

Arboricultural Consultancy for Aviva - Commercial

Note: This report is intended for use between the client, Environmental Services and any parties detailed within the report. It is based on the understanding at the time of visiting the property that Engineers are satisfied that damage is attributable to clay shrinkage subsidence exacerbated by vegetation.

1. Case Details

Insured	Reading Spiritualist Church	Address	81 Baker Street, Reading, RG1 7XY		
Client	Subsidence Management Services	Contact	Jade Bailey-Brown	Claim No.	IFS-AVI-SUB-19-0084937
ES Ref	SA-245627	Consultant	Giles Mercer	Contact No.	0330 380 1036
Report Date	14/01/2020				

Scope of Report: To survey the property and determine significant vegetation contributing to subsidence damage, make recommendation for remedial action and assess initial mitigation and recovery prospects. The survey does not make an assessment for decay or hazard evaluation.

2. Property and Damage Description

The insured structure is a singlr storey church. The property occupies a level site with no adverse topographical features.

Damage relates to the front elevation of the insured dwelling and the rear elevation of the insured dwelling. Please refer to the engineers report for a full description of the claim history and damage.

3. Technical Reports

In preparing our report we have had the benefit of the following technical investigations:

Engineers Report ☒

4. Action Plan

Mitigation	
Insured involved?	Yes
Local Authority involved?	No
Other third party Mitigation involved?	No
Recovery	
Is there a potential recovery action?	No

Treeworks	
Local Authority	Reading Borough Council
TPO / Conservation Area / Planning Protection Searches	Insured: Conservation Area Adjacent & Adjoining properties: TPO and Conservation Area
Additional Comments	
Awaiting Further Instructions.	

Arboricultural Consultancy for Aviva - Commercial

5. Technical Synopsis

This report is based upon our understanding at the time of visiting the property that engineers are satisfied that damage is due to clay shrinkage subsidence exacerbated by vegetation.

We have been instructed to advise on the causal vegetation and to deliver management proposals which will provide on-going and long term stability, thereby allowing repairs to be undertaken.

In assessing the potential drying influence of the vegetation on site, we have considered species profile, normally accepted influencing distance and the position of vegetation relative to the observed damage.

From our observations on site, the footings of the subject property fall within the anticipated rooting range of a quantity of vegetation located on/near the site, thereby indicating the potential for the observed damage to be the result of clay shrinkage subsidence exacerbated by the influence of vegetation.

In assessing the extent of damage, the potential drying influence of the vegetation on site and based on our site investigations, taking account of vegetation location, relative to the focal area of movement/ damage, it is our opinion that, the Beech (T1) is considered the dominant feature and accordingly we have identified it as the principal cause of the subsidence damage.

Considering engineers conclusions, results of site investigations and our observations on site, vegetation management is considered appropriate with a view to restoring stability.

Please refer to Section 6 for management prescriptions.

Vegetation management in the form of removal and appropriate stump treatment will help to promote the restoration of long-term stability to the insured property; pruning should not be considered as representing an effective or reliable long-term alternative solution given the size and proximity of the vegetation in this instance.

Whilst we have given consideration to pruning as a means of mitigating the vegetative influence of the above, this has been discounted. Pruning is generally ineffective and in the context of the current claim we consider the above vegetation is simply too large and/or close for pruning to be effective.

Removal of the Beech (T1) will offer the most certain and reliable arboricultural solution likely to restore long-term stability.

Replacement planting is considered appropriate however due consideration must be given to the ultimate size of the replacement and future management requirements. Species selection should be appropriate for the chosen site and ultimate tree height should not exceed 75% of the available distance to built structures.

We recommend the efficacy of the management recommendations be qualified by means of further monitoring to confirm stability.

Please note that the footing of the subject property fall within the likely rooting zone of a number of further trees. These trees are noted to present a theoretical future risk. In order to minimise the risk of future damage occurring we have made recommendations in respect of the future management of this vegetation.

Is vegetation likely to be a contributory factor in the current damage?	Yes
Is vegetation management likely to contribute to the future stability of the property?	Yes
Is replacement planting considered appropriate?	Yes
Would DNA profiling be of assistance in this case?	No

Arboricultural Consultancy for Aviva - Commercial

6.0 Recommendations

6.1 Current Claim Requirements

These recommendations may be subject to review following additional site investigations.

Tree No.	Species	Age Cat	Approx. Height (m)	Distance to Building (m) *	Ownership	Action	Requirement
T1	Beech	3	15.6	4.6	C - Insured	Remove	Remove close to ground level and treat stumps to inhibit regrowth.
Age Cat: 1 = Younger than property; 2 = Similar age to the property; 3 = Significantly older than property							

* Estimated

6.2 Future Risk Recommendations

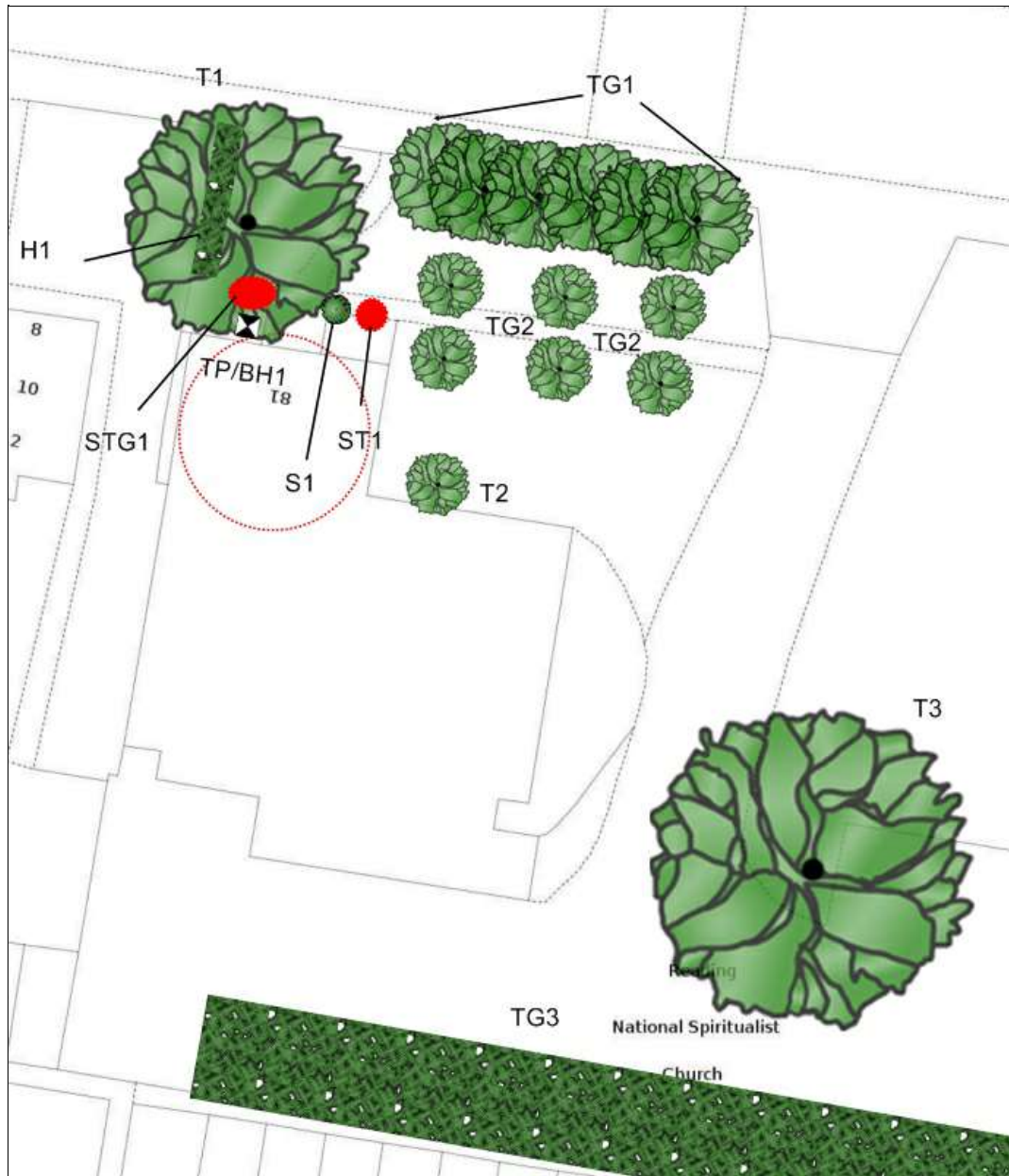
These recommendations may be subject to review following additional site investigations.

Tree No.	Species	Age Cat	Approx. Height (m)	Distance to Building (m) *	Ownership	Action	Requirement
H1	Snowberry	1	2	0.5	C - Insured	Action to avoid future risk	Remove section of hedge to achieve a minimum clearance of 2 m to the property. Balance to be maintained on a regular basis to ensure that current dimensions and influence are not exceeded.
S1	Buddleia	1	1.2	0.4	C - Insured	Action to avoid future risk	Do not allow to exceed current dimensions by way of regular pruning.
ST1	Stump	1	0.2	0.2	C - Insured	No action	No works.
STG1	Stump	1	1.8	0.2	C - Insured	Action to avoid future risk	Treat stump to inhibit regrowth.
T2	Strawberry Tree	1	2.2	0.5	C - Insured	Action to avoid future risk	Do not allow to exceed current dimensions by way of regular pruning.
T3	Sycamore	1	16.5	10.4	C - Insured	Action to avoid future risk	Do not allow to exceed current dimensions by way of regular pruning.
TG1	Cherry	1	9.2	8.2	C - Insured	Action to avoid future risk	Do not allow to exceed current dimensions by way of regular pruning.
TG2	Cypress	1	3.8	2.8	C - Insured	Action to avoid future risk	Remove nearest tree (to building) . Do not allow remainder to exceed current dimensions by way of regular pruning.
TG3	Cypress	1	10	9.9	C - Insured	Action to avoid future risk	Do not allow to exceed current dimensions by way of regular pruning.
Age Cat: 1 = Younger than property; 2 = Similar age to the property; 3 = Significantly older than property							

* Estimated

Third party property addresses should be treated as indicative only, should precise detail be required then Environmental Services can undertake Land Registry Searches

7. Site Plan



Please note that this plan is not to scale. OS Licence No. 100043218

Arboricultural Consultancy for Aviva - Commercial

8. Photographs



ST1 - Other



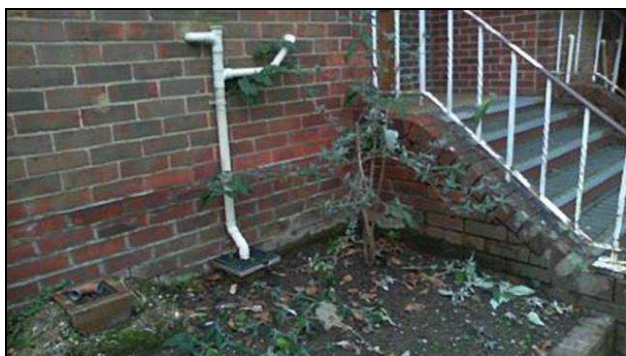
T3 - Sycamore



TG3 - Cypress



TG3 - Cypress



S1 - Buddleia



H1 - Snowberry

Arboricultural Consultancy for Aviva - Commercial



STG1 - Mixed species group



TG1 - Cherry



TG2 - Cypress



T1 - Beech

Arboricultural Consultancy for Aviva - Commercial



T1 - Beech



T1 - Beech

Arboricultural Consultancy for Aviva - Commercial

Date: 14/01/2020

Property: 81 Baker Street, Reading, RG1 7XY

9. Tree Works Reserve - Does not include recommendations for future risk.

Insured Property Tree Works	£2800.00
Third Party Tree Works	£0.00
Provisional Sum	£0.00

- The above prices are based on works being performed as separate operations.
- The above is a reserve estimate only.
- Ownerships are assumed to be correct and as per Section 6.
- A fixed charge is made for Tree Preservation Order/Conservation Area searches unless charged by the Local Authority in which case it is cost plus 25%.
- Should tree works be prevented due to statutory protection then we will automatically proceed to seek consent for the works and Appeal to the Secretary of State if appropriate.
- All prices will be subject to V.A.T., which will be charged at the rate applying when the invoice is raised.
- Trees are removed as near as possible to ground level, stump and associated roots are not removed or included in the price.
- Where chemical application is made to stumps it cannot always be guaranteed that this will prevent future regrowth. Should this occur we would be pleased to provide advice to the insured on the best course of action available to them at that time. Where there is a risk to other trees of the same species due to root fusion, chemical control may not be appropriate.

10. Limitations

This report is an appraisal of vegetation influence on the property and is made on the understanding that that engineers suspect or have confirmed that vegetation is contributing to clay shrinkage subsidence, which is impacting upon the building. Recommendations for remedial tree works and future management are made to meet the primary objective of assisting in the restoration of stability to the property. In achieving this, it should be appreciated that recommendations may in some cases be contrary to best Arboricultural practice for tree pruning/management and is a necessary compromise between competing objectives.

Following tree surgery we recommended that the building be monitored to establish the effectiveness of the works in restoring stability.

The influence of trees on soils and building is dynamic and vegetation in close proximity to vulnerable structure should be inspected annually.

The statutory tree protection status as notified by the Local Authority was correct at the time of reporting. It should be noted however that this may be subject to change and we therefore advise that further checks with the Local Authority MUST be carried out prior to implementation of any tree works. Failure to do so can result in fines in excess of £20,000.

Our flagging of a possible recovery action is based on a broad approach that assume all third parties with vegetation contributing to the current claim have the potential for a recovery action (including domestic third parties). This way opportunities do not "fall through the net"; it is understood that domestic third parties with no prior knowledge may be difficult to recover against but that decision will be fully determined by the client.

A legal Duty of Care requires that all works specified in this report should be performed by qualified, arboricultural contractors who have been competency tested to determine their suitability for such works in line with Health & Safety Executive Guidelines. Additionally all works should be carried out according to British Standard 3998:2010 "Tree Work. Recommendations".

GEOTECHNICAL

for Subsidence Management Services

81 Baker Street, Reading, RG1 7XY

Client: Subsidence Management Services
Client Contact: Cyril Nazareth
Client Ref: IFS-AVI-SUB-19-0084937
Policy Holder: Reading Spiritualist Church
Report Date: 13 February 2020
Our Ref: C53353G23834

Site Plan

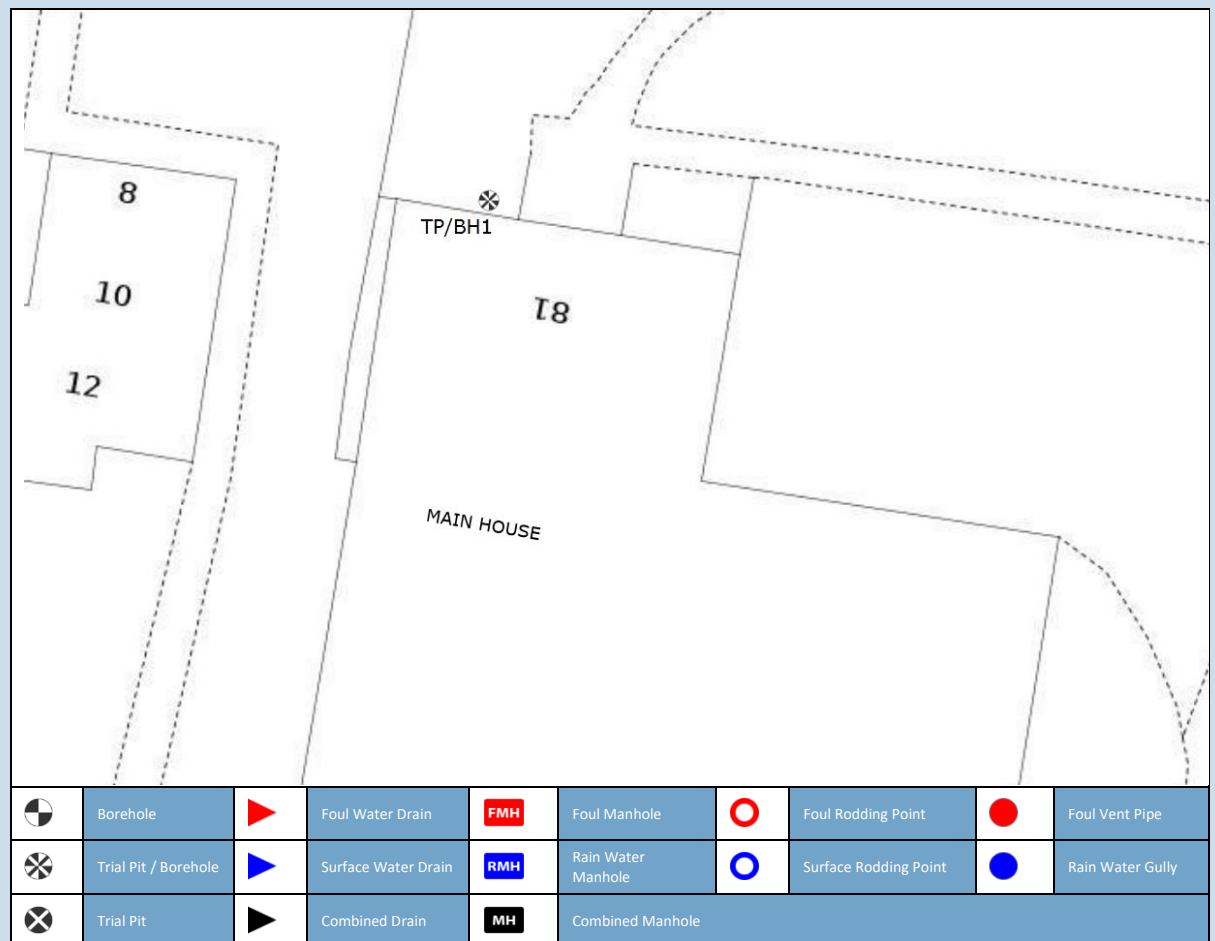


Diagram of a wall cross-section showing a brickwork section and a concrete base. The brickwork is 0.65m high and 0.50m wide. The concrete base is 0.20m wide and 0.15m high. The total height of the wall is 0.70m. The base is 0.10m wide.

SubsNetuk

Site Observations

GENERAL:

Site Investigation works (TP/BH 1) undertaken on 29 January 2020 during dry weather (i.e. no rain).

HEALTH AND SAFETY:

Negative signal obtained in Power, Radio and Genny mode on the Cable Avoidance Tool (CAT) (TP/BH1).

FOUNDATIONS:

House foundation was exposed and the underside of foundation (USF) recorded to be 0.65m bgl (TP/BH 1).

ROOTS:

Roots encountered to 1.7m bgl (TP/BH 1).

IN SITU TESTING:

Hand Penetrometer (PEN) undertaken at 0.7m bgl (TP/BH 1) within the window sample borehole and thereafter in the window sample borehole at maximum 0.5m intervals.

WATER STRIKES:

No water strikes (NWS) encountered (TP/BH 1).

SOIL ANALYSIS

for Subsidence Management Services

81 Baker Street, Reading, RG1 7XY

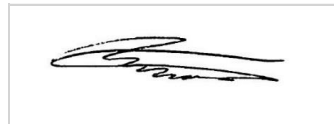
Client: Subsidence Management Services
Client Contact: Cyril Nazareth
Claim Number: 9075232
Policy Holder: Reading Spiritualist Church
Report Date: 13 February 2020
Our Ref: C17713S53353

Laboratory Ref: L18410

Compiled By:

Name	Position	Signature
Saira Dougan	Laboratory Technician	

Checked By:

Name	Position	Signature
Bob Walker	Laboratory Manager	

Date samples received: 10-Feb-20
Water Content Test Date: 10-Feb-20
Atterberg Limits Test Date: 12-Feb-20

Notes relating to soils testing

Unless otherwise stated, all soils testing was undertaken at Environmental Services' soils laboratory at unit 10H Maybrook Business Park, B76 1AL for Subsidence Management Services of Gateway House, Penman Way, Leicester LE19 1SY

Soil samples have been prepared in accordance with BS1377:Part 1: 2016 Section 7

Descriptions of soil samples within the laboratory have been undertaken generally in accordance with BS5930:2015. Descriptions of soil samples fall outside of the scope of UKAS accreditation and may have been shortened to remove tertiary components for ease of reference.

Following the issue of this soil analysis report, samples will be retained for at least 28 days should additional testing, or referencing, be required. It should be noted that any tests undertaken on soils retained subsequent to the issue of this report may not give an accurate indication of the in-situ conditions of the sample.

This Soil Analysis Report may not be reproduced, in part or in full, without written approval of the laboratory.

The results contained herein relate only to items tested and no others. Additionally as the laboratory is not responsible for the sampling process it takes no responsibility for the condition of the samples and all samples are tested "as received".

Where samples of the same test type are not tested on the same day, or the testing spans multiple days, the test date states the day of the final test or the test date of the final sample.

All information above the laboratory reference on the cover page of this report are as provided by the customer and the laboratory is not responsible for any errors or omissions therein.

Water Content Tests are undertaken in accordance with ISO 17892:Part 1:2014

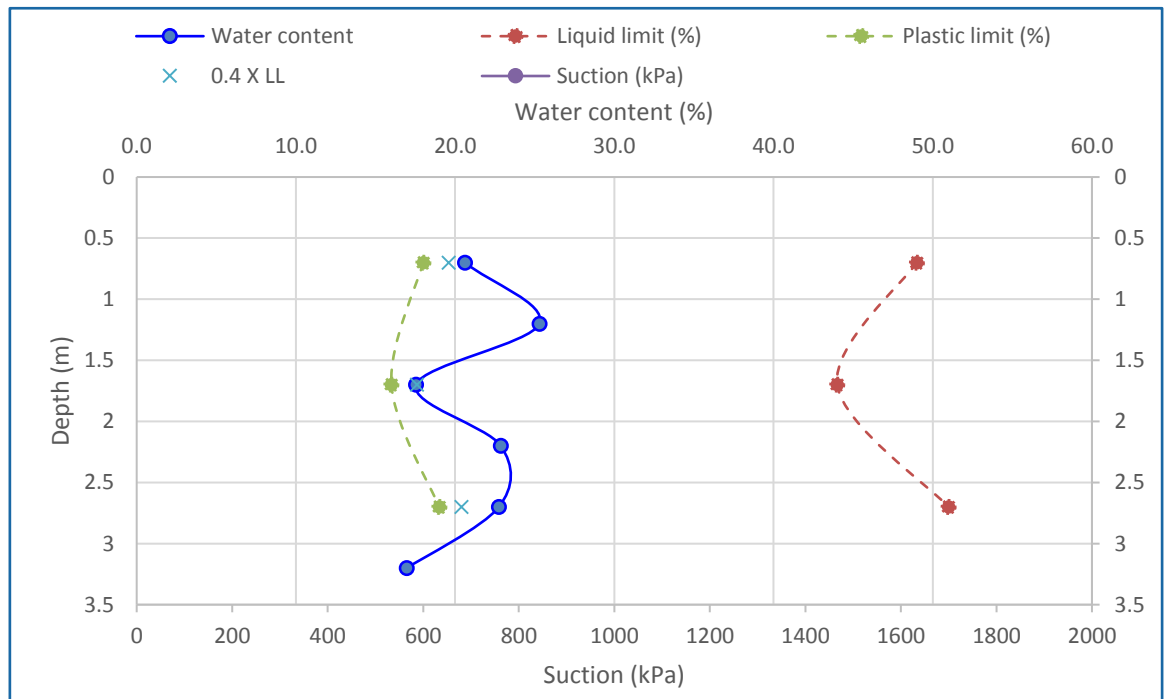
The Liquid Limit test is undertaken in accordance with BS1377:Part 2:1990 Section 4.4 using an 80g cone with a 30° tip. Sieve percentages reported in blue denote that the sample has been sieved otherwise it has been prepared from its natural state.

Unless otherwise specified herein, the four-point cone penetrometer method has been used with increasing water content

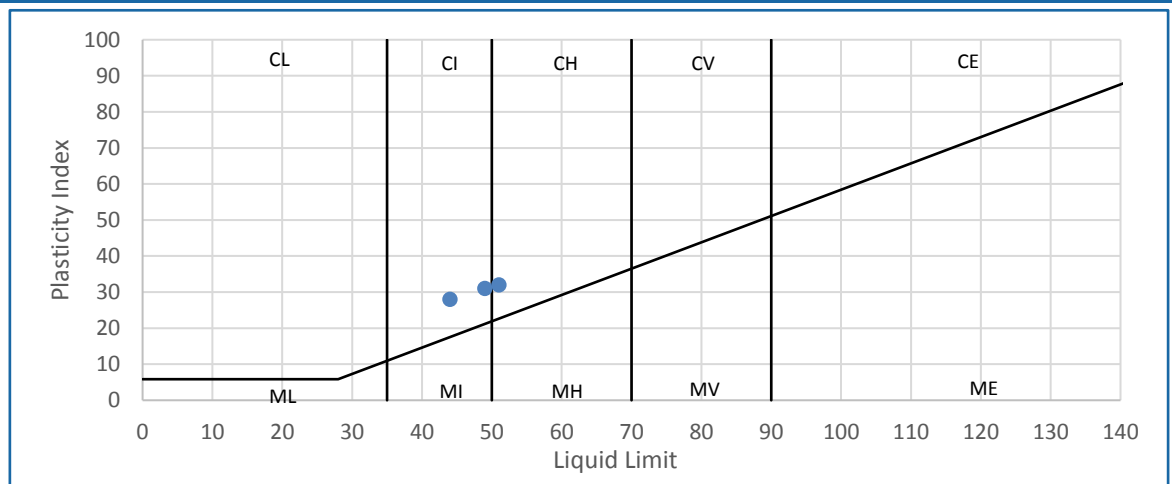
The Plastic Limit test and the determination of the Plasticity Index is undertaken in accordance with BS1377:Part 2:1990. Where a plastic limit has been denoted with an asterisk (*) then it has been derived from the liquid limit and has not been tested.

Samples from BH1

Lab Ref	Depth (m)	MC (%)	LL (%)	PL (%)	PI (%)	.425 mm(%)	mod. PI (%)	Av. Suc. (kPa)	Description
1	0.7	20.6	49	18	31	71	22		Soft orange-brown/dark grey mottled slightly gravelly CLAYEY TOPSOIL . Gravel is fine and medium.
2	1.2	25.3							Soft brown/orange-brown/dark brown mottled slightly sandy slightly gravelly CLAY . Gravel is fine and medium.
3	1.7	17.5	44	16	28	71	20		Soft brown/orange-brown/dark brown mottled sandy slightly gravelly CLAY . Gravel is fine and medium.
4	2.2	22.9							Soft brown/orange-brown/dark brown mottled sandy slightly gravelly CLAY . Gravel is fine and medium.
5	2.7	22.7	51	19	32	80	26		Soft brown/orange-brown/dark brown mottled sandy slightly gravelly CLAY . Gravel is fine and medium.
6	3.2	17.0							Soft to firm brown/orange-brown/dark brown mottled very sandy CLAY with rare gravel. Gravel is fine and medium.



Plasticity Chart for Casagrande Classification



Deviating Samples

The table below details any samples deviating from laboratory procedure or deviating in condition to an extent whereby the validity of results may be affected. A test denoted "I" is likely to have had testing abandoned but where a test result has been provided a non-standard procedure may have been used, details of which will be provided upon request.

LAB REF	CONDITION	WC	ATT	SUC	OED
1					
2					
3					
4					
5					
6					

Key

- D Delay in sample receipt
- C Contaminated sample
- B Sample not bagged correctly
- S Sample too sandy (unsuitable for testing)
- G Sample too gravelly (unsuitable for testing)
- V Sample too soft (unsuitable for preparation)
- L Sample too silty
- I Insufficient sample
- Too much organic content (unsuitable for testing)
- O
- N Non-standard procedure used

References

The following provides a brief interpretation of the test results by comparison of the results to published classifications. The Atterberg Limit test may be used to classify the plasticity of soils; the plasticity classes defined in BS5930:2015 "Code of Practice for Site Investigations" are as follows.

CL (ML)	CLAY and CLAY/SILT of Low plasticity
CI (MI)	CLAY and CLAY/SILT of Intermediate plasticity
CH (MH)	CLAY and CLAY/SILT of High plasticity
CV (MV)	CLAY and CLAY/SILT of Very High plasticity
CE (ME)	CLAY and CLAY/SILT of Extremely High plasticity
O	The letter O is added to prefixes to symbolise a significant proportion of organic matter.
NP	Non-plastic

The Plasticity Index (PI) Result obtained from the Atterberg Limit tests may also be used to classify the potential for volume change of fine soils, in accordance with the National House Building Council's standards - Chapter 4.2 (2003) "Building Near Trees", as summarised below.

Modified PI < 10	Non Classified.
Modified PI = 10 to <20	Low volume change potential.
Modified PI = 20 to <40	Medium volume change potential.
Modified PI = 40 or greater	High volume change potential.

The 2003 edition of Chapter 4.2 also permits use of the Plasticity Index without modification. The classifications for this are grouped by soil type (soils with similar visual soils description and using unmodified Plasticity Indices).

ROOT IDENTIFICATION

for Subsidence Management Services

81 Baker Street, Reading, RG1 7XY

Client: Subsidence Management Services
Client Contact: Cyril Nazareth
Claim Number: 9075232
Client Reference: IFS-AVI-SUB-19-0084937
Policy Holder: Reading Spiritualist Church
Report Date: 3 February 2020
Our Ref: R34812



Intec
Parc Menai, Bangor,
Gwynedd, North Wales
LL57 4FG
Tel: 01248 672652

Sub Sample	Species Identified		Root Diameter	Starch
TP/BH1:				
0.7-1.7m	<i>Fagus</i> spp.	1	1.5 mm	Abundant
0.7-1.7m	too decayed for identification		<1 mm	Absent

Comments:

1 - Plus 2 others also identified as *Fagus* spp.

Fagus spp. include common beech and copper beech.

Signed: R J Shaw

Unless we are otherwise instructed in writing, the above sample material will normally be disposed of 6 years after the date of this report.

Drainage Investigation Report

For Subsidence Management Services

Client Aviva

Risk Address: 81 Baker Street, Reading, RG1 7XY

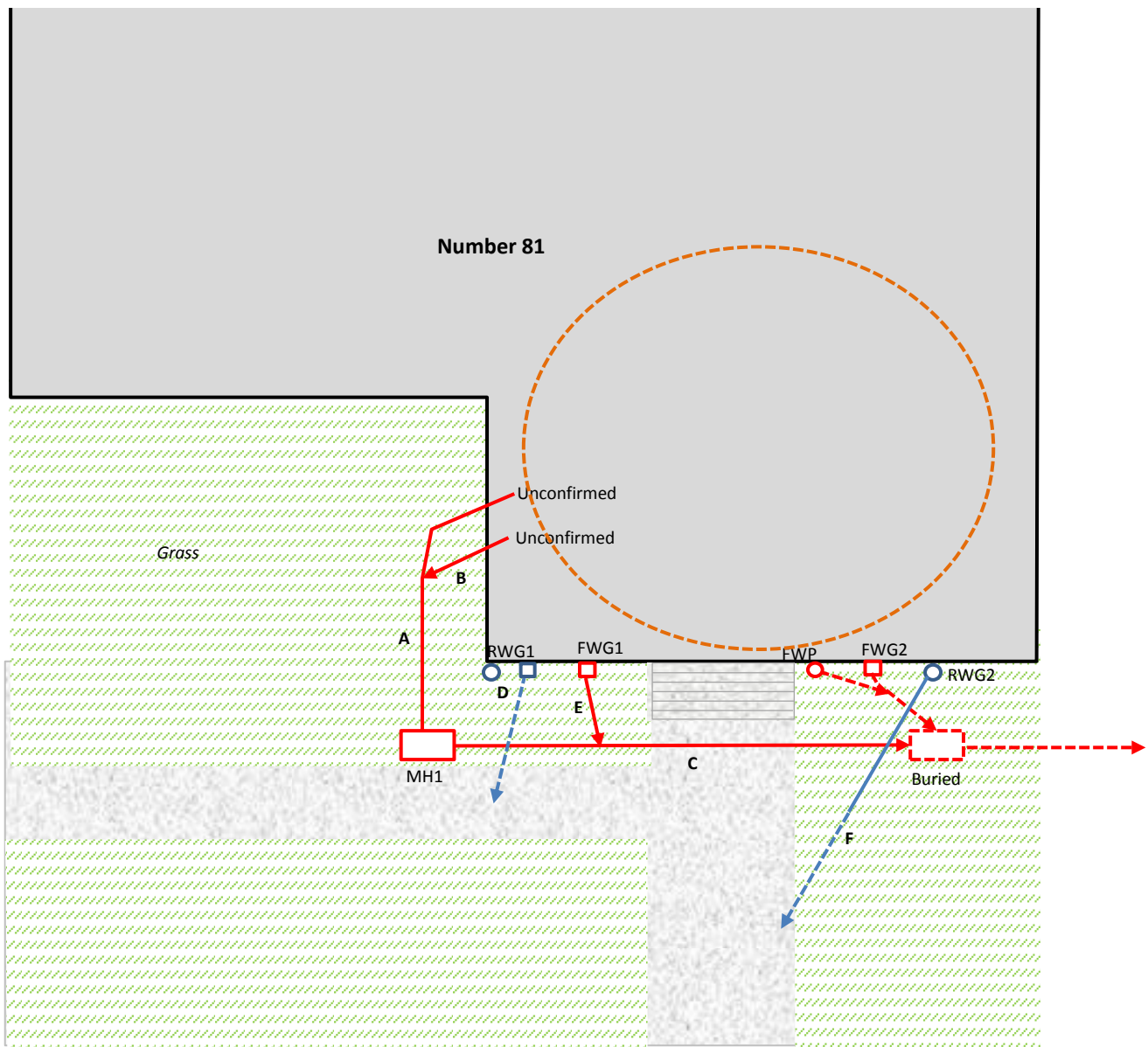
Visit Date: 17/01/2020

Client Reference: IFS-AVI-SUB-19-0084937

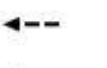
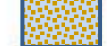
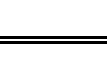
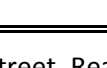
Our Reference: C53353 D17400

Report Date: 29/01/2020

Report Content: Front Page
Site Plan
CCTV Coding
Drain Overview
Quote



Key

	Tree		Building		Combined Drains		Unsurveyed Drains
	Shrubs		Water Supply		Foul Drains		Excavation
	Bushes		Launch Pit		Storm Drains		Area of Concern
	Boundary		Stop Valve		WC		
			Soak-Away		Exploratory Hole		
					Bore Hole		

Notes:

Address:

81 Baker Street, Reading, RG1 7XY

RUN	Start From :	MH1	Finish at :	Unconfirmed	Pipe Ø:	100mm
A	Invert Level (m):	N/A	Invert Level (m):	N/A	Material:	Plastic
FOUL	Condition grade:	A	Direction:	Upstream	Responsibility:	Home Owner
<i>Distance</i>	<i>Code</i>	Hydraulic Test - Not Tested				
0.00	SN	Start Node from MH1				
1.25	JN	Junction at 3 o'clock from Unconfirmed				
2.66	LR	Line of drain deviates right 45°				
2.96	LU	Line of drain deviates up 90°				
3.42	FN	Finish Node at Rest bend to Unconfirmed				
RUN	Start From :	Run A	Finish at :	Unconfirmed	Pipe Ø:	100mm
B	Invert Level (m):	N/A	Invert Level (m):	N/A	Material:	Plastic
FOUL	Condition grade:	A	Direction:	Upstream	Responsibility:	Home Owner
<i>Distance</i>	<i>Code</i>	Hydraulic Test - Not Tested				
0.00	SN	Start Node from Run A				
0.84	LR	Line of drain deviates right 45°				
2.47	LU	Line of drain deviates up 90°				
2.96	FN	Finish Node at Rest bend to Unconfirmed				
RUN	Start From :	MH1	Finish at :	Buried MH	Pipe Ø:	100mm
C	Invert Level (m):	N/A	Invert Level (m):	N/A	Material:	Plastic
FOUL	Condition grade:	A	Direction:	Downstream	Responsibility:	Home Owner
<i>Distance</i>	<i>Code</i>	Hydraulic Test - Not Tested				
0.00	SN	Start Node from MH1				
3.00	JN	Junction at 11 o'clock				
7.07	FN	Finish Node at Buried MH				
RUN	Start From :	RWG1	Finish at :	Downstream Node	Pipe Ø:	100mm
D	Invert Level (m):	N/A	Invert Level (m):	N/A	Material:	Plastic
STORM	Condition grade:	B	Direction:	Downstream	Responsibility:	Home Owner
<i>Distance</i>	<i>Code</i>	Hydraulic Test - Not Tested				
0.00	SN	Start Node from RWG1				
0.46	OB	Obstruction				
0.46	SA	Survey Abandoned - Unable to push past obstruction				
RUN	Start From :	FWG1	Finish at :	Run C	Pipe Ø:	100mm
E	Invert Level (m):	N/A	Invert Level (m):	N/A	Material:	Plastic
FOUL	Condition grade:	A	Direction:	Downstream	Responsibility:	Home Owner
<i>Distance</i>	<i>Code</i>	Hydraulic Test - Not Tested				
0.00	SN	Start Node from FWG1				
1.82	LD	Line of drain deviates down 45°				
2.09	FN	Finish Node at Run C				
RUN	Start From :	RWG2	Finish at :	Downstream Node	Pipe Ø:	100mm
F	Invert Level (m):	N/A	Invert Level (m):	N/A	Material:	Plastic
STORM	Condition grade:	B	Direction:	Downstream	Responsibility:	Home Owner
<i>Distance</i>	<i>Code</i>	Hydraulic Test - Not Tested				
0.00	SN	Start Node from RWG2				
1.29	RFJ	Roots Fine at Joint				
1.30	MC	Material of drain changes at this point to Pitch Fibre				
4.56	FN	Finish Node - Beyond Area of Concern				

Address:

81 Baker Street, Reading, RG1 7XY

Following the receipt of your instruction, we attended site to carry out a CCTV survey.

The CCTV survey was undertaken in general accordance with the Manual of Sewer Classification and the WRc Drain Repair Book.

The following presents a summary of the findings with recommendations to repair and/or return the drains to a serviceable state, where necessary.

Drain Run A: MH1 Upstream to Unconfirmed Rest Bend

Pipe Diameter: 100mm

Responsibility: Home Owner

Hydraulic Pressure Test: Not Tested

CCTV Survey Result: No Structural Damage

Recommended Repair: No repairs have been recommended as the drain line was found to be free from defects.

Drain Run B: Run A Upstream to Unconfirmed Rest Bend

Pipe Diameter: 100mm

Responsibility: Home Owner

Hydraulic Pressure Test: Not Tested

CCTV Survey Result: No Structural Damage

Recommended Repair: No repairs have been recommended as the drain line was found to be free from defects.

Drain Run C: MH1 Downstream to Buried MH

Pipe Diameter: 100mm

Responsibility: Home Owner

Hydraulic Pressure Test: Not Tested

CCTV Survey Result: No Structural Damage

Recommended Repair: No repairs have been recommended as the drain line was found to be free from defects.

Drain Run D: RWG1 Downstream

Pipe Diameter: 100mm

Responsibility: Home Owner

Hydraulic Pressure Test: Not Tested

CCTV Survey Result: No Structural damage but survey abandoned due to obstruction

Recommended Repair:

- 1) To excavate and replace existing Rest bend at base of RWP including 1m of adjacent pipework.
- 2) To carry out a further look-see CCTV survey and report findings.

Drain Run E: FWG1 Downstream to Run C

Pipe Diameter: 100mm

Responsibility: Home Owner

Hydraulic Pressure Test: Not Tested

CCTV Survey Result: No Structural Damage

Recommended Repair: No repairs have been recommended as the drain line was found to be free from defects.

Drain Run F: RWG2 Downstream**Pipe Diameter:** 100mm**Responsibility:** Home Owner**Hydraulic Pressure Test:** Not Tested**CCTV Survey Result:** No Structural Damage**Recommended Repair:**

- 1) Excavate and replace RWG2 including 2m of pipework downstream

FWG2: Unable to access the gully due to Run F being situated on top of the pipework below ground level. Therefore no access excavation could be carried out.

Recommended Repair:

- 1) To excavate and replace existing gully including 1m of adjacent pipe work.
- 2) Excavate and replace junction to FWP also for access
- 2) To carry out a further look-see CCTV survey and report findings.

NOTE: The re-instatement will be carried out on a like-for-like basis but where concrete or tarmac has been re-instated these surfaces will not match to the existing surface and will be seen as its new material.

WATER MAINS TEST:

There is no suitable place to complete a water pressure test . Should this be required it would need one of the mains water crew to attend in order to complete this test.

RUN / LOCATION: RUN D

Repair Item	Description	Unit	Rate (£)	Quantity	Amount (£)
UK0010	Remove existing UPVC pipework in isolated lengths, refix with new 69mm UPVC pipework (incl. brackets).	nr	£14.25	1.00	£14.25
UK0015	Extra over for bends.	nr	£8.31	1.00	£8.31
UK0595	Gully, 225mm x 225mm. Remove existing and replace with new PVCu item. Bed, surround and backfill .	nr	£146.43	1.00	£146.43
UK0605	Excavate & remove isolated length. Replace in new 110mm PVCu. Bed, surround & backfill. n.e. 1000mm deep.	nr	£131.47	1.00	£131.47
UK0880	Short Radius Bend. Remove existing item and replace with new 110mm PVCu.	nr	£14.89	2.00	£29.78
UK1060	Extra over pipework for surrounding drain run in 100mm thick concrete.	m	£14.40	1.00	£14.40
UK0025	Protection Temporary works to floors, 1000 gauge polythene.	m2	£1.79	2.00	£3.59
UK8120300	Hardcore Filling to excavations over 250 mm average thick.	m	£35.35	1.00	£35.35
UK2050005	Disposal by hand excavated contaminated/saturated material off site.	m3	£45.30	1.00	£45.30
UK1050	Removal, disposal and reinstatement of concrete path / hardstanding n.e 100mm thick.	m2	£54.19	1.00	£54.19
	CCTV survey of underground drainage & report (where undertaken as part of other drainage works on site)	nr	£165.00	1.00	£165.00
Total (Excl VAT)					£648.08

RUN / LOCATION: RUN F

Repair Item	Description	Unit	Rate (£)	Quantity	Amount (£)
UK0010	Remove existing UPVC pipework in isolated lengths, refix with new 69mm UPVC pipework (incl. brackets).	nr	£14.25	1.00	£14.25
UK0015	Extra over for bends.	nr	£8.31	1.00	£8.31
UK0595	Gully, 225mm x 225mm. Remove existing and replace with new PVCu item. Bed, surround and backfill .	nr	£146.43	1.00	£146.43
UK0605	Excavate & remove isolated length. Replace in new 110mm PVCu. Bed, surround & backfill. n.e. 1000mm deep.	nr	£131.47	1.00	£131.47
UK0880	Short Radius Bend. Remove existing item and replace with new 110mm PVCu.	nr	£14.89	2.00	£29.78
UK1060	Extra over pipework for surrounding drain run in 100mm thick concrete.	m	£14.40	1.00	£14.40
UK0025	Protection Temporary works to floors, 1000 gauge polythene.	m2	£1.79	2.00	£3.59
UK8120300	Hardcore Filling to excavations over 250 mm average thick.	m	£35.35	1.00	£35.35
UK2050005	Disposal by hand excavated contaminated/saturated material off site.	m3	£45.30	1.00	£45.30
Total (Excl VAT)					£428.89

Address:

81 Baker Street, Reading, RG1 7XY

RUN / LOCATION: FWG2

Repair Item	Description	Unit	Rate (£)	Quantity	Amount (£)
UK1120155	32/40mm waste pipes. Remove existing and replace with new PVCu. Fixed to masonry.	m	£9.60	1.00	£9.60
UK1120165	32/40mm waste pipes. Shoes / bends.	nr	£10.81	2.00	£21.61
UK0595	Gully, 225mm x 225mm. Remove existing and replace with new PVCu item. Bed, surround and backfill .	nr	£146.43	1.00	£146.43
UK0605	Excavate & remove isolated length. Replace in new 110mm PVCu. Bed, surround & backfill. n.e. 1000mm deep.	nr	£131.47	1.00	£131.47
UK0880	Short Radius Bend. Remove existing item and replace with new 110mm PVCu.	nr	£14.89	2.00	£29.78
UK1060	Extra over pipework for surrounding drain run in 100mm thick concrete.	m	£14.40	1.00	£14.40
UK0025	Protection Temporary works to floors, 1000 gauge polythene.	m2	£1.79	2.00	£3.59
UK8120300	Hardcore Filling to excavations over 250 mm average thick.	m	£35.35	1.00	£35.35
UK2050005	Disposal by hand excavated contaminated/saturated material off site.	m3	£45.30	1.00	£45.30
UK0890	Junction. Remove existing item and replace with new 110mm PVCu.	nr	£21.74	1.00	£21.74
Total (Excl VAT)					£459.28

REPAIR ESTIMATE TOTALS:

Run / Location	Amount (£)
RUN D	£648.08
RUN F	£428.89
FWG2	£459.28
Total (Excl VAT)	£1,536.25

Address:

81 Baker Street, Reading, RG1 7XY