



SITE INVESTIGATION FACTUAL REPORT

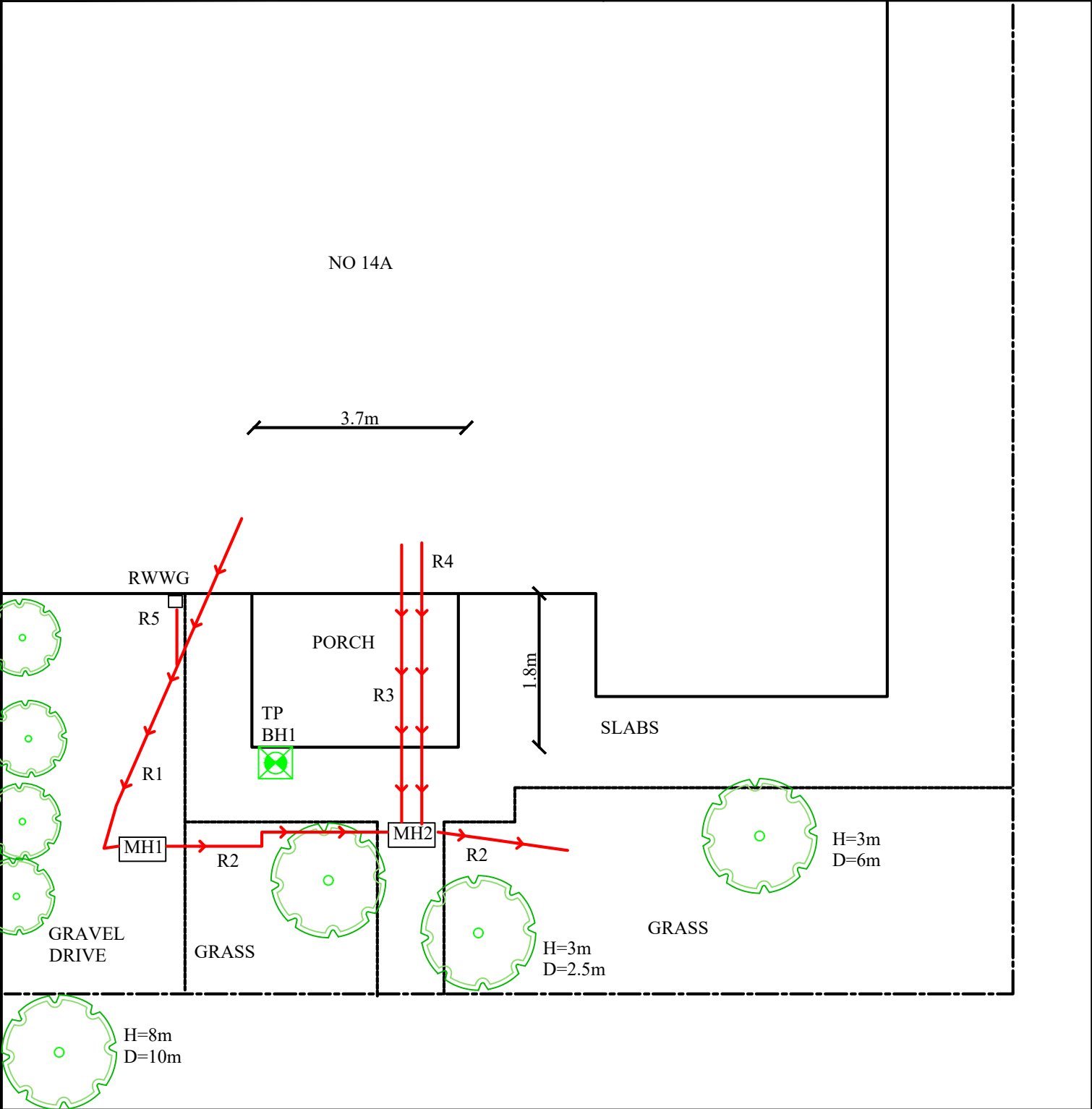
Report No: 007770

Client: Sedgwick International UK

Client Ref: 10933486

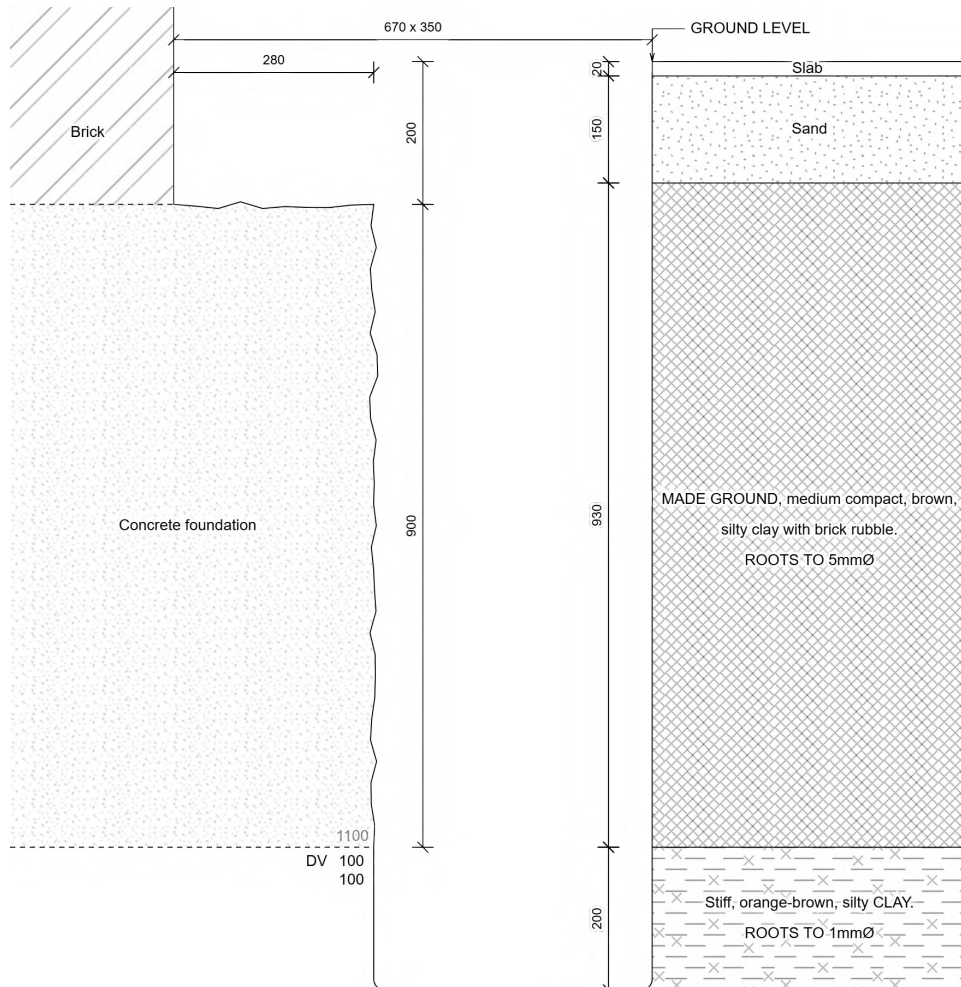
Site Address: 14a Sheldon Avenue, N6 4JT

Date Of Visit: 23/01/26



REPORT NUMBER: C5018022 / 389968.1.1.1
TRIAL PIT REF: TP1
CLIENT: Sedgwick International UK
JOB NO: SI-007770
EXCAVATION METHOD: Hand tools

DATE: 23/01/2026
SITE: 14A SHELDON AVENUE
WEATHER: Dry



For Strata below 1300mm see Bore Hole log

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.
This report shall not be reproduced except in full without approval of the Laboratory.
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 24-Jan-26

Borehole		1			Sheet:	1 of 1	Site:	14A SHELDON AVENUE					
					Job No:	SI007770							
					Date:	23/01/2026							
Boring Method:		Hand Auger			Ground Level:				Client:	Sedgwick International UK			
Diameter (mm):		75	Weather:		rain								
Depth	Soil Description										Samples and Tests		
(m)									Thickness	Legend	Depth	Type	Result
0.00	See Trial Pit								1.30				
1.30	Stiff, orange-brown, silty CLAY								2.20	x x			
										x x			
										x x	1.50	DV	130+
										x x			130+
										x x			
										x x			
										x x			
										x x	2.00	DV	90
										x x			90
										x x			
										x x			
										x x			
										x x	2.50	DV	80
										x x			90
										x x			
										x x			
										x x			
										x x	3.00	DV	108
										x x			110
										3.50	Stiff, wet, grey, silty CLAY		
x x			130+										
x x													
x x													
x x													
4.00	Stiff, grey, silty CLAY								1.00	x x	4.00	DV	130+
										x x			130+
										x x			
										x x			
										x x			
										x x	4.50	DV	130+
										x x			130+
										x x			
5.00	End of BH										5.00	DV	130+
													130+
Remarks: BH ends at 5.0m.BH open with standing water level at 4.8m 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)
												4.80	
Logged:		DB	AM	Checked:		Approved:		Version		V1.0 28/01/16		N.T.S.	

SITE INVESTIGATION LABORATORY TEST REPORT

SI REPORT NUMBER: SI007770

CLIENT : CET Property Assurance (Sedgwick International UK)

SITE:
14A Sheldon Avenue
Haringey
London
N6 4JT

DATE OF SITE VISIT:
23/01/2026

DATE RECEIVED BY LABORATORY:
26/01/2026


Approved by :
C Kosma - Project Delivery Supervisor

DATE REPORTED: 5-Feb-2026

The testing on this report has been subcontracted, see Summary for testing
Laboratory details

Our Ref : SI007770

Location : 14A Sheldon Avenue

Client: CET Property Assurance (Sedgwick International UK)

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

Laboratory Summary Results

Date Sampled: 23/01/2026

Date Received : 26/01/2026

Date Tested : 29/01/2026

Date of Report : 05/02/2026

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		* Class [16]
TP/BH No	Depth (m)																	SO3 (g/l) *	SO4 (mg/l)	
																		[14]	[15]	
1	U/S 1.10	D	30	<5	63	26	37	0.11	37	CH	7	44.3			100					
	1.5	D	27	<5											> 130					
	2.0	D	27	<5	54	23	31	0.11	31	CH	7	51.1			90					
	2.5	D	27	<5											86					
	3.0	D	27	<5	54	23	31	0.13	31	CH	7	26.7			110					
	3.5	D	30	<5											> 130					
	4.0	D	30	<5	60	26	34	0.11	34	CH	7	15.3			> 130					
	4.5	D	27	<5											> 130					
	5.0	D	26	<5							7	19.3			> 130					

Test Methods / Notes

[1] BS 1377 - Part 2 : 2022 : Clause 4

[2] Estimated if <5%, otherwise measured

[3] BS 1377 - Part 2 : 2022 : Clause 5

[4] BS 1377 - Part 2 : 2022 : Clause 6

[5] BS 1377 - Part 2 : 2022 : Clause 6

[6] BRE Digest 240 : 1993

[7] BS 5930 : 2018 : Figure 8 - Plasticity Chart for the classification of fines soils

[8] Building Research Establishment Information Paper 4/93

[9] In Accordance with Documented In-House Method No. IHLTP01: May 2011

[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 : 2018 + A1 2021 Clause 4 - Tested By CTS Leicester

[13] BS 1377 : Part 3 : 2018 + A1 2021 Clause 12 - Tested By CTS Leicester

[14] Sulphate content as SO3 as required by BS 1377: Part 3: 1990 has been provided for information purposes - Tested By CTS Leicester

[15] BS 1377 : Part 3 : 2018 + A1 2021 Clause 7.6 - Tested By CTS Leicester

[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

~ Calculations performed using subcontracted data.

* These tests are not UKAS accredited

These tests have been subcontracted and carried out by PSL (Part of the Phenna Group)

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.

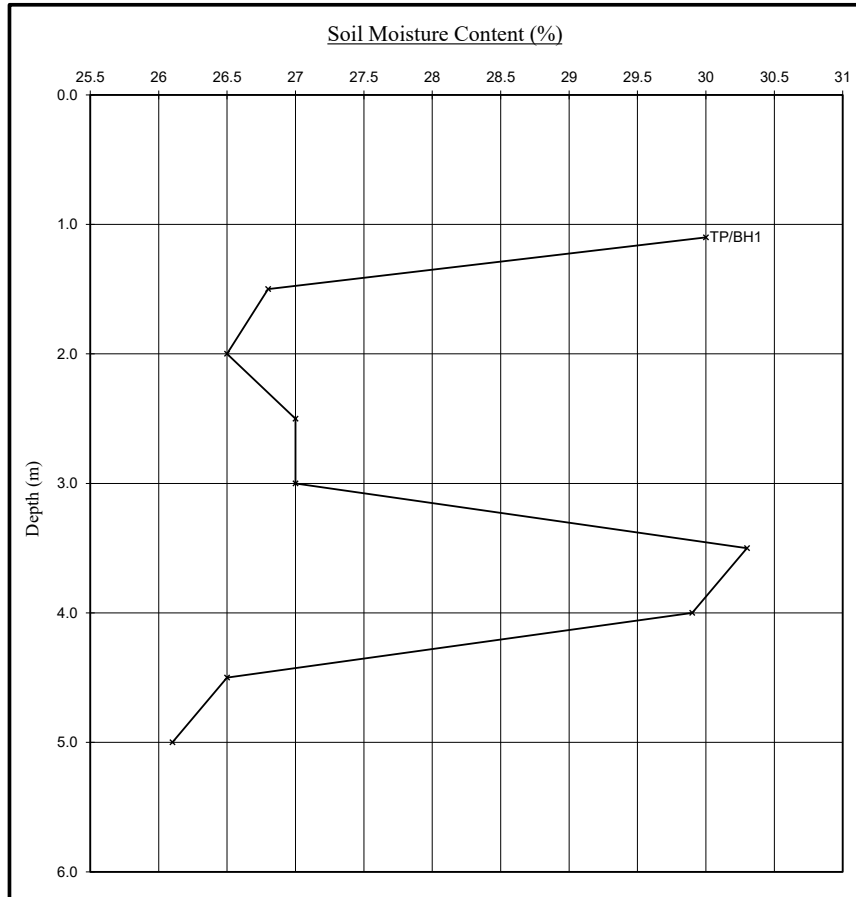
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The laboratory does not apply a conformity statement to test reports as standard, unless specifically requested by the customer.

Opinions and interpretations expressed herein are outside of the scope of UKAS accreditation.

Moisture Content Profiles

Our Ref : SI007770
 Location : 14A Sheldon Avenue
 Work carried out for: CET Property Assurance (Sedgwick International UK)

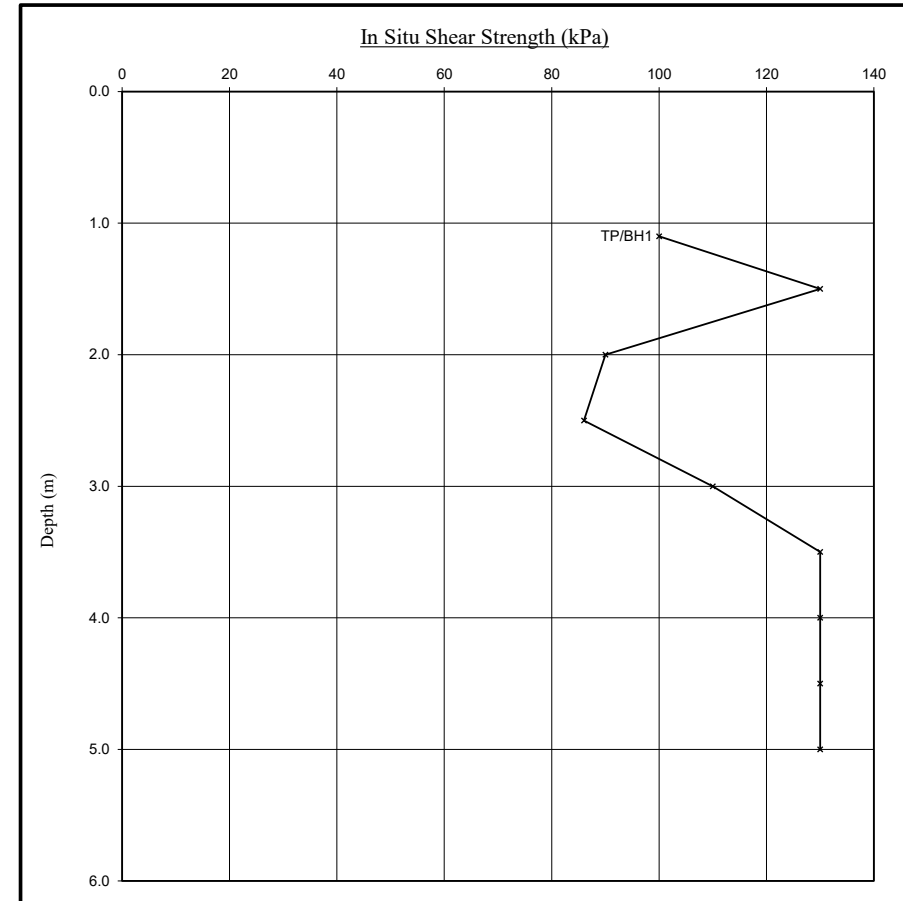


Notes

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.

Shear Strength Profiles

Date Sampled : 23/01/2026
 Date Received : 26/01/2026
 Date Tested : 29/01/2026
 Date of Report : 05/02/2026

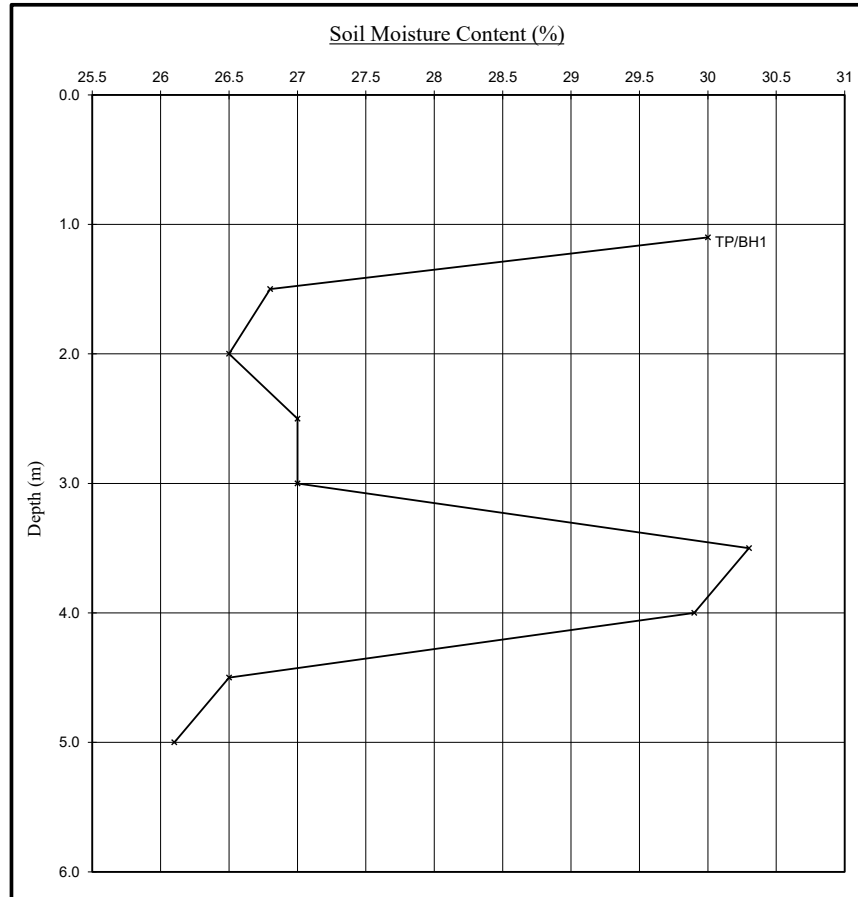


Note

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 : SI007770
 Location : 14A Sheldon Avenue
 Work carried out for: CET Property Assurance (Sedgwick International UK)

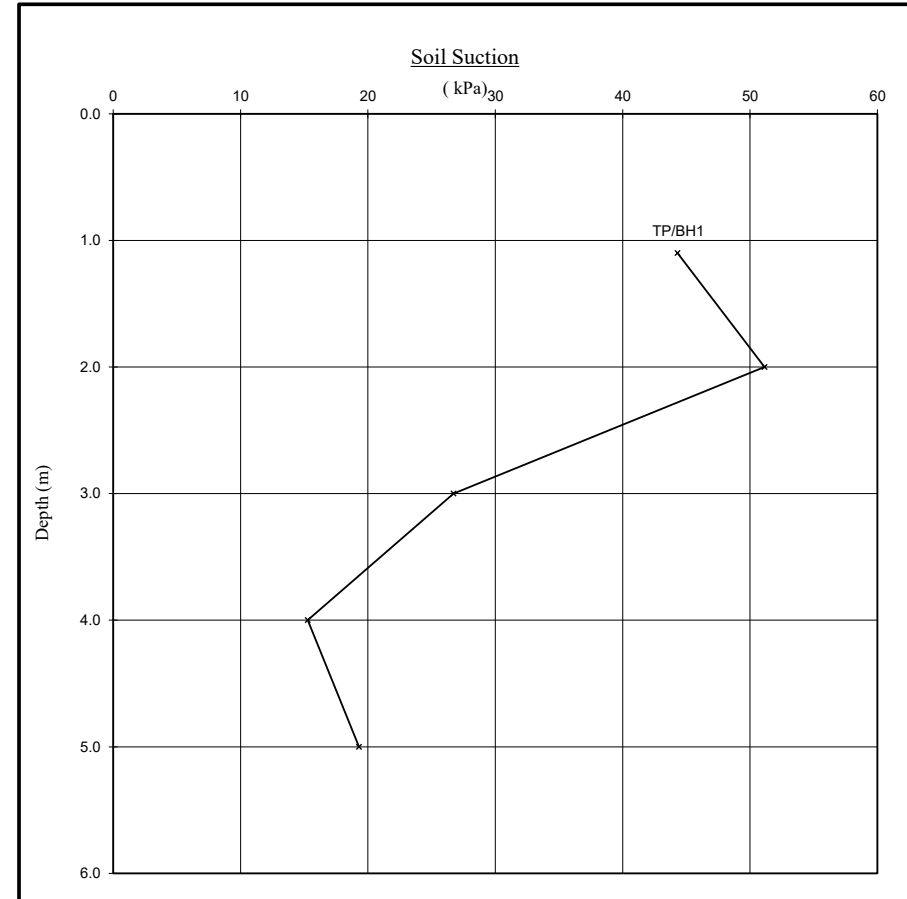


Notes

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 : 23/01/2026
 Date Received : 26/01/2026
 Date Tested : 29/01/2026
 Date of Report : 05/02/2026



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

14A Sheldon House

Client Reference: SI007770
Report Date: 13 February 2026
Our Ref: R66046

Sub Sample	Species Identified		Root Diameter	Starch
TP1:				
USF	broadleaved species, too juvenile for positive identification	1	<1 mm	Abundant

Comments:

1 - Plus 1 other the same.

Signed: G S Turner

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:	1	Site:	14A SHELDON AVENUE		
				Job No.:	SI007770				
				Date:	23/01/2026	Client:	SEDGWICK INTERNATIONAL UK		

Run:	1										
From:		MH1	Invert Level:	425	Direction:	U/S					
To:		U/S	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:	No					
					If Shared How:						
0.00	ST				Remarks	Surface Material	Length (m)				
0.00	LR				Line deviates right	Gravel	3				
1.00	LR				Line deviates right	under building ?	1.3				
2.10	JN	3	0		straight on under house ?						
3.30	JN	9	0		to rwg						
3.60	LL				Line deviates left						
4.30	FH				unable to push around bends						
Comments:											

Run:	2										
From:		MH1	Invert Level:	425	Direction:	D/S					
To:		MH2 and front	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:	No					
					If Shared How:						
0.00	ST				Remarks	Surface Material	Length (m)				
1.10	WL			10	Water level	Soil	3.5				
1.40	DE			50	Debris	slabs	1				
4.00	MH				2						
6.00	FH				2m passed porch						
Comments:											

Run:	3										
From:		MH2	Invert Level:	675	Direction:	U/S					
To:		U/S	Invert Level:		Function:						
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)				
0.00	RMJ				Roots mass	slabs	1.4				
1.30	RMJ				Roots mass	under x2	2.1				
3.50	JN	9			?						
5.30	LU				Line deviates up						
5.30	FH				unable to push						
Comments:											

Run:		4											
From:		MH2		Invert Level:		675		Direction:		U/S			
To:		U/S		Invert Level:				Function:					
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)		
0.40	RFJ						Roots fine at joint		slabs		1.4		
0.60	MC						pvc		under x1		1.8		
3.00	JN	3					?		under x2		2		
5.20	LU						Line deviates up						
5.40	FH						int svp						
Comments:													

Run:		5											
From:		rwg		Invert Level:				Direction:		D/S			
To:		run1		Invert Level:				Function:		S/W			
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:		No				
								If Shared How:					
0.00	ST						Remarks		Surface Material		Length (m)		
0.20	FH						run1		Gravel		0.2		
Comments:													

Manhole Details

Sheet:1

Job No.:SI007770

Date:23/01/26

Site:

Client:SEDGWICK INTERNATIONAL UK

14A SHELDON AVENUE

MH:-MH1

Depth:-425(mm)

2

Chamber Dimension:-600 / 450 (mm)

Depths of run if different to invert level:-

Run	Depth (mm)

Manhole Condition:-Very Good

Reasons for poor condition.

MH:-MH2

Depth:-675 (mm)

3

4

Chamber Dimension:-600 / 450 (mm)

Depths of run if different to invert level:-

Run	Depth (mm)

Manhole Condition:-Very Good

Reasons for poor condition.

MH:-

Depth:-(mm)

Chamber Dimension:- / (mm)

Depths of run if different to invert level:-

Run	Depth (mm)

Manhole Condition:-

Reasons for poor condition.

Key

Interceptor

Internal Back Drop.

External Back Drop.

Additional Comments for Poor Condition

To: Sedgwick International
Subsidence Scanning Centre

Ground Floor
Fountain Court
West Yorkshire
LS27 0JG

Our Ref: **S1007770**

Your Ref: **0**

Date: **13-Feb-26**

Ftao: 0

ESTIMATE

Site:- 14a Sheldon Avenue

Item		Amount
1.0	Location MH2 u/s - Run 3	£495.95
	Shared System No	
	Condition Grade B	
	Drain Serviceability Unserviceable	
	Work Spec From MH, HPWJ to clear roots and line u/s 2 metres.	
2.0	Location MH2 u/s - Run 4	£343.35
	Shared System No	
	Condition Grade B	
	Drain Serviceability Unserviceable	
	Work Spec From MH HPWJ to clear roots and patch line at 0.4m.	

Notes

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

Total	£839.30
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Condition Grade

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

plus VAT @20%	£167.86
Total + VAT	£1,007.16

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.

Water Mains Test	Sheet:		Site:	14A SHELDON AVENUE
	Job No:	SI007770		
	Date:	23/01/26	Client:	SEDGWICK INTERNATIONAL UK

Test	Start Time	Gauge Pressure (bar)		
		0 mins	5 mins	10 mins

If pressure drops before 5 minute test complete, advise time:

Test	Start Time	Gauge Pressure (bar)		
		0 mins	5 mins	10 mins

If pressure drops before 5 minute test complete, advise time:

Test	Start Time	Gauge Pressure (bar)		
		0 mins	5 mins	10 mins

If pressure drops before 5 minute test complete, advise time:

Listening Stick Water Mains Test

Period listening test carried out with all available water services within property switched off: 1

Any indication of leak detected by way of sound with stick placed on stop cock: No

When taps are used, toilets flushed or any other water demand appliance used is there a noticeable flushing noise heard from the listening stick: Yes

Photos Taken of Property

Front	
Side	
Rear	
Internal Floor Coverings and Location of Stopcock	

Reason for No External Photos:

Reason for No Internal Photos:

Information Notes

A site plan with external and internal stopcocks is required - also ground surfaces and assumed route of water main.

Water main stop cocks that appear to be seized or in an un-serviceable condition, are not to be forced to complete test, - a listening stick is to be used.

Remarks:

Logged:		Checked:		Approved:	
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