



Geotechnical Survey Report

FSI Ref: 21735
Issue Date: January 2021

Risk Address: 83 Yew Tree Cottages
Midgley
Luddenden
Halifax
West Yorkshire
HX2 6UG

Company: Claims Consortium Group
Claim Ref: 6516549G

Managing Director:
Finance Director:

Martin Rush MSc FGS
Louise Ayres BSc (Hons)

Geotechnical Compliance &
Logistics Supervisor:

Perry Martin MCIHT

Laboratory Supervisor:

Jade McLellan

Assistant Geologists:

George Baron BSc (Hons) FGS
Scott Parker BSc (Hons) FGS

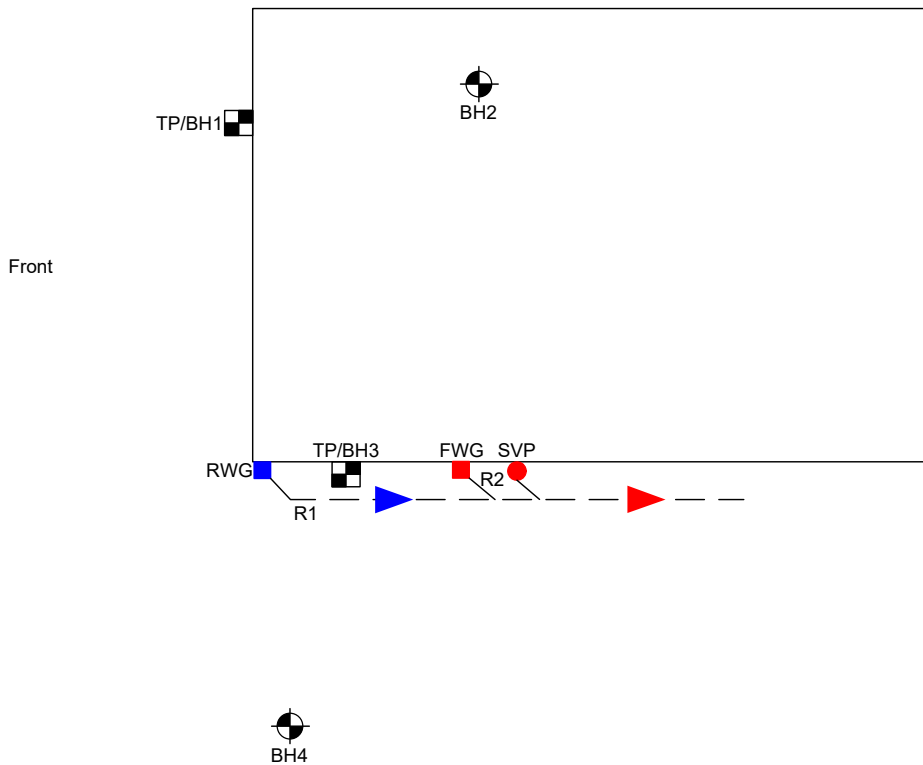
SITE PLAN

Property Address: 83 Yew Tree Cottages, Midgley, Luddenden, Halifax, West Yorkshire, HX2 6UG

Client Claim Ref: 6516549G

Survey date: 06/01/2021

Operative: CE2



Scale:	Drawn by:	Key:							
NTS	SP	Trial Pit	Manholes	Rain Water Pipe	Surface Water Gully	Shrub	Tree (Conifer)	Tree (Deciduous)	
		Borehole	Manholes	Soil & Vent Pipe	Foul Water Gully				

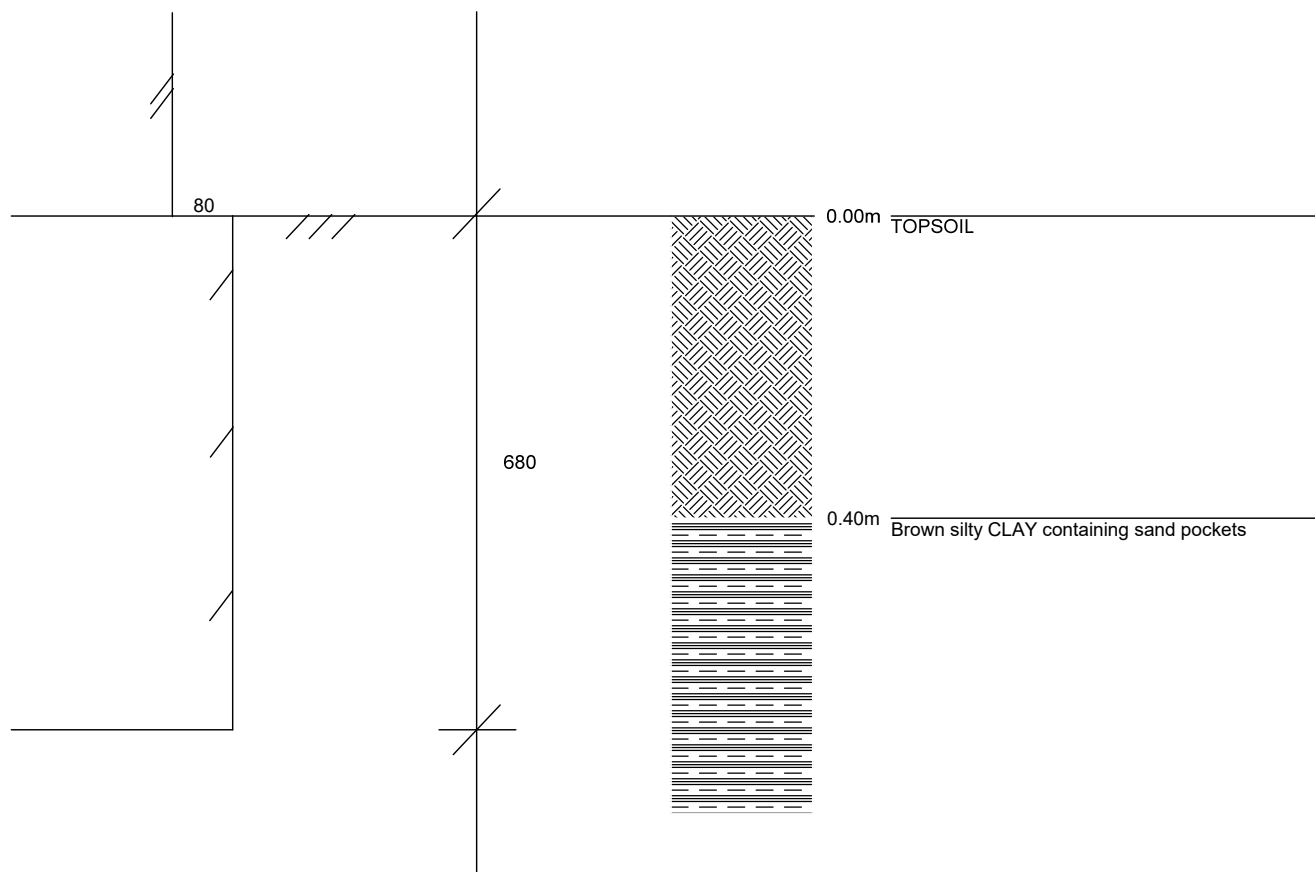
TRIAL PIT 1

Property Address: 83 Yew Tree Cottages, Midgley, Luddenden, Halifax, West Yorkshire, HX2 6UG

Client Claim Ref: 6516549G


Survey date: 06/01/2021

Operative: CE2



D1 @ F.L. (0.68m)
 V = 140kPa
 Founding strata: Brown silty CLAY containing sand pockets

D= small disturbed sample, B= large bulk sample, U= undisturbed sample,
 MP= mackintosh probe blow counts, V= shear vane reading (kPa)

Trial Pit Location: 	Drawn by:
	SP
	Scale:
	1:10



Fastrack Site Investigations Ltd
Unit 9, Tyndales Farm
Southend Road
Maldon CM9 6TQ

Borehole Log

Borehole No.

BH1

Sheet 1 of 1

Project Name: 6516549G

Project No.
21735

Site Date: 06/01/2021

Hole Type
BH

Location: 83 Yew Tree Cottages, Midgley, Luddenden, Halifax, West Yorkshire, HX2 6UG

Scale
1:14

Client: Claims Consortium Group

Logged By
CE2

Water Strikes	Sample and In Situ Testing			Depth (m)	Legend	Stratum Description
	Depth (m)	Type	Results			
						<p>TOPSOIL</p> <p><i>Foundation top - 0.00m (Stone construct projecting 80mm with a thickness of 680mm)</i></p>
	0.68	D	V (kPa) = 140	0.40		<p>Brown silty CLAY containing sand pockets</p> <p><i>Foundation level - 0.68m</i></p> <p><i>Noted to contain 1-3mm roots at F/L</i></p>
	1.00	D	V (kPa) = 140	1.00		<p>Dark brown silty CLAY</p> <p><i>Noted to contain hairlike-1mm roots at 1.50m</i></p>
	1.50	D	V (kPa) = 140	1.80		<p>Brown silty CLAY containing sand pockets and gravel</p>
	2.00	D	V (kPa) = 140	2.20		<p>Brown silty CLAY</p>
	2.50	D	V (kPa) = 140	2.60		End of Borehole at 2.600m

Key: D - Disturbed Sample V - Insitu Vane Test MP - Mackintosh Probe Test

Remarks: Borehole closed at 2.60m as sample continued to fall from auger.
Borehole noted to be dry on completion.





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 Unit 9, Tyndales Farm
 Southend Road
 Maldon CM9 6TQ

Borehole Log

Borehole No.

BH2

Sheet 1 of 1

Project Name: 6516549G

Project No.
21735

Site Date: 06/01/2021

Hole Type
BH

Location: 83 Yew Tree Cottages, Midgley, Luddenden, Halifax, West Yorkshire, HX2 6UG

Scale
1:10

Client: Claims Consortium Group

Logged By
CE2

Water Strikes	Sample and In Situ Testing			Depth (m)	Legend	Stratum Description
	Depth (m)	Type	Results			
				0.15		CONCRETE
	0.50	D	V (kPa) = 140			Orange/brown silty CLAY
	1.00	D	V (kPa) = 140			
	1.50	D	V (kPa) = 140			
			MP = 50/75mm MP = 60/75mm	1.90		End of Borehole at 1.900m

Key: D - Disturbed Sample V - Insitu Vane Test MP - Mackintosh Probe Test

Remarks: Borehole closed at 1.90m due to an obstruction.
 Borehole noted to be dry on completion.
 No roots found.



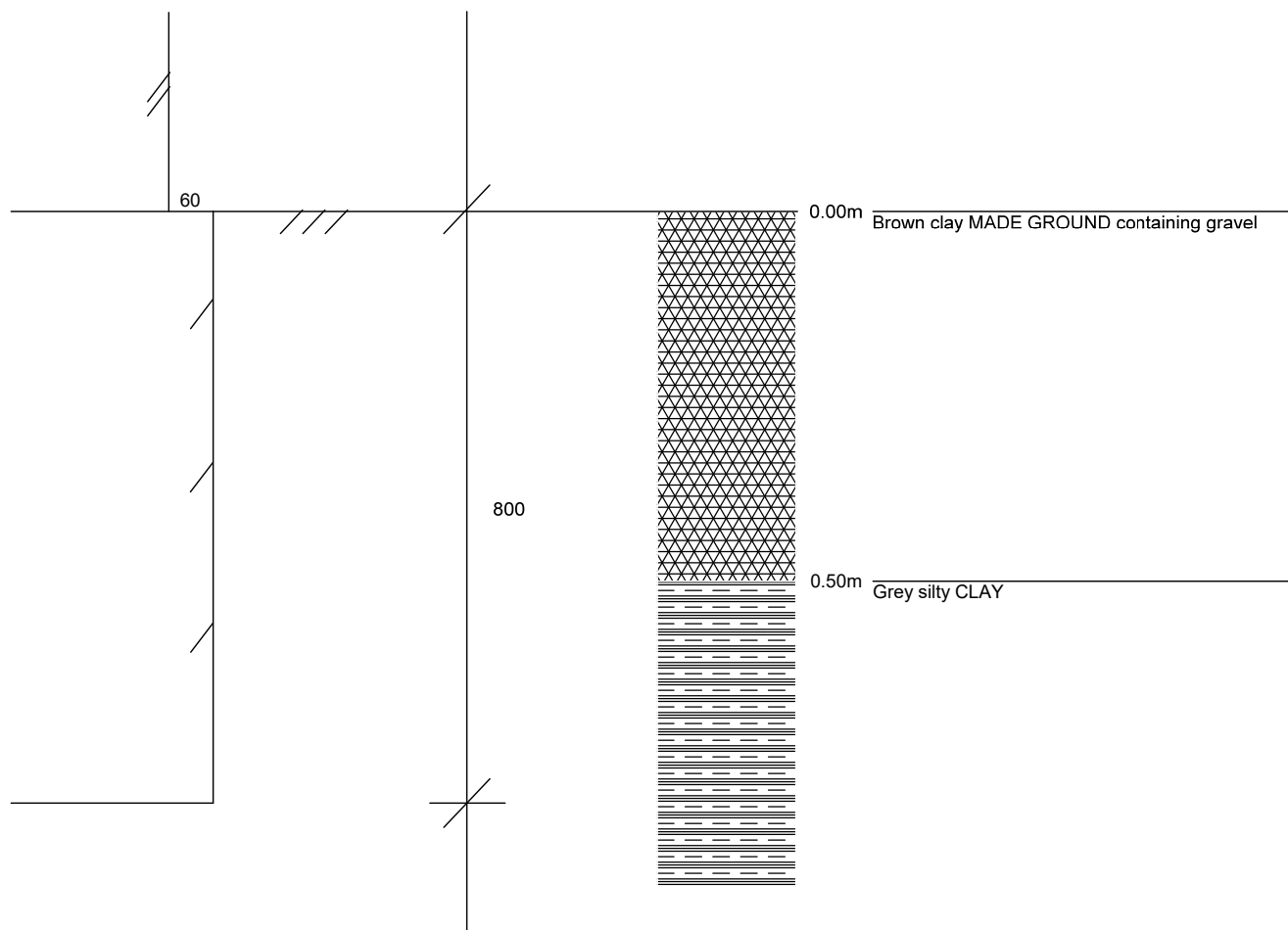
TRIAL PIT 3

Property Address: 83 Yew Tree Cottages, Midgley, Luddenden, Halifax, West Yorkshire, HX2 6UG

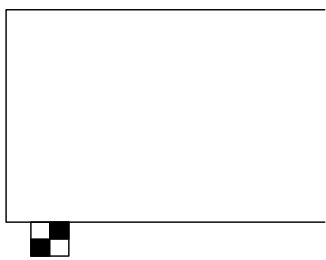
Client Claim Ref: 6516549G

Survey date: 06/01/2021

Operative: CE2



D1 @ F.L. (0.80m)
V =140kPa
Founding strata: Grey silty CLAY

Trial Pit Location:	Drawn by:
	SP
	Scale:
	1:10

D= small disturbed sample, B= large bulk sample, U= undisturbed sample,
MP= mackintosh probe blow counts, V= shear vane reading (kPa)



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 Unit 9, Tyndales Farm
 Southend Road
 Maldon CM9 6TQ

Borehole Log

Borehole No.

BH3

Sheet 1 of 1

Project Name: 6516549G

Project No.
21735

Site Date: 06/01/2021

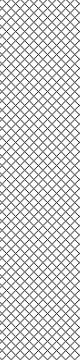
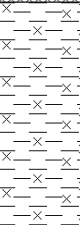
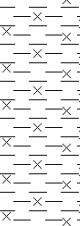
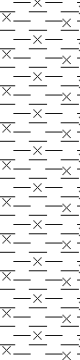
Hole Type
BH

Location: 83 Yew Tree Cottages, Midgley, Luddenden, Halifax, West Yorkshire, HX2 6UG

Scale
1:10

Client: Claims Consortium Group

Logged By
CE2

Water Strikes	Sample and In Situ Testing			Depth (m)	Legend	Stratum Description
	Depth (m)	Type	Results			
				0.50		Brown silty clay MADE GROUND containing gravel <i>Foundation top - 0.00m (Stone construct projecting 60mm with a thickness of 800mm)</i>
	0.80	D	V (kPa) = 140			Grey silty CLAY
	1.00	D	V (kPa) = 140			<i>Foundation level - 0.80m</i>
	1.50	D	V (kPa) = 140	1.60		End of Borehole at 1.600m

Key: D - Disturbed Sample V - Insitu Vane Test MP - Mackintosh Probe Test

Remarks: Borehole closed at 1.60m as sample continued to fall from auger.
 Standing water 0.50m below ground level on completion.
 No roots found.





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Unit 9, Tyndaes Farm
Southend Road
Maldon CM9 6TQ

Borehole Log

Borehole No.

BH4

Sheet 1 of 1

Project Name: 6516549G

Project No.
21735

Site Date: 06/01/2021

Hole Type
BH

Location: 83 Yew Tree Cottages, Midgley, Luddenden, Halifax, West Yorkshire, HX2 6UG

Scale
1:17

Client: Claims Consortium Group

Logged By
CE2

Water Strikes	Sample and In Situ Testing			Depth (m)	Legend	Stratum Description
	Depth (m)	Type	Results			
						TOPSOIL
	0.50	D	V (kPa) = 140	0.40		Brown silty CLAY containing sand pockets
	1.00	D	V (kPa) = 140			
	1.50	D	V (kPa) = 140	1.50		Dark grey silty CLAY
	2.00	D	V (kPa) = 140			
	2.50	D	V (kPa) = 140			
	2.80			2.80		Orange/grey silty sandy CLAY
	3.00	D	V (kPa) = 140	3.00		End of Borehole at 3.000m

Key: D - Disturbed Sample V - Insitu Vane Test MP - Mackintosh Probe Test

Remarks: Borehole closed at 3.00m.
Borehole noted to be dry on completion.
No roots found.





Tyndales Farm, Southend Road, Woodham Mortimer,
Maldon, Essex, CM9 6TQ

Tel: 01245 223033
Fax: 0844 3358907
Email: enquiries@fastrackgroup.co.uk
Web: www.fastracksiteinvestigations.co.uk

Appendix No: 3
FSI Ref: 21735

LABORATORY RESULTS

Property Address: 83 Yew Tree Cottages, Midgley, Luddendenfoot, Halifax, West Yorkshire, HX2 6UG
Client Claim Ref: 6516549G **Client:** Claims Consortium

SAMPLE DETAILS		ANALYSIS REQUESTED	
Investigation date:	06/01/2021	Moisture Content	<input checked="" type="checkbox"/> PSD <input type="checkbox"/>
Sample details:	Bags as received	Liquid Limit	<input checked="" type="checkbox"/> Soil Suction <input type="checkbox"/>
Samples received:	08/01/2021	Plastic Limit	<input checked="" type="checkbox"/> Shear Strength <input type="checkbox"/>
Schedule recieved:	08/01/2021	Plasticity Index	<input checked="" type="checkbox"/> Contamination <input type="checkbox"/>
Samples tested:	08/01/2021-29/01/2021	Root ID	<input checked="" type="checkbox"/> Root/Tree DNA <input type="checkbox"/>
Results reported:	29/01/2021	Other (please state)	<input type="checkbox"/>

TEST DETAILS

General

Sample descriptions were written in accordance with BS 5930:1999.

Samples were prepared in accordance with BS 1377: Part 1: 1990, section 7

Samples from this contract will be retained for 1 calendar month following the issue of this report unless otherwise notified

Written approval is required from Fastrack Site Investigations Limited to reproduce report in full. The results shown within this report only relate to the samples tested

Moisture Content

Samples were tested in accordance with BS 1377: Part 2: 1990, section 3.2 (Oven drying method)

In accordance with Note 1 to paragraph 3.2.4 of BS 1377 Part 2 1990; these moisture contents have been corrected to give the equivalent moisture content of the fraction passing the 425µm sieve, to enable comparison with the liquid & plastic limits. (If condition of test is 'natural' the retained percentage is an estimated value, if condition is 'washed' the percentage is a measured value).

Samples are dried at 105-110°C unless otherwise stated.

Atterberg Limits

Samples were tested in accordance with BS 1377: Part 2: 1990, section 4.3 (4 drop LL), 4.4 (1 drop LL), 5.3 (PL) and 5.4 (PI)

Test results on samples with a sand content, may show less accurate results. If condition of test is 'washed' results relate to the fraction passing the 425µm sieve only.

* *Driscoll's rules deem the soil to be desiccated where the moisture content is less than the value calculated using driscoll's rule 1 and/or 2*

Particle Size Distribution

Samples were tested in accordance with BS 1377: Part 2: 1990 section 9.2 (Wet sieving method)

Undrained Shear Strength

Samples were prepared in accordance with BS 1377: Part 7: 1990 section 8.3 and testing in accordance with BS 1377: Part 7: 1990: section 8.4 (undrained shear strength in triaxial compression without measurement of pore pressure (UU))

Soil Suction

Samples were prepared and tested based on the BRE digest No:IP4/93 (Corrected). 'A method of determining the state of desiccation in clay soils.' (Filter paper method).

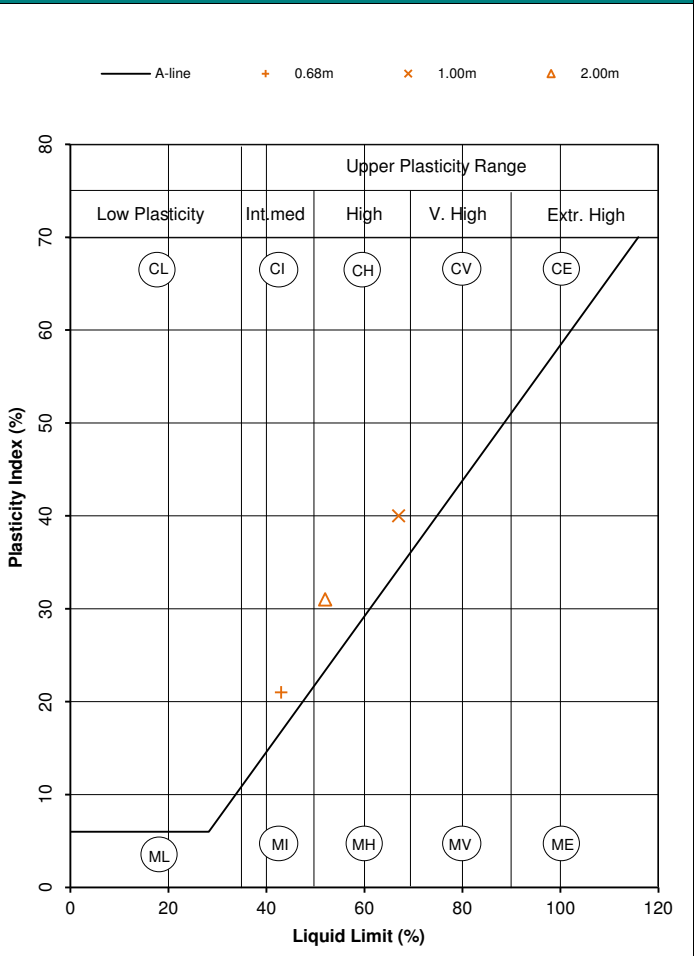
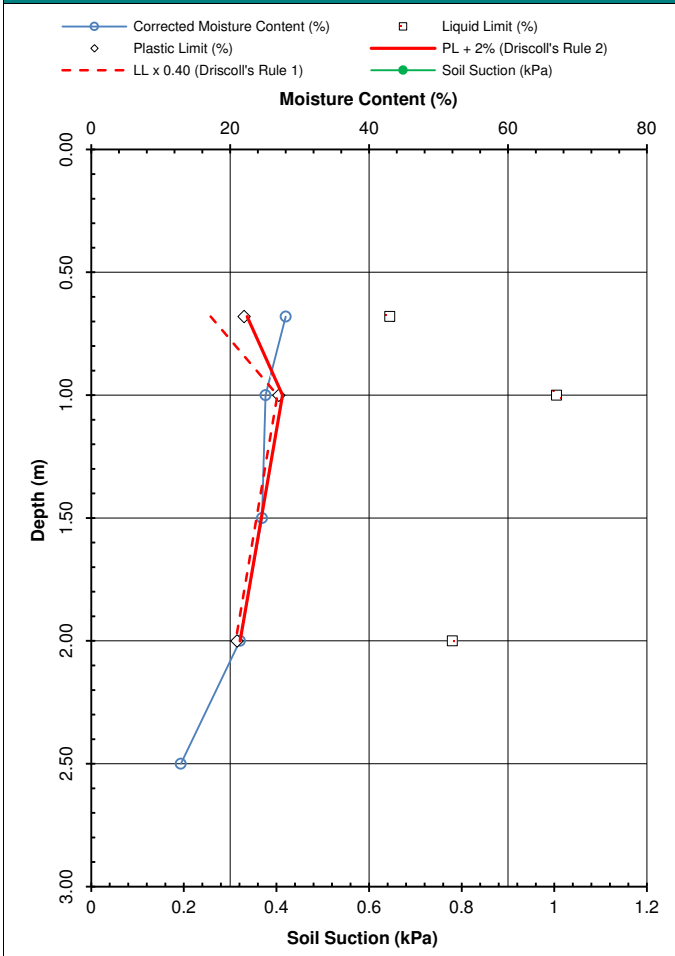
Test results on samples with a sand or silt content, may show less accurate results. Deviation to standard procedure - Polythene bags are not used from weighing filter papers.

LABORATORY RESULTS

Property Address: 83 Yew Tree Cottages, Midgley, Luddendenfoot, Halifax, West Yorkshire, HX2 6UG
Client Claim Ref: 6516549G

BOREHOLE 1

Depth (m)	MC (%)	Corr. MC (%)	LL (%)	PL (%)	PI (%)	Class	% Retained (425µm)	Soil Suction (kPa)	Condition of test	Soil Description
0.68	28	28	43	22	21	CI	0		Natural	Brown sandy, silty CLAY containing grey mottle and gypsum
1.00	25.1	25.1	67	27	40	CH	0		Natural	Brown sandy, silty CLAY containing grey mottle and gypsum
1.50	24.6	24.6					0		Natural	Brown sandy, silty CLAY containing grey mottle and gypsum
2.00	20.7	21.42	52	21	31	CH	3.35		Natural	Brown sandy, silty CLAY containing grey mottle and gypsum
2.50	12.9	12.9					0		Natural	Brown sandy CLAY containing gypsum



Comments: Samples dried in 75° oven due to the presence of gypsum

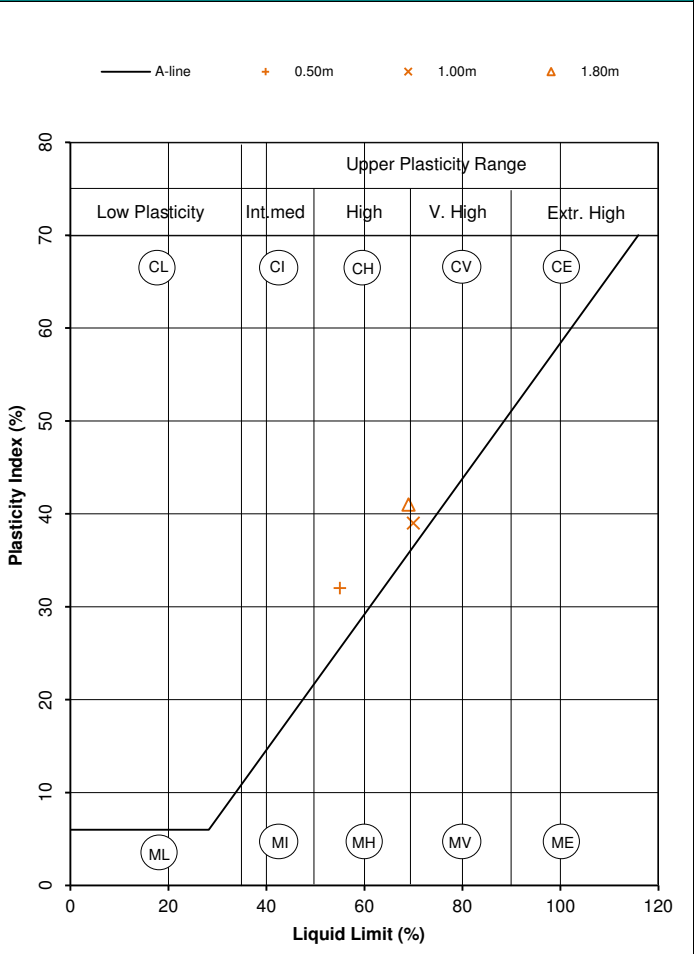
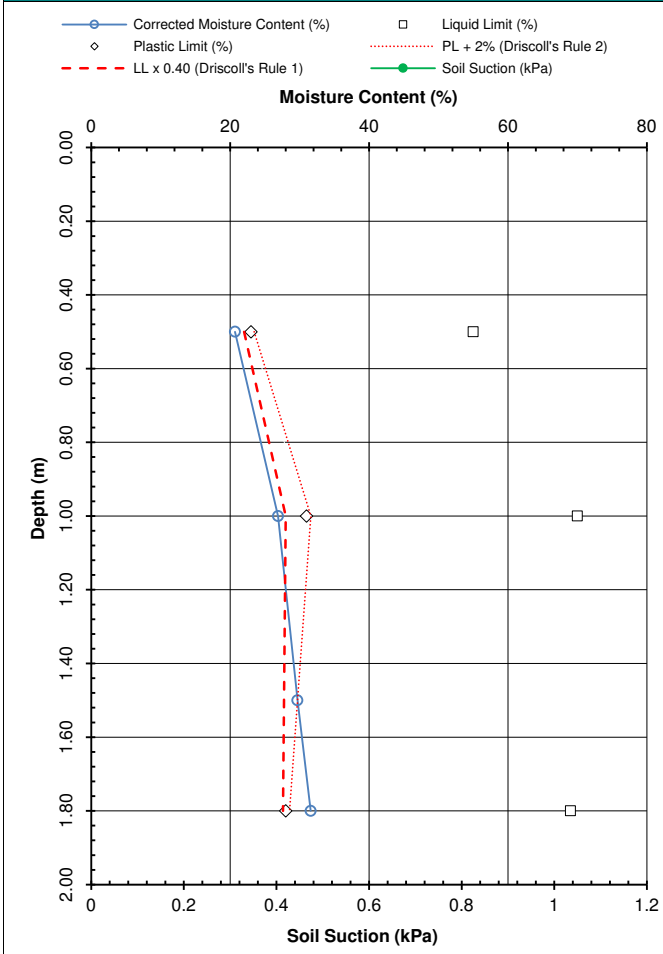
Issued by: Jade McLellan (Laboratory Manager) Other
 Isabella Acerbis (Laboratory Supervisor) Benjamin Brocklebank (Laboratory Technician)

LABORATORY RESULTS

Property Address: 83 Yew Tree Cottages, Midgley, Luddendenfoot, Halifax, West Yorkshire, HX2 6UG
Client Claim Ref: 6516549G

BOREHOLE 2

Depth (m)	MC (%)	Corr. MC (%)	LL (%)	PL (%)	PI (%)	Class	% Retained (425µm)	Soil Suction (kPa)	Condition of test	Soil Description
0.50	20.7	20.7	55	23	32	CH	0		Natural	Brown sandy CLAY containing grey and orange mottle
1.00	26.9	26.9	70	31	39	CH/V	0		Natural	Brown sandy CLAY
1.50	29.7	29.7					0		Natural	Brown sandy, silty CLAY
1.80	31.6	31.6	69	28	41	CH	0		Natural	Brown sandy, silty CLAY containing grey mottle



Comments: Samples dried in 75° oven due to the presence of gypsum

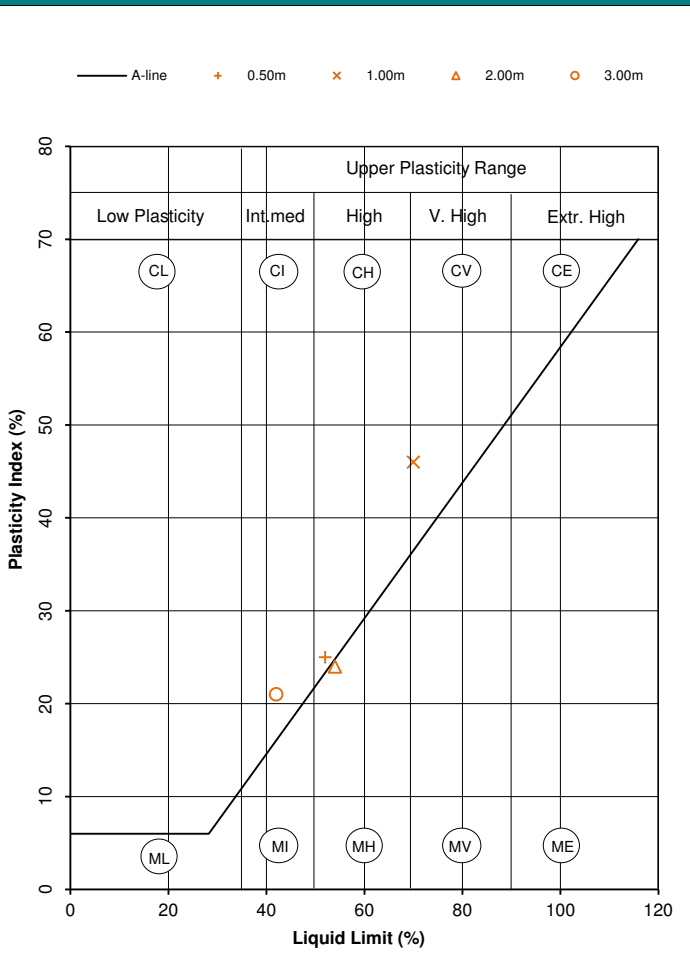
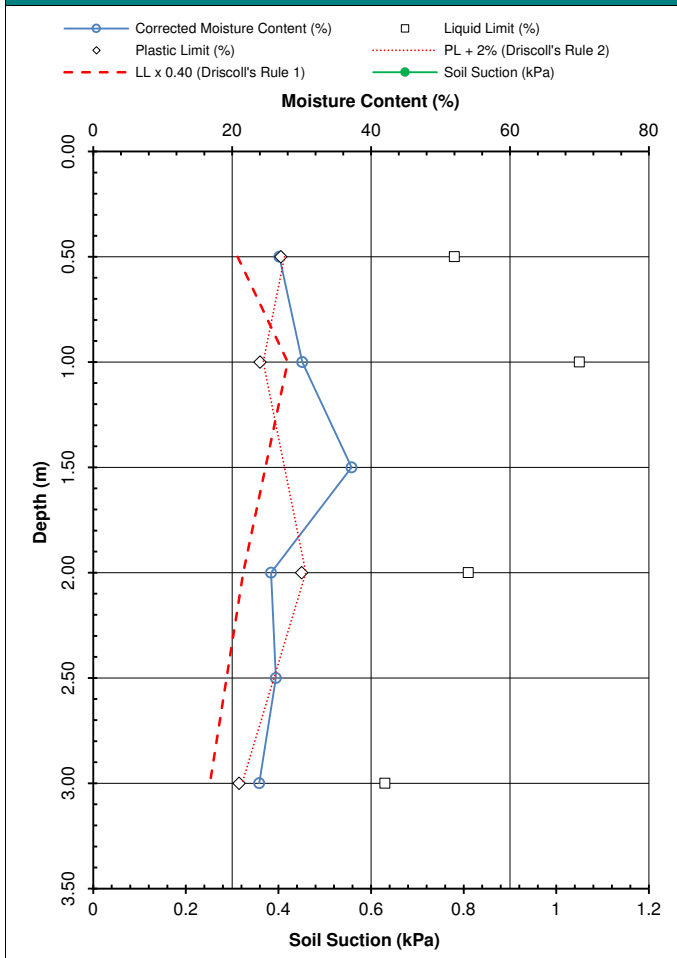
Issued by: Jade McLellan (Laboratory Manager) Other
 Isabella Acerbis (Laboratory Supervisor) Benjamin Brocklebank (Laboratory Technician)

LABORATORY RESULTS

Property Address: 83 Yew Tree Cottages, Midgley, Luddendenfoot, Halifax, West Yorkshire, HX2 6UG
Client Claim Ref: 6516549G

BOREHOLE 4

Depth (m)	MC (%)	Corr. MC (%)	LL (%)	PL (%)	PI (%)	Class	% Retained (425µm)	Soil Suction (kPa)	Condition of test	Soil Description
0.50	26.8	26.8	52	27	25	CH	0		Natural	Brown sandy, silty CLAY containing grey and orange mottle
1.00	30.1	30.1	70	24	46	CH/V	0		Natural	Brown sandy, silty CLAY
1.50	37.2	37.2					0		Natural	Dark grey silty, sandy CLAY
2.00	25.6	25.6	54	30	24	MH	0		Natural	Dark grey silty, sandy CLAY
2.50	26.3	26.3					0		Natural	Brown silty, sandy CLAY
3.00	23.9	23.9	42	21	21	CI	0		Natural	Brown sandy, silty CLAY containing gypsum



Comments: Samples dried in 75° oven due to the presence of gypsum

Issued by:

<input type="checkbox"/>	Jade McLellan (Laboratory Manager)	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	Isabella Acerbis (Laboratory Supervisor)	<input type="checkbox"/>	Benjamin Brocklebank (Laboratory Technician)

Fastrack Site Investigations Ltd
Unit 9 Tyndales Farm
Southend Road
Woodham Mortimer
Essex
CM9 6TQ

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

ROOT IDENTIFICATION

83 Yew Tree Cottage, Midgley, Halifax, HX2 6UG

Client Reference: 5000/21735
Report Date: 21 January 2021
Our Ref: R40374

Sub Sample	Species Identified	Root Diameter	Starch
BH1:			
FL	<i>Prunus</i> spp.	3 mm	Moderate
FL	broadleaved species, too decayed for positive identification	<1 mm	Absent
1.5m	probably a twig.	1 mm	Absent

Comments:

Prunus spp. include blackthorn, cherry, cherry-laurel, Portuguese laurel, peach, plum, and related species.

Signed: M P Denne

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





Tyndales Farm, Southend Road, Woodham Mortimer,
Maldon, Essex, CM9 6TQ

Tel: 0844 3358908

Fax: 0844 3358907

Email: enquiries@fastrackgroup.co.uk

Web: www.fastrackgroup.co.uk

Appendix No: 4

FSI Ref: 21735

DRAINAGE SURVEY

Property Address: 83 Yew Tree Cottages, Midgley, Luddenden, Halifax, West Yorkshire, HX2 6UG

Client Claim Ref: 6516549G

Survey date: 06/01/2021

Operative: CE2

Following your recent instruction we attended the above property and carried out a cctv camera survey and hydraulic testing of the drainage, in accordance with procedures detailed in the WRc Drain Repair Book.

Manhole / Inspection chamber Summary:

Node	Invert Level (m)	Manhole Construction	Pipe Size	Pipe Material	Manhole Condition	Type of Cover	Size of Cover

Hydraulic Testing Summary:

Run	From	To	Result	Remarks
1				
2				
3				
4				
5				
6				

Serviceability:

1	Is the system failing to discharge normal household flows to the sewer system? (i.e. recurrence of blockage)	No
2	Is there evidence of leakage occurring (infiltration or exfiltration)?	Yes
3	Is there intermittent storm-water flooding?	Undetermined
4	Has a hydraulic leakage test failed?	N/A
5	Do observed defects make the drain unserviceable?	Yes

Comments:

Recommendations for Repair:

Run	Grade	Recommended action
1	B	Patch line over damage
2	B	Patch line over damage
3		
4		
5		
6		

