



SITE INVESTIGATION FACTUAL REPORT

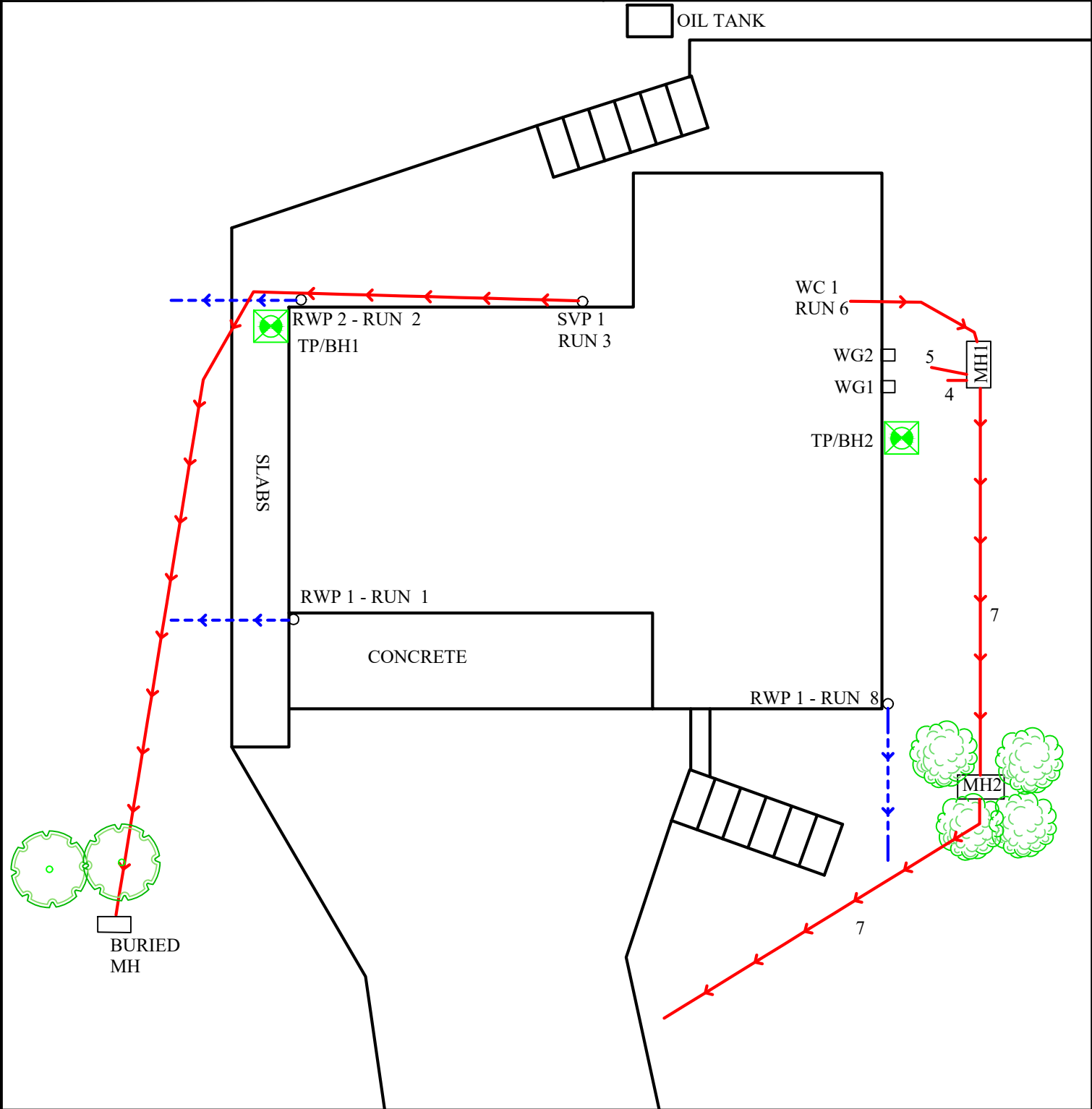
Report No: 006744

Client: Sedgwick International UK

Client Ref: 10863816

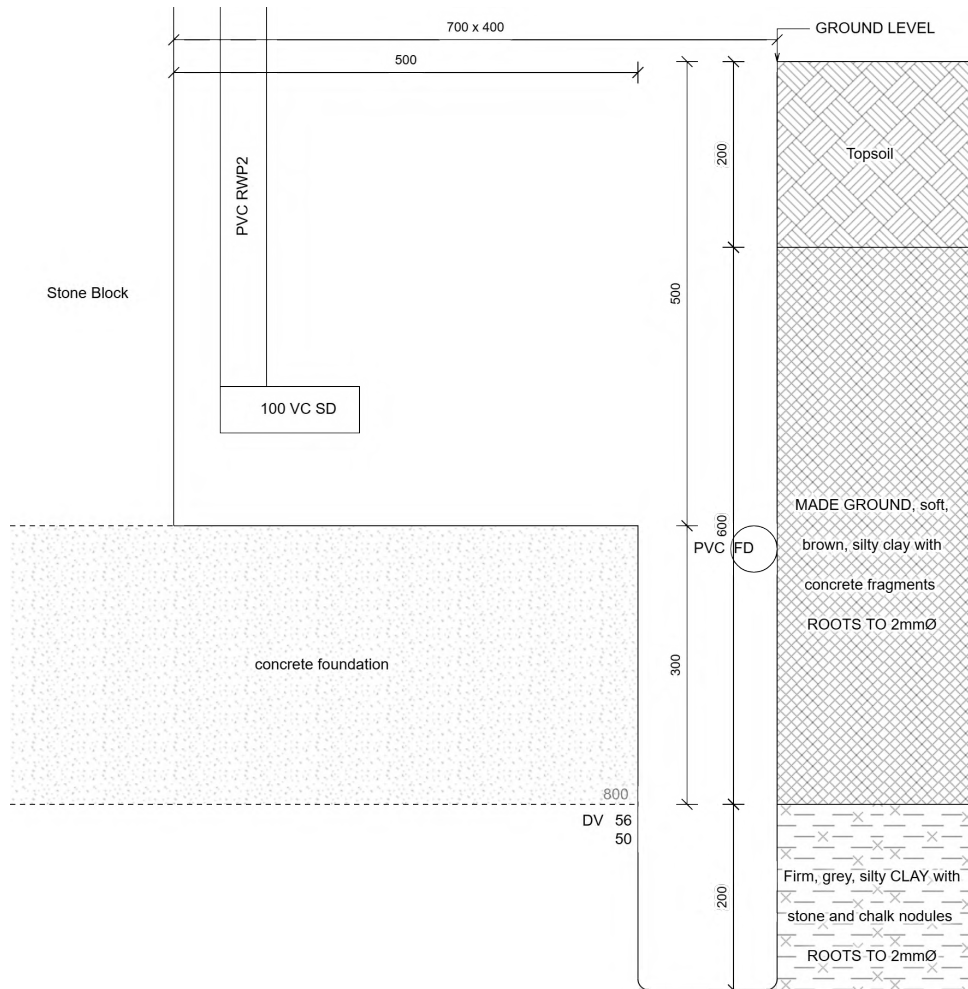
Site Address: Coombe Farm, BA13 4SY

Date Of Visit: 13/11/25



REPORT NUMBER: C5016281 / 380732.1.1.1
TRIAL PIT REF: TP1
CLIENT: Sedgwick International UK
JOB NO: SI006744
EXCAVATION METHOD: Hand tools

DATE: 13/11/2025
SITE: Coombe Farm
WEATHER: Dry



For Strata below 1000mm see Bore Hole log

Key:

D Small disturbed sample J Jar sample
B Bulk disturbed sample V Pilcon vane (kPa)
W Water sample M Mackintosh probe
TDTD Too dense to drive

Remarks:

Test results reported relate only to the items tested.
This report shall not be reproduced except in full without approval of the Laboratory.
The laboratory does not apply a conformity statement to test reports as standard, unless specifically requested by the customer.
Amended report. This test report supersedes test report version 1 - .

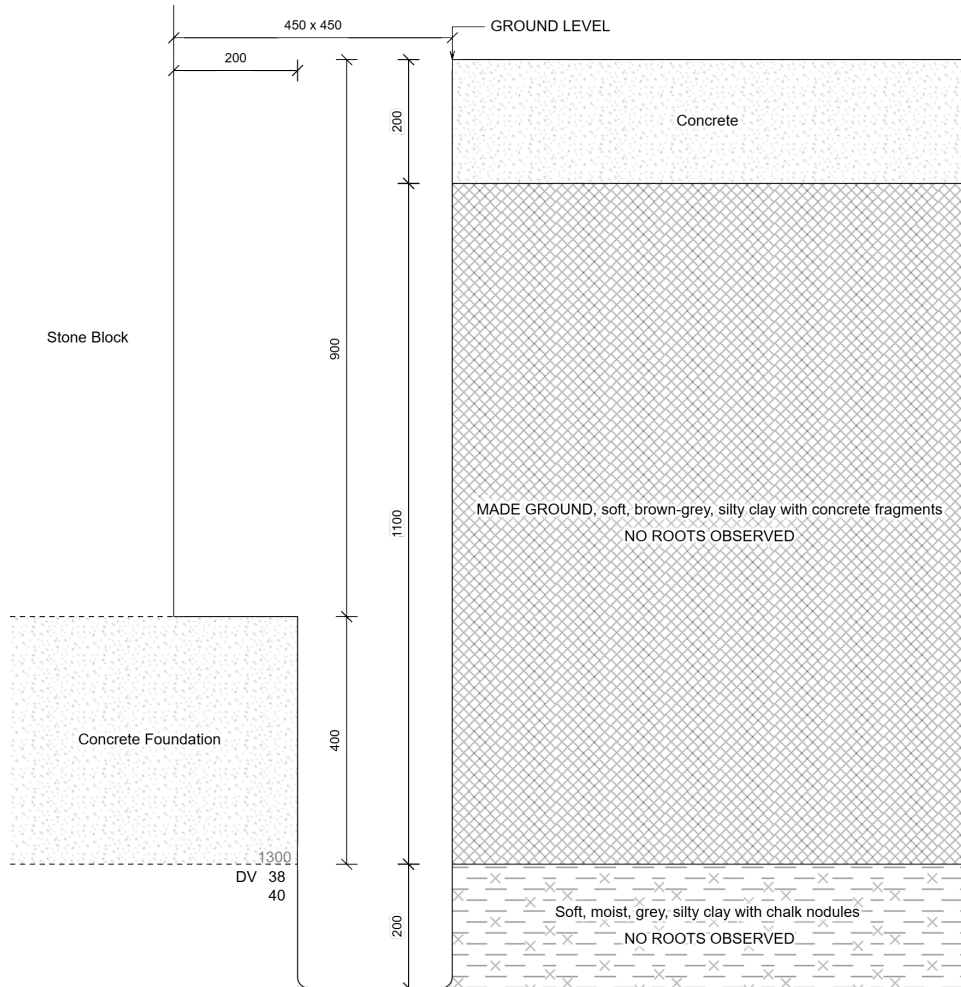
For and on behalf of CTS
Adam Mason - Quality Control

Approved Signatory
Report date 18-Nov-25

Borehole		1		Sheet:	1 of 1	Site:	COOMBE FARM			
				Job No:	SI006744					
				Date:	13/11/2025					
Boring Method:		Hand Auger		Ground Level:		Client:	Sedgwick International UK			
Diameter (mm):		75	Weather:	Dry						
Depth	Soil Description							Samples and Tests		
(m)						Thickness	Legend	Depth	Type	Result
0.00	See Trial Pit					1.00				
1.00	Firm, grey, silty CLAY with stone and chalk nodules					2.00		1.00	DV	60
										58
								1.50	DV	50
										50
								2.00	DV	62
										54
								3.00	End of BH	
Remarks: BH ends at 3.0m, unknown obstruction, too dense to hand auger. BH dry and open on completion, no roots observed below 2.0m					Key: D - Disturbed Sample B - Bulk Sample W - Water Sample Roots J - Jar Sample Roots V - Pilcon Shear Vane (kPa) Roots M - Mackintosh Probe Depth to Water (m) TDTD - Too Dense To Drive		To	Max		
							Depth	Dia		
							(m)	(mm)		
							1.00	1		
							1.50	1		
							2.00	1		
Logged:	NJ	AM	Checked:	Approved:	Version	V1.0 28/01/16		N.T.S.		

REPORT NUMBER: C5016281 / 380732.1.1.2
TRIAL PIT REF: TP2
CLIENT: Sedgwick International UK
JOB NO: SI006744
EXCAVATION METHOD: Hand tools

DATE: 13/11/2025
SITE: Coombe Farm
WEATHER: Dry



Key:

D Small disturbed sample J Jar sample
B Bulk disturbed sample V Pilcon vane (kPa)
W Water sample M Mackintosh probe
TDTD Too dense to drive

Remarks:

Test results reported relate only to the items tested.
This report shall not be reproduced except in full without approval of the Laboratory.
The laboratory does not apply a conformity statement to test reports as standard, unless specifically requested by the customer.

For and on behalf of CTS
Adam Mason - Quality Control



Approved Signatory
Report date 17-Nov-25

Borehole		2		Sheet:	1 of 1	Site:	COOMBE FARM				
				Job No:	SI006744						
				Date:	13/11/2025						
Boring Method:		Hand Auger		Ground Level:		Client:	Sedgwick International UK				
Diameter (mm):		75	Weather:	Dry							
Depth	Soil Description						Samples and Tests				
(m)							Thickness	Legend	Depth	Type	Result
0.00	See Trial Pit						1.50				
1.50	Stiff grey silty CLAY with chalk nodules						1.40		1.50	DV	68
											70
									2.00	DV	88
											92
2.90	End of BH										
Remarks: BH ends at 2.9m, unknown obstruction too dense to hand auger. BH dry and open on completion, no roots observed in BH						Key: D - Disturbed Sample B - Bulk Sample W - Water Sample Roots J - Jar Sample Roots V - Pilcon Shear Vane (kPa) Roots M - Mackintosh Probe Depth to Water (m) TDTD - Too Dense To Drive		To	Max		
								Depth	Dia		
								(m)	(mm)		
Logged:	NJ	AM	Checked:	Approved:	Version	V1.0 28/01/16	N.T.S.				

SITE INVESTIGATION LABORATORY TEST REPORT

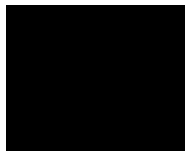
SI REPORT NUMBER: SI006744

CLIENT : CET Property Assurance (Sedgwick International UK)

SITE:
Coombe Farm
Combe Lane
Bratton
BA13 4SY

DATE OF SITE VISIT:
13/11/2025

DATE RECEIVED BY LABORATORY:
18/11/2025



Approved by :
A Mason - Project Delivery Technician

DATE REPORTED: 27-Nov-2025

The testing on this report has been subcontracted, see Summary for testing
Laboratory details

Our Ref : SI006744

Location : Coombe Farm

Client: CET Property Assurance (Sedgwick International UK)

Address: CET, Unit 4, Boundary Court, Willow Farm Business Park, Castle Donington, DE74 2NN

Laboratory Summary Results

Date Sampled: 13/11/2025

Date Received : 18/11/2025

Date Tested : 19/11/2025

Date of Report : 27/11/2025

Sample Ref		Type	# Moisture Content (%) [1]	# Soil Fraction > 0.425mm (%) [2]	# Liquid Limit (%) [3]	# Plastic Limit (%) [4]	~ Plasticity Index (%) [5]	~ Liquidity Index [5]	~ Modified Plasticity Index (%) [6]	~ Soil * Class [7]	# Filter Paper Contact Time (d)	# Soil Sample Suction (kPa) [8]	# Oedometer Strain [9]	~ Estimated * Heave Potential (Dd) (mm)[10]	In situ * Shear Vane Strength (kPa) [11]	Organic * Content (%)[12]	pH Value [13]	Sulphate Content		* Class [16]		
TP/BH No	Depth (m)																	SO ₃ (g/l) * [14]			SO ₄ (mg/l) [15]	
1	U/S 0.80	D	27	<5	47	23	24	0.17	24	CI	7	35.4			54							
	1.0	D	28	<5	45	24	21	0.21	21	CI	7	38			60							
	1.5	D	29	<5											50							
	2.0	D	30	<5	46	25	21	0.21	21	CI	7	39			58							
	2.5	D	28	<5											64							
	3.0	D	25	<5	45	22	23	0.11	23	CI	7	69.8			64							

Test Methods / Notes

[1] BS 1377 - Part 2 : 2022 : Clause 4

[2] Estimated if <5%, otherwise measured

[3] BS 1377 - Part 2 : 2022 : Clause 5

[4] BS 1377 - Part 2 : 2022 : Clause 6

[5] BS 1377 - Part 2 : 2022 : Clause 6

[6] BRE Digest 240 : 1993

[7] BS 5930 : 2018 : Figure 8 - Plasticity Chart for the classification of fines soils

[8] Building Research Establishment Information Paper 4/93

[9] In Accordance with Documented In-House Method No. IHLTP01: May 2011

[10] Estimated Heave Potential (Dd)

[11] Values of shear strength were determined in situ by CTS using

a Pilcon hand vane or Geonor vane (GV).

[12] BS 1377 : Part 3 : 2018 + A1 2021 Clause 4 - Tested By CTS Leicester

[13] BS 1377 : Part 3 : 2018 + A1 2021 Clause 12 - Tested By CTS Leicester

[14] Sulphate content as SO₃ as required by BS 1377: Part 3: 1990 has been provided for information purposes - Tested By CTS Leicester

[15] BS 1377 : Part 3 : 2018 + A1 2021 Clause 7.6 - Tested By CTS Leicester

[16] BRE Special Digest One (Concrete in Aggressive Ground) August 2005

Note that if the SO₄ content falls into the DS-4 or DS-5 class, it would be

prudent to consider the sample as falling into the DS-4M or DS-5M

class respectively unless water soluble magnesium testing is undertaken

to prove otherwise.

PSD Chart - BS 1377: Part 2 : 1990, Test No 9.2

~ Calculations performed using subcontracted data.

* These tests are not UKAS accredited

These tests have been subcontracted and carried out by PSL (Part of the Phenna Group)

Full reports can be provided upon request.

Key

D Disturbed sample (small)

B Disturbed sample (bulk)

U Undisturbed sample

W Groundwater sample

ENP Essentially Non-Plastic by inspection

U/S Underside of Foundation

Test results reported relate only to the items tested.

This report shall not be reproduced except in full without approval of the laboratory.

The laboratory does not apply a conformity statement to test reports as standard, unless specifically requested by the customer.

Opinions and interpretations expressed herein are outside of the scope of UKAS accreditation.

Our Ref : SI006744

Location : Coombe Farm

Client: CET Property Assurance (Sedgwick International UK)

Address: CET, Unit 4, Boundary Court, Willow Farm Business Park, Castle Donington, DE74 2NN

Laboratory Summary Results

Date Sampled : 13/11/2025

Date Received : 18/11/2025

Date Tested : 19/11/2025

Date of Report : 27/11/2025

Sample Ref.		Type	# Moisture Content	# Soil Fraction > 0.425mm (%) [1]	# Liquid Limit (%) [3]	# Plastic Limit (%) [4]	~ Plasticity Index (%) [5]	~ Liquidity * Index [5]	~ Modified * Plasticity Index (%) [6]	~ Soil * Class [7]	# Filter Paper Contact Time (d)	# Soil Sample Suction (kPa) [8]	# Oedometer Strain [9]	~ Estimated * Heave Potential (Dd) (mm)[10]	In situ * Shear Vane Strength (kPa) [11]	Organic * Content (%) [12]	pH Value [13]	Sulphate Content		* Class [16]
TP/BH No.	Depth (m)																	SO3 (g/l) * [14]	SO4 (mg/l) [15]	
2	U/S 1.30	D	24	<5	44	21	23	0.13	23	CI	7	8.14			40					
	1.5	D	23	<5											70					
	2.0	D	21	<5	40	18	22	0.12	22	CI	7	185			90					
	2.5	D	21	<5							7	205			102					

Test Methods / Notes

[1] BS 1377 - Part 2 : 2022 : Clause 4

[2] Estimated if <5%, otherwise measured

[3] BS 1377 - Part 2 : 2022 : Clause 5

[4] BS 1377 - Part 2 : 2022 : Clause 6

[5] BS 1377 - Part 2 : 2022 : Clause 6

[6] BRE Digest 240 : 1993

[7] BS 5930 : 2018 : Figure 8 - Plasticity Chart for the classification of fines soils

[8] Building Research Establishment Information Paper 4/93

[9] In Accordance with Documented In-House Method No. IHLTP01: May 2011

[10] Estimated Heave Potential (Dd)

[11] Values of shear strength were determined in situ by CTS using

a Pilon hand vane or Geonor vane (GV).

[12] BS 1377 : Part 3 : 2018 + A1 2021 Clause 4 - Tested By CTS Leicester

[13] BS 1377 : Part 3 : 2018 + A1 2021 Clause 12 - Tested By CTS Leicester

[14] Sulphate content as SO₃ as required by BS 1377: Part 3: 1990 has been provided for information purposes - Tested By CTS Leicester

[15] BS 1377 : Part 3 : 2018 + A1 2021 Clause 7.6 - Tested By CTS Leicester

[16] BRE Special Digest One (Concrete in Aggressive Ground) August 2005

Note that if the SO₄ content falls into the DS-4 or DS-5 class, it would be prudent to consider the sample as falling into the DS-4M or DS-5M class respectively unless water soluble magnesium testing is undertaken to prove otherwise.

PSD Chart - BS 1377: Part 2 : 1990, Test No 9.2

~ Calculations performed using subcontracted data.

* These tests are not UKAS accredited

These tests have been subcontracted and carried out by PSL (Part of the Phenna Group)

Full reports can be provided upon request.

Key

- D Disturbed sample (small)
- B Disturbed sample (bulk)
- U Undisturbed sample
- W Groundwater sample
- ENP Essentially Non-Plastic by inspection
- U/S Underside of Foundation

Test results reported relate only to the items tested.

This report shall not be reproduced except in full without approval of the laboratory.

The laboratory does not apply a conformity statement to test reports as standard, unless specifically requested by the customer.

Opinions and interpretations expressed herein are outside of the scope of UKAS accreditation.

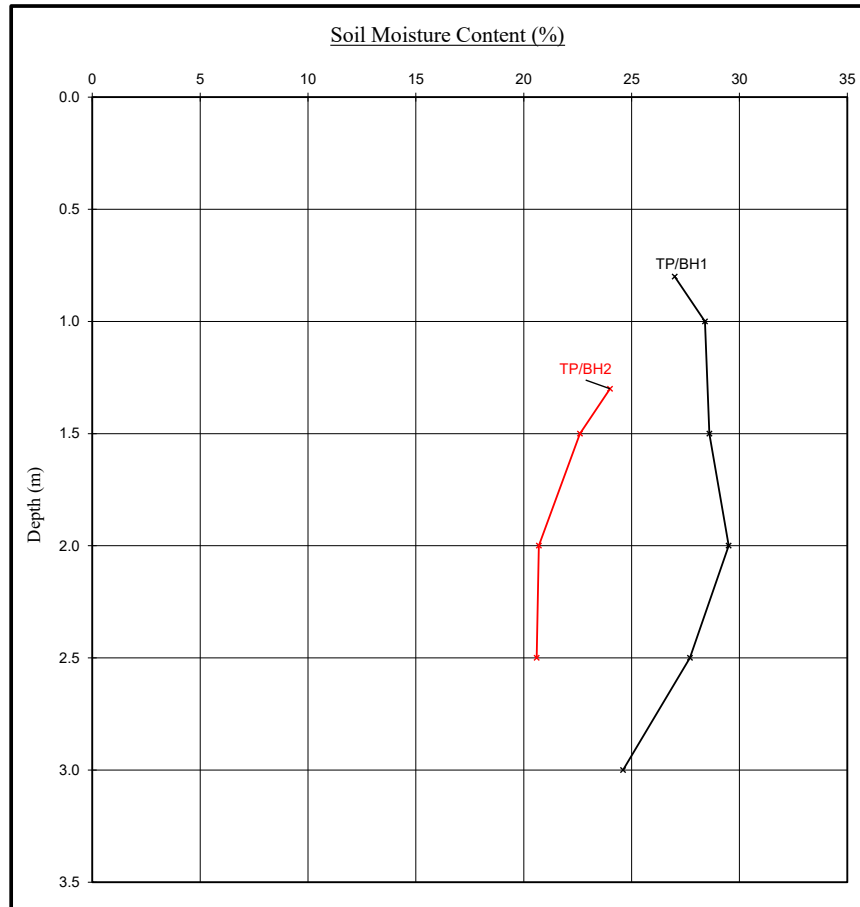
Construction Testing Solutions Ltd - Lawness Barns, Mountnessing Road, Billericay, Essex, CM12 0TS

Version: BH V2 SUBCON - 16.04.2023

Moisture Content Profiles

Our Ref : SI006744
Location : Coombe Farm
Work carried out for: CET Property Assurance (Sedgwick International UK)

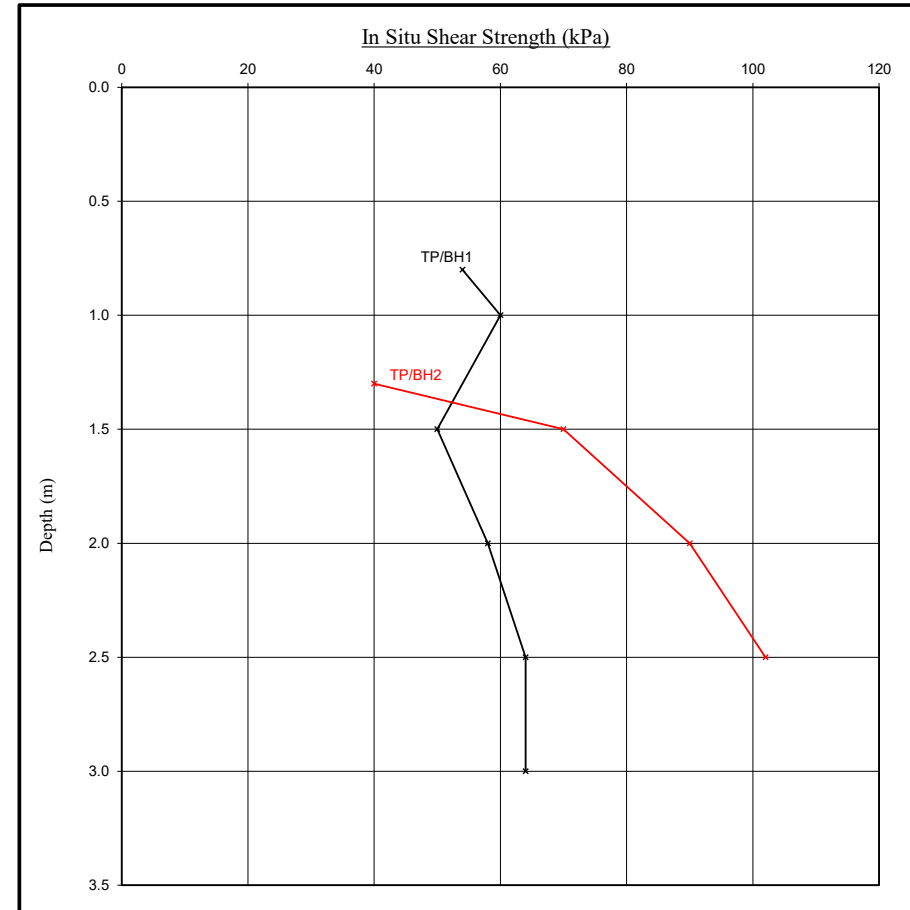
Date Sampled : 13/11/2025
Date Received : 18/11/2025
Date Tested : 19/11/2025
Date of Report : 27/11/2025



Notes

1. If plotted, 0.4 LL and PL+2 (after Driscoll, 1983) should only be applied to London Clay (and similarly overconsolidated clay) at shallow depths.
2. Unless specifically noted the profiles have not been related to a site datum.

Shear Strength Profiles



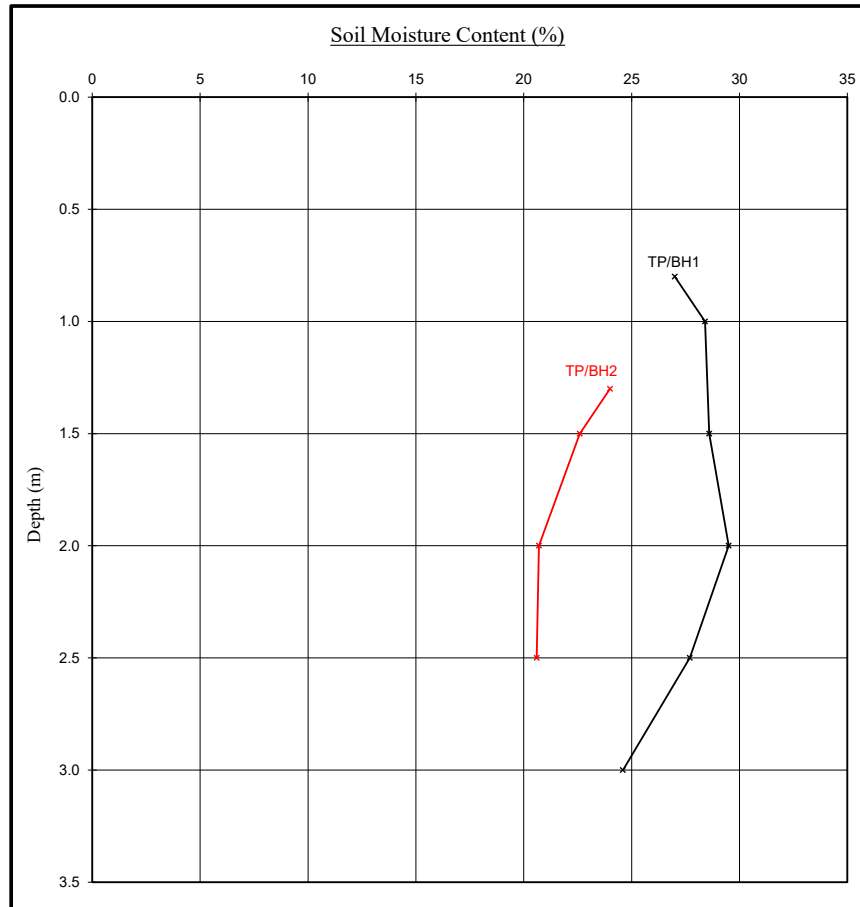
Note

1. Unless otherwise stated, values of Shear Strength were determined in situ by CTS using a Pilcon Hand Vane the calibration of which is limited to a maximum reading of 130 kPa.
2. Unless specifically noted the profiles have not been related to a site datum.

Moisture Content Profiles

Our Ref : SI006744
Location : Coombe Farm
Work carried out for: CET Property Assurance (Sedgwick International UK)

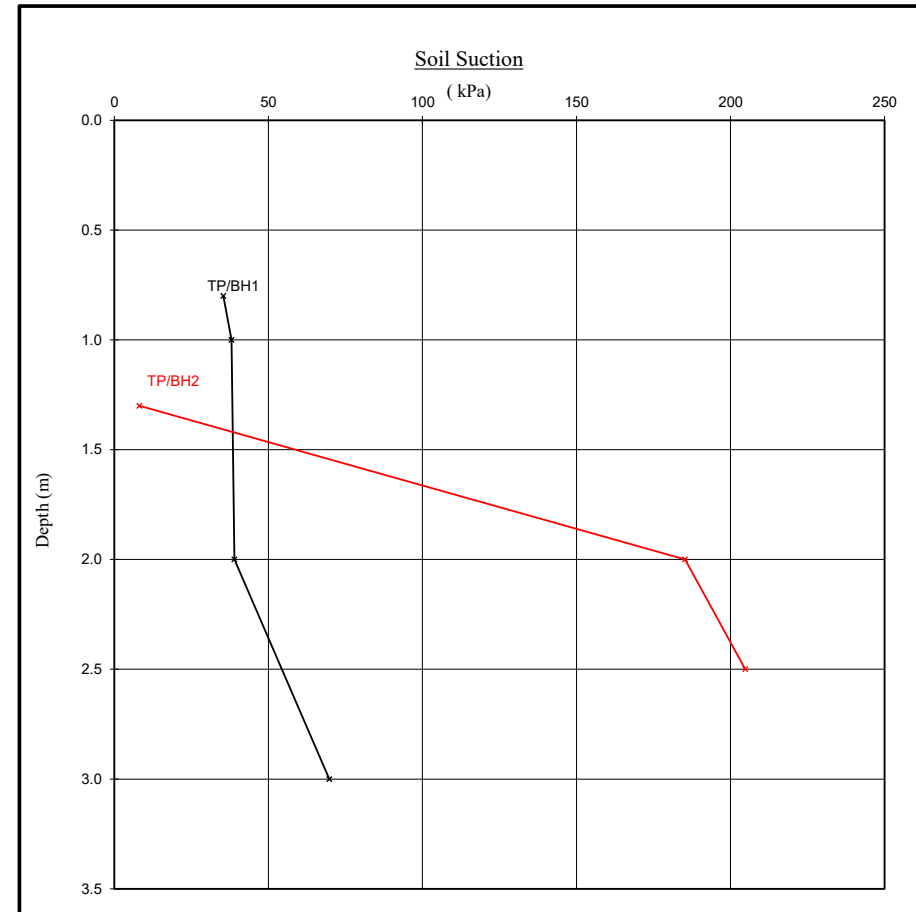
Date Sampled : 13/11/2025
Date Received : 18/11/2025
Date Tested : 19/11/2025
Date of Report : 27/11/2025



Notes

1. If plotted, 0.4 LL and PL+2 (after Driscoll, 1983) should only be applied to London Clay (and similarly overconsolidated clay) at shallow depths.
2. Unless specifically noted the profiles have not been related to a site datum.

Soil Suction Profiles



Note

When shown, the theoretical equilibrium suction profiles are based on conventional assumptions associated with London Clay (and similarly overconsolidated clays) at shallow depths. Note that the sample disturbance component is dependant on the method of sampling and any subsequent recompaction. The above plots show this to be 100kPa which is the value suggested by the BRE on the basis of their limited number of tests on recompacted samples. This may or may not be appropriate in this instance and judgement should be exercised.

Construction Testing Solutions
4 Oak Spinney Park
Ratby Lane
Leicester Forest East
Leicestershire
LE3 3AW

Intec
Parc Menai, Bangor,
Gwynedd, North Wales
LL57 4FG
Tel: 01248 672652
Fax: 01248 672601

ROOT IDENTIFICATION

Coombe Farm,

Client Reference: SI006744
Report Date: 21 November 2025
Our Ref: R63969

Sub Sample	Species Identified		Root Diameter	Starch
TP1:				
USF	shrub species, possibly <i>Hebe</i> spp.	1	1 mm	Absent
BH1:				
1m	shrub species, possibly <i>Hebe</i> spp.	2	1.5 mm	Absent
1.5m	shrub species, possibly <i>Hebe</i> spp.	3	1.5 mm	Absent
2m	Pomoideae gp.		<1 mm	Abundant
2m	shrub species, possibly <i>Hebe</i> spp.		<1 mm	Absent

Comments:

- 1 - Plus 1 other the same.
- 2 - Plus 1 other the same.
- 3 - Plus 2 others the same.

Hebe spp. are common flowering evergreen shrubs.

Pomoideae gp include apple, cotoneaster, hawthorn, pear, pyracantha, quince, rowan, snowy mespil and whitebeam.

Signed: M D Mitchell

Unless we are otherwise instructed in writing, the above sample material will normally be disposed of 6 years after the date of this report.



Coding Sheet		Sheet:		Site:	COOMBE FARM						
		Job No.:	SI006744	Client:							
		Date:	13/11/2025	Client:	SEDGWICK INTERNATIONAL UK						
Run:	1										
From:		RWP1	Invert Level:	100	Direction:	D/S					
To:		D/S	Invert Level:		Function:	S/W					
Pipe Material:		VC	Pipe Dia:	100							
Water/Pressure Test:			Drain Break-In:	Yes	Gully Condition:						
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion % mm	Shared Run:	No					
					If Shared How:						
0.00	ST				Remarks	Surface Material	Length (m)				
0.30	JDM				Joint displaced medium	Sandstone Slabs					
0.80	JDM				Joint displaced medium	GRASS					
0.80	RFJ				Roots fine at joint						
1.40	GO				POSSIBLE NEWT						
2.00	JDM				Joint displaced medium						
2.70	DES				Debris silt						
2.70	RFJ				Roots fine at joint						
2.70	FH				End of survey						
Comments:											
Run:	2										
From:		RWP2	Invert Level:	100	Direction:	D/S					
To:		D/S	Invert Level:		Function:	S/W					
Pipe Material:		VC	Pipe Dia:	100							
Water/Pressure Test:			Drain Break-In:	Yes	Gully Condition:						
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion % mm	Shared Run:	No					
					If Shared How:						
0.00	ST				Remarks	Surface Material	Length (m)				
0.10	JDM				Joint displaced medium	Sandstone Slabs					
0.50	JDM				Joint displaced medium	GRASS					
1.20	JDM				Joint displaced medium						
1.90	JDL				Joint displaced large						
2.00	DES				Debris silt						
2.00	FH				End of survey						
Comments:											

Run:	3										
From:		SVP	Invert Level:	0	Direction:	D/S					
To:		D/S	Invert Level:		Function:	F/W					
Pipe Material:		PVC	Pipe Dia:	100							
Water/Pressure Test:			Drain Break-In:	Yes	Gully Condition:						
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion % mm	Shared Run:	No					
					If Shared How:						
0.00	ST				Remarks	Surface Material	Length (m)				
6.60	CN	12			Connection at						
7.10	LL				Line deviates left						
16.70	FH				BURIED MH						
Comments:											
Run:	4										
From:		MH1	Invert Level:	1000	Direction:	U/S					
To:		FWG1	Invert Level:		Function:	F/W					
Pipe Material:		VC	Pipe Dia:	100							
Water/Pressure Test:			Drain Break-In:	No	Gully Condition:	Poor					
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion % mm	Shared Run:	No					
					If Shared How:						
0.00	ST				Remarks	Surface Material	Length (m)				
0.20	OB			100	Obstruction	200M THICK CONCRETE					
0.20	FH				End of survey						
Comments:											
Will need extra time of repairing gullys , back inlet are deep , thick concrete and will need patch liner to reconnect under house											
Run:	5										
From:		MH1	Invert Level:	1000	Direction:	U/S					
To:		FWG2	Invert Level:		Function:	F/W					
Pipe Material:		VC	Pipe Dia:	100							
Water/Pressure Test:			Drain Break-In:	No	Gully Condition:	Poor					
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion % mm	Shared Run:	No					
					If Shared How:						
0.00	ST				Remarks	Surface Material	Length (m)				
0.00	JDM				Joint displaced medium	200M THICK CONCRETE					
0.40	CC				Crack circumferential	DEEP BK INLET GULLYS					
0.60	JDL				Joint displaced large						
0.70	FH				End of survey						
Comments:											
will need extra time of repairing gullys , back inlet are deep , thick concrete and will need patch liner to reconnect under house											

Run:	6										
From:		MH1	Invert Level:	1000	Direction:	U/S					
To:		WC	Invert Level:		Function:	F/W					
Pipe Material:		VC	Pipe Dia:	100							
Water/Pressure Test:			Drain Break-In:	No	Gully Condition:						
Distance (m)	Code	Clock Ref at to		Dia mm	Intrusion % mm		Shared Run:	No			
							If Shared How:				
0.00	ST						Remarks	Surface Material	Length (m)		
0.10	LL						Line deviates left				
1.80	MC			100			PF				
2.50	FH						End of survey				
Comments:											
Run:	7										
From:		MH1	Invert Level:	1000	Direction:	D/S					
To:		D/S	Invert Level:		Function:	F/W					
Pipe Material:		Pitch Fibre	Pipe Dia:	100							
Water/Pressure Test:			Drain Break-In:	No	Gully Condition:						
Distance (m)	Code	Clock Ref at to		Dia mm	Intrusion % mm		Shared Run:	No			
							If Shared How:				
0.00	ST						Remarks	Surface Material	Length (m)		
6.70	GO						BURIED MH UNDER BIG BUSH / HEDGE				
6.70	LR						Line deviates right				
11.70	FH						PAOC				
Comments:											
Run:	8										
From:		RWP3	Invert Level:	0	Direction:	D/S					
To:		D/S	Invert Level:		Function:	S/W					
Pipe Material:		VC	Pipe Dia:	100							
Water/Pressure Test:			Drain Break-In:	Yes	Gully Condition:						
Distance (m)	Code	Clock Ref at to		Dia mm	Intrusion % mm		Shared Run:	No			
							If Shared How:				
0.00	ST						Remarks	Surface Material	Length (m)		
0.20	RFJ						Roots fine at joint				
0.20	DE						Debris				
0.90	RMJ						Roots mass				
0.90	FH						End of survey				
Comments:											

Manhole Details	Sheet:		Site:	COOMBE FARM
	Job No.:	SI006744		
	Date:	14/11/25	Client:	SEDGWICK INTERNATIONAL UK

MH:- Depth:- (mm)

Depths of run if
different to invert level:-

Manhole Condition:-	Good
---------------------	------

Chamber Dimension:-

600

 /

400

 (mm)

Depths of run if
different to invert level:-

Manhole Condition:-

Chamber Dimension:- / (mm)

Depths of run if
different to invert level:-

Manhole Condition:-

Additional Comments for Poor Condition

To: Sedgwick International
Subsidence Scanning Centre

Ground Floor
Fountain Court
West Yorkshire
LS27 0JG

Our Ref: **SI 006744**

Your Ref: **0**

Date: **18-Nov-25**

Ftao: 0

ESTIMATE

Site:- Coombe Farm

Item			Amount
1.0	Location	RWP1 D/S - Run 1	£561.35
	Shared System	No	
	Condition Grade	B	
	Drain Serviceability	Unserviceable	
	Work Spec	Excavate and replace rest bend and 2.0m of pipe work, HPWJ then complete CCTV and report back with findings	
2.0	Location	RWP2 D/S - Run 2	£419.65
	Shared System	No	
	Condition Grade	B	
	Drain Serviceability	Unserviceable	
	Work Spec	Excavate and replace rest bend and 2.0m of pipe work, HPWJ then complete CCTV and report back with findings	
3.0	Location	MH1 U/S - Run 4	£1,515.10
	Shared System		
	Condition Grade		
	Drain Serviceability	Unserviceable	
	Work Spec	Excavate and replace gully and pipe work to MH, Gully is a back inlet and will require a patch liner to connect to run under house ,also during excavation complete CCTV and report back with findings(Gully is deep with 200mm concrete)	
4.0	Location	MH1 U/S - Run 5	£1,373.40
	Shared System	No	
	Condition Grade	B	
	Drain Serviceability	Unserviceable	
	Work Spec	Excavate and replace gully and pipe work to MH, Gully is a back inlet and will require a patch liner to connect to run under house ,also during excavation complete CCTV and report back with findings(Gully is deep with 200mm concrete)	
5.0	Location	RWP3 D/S - Run 8	£294.30
	Shared System	No	
	Condition Grade	B	
	Drain Serviceability	Unserviceable	
	Work Spec	Excavate and replace rest bend and 1.0m of pipe work , HPWJ then complete CCTV and report back with findings	

Notes

Repairs to shared runs and off boundary pipe-work may be the responsibility of the water authority.

Total£4,163.80

Condition Grade

A - Structurally sound with no leakage evident.
B - Cracks and fractures observed.
C - Structurally unsound

plus VAT @20%£832.76

Total + VAT£4,996.56

Quotation is binding only if accepted within 28 days from date of issue and is subject to our Standard Terms and Conditions
The price qualification notes, stated on the drainage solutions schedule of rates, apply to this quotation.
CET Structures Ltd undertakes to return to site free of charge to carry out remedial work to the drainage repairs set out above for a period of 2 months from the date of this invoice. The company standard charge rates will apply to the visit should the work requested be unrelated to the said repairs.