



Community Buildings Committee

Date: 9th March 2023

CB033 - To consider the quotes to repair the drain issues which causes blockages for the Queen's Hall kitchen

1. Introduction

A closed-circuit television survey was carried out to the underground drainage serving the rear of the Queen's Hall (located by the kitchen and behind Helme and Hallett) to check the condition of the pipework and investigate suspected root infiltration in the pipework.

The CCTV survey downstream (from Inspection Chamber No.2) could not be completed due to an obstruction in the pipework which was assumed to be heavy root mass located in the direct vicinity of trees/vegetation (behind Helme and Hallett). As this obstruction is located past the property boundary, we contacted Southern Water to investigate the blockage further and resolve the issue. This was then referred back to the Highways Team from which we are yet to receive further information.

As well as debris build-up, the survey also revealed a crack in the pipework at the junction from the new outdoor toilet upstream (from Inspection Chamber No.1) and a crack was observed in the pipework downstream (from Inspection Chamber No.1).

The following recommendations were received.

2. Recommended repairs

Obstruction in the pipework downstream from Inspection Chamber No.2

- Thoroughly root cut/high pressure water jet
- Resurvey to ascertain the condition of the pipework
- Obstruction located outside of the property boundary

Crack in the pipework at the junction from the WC upstream from Inspection Chamber No.1

- Excavation required to replace the cracked junction
- CCTV survey the connecting pipework to check its condition and advise findings

Crack in the pipework downstream from Inspection Chamber No.1

- High pressure water jet
- Require a patch liner to seal and repair

3. Quotes

Blockbusters Contracts Ltd – Lewes

1. Electronically trace to locate, then carry out localised excavation approx. 1.79m upstream from I/C1, due to cracked junction. CCTV Survey the connecting pipework to check its condition and advise findings - 100mm/approx. 0.5m depth/concrete.

£625.00 + VAT

2. High pressure water jet I/C1 downstream to I/C2, then install patch liner at 0.76m to cover cracked pipework - 100mm/12.77m length.

£389.00 + VAT

3. Extensively root cut then CCTV Survey the pipework downstream from I/C2 - 100mm/more than 10.75m length.

N.B. This pipework is located past the property boundary and is therefore the responsibility of the Local, Water Authority under Section 105A.

To Labour, Plant & Materials £1,014.00 + VAT

Happy Drains Ltd - Southwick

1. Electronically trace to locate, then carry out localised excavation approx. 1.79m upstream from I/C1, due to cracked junction. CCTV Survey the connecting pipework to check its condition and advise findings - 100mm/approx. 0.5m depth/concrete.

£545.00 + VAT

2. High pressure water jet I/C1 downstream to I/C2, then install patch liner at 0.76m to cover cracked pipework - 100mm/12.77m length

£350.00 + VAT

3. Extensively root cut then CCTV Survey the pipework downstream from I/C2 - 100mm/more than 10.75m length.

N.B. This pipework is located past the property boundary and is therefore the responsibility of the Local, Water Authority under Section 105A.

To Labour, Plant & Materials £895.00 + VAT

EVO Home Services Ltd - Crawley

1. Electronically trace to locate, then carry out localised excavation approx. 1.79m upstream from I/C1, due to cracked junction. CCTV Survey the connecting pipework to check its condition and advise findings - 100mm/approx. 0.5m depth/concrete.

£560.00 + VAT

2. High pressure water jet I/C1 downstream to I/C2, then install patch liner at 0.76m to cover cracked pipework - 100mm/12.77m length

£300.00 + VAT

3. Extensively root cut then CCTV Survey the pipework downstream from I/C2 - 100mm/more than 10.75m length.

N.B. This pipework is located past the property boundary and is therefore the responsibility of the Local, Water Authority under Section 105A.

To Labour, Plant & Materials £860.00 + VAT

Quotes were also received from Advanced Drains Services Ltd located in Maidstone and were higher than Blockbusters therefore details were not included in this report.

4. Recommendations

Based on the above information received, we would recommend to use the services of EVO Home Services Ltd as they quoted lower than the other companies.

It seems we can still go ahead with the work quoted above although we do not have further information about the state of the pipework located outside of the property boundary currently in the hands of the Highways Team.

If we do wish to use EVO Home Services Ltd to perform the above works quoted, they will visit the site prior to commencement.

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Date: 2nd March 2023