

SITE INVESTIGATION FACTUAL REPORT

Report No: SI-733377
Client: Sedgwick International UK - Maidstone
Site: 23 Shepherds Hill
Client Ref: 8714923
Date of Visit: 20/10/2023



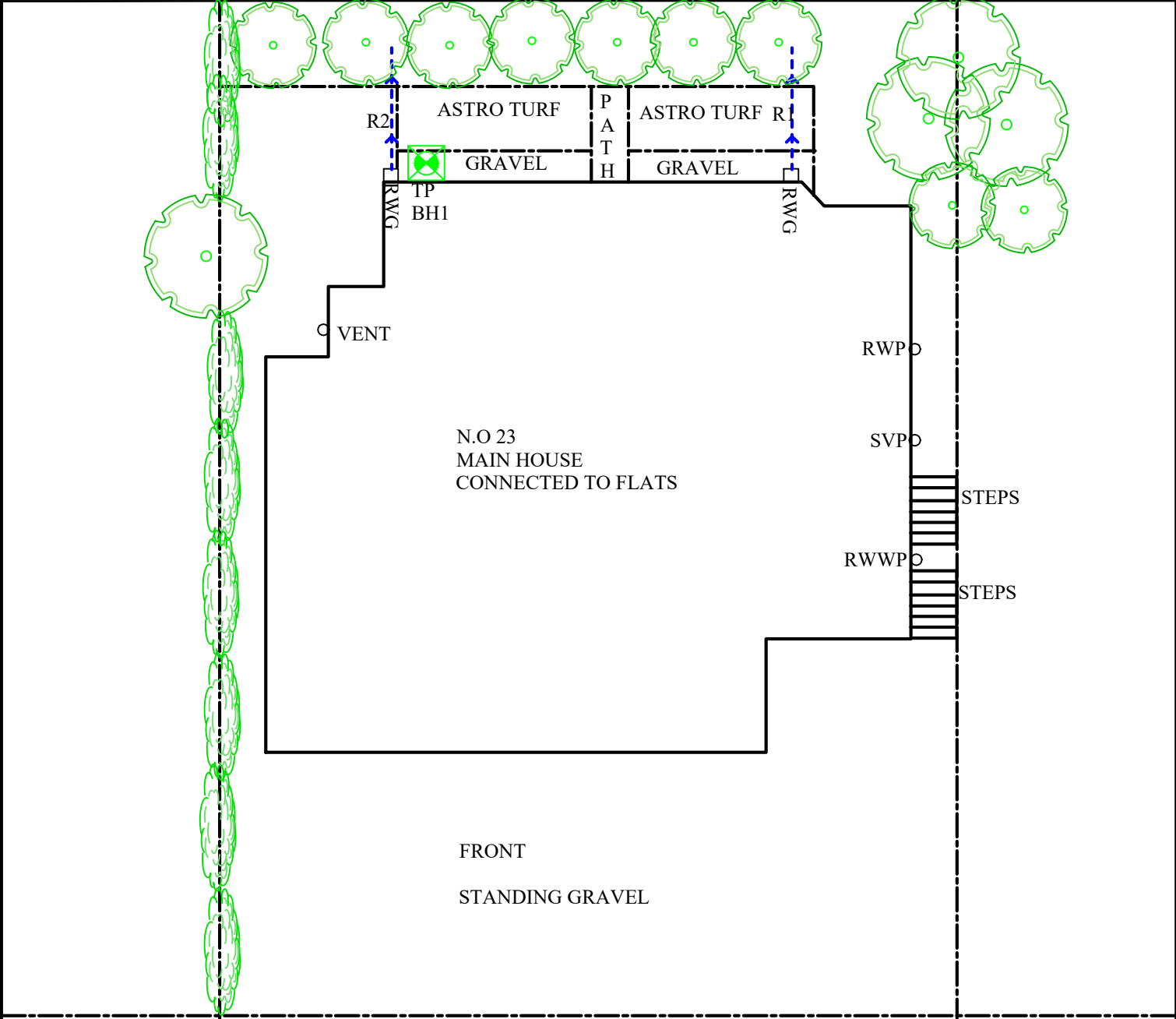
Home Emergency Response - Subsidence Investigation - Drainage Services – Crack & Level Monitoring – Property Video Surveys

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

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✉ enquiries@cet-uk.com
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CET is the trading name of CET Structures Ltd
Registered in England No. 02527130

Investigation Layout Plan		Sheet: 1 of 1	Site: 23 Shepherds Hill
		Job No: 733377	
		Date: 20/10/2023	Work carried out for: Sedgwick International
RAS (SI)	(Checked)	CL (Drawn)	



ROAD

ON SITE TREE IDENTIFICATION FOR GUIDANCE ONLY. NOT AUTHENTICATED.

Remarks:	Key:		Surface Water Drain	
	Combined Gulley	RWWG	Foul Water Drain	
	Manhole	MH	Tree / Bush	
	Rain Water Pipe	RWP	(approx. ht in m)	
	Rain Water Gulley	RWG	Trial Pit	
	Soil Vent Pipe	SVP	Borehole	
	Waste Gulley	WG	O/D - Open Discharge	
	Waste Pipe	WP		
Scale:	N.T.S.			

TEST REPORT:
Trial Pit
REPORT NUMBER: C1082695 / 274822.1.1.1

TRIAL PIT REF: TP1

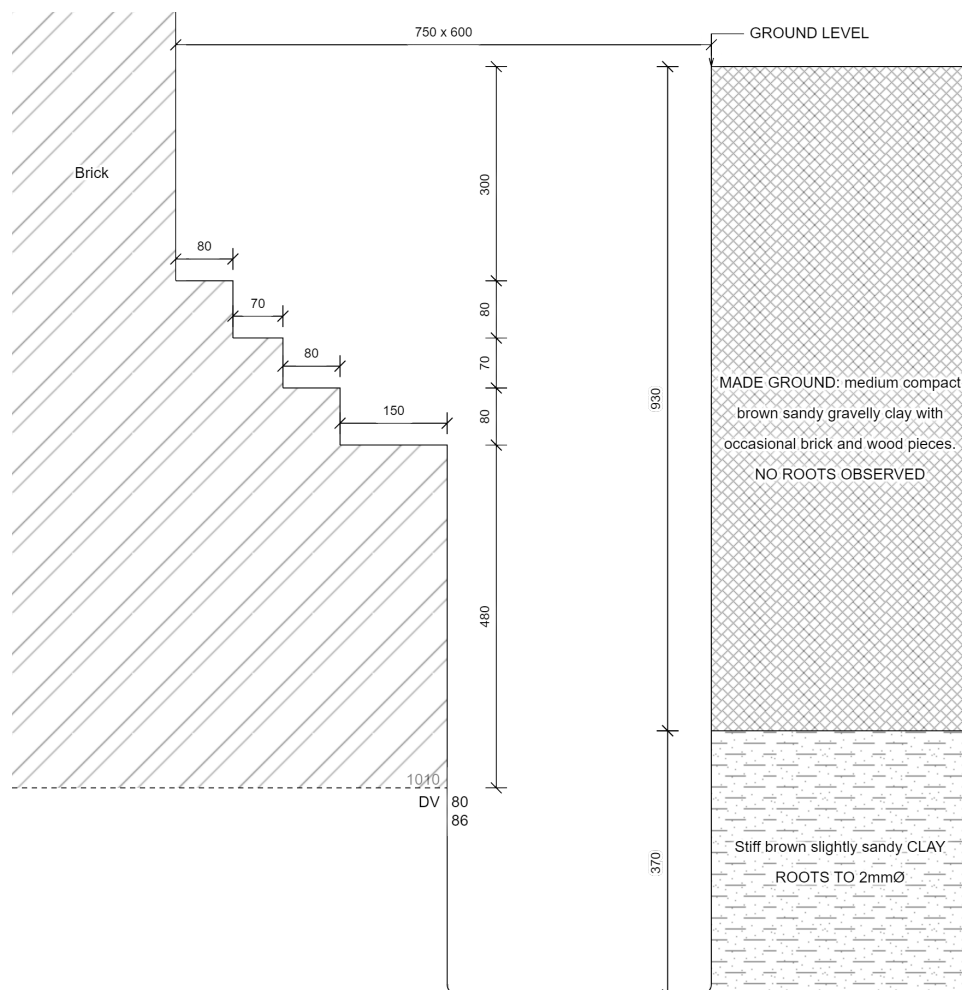
CLIENT: Sedgwick International UK

JOB NO: 733377

EXCAVATION METHOD: Hand tools

DATE: 20/10/2023

SITE: 23 SHEPHERDS HILL

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.
Amended report. This test report supersedes test report version 1 -

For and on behalf of CTS

Cara Kosma - Project Delivery Supervisor



Approved Signatory
Report date 25-Oct-23

[illegible]

SITE INVESTIGATION LABORATORY TEST REPORT

SI REPORT NUMBER: 733377

CLIENT : CET Property Assurance (Sedgwick International UK)

SITE:
23 Shepherds Hill
London
N6 5QJ

DATE OF SITE VISIT:
20/10/2023

DATE RECEIVED BY LABORATORY:
20/10/2023

Approved by : 
C Kosma - Project Delivery Supervisor

DATE REPORTED: 7-Nov-2023

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

Our Ref :

733377

Location :

23 Shepherds Hill

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:

20/10/2023

Date Received :

20/10/2023

Date Tested :

30/10/2023

Date of Report :

07/11/2023

Sample Ref		Type	# Moisture Content	# Soil Fraction > 0.425mm	# Liquid Limit	# Plastic Limit	~ Plasticity Index	~ Liquidity Index	~ Modified Plasticity Index	~ Soil Class	# Filter Paper Contact Time	# Soil Sample Suction	# Oedometer Strain	~ Estimated Heave Potential (Dd)	In situ Shear Vane Strength	Organic Content	pH Value	Sulphate Content		* Class
TP/BH No	Depth (m)																	SO3 (g/l) *	SO4 (mg/l)	
1	U/S 1.01	D	24	<5	72	27	45	-0.06	45	CV	7	1040			83					
	1.5	D	25	<5											93					
	2.0	D	25	<5	74	28	46	-0.07	46	CV	7	998			99					
	2.5	D	25	<5											100					
	3.0	D	25	<5	75	28	47	-0.07	47	CV	7	692			110					

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 fines 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 : 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

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

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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.

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

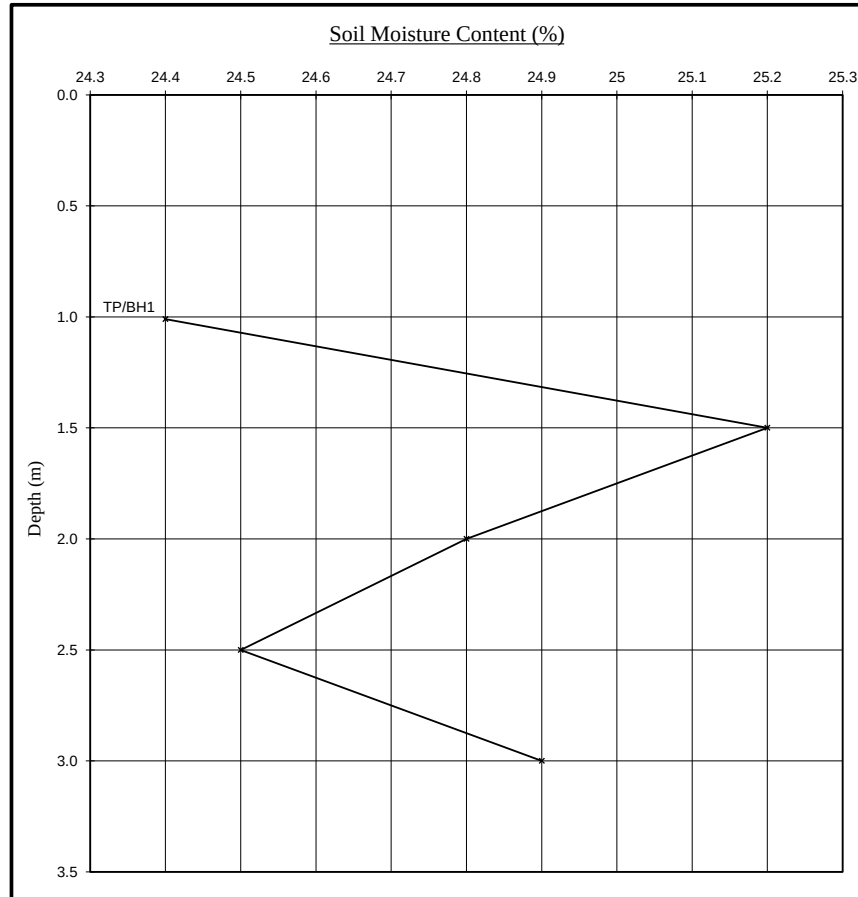
Full reports can be provided upon request.

Version: BH V1 SUBCON - 28.03.2023

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

Moisture Content Profiles

Our Ref : 733377
 Location : 23 Shepherds Hill
 Work carried out for: CET Property Assurance (Sedgwick International UK)

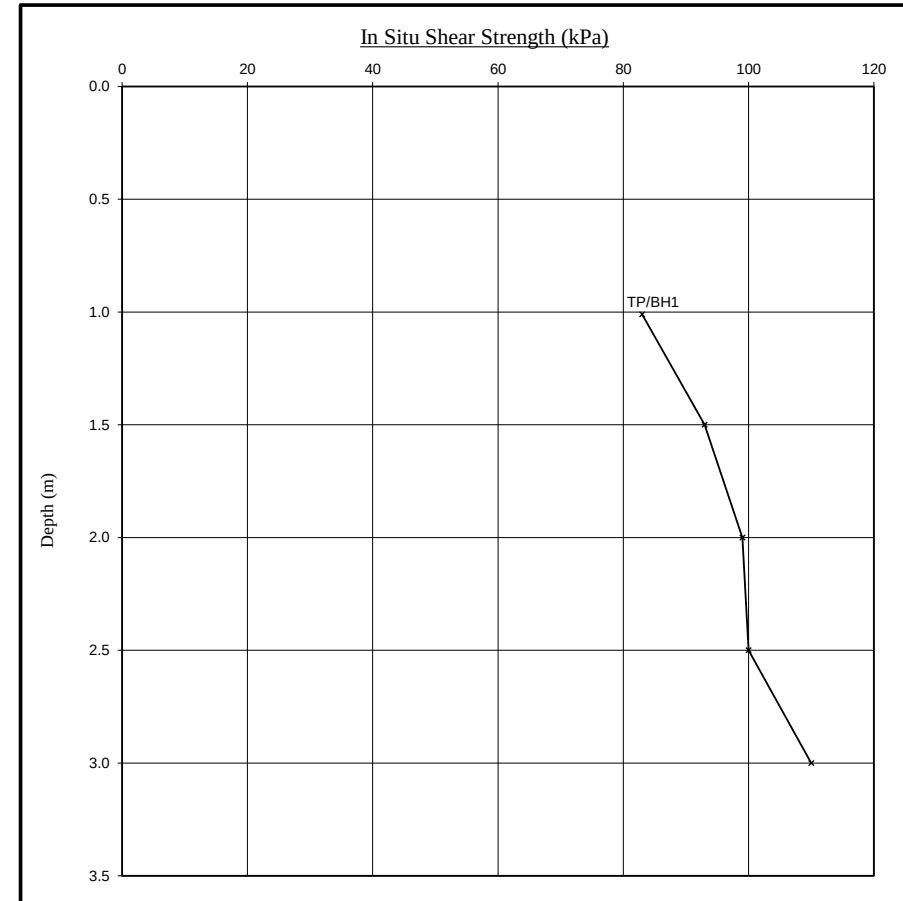


Notes

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 : 20/10/2023
 Date Received : 20/10/2023
 Date Tested : 30/10/2023
 Date of Report : 07/11/2023

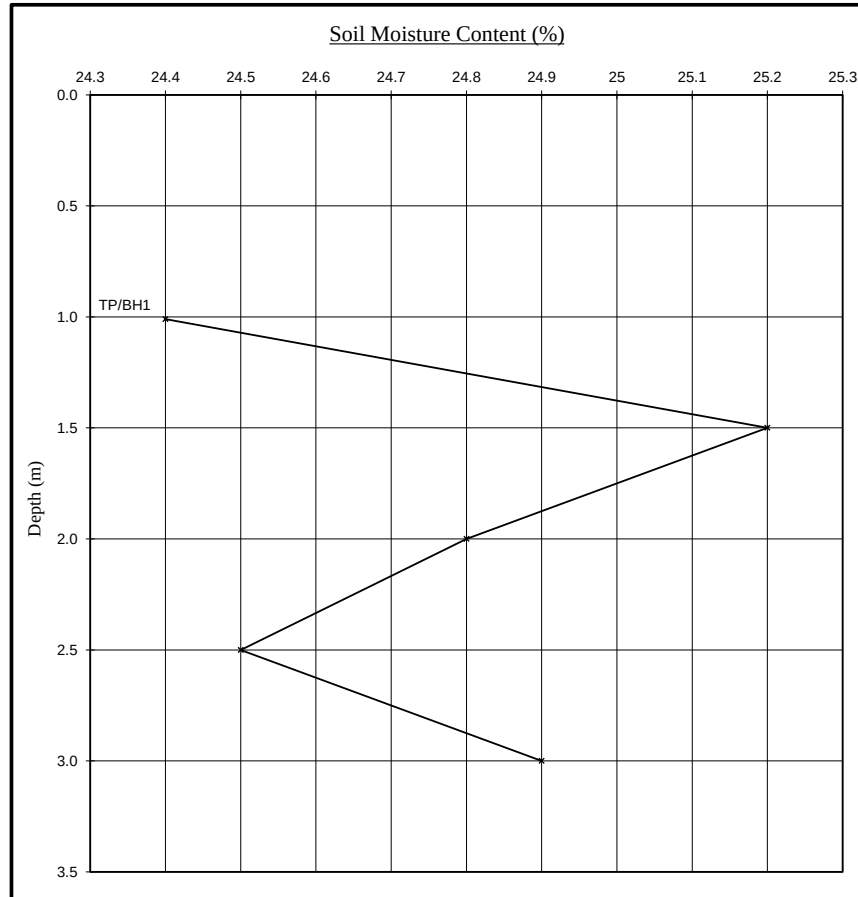


Note

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 : 733377
 Location : 23 Shepherds Hill
 Work carried out for: CET Property Assurance (Sedgwick International UK)

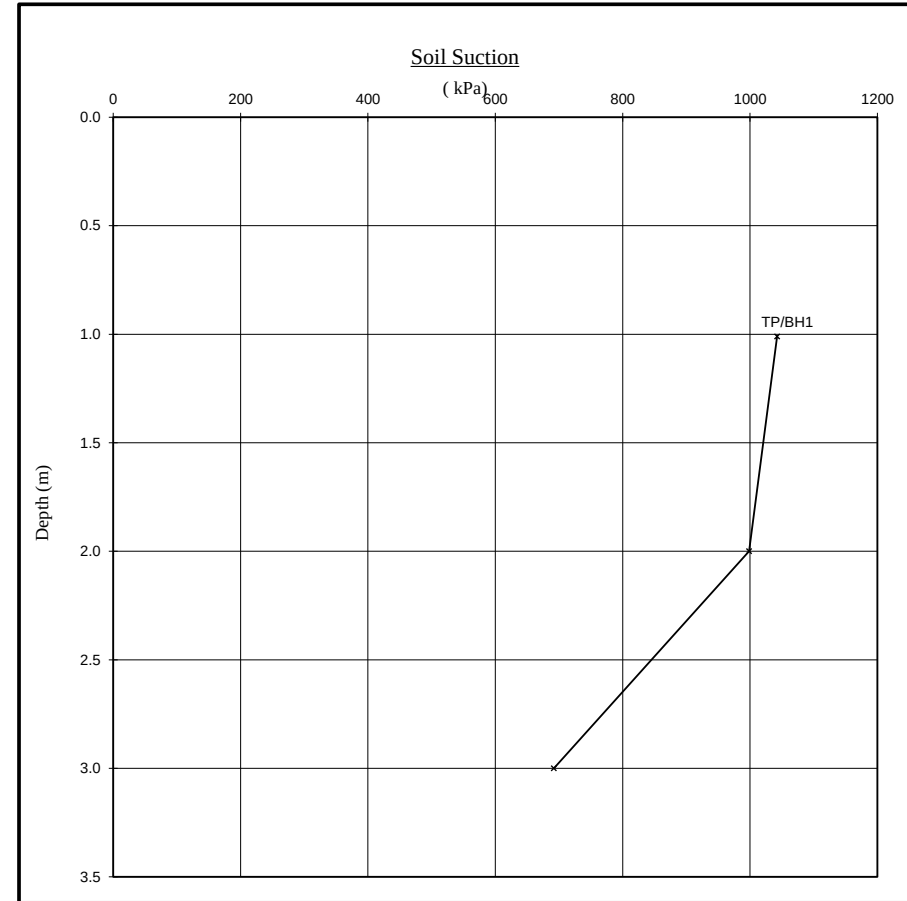


Notes

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 : 20/10/2023
 Date Received : 20/10/2023
 Date Tested : 30/10/2023
 Date of Report : 07/11/2023



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

23 Shepherds Hill

Client Reference: 733377
Report Date: 26 October 2023
Our Ref: R55565

Sub Sample	Species Identified		Root Diameter	Starch
TP1:				
USF	broadleaved species, too decayed for positive identification	1	<1 mm	Absent
BH1:				
to 2m	probably <i>Acer</i> spp.	2	3 mm	Absent
to 2m	too small and decayed for identification	3	<1 mm	Absent

Comments:

- 1 - Plus 3 others the same.
- 2 - Plus 1 other also identified as *Acer* spp. Plus one other the same. Both very decayed.
- 3 - Plus 1 other the same.

Acer spp. are maples, including sycamore, Norway maple, and Japanese maples.

Signed: R. 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.



Coding Sheet		Sheet:		Site:	23 SHEPHERDS HILL			
		Job No.:	733377					
		Date:	20/10/2023	Client:	SEDGWICK INTERNATIONAL UK			

Run:	1										
From:		RWG	Invert Level:		200	Direction:		D/S			
To:		D/S	Invert Level:		500	Function:		S/W			
Pipe Material:		PVC	Pipe Dia:		100						
Water/Pressure Test:			Drain Break-In:			Gully Condition:		As Built			
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)	
8.20	FH						REACHED OUTFALL INTO REAR GARDEN				
Comments:											

Run:	2										
From:		RWG	Invert Level:		225	Direction:		D/S			
To:		D/S	Invert Level:		500	Function:		S/W			
Pipe Material:		PVC	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:		No		
							If Shared How:				
0.00	ST						Remarks		Surface Material	Length (m)	
8.10	FH						REACHED OUTFALL		Soil		
Comments:											

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

Our Ref: 733377

Your Ref: 0

Date: 30-Oct-23

Ftad: 0

ESTIMATE

Site:- 23 Shepherds Hill

Item	No recommendations required to the private drainage surveyed.	Amount
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Notes

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

Total	£0.00
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Condition Grade

A - Structurally sound with no leakage evident.

B - Cracks and fractures observed.

C - Structurally unsound

plus VAT @20%	£0.00
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Total + VAT	£0.00
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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.

CET STRUCTURES LTD TERMS AND CONDITIONS

Site:- 23 Shepherds Hill

Client Ref:-

Client :- Sedgwick International

Job Number:- 733377

Attention of:-

Insurer:-

Date:- 30-Oct-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		