



14 January 2024

Our reference: SU2302810

L G Lipman & K Triffon-Lipman
1A Kingsley Way
London
N2 0FW

Dear L Lipman and K Triffon-Lipman

Insured Party: Seema Patel & Naina Patel
Insured Address: 353 Muswell Hill Broadway
London
N10 1BX

Re: Root Induced Clay Shrinkage Subsidence – Formal notification of request for vegetation management in the garden of your property 30 Woodberry Crescent, London , N10 1PH, as a remedy

We are writing to formally let you know that your neighbour has discovered damage within their property in the form of cracking and structural movement. Crawford have been appointed by your neighbour's buildings insurers to investigate the cause of this damage and find a solution to prevent further damage. From our investigations to date we have concluded that the damage has been caused by clay shrinkage subsidence and that vegetation growing within your garden is implicated.

You will appreciate that all vegetation removes moisture from the ground. If the underlying subsoil is shrinkable clay, then shrinkage of the soil will follow. Soil shrinkage is a form of subsidence and when it occurs below the foundations of a building cracking and structural movement can occur. To stabilise the building, the vegetation would need to be removed or subject to future management.

In this case we have identified the 2 Fir trees and a Willow tree as the cause(s) of the damage, please see the below drawing for more detailed descriptions and a locations plan.

We are seeking your co-operation in completing the recommended works, which is to have the 3 trees felled to near ground level and the stumps treated to inhabit regrowth. We stress that we are acting for your neighbour's insurers and this issue should not cause a dispute between you and your neighbour. Please note that we have no desire to upset good neighbourly relations. The request for vegetation work is made on behalf of your neighbour's insurer and is not at the instigation of your neighbour directly. We have included photos of the subsidence damage which has been found along the right-hand side of 353 Muswell Hill Broadway.

To clarify, your neighbours' insurers require completion of the vegetation management works. However, they are not seeking a recovery of costs from you for the damage caused to the building provided prompt action is taken.

Chartered Loss Adjusters

Please contact us within the next 21 days to confirm that you agree to undertake the requested works.

We trust that the above information is of assistance, but should you have any queries please do not hesitate to contact us to discuss in more detail.

If you have any queries, please contact us on 0115 943 8266 or by email at subsidence@crawlco.co.uk.

Yours sincerely,

Callum Woodhouse Cert CII Cert CILA
Subsidence Division
subsidence@crawlco.co.uk



