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DRAINAGE SURVEY REPORT

Client:	**The clerk**	**Date of Survey:**	16th April 2021
Site Address:	Winkleigh Cemetery Bungalow A3124 Winkleigh EX19 8HZ	**Our Ref:**	12990/21
		Site Engineer:	Luke Potter
		Supervising Manager:	Luke Potter

REASON FOR SURVEY: To assess the condition of the underground drainage system

CONTENTS

STANDARD NOTES

LEGAL AND TECHNICAL

1. This report is provided for the sole use of the named client. Drainology Ltd accepts no responsibility whatsoever to any parties other than the client; any such parties rely on the report at their own risk.

2. This Report and its style are the copyright of Drainology Ltd but the Client may take copies of the Report for their own personal use. However, the report may not be used as evidence in any legal proceedings in Court without the express permission of Drainology Ltd.

3. This survey was undertaken, in order to assess the structural and service condition of the drains in question.

4. The survey report is compiled by our Survey Engineer chiefly from the visual display on the CCTV monitor and from the results of other tests, however, necessarily due to the nature of the work, some of the information may be based on assumption, experience, and third party information. Whilst all information is provided in good faith, DRAINOLOGY LTD cannot accept any liability whatsoever for any errors or omissions. Any recommendations made by DRAINOLOGY LTD are provided in good faith and on the basis of information made available. However, no statement is deemed to be in any circumstance a representation undertaking warranty or contractual terms and no claim will lie against DRAINOLOGY LTD, its Directors or staff if such statement proves inaccurate.

5. Linear measurements along a pipeline are provided for guidance purpose only. They should not be relied on for the purpose of excavation and other similar works. We strongly recommend that the drain be accurately located with Electro-location equipment before such works commence. All other measurements contained in the report are also for guidance purposes only.

6. Our CCTV surveys are digitally recorded onto a USB memory stick and are available on request within 30 days of the survey and at additional cost. Any photographs included in the Report are retained by us for at least 30 days from the date of the survey.

7. Our standard Survey includes CCTV inspections of all accessible drain runs wherever possible. In addition, hydraulic (water) tests, or leak tests, are carried out whenever appropriate and possible.

PIPE MATERIALS

8. Salt-glazed clayware pipes are the traditional type of drain pipe and most commonly found at older, pre-1960's, properties. These pipes have spigot and socket joints that are caulked with mortar/hemp to provide a very rigid pipeline. Hence the slightest movement can crack pipes and/or the mortar caulking compound, to allow the drain to leak. The mortar caulking is not visible by CCTV so the only practical way to test joints is by hydraulic (water) testing. Defects common with this pipe material include broken, fractured and cracked pipes, and displaced and open joints, and root ingress.

9. Modern drain pipes are usually of either vitrified clayware (VC) or plastic (PVC). Such pipes are joined with plastic pipe couplings that provide some flexibility to the pipeline. These pipe couplings normally have a neoprene type seal, to prevent leakage. However, these seals can easily become damaged during installation, particularly if workmanship is not to the highest quality. They usually deter penetration by tree or shrub roots if installed carefully. Pipe couplings are not visible during a CCTV inspection, so hydraulic testing is required to test for leaks.

COMMON DRAINAGE PROBLEMS

10. Leaking drains are a common cause of subsidence. The water that leaks from defective drains can wash out or soften the load-bearing soil beneath pipes and foundations, to cause settlement. But it does not follow that a leaking drain will definitely lead to such a problem. It depends on several factors such as the type of sub-soil, the type of foundation, and the route that the leaking water actually takes through the ground. Nevertheless, it is obviously preferable for a drainage system to be watertight, particularly those in close vicinity to building or wall foundations.

11. Blockages: Structural defects in drains, such as broken or fractured pipes, displaced or open joints, or root ingress can catch debris and cause blockages. Backfalling drains or bellies in a drain's level can also cause flow to slow down and contribute to blockages. If the sewage or other material in a blockage is dry, it suggests that the blockage is a longstanding problem and that much of the water content has managed to either slowly seep away through the blockage or to leak out of the drains into the sub-soil through any defects in the drains. Grease and non-biodegradable waste materials, such as baby wipes, should not be disposed into the drain because they will inevitably cause a blockage.

12. Damp: Water leakage from drains can cause rising damp. However, we cannot prove that water leakage from drains has caused damp at specific sites, nor can we guarantee that repairing the drains would cure the damp problem. Damp can also enter buildings through disused drains.

13. Vermin: Rats can use disused drains as nests. The solution is to clean and then properly cap off the disused drains.

14. Foul Smells: There are numerous possible drainage problems which could cause foul smells to occur at buildings and sites. Possible problems include: blockages in the drains; detritus backed-up and holding in disused drains; disused drains which have not been properly capped off; foul water leaked from drains and soaking into the sub-soil; drainage systems which are not properly vented, such as through a Soil Vent Pipe to the atmosphere; defective Air Admittance Valves; internal manholes not being fitted with properly sealed and screwed down inspection covers; and poorly designed or constructed above ground plumbing.

DRAIN REPAIRS

15. Drainology are very experienced in CIPP drain relining. This process provides very effective repair to defective and leaking drains. However, it is sometimes more suitable and economical to resort to conventional excavation and drain renewal.

16. If a drain only has an occasional structural defect along its line, it is possible to install a shorter localised Patch Repair Liner over the defect rather than reline the entire drain. Patch repair liners generally come in lengths of 600mm and 1000mm. In a rare instance, when a patch repair liner is installed in a vitrified clayware drain with longitudinal cracks and fractures, it can cause the pipe to split, in this case a full length liner is more appropriate.

17. There are essentially two different resins generally used for CIP drain relining: polyester and epoxy. One of the main differences between the two is smell: polyester resin smells quite strongly whereas epoxy has a very low odour. Polyester is the most widely used resin for drain relining, boat building and general GRP use but does have a strong styrene smell. These fumes can be irritating to some people and cause concern; however, they have been proved not to be harmful. With drain relining, this is usually quite acceptable when used outside but if house plumbing or venting is defective odours could still enter a dwelling. It is usually found to be unacceptable when used inside a property. Epoxy resin does not have the styrene smell problem and has some other advantages but its two major disadvantages are longer curing times and higher cost.

18. We cannot guarantee that repairing the drains will cure certain drainage problems, such as foul smells or damp. Although repairs are generally worthwhile to ensure the future structural integrity and water-tightness of drains.

19. Debris can cause flow problems in drains and can hinder drainage surveys. We can clean drains using our high-pressure water jetter. Ideally a drain should be jetted in an upstream direction, so that the debris can be dragged downstream. Jetting a drain in a downstream direction – otherwise known as “back-jetting” – can be time-consuming and less effective.

MANHOLES

20. Significant leakage of water to ground often occurs at gullies and in masonry manholes. Misaligned plumbing waste pipes or downpipes from roof guttering can cause erosion and voiding of the concrete and subsoil that surrounds the gully hopper, water can then run into the voiding to soak into the sub-soil. Similarly, the concrete benching or mortar jointing in masonry manholes often gradually erodes over the years, to allow water to leak out.

SURFACE / RAIN WATER DRAINAGE

21. Surface/rain water drains sometimes run to sub-soil soakaways. Where the outfall of a surface/rain water drain cannot be proved, it may be assumed that the drain runs to a soakaway. Building Regulations state that soakaways should be situated at least 5 metres from any building. As far as possible, debris should be prevented from running to a soakaway because it will clog the soakaway, lead to blockages and premature failure of the soakaway. Where possible, we flow test a drain and its soakaway; this involves flushing water down the drain to monitor how quickly it flows away. The flow test may find the drain and soakaway to be free-flowing; however, the flow test involves just a few buckets of water and how the drain would cope under prolonged heavy rain is unknown. Or the flow test may find the drain to be slow flowing or to not flow at all, possible causes for this poor flow are: (1) a blockage in the drain, or more frequently at the soakaway entrance; or (2) an inadequate or failed soakaway.

SEPTIC TANKS AND SOAKAWAYS

22. There are basically two types of septic tanks: traditional, masonry-built tanks or more modern GRP (glass-fibre) units, either onion shape or low profile cylindrical shapes. Whatever the type, their function is the same – a settlement tank in which the sewage sludge is retained for sufficient time for the organic matter to undergo anaerobic decomposition. The final effluent from the septic tank should then be drained to a secondary treatment system such as a drainage field (soakaway).

23. It is most important to regularly de-sludge a septic tank – normally annually. If this is not done, sludge can build up and wash into the drainage field/soakaway, inevitably to clog it and cause failure. Even when properly maintained, one must appreciate that the normal effluent from a septic tank is far from “clean” and can eventually clog the soakaway. The savings from not having to pay sewerage charges with the water rates should therefore perhaps be set aside for any future improvements or extensions to the soakaway system.

24. Perhaps the most important component of the septic tank system is its drainage field/soakaway, and it is often the “weakest link”.

25. An old style soakaway would normally be one of two types: a porous chamber or a stone-filled pit. A modern drainage field should be constructed to BS: 6297: 2007 and is basically a herringbone land drainage system but designed to allow water to leak out to the sub-soil instead of attracting ground water into the drain. The amount of drainage required depends on (1) the porosity of the sub-soil, which can be determined by percolation tests in trial pits and (2) the population being served by the tank.

26. Surface water should not be drained to a septic tank or sewage treatment plant, as it can overburden both the tank and its soakaway.

2020 SEPTIC TANK DISCHARGE LEGISLATION

27. It is no longer allowed to discharge from a septic tank to a watercourse, or to any other type of soakaway system other than a drainage field. The reason for this is because the 'quality' of the waste water is no longer considered clean enough to flow straight into local watercourses or soakaway systems without causing pollution.

28. The new General Binding Rules state: ‘if your septic tank discharges directly to a watercourse, you need to do one of the following as soon as possible:

    - connect to a mains sewer;
    - install a drainage field (also known as an infiltration system) so the septic tank can discharge to ground instead;
    - replace your septic tank with a small sewage treatment plant

29. If you are buying or selling a property with a septic tank that discharges directly to a watercourse, you should agree with the buyer or seller who will be responsible for the replacement or upgrade of the existing treatment system. You should agree this as a condition of sale.

30. A partial drainage field (also known as a seasonal soakaway) is a system for discharging to water which allows effluent to drain into the ground when levels in the watercourse are low, and into the watercourse when groundwater levels are high.

GENERAL OBSERVATIONS

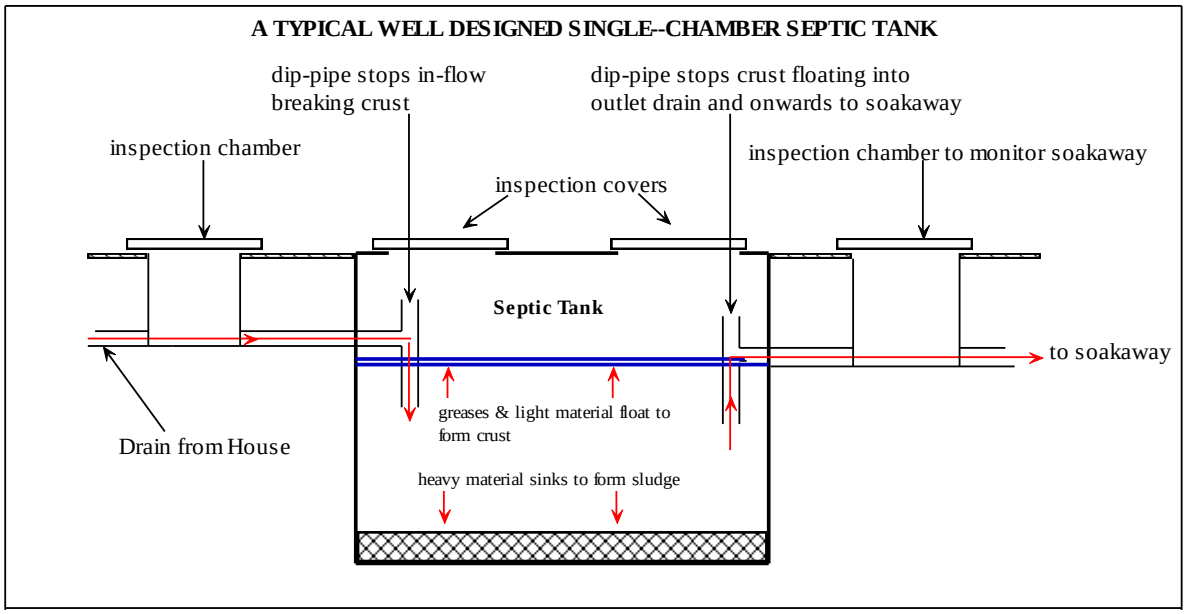
1. Standard Notes 1 to 30 inclusive apply to this survey report.
2. The appended site diagram illustrates the drainage layout.
3. Our investigations included CCTV surveys of the drains. This report contains a survey summary on each individual drain run and our findings are discussed below.
4. The property is served by separate foul/waste and surface/rain water drainage systems, with the foul drains running to a septic tank and the surface water drains presumably running to soakaways.

Condition Grading Description	
	Severe defects recorded - Urgent remedial works required.
	Moderate defects recorded - Less urgent or improvement remedial works required.
	No significant visible defects recorded - No remedial works required.
	Unable to comment on the condition.

Manhole Schedule (sizes in millimetres)		
MH Ref.	**Comments**	**Grade**
Manhole 1	• **Photo 1** • Masonry Chamber • No significant visible defects	
Manhole 2	• **Photo 2** • Masonry Chamber • Minor voiding to channel seams.	
Manhole 3	• **Photo 3** • Plastic chamber • No significant visible defects.	
Manhole 4	• **Photo 4** • The chamber is surcharged due to the Septic Tank being above its working level.	
Manhole 5	• **Photo 5** • The chamber is surcharged due to the Septic Tank being above its working level.	

Gully, Rainwater Pipe & Stack Schedule		
Ref.	**Comments**	**Grade**
Waste Gully 1	• **Photo 6** • Trapped clayware gully. A flow test found the drain to be slow running.	
Soil Vent Pipe 2	• Cast Iron above ground plumbing.	
Waste Gully 3	• **Photo 7** • Trapped clayware gully. A flow test found the drain to be free flowing. • Erosion and voiding around the gully's hopper.	
Waste Gully 4	• Plastic trapped access gully.	
Rainwater Gully 5	• **Photo 8** • 'Non-access' gully with no access to the downstream drain, so unable to survey the drain. Assumed to run to a soakaway: a flow test found the drain to be free-flowing. • The outlet pipe is exposed and displaced.	
Rainwater Gully 6	• 'Non-access' gully with no access to the downstream drain, so unable to survey the drain. Assumed to run to a soakaway: a flow test found the drain to be free-flowing.	
Rainwater Gully 7	• 'Non-access' gully with no access to the downstream drain, so unable to survey the drain. Assumed to run to a soakaway: a flow test found the drain to be free-flowing.	

Septic Tank Schedule		
Septic Tank	**Comments**	**Grade**
Type	A single chamber masonry Septic Tank	
Chamber Size	2500mm long x 1000mm wide x 1770mm deep	
Inspection Covers	2 x 600 x 450 Galvanised covers in good condition.	
Working Level	1100mm	
Working Capacity	The modern recommended minimum for a single dwelling (up to 4 people) is 2,700 litres. This particular tank has a working capacity of 4425 litres	
Structural Condition	From what we could see, the tank appears to be in reasonable condition. Though some minor voids were noticed. • **Photo 10**	
Dip Pipes	Dip-pipes are essential for the functioning of the tank and soakaway because they prevent the crust from being broken up, which adversely affects sewage treatment and allows solid waste to enter the outlet drain and cause blockages and premature soakaway failure. This particular tank has both dip pipes fitted. • **Photo 9**	
Inspection Chambers	It is good practice to have a chamber directly either side of the tank to allow access for the maintenance of the tank and soakaway. This particular tank has MH 5 on the inlet side but no visible manhole on the outlet side, so we assume one does not exist.	
Crust/Sludge	50mm of crust. 0mm of sludge	
Outfall Drain	A septic tank should run to a modern style drainage field. Discharges to old style soakaways or to watercourses do not comply with current legislation. It was not possible to investigate where this particular tank runs because there is no access, such as from an inspection chamber, into the outlet drain. However, the septic tank is backed-up with sewage, which suggests that the soakaway is unable to deal with existing flows. As aforementioned, the septic tank is backed-up with sewage; this may be because the septic tank has not been emptied for a while, or it may suggest that the assumed soakaway is unable to deal with existing flows.	
Summary	Unfortunately some key questions remain unanswered about this septic tank system. Further works could be carried out to answer these questions but it is likely that this would be wasted time and money because it is likely that the outfall drain does not comply with current legislation. Instead, the system could be upgraded to a modern package sewage treatment plant with a drainage field.	



CCTV SURVEY SUMMARY REPORT

Unless otherwise stated, all drains are constructed with 100mm diameter salt-glazed clayware pipe.

Survey No.	Drain Ref	Drain Length (metres)	Comments	Grade
1	Manhole 1 to Branch 1	2.2	• Silt deposits throughout. • The camera loses vision due to silt at 1.6m • The camera is unable to proceed at 2.2m due to heavy silt deposits. **Photo 11**	
2	Manhole 1 to Waste Gully 1	2.0	• The drain is holding large deposits of debris throughout. **Photo 12** • The camera loses vision at 0.2m. • The survey is abandoned at 1.5m due to heavy debris.	
3	Manhole 1 to Manhole 3	6.3	• The material changes to plastic pipework at 0.2m • One displaced joint. **Photo 13**	
4	Manhole 2 to Soil Vent Pipe 2	1.5	• One cracked pipe. **Photo 14** • One displaced joint. **Photo 15** • The 90° bend looks to be a short radial bend, where a sweeping rest bend would be favoured to help the flows.	
5	Manhole 2 to Waste Gully 3	1.4	• One Fractured pipe. **Photo 16** • One displaced joint. **Photo 17** • The 90° bend is cracked and fractured. **Photo 18**	
6	Manhole 2 to Manhole 3	10.2	• Plastic pipework. • No significant visible defects.	
7	Manhole 3 to Waste Gully 4	3.6	• Plastic pipework. • No significant visible defects.	
8	Manhole 3 to Manhole 4	16.2	• Plastic pipework. • Fractured & deformed pipework. **Photo** • The drain starts backing up at 11.3m **Photo** • The survey finishes in Manhole 4, although the manhole is surcharged due to the Septic Tank being backed up.	

RECOMMENDATIONS & QUOTE / ESTIMATE

Urgent remedial works:

Item	Drain Ref:	Work Description	Price
1	Cleaning	• Jet clean the drains prior to remedial works. Re-survey any abandoned drainage. Report findings and quote for further works if required. At £85.00 for the first hour on site with any additional time on site charged at £75.00/hour. We estimate 2 hours should be allowed for.	£ 160.00
2	MH 2 – SVP 2	• Excavate and replace the 90° bend with a sweeping rest bend, to help the flow. Then reline the remainder of the drain with a standard 3mm drag liner.	£ 595.00
3	MH 2 – WG 3	• Excavate and renew the gully with a 150mm plastic trapped access gully, renewing the 90° bend to suit. Then reline the remainder of the drain with a standard 3mm drag liner.	£ 595.00
4	MH 3 – MH 4	• Install a 100mm x 500mm patch liner over the defect at 9.6m.	£ 390.00
5.1	Septic Tank	• Empty the septic tank using a suction tanker.	£ 165.00
5.2	Septic Tank	• Excavate and break into the outlet drain. Then clean and survey it to prove its condition, extent and discharge point. Report findings and quote for further works if required.	£ 495.00
5.3	Septic Tank	• Budget price subject to the Item 5.2 findings: if the drain and soakaway are found to be in a serviceable condition, install a new 450mm manhole chamber onto the outlet drain to allow future access.	£ 225.00
6	Completion Drainage Survey	• Upon completion of any of the above works, CCTV survey the repaired drains to confirm that the repairs have been successfully completed. Issue the client a completion survey report for their records.	£ 75.00
E&OE		**Total (excluding VAT)**	**£2700.00**

Budget Price for upgrading the septic tank system to a modern package sewage treatment plant with drainage field:

Item	Drain Ref:	Work Description	Estimate
18	Feasibility Survey	Carry out a site survey and level check to confirm the feasibility of the following proposed works. Report findings and finalise proposals and quote.	£ 125.00
19	Marsh Ensign 8 population	Install a new Marsh Ensign 8 with gravity outlet, package sewage treatment plant with a high level and low-pressure alarm installed to the manufacturer's instructions surrounded in concrete an. Install a new inlet drain connecting the existing house drainage to the plant.	£ 7,995.00
20	Percolation Tests	Carry out percolation testing and calculate the size of the new drainage field.	£ 600.00
21	Drainage Field	Budget price subject to Item 25 findings: install a new drainage field to serve the treatment plant allowing for a total of 70 metres.	£ 6,000.00
22	Waste Disposal	To be removed by skip to licenced tip, estimate 3 muck away lorries.	£ 800.00
23	Welfare	Supply port-a-loo toilet wash facility.	£ 150.00
24	Building Notice	No charge to administer this application, we will prepare the application and send it to Building Control. On this occasion we will pay for this item. £220.00.	£ 000.00
25	Electrical supply	To install the electrical supply from the nearest possible location.	£ 850.00
E&OE		**Total (excluding VAT)**	**£16,520.00**

Less urgent or improvement remedial works:

Item	Drain Ref:	Work Description	Price
7	MH 1 – Branch 1	• If the drain is disused, cap off in the manhole with concrete. If live, report findings.	£ 75.00
8	MH 1 - WG 1	• Renew the gully with a 150mm plastic trapped access gully.	£ 300.00
9	MH 2	• Infill the voids with a sand and cement mix, to deter any further ex-filtration.	£ 75.00
10	Rainwater Gullies 5,6 & 7	• Excavate and renew the gullies with a new plastic trapped access gully. Then clean/survey/trace the downstream drain to prove its condition, extent and discharge point. Report findings and quote for further works if required.@ £300.00 per gully.	£ 900.00
E&OE		**Total (excluding VAT)**	**£1350.00**

Please note that all prices are subject to VAT at Standard Rate.

Our estimate is subject to our standard terms and conditions. Terms for payment would be net within 30 days of completion and invoice.

The above recommendations and estimate have been priced as a package. Should you choose to have only some of the recommendations carried out, then the prices may have to change.

Our estimates for drain replacement include for laying new PVC plastic pipes and fittings with a pea-gravel bed and surround; for backfilling excavations with selected excavated material; for reinstating disturbed ground surfaces to as close to original quality and appearance as possible; for removing all surplus material to skip.

Drainology offers a guarantee on certain work. The guarantee term is dependent on the type drain repair done; e.g. 10 years for 'Drain Relining', 5 years for 'Replacement & New Drains' and 1 year for 'Manhole Repairs'.

All members of staff are CSCS Health & Safety tested.

Please note that we require the customer to provide water and electricity for the works plus toilet and washing facilities for our staff whilst on site, these are to be provided free of charge unless otherwise agreed.

We provide a qualified and fully licensed septic tank / treatment plant emptying service. Please contact this office if you would like to arrange for your septic tank to be emptied – we can provide a one-off service or a longer maintenance service.

If you have been satisfied with our service and workmanship, we would be very grateful if you could please leave a positive review of our company on social media (Facebook, Drainology Ltd; Instagram @Drainology).

We trust our report will be of assistance and would be pleased to answer any questions arising.

Yours faithfully

Luke Potter

Luke Potter
Regional Sales Manager

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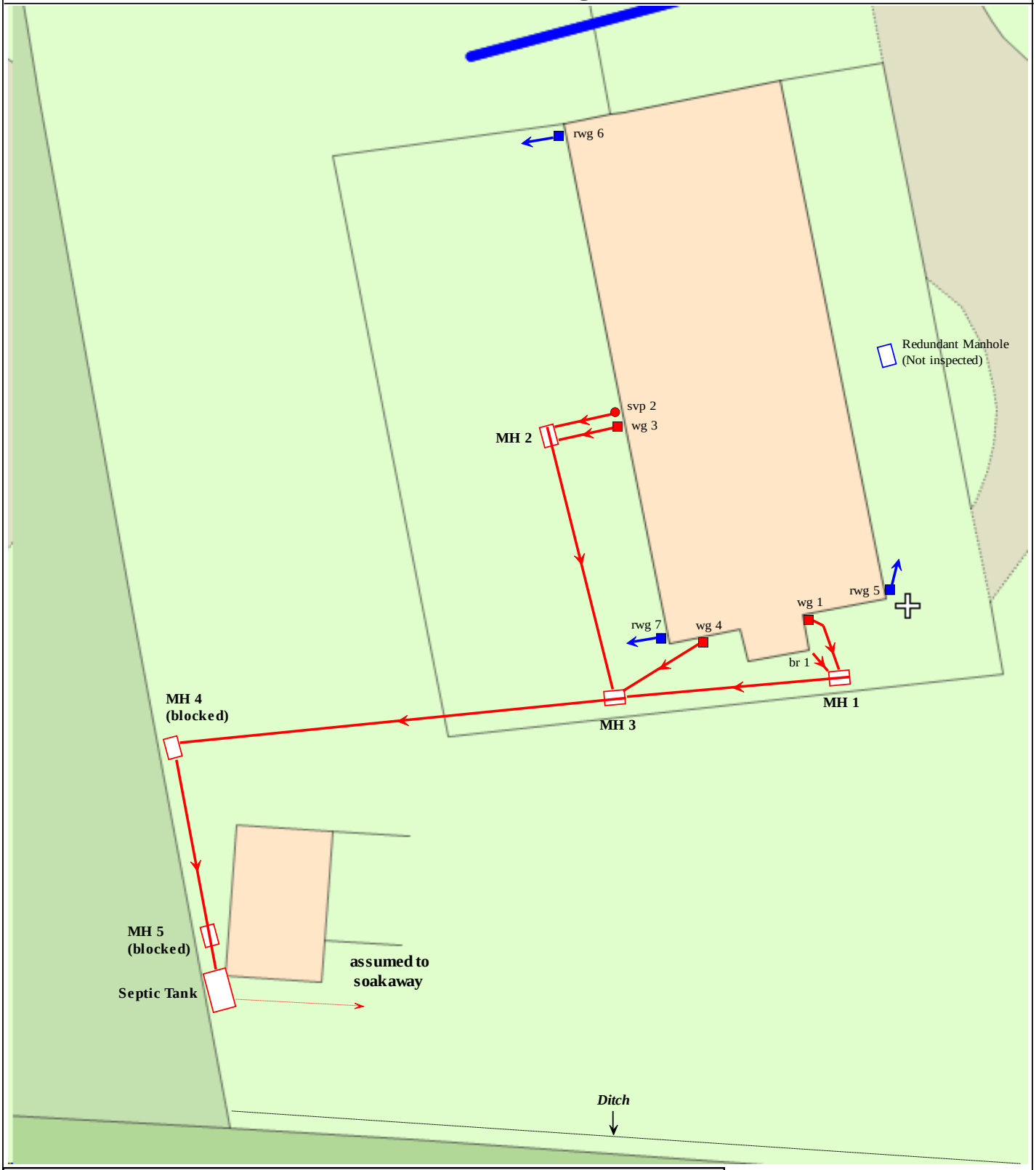
Site Diagram

Not to Scale



Key

Foul or Combined Drain

Assumed Foul or Combined Drain

Surface Water Drain

Assumed Surface Water Drain

MH - Manhole or Inspection Chamber

wg - waste gully - takes waste water

rwg - rainwater gully that collects a roof guttering downpipe

svp - soil and vent pipe - collects waste/foul sewage; top end is open to the sky, to vent the drains

PHOTO SHEET

Photo 1

Photo 2

Photo 3

Photo 4

Photo 5

Photo 6

Photo 7

Photo 8

Photo 9

Photo 10

Photo 11

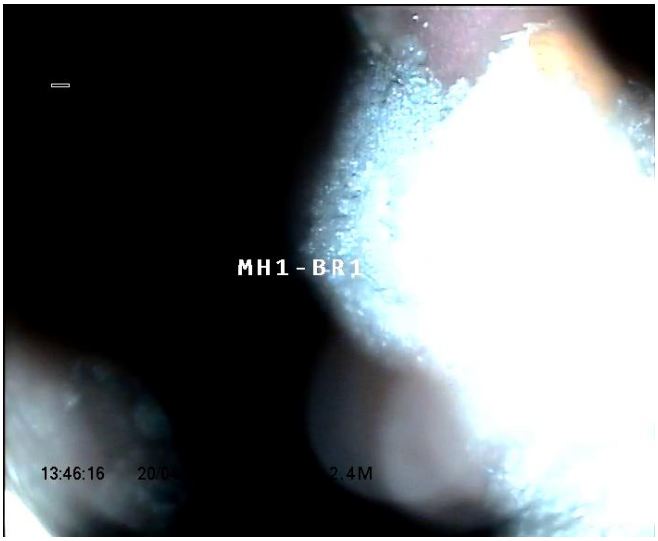


Photo 12

Photo 13

Photo 14

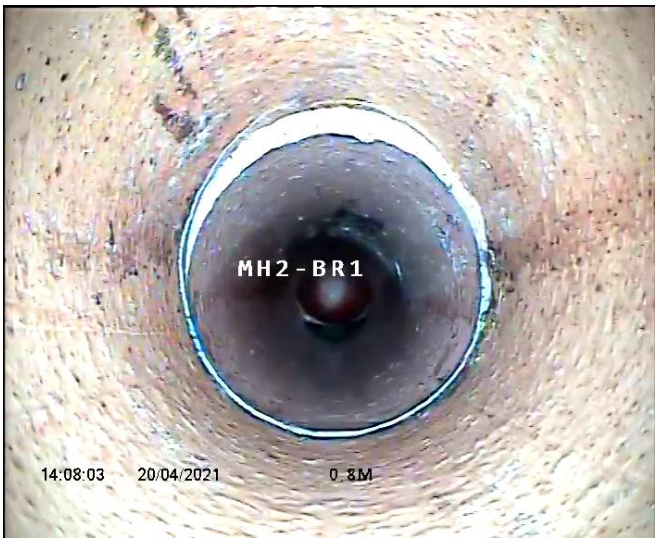


Photo 15

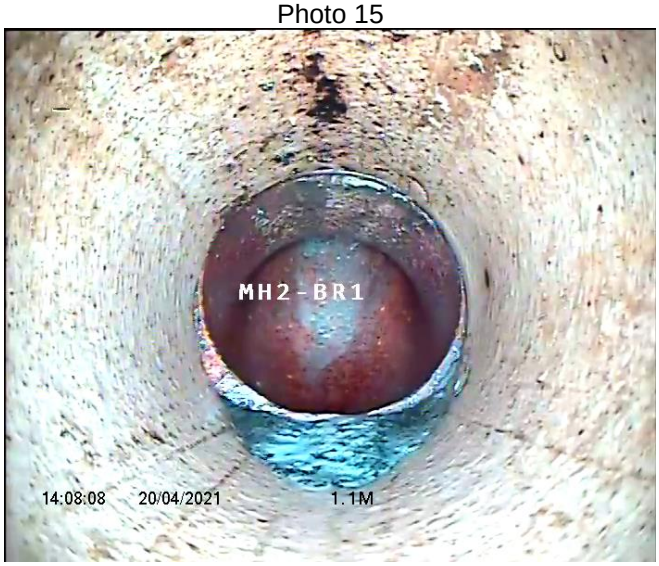


Photo 16

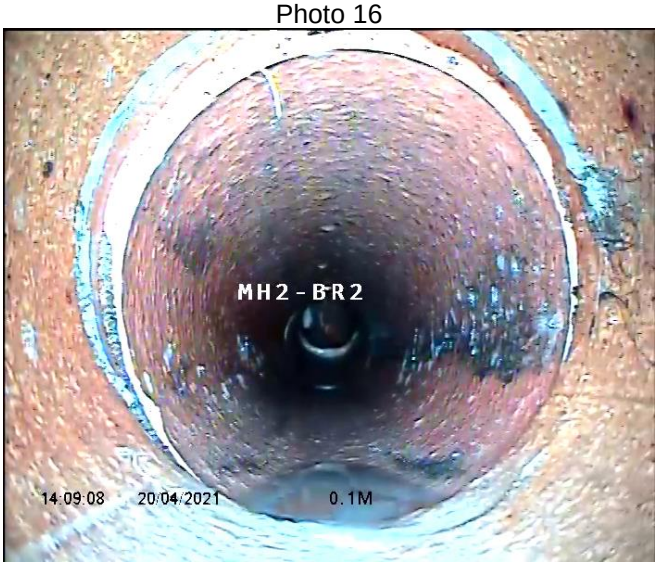


Photo 17

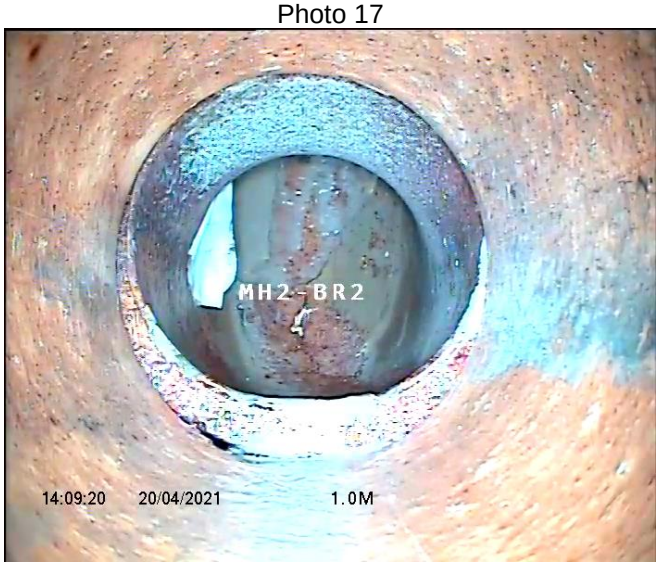


Photo 18

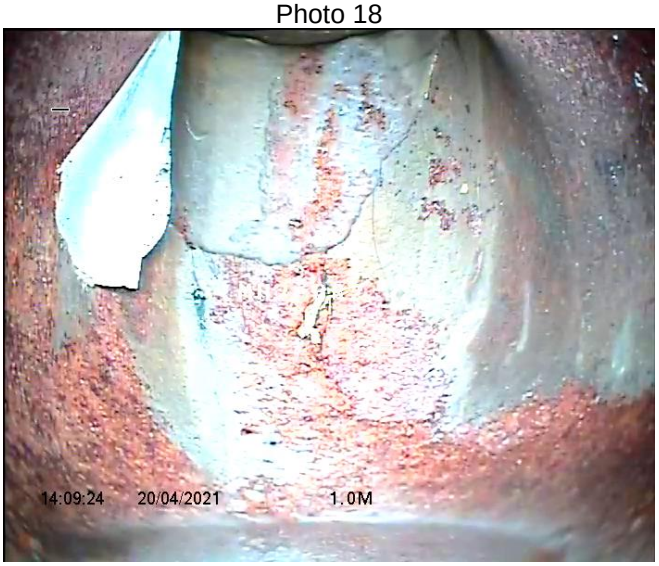
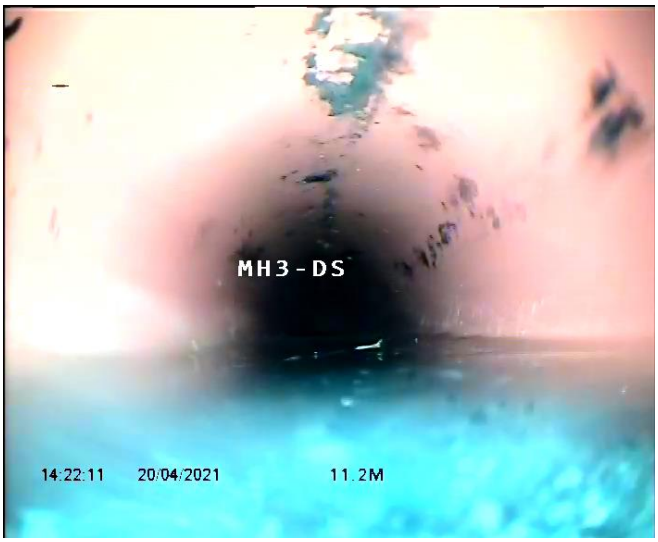


Photo 19

Photo 20



Provision of our services to Clients is in accordance with the following terms and conditions unless there is a written agreement to the contrary.

1. GENERAL TERMS

1.1 These Terms and Conditions apply from 1st January 2010. They replace and supersede any others previously published.

1.2 In these terms the 'Client" shall mean the organisation or individual on whose instruction or behalf the work is carried out. “Drainology” shall mean Drainology Limited.

1.3 Intellectual property rights in any work undertaken by Drainology under these Terms remains vested in Drainology. The Client has free irrevocable licence to make use of the same for his own purpose.

1.4 All recommendations are made by Drainology in good faith and on the basis of information made available. However, achievements generally depend on factors that are outside the control of Drainology and therefore no statement is deemed to be in any circumstances a representation undertaking warranty or contractual term and no claim will lie against Drainology if such statements prove inaccurate.

1.5 In circumstances when Drainology, or an employee of Drainology, is required to act in an executive role on behalf of the Client, Drainology cannot accept any responsibility for such acts or omissions. The Client therefore agrees to indemnify Drainology and its employees against all costs, claims, damages and expenses for which Drainology may become liable by reason of any such acts or omissions.

2. QUOTATIONS & ESTIMATES

2.1 Quotations and Estimates are subject to withdrawal at any time before receipt of unqualified instructions from the Client and shall be deemed to be withdrawn unless accepted within 90 days for their date.

3. THE WORK

3.1 The work to be done (“the work”) is specified in our Quotation or Estimate or is referred to in our Work Authorisation. All descriptions and illustrations contained in our catalogues, price lists, web site, and advertisements or otherwise communicated to the Client are intended merely to present a general idea of the work described therein and nothing contained in any of them shall form part of the contract.

4. THE PRICE

4.1 The price payable by the Client is specified in Drainology’s Quotation or Estimate. Drainology reserve the right to increase the price before carrying out the Work by an amount equivalent to any increase to Drainology in the cost of relevant materials and labour since the date of the Quotation or Estimate save that if this would increase the Price by more than 10% we will give the Client the opportunity to cancel the contract.

4.2 Where no Quotation or Estimate exists then the price payable by the Client will be assessed and charged according to our Dayworks Schedule (see Item 7 below).

4.3 Excavation Works: Unless specifically stated in the Quotation or Estimate, prices and rates for excavation are for excavation in non-contaminated, firm earth and for suitable earthwork support for such type of earth. Should other types of ground, or obstructions such as rock, concrete etc. be encountered then any work necessary to deal with these variations will be assessed and charged according to either (i) Our Dayworks Schedule (see Item 7 below) or (ii) a schedule of rates as agreed between the Client and Drainology within 7 days of commencement of the varied works. In the absence of agreed rates then Daywork rates will prevail.

4.4 Delays: When Work is delayed for reasons outside the control of Drainology (adverse weather and failure of equipment supplied by Drainology excepted) then any costs reasonably incurred will be charged according to our Daywork Schedule unless the Quotation or Estimate provides alternative rates for such events.

4.5 All Prices are subject to Value Added Tax at standard rate unless the Client provides firm evidence to the contrary prior to commencement of the Work.

5. CANCELLATIONS

5.1 Subject to Paragraph 4.1, the Client may not cancel the contract without the consent of Drainology which, if given, shall be on the express condition that the Client shall indemnify Drainology against all loss, damage, claims, or actions arising out of such cancellation unless otherwise agreed in writing.

6. PAYMENT

6.1 Invoices will be submitted to the Client on completion of the Work if completed within one week. Otherwise Drainology reserves the right to submit interim invoices at weekly intervals or otherwise during the course of the Work. Payment should be made to Drainology within 7 days of the date of the Invoice unless otherwise agreed in writing.

6.2 Late Payment: Invoices to Individuals remaining unpaid after the agreed term will be subject to a finance charge equal to the Bank of England’s Bank Rate plus 8% charged on a daily basis. Invoices to Organisations covered by the scheme remaining unpaid after the agreed term will be subject to Statutory Interest.

7. DAYWORKS SCHEDULE

7.1 The Price of Work carried out on Daywork is calculated according to the current Civil Engineering Contractors Association (CECA) Schedules of Dayworks Carried Out Incidental To Contract Works with the following amendments:

7.2 LABOUR: Hourly Rates for directly employed labour are charged at the "Prime Cost of Labour" plus an addition of 150% to cover all other charges (including the use of small tools, statutory charges, overheads, and profit).
“Prime Cost of Labour” includes actual wages and bonus paid to operatives, daily travelling allowances (fare and/or time), and all prescribed payments including those is respect of time lost due to inclement weather paid to workmen at plain time rates and/or overtime rates.

7.3 SUBSISTENCE: Subsistence allowances paid to or incurred on behalf of workmen are charged at cost plus 15%.

7.4 PLANT & EQUIPMENT: Commonly used small hand tools are included within Labour dayworks rates. All other plant and equipment owned by Drainology will be charged at current CECA Schedule of Dayworks rates where applicable but where no rate exists for a particular item of plant or equipment Drainology will charge a reasonable rate based on the true cost of operating and owning the item of plant and equipment. Any hired-in plant and equipment will be charged at cost plus 15%.

7.5 VEHICLES: Vehicles on site that are owned or normally operated by Drainology are charged daily on the basis of 8 hours times the current CECA Schedule of Dayworks hourly rate plus an addition of 12.5%.

7.6 MATERIALS: Materials delivered to site are charged at cost plus 15%.

8. POWER AND WATER FOR THE WORK

8.1 The Client will provide an adequate supply of 110-volt or 240-volt electricity and clean water for the Work unless otherwise agreed in writing.

9. ASBESTOS AWARENESS

9.1 The client will be responsible for identifying the presence of asbestos at their property/site, for working with and disposing of any asbestos materials.

10. GUARANTEE

10.1 Drainology offers a guarantee on certain work. Guarantees are only issued upon full payment for the works. The guarantee term is dependent on the type drain repair done; 15 years for ‘Pitch Fibre Drain Reforming’, 10 years for ‘Drain Relining’, 5 years for ‘Replacement & New Drains’ and 1 year for ‘Manhole Repairs’.

11. WELFARE

11.1 The client will provide adequate welfare facilities for our staff, including toilet and washing facilities, unless otherwise agreed.