

SITE INVESTIGATION FACTUAL REPORT

Report No: 434894
Client: Crawford Claims Management
Site: Leisure Lands , Gutner Lane

Client Ref: SU1700265-Ms Penelope Dormer
Date of Visit: 27/04/17



Home Emergency Response - Subsidence Investigation - Drainage Services – Crack & Level Monitoring – Property Video Surveys

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

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✉ enquiries@cet-uk.com
💻 www.cet-uk.com

CET is the trading name of CET Structures Ltd
Registered in England No. 02527130

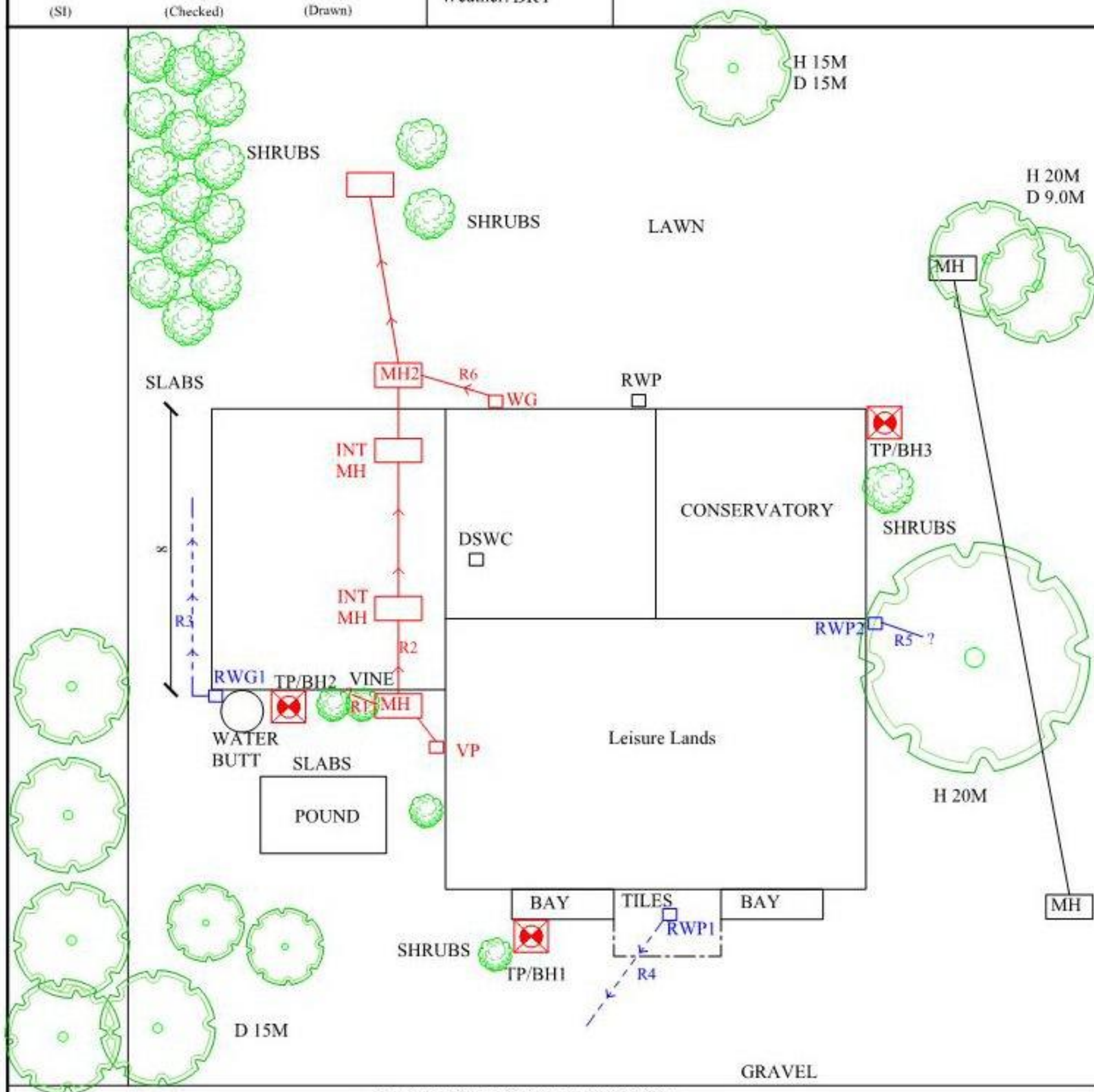
Drainage Layout Plan

Sheet: 1 of 1
Job No: 434894
Date: 27/04/2017

Site: Leisure Lands
Work carried out for: Crawford Claims MGMT SUS

IC (SI) SA (Checked) PS (Drawn)

Weather: DRY



DRAIN REPAIR RECOMMENDATIONS

Mh 1 downstream to cess pit - Run 2. Locate excavate at 12 meters and replace 1 meter of pipework downstream. From excavation complete cctv downstream and report findings from site.

Rwg 1 downstream - Run 3. Locate excavate at 5 meters and replace 1 meter of pipework downstream. From excavation Hpwj to clear, complete cctv downstream and report findings from site.

Rwp 1 downstream - Run 4. Excavate and replace rest bend + 3 meters of pipework downstream. From excavation Hpwj to clear and complete cctv downstream and report findings from site.

Rwp 2 downstream - Run 5. Excavate and replace rest bend + 3 meters of pipework downstream. From excavation Hpwj to clear and complete cctv downstream and report findings from site.

Scale: N.T.S.

Parking:

Power:

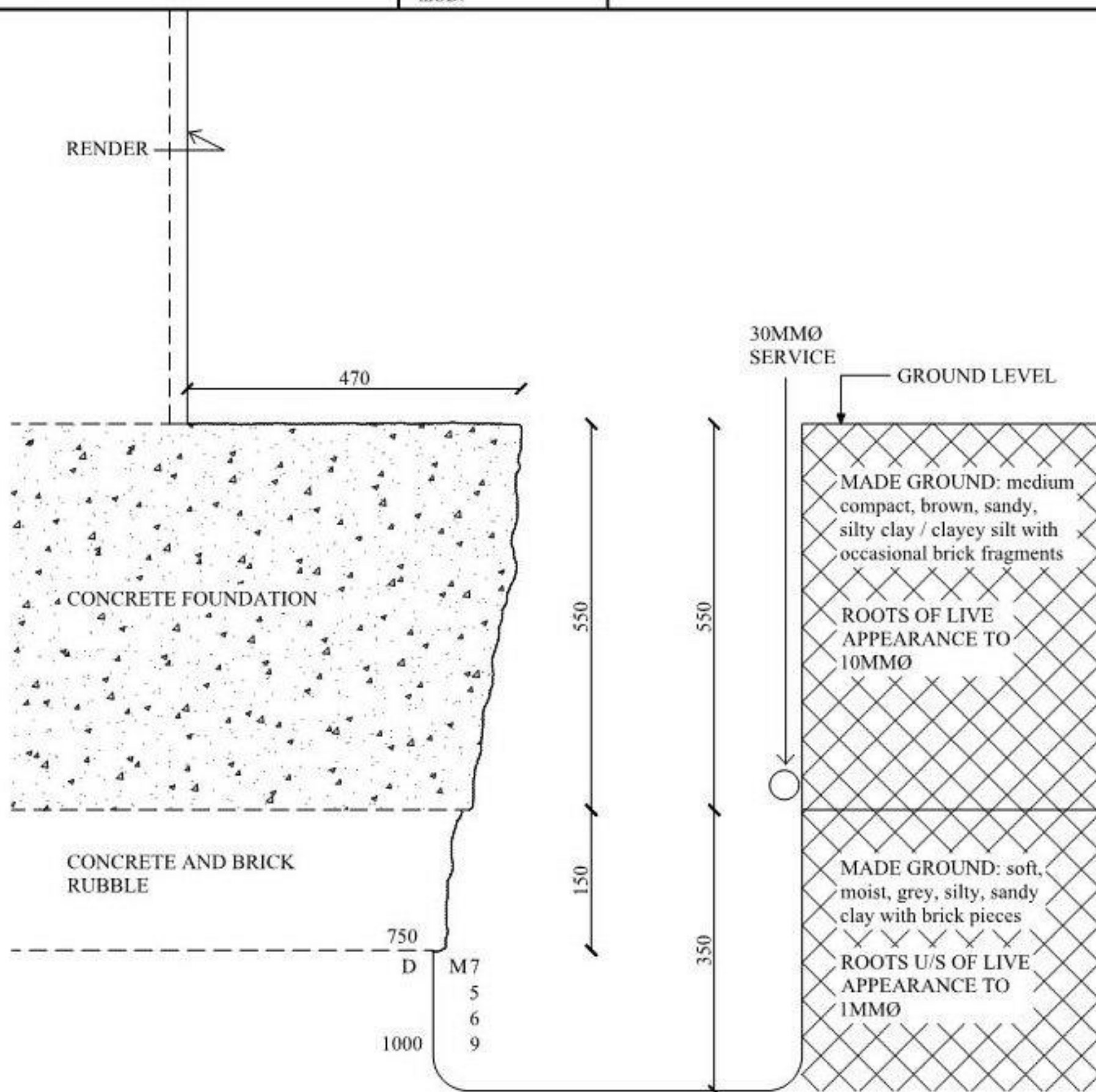
Water:

Approx age:

Surface Water Drain

Foul Water Drain

Trial Pit No: 1		Sheet: 1 of 1	Site: Leisure Lands, Hayling Island
		Job No: 434894	
Hand Tools		Date: 27/04/2017	Work carried out for: Crawford Claims MGMT SUS
Weather: DRY		Drawn by: LJ	
		Ground Level mOD:	



Remarks: All measurements in millimetres.			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: IC	Checked: SA	Approved:	Scale:	N.T.S.

[illegible]

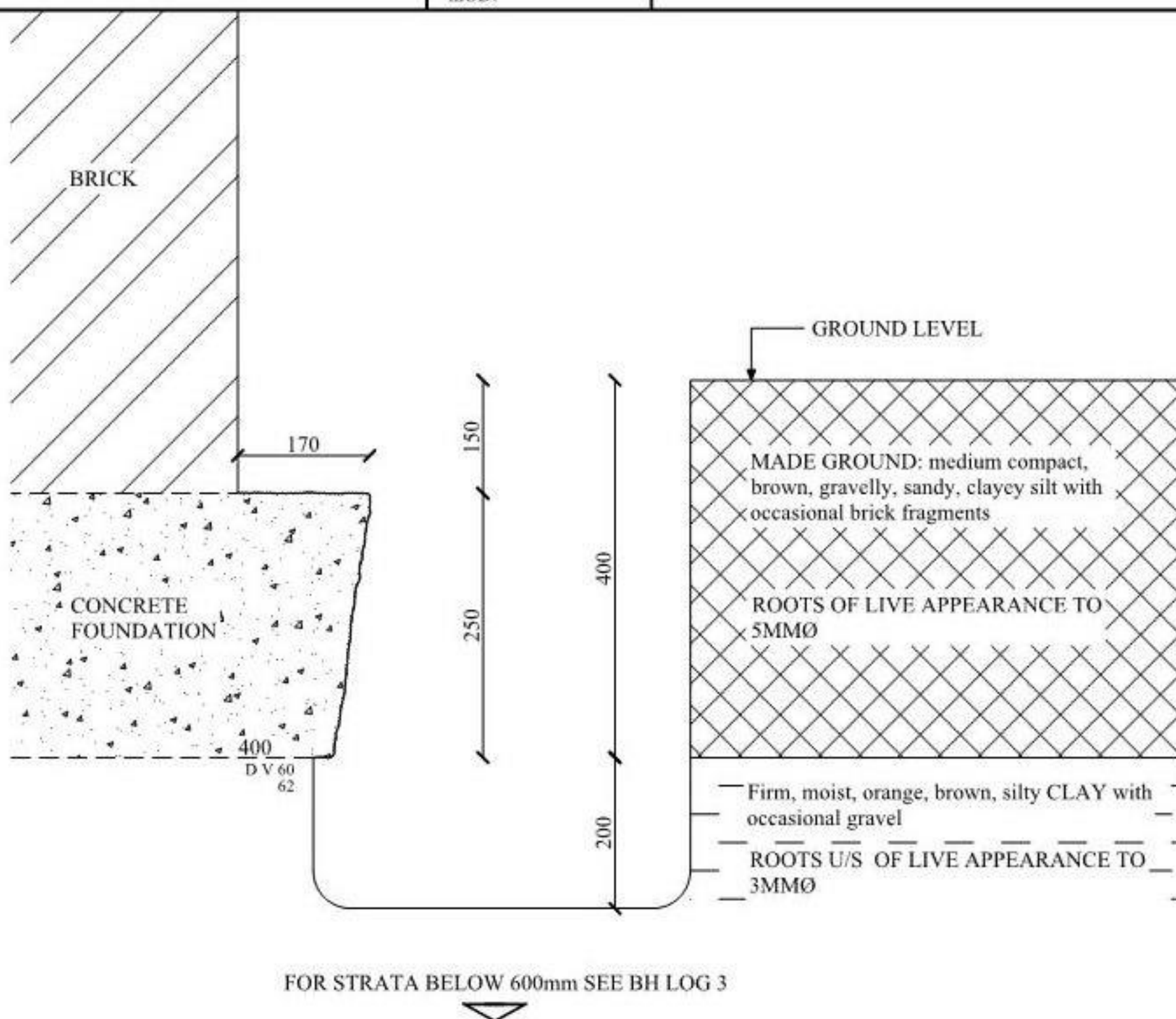
Trial Pit No: 2		Sheet: 1 of 1 Job No: 434894 Date: 27/04/2017	Site: Leisure Lands, Hayling Island Work carried out for: Crawford Claims MGMT SUS
		Hand Tools Drawn by: LJ Ground Level mOD:	
Weather: DRY			

The diagram illustrates a cross-section of a trial pit. On the left, a brick wall is shown with a concrete foundation below it. The foundation is labeled 'CONCRETE FOUNDATION' and has a width of 160mm. Below the foundation, a concrete slab is shown with a width of 800mm. The soil strata are labeled as follows: 'GROUND LEVEL' at the top, 'CONCRETE' (100mm thick), 'MADE GROUND: loose becoming medium compact, moist, brown, sandy, silty clay with occasional pieces of brick' (700mm thick), 'ROOTS OF LIVE APPEARANCE TO 10MMØ', 'Stiff, moist, grey, silty CLAY' (200mm thick), and 'NO ROOTS OBSERVED'. The total depth of the pit is 1000mm. A note at the bottom states 'FOR STRATA BELOW 1000mm SEE BH LOG 2'.

Remarks: All measurements in millimetres.		Key: <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">D Small disturbed sample</td> <td style="width: 50%;">J Jar sample</td> </tr> <tr> <td>B Bulk disturbed sample</td> <td>V Pilcon Vane (kPa)</td> </tr> <tr> <td>W Water sample</td> <td>M Mackintosh probe</td> </tr> <tr> <td colspan="2">TDTD Too dense to drive</td> </tr> </table>		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	
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: IC	Checked: SA	Approved:	Scale: N.T.S.								

Borehole		2		Sheet:	1 of 1	Site:	Leisure Lands, Gutner Lane							
				Job No:	434894									
				Date:	27/04/2017									
Boring Method:		Hand Auger			Ground Level:			Client:	Crawford Claims Management					
Diameter (mm):		75	Weather:	dry										
Depth (m)	Soil Description							Thickness	Legend	Depth	Type	Result		
0.00	See Trial Pit							1.00						
1.00	Stiff moist grey silty CLAY							0.50	X — X X — X X — X X — X X — X	1.00	DV	72 74		
1.50	Firm moist brown-grey silty CLAY							1.00	X — X X — X X — X X — X X — X X — X X — X X — X X — X X — X	1.50	DV	64 60		
2.50	Firm moist brown-grey silty CLAY							0.50	X — X X — X X — X X — X X — X	2.00	DV	62 64		
3.00	End of BH									3.00	DV	62 60		
Remarks: BH ends at 3.0m .BH open on completion.No roots observed.					Key: D - Disturbed Sample B - Bulk Sample W - Water Sample Roots J - Jar Sample Roots V - Pilcon Shear Vane (kPa) Roots M - Mackintosh Probe Depth to Water (m) TDTD - Too Dense To Drive					To Depth (m)	Max Dia (mm)			
Logged:	Ic	SA	Checked:	Approved:	Version	V1.0 28/01/16	N.T.S.							

Trial Pit No: 3	Sheet: 1 of 1	Site: Leisure Lands, Hayling Island
	Job No: 434894	
Hand Tools	Date: 27/04/2017	Work carried out for: Crawford Claims MGMT SUS
	Drawn by: LJ	
Weather: DRY	Ground Level mOD:	



Remarks: All measurements in millimetres.			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: IC	Checked: SA	Approved:	Scale:	N.T.S.

Borehole		3	Sheet: 1 of 1		Site: Leisure Lands, Gutner Lane		
			Job No: 434894				
			Date: 27/04/2017				
Boring Method: Rotary Auger		Ground Level:		Client: Crawford Claims Management			
Diameter (mm): 100	Weather: dry						
Depth (m)	Soil Description				Samples and Tests		
		Thickness	Legend	Depth	Type	Result	
0.00	See Trial Pit	0.60					
0.60	Firm moist orange-brown silty CLAY with occasional gravel	0.90		1.00	DV	60	
						62	
1.50	Stiff brown-grey silty CLAY with occasional gravel	0.80		1.50	D		
				2.00	DV	80	
						78	
2.30	Stiff moist orange-brown silty CLAY with occasional gravel	0.70		2.50	D		
3.00	End of BH			3.00	DV	74	
						74	
Remarks:		Key:		To	Max		
BH ends at 3.0m .BH moist and open on completion .No roots observed below 2.5m.		D - Disturbed Sample		Depth	Dia		
		B - Bulk Sample		(m)	(mm)		
		W - Water Sample		1.50	2		
		J - Jar Sample		2.50	1		
		V - Pilcon Shear Vane (kP: Roots					
		M - Mackintosh Probe		Depth to Water (m)			
		TDTD - Too Dense To Drive					
Logged:	lc	SA	Checked:	Approved:	Version	N.T.S.	
					V1.0 28/01/16		

Laboratory Summary Results

Our Ref: 434894 Date Sampled: 27/04/17
 Location: Leisure Lands, Gutner Lane, Hayling Island, PO11 0RN Date Received: 04/05/17
 Client: Crawford Claims Management Date Tested: 05/05/17
 Address: Cartwright House, Tottle Road, Riverside Business Park, NG2 1RU Date of Report: 17/05/17

TP/BH No	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]	Filler Paper Contact Time (h) [8]	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)			* Class [16]
		Depth (m)																	SO ₃ [14]	SO ₄ [15]		
1	U/S 0.70		D	40	<5	58	22	36	0.51	36	CH	not suitable for suction testing - made ground										
	1.0		D	22	<5							168	24.7			60						
	1.5		D	24	<5							168	46.2			77						
	2.0		D	26	<5	48	21	27	0.17	27	CI	168	16.3			75						
	2.5		D	25	4							168	10.0			70						
	3.0		D	25	<5	38	15	23	0.45	23	CI	168	11.2			61						

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 : 1991 : Figure 31 - Plasticity Chart for the classification of fine soils
 [8] In-house method S10 adapted from BRE IP 493
 [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 Pileon hand vane or Casagrande (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] SO₃ = 1.2 x SO₄

[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

Disturbed sample (small)
 Disturbed sample (bulk)
 Undisturbed sample
 Groundwater sample
 Essentially Non-Plastic by inspection
 Underside of Foundation



8618

Laboratory Testing Results

Our Ref: 434894 Date Sampled: 27/04/17
 Location: Leisure Lands, Gutner Lane, Hayling Island, PO11 0RN Date Received: 04/05/17
 Client: Crawford Claims Management Date Tested: 05/05/17
 Address: Cartwright House, Tottle Road, Riverside Business Park, NG2 1RU Date of Report: 17/05/17

TP/BH No.	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) [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)			* Class [16]
		Depth (m)																	SO ₃ [14]	SO ₄ [15]		
2	U/S	0.80	D	27	<5	49	20	29	0.23	29	CI	168	23.2			72						
		1.0	D	23	<5							168	55.8			73						
		1.5	D	29	<5							168	28.5			62						
		2.0	D	26	<5	44	17	27	0.34	27	CI	168	9.09			63						
		2.5	D	22	<5							168	22.9			74						
		3.0	D	24	5	36	19	17	0.29	16	CI	168	8.03			61						

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

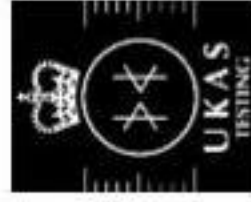
Key

D Disturbed sample (small)
 B Disturbed sample (bulk)
 U Undisturbed sample
 W Groundwater sample
 ENP Essentially Non-Plastic by inspection
 US Underside of Foundation

* These tests are not UKAS accredited
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[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.

[9] In-house method Swirler's from BRE IP 493
 [10] In-house Test Procedure S17c One Dimensional Swell Strain Test
 [11] Estimated Heave Potential (Dd)
 [12] Values of shear strength were determined in situ by CET using a Pileon hand vane or Casagrande (GV).
 [13] BS 1377 : Part 3 : 1990, Test No 4
 [14] BS 1377 : Part 3 : 1990, Test No 9
 [15] BS 1377 : Part 3 : 1990, Test No 5.6
 [16] SO₄ = 1.2 x SO₃



Laboratory Testing Results

Our Ref: 434894 Date Sampled: 27/04/17
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 Client: Crawford Claims Management Date Tested: 05/05/17
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TP/BH No.	Sample Ref.		Type	Moisture Content (%) [11]	Soil Fraction > 0.425mm (%) [2]	Liquid Limit (%) [3]	Plastic Limit (%) [4]	Plasticity Index (%) [5]	Liquidity Index [5]	Modified Plasticity Index (%) [6]	Soil Class [7]	Filler Paper Contact Time (h) [8]	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)		Class
																			SO ₃ [14]	SO ₄ [15]	
3	U/S 0.40		D	28	5	52	22	30	0.18	28	CH	168	19.7			61					
	1.0		D	21	11	46	17	29	0.13	26	CI	168	13.7			61					
	1.5		D	22	5							168	64.4								
	2.0		D	20	4	40	18	22	0.10	21	CI	168	45.4			79					
	2.5		D	24	<5							168	36.8								
	3.0		D	23	12	44	17	27	0.22	24	CI	168	38.0			74					

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 SO₃ samples from BS 1377: 4.9.1

- [9] In-house Test Procedure S17c: One Dimensional Swell/Shrink Test
 [10] Estimated Heave Potential (Dd)
 [11] Values of shear strength were determined in situ by CET using a Picon 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] SO₄ = 1.2 x SO₃

[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.

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 Full reports can be provided upon request

- Disturbed sample (small)
 Disturbed sample (bulk)
 Undisturbed sample
 Groundwater sample
 Essentially Non-Passive by inspection
 Underside of Foundation

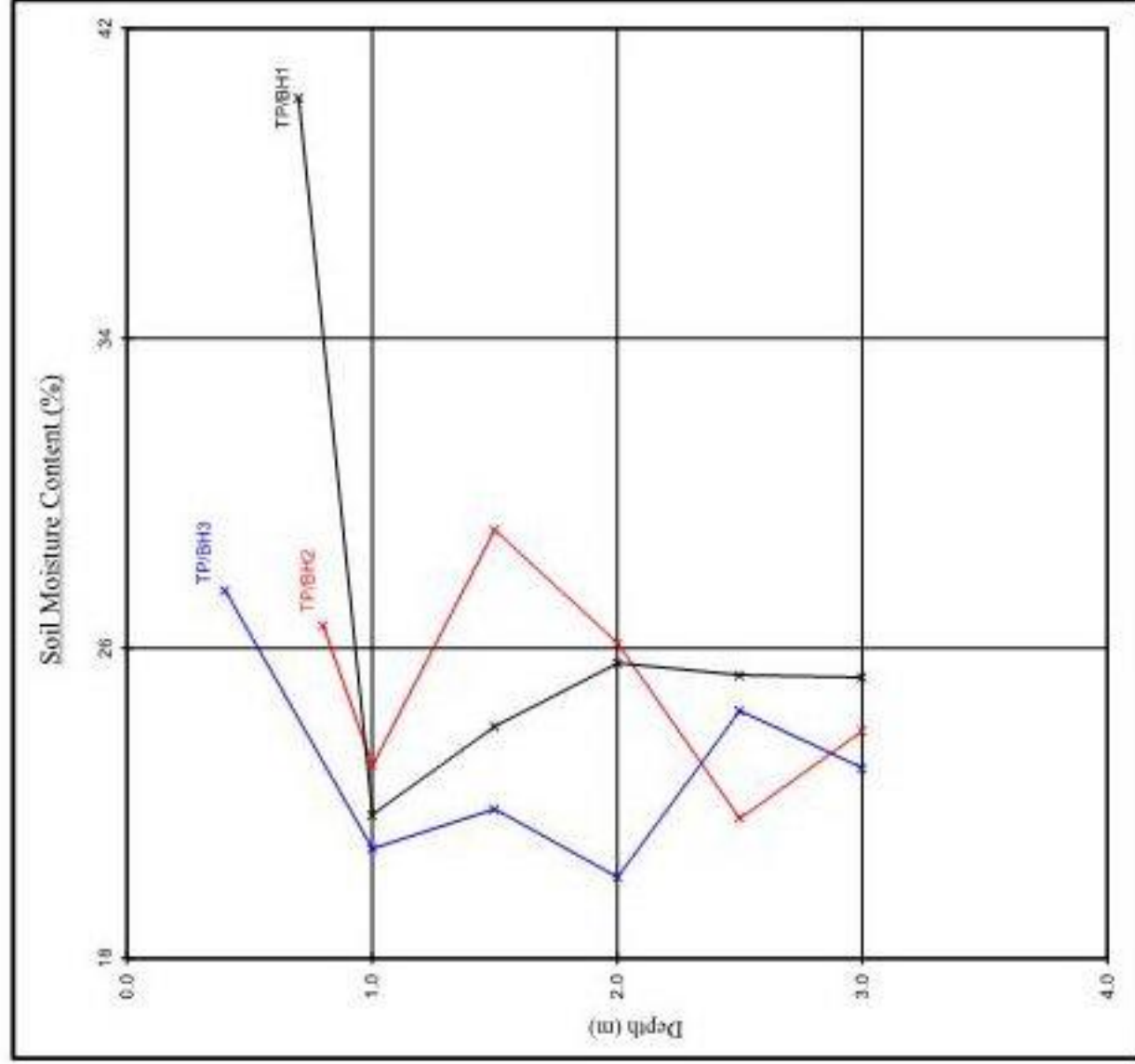


8618

Moisture Content Profiles

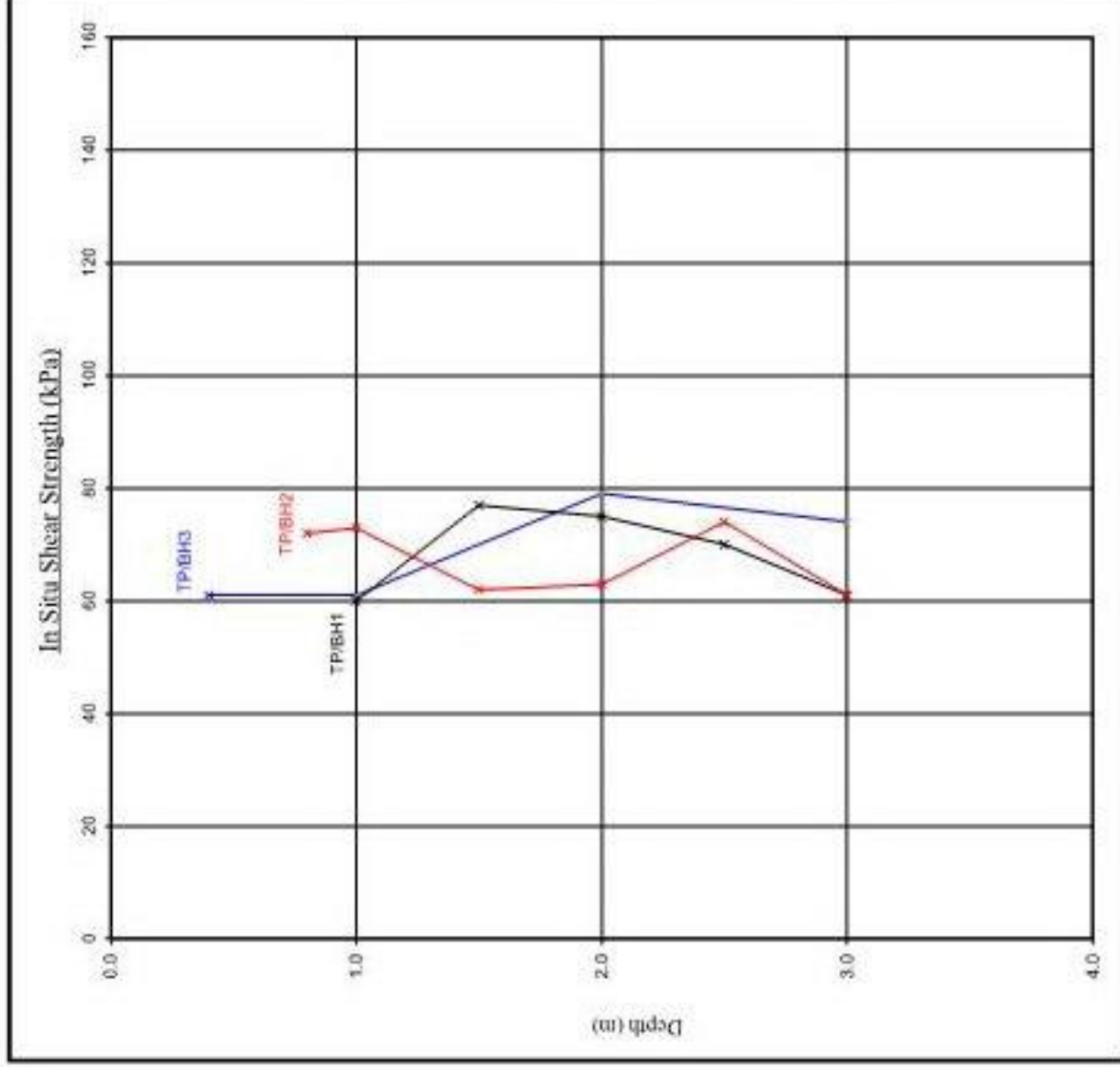
Our Ref: 434894
Location : Leisure Lands, Gutter Lane, Hayling Island, PO11 0RN
Work carried out for: Crawford Claims Management

Date Sampled : 27/04/17
Date Received : 04/05/17
Date Tested : 05/05/17
Date of Report : 17/05/17



- Notes:
1. If plotted, 0.4 LL and PL+2 (after Driscoll, 1983) should only be applied to Loosen 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

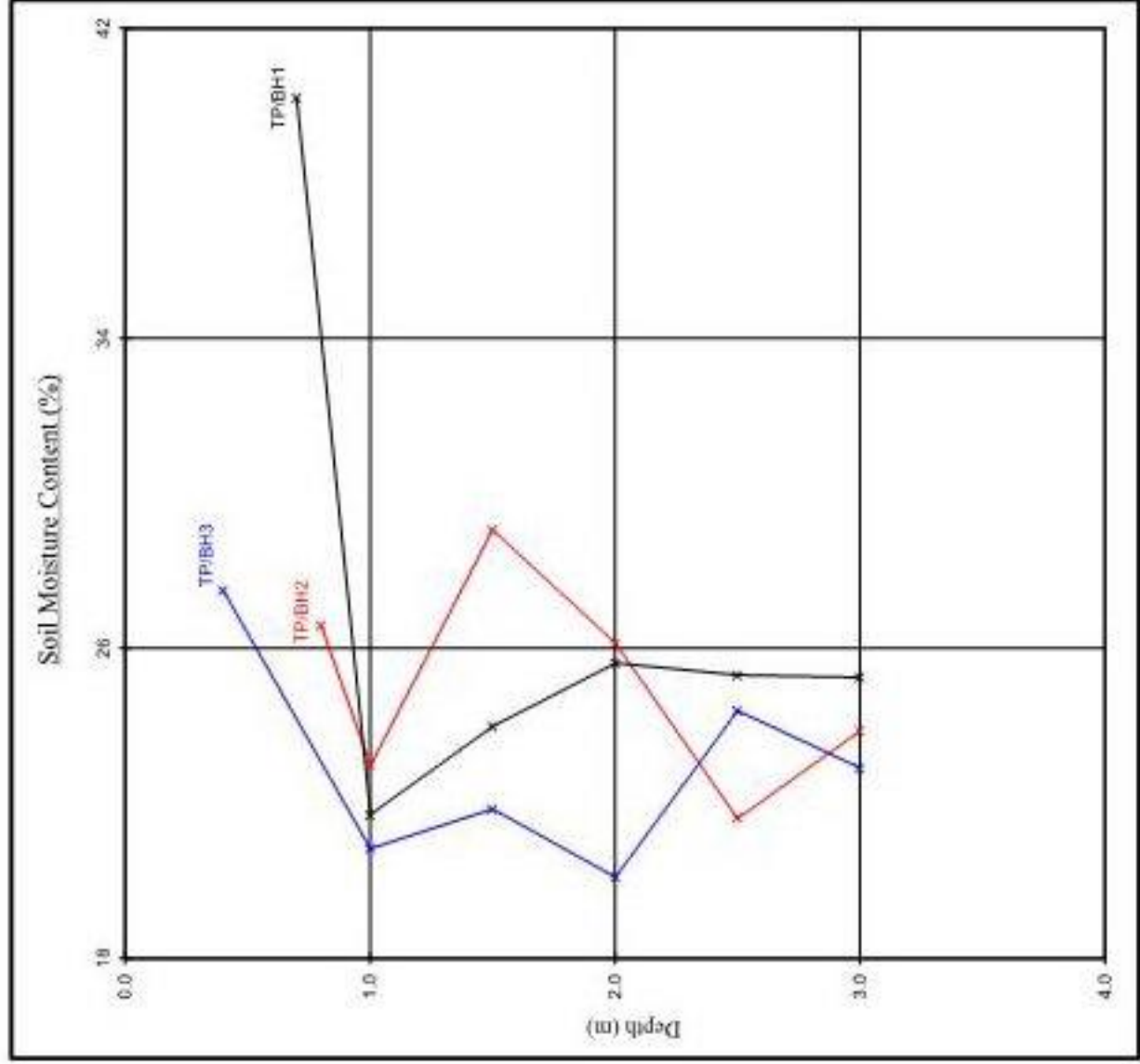


- Note:
1. Unless otherwise stated, values of Shear Strength were determined in situ by CET using a Picon Hand Vane the calibration of which is limited to a maximum reading of 140 kPa.
 2. Unless specifically noted the profiles have not been related to a site datum.

Moisture Content Profiles

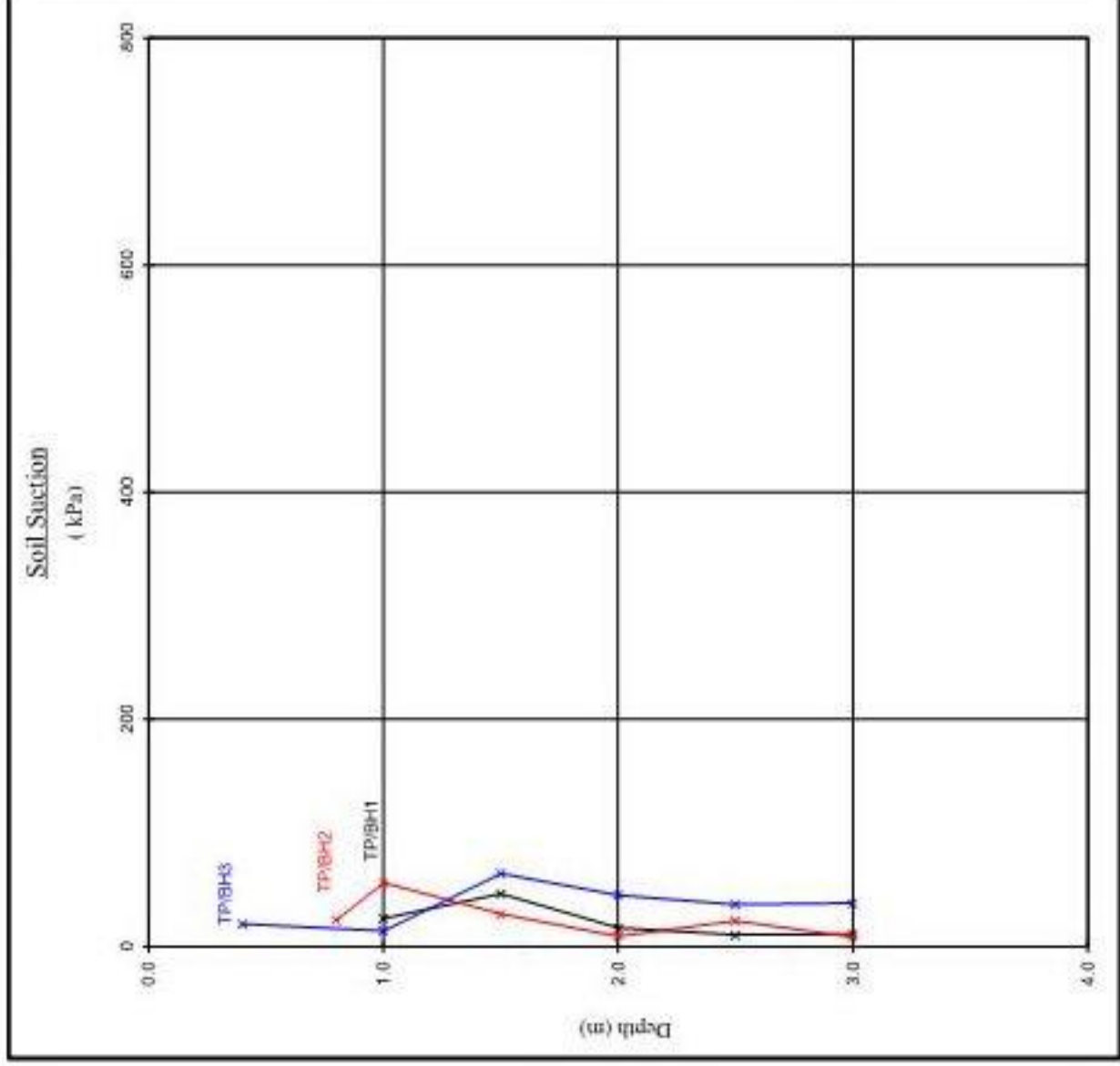
Our Ref: 434894
Location : Leisure Lands, Gutter Lane, Hayling Island, PO11 0RN
Work carried out for: Crawford Claims Management

Date Sampled : 27/04/17
Date Received : 04/05/17
Date Tested : 05/05/17
Date of Report : 17/05/17



- 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.

Soil Suction Profiles



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 dependent 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.

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 -

<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>
TP1 (USF)	1 mm	not a tree or shrub root	Negative
BH1 (2.5m)	<1 mm	broadleaved species, too juvenile for positive identification 2 roots	Negative
BH1 (2.5m)	1 mm	broadleaved species, too decayed for positive identification † 2 roots	Negative
TP3 (USF)	3 mm	Quercus spp. 3 roots	Positive
BH3 (1.5-2.5m)	2 mm	Quercus spp.	Positive
BH3 (1.5-2.5m)	1 mm	Salix spp. ‡ 3 roots	Positive

Quercus spp. are oaks (both deciduous and evergreen).

Salix spp. are willows.

† It may be possible to include/discount species from the list of possibilities. Please contact the laboratory with a list of species on site if this would be useful.

‡ EPSL research has developed a unique ability to differentiate Willows from Poplars. We believe no other laboratory in the UK can currently provide this service. We now offer this benefit at no extra cost.



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:
 From: Howard Nash
 Site:

Crawford Claims Management

 Leisure Lands, Gutner Lane

Client Ref: SU1700265
 Job No: 434894
 Claim No:
 Date: 18-May-17

ESTIMATE

Item	Amount
1.0 Location Mh 1 downstream to cess pit - Run 2 Shared System No Condition Grade B Drain Serviceability Unserviceable Work Spec Locate excavate at 12 meters and replace 1 meter of pipework downstream. From excavation complete cctv downstream and report findings from site.	£288.49
2.0 Location Rwg 1 downstream - Run 3 Shared System No Condition Grade A Drain Serviceability Unserviceable Work Spec Locate excavate at 5 meters and replace 1 meter of pipework downstream. From excavation Hpwj to clear, complete cctv downstream and report findings from site.	£364.22
3.0 Location Rwp 1 downstream - Run 4 Shared System No Condition Grade B Drain Serviceability Unserviceable Work Spec Excavate and replace rest bend + 3 meters of pipework downstream. From excavation Hpwj to clear and complete cctv downstream and report findings from site.	£534.35
4.0 Location Rwp 2 downstream - Run 5 Shared System No Condition Grade B Drain Serviceability Unserviceable Work Spec Excavate and replace rest bend + 3 meters of pipework downstream. From excavation Hpwj to clear and complete cctv downstream and report findings from site.	£535.43

Item/s 1, 2, 3 + 4 any further repair that may be required will be done on the agreed rates, terms and conditions.

Notes

Repairs to shared runs and off boundary pipe-work may be the responsibility of the water authority.

Total £1,822.49

Condition Grade

A - Structurally sound with no leakage evident.
 B - Cracks and fractures observed.
 C - Structurally unsound

plus VAT @20% £364.50

Total + VAT £2,186.98

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:- Leisure Lands, Gutner Lane		Client Ref SU1700265			
Client :- Crawford Claims Management		Job No. 434894			
		Claim No.			
		Date 18-May-17			
		Recommendation 2			
Description					
Rate Code	Rwg 1 downstream - Run 3	Unit	Qty	Rate	Amount
TITLE	Survey				
SN0511	CCTV Survey of underground drainage & report - including up to 1 hr HP Water Jetting or other cleaning.	nr	1	£165.11	£165.11
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				
SN1045	Removal, set aside and reinstatement of concrete slab paving n.e 100mm thick.	m2	1	£25.21	£25.21
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%			2		£364.22
Note: Subject to the attached Terms and Conditions					
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:- Leisure Lands, Gutner Lane		Client Ref SU1700265		Job No. 434894	
Client :- Crawford Claims Management		Claim No.		Date 18-May-17	
		Recommendation		3	
Rate Code	Description	Unit	Qty	Rate	Amount
	Rwp 1 downstream - Run 4				
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 - Replacement of lengths in excess of 1.0m				
SN0825	Excavate & remove pipework. Replace with new 110mm PVCu. Bed, surround & backfill. n.e. 1000mm deep.	m	2	£78.10	£156.20
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	2	£1.65	£3.30
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		£534.35
Note: Subject to the attached Terms and Conditions 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				Client Ref	SU1700265	
Site:- Leisure Lands, Gutner Lane				Job No.	434894	
Client :- Crawford Claims Management				Claim No		
				Date	18-May-17	
				Recommendation	4	
Description						
Rate Code	Rwp 2 downstream - Run 5	Unit	Qty	Rate	Amount	
TITLE	Survey					
SN0525	High Pressure Water Jetting - up to 1 hour on site.	hr	1	£52.87	£52.87	
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 - Replacement of lengths in excess of 1.0m					
SN0825	Excavate & remove pipework. Replace with new 110mm PVCu. Bed, surround & backfill. n.e. 1000mm deep.	m	2	£78.10	£156.20	
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	2	£1.65	£3.30	
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		£635.43	
Note: Subject to the attached Terms and Conditions						
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:	Leisure Lands, Gutner Lane		
				Job No.:	434894				
				Date:	27/04/17	Client:	Crawford Claims Management		

Run:	1								
From:	MH1	Invert Level:	450	Direction:	U/S				
To:	Disused	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 to	Dia mm	Intrusion % mm	Shared Run:	No			
					If Shared How:				
0.00	ST				Remarks	Surface Material	Length (m)		
0.10	LR				Line deviates right	slabs	0.6		
0.30	CC	12	12		Crack circumferential				
0.60	FH				run disused				
Comments:									

Run:	2								
From:	MH1	Invert Level:	450	Direction:	D/S				
To:	D/S	Invert Level:		Function:	F/W				
Pipe Material:	Pitch Fibre	Pipe Dia:	100						
Water/Pressure Test:		Drain Break-In:	No	Gully Condition:					
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion % mm	Shared Run:	No			
					If Shared How:				
0.00	ST				Remarks	Surface Material	Length (m)		
0.20	D	6	12	15	passing int mh	under lounge			
2.90	MH				passing int mh	wood laminate	8		
6.60	MH				passing int mh	slabs	4.3		
9.10	MC				pitch to pvc				
9.30	MH				passing mh2				
9.90	MC				pvc to vc				
12.40	RMJ			20	Roots mass				
12.40	JDM				Joint displaced medium				
12.40	SA				unable to push				
Comments:									
almost at cess pit, first int mh has dswc joining									

Run:		3											
From:		Rwg 1		Invert Level:				Direction:		D/S			
To:		unknown		Invert Level:				Function:		S/W			
Pipe Material:		PVC		Pipe Dia:		60							
Water/Pressure Test:				Drain Break-In:		Yes		Gully Condition:		Poor			
Distance (m)	Code	Clock Ref at to		Dia mm	Intrusion % mm		Shared Run:		No				
							If Shared How:						
0.00	ST						Remarks		Surface Material		Length (m)		
0.00	LR						Line deviates right		slabs		5.6		
0.30	DES				50		Debris silt						
5.60	SA						unable to push						
Comments:													
unable to see run													

Run:		4											
From:		Rwp 1		Invert Level:				Direction:		D/S			
To:		unknown		Invert Level:				Function:		S/W			
Pipe Material:		VC		Pipe Dia:		100							
Water/Pressure Test:				Drain Break-In:		Yes		Gully Condition:					
Distance (m)	Code	Clock Ref at to		Dia mm	Intrusion % mm		Shared Run:		No				
							If Shared How:						
0.00	ST						Remarks		Surface Material		Length (m)		
0.20	DES				80		Debris silt		tiles		0.2		
0.20	SA						unable to push						
Comments:													

Run:		5											
From:		Rwp 2		Invert Level:				Direction:		D/S			
To:		unknown		Invert Level:				Function:		S/W			
Pipe Material:		VC		Pipe Dia:		100							
Water/Pressure Test:				Drain Break-In:		Yes		Gully Condition:					
Distance (m)	Code	Clock Ref at to		Dia mm	Intrusion % mm		Shared Run:		No				
							If Shared How:						
0.00	ST						Remarks		Surface Material		Length (m)		
0.00	DES				100		Debris silt		Concrete		0		
0.00	SA						unable to push						
Comments:													

Run:	6								
From:			MH2	Invert Level:		800	Direction:	U/S	
To:			Wg	Invert Level:			Function:	F/W	
Pipe Material:			VC	Pipe Dia:		100			
Water/Pressure Test:				Drain Break-In:		No	Gully Condition:	As Built	
Distance (m)	Code	Clock Ref at to		Dia mm	Intrusion % mm		Shared Run: If Shared How:	No	
0.00	ST						Remarks	Surface Material	Length (m)
0.00	LL						Line deviates left	slabs	2.6
0.20	LR						Line deviates right		
0.60	DEG				30		Debris grease		
0.60	MC						pvc to pitch		
2.50	MC						Pitch to vc		
2.60	FH						reached wg		
Comments:									

