

Drainage Investigation Report

For Subsidence Management Services

Client Lloyds Banking Group

Risk Address: 3 Winster Avenue M20 2YG

Visit Date:

Client Reference: IFS-LBG-SUB-22-0102241

Our Reference: C65719 D24021

Report Date: 06/01/2023

Report Content: Front Page
Site Plan
CCTV Coding
Drain Overview
Quote

Following the receipt of your instruction, we attended site to carry out a CCTV survey.

The CCTV survey was undertaken in general accordance with the Manual of Sewer Classification and the WRc Drain Repair Book.

The following presents a summary of the findings with recommendations to repair and/or return the drains to a serviceable state, where necessary.

Drain Run A: MH1 Upstream to Buried MH

Pipe Diameter: 100mm

Responsibility: Home Owner

Hydraulic Pressure Test: Fail

CCTV Survey Result: Structural damage

Recommended Repair:

- 1) To carry out drain tracing.
- 2) To excavate and replace junction at 3.3m at approximately 1.2m depth.
- 3) To prepare the drain line using mechanical root cutting and insert up to 3m of structural liner downstream to cover defects.
- 4) To prepare the drain line using mechanical root cutting and insert up to 5m of structural liner upstream to cover defects.
- 5) To carry out a further look-see CCTV survey and report findings.
- 6) To back-fill and reinstate and ensure all is left clean and tidy on completion.

Drain Run B: MH1 Upstream to RWG1

Pipe Diameter: 100mm

Responsibility: Home Owner

Hydraulic Pressure Test: Fail

CCTV Survey Result: Structural damage

Recommended Repair:

- 1) To excavate and replace existing gully including 1m of adjacent pipework.
- 2) To prepare the drain line and insert 1x resin patch liner to cover defect at 3m.
- 3) To back-fill and reinstate and ensure all is left clean and tidy on completion.

Drain Run C: MH1 Downstream to End

Pipe Diameter: 100mm

Responsibility: Home Owner

Hydraulic Pressure Test: Pass

CCTV Survey Result: No structural damage

Recommended Repair:

No repairs have been recommended as the drain line was found to be free from defects.

Water Main Test	Result	Acoustic Test
	PASS	No noise could be heard which indicates that there is no leak
Address: 3 Winster Avenue M20 2YG		

RUN / LOCATION: RUN A

Repair Item	Description	Unit	Rate (£)	Quantity	Amount (£)
UK9017	C.A.T and Genny - Underground Service Detection	nr	£162.03	1.00	£162.03
UK0660	Excavate & remove junction. Replace with new 110mm PVCu. Bed, surround & backfill. n.e. 1000mm deep.	nr	£142.50	1.00	£142.50
UK0561	Mechanical Root Cutting	m	£4.35	8.00	£34.77
	CCTV survey of underground drainage & report (where undertaken as part of other drainage works on site)	nr	£165.00	1.00	£165.00
UK1050	Removal, disposal and reinstatement of concrete path / hardstanding n.e 100mm thick.	m2	£54.19	1.00	£54.19
UK8120300	Hardcore Filling to excavations over 250 mm average thick.	m	£35.35	1.00	£35.35
UK2050005	Disposal by hand excavated contaminated/saturated material off site.	m3	£45.30	1.00	£45.30
UK1133	Van pack HPWJ & CCTV in preparation of lining	nr	£148.44	1.00	£148.44
UK1135	Drain Lining - Initial Set-Up Fee (0-3.0m)	nr	£332.64	1.00	£332.64
UK1140	Drain Lining - 100mm. Install Structural liner into existing 100mm underground drain. 3mm Wall thickness.	m	£55.52	8.00	£444.13
Total (Excl VAT)					£1,564.35

RUN / LOCATION: RUN B

Repair Item	Description	Unit	Rate (£)	Quantity	Amount (£)
UK0010	Remove existing UPVC pipework in isolated lengths, refix with new 69mm UPVC pipework (incl. brackets).	nr	£14.25	1.00	£14.25
UK0015	Extra over for bends.	nr	£8.31	1.00	£8.31
UK0595	Gully, 225mm x 225mm. Remove existing and replace with new PVCu item. Bed, surround and backfill .	nr	£146.43	1.00	£146.43
UK0605	Excavate & remove isolated length. Replace in new 110mm PVCu. Bed, surround & backfill. n.e. 1000mm deep.	nr	£131.47	1.00	£131.47
UK0880	Short Radius Bend. Remove existing item and replace with new 110mm PVCu.	nr	£14.89	2.00	£29.78
UK1060	Extra over pipework for surrounding drain run in 100mm thick concrete.	m	£14.40	1.00	£14.40
UK0025	Protection Temporary works to floors, 1000 gauge polythene.	m2	£1.79	2.00	£3.59
UK8120300	Hardcore Filling to excavations over 250 mm average thick.	m	£35.35	1.00	£35.35
UK2050005	Disposal by hand excavated contaminated/saturated material off site.	m3	£45.30	1.00	£45.30
UK1180	Patch Lining. Up to 0.6m x 100mm diameter	nr	£290.94	1.00	£290.94
UK1045	Removal, set aside and reinstatement of concrete slab paving n.e 100mm thick.	m2	£24.61	1.00	£24.61
Total (Excl VAT)					£744.43

REPAIR ESTIMATE TOTALS:

Run / Location	Amount (£)
RUN A	£1,564.35
RUN B	£744.43
Total (Excl VAT)	£2,308.78

Address:

3 Winster Avenue M20 2YG

Following your instruction we attended site on 17th April 2023 to carry out the recommended works.

Run A

Works completed

We excavated at the junction and carried out a survey which found this is a redundant drain.

We have therefore lined from MH1 upstream for 9m.

Run B

Works completed

We replaced the gully and 1.2m of pipework

Investigations found further defects and we have installed a 2m patch to seal.

Costs have been amended to reflect the change in scope of our works.

Address:

3 Winstar Avenue M20 2YG

RUN / LOCATION: RUN A

Repair Item	Description	Unit	Rate (£)	Quantity	Amount (£)
UK9017	C.A.T and Genny - Underground Service Detection	nr	£162.03	1.00	£162.03
UK0660	Excavate & remove junction. Replace with new 110mm PVCu. Bed, surround & backfill as 100mm	nr	£142.50	1.00	£142.50
UK0561	Mechanical Root Cutting	m	£4.35	8.00	£34.77
	CCTV survey of underground drainage & report	nr	£165.00	1.00	£165.00
UK1050	Removal, disposal and reinstatement of concrete path / base to drainage as 100mm thick	m2	£54.19	1.00	£54.19
UK8120300	Hardcore Filling to excavations over 250 mm average thick	m	£35.35	1.00	£35.35
UK2050005	Disposal by hand excavated contaminated/saturated material off site	m3	£45.30	1.00	£45.30
UK1133	Van pack HPWJ & CCTV in preparation of lining	nr	£148.44	1.00	£148.44
UK1135	Drain Lining - Initial Set-Up Fee (0-3.0m)	nr	£332.64	1.00	£332.64
UK1140	Drain Lining - 100mm. Install Structural liner into existing 100mm underground drain. 3mm Wall	m	£55.52	8.00	£444.13
Total (Excl VAT)					£1,564.35

RUN / LOCATION: RUN B

Repair Item	Description	Unit	Rate (£)	Quantity	Amount (£)
UK0010	Remove existing UPVC pipework in isolated lengths, refit with new 50mm UPVC pipework (incl. brackets)	nr	£14.25	1.00	£14.25
UK0015	Extra over for bends.	nr	£8.31	1.00	£8.31
UK0595	Gully, 225mm x 225mm. Remove existing and replace with new PVCu item. Bed, surround and backfill	nr	£146.43	1.00	£146.43
UK0825	Excavate & remove pipework. Replace with new 110mm PVCu. Bed, surround & backfill as 100mm	m	£81.39	2.00	£162.78
UK0880	Short Radius Bend. Remove existing item and replace with new 110mm PVCu	nr	£14.89	2.00	£29.78
UK1060	Extra over pipework for surrounding drain run in 100mm thick concrete	m	£14.40	1.00	£14.40
UK0025	Protection Temporary works to floors, 1000 gauge	m2	£1.79	2.00	£3.59
UK8120300	Hardcore Filling to excavations over 250 mm average thick	m	£35.35	1.00	£35.35
UK2050005	Disposal by hand excavated contaminated/saturated material off site	m3	£45.30	1.00	£45.30
UK1180	Patch Lining. Up to 0.6m x 100mm	nr	£290.94	1.00	£290.94
UK1045	Removal, set aside and reinstatement of concrete slab surface as 100mm thick	m2	£24.61	2.00	£49.21
Total (Excl VAT)					£800.35

REPAIR ESTIMATE TOTALS:

Run / Location	Amount (£)
RUN A	£1,564.35
RUN B	£800.35
Total (Excl VAT)	£2,364.70

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3 Winster Avenue M20 2YG