Bradgate Surveying Ltd

Subsidence Monitoring Report

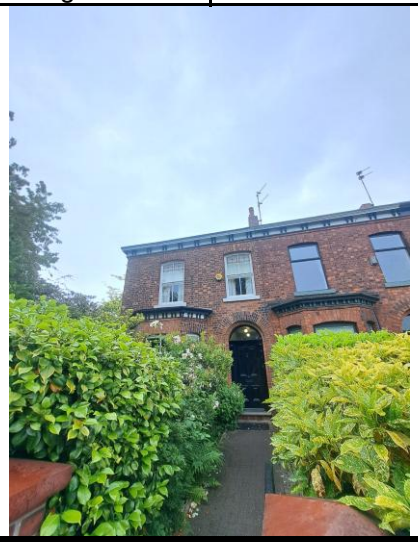
Policy Holder	[redacted]
Risk Address	55 Hulmes Road Manchester
Postcode	M40 1GP
Home	[redacted]
Mobile	
Work	
Ref	2872

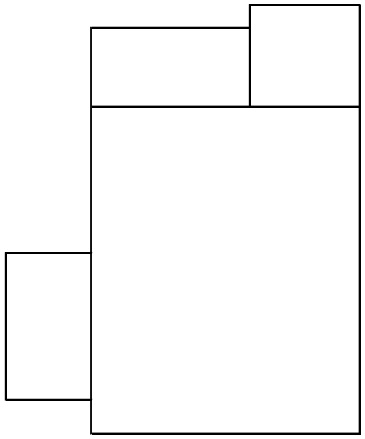
Client	Bradgate Surveying Ltd
Handler	Paul Clifford
Address	Office 2, The Dairy Newtown Grange Farm Business Park Newtown Unthank, Desford
Postcode	LE9 9FL
Phone	0330 175 5670
Email	enquiries@bradgate.group

All Readings in m

Frequency	Every 8 Weeks
Datum	0

Date of Recent Image	04/06/2026



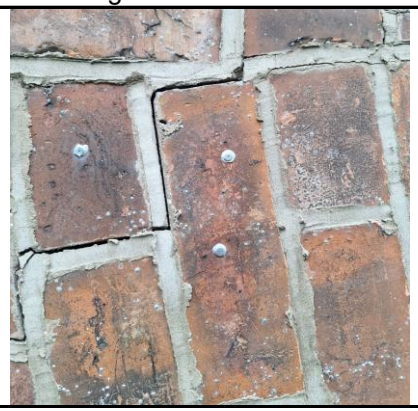


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Crack Monitoring Locations

Policy Holder		Address	55 Hulmes Road, M40 1GP	Phone		Ref.	2872

Monitoring Locations Images

1	Above front door arch	2	Gable above ground floor window	3	Small rear lounge, chimney breast
					
4	Rear of main reception under window	5	Middle bedroom under window	6	Attic rear chamber above rear window
					
7		8		9	

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Crack Monitoring Readings

Policy Holder		Address	55 Hulmes Road, M40 1GP	Phone		Ref.	2872
						Freq.	Every 8 Weeks

Monitoring Locations

1	Above front door arch	4	Rear of main reception under window	7	
2	Gable above ground floor window	5	Middle bedroom under window	8	
3	Small rear lounge, chimney breast	6	Attic rear chamber above rear window	9	

Readings in mm		Date	23/10/25	06/01/26	19/03/26	04/06/26								
Location	**C\W**	**Align**	**Rdg 1**	**Rdg 2**	**Rdg 3**	**Rdg 4**	**Rdg 5**	**Rdg 6**	**Rdg 7**	**Rdg 8**	**Rdg 9**	**Rdg 10**	**Rdg 11**	**Rdg 12**
1	2.39mm	H	71.80	71.31	70.99	70.11								
		V[c]	44.99	45.20	45.33	45.16								
		D	80.50	80.10	79.68	79.21								
2	2.42mm	H	103.36	102.50	102.26	101.90								
		V[c]	66.92	66.93	67.08	66.91								
		D	119.17	117.49	117.20	116.89								
3	2.81mm	H	80.41	79.96	79.92	79.88								
		V[c]	46.25	46.16	45.93	46.10								
		D	87.85	87.25	87.12	87.25								
4	0.99mm	H	84.84	85.04	85.28	85.07								
		V[c]	69.96	70.12	70.19	70.01								
		D	102.94	103.19	103.51	103.33								
5	1.53mm	H	69.62	69.75	69.87	69.62								
		V[c]	66.05	66.27	66.27	66.11								
		D	96.98	96.78	96.89	97.06								
6	4.63mm	H	72.69	72.72	72.38	72.01								
		V[c]	47.33	47.17	47.22	47.03								
		D	82.37	82.38	82.17	81.91								
7														
8														
9														
		Caliper No.:												
		Technician:	JL	JO	JL	RL								

Bradgate Surveying Ltd

Crack Monitoring Results

Policy Holder		Address	55 Hulmes Road, M40 1GP	Phone		Ref.	2872

Monitoring Locations

1	Above front door arch	5	Middle bedroom under window
2	Gable above ground floor window	6	Attic rear chamber above rear window
3	Small rear lounge, chimney breast	7	
4	Rear of main reception under window	8	
		9	

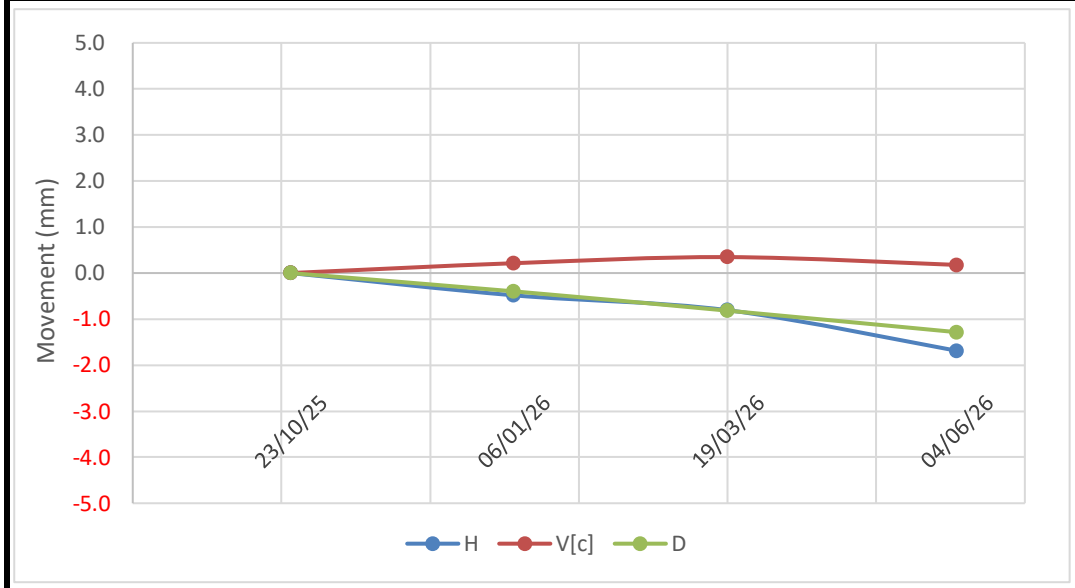
Rdgs in mm		Date	23/10/25	06/01/26			19/03/26			04/06/26					
Stud Nos	C\W	Align	Rdg1	Rdg 2			Rdg 3			Rdg 4			Rdg 5		
				Reading	+/- Rgd1	+/- prev	Reading	+/- Rgd1	+/- prev	Reading	+/- Rgd1	+/- prev	Reading	+/- Rgd1	+/- prev
1	2.39mm	H	71.80	71.31	-0.48	-0.48	70.99	-0.81	-0.32	70.11	-1.69	-0.88			
		V[c]	44.99	45.20	0.21	0.21	45.33	0.35	0.13	45.16	0.18	-0.17			
		D	80.50	80.10	-0.40	-0.40	79.68	-0.82	-0.42	79.21	-1.28	-0.47			
2	2.42mm	H	103.36	102.50	-0.86	-0.86	102.26	-1.10	-0.24	101.90	-1.46	-0.36			
		V[c]	66.92	66.93	0.02	0.02	67.08	0.16	0.14	66.91	-0.01	-0.17			
		D	119.17	117.49	-1.68	-1.68	117.20	-1.97	-0.29	116.89	-2.28	-0.31			
3	2.81mm	H	80.41	79.96	-0.45	-0.45	79.92	-0.50	-0.05	79.88	-0.54	-0.04			
		V[c]	46.25	46.16	-0.09	-0.09	45.93	-0.32	-0.23	46.10	-0.15	0.18			
		D	87.85	87.25	-0.60	-0.60	87.12	-0.73	-0.13	87.25	-0.60	0.13			
4	0.99mm	H	84.84	85.04	0.20	0.20	85.28	0.44	0.24	85.07	0.23	-0.21			
		V[c]	69.96	70.12	0.16	0.16	70.19	0.23	0.07	70.01	0.05	-0.17			
		D	102.94	103.19	0.24	0.24	103.51	0.57	0.33	103.33	0.39	-0.18			
5	1.53mm	H	69.62	69.75	0.13	0.13	69.87	0.25	0.12	69.62	-0.00	-0.25			
		V[c]	66.05	66.27	0.22	0.22	66.27	0.22	-0.00	66.11	0.06	-0.16			
		D	96.98	96.78	-0.20	-0.20	96.89	-0.09	0.11	97.06	0.08	0.17			
6	4.63mm	H	72.69	72.72	0.03	0.03	72.38	-0.31	-0.34	72.01	-0.67	-0.37			
		V[c]	47.33	47.17	-0.16	-0.16	47.22	-0.11	0.05	47.03	-0.31	-0.19			
		D	82.37	82.38	0.01	0.01	82.17	-0.20	-0.21	81.91	-0.46	-0.26			
7															
8															
9															

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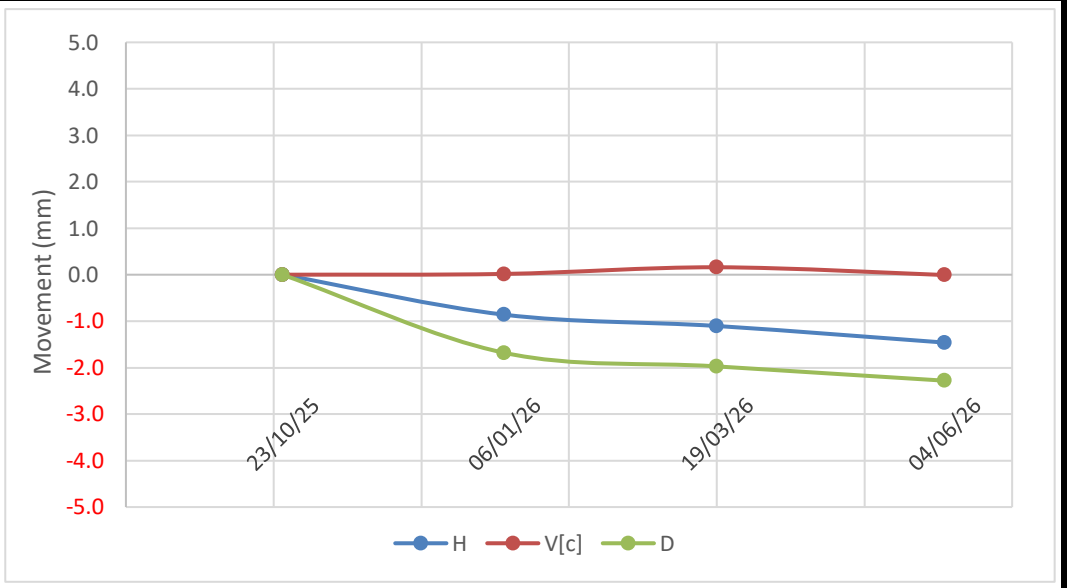
Crack Monitoring Graphs

Policy Holder		Address	55 Hulmes Road, M40 1GP	Phone		Ref.	2872

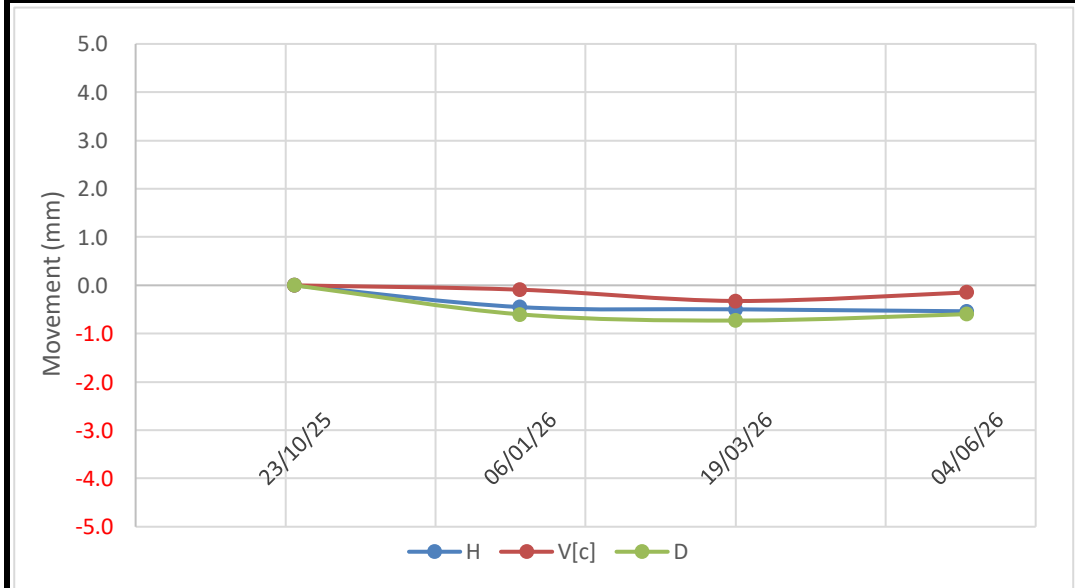
Above front door arch



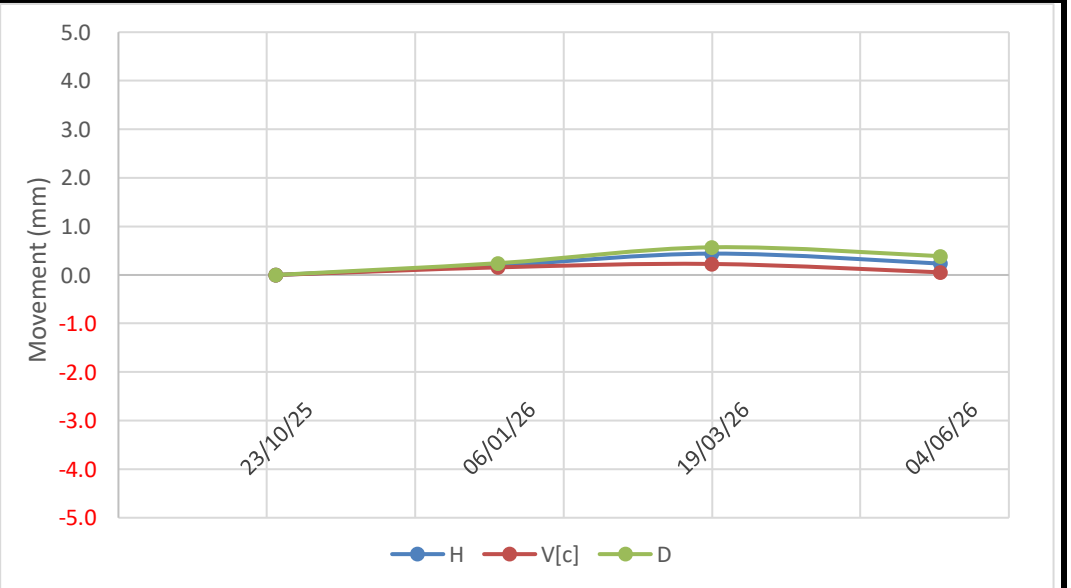
Gable above ground floor window



Small rear lounge, chimney breast



Rear of main reception under window

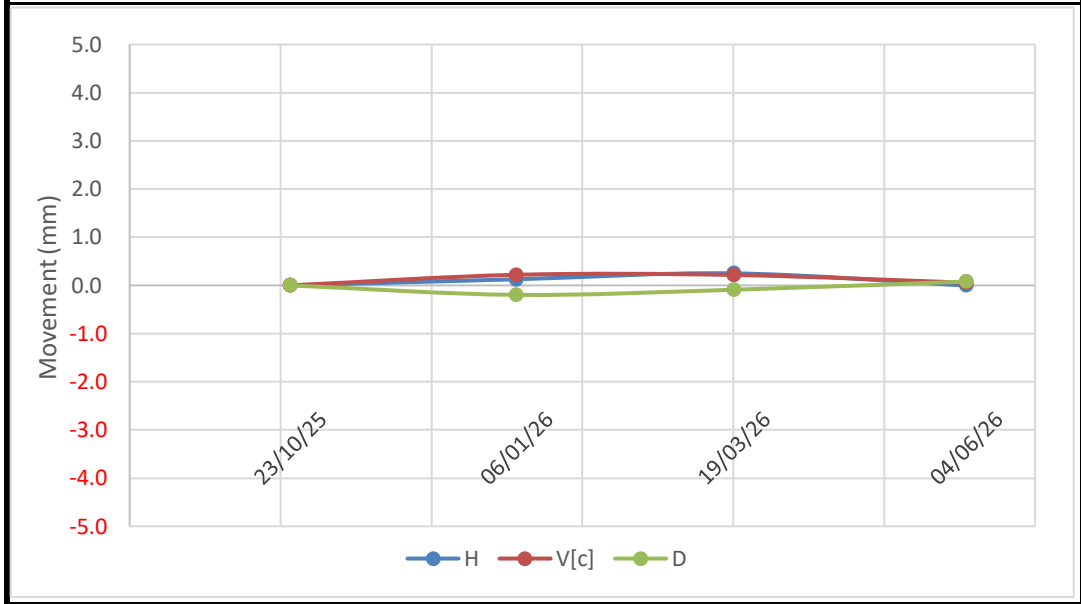


Bradgate Surveying Ltd

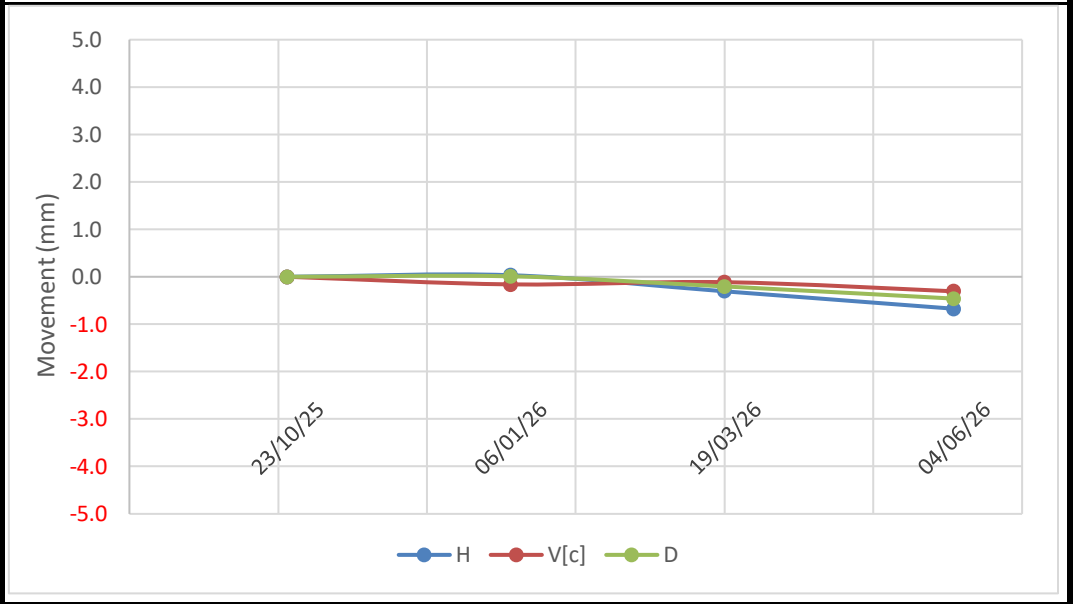
Crack Monitoring Graphs

Policy Holder		Address	55 Hulmes Road, M40 1GP	Phone		Ref.	2872

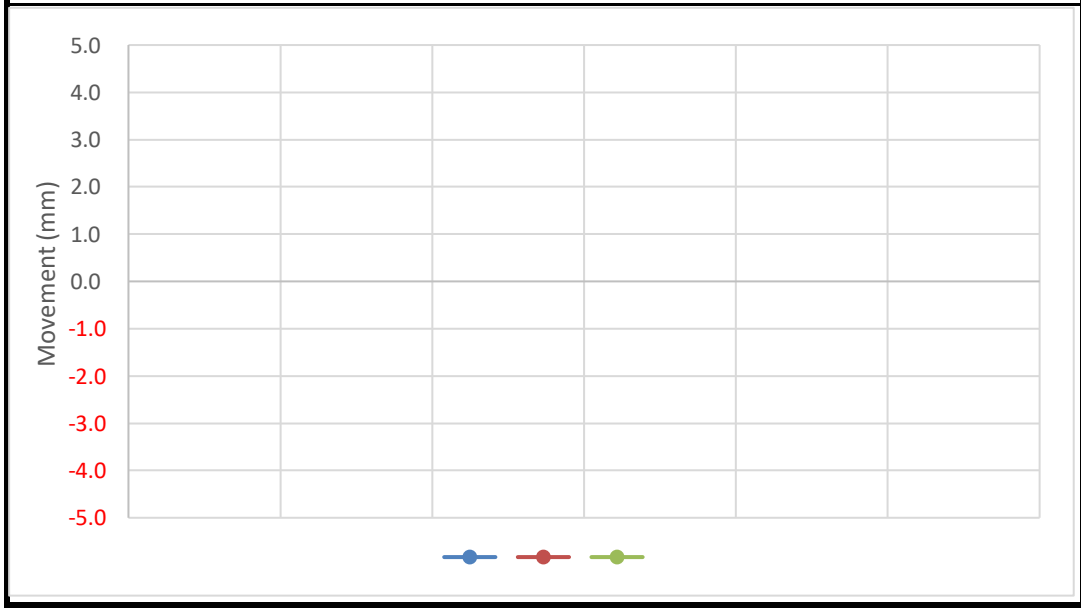
Middle bedroom under window



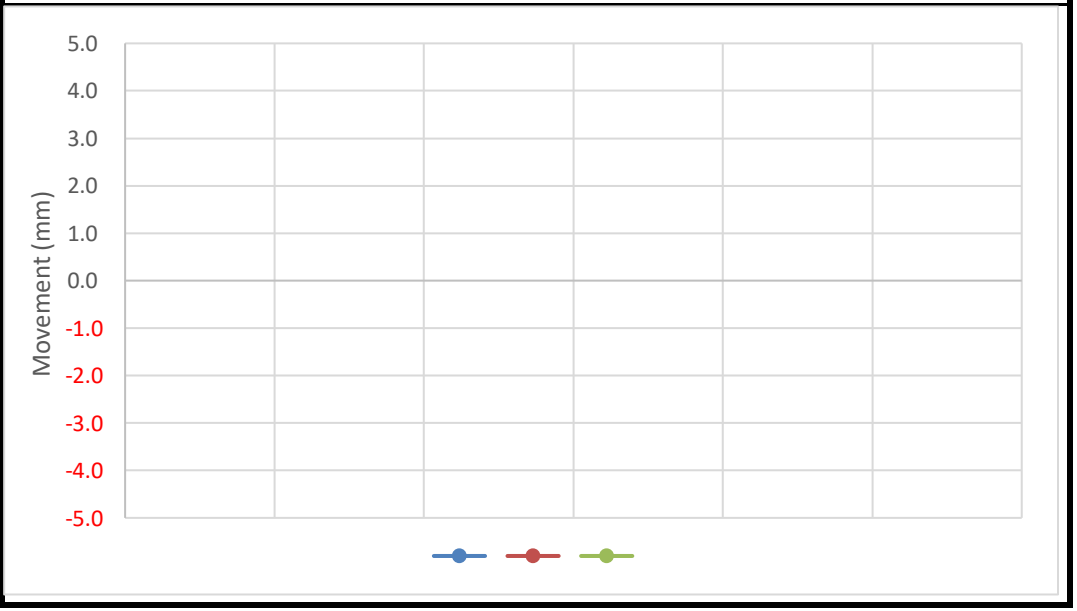
Attic rear chamber above rear window



Location 7



Location 8



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Site Images



Front Left Vegetation

Date:	23/10/2025



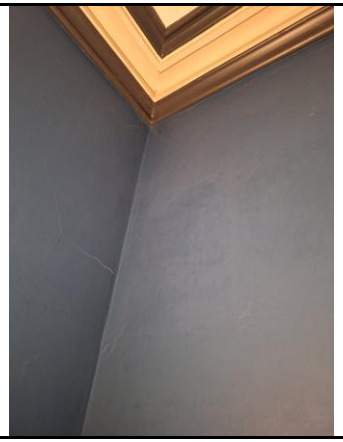
Front Reception Doorway Towards Rear

Date:	23/10/2025



Front Reception Right Hand Wall and Ceiling towards front

Date:	23/10/2025



Front reception right hand wall towards front

Date:	23/10/2025



Front reception towards rear left corner ceiling

Date:	23/10/2025



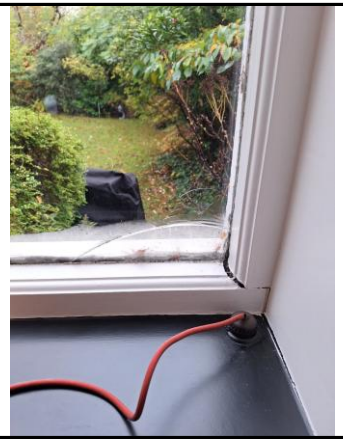
Front reception towards rear left hand window and ceiling

Date:	23/10/2025



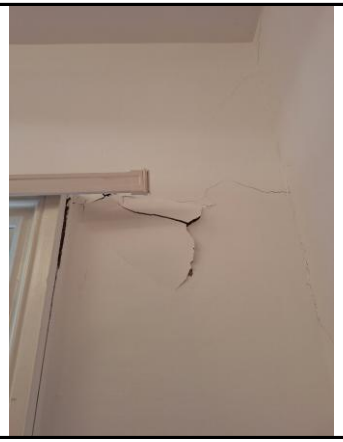
Hallway inside front door

Date:	23/10/2025



Rear Reception left window cracked

Date:	23/10/2025



Rear Reception left window top right corner

Date:	23/10/2025



Rear Reception left window

Date:	23/10/2025

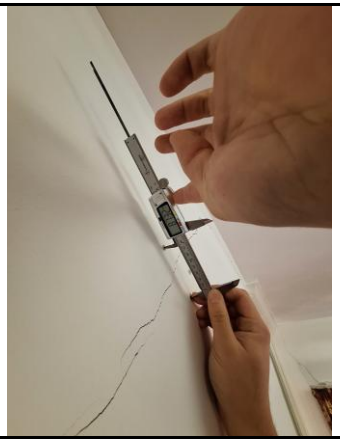
Bradgate Surveying Ltd

Site Images



Rear Reception to hallway

Date:	23/10/2025



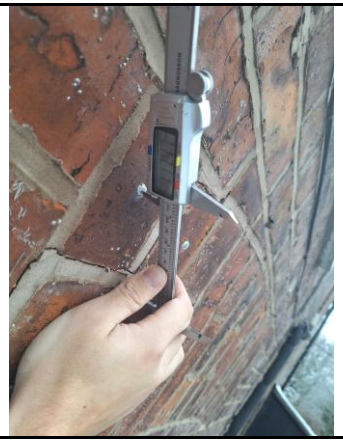
Location 2 - D (87.32mm)

Date:	06/01/2026



Location 3 - V (102.63mm)

Date:	06/01/2026



Location 3 - D (117.47mm)

Date:	06/01/2026



Tree to Front Left

Date:	06/01/2026



Front Vegetation

Date:	19/03/2026



LHS Garden and Vegetation

Date:	19/03/2026



Rear of Property

Date:	19/03/2026



Rear Trees

Date:	19/03/2026



Trees to Left of Gable

Date:	04/06/2026

Bradgate Surveying Ltd

Site Images



Rear Trees to Left of Property

Date:	04/06/2026



New Crack in Front Main Reveption Room

Date:	04/06/2026



New Crack in Hall Way

Date:	04/06/2026

Date:	

Date:	

Date:	

Date:	

Date:	

Date:	

Date:	

Date:	

Date:	

Bradgate Surveying Ltd

Site Observations

Occupier		Address	55 Hulmes Road, M40 1GP	Phone		Ref.	2872

Date	Technician	Notes/Comments
23/10/2025	JL/DC	First visit completed, crack monitoring studs fixed and readings taken. Additonal images taken.
06/01/2026	JO/FC	Appointment made, readings taken.
19/03/2026	JPL/TWB	Appointment made, readings taken.
04/06/2026	RPL/TWB	Appointment made, readings taken.