

SITE NOTE (OTHER)

Crawford Reference	1782526	Date & Time	10am, 19/12/2024
Insured	Mr Reed	Meeting with whom	Insured
Address	11 Hollins Walk Reading RG30 2BU	Have you validated their identity	yes
Detail Other Parties Present	Phil Knight from DPS Denne, contractor.		

Record in Units of 6 mins					
Travel time	3 hrs 34 mins	Site Visit/Supervision	45mins	Telephone Calls	
Correspondence - E-mail		Report	45mins		

PURPOSE OF VISIT:

JSV Request: Middle garage, extensive repairs required. As the garage is flanked by other garages, repairs will be complicated by them. A Joint Site Visit is required to confirm the extent and method of repair so to minimize the impact on adjoining garages.

OBSERVATIONS/COMMENTS/DETAILS:

A claim for subsidence has been accepted.

The cause was deemed to be defective drainage. Despite the large tree to the rear of the risk garage, the underlying geology is a non-plastic sand. The focal point of movement is to the rear of the garage unit to the right of the risk unit.

Various options have been proposed to rectify the drainage issue, e.g. installation of a soakaway (required to be a minimum of 5m from the foundations of a building), and / or a SuDs (sustainable drainage system). A proposal to replace the drains and re-route to a sewer had been ruled out due to the difficulty of distributing costs fairly across all garage owners. Therefore robust repairs had been proposed.

I met Phil Knight of DPS Denne who had proposed the following repairs:

- To the area of severe cracking to the rear elevation; header bricks could be taken from the perpendicular internal wall and inserted into the rear elevation to span the existing gaps.
- The perpendicular internal walls would need to be re-tied in to the rear elevation with a helibar scheme
- Helibars would also be inserted into the rear elevation at the areas of the worst movement to prevent further movement.
- Phil Knight agreed to compile a repairs proposal based on the above, for approval by C&C.
- Meanwhile the Insured, Mr Reed, was keen for some sort of repair to be carried out to the drains along the focal point of movement before the repairs are installed.

Action Required	By Whom	Date Due By
Review possibility of local drains repairs to protect the foundation at the focal point of movement	C&C SC	15/1/2025
DPS Denne to submit their Schedule of Works for approval by C&C	DPS Denne	30/1/2025

		

The above notes are a record of an occasional site visit.

Signed	David Bishop	Print Name: David Bishop



