

MELBOURN PARISH COUNCIL

Maintenance Committee meeting : 24 March 2022

Item : MA182 21d) Tree Beechwood Avenue / Ash Grove

Good afternoon Claire,

thank you for your prompt reply.

My understanding is that the full remedial work identified by Drain Doctor is no longer required. **What is required is the repair to the fractured pipe that lies under my garage.** Drain Doctor have recommended excavating the garage floor whilst Anglian Water believe that such action is unnecessary and that a repair can be made by the insertion of a pipe liner. This would be a much cheaper option and I am loathe to suffer the inconvenience of losing the use of my garage for any period of time if it is not strictly necessary.

At this stage I do not intend to ask Drain Doctor for a revised quote. Dependant on the outcome of the committee I will contact my insurers and be directed by them.

Hope this helps

From: Parish Clerk

Sent: Monday, March 14, 2022 2:10 PM

Subject: RE: Tree at Junction of Beechwood Avenue / Ash Grove

Good afternoon

Thanks for your email with the report from Drain Doctor.

Can I just clarify: Is the remedial work identified in Drain Doctor's report no longer required following Anglian Water's visit? If remedial work is still needed, will Drain Doctor be submitting a revised report and quote? I'm sure you understand it is important to provide as full a picture as possible to allow a meaningful discussion by the Maintenance Committee.

Good afternoon Claire,

thank you for your email.

Please find attached the quote from Drain Doctor concerning the damage to the pipework at 2 Ash Grove.

The good news is that since my original email Anglian Water have attended the site and made good most of the problems identified at no cost to myself. The outstanding issue is the fractured pipe shown at Images B and C in the attached email. Anglian Water's operative expressed the opinion that it should be unnecessary to dig through my garage floor and that a repair to the pipe could be effected by inserting a liner sleeve via the pipe's outlet at the manhole to the main sewer. I hope his assessment is correct.

The current situation is that the pipework from my house is clear. However the fractured pipe requires repair as it will eventually collapse completely. I have yet to contact my insurance provider regarding this issue and will hold doing so until the matter has been raised at committee.

Many thanks

Good afternoon Mr Moody,

Drain Doctor technician David Deans attended the above site on Thursday 3rd March 2022 on a callout to investigate issues with the blocked downstairs toilet.

*On arrival to site, Technician David lifted the manhole at the side of the property and found this to be infested with roots, (see image **A** below), and blocking the tumble fall.*

*David used drain camera equipment and sent this through the rodding eye and found root ingress, (see image **C** below) entangled through the pipework and the pipework has fractured, (see image **C** below).*

David attempted to clear the roots however due to the thickness of the roots David is unable to clear there by high pressure water jetting or root cutting. David have recommended that the root ingressed pipework is excavated and a new tumble fall is installed.

The quote to carry out the excavation of the root ingressed and fractured pipework and to install a new tumble fall, it is highly recommended that these works are carried out as soon as possible to restore flow to the network.



Image A



Image B



Image C

Quote:

Remedial Drain Repairs - Scope of Work:							
Code	Description	Dia (mm)	Qty	Unit	Unit Rate	Total Price	VAT
DD0104	Disposal by skip up to 6 yard capacity.	N/A	1	each	£295.00	£295.00	£59.00
DD0301	Excavate & remove pipework. Replace with new. Bed, surround & backfill up to 1.2m deep (Minimum 3m).	Up to 110mm	5	metre	£112.49	£562.45	£112.49
DD0305	Universal pipe coupling.	Up to 110mm	2	each	£41.39	£82.78	£16.56
DD0308	Junction. Remove existing item and replace with new up to 1.2m deep.	Up to 110mm	1	each	£30.74	£30.74	£6.15

DD0403	Second Technician on site for H&S requirement	N/A	16	per	£96.75	£1,548.00	£309.60
DD0605	Concrete breaker.	N/A	1	each	£82.50	£82.50	£16.50
DD0801	Tonne bag of shingle	N/A	1	per bag	£64.50	£64.50	£12.90
DD0805	Removal, disposal and reinstatement of concrete or paved hardstanding.	Up to 150mm thick	5	square metre	£98.65	£493.25	£98.65
DD0807	Ground protection boards hire (2.4m x 1.2m)	N/A	4	each	£15.00	£60.00	£12.00

Sub Total: £3,219.22

VAT: £643.84

Grand Total: £3,863.06

If you would like to discuss the above Quote or would like to arrange for David and one other to return and complete the works please let me know.

I look forward to hearing from you.

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Bec Malan
Operations



Drain Doctor – Anglia

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From: Parish Clerk

Sent: Monday, March 14, 2022 10:12 AM

Subject: RE: Tree at Junction of Beechwood Avenue / Ash Grove

Good morning

Thanks for your email. I am sorry to hear of the problems that you are experiencing. Could I please ask that you let us have a copy of the reports that you have obtained. Our Maintenance Committee is meeting next Thursday, 24 March and it would be useful to have as much information as possible in order to fully consider this matter.

Good afternoon,

I write in respect of the maple tree at the junction of Beechwood Avenue and Ash Grove that is on land for which the Parish Council has responsibility.

Following an issue with a blocked toilet at my home (..... Ash Grove) a drainage company has inspected the outlet pipework from my house to the main sewer and found two problems:

1: The tumble fall outlet to the main sewer is blocked by maple tree roots. As this blockage appears to be outside of my property boundary I have reported the problem to the Anglian Water Company who are investigating,

2: The same tree has caused the waste pipe from my cloakroom to fracture and become partially blocked with root growth (causing problems that have had required the services of a plumber twice in the past twelve months). This pipe breakage is on my property and the drainage company has effected an interim repair, but has been unable to fully remove the roots. This means that a blockage will reoccur or the pipe will collapse completely. They have advised of a suitable course of action going forward as a matter of urgency.

I have a full report, together with an estimate for the cost of repairing the damage, from the drainage company that I am happy to forward should you require it.

The tree is causing 'a nuisance'. I have already twice made contributions totalling over £500 towards the maintenance of said tree and now I am looking for:

1: a reimbursement of the costs of diagnosing the problems (£351.76 for which receipts can be provided),

2: the Parish Council to bear the costs of repairing the damage that has been caused to my property by the tree, and

3: serious consideration being given to the removal of tree to prevent the recurrence of problems either above, or below, ground.

I look forward to hearing from you.

Yours Faithfully

..... Ash Grove
Melbourn
SG8 6BJ