SubsNetUK

Drainage Investigation Report

For Subsidence Management Services

Client Lloyds Banking Group

Risk Address: 20 Southwood Road, Hilperton, Trowbridge, BA14 7BZ

Visit Date: 01/11/2021

Client Reference: IFS-LBG-SUB-21-0096976

Our Reference: C62809 D21664 REV1

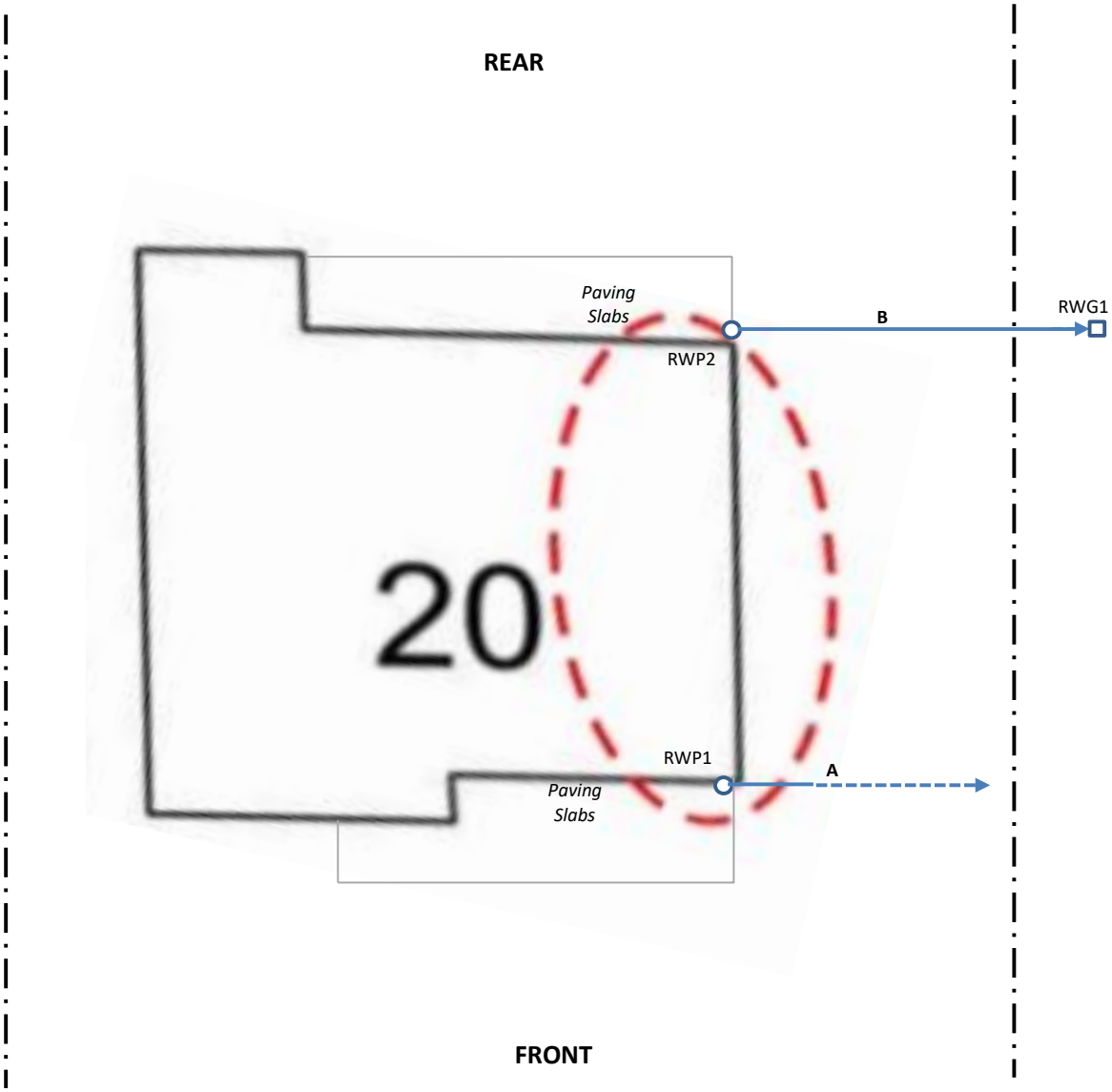
Report Date: 27/01/2022

Report Content:

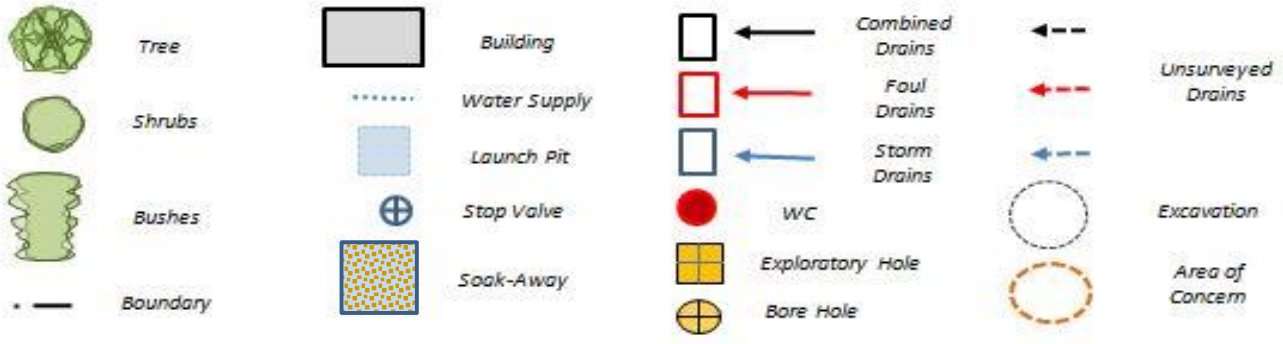
Front Page
Site Plan
CCTV Coding
Drain Overview
Quote
Further Report
Quote

Classification: General

Site Plan



Key



Notes:	
Address:	20 Southwood Road, Hilperton, Trowbridge, BA14 7BZ

Classification: General

SubsNetUK

CCTV Survey

SubsNetUK

RUN	Start From :	RWP1	Finish at :	Downstream Node	Pipe Ø:	100mm
A	Invert Level (m):	n/a	Invert Level (m):	n/a	Material:	Clay
STORM	Condition grade:	C	Direction:	Downstream	Responsibility:	Home Owner
Distance	*Code*	*Hydraulic Test - Not Tested*				
0.00	SN	Start Node from RWP1				
0.20	JDL	Joint Displaced (Large)				
0.20	SA	Survey Abandoned - Unable to push past defect				

RUN	Start From :	RWP1	Finish at :	RWG1	Pipe Ø:	100mm
B	Invert Level (m):	n/a	Invert Level (m):	n/a	Material:	Clay
STORM	Condition grade:	A	Direction:	Downstream	Responsibility:	Home Owner
Distance	*Code*	*Hydraulic Test - Not Tested*				
0.00	SN	Start Node from RWP2				
1.30	MC	Material of drain changes at this point to Plastic				
4.50	FN	Finish Node at RWG1				

Address: 20 Southwood Road, Hilperton, Trowbridge, BA14 7BZ

Classification: General

Drainage Overview

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: RWP1 Downstream
Pipe Diameter: 100mm
Responsibility: Home Owner
Hydraulic Pressure Test: Not Tested
CCTV Survey Result: Structural damage
Recommended Repair:

1) To excavate and replace existing Rest bend at base of RWP including 1m of adjacent pipework.
2) To carry out a further look-see CCTV survey and report findings.

Drain Run B: RWP2 Downstream to RWG1
Pipe Diameter: 100mm
Responsibility: Home Owner
Hydraulic Pressure Test: Not Tested
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: 20 Southwood Road, Hilperton, Trowbridge, BA14 7BZ

SubsNetUK **Quote** SubsNetUK

RUN / LOCATION: RUN A

Repair Item	Description	Unit	Rate (£)	Quantity	Amount (£)
UK0650	Rest-bend. Remove existing and replace with new PVCu item. Bed, surround and backfill.	nr	[redacted]	1.00	[redacted]
UK1120155	32/40mm waste pipes. Remove existing and replace with new PVCu. Fixed to masonry.	m		1.00	
UK1120165	32/40mm waste pipes. Shoes / bends.	nr		2.00	
UK0605	Excavate & remove isolated length. Replace in new 110mm PVCu. Bed, surround & backfill. n.e. 1000mm deep.	nr		1.00	
UK0880	Short Radius Bend. Remove existing item and replace with new 110mm PVCu.	nr		2.00	
UK1060	Extra over pipework for surrounding drain run in 100mm thick concrete.	m		1.00	
UK0025	Protection Temporary works to floors, 1000 gauge polythene.	m2		2.00	
UK8120300	Hardcore Filling to excavations over 250 mm average thick.	m		1.00	
UK2050005	Disposal by hand excavated contaminated/saturated material off site.	m3		1.00	
UK1045	Removal, set aside and reinstatement of concrete slab paving n.e 100mm thick.	m2		1.00	
	CCTV survey of underground drainage & report (where undertaken as part of other drainage works on site)	nr	[redacted]	1.00	
				Total (Excl VAT)	[redacted]

REPAIR ESTIMATE TOTALS:

Run / Location		Amount (£)
RUN A		[redacted]
	Total (Excl VAT)	

Address: 20 Southwood Road, Hilperton, Trowbridge, BA14 7BZ

Classification: General

SubsNetUK **Further Report - 27th Jan 22** SubsNetUK

Following your instruction we attended site on 21st January 2022 to carry out further works.

On arrival we have managed to survey past the defect noted on the original survey and found the pipework runs towards the front of the property where it joins a main carrier at approx 6.2m.

We noted there are defects in the pipework from the rest bend downstream for approx 3m and would therefore now make the following amended recommendations

Drain Run A: RWP1 Downstream to Main
Pipe Diameter: 100mm
Responsibility: Home Owner
Hydraulic Pressure Test: Not Tested
CCTV Survey Result: Structural damage
Recommended Repair:
Excavate and replace the rest bend at the base of RWP1 together with 3m of pipework to repair all defects within the area of concern

RUN / LOCATION: Works done 21st Jan 2022

Repair Item	Description	Unit	Rate (£)	Quantity	Amount (£)
	CCTV survey of underground drainage & report	nr	£165.00	1.00	[redacted]
				Total (Excl VAT)	[redacted]

Address: 20 Southwood Road, Hilperton, Trowbridge, BA14 7BZ

Classification: General

SubsNetUK **Quote** SubsNetUK

RUN / LOCATION: RUN A - Revised repair costs

Repair Item	Description	Unit	Rate (£)	Quantity	Amount (£)
UK0650	Rest-bend. Remove existing and replace with new PVCu item. Bed, surround and backfill.	nr	[redacted]	1.00	[redacted]
UK1120155	32/40mm waste pipes. Remove existing and replace with new PVCu. Fixed to masonry.	m		1.00	
UK1120165	32/40mm waste pipes. Shoes / bends.	nr		2.00	
UK0825	Excavate & remove pipework. Replace with new 110mm PVCu. Bed, surround & backfill. n.e. 1000mm	m		3.00	
UK0880	Short Radius Bend. Remove existing item and replace with new 110mm PVCu.	nr		2.00	
UK1060	Extra over pipework for surrounding drain run in 100mm thick concrete.	m		1.00	
UK0025	Protection Temporary works to floors, 1000 gauge polythene.	m2		4.00	
UK8120300	Hardcore Filling to excavations over 250 mm average thick.	m		1.00	
UK2050005	Disposal by hand excavated contaminated/saturated material off site.	m3		1.00	
UK1045	Removal, set aside and reinstatement of concrete slab paving n.e 100mm thick.	m2		1.00	
				Total (Excl VAT)	[redacted]

Address: 20 Southwood Road, Hilperton, Trowbridge, BA14 7BZ

Classification: General