

# Arboricultural Consultancy for Aviva

**Note:** This report is intended for use between the client, Environmental Services and any parties detailed within the report. It is based on the understanding at the time of visiting the property that Engineers are satisfied that damage is attributable to clay shrinkage subsidence exacerbated by vegetation.

## 1. Case Details

|             |                                   |            |                                                |             |                        |
|-------------|-----------------------------------|------------|------------------------------------------------|-------------|------------------------|
| Insured     | Mr & Mrs Stephen & Christina Wood | Address    | 32 Amour Acre, Trowbridge, Wiltshire, BA14 7BU |             |                        |
| Client      | Subsidence Management Services    | Contact    | Ian Hanson                                     | Claim No.   | IFS-AVI-SUB-25-0119915 |
| ES Ref      | SA-256416                         | Consultant | Simon Nash                                     | Contact No. | 0330 380 1036          |
| Report Date | 02/10/2025                        |            |                                                |             |                        |

**Scope of Report:** To survey the property and determine significant vegetation contributing to subsidence damage, make recommendation for remedial action and assess initial mitigation and recovery prospects. The survey does not make an assessment for decay or hazard evaluation.

## 2. Property and Damage Description

The insured structure is a 2 storey detached house. The property occupies a level site with no adverse topographical features.

We understand that the current damage relates to the rear elevation of the insured dwelling, where cracking indicates downwards movement.

## 3. Technical Reports

In preparing our report we have had the benefit of the following technical investigations:

Engineers Report ☒

## 4. Action Plan

| Mitigation                             |     |
|----------------------------------------|-----|
| Insured involved?                      | Yes |
| Local Authority involved?              | No  |
| Other third party Mitigation involved? | Yes |
| Recovery                               |     |
| Is there a potential recovery action?  | Yes |

| Treeworks                                                                                                                   |                           |
|-----------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Local Authority                                                                                                             | Wiltshire Council         |
| TPO / Conservation Area / Planning Protection Searches                                                                      | Awaiting Searches from LA |
| Additional Comments                                                                                                         |                           |
| Awaiting Further Instructions.                                                                                              |                           |
| A potential recovery action has been identified.                                                                            |                           |
| Engineers should consider focusing investigations to strengthen factual evidence for disclosure to third party tree owners. |                           |

## 5. Technical Synopsis

This report is based upon our understanding at the time of visiting the property that Subsidence Management Services have concluded, on a preliminary basis, that the current damage is due to differential foundation movement exacerbated by moisture abstraction from vegetation growing proximate to the property's foundations.

We have therefore been instructed to assess the potential for vegetation to be influencing soil moisture levels beneath the foundations of the property and, if deemed appropriate provide management proposals which will return long-term stability and allow effective repairs to be undertaken.

The potential drying influence of the vegetation on site, has been considered based on an assessment of overall size, species profile and the proximity of vegetation relative to the advised area of damage.

Based on our observations on site, it is our opinion that the footings of the subject property are within the normally accepted influencing distance of vegetation on site, thereby indicating the potential for the advised damage to be the result of clay shrinkage subsidence exacerbated by the moisture abstracting influence of vegetation.

With due regards to species profile, size and proximity, the Ash group (TG2) is considered the dominant feature proximate to

# Arboricultural Consultancy for Aviva

the focal area(s) of movement and accordingly, where vegetation is confirmed as being causal, we have identified it as the primary cause of the current subsidence damage.

The size and proximity of the above vegetation is consistent with the advised location(s) of damage and it is our opinion, on balance of probability, that roots from the above vegetation will be in proximity to the footings of the insured property.

Note: additional minor vegetation has been noted on site and, depending on trial-pit location may be identified within future site investigations; however, unless specifically identified within this report, these plants are not deemed material to the current claim nor pose a significant future risk.

Given the above and considering the suspected mechanism of movement, in order to mitigate the current damage thereby allowing soils beneath the property to recover to a position such that an effective engineering repair solution can be implemented, we recommend a program of vegetation management as detailed by this report.

Please refer to Section 6 for management prescriptions.

Preliminary recommendations contained within this report are prescribed on the basis that site investigations confirm vegetation to be causal; management advice is designed to offer the most reliable arboricultural solution likely to restore long-term stability and also facilitate liaison with third-party owners and/or Local Authorities where necessary.

Consequently, we have advocated the complete removal of TG2 as it will offer the most certain arboricultural solution likely to restore long-term stability.

Consideration has been given to pruning only, as a means of mitigating the influence of the above, however this has been discounted in this instance.

Whilst it is accepted that pruning in accordance with BRE IP7/06 (and if repeated on a 3-year (max) basis) can be an alternative to removal, it is one with a high residual risk of future movement; in the context of the current claim we consider the above vegetation is too large and/or close for pruning to be viable in this instance.

We recommend the role of vegetation and the efficacy of management recommendations be qualified by means of monitoring.

Please note that the footing of the insured property fall within the anticipated rooting distance of additional vegetation which we believe presents a foreseeable risk of future damage and accordingly we have made recommendations in respect of this.

The extent / impact of vegetation management required to restore and maintain long-term stability at this property is acknowledged. However, we consider the impact on the wider public amenity from the proposed tree works is mitigated by the presence of further trees and the scope for replacement planting.

Whilst replacement planting is considered appropriate, due consideration must be given to the ultimate size of the replacement and future management requirements. Species selection should be appropriate for the chosen site and consideration must be given to the ultimate size of the replacement species and any future management requirements.

|                                                                                        |     |
|----------------------------------------------------------------------------------------|-----|
| Is vegetation likely to be a contributory factor in the current damage?                | Yes |
| Is vegetation management likely to contribute to the future stability of the property? | Yes |
| Is replacement planting considered appropriate?                                        | Yes |
| Would DNA profiling be of assistance in this case?                                     | No  |

# Arboricultural Consultancy for Aviva

## 6.0 Recommendations

### 6.1 Current Claim Requirements

These recommendations may be subject to review following additional site investigations.

| Tree No.                                                                                                          | Species | Age Cat | Approx. Height (m) | Distance to Building (m) * | Ownership       | Action | Requirement                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------|---------|---------|--------------------|----------------------------|-----------------|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TG2                                                                                                               | Ash     | 2       | 22                 | 12                         | A - Third Party | Remove | Remove close to ground level; do not treat stump(s) due to translocation risk. Where such a risk exists, we advise that any emergent regrowth is removed annually. |
| <b>Age Cat:</b> 1 = Younger than property; 2 = Similar age to the property; 3 = Significantly older than property |         |         |                    |                            |                 |        |                                                                                                                                                                    |

\* Estimated

### 6.2 Future Risk Recommendations

These recommendations may be subject to review following additional site investigations.

| Tree No.                                                                                                          | Species                                                              | Age Cat | Approx. Height (m) | Distance to Building (m) * | Ownership       | Action                      | Requirement                                                         |
|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|---------|--------------------|----------------------------|-----------------|-----------------------------|---------------------------------------------------------------------|
| S1                                                                                                                | Spirea                                                               | 1       | 1                  | 4                          | C - Insured     | No action                   | No works.                                                           |
| SG1                                                                                                               | Mixed species shrubs: Pyracantha and Euonymus group                  | 1       | 1                  | 7                          | C - Insured     | No action                   | No works.                                                           |
| SG2                                                                                                               | Mixed species shrubs: broadly consisting of Rose, Spirea and Weigela | 1       | 2                  | 1                          | C - Insured     | Action to avoid future risk | Maintain at broadly current dimensions by way of regular pruning.   |
| T1                                                                                                                | Cherry                                                               | 1       | 4.5                | 7                          | C - Insured     | Action to avoid future risk | Maintain at, or below current dimensions by way of regular pruning. |
| T2                                                                                                                | Oak                                                                  | 3       | 22                 | 25                         | A - Third Party | Action to avoid future risk | Maintain at, or below current dimensions by way of regular pruning. |
| T3                                                                                                                | Oak                                                                  | 2       | 11                 | 16                         | A - Third Party | Action to avoid future risk | Maintain at broadly current dimensions by way of regular pruning.   |
| T4                                                                                                                | Oak                                                                  | 2       | 14                 | 15                         | A - Third Party | Action to avoid future risk | Maintain at broadly current dimensions by way of regular pruning.   |
| T5                                                                                                                | Oak                                                                  | 2       | 18                 | 15                         | A - Third Party | Action to avoid future risk | Maintain at broadly current dimensions by way of regular pruning.   |
| T6                                                                                                                | Oak                                                                  | 3       | 18                 | 21                         | A - Third Party | Action to avoid future risk | Maintain at broadly current dimensions by way of regular pruning.   |
| TG1                                                                                                               | Ash                                                                  | 2       | 22                 | 18                         | A - Third Party | Action to avoid future risk | Maintain at broadly current dimensions by way of regular pruning.   |
| <b>Age Cat:</b> 1 = Younger than property; 2 = Similar age to the property; 3 = Significantly older than property |                                                                      |         |                    |                            |                 |                             |                                                                     |

\* Estimated

Third party property addresses should be treated as indicative only, should precise detail be required then Environmental Services can undertake Land Registry Searches

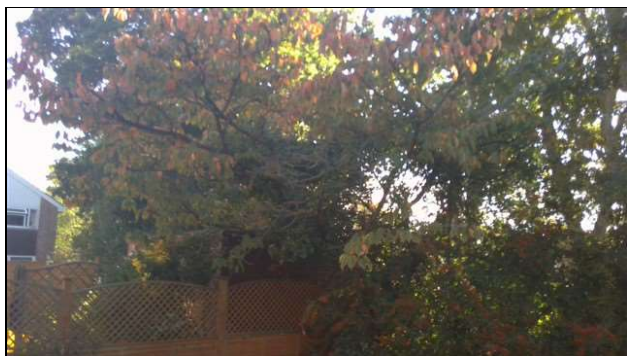
7. Site Plan



Please note that this plan is not to scale. OS Licence No. 100043218

# Arboricultural Consultancy for Aviva

## 8. Photographs



T1 - Cherry



T5 - Oak



T6 - Oak

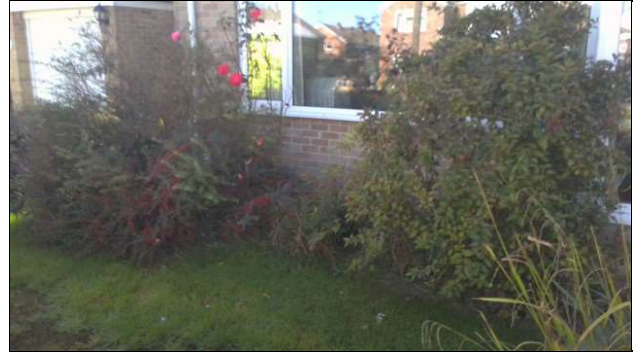


Insured Garden - Back

# Arboricultural Consultancy for Aviva



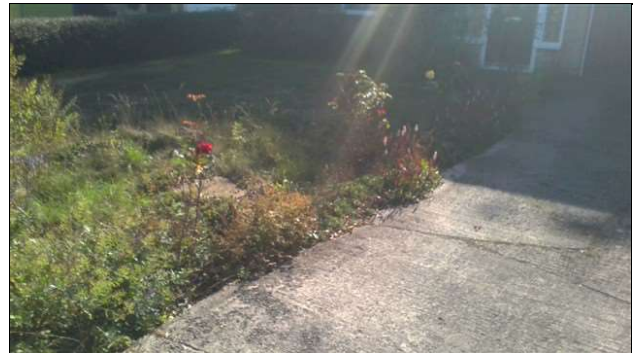
Rear



SG2 - Mixed species shrubs



Front



Insured Garden - Front



SG1 - Mixed species shrubs



S1 - Shrub

## Arboricultural Consultancy for Aviva



TG1 - Ash



T2 - Oak



T2 - Oak



TG2

## Arboricultural Consultancy for Aviva



T3 - Oak



T4 - Oak

# Arboricultural Consultancy for Aviva

Date: 02/10/2025

Property: 32 Amour Acre, Trowbridge, Wiltshire, BA14 7BU

## 9. Tree Works Reserve - Does not include recommendations for future risk.

|                             |          |
|-----------------------------|----------|
| Insured Property Tree Works | £0.00    |
| Third Party Tree Works      | £2250.00 |
| Provisional Sum             | £0.00    |

- The above prices are based on works being performed as separate operations.
- The above is a reserve estimate only.
- Ownerships are assumed to be correct and as per Section 6.
- A fixed charge is made for Tree Preservation Order/Conservation Area searches unless charged by the Local Authority in which case it is cost plus 25%.
- Should tree works be prevented due to statutory protection then we will automatically proceed to seek consent for the works and Appeal to the Secretary of State if appropriate.
- All prices will be subject to V.A.T., which will be charged at the rate applying when the invoice is raised.
- Trees are removed as near as possible to ground level, stump and associated roots are not removed or included in the price.
- Where chemical application is made to stumps it cannot always be guaranteed that this will prevent future regrowth. Should this occur we would be pleased to provide advice to the insured on the best course of action available to them at that time. Where there is a risk to other trees of the same species due to root fusion, chemical control may not be appropriate.

## 10. Limitations

This report is an appraisal of vegetation influence on the property and is made on the understanding that that engineers suspect or have confirmed that vegetation is contributing to clay shrinkage subsidence, which is impacting upon the building. Recommendations for remedial tree works and future management are made to meet the primary objective of assisting in the restoration of stability to the property. In achieving this, it should be appreciated that recommendations may in some cases be contrary to best Arboricultural practice for tree pruning/management and is a necessary compromise between competing objectives.

Following tree surgery we recommended that the building be monitored to establish the effectiveness of the works in restoring stability.

The influence of trees on soils and building is dynamic and vegetation in close proximity to vulnerable structure should be inspected annually.

**The statutory tree protection status as notified by the Local Authority was correct at the time of reporting. It should be noted however that this may be subject to change and we therefore advise that further checks with the Local Authority MUST be carried out prior to implementation of any tree works. Failure to do so can result in fines in excess of £20,000.**

Our flagging of a possible recovery action is based on a broad approach that assume all third parties with vegetation contributing to the current claim have the potential for a recovery action (including domestic third parties). This way opportunities do not "fall through the net"; it is understood that domestic third parties with no prior knowledge may be difficult to recover against but that decision will be fully determined by the client.

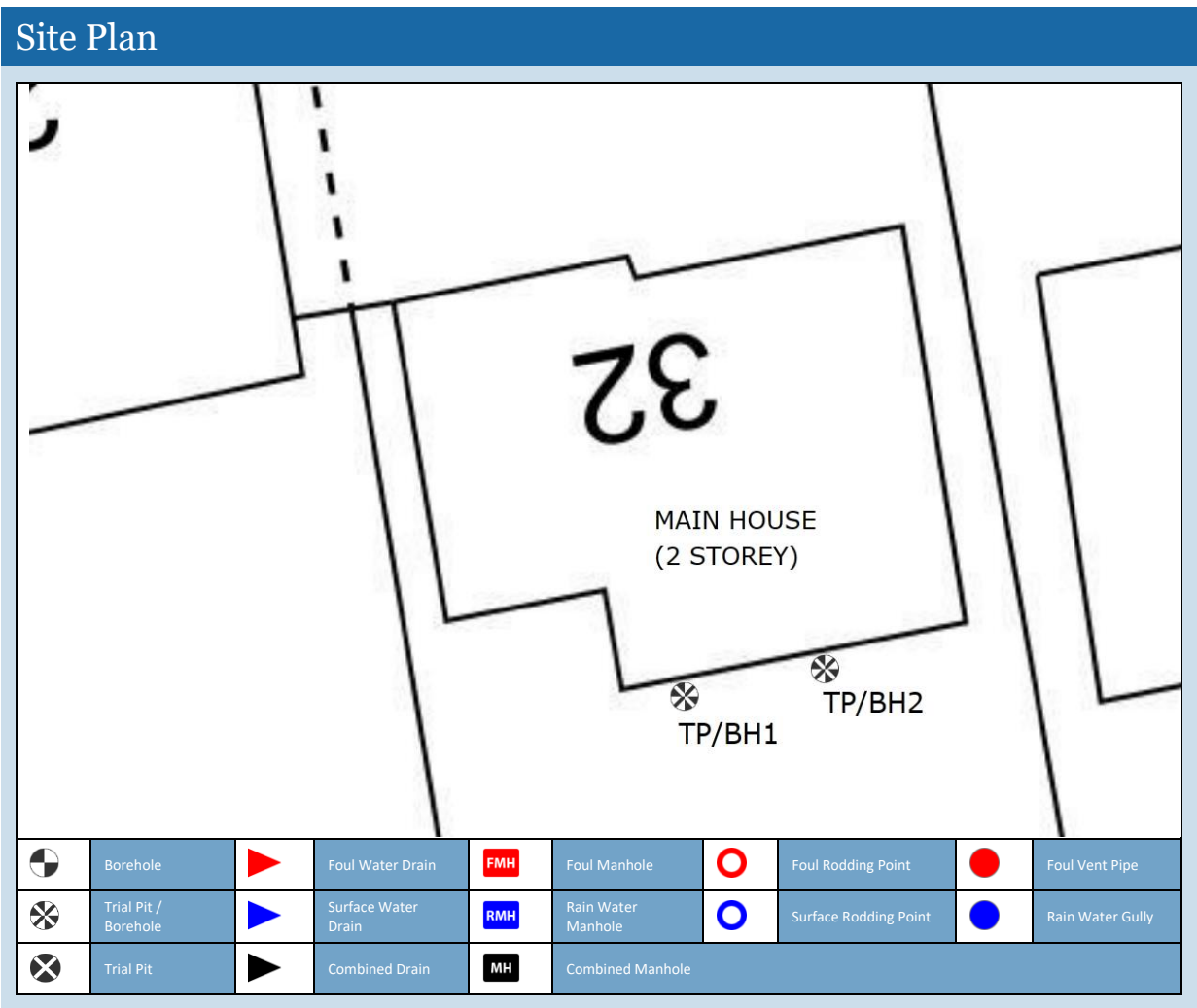
**A legal Duty of Care requires that all works specified in this report should be performed by qualified, arboricultural contractors who have been competency tested to determine their suitability for such works in line with Health & Safety Executive Guidelines. Additionally all works should be carried out according to British Standard 3998:2010 "Tree Work. Recommendations".**

# GEOTECHNICAL

## for SMS (AVI, PRE)

32 Amour Acre, Trowbridge, Wiltshire, BA14 7BU

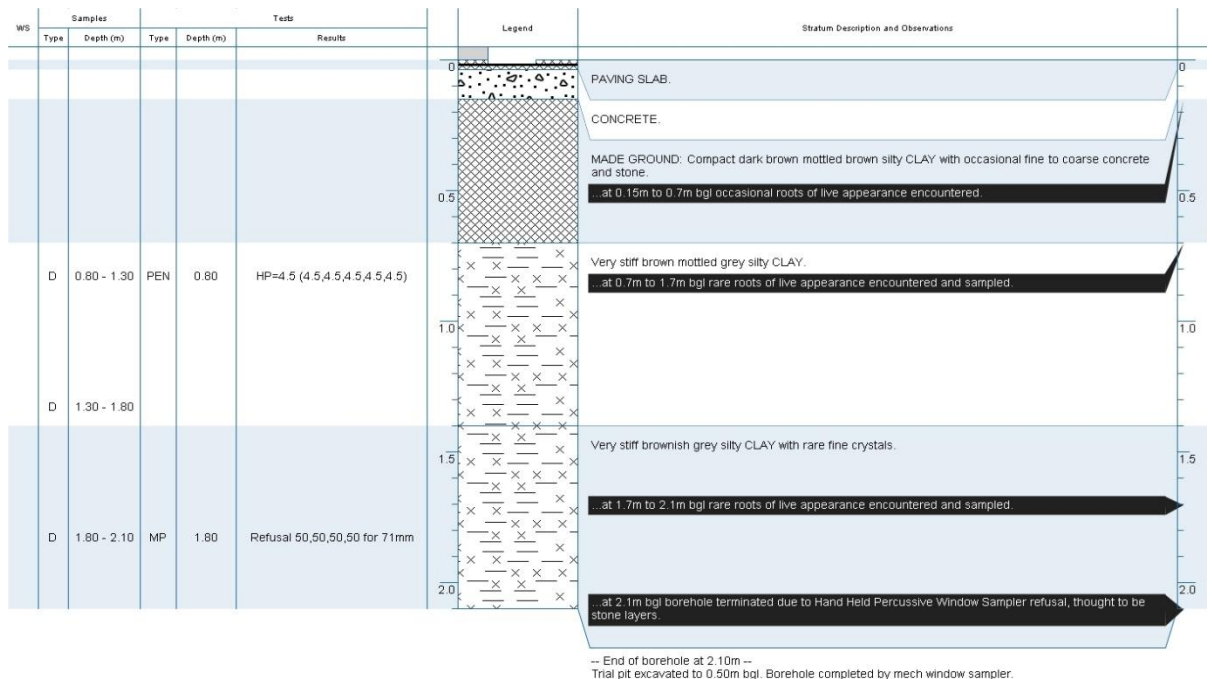
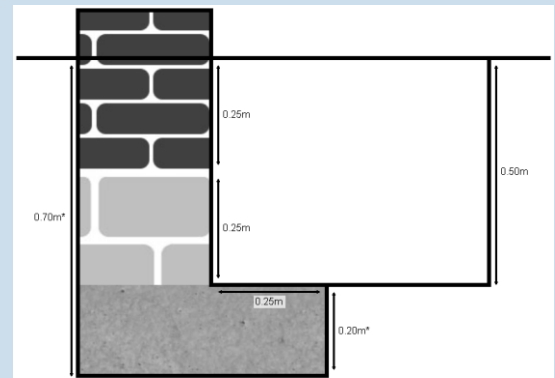
Client: SMS (AVI, PRE)  
Client Contact: Refer to iSubs  
Client Ref: IFS-AVI-SUB-25-0119915  
Policy Holder: Mr Stephen Wood  
Report Date: 9 October 2025  
Our Ref: C82886G36182



## TP/BH1 Foundation Detail and Borehole Log

## Foundation Detail

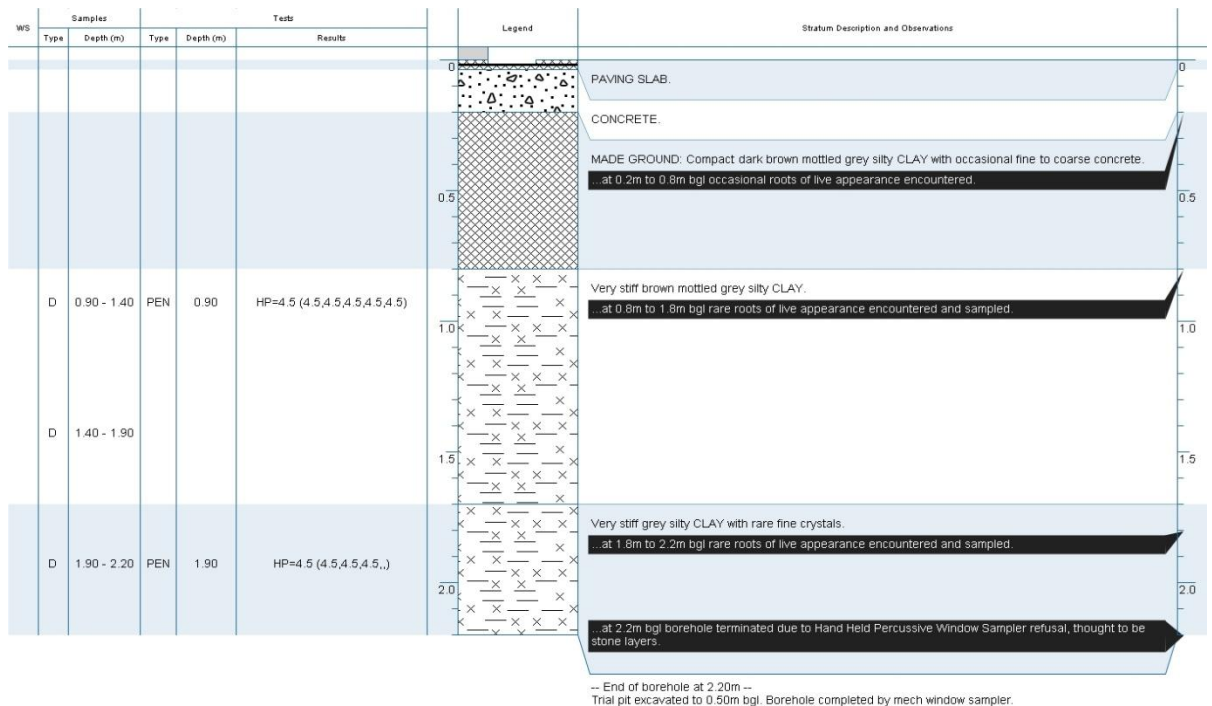
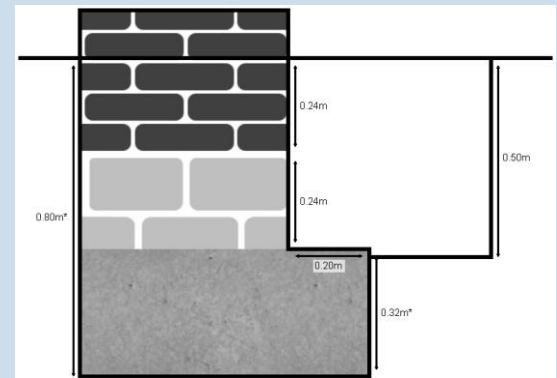
House foundation comprised of blockwork wall to 500mm bgl, bearing on concrete to an estimated depth of 700mm bgl, with a total projection of 250mm from the elevation. Underside of foundation (USF) was estimated by pushing a probe, approximately 120mm back from the face of the foundation, at an angle with no apparent contact with the face of the foundation beyond the estimated depth.



## TP/BH2 Foundation Detail and Borehole Log

### Foundation Detail

House foundation comprised of blockwork wall to 500mm bgl, bearing on concrete to an estimated depth of 800mm bgl, with a total projection of 200mm from the elevation. Underside of foundation (USF) was estimated by pushing a probe, approximately 150mm back from the face of the foundation, at an angle with no apparent contact with the face of the foundation beyond the estimated depth.



## Site Observations

### HEALTH AND SAFETY:

Negative signal obtained in Power, Radio and Genny mode on the Cable Avoidance Tool (CAT) (TP/BH1).

Negative signal obtained in Power, Radio and Genny mode on the Cable Avoidance Tool (CAT) (TP/BH2).

### BOREHOLE:

At 2.1m bgl borehole terminated due to Hand Held Percussive Window Sampler refusal, thought to be stone layers in TP/BH1. At 2.2m bgl borehole terminated due to Hand Held Percussive Window Sampler refusal, thought to be stone layers in TP/BH2.

### ROOTS:

At 0.15m to 0.7m bgl occasional roots of live appearance encountered in TP/BH1. At 0.7m to 1.7m bgl rare roots of live appearance encountered and sampled in TP/BH1. At 1.7m to 2.1m bgl rare roots of live appearance encountered and sampled in TP/BH1. At 0.2m to 0.8m bgl occasional roots of live appearance encountered in TP/BH2. At 0.8m to 1.8m bgl rare roots of live appearance encountered and sampled in TP/BH2. At 1.8m to 2.2m bgl rare roots of live appearance encountered and sampled in TP/BH2.

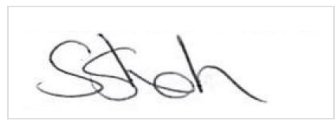
# SOIL ANALYSIS

## for Subsidence Management Services

### 32 Amour Acre, Wiltshire, BA14 7BU

Client: Subsidence Management Services  
Claim Number: 4503968845  
Policy Holder: Mr Stephen Wood  
Report Date: 04/11/2025  
Our Ref: L29433

Compiled By:

| Name         | Position              | Signature                                                                            |
|--------------|-----------------------|--------------------------------------------------------------------------------------|
| Saira Dougan | Laboratory Supervisor |  |

Checked By:

| Name       | Position           | Signature                                                                             |
|------------|--------------------|---------------------------------------------------------------------------------------|
| Bob Walker | Laboratory Manager |  |

Date samples received: 13-Oct-25  
Water Content Test Date: 23-Oct-25  
Atterberg Limits Test Date: 03-Nov-25  
Suction Test Date: 04-Nov-25



9265

### Notes relating to soils testing

Unless otherwise stated, all soil testing was undertaken by Environmental Services at 21 Coventry Road, Coleshill, B46 3BB for Subsidence Management Services, Bembridge House, 1300 Parkway, Solent Business Park, Whiteley, Fareham, Hampshire, England, PO15 7AE and all testing at these premises currently falls outside of UKAS accreditation.

Soil samples have been prepared in accordance with BS1377:Part 1: 2016 Section 7

Descriptions of soil samples within the laboratory have been undertaken generally in accordance with BS5930:2015. Descriptions of soil samples fall outside of the scope of UKAS accreditation and may have been shortened to remove tertiary components for ease of reference.

The graphical representation of 40% of the LL and the numerical representation of the modified plasticity index (mod. PI) fall outside of the scope of UKAS accreditation.

Following the issue of this soil analysis report, samples will be retained for at least 28 days should additional testing, or referencing, be required. It should be noted that any tests undertaken on soils retained subsequent to the issue of this report may not give an accurate indication of the in-situ conditions of the sample.

This Soil Analysis Report may not be reproduced, in part or in full, without written approval of the laboratory.

The results contained herein relate only to items tested and no others. Additionally as the laboratory is not responsible for the sampling process it takes no responsibility for the condition of the samples and all samples are tested "as received".

Where samples of the same test type are not tested on the same day, or the testing spans multiple days, the test date states the day of the final test or the test date of the final sample.

All information above the laboratory reference on the cover page of this report are as provided by the customer and the laboratory is not responsible for any errors or omissions therein.

Water Content Tests are undertaken in accordance with ISO 17892:Part 1:2014

The Liquid Limit test is undertaken in accordance with BS1377:Part 2:2022 using an 80g cone with a 30° tip. Sieve percentages reported in blue denote that the sample has been sieved otherwise it has been prepared from its natural state. Sieve percentage reported in BOLD denote that the sample has been oven-dried prior to testing.

Unless otherwise specified herein, the one-point cone penetrometer method has been used.

The Plastic Limit test and the determination of the Plasticity Index is undertaken in accordance with BS1377:Part 2:2022. Where a plastic limit has been denoted with an asterisk (\*) then it has been derived from the liquid limit and has not been tested.

The Filter Paper Suction Test is undertaken in accordance with the BRE paper IP4/93 (corrected) 'A Method of Determining the State of Desiccation in Clay Soils'

Unless otherwise stated the moisture content of the filter paper was determined after 7 days contact with the sample and the test was prepared from a remoulded disturbed sample.

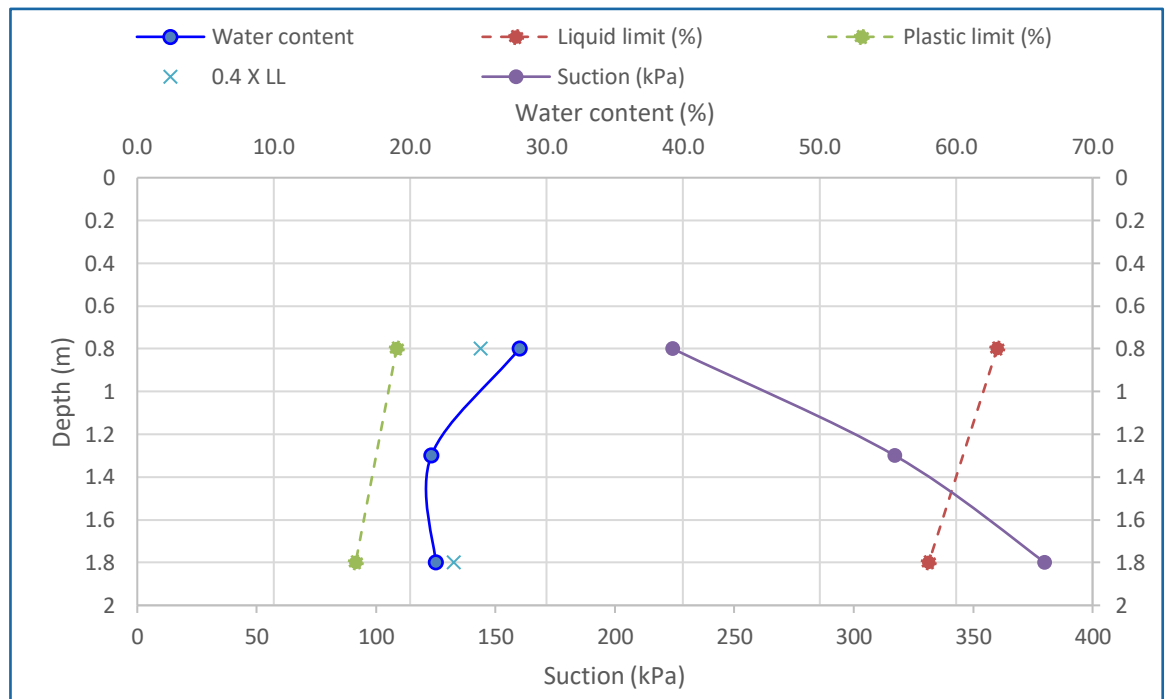
The Filter Paper Suction Tests are conducted in a controlled environment within a temperature range of 18°C and 22°C

If you would like to provide feedback on this report or any laboratory services or performance, please complete the form below. All appropriate feedback will be used in the continual improvement of laboratory services.

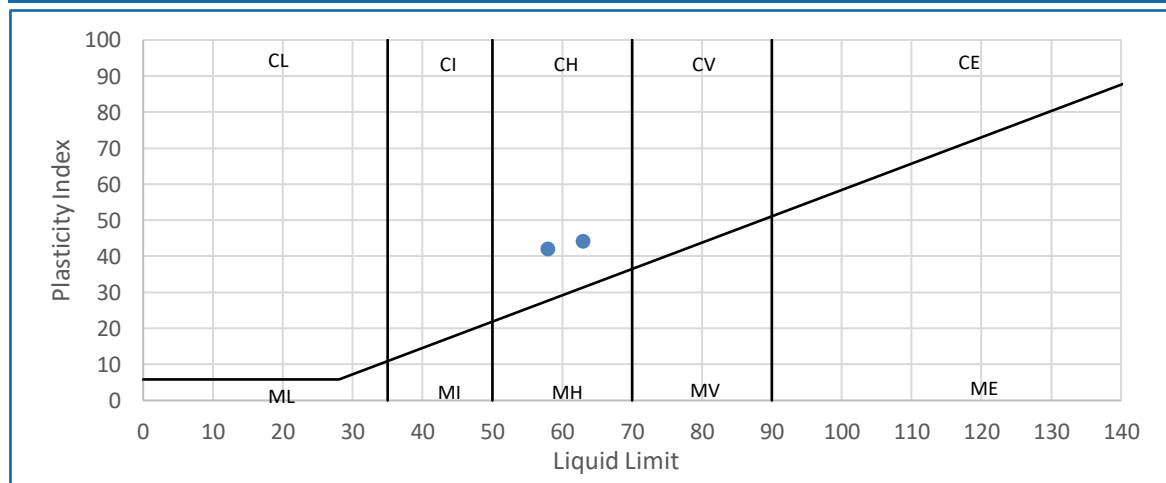
[Laboratory feedback form](#)

## Samples from BH1

| Lab Ref | Depth (m) | WC (%) | LL (%) | PL (%) | PI (%) | .425 mm(%) | mod. PI (%) | Av. Suc. (kPa) | Description                                                                     |
|---------|-----------|--------|--------|--------|--------|------------|-------------|----------------|---------------------------------------------------------------------------------|
| 1       | 0.8       | 28.0   | 63     | 19     | 44     | 96         | 42          | 224            | Stiff orangeish grey slightly gravelly, slightly silty CLAY with rare sand      |
| 2       | 1.3       | 21.5   |        |        |        |            |             | 317            | Very stiff orangeish grey slightly gravelly, slightly silty CLAY with rare sand |
| 3       | 1.8       | 21.9   | 58     | 16     | 42     | 93         | 39          | 380            | Very stiff orangeish grey slightly gravelly, slightly silty CLAY with rare sand |

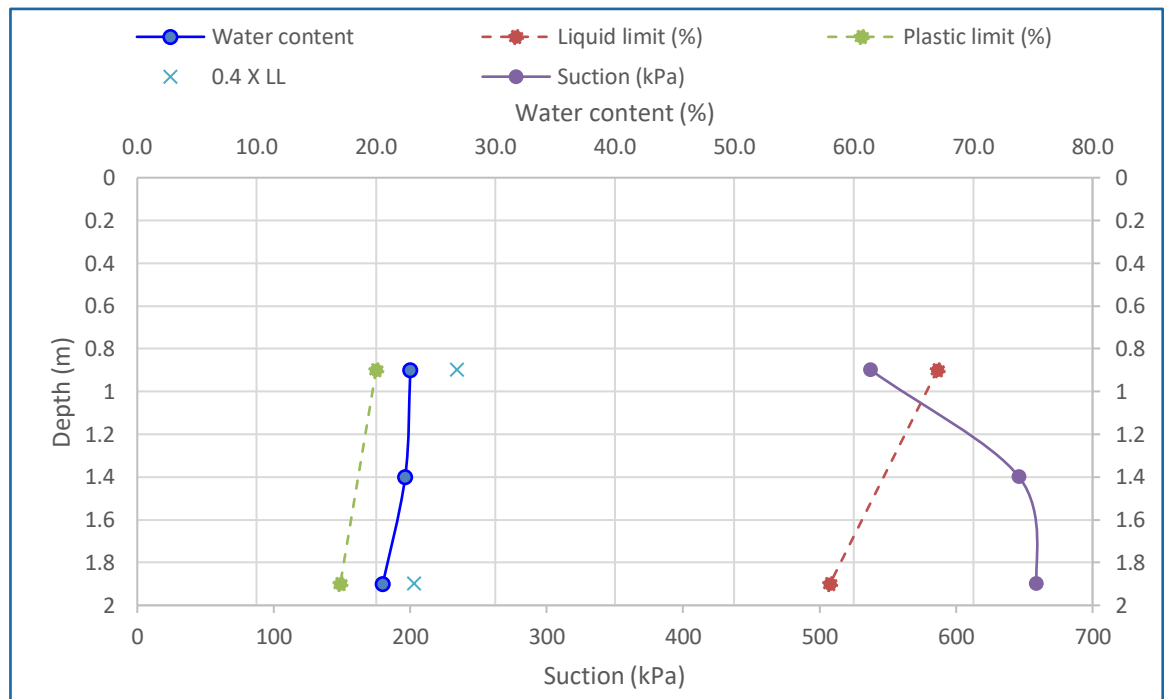


## Plasticity Chart for Casagrande Classification

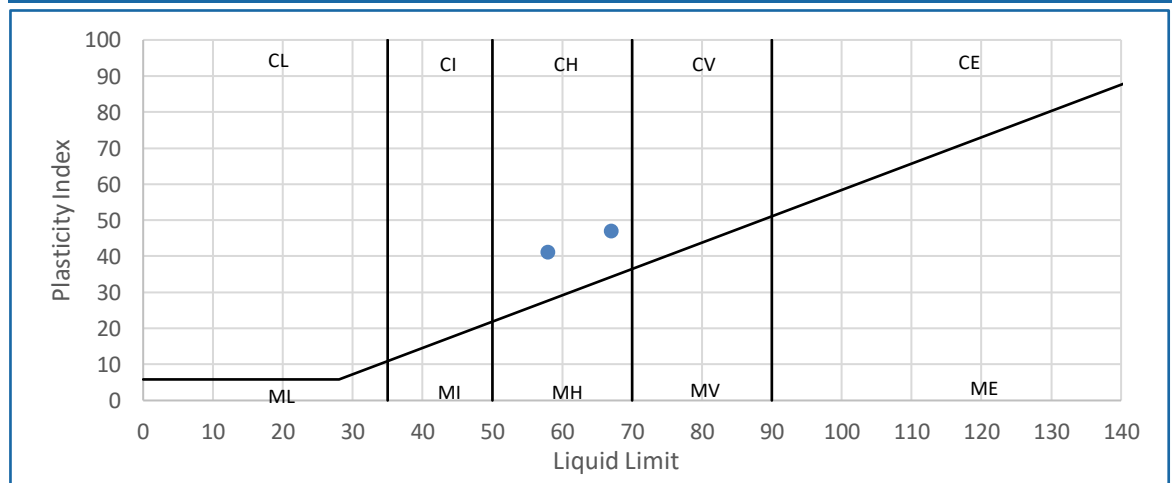


## Samples from BH2

| Lab Ref | Depth (m) | WC (%) | LL (%) | PL (%) | PI (%) | .425 mm(%) | mod. PI (%) | Av. Suc. (kPa) | Description                                                                     |
|---------|-----------|--------|--------|--------|--------|------------|-------------|----------------|---------------------------------------------------------------------------------|
| 4       | 0.9       | 22.9   | 67     | 20     | 47     | 98         | 46          | 538            | Very stiff orangeish grey slightly gravelly, slightly silty CLAY with rare sand |
| 5       | 1.4       | 22.4   |        |        |        |            |             | 646            | Very stiff orangeish grey slightly gravelly, slightly silty CLAY with rare sand |
| 6       | 1.9       | 20.6   | 58     | 17     | 41     | 89         | 36          | 659            | Very stiff orangeish grey slightly gravelly, slightly silty CLAY with rare sand |



## Plasticity Chart for Casagrande Classification



### Deviating Samples

The table below details any samples deviating from laboratory procedure or deviating in condition to an extent whereby the validity of results may be affected. A test denoted "I" is likely to have had testing abandoned but where a test result has been provided a non-standard procedure may have been used, details of which will be provided upon request.

| LAB REF | CONDITION | WC | ATT | SUC | OED |
|---------|-----------|----|-----|-----|-----|
| 1       |           |    |     |     |     |
| 2       |           |    |     |     |     |
| 3       |           |    |     |     |     |
| 4       |           |    |     |     |     |
| 5       |           |    |     |     |     |
| 6       |           |    |     |     |     |

#### Key

- D Delay in sample receipt
- C Contaminated sample
- B Sample not bagged correctly
- S Sample too sandy (unsuitable for testing)
- G Sample too gravelly (unsuitable for testing)
- V Sample too soft (unsuitable for preparation)
- L Sample too silty
- I Insufficient sample
- O Too much organic content (unsuitable for testing)
- N Non-standard procedure used
- H Sample depth too shallow
- X Testing result too similar to above sample

### References

The following provides a brief interpretation of the test results by comparison of the results to published classifications. The Atterberg Limit test may be used to classify the plasticity of soils; the plasticity classes defined in BS5930:2015 "Code of Practice for Site Investigations" are as follows.

|         |                                                                                            |
|---------|--------------------------------------------------------------------------------------------|
| CL (ML) | CLAY and CLAY/SILT of Low plasticity                                                       |
| CI (MI) | CLAY and CLAY/SILT of Intermediate plasticity                                              |
| CH (MH) | CLAY and CLAY/SILT of High plasticity                                                      |
| CV (MV) | CLAY and CLAY/SILT of Very High plasticity                                                 |
| CE (ME) | CLAY and CLAY/SILT of Extremely High plasticity                                            |
| O       | The letter O is added to prefixes to symbolise a significant proportion of organic matter. |
| NP      | Non-plastic                                                                                |

The Plasticity Index (PI) Result obtained from the Atterberg Limit tests may also be used to classify the potential for volume change of fine soils, in accordance with the National House Building Council's standards - Chapter 4.2 (2003) "Building Near Trees", as summarised below.

|                             |                                 |
|-----------------------------|---------------------------------|
| Modified PI < 10            | Non Classified.                 |
| Modified PI = 10 to <20     | Low volume change potential.    |
| Modified PI = 20 to <40     | Medium volume change potential. |
| Modified PI = 40 or greater | High volume change potential.   |

The 2003 edition of Chapter 4.2 also permits use of the Plasticity Index without modification. The classifications for this are grouped by soil type (soils with similar visual soils description and using unmodified Plasticity Indices).

# ROOT IDENTIFICATION

## for SMS (AVI, PRE)

**32 Amour Acre, Trowbridge, Wiltshire, BA14 7BU**

Client: SMS (AVI, PRE)  
Client Contact: Refer to iSubs  
Claim Number: 4503968845  
Client Reference: IFS-AVI-SUB-25-0119915  
Policy Holder: Mr Stephen Wood  
Report Date: 13 October 2025  
Our Ref: R61832



Intec  
Parc Menai, Bangor,  
Gwynedd, North Wales  
LL57 4FG  
Tel: 01248 672652

| Sub Sample     | Species Identified           |   | Root Diameter | Starch   |
|----------------|------------------------------|---|---------------|----------|
| <b>TP/BH1:</b> |                              |   |               |          |
| 0.8-1.8m       | <i>Fraxinus</i> spp.         | 1 | 6 mm          | Moderate |
| 0.8-1.8m       | <i>Quercus</i> spp.          |   | 1.5 mm        | Abundant |
| 1.8-2.1m       | <i>Quercus</i> spp.          | 2 | 1 mm          | Abundant |
| <b>TP/BH2:</b> |                              |   |               |          |
| 0.8-1.8m       | <i>Quercus</i> spp.          | 3 | 3 mm          | Abundant |
| 0.8-1.8m       | <i>Fraxinus</i> spp.         |   | 2 mm          | Moderate |
| 1.8-2.2m       | probably <i>Quercus</i> spp. | 4 | <1 mm         | Low      |

### Comments:

- 1 - Plus 2 others also identified as *Fraxinus* spp.
- 2 - Plus 3 others also identified as *Quercus* spp.
- 3 - Plus 2 others also identified as *Quercus* spp.
- 4 - Juvenile.

*Fraxinus* spp. include common ash.

*Quercus* spp. are oaks (both deciduous and evergreen).

**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.

## Drainage Investigation Report

### For Subsidence Management Services

**Client** AVI

**Risk Address:** 32 Amour Acre Trowbridge Wiltshire BA14 7BU

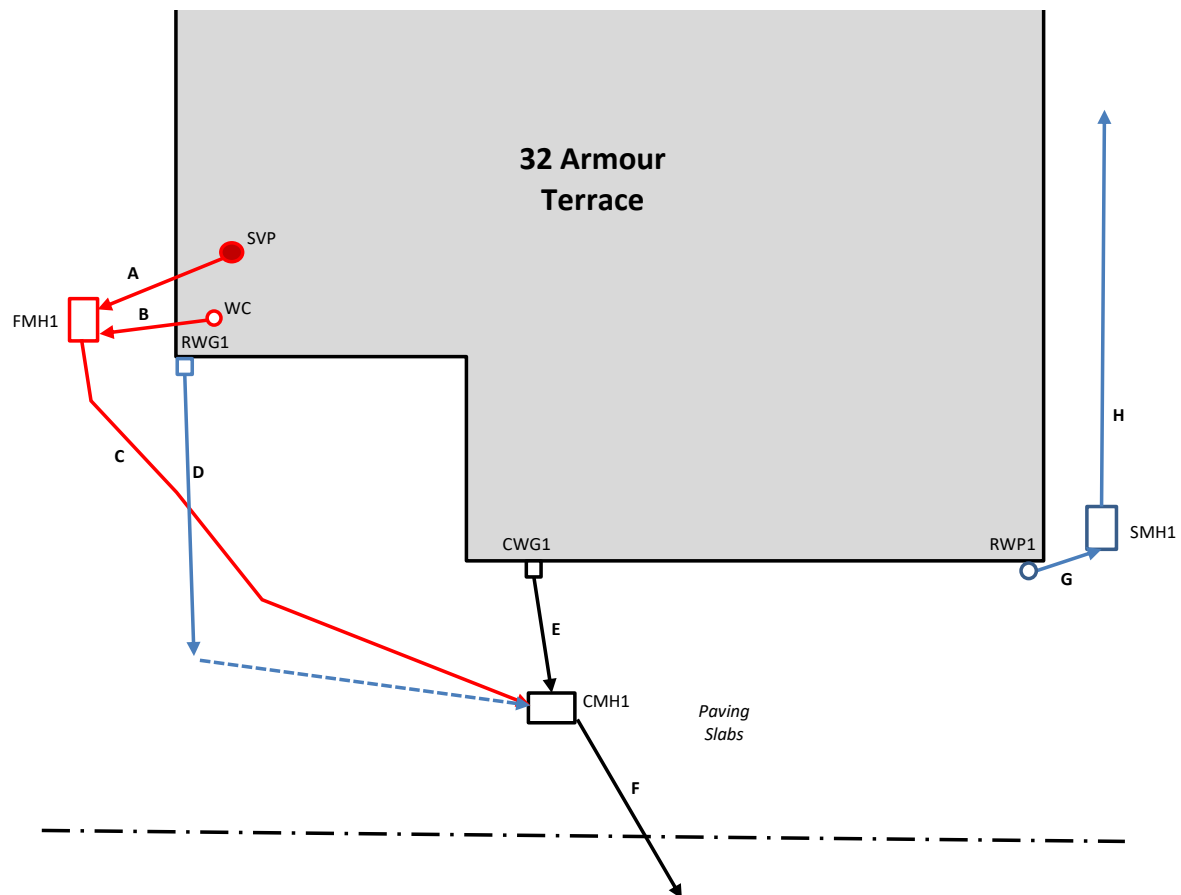
**Visit Date:** 30/09/2025

**Client Reference:** IFS-AVI-SUB-25-0119915

**Our Reference:** C82886 D28960

**Report Date:** 03/10/2025

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



## Key

|                                                                                     |          |                                                                                     |              |                                                                                     |                  |                                                                                       |                   |
|-------------------------------------------------------------------------------------|----------|-------------------------------------------------------------------------------------|--------------|-------------------------------------------------------------------------------------|------------------|---------------------------------------------------------------------------------------|-------------------|
|  | Tree     |  | Building     |  | Combined Drains  |  | Unsurveyed Drains |
|  | Shrubs   |  | Water Supply |  | Foul Drains      |  | Excavation        |
|  | Bushes   |  | Launch Pit   |  | Storm Drains     |  | Area of Concern   |
|  | Boundary |  | Stop Valve   |  | WC               |                                                                                       |                   |
|                                                                                     |          |  | Soak-Away    |  | Exploratory Hole |                                                                                       |                   |
|                                                                                     |          |                                                                                     |              |  | Bore Hole        |                                                                                       |                   |

Notes:

Address:

32 Amour Acre Trowbridge Wiltshire BA14 7BU

SubsNetUK

CCTV Survey

SubsNetUK

|                                                             |                   |                                             |                   |            |                 |            |
|-------------------------------------------------------------|-------------------|---------------------------------------------|-------------------|------------|-----------------|------------|
| RUN                                                         | Start From :      | FMH1                                        | Finish at :       | SVP1       | Pipe Ø:         | 100mm      |
| A                                                           | Invert Level (m): | 0.35                                        | Invert Level (m): | -          | Material:       | Clay       |
| FOUL                                                        | Condition grade:  | A                                           | Direction:        | Upstream   | Responsibility: | Home Owner |
| Distance                                                    | Code              | Hydraulic Test - Not Tested                 |                   |            |                 |            |
| 0.00                                                        | SN                | Start Node from FMH1                        |                   |            |                 |            |
| 0.00                                                        | WL                | Water Level 0%                              |                   |            |                 |            |
| 0.80                                                        | FN                | Finish Node: SVP1                           |                   |            |                 |            |
|                                                             |                   |                                             |                   |            |                 |            |
| RUN                                                         | Start From :      | FMH1                                        | Finish at :       | WC1        | Pipe Ø:         | 100mm      |
| B                                                           | Invert Level (m): | 0.35                                        | Invert Level (m): | -          | Material:       | Clay       |
| FOUL                                                        | Condition grade:  | C                                           | Direction:        | Upstream   | Responsibility: | Home Owner |
| Distance                                                    | Code              | Hydraulic Test - Fail                       |                   |            |                 |            |
| 0.00                                                        | SN                | Start Node from FMH1                        |                   |            |                 |            |
| 0.00                                                        | WL                | Water Level 0%                              |                   |            |                 |            |
| 1.10                                                        | CX                | Defective connection, rest bend has dropped |                   |            |                 |            |
|                                                             |                   |                                             |                   |            |                 |            |
| RUN                                                         | Start From :      | FMH1                                        | Finish at :       | CMH1       | Pipe Ø:         | 100mm      |
| C                                                           | Invert Level (m): | 0.35                                        | Invert Level (m): | 0.7        | Material:       | Clay       |
| FOUL                                                        | Condition grade:  | C                                           | Direction:        | Upstream   | Responsibility: | Home Owner |
| Distance                                                    | Code              | Hydraulic Test - Fail                       |                   |            |                 |            |
| 0.00                                                        | SN                | Start Node from FMH1                        |                   |            |                 |            |
| 0.00                                                        | WL                | Water Level 0%                              |                   |            |                 |            |
| 0.09                                                        | JDM               | Joint Displaced (Medium)                    |                   |            |                 |            |
| 0.40                                                        | LL                | Line of drain deviates left                 |                   |            |                 |            |
| 4.60                                                        | CC                | Crack Circumferential                       |                   |            |                 |            |
| 5.40                                                        | FL                | Fracture Longitudinal                       |                   |            |                 |            |
| 7.40                                                        | FN                | Finish Node: CMH1                           |                   |            |                 |            |
| 7.80                                                        | REM               | Broken pipe and mass roots in MH            |                   |            |                 |            |
|                                                             |                   |                                             |                   |            |                 |            |
| RUN                                                         | Start From :      | RWG1                                        | Finish at :       | Unknown    | Pipe Ø:         | 100mm      |
| D                                                           | Invert Level (m): | 0.15                                        | Invert Level (m): | -          | Material:       | Clay       |
| STORM                                                       | Condition grade:  | C                                           | Direction:        | Downstream | Responsibility: | Home Owner |
| Distance                                                    | Code              | Hydraulic Test - Fail                       |                   |            |                 |            |
| 0.00                                                        | SN                | Start Node from RWG1                        |                   |            |                 |            |
| 0.00                                                        | WL                | Water Level 0%                              |                   |            |                 |            |
| 4.10                                                        | XP                | Collapsed pipe                              |                   |            |                 |            |
| 4.10                                                        | SA                | Cannot pass                                 |                   |            |                 |            |
|                                                             |                   |                                             |                   |            |                 |            |
| RUN                                                         | Start From :      | CWG1                                        | Finish at :       | CMH1       | Pipe Ø:         | 100mm      |
| E                                                           | Invert Level (m): | 0.15                                        | Invert Level (m): | 0.7        | Material:       | Clay       |
| COMBINED                                                    | Condition grade:  | C                                           | Direction:        | Downstream | Responsibility: | Home Owner |
| Distance                                                    | Code              | Hydraulic Test - Fail                       |                   |            |                 |            |
| 0.00                                                        | SN                | Start Node from CWG1                        |                   |            |                 |            |
| 0.00                                                        | WL                | Water Level 0%                              |                   |            |                 |            |
| 0.10                                                        | SA                | Cannot pass                                 |                   |            |                 |            |
|                                                             |                   |                                             |                   |            |                 |            |
|                                                             |                   |                                             |                   |            |                 |            |
|                                                             |                   |                                             |                   |            |                 |            |
|                                                             |                   |                                             |                   |            |                 |            |
| <b>Address:</b> 32 Amour Acre Trowbridge Wiltshire BA14 7BU |                   |                                             |                   |            |                 |            |



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: FMH1 upstream to SVP1**

**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.

**Drain Run B: FMH1 upstream to WC**

**Pipe Diameter:** 100mm

**Responsibility:** Home Owner

**Hydraulic Pressure Test:** Fail

**CCTV Survey Result:** Structural damage

**Recommended Repair:** To excavate and replace existing Rest bend at base of WC including 1m of adjacent pipework, install patch liner downstream. **Enabler required to remove the WC**

**Drain Run C: FMH1 Downstream to CMH1**

**Pipe Diameter:** 100mm

**Responsibility:** Home Owner

**Hydraulic Pressure Test:** Fail

**CCTV Survey Result:** Structural damage

**Recommended Repair:** To prepare the drain line and insert 8m of structural liner to cover defects. Excavate and replace section into CMH1.

**Drain Run D: RWG1 downstream to unknown**

**Pipe Diameter:** 100mm

**Responsibility:** Home Owner

**Hydraulic Pressure Test:** Fail

**CCTV Survey Result:** Structural damage

**Recommended Repair:** Drain trace to collapse and excavate and replace a section of pipework. Complete CCTV downstream.

**Drain Run E: CWG1 downstream to CMH1**

**Pipe Diameter:** 100mm

**Responsibility:** Home Owner

**Hydraulic Pressure Test:** Fail

**CCTV Survey Result:** Structural damage

**Recommended Repair:** To excavate and replace existing gully including 2m of adjacent pipework into CMH1.

**Address:**

32 Amour Acre Trowbridge Wiltshire BA14 7BU

**Drain Run F: CMH1 downstream to Main sewer****Pipe Diameter:** 100mm**Responsibility:** Home Owner**Hydraulic Pressure Test:** Fail**CCTV Survey Result:** Structural damage**Recommended Repair:** Drain trace to mass roots and excavate and replace a section of pipework.  
Complete CCTV downstream.**Drain Run G: RWP1 downstream to SMH1****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.**Drain Run H: SMH1 downstream to Unknown****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.**Disclaimer**

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| Water Main Test | Result | Acoustic Test                                                 |
|-----------------|--------|---------------------------------------------------------------|
|                 | PASS   | No noise could be heard which indicates that there is no leak |

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**RUN / LOCATION: Set-up Fee**

| Repair Item         | Description                                   | Unit | Rate (£) | Quantity | Amount (£) |
|---------------------|-----------------------------------------------|------|----------|----------|------------|
| UK1133              | Van pack HPWJ & CCTV in preparation of lining | nr   | £148.44  | 1.00     | £148.44    |
| Total<br>(Excl VAT) |                                               |      |          |          | £148.44    |

**RUN / LOCATION: Further Surveys**

| Repair Item         | Description                                                                                                    | Unit | Rate (£) | Quantity | Amount (£) |
|---------------------|----------------------------------------------------------------------------------------------------------------|------|----------|----------|------------|
|                     | CCTV survey of underground drainage & report<br><del>(where undertaken as part of other drainage work on</del> | nr   | £165.00  | 1.00     | £165.00    |
| Total<br>(Excl VAT) |                                                                                                                |      |          |          | £165.00    |

**RUN / LOCATION: Excavation Works**

| Repair Item         | Description                                     | Unit | Rate (£) | Quantity | Amount (£) |
|---------------------|-------------------------------------------------|------|----------|----------|------------|
| UK1300              | Signing & Guarding                              | nr   | £296.88  | 1.00     | £296.88    |
| UK9017              | C.A.T and Genny - Underground Service Detection | nr   | £162.03  | 1.00     | £162.03    |
| Total<br>(Excl VAT) |                                                 |      |          |          | £458.91    |

**RUN / LOCATION: Run B**

| Repair Item         | Description                                                                                                      | Unit | Rate (£) | Quantity | Amount (£) |
|---------------------|------------------------------------------------------------------------------------------------------------------|------|----------|----------|------------|
| UK0650              | Rest-bend. Remove existing and replace with new<br><del>DVC item. Red surround and backfill</del>                | nr   | £96.02   | 1.00     | £96.02     |
| UK1120155           | 32/40mm waste pipes. Remove existing and replace<br><del>with new DVC. Fixed to manhole</del>                    | m    | £9.60    | 1.00     | £9.60      |
| UK1120165           | 32/40mm waste pipes. Shoes / bends.                                                                              | nr   | £10.81   | 2.00     | £21.61     |
| UK0605              | Excavate & remove isolated length. Replace in new<br><del>440mm DVC. Red surround &amp; backfill as 1000mm</del> | nr   | £131.47  | 1.00     | £131.47    |
| UK0880              | Short Radius Bend. Remove existing item and replace<br><del>with new 440mm DVC</del>                             | nr   | £14.89   | 2.00     | £29.78     |
| UK1060              | Extra over pipework for surrounding drain run in<br><del>400mm thick concrete</del>                              | m    | £14.40   | 1.00     | £14.40     |
| UK0025              | Protection Temporary works to floors, 1000 gauge<br><del>polythene</del>                                         | m2   | £1.79    | 2.00     | £3.59      |
| UK8120300           | Hardcore Filling to excavations over 250 mm average<br><del>thick</del>                                          | m    | £35.35   | 1.00     | £35.35     |
| UK2050005           | Disposal by hand excavated contaminated/saturated<br><del>material off site</del>                                | m3   | £45.30   | 1.00     | £45.30     |
| UK1050              | Removal, disposal and reinstatement of concrete path<br><del>/ headrooming as 400mm thick</del>                  | m2   | £54.19   | 1.00     | £54.19     |
| UK1180              | Patch Lining. Up to 0.6m x 100mm diameter                                                                        | nr   | £290.94  | 1.00     | £290.94    |
| Total<br>(Excl VAT) |                                                                                                                  |      |          |          | £732.25    |

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32 Amour Acre Trowbridge Wiltshire BA14 7BU

**RUN / LOCATION: Run C**

| Repair Item         | Description                                           | Unit | Rate (£) | Quantity | Amount (£) |
|---------------------|-------------------------------------------------------|------|----------|----------|------------|
| 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   | m    | £55.52   | 5.00     | £277.58    |
| UK0605              | Excavate & remove isolated length. Replace in new     | nr   | £131.47  | 1.00     | £131.47    |
| UK0880              | Short Radius Bend. Remove existing item and replace   | nr   | £14.89   | 2.00     | £29.78     |
| UK1060              | Extra over pipework for surrounding drain run in      | 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   | m    | £35.35   | 1.00     | £35.35     |
| UK2050005           | Disposal by hand excavated contaminated/saturated     | m3   | £45.30   | 1.00     | £45.30     |
| UK1045              | Removal, set aside and reinstatement of concrete slab | m2   | £24.61   | 1.00     | £24.61     |
| Total<br>(Excl VAT) |                                                       |      |          |          | £894.72    |

**RUN / LOCATION: Run D**

| Repair Item         | Description                                           | Unit | Rate (£) | Quantity | Amount (£) |
|---------------------|-------------------------------------------------------|------|----------|----------|------------|
| UK0605              | Excavate & remove isolated length. Replace in new     | nr   | £131.47  | 1.00     | £131.47    |
| UK0880              | Short Radius Bend. Remove existing item and replace   | nr   | £14.89   | 2.00     | £29.78     |
| UK1060              | Extra over pipework for surrounding drain run in      | 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   | m    | £35.35   | 1.00     | £35.35     |
| UK2050005           | Disposal by hand excavated contaminated/saturated     | m3   | £45.30   | 1.00     | £45.30     |
| UK1045              | Removal, set aside and reinstatement of concrete slab | m2   | £24.61   | 1.00     | £24.61     |
| Total<br>(Excl VAT) |                                                       |      |          |          | £284.50    |

**RUN / LOCATION: Run B**

| Repair Item         | Description                                           | Unit | Rate (£) | Quantity | Amount (£) |
|---------------------|-------------------------------------------------------|------|----------|----------|------------|
| UK0010              | Remove existing UPVC pipework in isolated lengths,    | nr   | £14.25   | 1.00     | £14.25     |
| UK0015              | Extra over for bends.                                 | nr   | £8.31    | 1.00     | £8.31      |
| UK1120155           | 32/40mm waste pipes. Remove existing and replace      | m    | £9.60    | 1.00     | £9.60      |
| UK1120165           | 32/40mm waste pipes. Shoes / bends.                   | nr   | £10.81   | 2.00     | £21.61     |
| UK0595              | Gully, 225mm x 225mm. Remove existing and replace     | nr   | £146.43  | 1.00     | £146.43    |
| UK0605              | Excavate & remove isolated length. Replace in new     | nr   | £131.47  | 1.00     | £131.47    |
| UK0880              | Short Radius Bend. Remove existing item and replace   | nr   | £14.89   | 2.00     | £29.78     |
| UK1060              | Extra over pipework for surrounding drain run in      | 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   | m    | £35.35   | 2.00     | £70.70     |
| UK2050005           | Disposal by hand excavated contaminated/saturated     | m3   | £45.30   | 2.00     | £90.61     |
| UK0825              | Excavate & remove pipework. Replace with new          | m    | £81.39   | 1.00     | £81.39     |
| UK1045              | Removal, set aside and reinstatement of concrete slab | m2   | £24.61   | 2.00     | £49.21     |
| UK1080              | Cut out & replace drainage channel including          | nr   | £109.00  | 1.00     | £109.00    |
| Total<br>(Excl VAT) |                                                       |      |          |          | £780.35    |

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RUN / LOCATION: **Run F**

| Repair Item | Description                                           | Unit | Rate (£) | Quantity            | Amount (£) |
|-------------|-------------------------------------------------------|------|----------|---------------------|------------|
| UK0605      | Excavate & remove isolated length. Replace in new     | nr   | £131.47  | 1.00                | £131.47    |
| UK0880      | Short Radius Bend. Remove existing item and replace   | nr   | £14.89   | 2.00                | £29.78     |
| UK1060      | Extra over pipework for surrounding drain run in      | 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   | m    | £35.35   | 1.00                | £35.35     |
| UK2050005   | Disposal by hand excavated contaminated/saturated     | m3   | £45.30   | 1.00                | £45.30     |
| UK1045      | Removal, set aside and reinstatement of concrete slab | m2   | £24.61   | 1.00                | £24.61     |
|             |                                                       |      |          | Total<br>(Excl VAT) | £284.50    |

## REPAIR ESTIMATE TOTALS:

| Run / Location          | Amount (£) |
|-------------------------|------------|
| <b>Set Up Fee</b>       | £148.44    |
| <b>Further Survey</b>   | £165.00    |
| <b>Excavation Works</b> | £458.91    |
| <b>Run B</b>            | £732.25    |
| <b>Run C</b>            | £894.72    |
| <b>Run D</b>            | £284.50    |
| <b>Run E</b>            | £780.35    |
| <b>Run F</b>            | £284.50    |
| <b>Total (Excl VAT)</b> | £3,748.68  |

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