

Wendy  
Wellman Property Management  
4 Wote Street  
Basingstoke  
RG24 9ND

24<sup>th</sup> July 2017

Dear Wendy

**Re:- Installation of new storm water system**

**1. CIRCUMSTANCES**

We were advised to give a quotation to install new storm soakaways to both properties at Lawrence Dale Court, Basingstoke due to damp issues in the buildings.

**2. CAUSE AND EXTENT OF DAMAGE**

From previous works performed it is known that many of the storm water underground drains have been heavily infiltrated with roots. When roots block storm water pipes they will be in the pipe and take up 100% of the existing diameter. They will be in too much to root cut which means the pipes will have to be dug up and replaced.

Here is an example of roots in a storm water drain:



**3. SOLUTION**

We would re-route the existing rainwater pipes around the building installing access points in the way of an inspection pot. From the inspection pot we would divert the storm water to the existing soakaway which currently takes all of the road gullies. **Please see drawing.**

We visited after a heavy storm and the soakaways were in good condition and not over loaded from the earlier rain. We advise that we use these existing soakaways rather than install new underground soakaways if we can avoid it.

It is the void space which is the important thing with a storm water soakaway as this is effectively the underground storage facility. It will take the surplus water during prolonged rain storms and hold it until the surrounding soil allows it to soakaway. The level in the soakaway after the heavy rains was very low and thus we think this would be capable of taking the roof water. It may have already been the original soakaway for some of the rainwater pipes which is not being used as the rainwater is not getting there.

All our pipework would be surrounded by granular fill and all the connections would be checked from the inside using the CCTV. The excavation would be compacted in the trench before the surface would be made good. We would turf the grass before excavating and keep all the spoil from the excavation on tarpaulin so to protect the existing grass. In the patio area we would take up the patio slabs (with care) and then put them back once our pipe is installed underneath. In the road we would cut the tarmac, install the pipe and then replace the tarmac with hot rolled new tarmac which is vibrated down in situ.

#### 4. COST

The above solution to both buildings would cost **£14,950 plus VAT** inclusive of all materials and disposal. The works will be done by two drain engineers and would take roughly 3-4 weeks in total.

Invoicing and payment is to be made on completion of the works unless a credit application form has been completed and authorised.

The quote is our best estimation however due to the nature of the work very occasionally there are unforeseen circumstances which occur during the repair work which may change both the recommended solution and also the quoted cost. On discovery of any significant issues on repair we would immediately discuss the new recommendation with the customer to ensure the solution is satisfactory.

#### 5. GUARANTEE

Please be aware that we make sure we leave your property clean and tidy taking all spoil from site and any excavations are guarded and repairs are as good as new when finished. We can usually proceed within 15-20 working days from receipt of a written order.

Please note that all our repair work is guaranteed for an industry standard 1 year, however all the materials and the methods used have been proved to be successful over a much longer lifetime. If there are subsequent blockages after the repair which are proved to be misuse rather than poor installation or structural damage then the standard charges will apply.

If you require more information or wish to discuss this quote further please do not hesitate to contact me.

Yours sincerely

Chris Berry