	Peter Hughes	peter.hughes@innovation.group	
Building Monitoring	Yes	Crack Width	No	Level/Distortion	Yes
Monitoring to date confirms	Seasonal movement of 10mm at the rear				
Supporting Comments					

Repair Scope

If prompt vegetation removal	Only Superstructure repairs required	Initial likely cost of repairs	£5,330.88
If NO vegetation is removed	Trtaditional mas concrete underpinning	Potential additional costs	£35,000.00
Supporting Comments	If trees not removed the whole of the rear will need to be underpinning to prevent the current movement and act as a root barrier to stop further movement		

Conclusions & Recommendations

The property is a 1960's 2 storey 4 bed semi-detached house. The damage was discovered after the neighbour advised of damage to the neighbour property.

The site investigation has confirmed that the cause of the subsidence is clay shrinkage. The foundations are 800mm deep and bear on a stiff clay soil with adequate bearing capacity. The clay soil is desiccated with roots to a depth of 1900mm. The roots were identified as emanating from an Oak tree, which we are aware to be protected tree to the rear of the risk address.

No drainage investigations have been carried out as these are remote from the area of damage.

Given the above factual evidence we conclude that the protected tree is the cause of the damage and we require its removal to arrest the current episode of subsidence. The Arborist will liaise with the local authority to request removal of the tree. In order to provide the level of evidence that will be required, we will arrange for the property to be monitored. This may take in excess of a year to obtain the necessary supporting information.