

Cunningham Lindsey

Subsidence Scanning Centre Woodhead House Centre 27 Business Park Woodhead Rd, Birstall WF17 9TD
Telephone 01489 567700 Facsimile 01489 565816

Policyholder: [REDACTED]

Subject Property Address:

4, Acre Lane
Waterlooville
Hants
PO7 8RJ

INSURANCE CLAIM

CONCERNING SUSPECTED SUBSIDENCE

ENGINEERING APPRAISAL REPORT

This report is prepared on behalf of Aviva for the purpose of investigating a claim for subsidence. It is not intended to cover any other aspect of structural inadequacy or building defect that may otherwise have been in existence at the time of inspection.

Date: 12/04/2011

Cunningham Lindsey Ref: SOHPC/GP/2450949

INTRODUCTION

Technical aspects of this claim are being overseen by our Chartered Surveyor, Mark N Hatchett MRICS, in accordance with our Project Managed Service. Customer support is provided by Gillian Pinder.

DESCRIPTION OF BUILDING

The subject property is a three bedroom two storey house of traditional construction built in 1985. The external walls are of cavity facing brick and block beneath a timber framed trussed roof clad in concrete interlocking tiles. The ground floor is concrete with upper flooring in suspended timber.

To the rear is a double glazed upvc framed conservatory on low height cavity facing brick and block walls. The conservatory was built in 2005.

The property is located in a residential estate on a plot that is generally level. The geological map for the area indicates the underlying stratum is clay. The only significant vegetation near the property is two Oak trees located in public space under the control of Hampshire County Council. It is understood that these trees are protected by a Preservation Order administered by Havant Borough Council.

CIRCUMSTANCES OF DISCOVERY OF DAMAGE

The policyholder and homeowner, [REDACTED] first discovered the damage during the summer of 2006. Insurers were notified accordingly. It should be noted that [REDACTED] has owned the house since new in 1985 and that 2006 was the first year that damage was noted.

NATURE AND EXTENT OF DAMAGE

Description and Mechanism

The principal damage initially took the form of hairline – 5mm tapering diagonal tapering cracks to walls together with distortion to window and door frames. This damage has closed and then re-opened and reached a maximum width of 15mm.

The damage indicates a mechanism of downward movement to the front.

Significance

Building Research Establishment Digest 251 provides a classification of damage in low-rise buildings in terms of the ease of repair. Accordingly, the level of damage is moderate, category 3.

Onset and Progression

[REDACTED] has advised that damage first commenced during the summer of 2006. It is apparent that the movement is cyclical in nature with cracks opening during the dryer months and closing during the wetter months.

SITE INVESTIGATIONS

There have been a number of site investigations carried out since the damage was reported to Insurers in 2006. These have shown a concrete foundation bearing into the natural clay subsoil. Numerous roots were encountered during the investigations. Samples retrieved have been confirmed to emanate from the Oak trees at the front.

It is understood that both Hampshire County and Havant Borough Council's have accepted the cause of the damage as clay shrinkage subsidence solely following root activity from the adjacent Oak trees.

MONITORING

Level monitoring has been carried out over an extended period of time. This clearly shows cyclical activity of the property with greatest movements recorded at the front.

CAUSE OF DAMAGE

Based on the data described above, we are satisfied that the damage has been caused by clay shrinkage subsidence following root activity from the adjacent Oak trees.

RECOMMENDATIONS

Mitigation

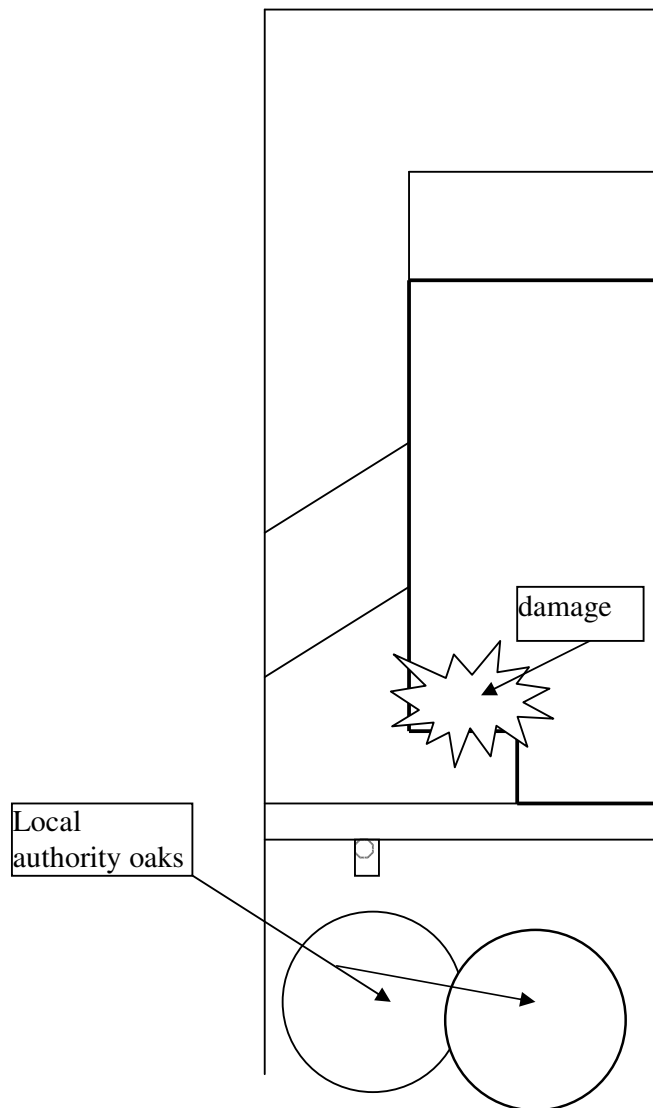
We are satisfied that movement of the property will cease once the external influence has been removed. In this instance the only such influence is the Oak trees. Therefore, it is our recommendation that these two trees are removed.

Repair

Once the necessary mitigation measures have been carried out, it will be possible to implement an appropriate superstructure repair and re-decoration scheme. We are satisfied that large scale foundation work can be avoided but only if the mitigation measures are fully implemented.

For CUNNINGHAM LINDSEY

Project Management Services
Mark N Hatchett MRICS
Project Manager
Gillian Pinder
Customer Support
Direct dial: 01489 567702
E-mail: gillian.pinder@cl-uk.com



Front elevation

○	Rainwater pipe	➡	General direction of movement	□	Inspection chamber
●	Gully or SVP	⬭	Zone of damage	☁	Tree, shrub or other
■	Trial Pit	←- -	Assumed line of drain		

Solent House, 1460 Solent Business Park, Whiteley, Fareham,
Hants PO15 7AF
Telephone:01489 567700
Facsimile:01489 565816

Cunningham & Lindsey

Insured: [REDACTED]	<u>Title</u> 4, Acre Lane, WATERLOOVILLE, Hants, PO7 8RJ	Drawn by:-	David Judge
Ref: SOHPC/MH/2450949		Date:-	28/8/2006
		N.T.S.	Drg. No: 001

FACTUAL REPORT OF INVESTIGATION

AT:- 4, Acre Lane
Waterlooville

ON:- 13 May 2010

FOR:- [REDACTED]
c/o Cunningham Lindsey - Solent

REF:- 2450949 [REDACTED]

JOB NO:- 83704

REPORT ISSUED:- 03/06/2010

SPECIALIST CONTRACTING DIVISION

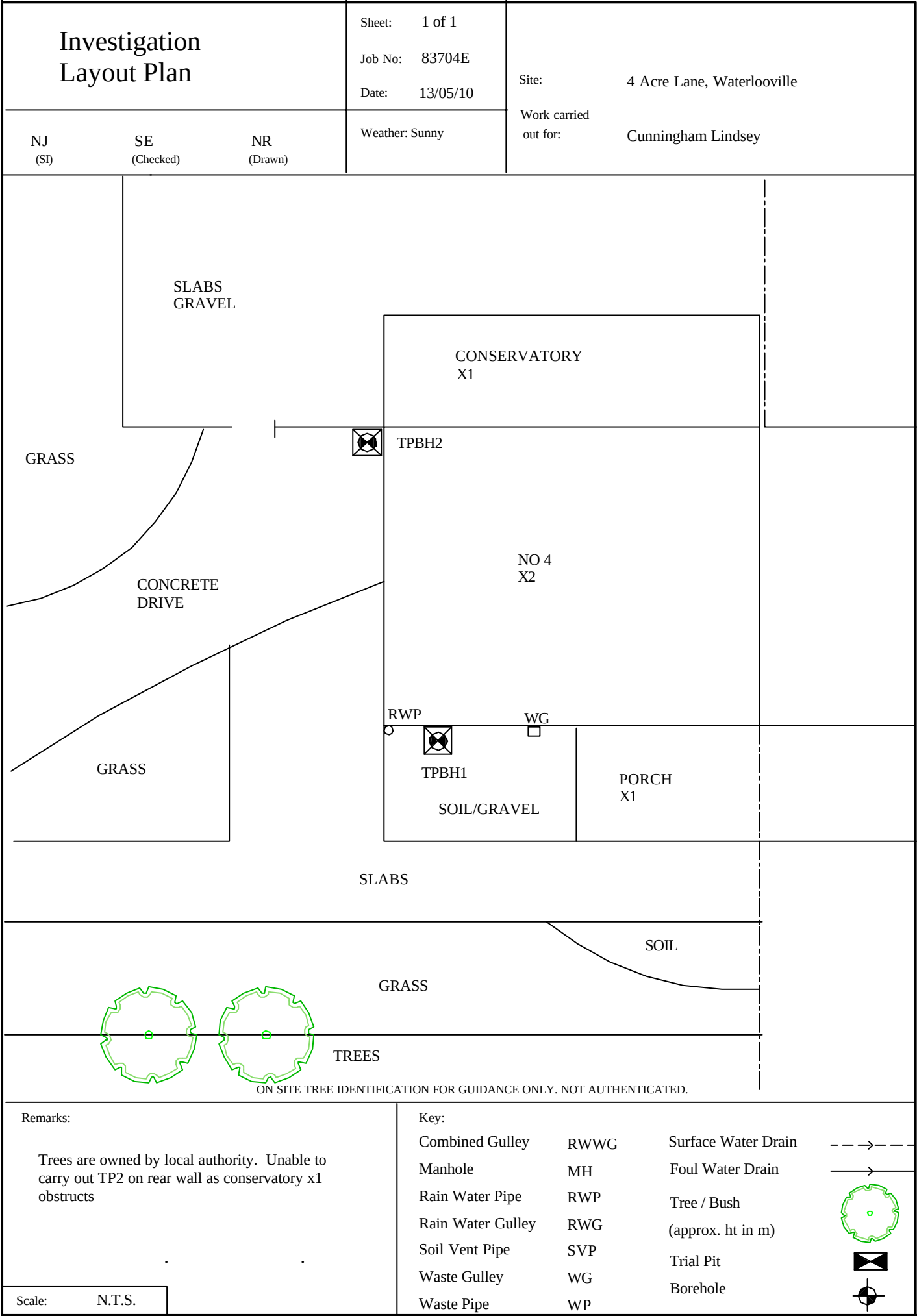
CET SAFEHOUSE LIMITED

Lawness Barns, Mountnessing Road, Billericay, Essex CM12 0TS

WWW.CETSAFEHOUSE.COM

Tel: 01277 655377

Fax: 01277 655977



Trial Pit No: 1		Sheet: 1 of 1	Site: 4 Acre Lane, Waterloooville
		Job No: 83704E	
		Date: 13/05/10	
Excavation Method: Hand Tools		Drawn by: NR	Work carried out for: Cunningham Lindsey
Weather: Sunny		Ground Level mOD:	

600 x 500

DPC

BRICK

CONCRETE BLOCK

CONCRETE FOUNDATION

Ground Level

TOPSOIL/GRAVEL

MADE GROUND: soft moist mid brown, gravelly sandy silty clay with partings of dark brown/orange, silt & fine sand, numerous concrete, brick, flint fragments whole bricks, concrete blocks, occasional limestone nodules & carbon flecks
Roots observed to 3mmØ

Stiff, moist, mid brown, mottled grey silty CLAY with partings of orange silt & fine sand, occasional limestone nodules
Roots observed to 3mmØ to 1.6m
No roots observed below 1.6m

D V 98 100

FOR STRATA BELOW 1700mm SEE BH LOG 1

Remarks: All measurements in millimetres. TP excavated to 1.2m deep then used double diggers & extended. Curved steel pin to determine foundation dimintions		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: NJ	Checked: SE	Approved:	Scale: N.T.S.

Trial Pit No: 2		Sheet: 1 of 1	Site: 4 Acre Lane, Waterloooville Work carried out for: Cunningham Lindsey
Excavation Method: Hand Tools		Job No: 83704E	
Weather: Sunny		Date: 13/05/10	
		Drawn by: NR	
		Ground Level mOD:	

Diagram Details:

- Top Layer:** BRICK (hatched pattern)
- Second Layer:** CONCRETE BLOCK (hatched pattern)
- Third Layer:** CONCRETE FOUNDATION (stippled pattern)
- Fourth Layer:** MADE GROUND: medium compact mid brown gravelly silty clay with concrete, brick & rock fragments. Roots observed to 4mmØ.
- Fifth Layer:** MADE GROUND: medium compact mid brown mottled grey silty clay with partings of orange silt & fine sand, concrete, brick, rock fragments, brick rubble & concrete blocks. Roots observed to 5mmØ.
- Sixth Layer:** Stiff, moist, mid brown, silty CLAY with partings of orange silt & fine sand. Roots observed to 2mmØ.

Dimensions (mm):

- Overall width: 700 x 600
- Brick layer thickness: 150
- Concrete Block layer thickness: 300
- Concrete Foundation layer thickness: 900
- MADE GROUND (Layer 4) thickness: 250
- MADE GROUND (Layer 5) thickness: 1200
- Stiff moist mid brown silty CLAY (Layer 6) thickness: 100
- Concrete Foundation width: 260
- Concrete Foundation depth: 400
- Concrete Foundation width at base: 250
- SWL (Static Water Level) at 1400mm depth.

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: MA	Checked: SE	Approved:	Scale: N.T.S.
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Borehole No: 1			Sheet: 1 of 1			Site: 4 Acre Lane, Waterloooville					
Boring Method: Hand Auger			Job No: 83704E								
Diameter: 75mm			Date: 13/05/2010								
Coordinates:			Ground Level mOD:			Work Carried out for: Cunningham Lindsey					
Depth (m)	Description of Strata		Thick-ness (m)	Legend	Sample	Test Type	Result	Depth (m)	Field Records/Comments	Depth to water (m)	
1.70	As Trial Pit 1		1.70						No roots observed		
5.00	Stiff, mid brown, silty CLAY with partings of orange silt & fine sand, occasional crystals		3.30								
				D	V	120+	2.00				
						120+					
				D	V	120+	2.50				
						120+					
				D	V	120+	3.00				
		120+									
			D	V	120+	3.50					
					120+						
			D	V	120+	4.00					
					120+						
			D	V	120+	4.50					
					120+						
			D	V	120+	5.00					
					120+						
Borehole ends at 5.0m											
Remarks: Borehole dry & open on completion					Key: T.D.T.D. Too Dense to Drive D Small disturbed sample J Jar sample B Bulk disturbed sample V Pilcon Vane (kPa) W Water sample M Mackintosh Probe						
Logged: NJ	Checked: SE	Drawn By: NR			Scale: NTS		Weather: Sunny				

Borehole No:			2	Sheet: 1 of 1								
					Job No: 83704E		Site: 4 Acre Lane, Waterloooville					
Boring Method:			Hand Auger		Date: 13/05/2010							
Diameter: 75mm		Coordinates:		Ground Level mOD:		Work Carried out for: Cunningham Lindsey						
Depth (m)	Description of Strata			Thick-ness (m)	Legend	Sample	Type	Test Result	Depth (m)	Field Records/Comments	Depth to water (m)	
1.70	As Trial Pit 2			1.70						No roots observed		
3.30	Stiff, mid brown, silty CLAY with partings of orange silt & fine sand, occasional rock fragments			1.60		D	V	106 110	1.70			
						D	V	112 112	2.00			
						D	V	120+ 120+	2.50			
						D	V	120+ 120+	3.00			
4.30	Stiff, mid brown, mottled grey, silty CLAY with partings of orange silt & fine sand			1.00		D	V	120+ 120+	3.50			
						D	V	120+ 120+	4.00			
Borehole ends at 4.3m Unable to extract sample through water												
Remarks: Borehole open with SWL @ 1.4m on completion						Key: T.D.T.D. Too Dense to Drive D Small disturbed sample J Jar sample B Bulk disturbed sample V Pilcon Vane (kPa) W Water sample M Mackintosh Probe						
Logged: MA		Checked: SE		Drawn By: NR		Scale: NTS			Weather: Sunny			

FACTUAL REPORT OF INVESTIGATION

AT:- 4 Acre Lane, Waterloooville

ON:- 27 November 2007

FOR:-
c/o [REDACTED]
Cunningham Lindsey - Solent

REF:- 2450949-[REDACTED]

JOB NO:- 51343

REPORT ISSUED:- 06/12/07

SPECIALIST CONTRACTING DIVISION

CET GROUP LIMITED

Lawness Barns, Mountnessing Road, Billericay, Essex CM12 0TS

WWW.CETGROUP.COM

Tel: 01277 655377

Fax: 01277 655977

Investigation Layout Plan

Sheet: 1 of 1
Job No: 51343
Date: 27.11.07

Site: 4 Acre Lane, Waterloooville
Work carried out for: Cunningham Lindsey

AH SE KEL
(SI) (Checked) (Drawn)

Weather: Dry

ACRE
LANE

CONSERVATORY

NO.4

NO.2

RWP

WP

TPBH2

RWP

MH

SLABS

MH

FOOTPATH

TREES

ON SITE TREE IDENTIFICATION FOR GUIDANCE ONLY. NOT AUTHENTICATED.

Remarks:

Key:

Combined Gully

RWWG

Surface Water Drain

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Manhole

MH

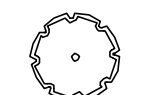
Foul Water Drain

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Rain Water Pipe

RWP

Tree / Bush



Rain Water Gulley

RWG

(approx. ht in m)

Soil Vent Pipe

SVP

Trial Pit



Waste Gulley

WG

Borehole

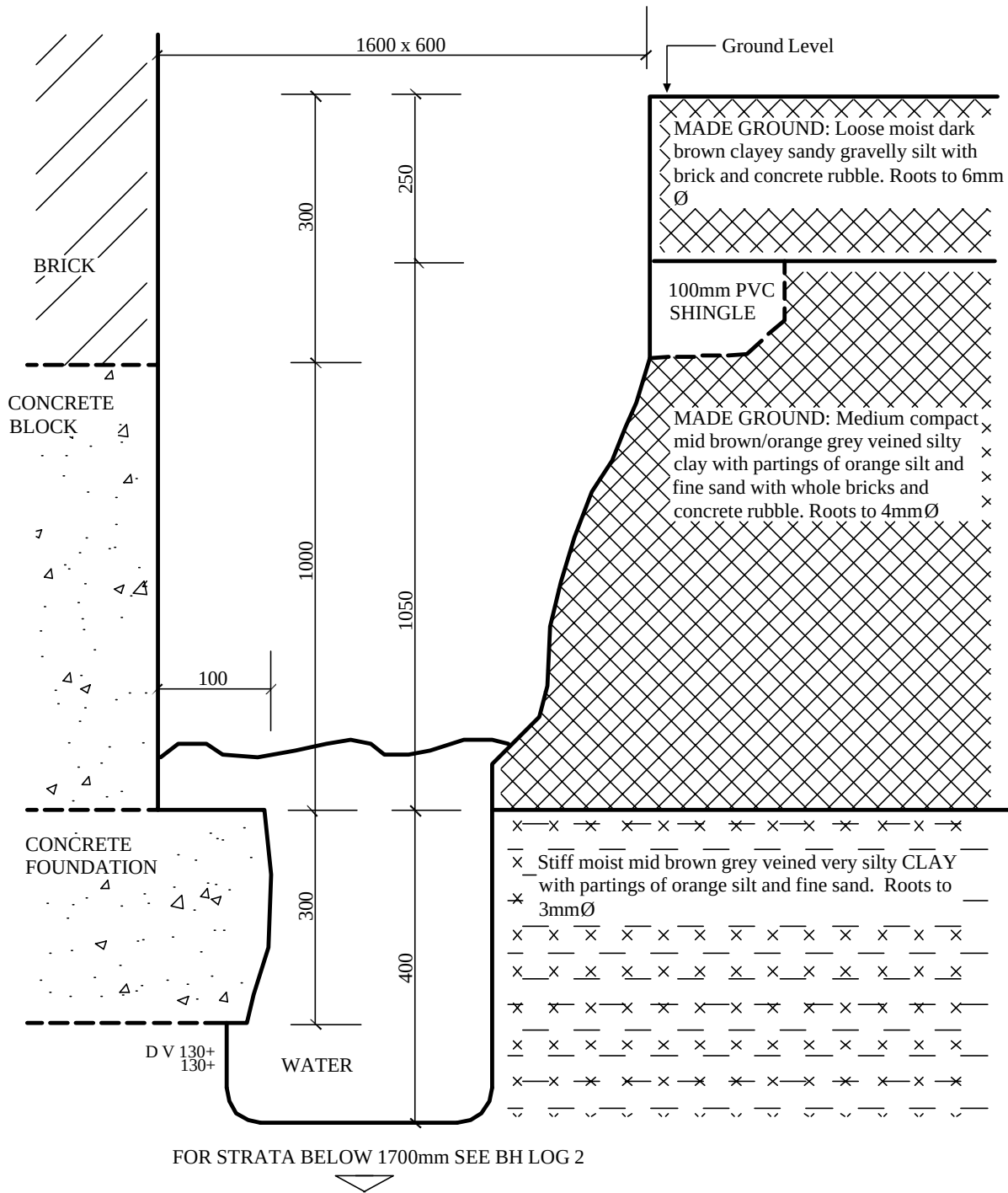


Scale: N.T.S.

Waste Pipe

WP

Trial Pit No: 2		Sheet: 1 of 1	Site: 4 Acre Lane, Waterloooville
		Job No: 51343	
		Date: 27.11.07	
Excavation Method: Hand Tools	Drawn by: KEL		Work carried out for: Cunningham Lindsey
Weather: Dry	Ground Level mOD:		



Remarks: All measurements in millimetres. Water strike at top of foundation. U/S sample taken through water.			Key:	
			D	Small disturbed sample
			B	Bulk disturbed sample
			W	Water sample
			TDTD	Too dense to drive
			J	Jar sample
			V	Pilcon Vane (kPa)
			M	Mackintosh probe
Logged: AH	Checked: SE	Approved:	Scale:	N.T.S.

Borehole No:							2												
								Sheet: 1 of 1											
								Job No: 51343											
								Site:											
Boring Method:								C.F.A.											
								Date: 27.11.07											
Diameter:								100mm											
Coordinates:																			
Ground Level mOD:																			
Work Carried out for:								Cunningham Lindsey											
Depth (m)	Description of Strata							Thick- ness (m)	Legend	Sample	Test Type Result		Depth (m)	Field Records/Comments			Depth to water (m)		
1.70	As Trial Pit 2							1.70											
	Stiff mid brown grey veined silty CLAY with partings of orange silt and fine sand.								___X _____ _____x _____ _____ _____.X. _____ _____.X _____ _____ _____.X _____	D	V	130+ 130+	2.00	Hair and fibrous roots to 3m					
3.70								2.00		D				2.50					
										D	V		130+ 130+	3.00	No roots observed below 3m				
4.30										D				3.50					
	Stiff mid brown grey veined silty CLAY with partings of orange silt and fine sand and occasional crystals.							0.60	___X _____ _____x _____	D	V	130+ 130+	4.00						
Borehole Ends at 4.3jm Obstruction - Too dense for drill to penetrate																			
Remarks: Borehole drilled in step at rear of Trial Pit.										Key: T.D.T.D. Too Dense to Drive D Small disturbed sample J Jar sample B Bulk disturbed sample V Pilcon Vane (kPa) W Water sample M Mackintosh Probe									
Logged:		AH		Checked:		SE		Approved:			Scale:			NTS			Weather:		

Our Ref : 51343

Location : 4 Acre Lane

Work carried out for: Cunningham Lindsey - Solent

Laboratory Testing Results

Date Sampled: 27/11/07

Date Received : 28/11/07

Date Tested : 06/12/07

Date of Report : 06/12/07

Sample Ref		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) [8]	Soil Sample Suction (kPa)	In situ Shear Vane Strength (kPa) [9]	Organic Content (%) [10]	pH Value [11]	Sulphate Content (g / l)		Class [14]		
TP/BH No	Depth (m)															SO3 [12]			SO4 [13]	
2	1.60(U/S)	D	37	<5	73	25	48	0.26	48	CV	168	25	> 130							
	2.0	D	26	<5	72	23	49	0.05	49	CV	168	522	> 130							
	2.5	D	27	<5																
	3.0	D	28	<5	71	25	46	0.07	46	CV	168	338	> 130							
	3.5	D	29	<5																
	4.0	D	29	<5	73	25	48	0.08	48	CV	168	293	> 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] BRE IP 4/93

[9] Values of shear strength were determined in situ by CET Group using

a Pilcon hand vane or Geonor vane (GV).

[10] BS 1377 : Part 3 : 1990, Test No 4

[11] BS 1377 : Part 3 : 1990, Test No 9

[12] BS 1377 : Part 3 : 1990, Test No 5.6

[13] SO₄ = 1.2 x SO₃

[14] BRE Special Digest One (Concrete in Aggressive Ground) August 2001

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

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

Our Ref : 51343

Location : 4 Acre Lane

Work carried out for: Cunningham Lindsey - Solent

Moisture Content and Suction Profiles

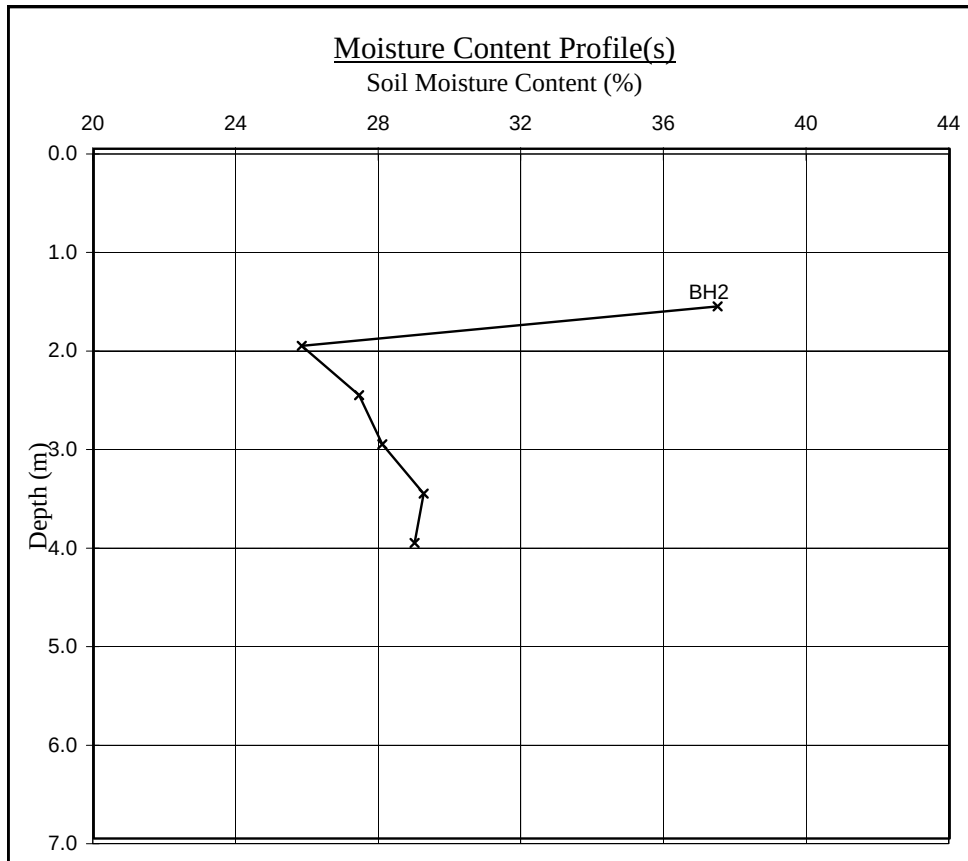
Note : Unless specifically noted the profiles have not been related to a site datum.

Date Sampled : 27/11/07

Date Received : 28/11/07

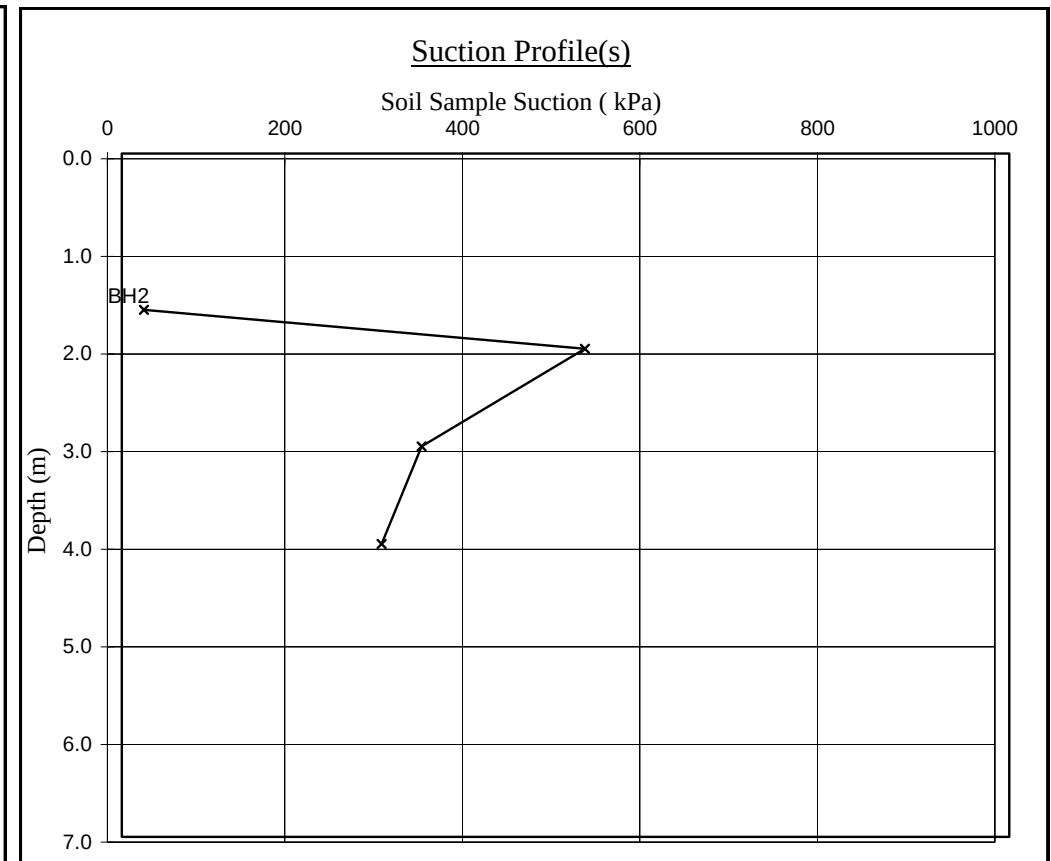
Date Tested : 06/12/07

Date of Report : 06/12/07



Notes

1. If the Soil Fraction > 0.425mm exceeds 5% the Equivalent Moisture Content of the remainder (calculated in accordance with BS 1377: Part 2 : 1990, cl.3.2.4 note 1) is also plotted and the alternative profile additionally shown as an appropriately coloured broken line.
2. If plotted, 0.4 LL and PL+2 (after Driscoll, 1983) should only be applied to London Clay (and similarly overconsolidated clays) at shallow depths.



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.

Our Ref : 51343

Location : 4 Acre Lane

Work carried out for: Cunningham Lindsey - Solent

Moisture Content and Shear Strength Profiles

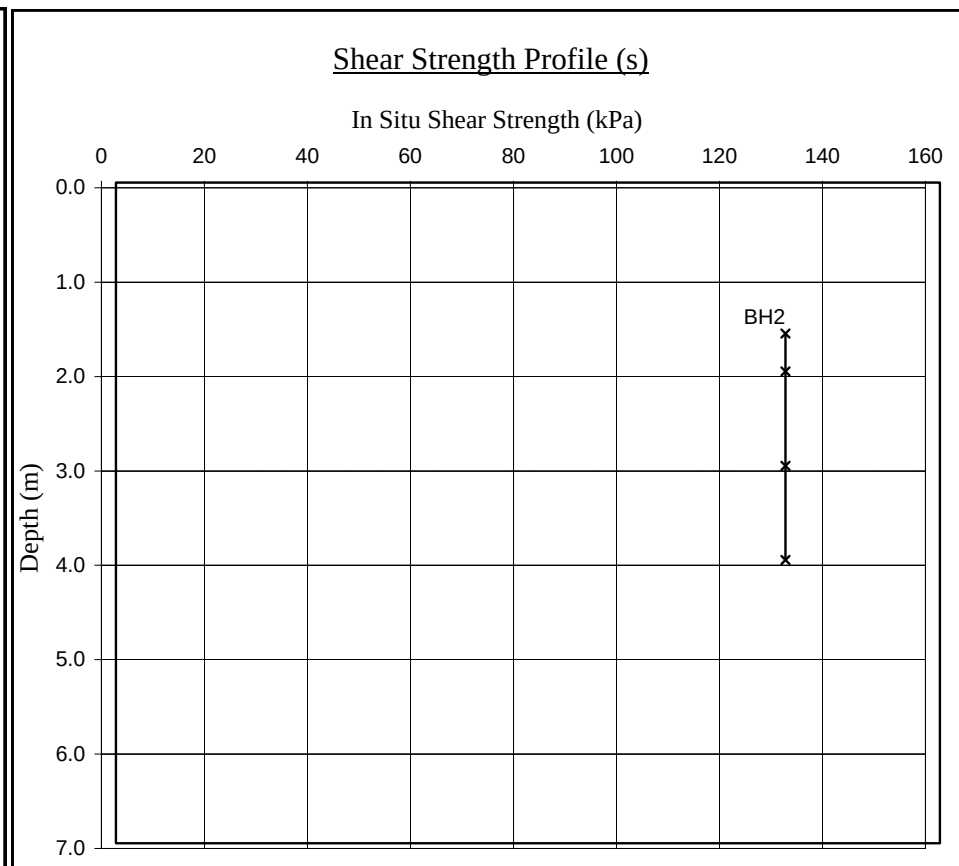
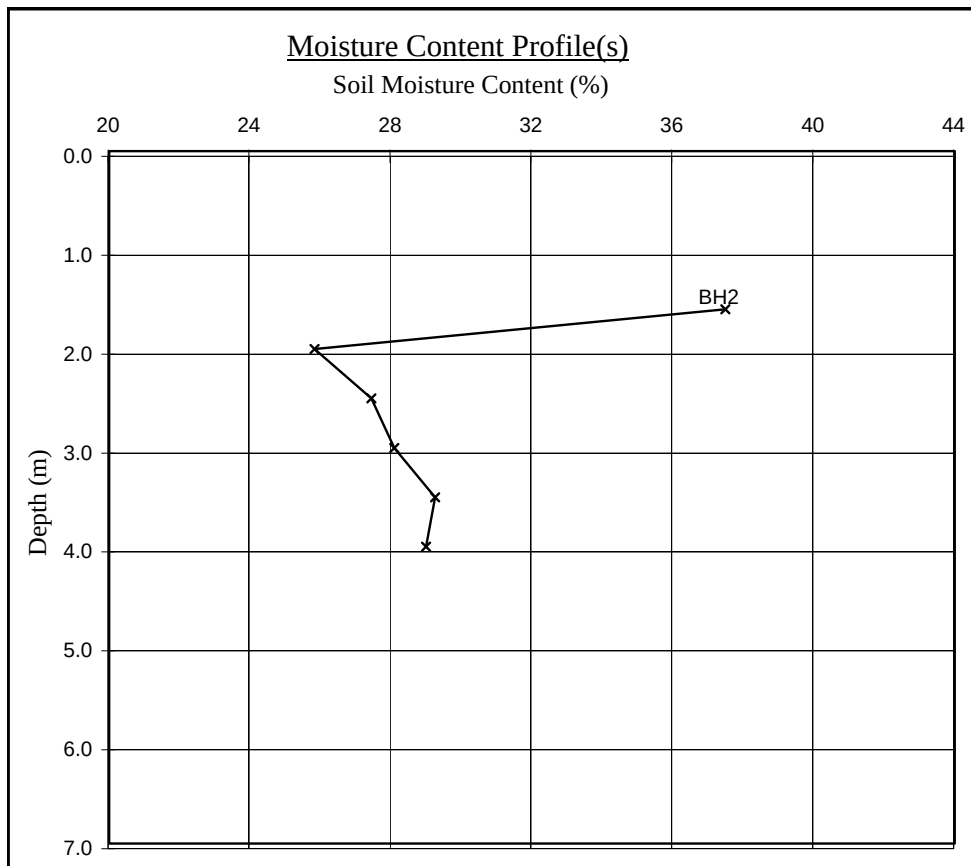
Date Sampled : 27/11/07

Date Received : 28/11/07

Date Tested : 06/12/07

Date of Report : 06/12/07

Note : Unless specifically noted the profiles have not been related to a site datum.



Notes

1. If the Soil Fraction > 0.425mm exceeds 5% the Equivalent Moisture Content of the remainder (calculated in accordance with BS 1377: Part 2 : 1990, cl.3.2.4 note 1) is also plotted and the alternative profile additionally shown as an appropriately coloured broken line.
2. If plotted, 0.4 LL and PL+2 (after Driscoll, 1983) should only be applied to London Clay (and similarly overconsolidated clays) at shallow depths.

Note

Unless otherwise stated, values of Shear Strength were determined in situ by CET Group using a Pilcon Hand Vane the calibration of which is limited to a maximum reading of 140 kPa.

Tree Root Investigation Ltd

Sheet: 1 of 1
Job No: 51343
Date: 30.11.07
Order No: 211957/E3

Site: 4 Acre Lane
Waterlooville, Hants, PO7
Work carried
out for: Cunningham Lindsey

Certificate of Analysis

The following work was commissioned by CET Group Limited 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 -

<u>Trial pit/ Borehole number</u>	<u>Root diameter (mm)</u>	<u>Tree, shrub or climber from which root originates</u>	<u>Result of starch test#</u>
TP2 (underside)	2.5	<u>Quercus</u> (oak) (4 roots)	positive

The presence of starch indicates that the root was alive in the recent past.

Ronald Macleod

DR RONALD D MACLEOD
Managing Director

Address for correspondence: 3 Langley Drive, Kinnoull Hill, Perth, PH2 7XA.

Telephone: 01738 639113

Facsimile: 01738 639113

e-mail: rdmmacleod@btconnect.com

Directors: R.D. MacLeod, B.Sc., Ph.D., A.W. MacLeod.

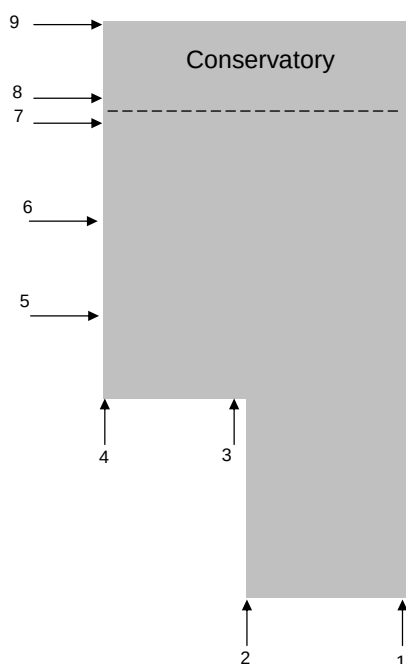
Accounts/Quality Manager: Fiona M. Sinclair, H.N.C. (Management)

VAT Registration No. 561 7593 18. Registered in Scotland, No. 133721. Registered Office, "Mandaya", Highfield Place, Bankfoot, PH1 4AX.



Provider Details			Client Details			Risk Address		
Name:	CETSafefhouse		Insurance Co.:	[REDACTED]		Occupier:	[REDACTED]	
			Client Name:	Cunningham Lindsey		Address:	4 Acre Lane	
Our Ref:	00/24595		Technical Mgr:	Mark Hatchett		Address:		
Date of Issue:	5/4/11		Email:	pmssolent@cl-uk.com		Town:	Waterlooville	
			Client Ref:	2450949		County:		
			Address:	1460 Solent Business Park		Post Code:	PO7 8RJ	
Monitoring Details			Address:	Whiteley		Tel Day:	[REDACTED]	
Instruction Date:	29/04/10		Town:	Fareham		Tel Eve:		
First Reading Date:	25/05/10		County:	Hants		Mobile:		
Maximum No Visits:	8		Post Code:	PO15 7AF		Other:		
Anticipated Expiry Date:	TBC		Other Email:			Other:		
Monitoring Int (Wks):	6							

Target Date:				6/7/10											
Reading Date:				25/5/10	29/6/10	2/8/10	13/6/10	19/10/10	23/12/10	2/2/11	23/3/11				
Issue Date:				27/5/10	7/7/10	7/8/10	16/9/10	22/10/10	30/12/10	7/2/11	5/4/11				
Row No.	Point Name	X Co-ordinate	Y Co-ordinate	1	2	3	4	5	6	7	8	9	10	11	12
1	1	0.00	0.00	10.2667	10.2653	10.2631	10.2635	10.2643	10.2654	10.2678	10.2667				
2	2	-2.10	0.00	10.1822	10.1795	10.1749	10.1750	10.1771	10.1789	10.1817	10.1832				
3	3	-2.10	1.20	10.1208	10.1191	10.1149	10.1150	10.1171	10.1180	10.1204	10.1213				
4	4	-4.10	1.20	10.2750	10.2706	10.2590	10.2603	10.2639	10.2680	10.2728	10.2746				
5	5	-4.10	2.50	10.2746	10.2734	10.2681	10.2684	10.2705	10.2719	10.2750	10.2761				
6	6	-4.10	6.20	10.2747	10.2750	10.2723	10.2726	10.2740	10.2738	10.2764	10.2765				
7	7	-4.10	8.40	10.2072	10.2091	10.2089	10.2089	10.2093	10.2080	10.2093	10.2092				
8	8	-4.10	8.50	10.1973	10.1971		10.1980	10.1997	10.1989	10.2001	10.2001				
9	9	-4.10	10.50	10.2628	10.2626		10.2620	10.2653	10.2648	10.2668	10.2670				
10		0.00	10.50												
11															
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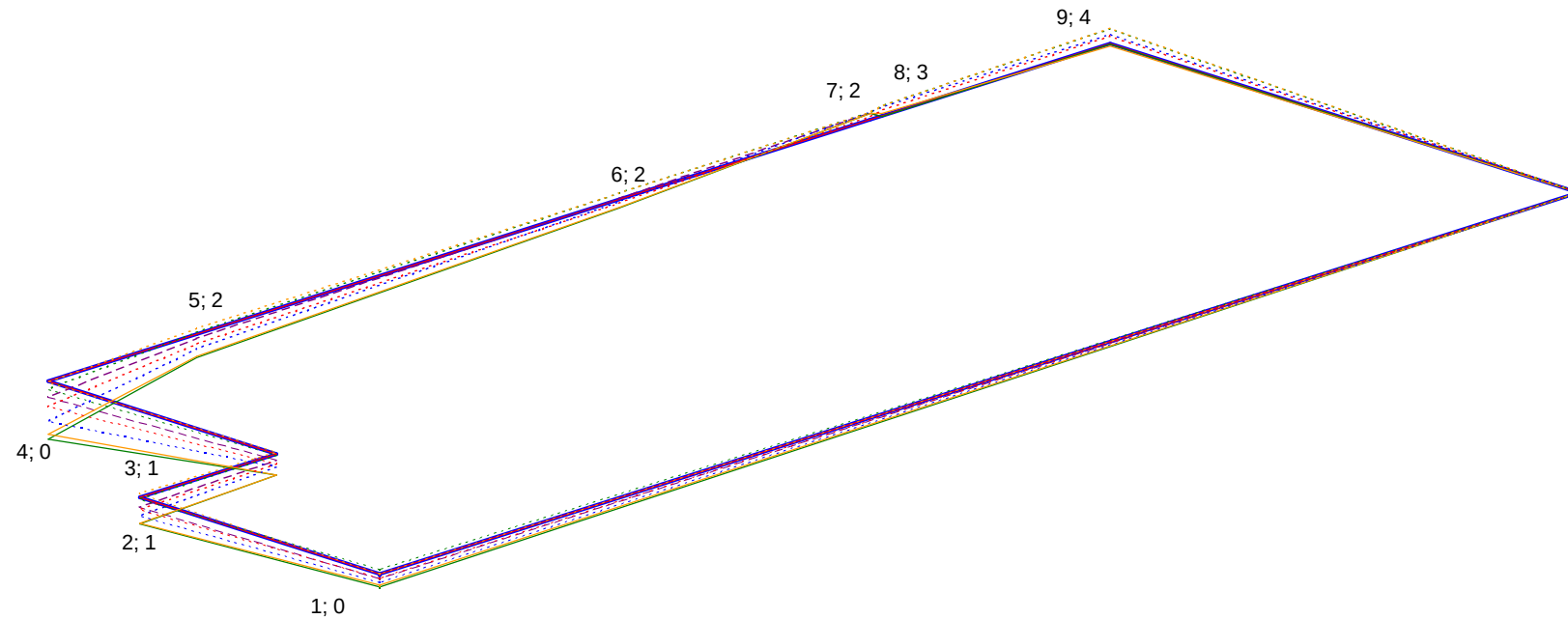
Sketch Plan

Comments

- Not same brick course
- TBM is manhole is road
TBM check is second manhole in road o/s No 10
- 2.08.2010
No access to station 8 & 9 (due to locked gate)
-
-

Client: Cunningham Lindsey

Client Ref: 2450949

CETSafehouse Ref: 00/24595



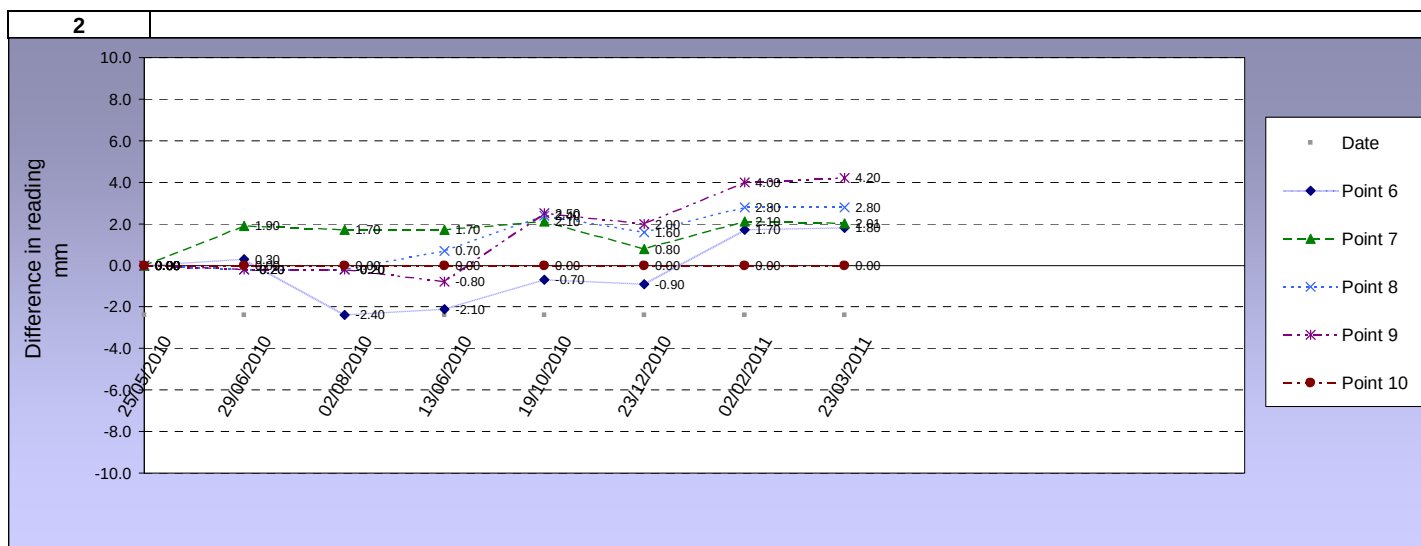
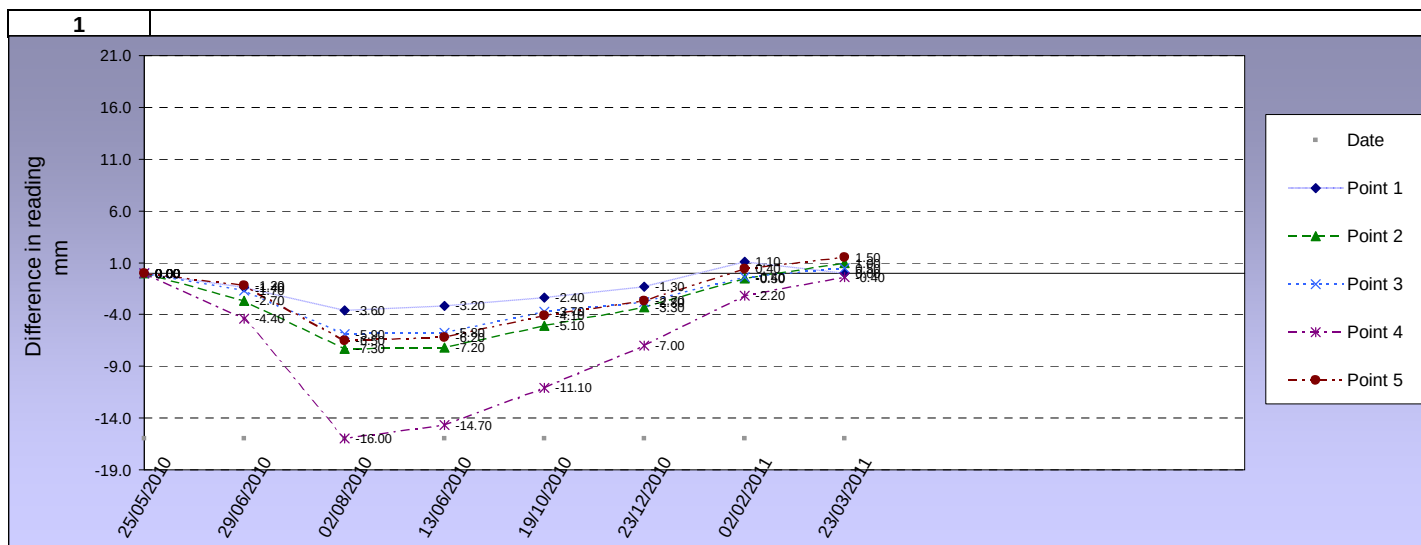
— Datum Reading	— Reading 1 (25/5/10)	- - - Reading 2 (29/6/10)	— Reading 3 (2/8/10)	— Reading 4 (13/6/10)
... Reading 5 (19/10/10)	... Reading 6 (23/12/10)	... Reading 7 (2/2/11)	... Reading 8 (23/3/11)	- - - Reading 9 (0/1/00)
- - - Reading 10 (0/1/00)	- - - Reading 11 (0/1/00)	- - - Reading 12 (0/1/00)		

Notes:

Vertical distorted scale 1: 50

Chart is displaying Subsidence

Point labels give level difference of last reading from original datum in mm.





FAX COVER SHEET
0845 425 1865

FROM: Martin Dickson

OFFICE: Colchester

CLAIM REFERENCE: sohpf/mnh/2450949...

POLICYHOLDER: [REDACTED]

DOCUMENT TITLE: Hampshire CC mitigation response
and request for TPO application to be made to Havant BC

DATE:

*5/4/11 - Sent previously on 2/3/11
02/03/2011.....NOT SCANNED ONTO
MP FILE*

NO. OF PAGES

2.....
(Including cover sheet)

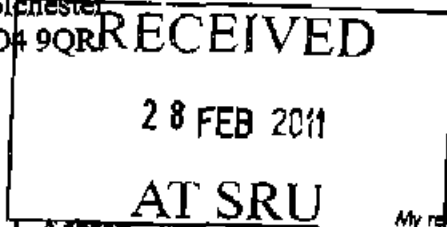


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Enquiries to

Mr. J. Ashton

My reference

Direct Line

01962 846623

Your reference

Date

22nd February, 2011

E-mail

CL51744/LJO/VW

~~CL51744/LJO/VW~~

jonathan.ashton@hants.gov.uk

SOMPE/MNH/
245049

Dear Sirs,

YOUR PRINCIPAL'S INSURED: [REDACTED]
**ALLEGED TREE RELATED SUBSIDENCE: 4, ACRE LANE,
WATERLOOVILLE, HAMPSHIRE. PO7 8RJ**

I refer to the above matter and write further to my e-mail dated 20th January, 2011.

I have now received confirmation from your Mr. Hatchett (via our Mr. Tony Green) that Mr. Hatchett has assessed the potential for heave damaging this property as being "negligible". He has also confirmed that heave would be a risk for the property insurers to cover and it is therefore not an issue that Hampshire County Council or Havant Borough Council need to consider on this occasion.

On that basis, I can confirm that the County Council would be willing to remove the implicated vegetation on a without prejudice basis with regards to any future claim for compensation.

In the circumstances, Mr. Mark Weal from the County Council's Arboricultural Section has been liaising with the Tree Officer at Havant Borough Council with regards to the Tree Protection Order. The Tree Officer (a Mr. Dave Harris) initially indicated that he would have no objection to the trees being felled. However, he has since contacted Mr. Weal to suggest that a formal application to the Borough Council would now need to be made.

Given the above, are you willing to make the application to the District Council for permission to fell these trees? I understand that the District Council will want to see all available technical documentation and it therefore seems appropriate that this be provided by yourselves.

I would reiterate that once the issue of the TPO has been resolved, the County Council will take action to remove the trees. I therefore look forward to hearing from you shortly.

Yours faithfully,

**Jonathan Ashton - Legal Officer
for Head of Legal Services**

Head of Legal Services
Kevin Gardner LLB Solicitor

Chief Executive
Andrew Smith OBE MA DPA MBA

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Leading Hampshire Practice
Law Society Accredited



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