

SITE INVESTIGATION FACTUAL REPORT

Report No: SI-545513
Client: Sedgwick International UK - Maidstone
Site: Flats 2 & 4, 18 St Peters Hill
Reading
Client Ref: 9660381
Date of Visit: 22/12/2022



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

☎ 0843 2272362
✉ enquiries@cet-uk.com
💻 www.cet-uk.com

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

Investigation Layout Plan

Sheet: 1 of 1

Job No: 545513

Date: 22/12/2022

Site:

Work carried
out for:

Sedgwick International UK

KP
(SI)

AM
(Checked)

JMC
(Drawn)

Weather: Dry

ON SITE TREE IDENTIFICATION FOR GUIDANCE ONLY. NOT AUTHENTICATED

N0:18
X3

Int
SVP

R1

Gas Electric

Soil

TP/BH1

MH2

R2

MH1

R3

Tarmac Drive Slopes up 

Trees
HT=20.0M
D=4.0M

Remarks:

Key:

Combined Gulley

RWWG

Manhole

MH

Rain Water Pipe

RWP

Rain Water Gulley

RWG

Soil Vent Pipe

SVP

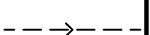
Waste Gulley

WG

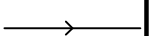
Waste Pipe

WP

Surface Water Drain



Foul Water Drain



Tree / Bush

(approx. ht in m)



Trial Pit



Borehole



O/D - Open Discharge

Scale: N.T.S.

TEST REPORT: Trial Pit

REPORT NUMBER: C1071493 / 228431.1.1.1

TRIAL PIT REF: TP1

CLIENT: Sedgwick International UK

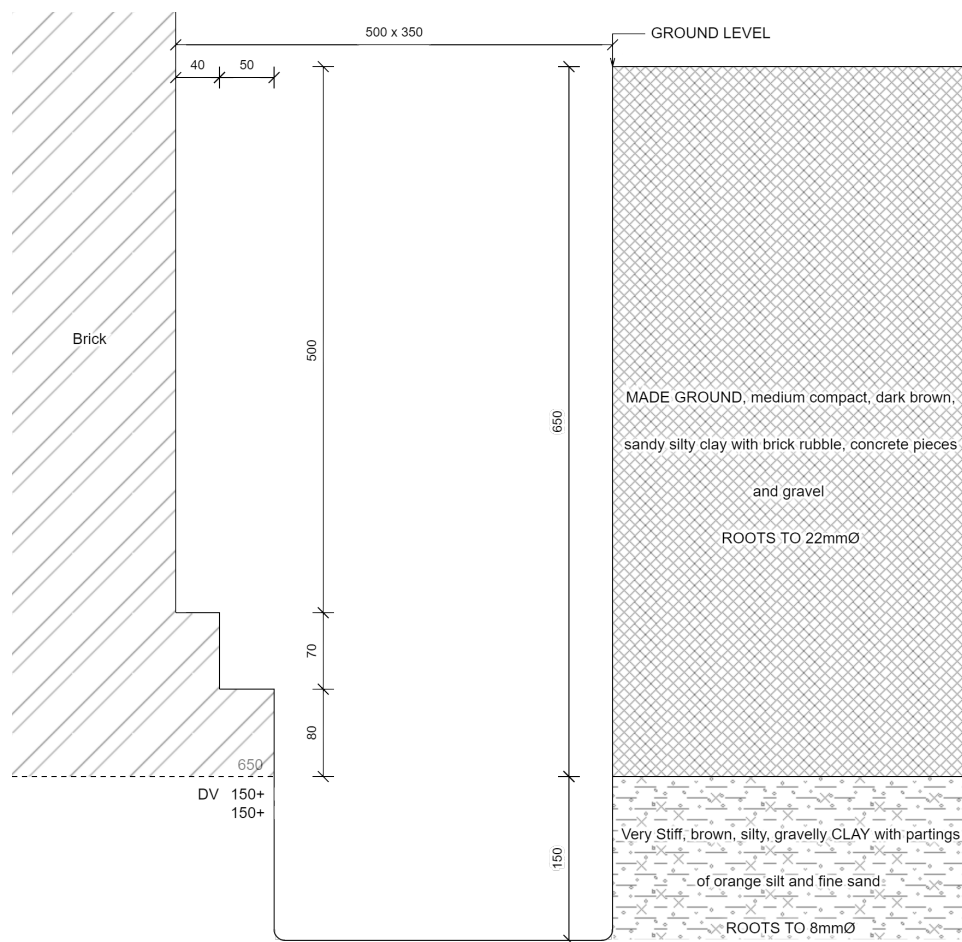
JOB NO: 545513

EXCAVATION METHOD: Hand tools

DATE: 22/12/2022

SITE: 18 ST PETERS HILL

WEATHER: Dry


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.
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 Opinions and interpretations expressed herein are outside the scope of UKAS Accreditation.
 The laboratory does not apply a conformity statement to test reports as standard, unless specifically requested by the customer.

For and on behalf of CTS
 Adam Mason - Quality Control



Approved Signatory
 Report date 05-Jan-23

Borehole		1		Sheet:	1 of 1	Site:	18 ST PETERS HILL			
				Job No:	545513					
				Date:	22/12/2022					
Boring Method:	Hand Auger			Ground Level:		Client:	SEDGWICK INTERNATIONAL UK			
Diameter (mm):	75	Weather:	Dry							
Depth	Soil Description					Thickness	Legend	Samples and Tests		
(m)								Depth	Type	Result
0.00	See Trial Pit					0.80				
0.80	Very stiff brown silty gravelly CLAY with partings of orange silt and fine sand					1.00	x - G x			
							x - G x			
							x - G x	1.00	DV	150+
							x - G x			150+
							x - G x			
							x - G x			
							x - G x			
							x - G x	1.50	DV	150+
							x - G x			150+
							x - G x			
1.80	End of BH									
Remarks: BH ends at 1.8m, obstruction, thought to be gravel, too dense to hand auger. BH dry and open on completion. No roots observed below 1.8m, not safe area for mechanical auger due to gas and electric services. Datum not installed.					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	Max			
						Depth	Dia			
						(m)	(mm)			
						1.80	1			
Logged:	KP	AM	Checked:	Approved:	Version	V1.0 28/01/16		N.T.S.		

SITE INVESTIGATION LABORATORY TEST REPORT

SI REPORT NUMBER: 545513

CLIENT : CET Property Assurance (Sedgwick International UK)

SITE:
6 Seymour Walk
Swanscombe
Kent
DA10 0NF

DATE OF SITE VISIT:
22/12/2022

DATE RECEIVED BY LABORATORY:
05/01/2023

Compiled by :
C.Major - Deputy Laboratory Manager

Approved by :
L.Marshall - Laboratory Manager

DATE REPORTED: 27-Jan-2023

Laboratory Summary Results

Our Ref : 545513

Location : 6 Seymour Walk, Swanscombe

Client: CET Property Assurance (Sedgwick International UK)

Address: Unit 4, Boundary Court, Willow Farm Business Park, Castle Donington, DE74 2NN

Date Sampled: 22/12/2022

Date Received : 05/01/2023

Date Tested : 25/01/2023

Date of Report : 27/01/2023

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 (d)	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]
TP/BH No	Depth (m)																	SO3 [14]	SO4 [15]	
1	U/S 0.65	D	19	<5	82	30	52	-0.20	52	CV	7	313			>150					
	1.0	D	25	<5											>150					
	1.5	D	21	<5	64	22	42	-0.03	42	CH	7	186			>150					

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 : 2018 : Figure 8 - Plasticity Chart for the classification of fine soils

[8] Building Research Establishment Information Paper 4/93

[9] In Accordance with BS 1377-5 : 1990 : Clause 3

[10] Estimated Heave Potential (Dd)

[11] Values of shear strength were determined in situ by CTS using a Pilcon hand vane or Geonor vane (GV).

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

[13] BS 1377 : Part 3 : 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.

PSD Chart - BS 1377: Part 2 : 1990, Test No 9.2

* 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

Test results reported relate only to the items tested.

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Construction Testing Solutions Ltd - Lawness Barns, Mountnessing Road, Billericay, Essex CM12 0TS

Version: 5BH V3.3 - 23.11.22

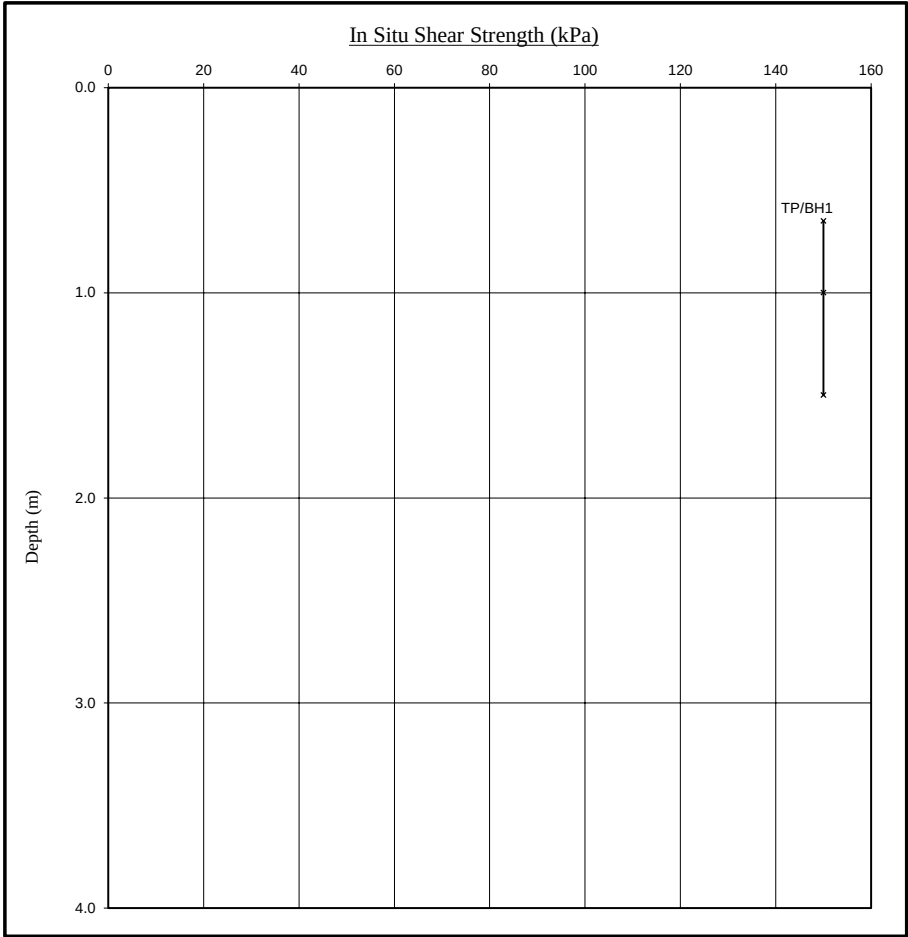
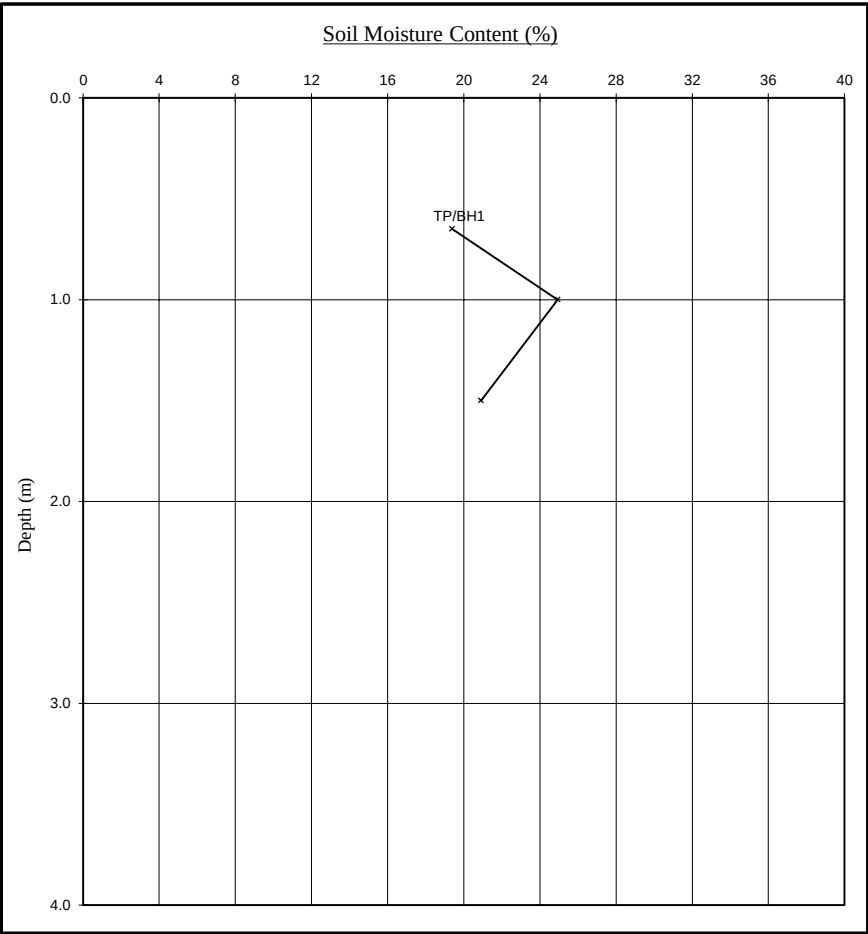


4161

Moisture Content Profiles

Our Ref : 545513
Location : 6 Seymour Walk, Swanscombe
Work carried out for: CET Property Assurance (Sedgwick International UK)

Date Sampled : 22/12/2022
Date Received : 05/01/2023
Date Tested : 25/01/2023
Date of Report : 27/01/2023

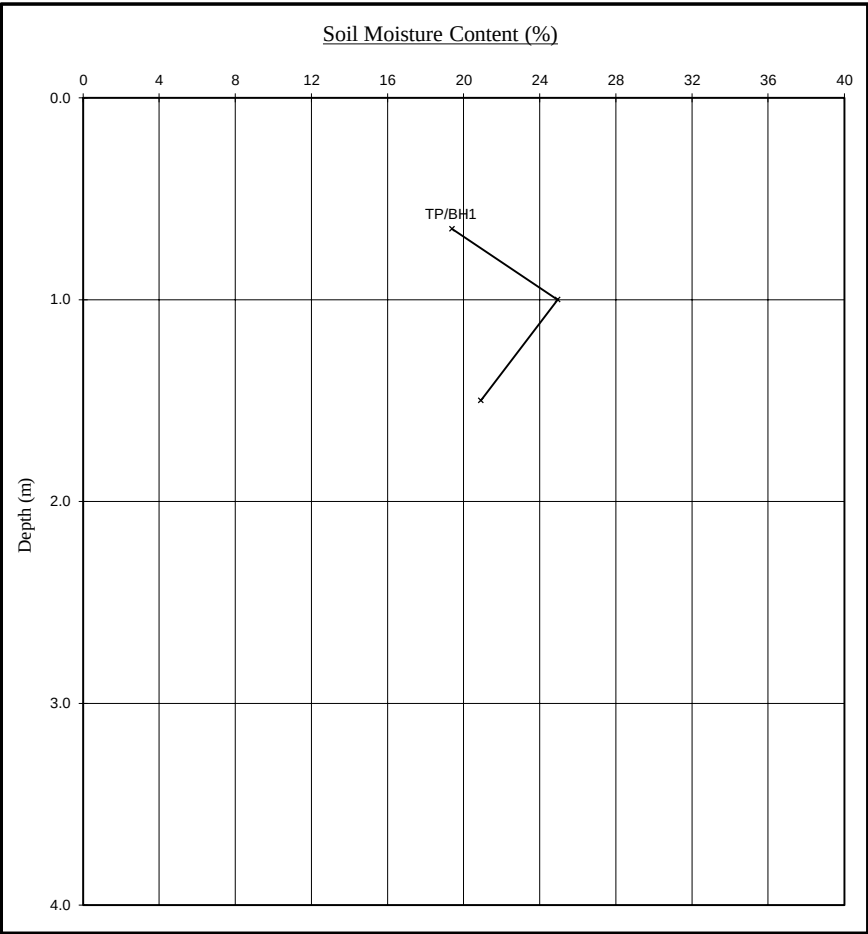


Notes
1. If plotted, 0.4 LL and PL+2 (after Driscoll, 1983) should only be applied to London Clay (and similarly overconsolidated clay) at shallow depths.
2. Unless specifically noted the profiles have not been related to a site datum.

Note
1. Unless otherwise stated, values of Shear Strength were determined in situ by CTS 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.

Moisture Content Profiles

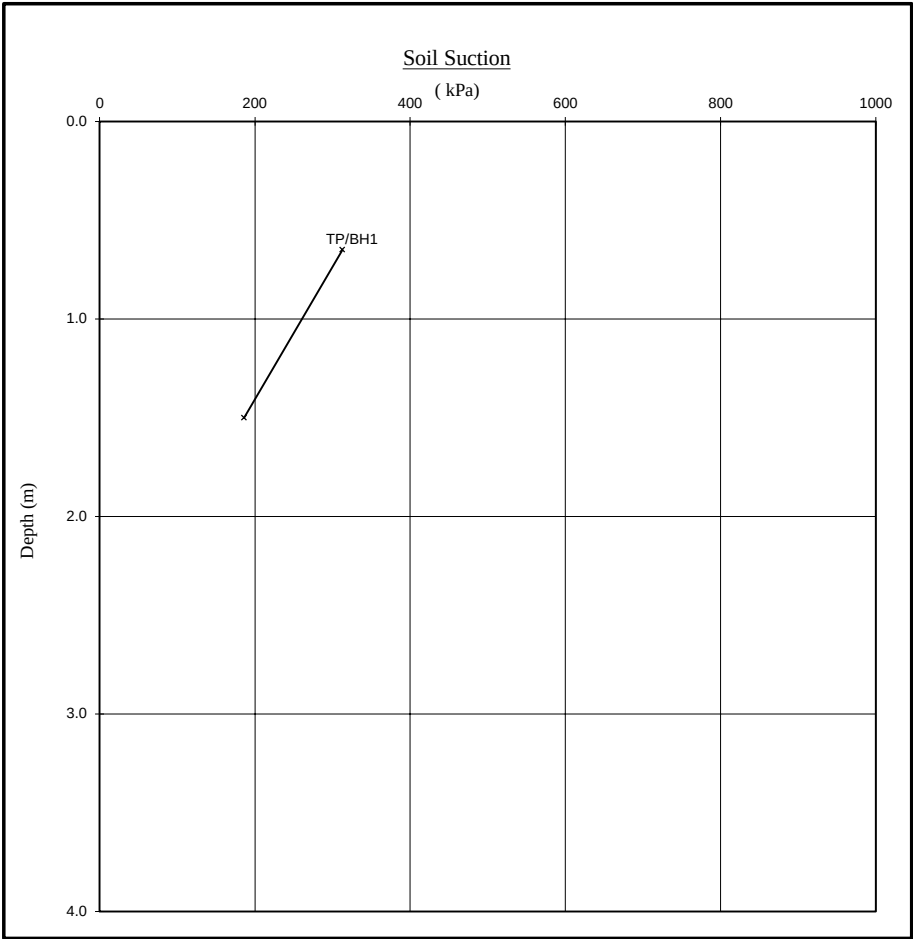
Our Ref : 545513
Location : 6 Seymour Walk, Swanscombe
Work carried out for: CET Property Assurance (Sedgwick International UK)



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

Date Sampled : 22/12/2022
Date Received : 05/01/2023
Date Tested : 25/01/2023
Date of Report : 27/01/2023



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.

Construction Testing Solutions
4 Oak Spinney Park
Ratby Lane
Leicester Forest East
Leicestershire
LE3 3AW

Intec
Parc Menai, Bangor,
Gwynedd, North Wales
LL57 4FG
Tel: 01248 672652
Fax: 01248 672601

ROOT IDENTIFICATION

18 St Peters Hill,

Client Reference: 545513
Report Date: 16 January 2023
Our Ref: R49958

Sub Sample	Species Identified		Root Diameter	Starch
TP1:				
USF	<i>Aesculus</i> spp.	1	10 mm	Abundant
USF	probably <i>Fagus</i> spp.	2	1 mm	Low
USF	broadleaved species, too decayed for positive identification		5 mm	Absent
BH1:				
to 1.8m	<i>Aesculus</i> spp.	3	1.5 mm	Moderate
to 1.8m	probably <i>Fagus</i> spp.	2	1 mm	Low

Comments:

- 1 - Plus 1 other also identified as *Aesculus* spp.
- 2 - Rather juvenile.
- 3 - Plus 2 others also identified as *Aesculus* spp.

Aesculus spp. are horse chestnuts.

Fagus spp. include common beech and copper beech.

Signed: M D Mitchell

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



Coding Sheet		Sheet:		Site:	18 ST PETERS HILL			
		Job No.:	545513					
		Date:	22/12/2022	Client:	SEDGWICK INTERNATIONAL UK			

Run:	1								
From:	MH1	Invert Level:	600	Direction:	U/S				
To:	U/S	Invert Level:		Function:	Comb				
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: If Shared How:	Yes With flats			
0.00	ST				Remarks	Surface Material	Length (m)		
3.50	GO				IC 1 (Becomes combined)	Tarmac	3		
5.00	RMJ			30	Roots mass	Soil	1.5		
5.10	JDM				Joint displaced medium	Under Building	6.5		
5.50	JN	10			Unknown				
5.70	OJM				Open joint medium				
6.70	JDM				Joint displaced medium				
9.40	LL				Slight				
10.50	LU				Line deviates up				
11.00	FH				Reached internal SVP				
Comments:									

Run:	2								
From:	MH 1	Invert Level:	600	Direction:	D/S				
To:	MH2	Invert Level:		Function:	Comb				
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: If Shared How:	Yes With flats			
0.00	ST				Remarks	Surface Material	Length (m)		
1.00	WL			10	Water level	Tarmac	10.4		
6.10	DE			10	Debris				
8.10	JDM				Joint displaced medium				
10.40	FH				Reached MH 2				
Comments:									

Run:	3								
From:	MH2	Invert Level:	800	Direction:	D/S				
To:	Boundary	Invert Level:		Function:	Comb				
Pipe Material:	PVC	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: If Shared How:	Yes With flats			
0.00	ST				Remarks	Surface Material	Length (m)		
5.00	FH				Reached Boundary	Lawn	5		
Comments:									

To: Sedgwick International UK
Subsidence Scanning Centre
Ground Floor
Fountain Court
West Yorkshire
LS27 0JG

Our Ref: 545513

Your Ref: 0

Date: 17-Jan-23

Ftiao: 0

ESTIMATE

Site:- 18 ST Peters Hill

Item		Amount
1.0	Run 1 IC1 U/S	£724.85
	Location	Yes with flats
	Shared System	B
	Condition Grade	Unserviceable
	Drain Serviceability	
	Work Spec	HPWJ and 5.6-7m and 4.5-5.5m U/S
2.0	Run 2 MH2 U/S	£386.95
	Location	Yes with flats
	Shared System	B
	Condition Grade	Unserviceable
	Drain Serviceability	
	Work Spec	HPWJ and line 3m U/S

Notes

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

Total £1,111.80

Condition Grade

A - Structurally sound with no leakage evident.

B - Cracks and fractures observed.

C - Structurally unsound

plus VAT @20% £222.36

Total + VAT £1,334.16

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:-

18 ST Peters Hill

Client :-

Sedgwick International UK

Attention of:-

Client ref

Job Number :-

Insurer

Date:-

Recommendation

1

Item No	Description Run 1 ICT U/S	Unit	Quantity	Rate (£)	Price (£)
1.0	Emergency Drain Blockage Clearance				
1.1	Unblock drain 8am-6pm - First 1/2 Hour	Item		£76.30	£0.00
1.2	Unblock drain 8am-6pm- Subsequent 1/2 Hour	Item		£32.70	£0.00
1.3	Unblock drain 6pm-midnight	Item		£109.00	£0.00
1.4	Unblock drain 6pm-midnight - Subsequent 1/2 hour	Item		£38.15	£0.00
2.1	CCTV Surveys				
2.2	Undertake CCTV survey 8am-6pm (up to 3 hours)	Item		£141.70	£0.00
2.3	Additional 1/2 hr survey charge	Item		£32.70	£0.00
3.0	Replacing Underground Drainage				
3.1	Gullies				
3.2	Take out and replace gully (100mm outlet)	Item		£141.70	£0.00
3.3	Take out and replace rodding point (100mm outlet)	Item		£98.10	£0.00
3.4	Bends/junctions				
3.5	Excavate and replace rest bend (100mm outlet)	Item		£98.10	£0.00
3.6	Excavate and replace rest bend (150mm outlet)	Item		£130.80	£0.00
3.7	Excavate and replace junction/bend (100mmØ), Excavation depth 0-1m.	Item		£76.30	£0.00
3.8	Excavate and replace junction/bend (150mmØ), Excavation depth 0-1m	Item		£76.30	£0.00
3.9	Excavate and replace junction/bend (100mmØ), Excavation depth 1-1.5m.	Item		£76.30	£0.00
3.10	Excavate and replace junction/bend (150mmØ), Excavation depth 1-1.5m.	Item		£76.30	£0.00
3.11	Excavate and replace junction/bend (100mmØ), Excavation depth 1.5-2.0m.	Item		£76.30	£0.00
3.12	Excavate and replace junction/bend (150mmØ), Excavation depth 1.5-2.0m.	Item		£76.30	£0.00
3.13	Pipes				
3.14	Excavate trench and replace 100mmØ pipework, Excavation depth 0-1m, First 10m.	m		£103.55	£0.00
3.15	Excavate trench and replace 150mmØ pipework, Excavation depth 0-1m, First 10m.	m		£130.80	£0.00
3.16	Excavate trench and replace 100mmØ pipework, Excavation depth 0-1m.	m		£103.55	£0.00
3.17	Excavate trench and replace 150mmØ pipework, Excavation depth 0-1m.	m		£130.80	£0.00
3.18	Excavate trench and replace 100mmØ pipework, Excavation depth 1-1.5m, First 10m.	m		£163.50	£0.00
3.19	Excavate trench and replace 150mmØ pipework, Excavation depth 1-1.5m, First 10m.	m		£174.40	£0.00
3.20	Excavate trench and replace 100mmØ pipework, Excavation depth 1-1.5m.	m		£163.50	£0.00
3.21	Excavate trench and replace 150mmØ pipework, Excavation depth 1-1.5m.	m		£174.40	£0.00
3.22	Excavate trench and replace 100mmØ pipework, Excavation depth 1.5-2.0m, First 10m.	m		£294.30	£0.00
3.23	Excavate trench and replace 150mmØ pipework, Excavation depth 1.5-2.0m, First 10m.	m		£316.10	£0.00
3.24	Excavate trench and replace 100mmØ pipework, Excavation depth 1.5-2.0m.	m		£272.50	£0.00
3.25	Excavate trench and replace 150mmØ pipework, Excavation depth 1.5-2.0m.	m		£294.30	£0.00
3.26	Surface Reinstatement of Trenches				
3.27	Excavate through and reinstate turf.			£0.00	£0.00
3.28	Excavate through and replace concrete paving slabs	m		£32.70	£0.00
3.29	Excavate through and replace block paving	m		£54.50	£0.00
3.30	Excavate through and reinstate plain concrete, maximum thickness 100mm.	m		£51.23	£0.00
3.31	Excavate through and reinstate plain concrete, thickness 100- 200mm.	m		£103.55	£0.00
3.32	Excavate through and reinstate reinforced concrete, maximum thickness 100mm.	m		£98.10	£0.00
3.33	Excavate through and reinstate reinforced concrete, thickness 100-200mm.	m		£125.35	£0.00
3.34	Excavate through and reinstate Tarmac - Cold rolled	m		£52.32	£0.00
3.35	Excavate through and reinstate Tarmac - Hot rolled	m		POA	
3.36	Reinstatement of crazy paving	m		£81.75	£0.00
4.0	Lining				
4.1	Set up lining rig for drain lining including first 3m of lining per run, for 100mm or 150mm	Item		£316.10	£0.00
4.2	Line 100mmØ drain	m		£54.50	£0.00
	Super Flex Liner 100mm drain	m		£98.10	£0.00
4.3	Line 150mmØ drain	m		£76.30	£0.00
	Super Flex Liner 150mm drain	m		£119.90	£0.00
4.4	Post lining CCTV survey	no		£109.00	£0.00
4.5	Minimum lining charge	Item		£316.10	£0.00
4.6	Root cutting of drain prior to lining	hr		£70.85	£0.00
4.7	Set up lining rig for patch lining	Item		£0.00	£0.00
4.8	Patch line 100mmØ drain	no	2	£272.50	£545.00
4.9	Patch line 150mmØ drain	no		£305.20	£0.00
4.10	Post patch lining CCTV survey	Item	1	£109.00	£109.00
4.11	Minimum patch lining charge	Item		£272.50	£0.00
4.12	Re-open lateral branch up to 2m length, pipe up to 150mm	no		£207.10	£0.00
4.13	Re-open lateral branch over 2m length, pipe up to 150mm	no		£305.20	£0.00
	Epoxy resin	no		£23.98	£0.00
5.0	Miscellaneous				
5.1	Excavation and backfill of soakaway (1m3) with stone	Item		£436.00	£0.00
5.2	% Uplift on disbursements and suppliers charges	%		1.36	£0.00
5.3	Daywork - Hourly labour rate	hr		£32.70	£0.00
5.4	Minimum project value	Item		£377.69	£0.00
5.5	Sonde location equipment	Item		£107.91	£0.00
5.5	Confined Space Equipment	Item		£147.97	£0.00
5.6					£0.00
5.7					£0.00
5.8					£0.00
6.0	Additional items				
6.1	De-scaling (fat/grime)	hr	1	£70.85	£70.85
6.2	De-scaling (scale using chain flails)	hr		£98.10	£0.00
6.3	Gully surround	item		£32.70	£0.00
6.4	Manhole works (up to 1.2m)	item		£87.20	£0.00
6.6	Oversize soakaway (1.5m3)	item		£654.00	£0.00
6.7	Soakaway >1.5m3	item		POA	
6.8	Waste disposal	m		£21.80	£0.00
6.9	Shoring	m		£43.60	£0.00
Total Estimate Price For Recommendation Number			1.0		£724.85
Subject to discount			0.00		£0.00
Total subject to VAT @ 20%					£724.85

Note: Subject to the attached Terms and Conditions

A - When calculating prices, all measurements are rounded up

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

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

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

B - Depths are taken to the base of excavations

D - All rates exclude VAT

F - The above rates are subject to re-measurement

E - Depths are taken to the base of excavations

ESTIMATING & COSTING SHEET - DOMESTIC DRAINAGE

Site:-

18 ST Peters Hill

Client :-

Sedgwick International UK

Attention of:-

Client ref

Job Number :-

Insurer

Date:-

Recommendation

2

Item No	Description	Unit	Quantity	Rate (£)	Price (£)
	Run 2 MH2 U/S				
1.0	Emergency Drain Blockage Clearance				
1.1	Unblock drain 8am-6pm - First 1/2 Hour	Item		£76.30	£0.00
1.2	Unblock drain 8am-6pm- Subsequent 1/2 Hour	Item		£32.70	£0.00
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3.5	Excavate and replace rest bend (100mm outlet)	Item		£98.10	£0.00
3.6	Excavate and replace rest bend (150mm outlet)	Item		£130.80	£0.00
3.7	Excavate and replace junction/bend (100mmØ), Excavation depth 0-1m.	Item		£76.30	£0.00
3.8	Excavate and replace junction/bend (150mmØ), Excavation depth 0-1m	Item		£76.30	£0.00
3.9	Excavate and replace junction/bend (100mmØ), Excavation depth 1-1.5m.	Item		£76.30	£0.00
3.10	Excavate and replace junction/bend (150mmØ), Excavation depth 1-1.5m.	Item		£76.30	£0.00
3.11	Excavate and replace junction/bend (100mmØ), Excavation depth 1.5-2.0m.	Item		£76.30	£0.00
3.12	Excavate and replace junction/bend (150mmØ), Excavation depth 1.5-2.0m.	Item		£76.30	£0.00
3.13	Pipes				
3.14	Excavate trench and replace 100mmØ pipework, Excavation depth 0-1m, First 10m.	m		£103.55	£0.00
3.15	Excavate trench and replace 150mmØ pipework, Excavation depth 0-1m, First 10m.	m		£130.80	£0.00
3.16	Excavate trench and replace 100mmØ pipework, Excavation depth 0-1m.	m		£103.55	£0.00
3.17	Excavate trench and replace 150mmØ pipework, Excavation depth 0-1m.	m		£130.80	£0.00
3.18	Excavate trench and replace 100mmØ pipework, Excavation depth 1-1.5m, First 10m.	m		£163.50	£0.00
3.19	Excavate trench and replace 150mmØ pipework, Excavation depth 1-1.5m, First 10m.	m		£174.40	£0.00
3.20	Excavate trench and replace 100mmØ pipework, Excavation depth 1-1.5m.	m		£163.50	£0.00
3.21	Excavate trench and replace 150mmØ pipework, Excavation depth 1-1.5m.	m		£174.40	£0.00
3.22	Excavate trench and replace 100mmØ pipework, Excavation depth 1.5-2.0m, First 10m.	m		£294.30	£0.00
3.23	Excavate trench and replace 150mmØ pipework, Excavation depth 1.5-2.0m, First 10m.	m		£316.10	£0.00
3.24	Excavate trench and replace 100mmØ pipework, Excavation depth 1.5-2.0m.	m		£272.50	£0.00
3.25	Excavate trench and replace 150mmØ pipework, Excavation depth 1.5-2.0m.	m		£294.30	£0.00
3.26	Surface Reinstatement of Trenches				
3.27	Excavate through and reinstate turf.			£0.00	£0.00
3.28	Excavate through and replace concrete paving slabs	m		£32.70	£0.00
3.29	Excavate through and replace block paving	m		£54.50	£0.00
3.30	Excavate through and reinstate plain concrete, maximum thickness 100mm.	m		£51.23	£0.00
3.31	Excavate through and reinstate plain concrete, thickness 100- 200mm.	m		£103.55	£0.00
3.32	Excavate through and reinstate reinforced concrete, maximum thickness 100mm.	m		£98.10	£0.00
3.33	Excavate through and reinstate reinforced concrete, thickness 100-200mm.	m		£125.35	£0.00
3.34	Excavate through and reinstate Tarmac - Cold rolled	m		£52.32	£0.00
3.35	Excavate through and reinstate Tarmac - Hot rolled	m		POA	
3.36	Reinstatement of crazy paving	m		£81.75	£0.00
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	£316.10	£316.10
4.2	Line 100mmØ drain	m		£54.50	£0.00
	Super Flex Liner 100mm drain	m		£98.10	
4.3	Line 150mmØ drain	m		£76.30	£0.00
	Super Flex Liner 150mm drain	m		£119.90	
4.4	Post lining CCTV survey	no		£109.00	£0.00
4.5	Minimum lining charge	Item		£316.10	£0.00
4.6	Root cutting of drain prior to lining	hr		£70.85	£0.00
4.7	Set up lining rig for patch lining	Item		£0.00	£0.00
4.8	Patch line 100mmØ drain	no		£272.50	£0.00
4.9	Patch line 150mmØ drain	no		£305.20	£0.00
4.10	Post patch lining CCTV survey	Item		£109.00	£0.00
4.11	Minimum patch lining charge	Item		£272.50	£0.00
4.12	Re-open lateral branch up to 2m length, pipe up to 150mm	no		£207.10	£0.00
4.13	Re-open lateral branch over 2m length, pipe up to 150mm	no		£305.20	£0.00
	Epoxy resin	no		£23.98	
5.0	Miscellaneous				
5.1	Excavation and backfill of soakaway (1m3) with stone	Item		£436.00	£0.00
5.2	% Uplift on disbursements and suppliers charges	%		1.36	£0.00
5.3	Daywork - Hourly labour rate	hr		£32.70	£0.00
5.4	Minimum project value	Item		£377.69	£0.00
5.5	Sonde location equipment	Item		£107.91	£0.00
5.6					£0.00
5.7					£0.00
5.8					£0.00
6.0	Additional items				
6.1	De-scaling (fat/grime)	hr	1	£70.85	£70.85
6.2	De-scaling (scale using chain flails)	hr		£98.10	£0.00
6.3	Gully surround	item		£32.70	£0.00
6.4	Manhole works (up to 1.2m)	item		£87.20	£0.00
6.6	Oversize soakaway (1.5m3)	item		£654.00	£0.00
6.7	Soakaway >1.5m3	item		POA	
6.8	Waste disposal	m		£21.80	£0.00
6.9	Shoring	m		£43.60	£0.00
	Total Estimate Price For Recommendation Number		2.0		£386.95
	Subject to discount			0.00	£0.00
	Total subject to VAT @ 20%				£386.95

Note: Subject to the attached Terms and Conditions

A - When calculating prices, all measurements are rounded up

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

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

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

B - Depths are taken to the base of excavations

D - All rates exclude VAT

F - The above rates are subject to re-measurement

E - Depths are taken to the base of excavations

CET STRUCTURES LTD TERMS AND CONDITIONS

Site:- 18 ST Peters Hill

Client :- Sedgwick International UK

Attention of:-

Client Ref:-

Job Number:- 545513

Insurer:-

Date:- 17-Jan-23

General Terms and Conditions

- 1 On site parking is a prerequisite of any drain repair contract. This quotation is to the addressee only and should not be forwarded unless prior agreement is obtained from CET Structures Ltd. Every effort will be made to match existing surfaces however, there will be evidence of excavation works in certain circumstances.
- 2 The rates do not include for excavation of surfaces other than soft ground or concrete < 100mm thick; reinstatement other than concrete <100mm thick; internal excavations; reinstatement >750mm in width; excavation of depths greater than 1.2m; reinforced concrete.
- 3 CET's standard soakaway that is priced on the agreed alliance schedule of drainage rates is constructed to dimensions specified in the NHBC Guidelines for small soakaways. The soakaway is generally located 5m from any foundations (should site constraints permit) and is constructed to provide adequate short term surface water storage and percolation into surrounding ground. This small 1m³ soakaway is usually of sufficient capacity to accommodate average rainfall from an average surface area of roof space, however in extreme weather conditions and /or larger than average roof surface area feeding the soakaway, surcharging may occur. Alternative designs and prices are available at a cost along with percolation testing. Certain ground conditions may not be suitable for soakaway design due to low permeability and this information is not always readily available.

Notes

For excavation and reinstatement of any steps, will be done on day work rate.

With a minimum of 4 hours. Materials at cost plus 25%.

Any obstacles, shrubs & plants that are located in the working area will need to be removed by others to allow for these works

Water Authority Sewer Condition Codes

B	Broken pipe at... (or from... to..) o'clock	JN	Junction at...o'clock, diameter...mm
BR	Branch Major	JX	Junction defective at.. o'clock, diameter.. mm
CC	Crack circumferential from... to... o'clock	LC	Lining of sewer changes/starts/finishes at this
CL	Crack longitudinal @... o'clock	LD	Line of sewer deviates down
CM	Cracks multiple from... to... o'clock	LL	Line of sewer deviates left
CN	Connection at... o'clock, diameter... mm	LN	Line defect at (or from.. to..) o'clock
CNI	Connection at... o'clock, diameter... mm, intrusion... mm	LR	Line of sewer deviates right
CU	Camera under water	LU	Line of sewer deviates up
CX	Connection defective at... o'clock	MB	Missing bricks at.. (or from.. to..) o'clock
CXI	Connection defective at... o'clock, diameter... mm, intrusion... mm	MC	Material of sewer changes at this point
D	Deformed sewer... %	MH	Manhole/node
DB	Displaced bricks at (or from.. to..) o'clock	MM	Mortar missing medium at.. (or from.. to..) o'clock
DC	Dimension of sewer changes at this point	MS	Mortar missing surface at.. (or from.. to..) o'clock
DE	Debris (non silt/grease)... % cross-sectional loss	MT	Mortar missing total at.. (or from.. to..) o'clock
DEG	Debris grease... % cross-sectional area loss	OB	Obstruction... % height/diameter loss
DES	Debris silt... % cross-sectional area loss	OJL	Open joint large
DI	Dropped invert, gap... mm	OJM	Open joint medium
EHJ	Encrustation heavy from.. to.. o'clock % cross-sectional area loss (at joint)	PC	Length of pipe forming sewer changes at this new length...mm
ELJ	Encrustation light from.. to.. o'clock%	RFJ	Roots fine (at joint)
EMJ	Encrustation medium from.. to.. o'clock %, cross-sectional area loss (at joint)	RMJ	Roots mass... % cross-sectional area loss (at joint)
ESH	Scale heavy... % cross-sectional area loss from... to... o'clock	RTJ	Roots tap (at joint)
ESL	Scale light from... to... o'clock	SA	Survey abandoned
ESM	Scale medium... % cross-sectional area loss from... to... o'clock	SC	Shape of sewer changes at this point
FC	Fracture circumferential from... to... o'clock	SSL	Surface damage, spalling large at (or from.. to..) o'clock
FL	Fracture longitudinal at... o'clock	SSM	Surface damage, spalling medium at (or from.. to..) o'clock
FM	Fractures multiple from... to... o'clock	SSS	Surface damage, spalling slight at (or from.. to..) o'clock
GO	General observation at this point	SWL	Surface damage, wear large at... (or from.. to..) o'clock
GP	General photograph number... taken at this point	SWM	Surface damage, wear medium at... (or from.. to..) o'clock
H	Hole in sewer at... o'clock	SWS	Surface damage, wear slight at.. (or from.. to..) o'clock
IDJ	Infiltration dripper at (or from... to...) o'clock (at joint)	V	Vermin (rats and mice)
IGJ	Infiltration gusher at (or from... to...) o'clock (at joint)	WL	Water level... % height/diameter
IRJ	Infiltration runner at (or from... to...) o'clock (at joint)	X	Sewer collapsed... % cross-sectional area loss
ISJ	Infiltration seeper at (or from... to...) o'clock (at joint)	FH	End of survey
JDM	Joint displaced medium		
JDL	Joint displaced large		