

The Coach House, 11A Underhill Road, Cleadon  
Geotechnical Investigation Report  
S160409  
Mr P Hewitt

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# GEOTECHNICAL INVESTIGATION REPORT




## THE COACH HOUSE, 11A UNDERHILL ROAD, CLEADON

### TABLE OF CONTENTS

1	INTRODUCTION .....	2
2	SITE DESCRIPTION AND FIELDWORK .....	2
3	GROUND CONDITIONS .....	2
4	GEOTECHNICAL TESTING AND ANALYSIS.....	3

### APPENDICES

Appendix A:	Drawings
Appendix B:	Borehole Logs
Appendix C:	Mining Report and Geotechnical Laboratory Results
Appendix D:	Notes on Limitations

Revision	Date	Prepared By	Signed
Final	May 2016	A Cutts <i>Senior Engineering Geologist</i>	
		Checked By	
		D Simpson <i>Principal Geotechnical Engineer</i>	
		D Simpson <i>Principal Geotechnical Engineer</i>	

## **1 INTRODUCTION**

### **1.1 Authorisation**

The site investigation described in this report was carried out by Solmek to the instructions of Billingham George and Partners on behalf of Mr P Hewitt, at 11A Underhill Road, Cleadon, South Tyneside. A drawing showing the position of the site is included in Appendix A (Figure 1).

### **1.2 Scope of Works**

A geotechnical investigation was commissioned at the site to determine the local ground conditions for a proposed new residential dwelling incorporating a new access driveway and utilising the existing garden area.

Contamination testing and analysis along with a ground gas risk assessment were outside the scope of this report. In addition, no investigation into the history of the site has been undertaken.

The fieldwork and testing was generally carried out according to the recommendations of BS5930: 2015 "Code of Practice for Ground Investigations" and where applicable BS EN 1997-2:2007 with soil descriptions to BS EN 14688-1:2002 where applicable. The information provided in this report is based on the investigation fieldwork, and is subject to the comments and approval of the various regulatory authorities.

There may be other conditions prevailing on the site which have not been disclosed by this investigation and which have not been taken into account by this report. Solmek reserve the right to alter conclusions and recommendations should further information be available or provided. Any schematic representation or opinion of the possible configuration of ground conditions between exploratory holes is conjectural and given for guidance only and confirmation of intermediate ground conditions should be considered if deemed necessary.

## **2 SITE DESCRIPTION AND FIELDWORK**

The site is located at approximate OS Grid Ref 437999,562060 and currently comprises a rectangular parcel of undeveloped land generally comprising an existing soil and grass garden area with occasional bushes and trees. A former driveway lies along the northern boundary surfaced with compacted hardcore and soil. This leads to an area of brick rubble and the outline of a former building with brick present in the footprint. Some areas in the east of site were water logged and water had ponded on the ground surface.

The site was surrounded by high wooden fencing and lies within a residential setting.

No signs of contamination were noted on the site.

### **2.1 Fieldwork**

The fieldwork was carried out on 18<sup>th</sup> April 2016. The extent of the investigation was to provide geotechnical information based on the drilling of three small percussive boreholes (BH1, BH2 and BH3). The boreholes were drilled to depths of 6.00m below ground level (bgl).

In situ hand shear vanes were carried out in the boreholes and on completion the boreholes were backfilled.

Descriptions of the strata encountered in the boreholes together with details of sampling and groundwater are presented in Appendix B of this report. A plan showing the location of the boreholes can be found in Appendix A (Figure 2).

## **3 GROUND CONDITIONS**

A summary of the ground conditions encountered is given below.



### 3.1 Made Ground

Made ground was encountered at all three positions to depths of 0.60mbgl.

BH1 and BH2 comprised a surface cover of slightly sandy gravelly clay with limestone to a depth of 0.20mbgl. In BH3 from ground level and below the clay in BH1 and BH2 was slightly sandy slightly gravelly clay with brick rubble, sandstone and limestone to 0.60mbgl.

### 3.2 Natural Deposits

Natural deposits of stiff consistency slightly sandy medium to high strength clays were proven across the site to depths of between 4.00mbgl in BH2 and 5.00mbgl in BH1 and BH3.

A layer of firm locally soft consistency slightly sandy low and medium strength clay was encountered from 5.00mbgl in BH1 and BH3 to the termination depths of both boreholes at 6.00mbgl. No recovery was recorded in BH2 from 4.00mbgl to 6.00mbgl.

### 3.3 Groundwater

No groundwater was encountered during the fieldwork.

It should be noted the rapid rate of advancement of the exploratory holes may mask minor seepages and it should be borne in mind that water levels fluctuate with a number of influences including season, rainfall, dewatering and pumping activities.

## 4 GEOTECHNICAL TESTING AND ANALYSIS

Samples taken from the boreholes underwent a series of geotechnical tests (BS 1377:1990) to aid foundation design and soil description. In addition, insitu hand shear vanes were undertaken at regular intervals during drilling. The geotechnical results are presented in Appendix C.

### 4.1 Shear Strength and Density

Two samples were subject to quick 38mm undrained triaxial tests at depths of between 0.80 and 1.40mbgl. The tests produced shear strengths of 81kPa (high strength) and 97kPa (high strength). Insitu hand vane readings from the clay within the boreholes at depths of between 1.00 and 4.00mbgl ranged from 47kPa to 90kPa. This is indicative of medium to high strength clay. Below 5.00m the hand vanes were lower and ranged from 29kPa (low strength) to 40kPa (medium strength).

### 4.2 Atterberg Limit Determinations

Three Atterberg Limit Determination tests were out carried on samples of cohesive material to classify the natural fine grained soils at depths of between 0.80mbgl and 1.60mbgl. The Plasticity Indices were between 37 and 42 with equivalent moisture contents recorded above the corresponding plastic limits. The cohesive material can be assessed as having a **high** shrinkage potential in relation to NHBC Guidance Chapter 4.2.

The liquidity index of these tested samples is given by the numerical difference between the water content and the plastic limit expressed as a percentage ratio of the plasticity index. The Liquidity Indices (0.081 to 0.108) of the samples and in comparison with the table on P52, Foundations of Engineering Geology 3<sup>rd</sup> Edition; T. Waltham, *T & F Books UK*, the samples can be assessed as being within the mid high strength range.

### 4.3 Moisture Contents

Five samples recovered from the boreholes were subject to moisture content tests to determine the moisture at depths of between 0.40 and 1.60mbgl. Moisture levels were between 27% and 39%.

### 4.4 pH and Sulphate Results

Three samples of natural clay from depths of between 0.40mbgl and 1.60mbgl were tested for acidity and

soluble sulphate content to assess whether the material may be potentially aggressive to building fabric. The results of the testing for pH ranged from 8.0 to 8.2 indicating slightly alkaline conditions. The soluble sulphates were between 26 and 73mg/l.

#### **4.5 Mining Report**

A coal mining report was required to assess the risks posed by historic and possible future developments associated with coal mining. A coal mining search report for the site from David Bellis Consulting Surveyors dated, 5<sup>th</sup> May 2016 is presented in Appendix C.

The mining report highlights that the site is situated in an area where four seams have been worked within the likely zone of physical influence on the surface. The shallowest seam is the Yard seam last worked pre 1949 at a depth of 325m with a section thickness of 0.95m.

The report highlights that the site is not situated within the boundary of a former opencast coal mining site. Neither is the site located within 200m of a currently operating opencast coal mine or 800m of a future opencast coal mine.

The report follows on to state that they have no knowledge of any shafts or adits within 20m of the site or the boundary of the site. Also there are no tips or lagoons in the vicinity of the site.

The report concludes by stating that old workings are present but all settlement is likely to have completed long ago.

#### **4.6 Foundations**

The proposed dwelling is assumed to be of typical construction and may be founded on the shallow natural clay. Based on plasticity index results, all cohesive soils at the site should be regarded as being of **high** volume change potential. Foundations should therefore be placed at a minimum depth of 1.00m below original or finished ground level, whichever is the lower.

Based on the average shear strength around 1.00mbgl from insitu and laboratory testing (81kN/m<sup>2</sup>) the bearing capacity has been calculated across the site to be 189kN/m<sup>2</sup> within the natural clay using a 0.6m wide strip footing at 1.00mbgl. Providing the safe bearing capacity is not exceeded settlements have been calculated to be less than 25mm.

Foundations near existing or proposed trees should also be deepened and provided with appropriate heave precautions in accordance with current guidance within NHBC Standards Chapter 4.2.

It should be recognised that clay rich soils can deteriorate fairly rapidly on exposure, particularly in periods of wet weather and frost. It would be prudent to protect all exposed soils in foundation excavations with a concrete blinding layer, particularly if they are likely to remain open for extended period of time.

Prior to placing foundation concrete, obvious soft or loose spots should be removed and replaced with suitably recompacted hardcore or lean mix concrete. In addition, all excavations should be inspected to ensure that they fully penetrate areas of disturbed ground.

Sub-surface concrete should be Design Sulphate Class DS-1, with the site allocated an ACEC Classification of AC-1s assuming static groundwater conditions.

#### **4.7 Ground Slabs**

In accordance with NHBC guidelines, ground slabs should be adopted where made ground is less than 0.6m in thickness. At this site made ground is relatively consistent and is generally 0.6m in thickness. Therefore ground slabs may be adopted.

Further advice should be sought from Solmek if unexpected ground conditions are encountered during redevelopment.

#### **4.8 Excavation**

Based on the nature of the ground conditions encountered, excavations should be within the capacity of normal earthworks plant. However, breaking out of possible relict foundations in the south east corner of the site, from the former building, should be allowed for. Excavation sides should be designed, constructed and supported in accordance with the recommendations given in CIRIA Report No. 97: "Trenching Practice".

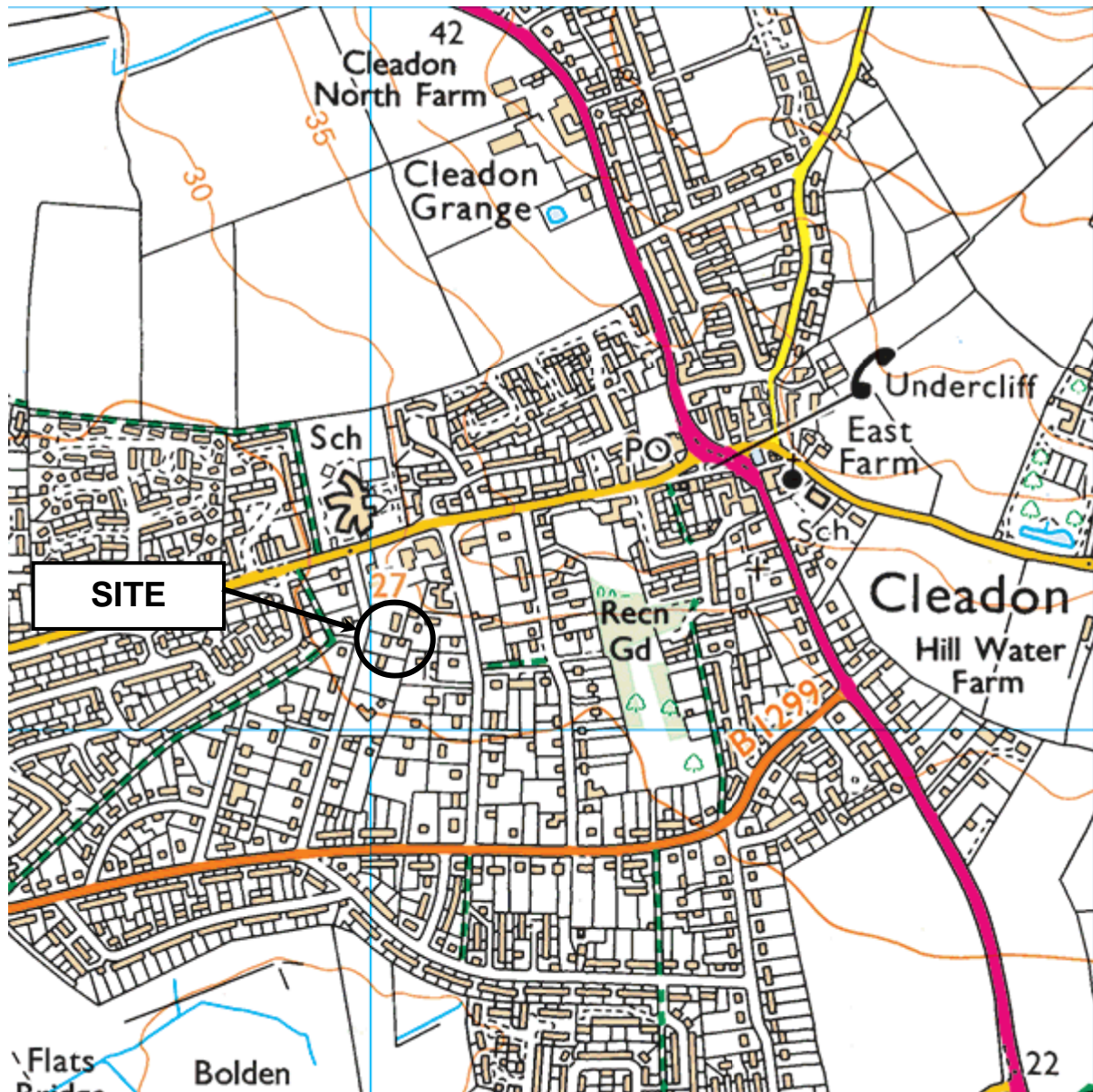
#### **4.9 Groundwater**

No groundwater was encountered during the fieldwork.

It should be noted the rapid rate of advancement of the exploratory holes may mask minor seepages and it should be borne in mind that water levels fluctuate with a number of influences including season, rainfall, dewatering and pumping activities.

**SOLMEK**

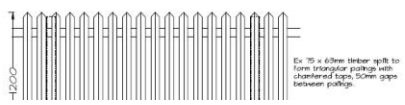
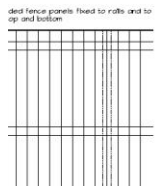
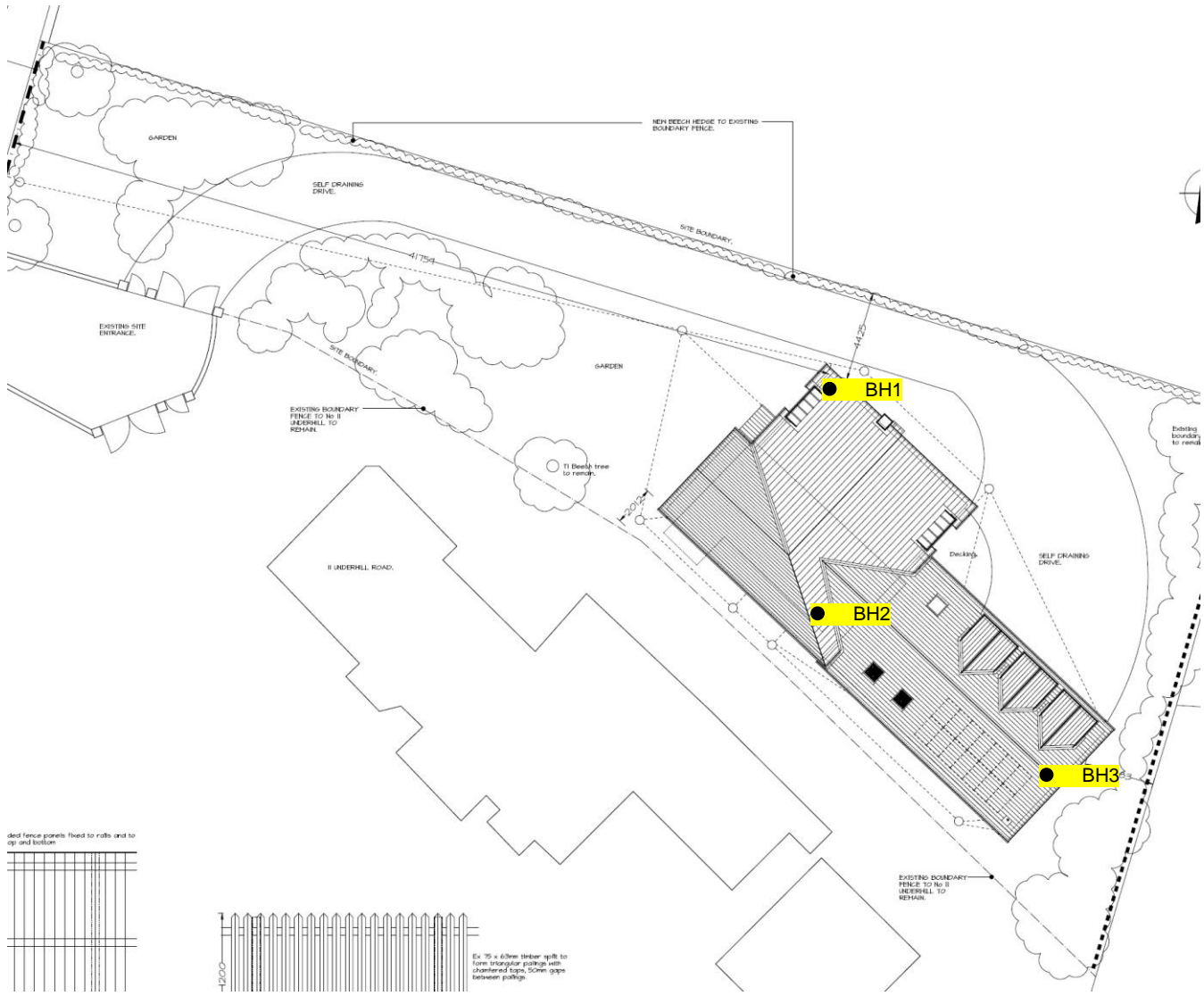
## APPENDIX A



<b>Client:</b>	Mr P Hewitt	
<b>Project:</b>	11A Underhill Road, Cleadon	
<b>Title:</b>	Site Location Map	
<b>Drawing No:</b>	Figure 1	Scale: NTS
<b>Date</b>	May 2016	







<b>Title</b>	Borehole Location Plan
<b>Project</b>	11A Underhill Road, Cleadon
<b>Client</b>	Mr P Hewitt
<b>Date</b>	May 2016
<b>Fig No.</b>	Figure 2
<b>Scale</b>	Do Not Scale
<b>Key</b>	
<p><b>Solmek Ltd.</b>          12 Yarm Road          Stockton-on-Tees          TS18 3NA</p> <p>Tel: +44 (0) 1642 607083          Fax: +44 (0) 1642 612355          e-mail: <a href="mailto:south@solmek.com">south@solmek.com</a>  <a href="http://www.solmek.com">www.solmek.com</a></p>	

## APPENDIX B









## APPENDIX C

# Laboratory Report Front Sheet

Site name	Job number
Underhill Rd, Cleadon	S160409

Solmek  
12 Yarm Road,  
Stockton on Tees,  
TS18 3NA  
01642 607083  
lab@solmek.com



## Client details:

Reference: S160409  
Name: Solmek  
Address: 12 Yarm Road,  
Stockton-on-tees,  
TS18 3NA  
  
Telephone: 01642 607083  
Email: acutts@solmek.com  
  
FAO: A Cutts


Date commenced: 29/04/2016

Date reported: 13/05/2016

## Observations and interpretations are outside of the UKAS Accreditation

A copy of the Laboratory Schedule of accredited tests as issued by UKAS is attached to this report. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced in full, without the prior written approval of the laboratory.

Samples will be held at the laboratory for a period of 8 weeks after the report date. After the 13-07-2016 all samples will be disposed of. Should further testing be required then the office should be informed before the above date.

<b>Signature:</b> 	<b>Approved Signatories:</b> <input checked="" type="checkbox"/> N Bland (Lab Manager) <input type="checkbox"/> U Mazhar (Assistant Lab Manager) <input type="checkbox"/> I Nicholson (Technical Manager)
--	--

# Summary of Classification Tests

Solmek  
 12 Yarm Road,  
 Stockton on Tees,  
 TS18 3NA  
 01642 607083  
 lab@solmek.com



7607

Site name	Job number
Underhill Rd, Cleadon	S160409

Hole	Depth		Type	w %	Oven temp. oc	wa %	Pa %	Pr %	wL %	wP %	IP %	IL	Plasticity class	Preparation method
	Top m	Base m												
BH1	0.80	1.00	B	29	105	29	99	1	62-s	25	37	0.108	CH	Tested after >425µm removed by hand
BH1	1.40	1.60	B	29	105									
BH2	1.40	1.60	B	29	105	29	99	1	67-s	25	42	0.095	CH	Tested after >425µm removed by hand
BH3	0.40	0.60	B	39	105									
BH3	0.80	1.00	B	27	105	28	98	2	62-s	25	37	0.081	CH	Tested after >425µm removed by hand

All tests found in Solmek UKAS Schedule of Accreditation are tested to standard unless otherwise indicated

Key	Description	Category	BS Test Code
w	Moisture content		BS 1377:1990 Part 2 Clause 3.2
wa	Equivalent moisture content passing 425µm sieve		BS 1377:1990 Part 2 Clause 3.2
wL	Liquid limit	Single point	-s BS 1377:1990 Part 2 Clause 4.4
		Four point	-f BS 1377:1990 Part 2 Clause 4.3
wP	Plastic limit		BS 1377:1990 Part 2 Clause 5.2
Pa	Percentage passing 425µm sieve		
Pr	Percentage retained 425µm sieve		
IP	Plasticity index		BS 1377:1990 Part 2 Clause 5.4
IL	Liquidity index		BS 1377:1990 Part 2 Clause 5.4
	Suffix indicating test is "Not UKAS Accredited"	*	

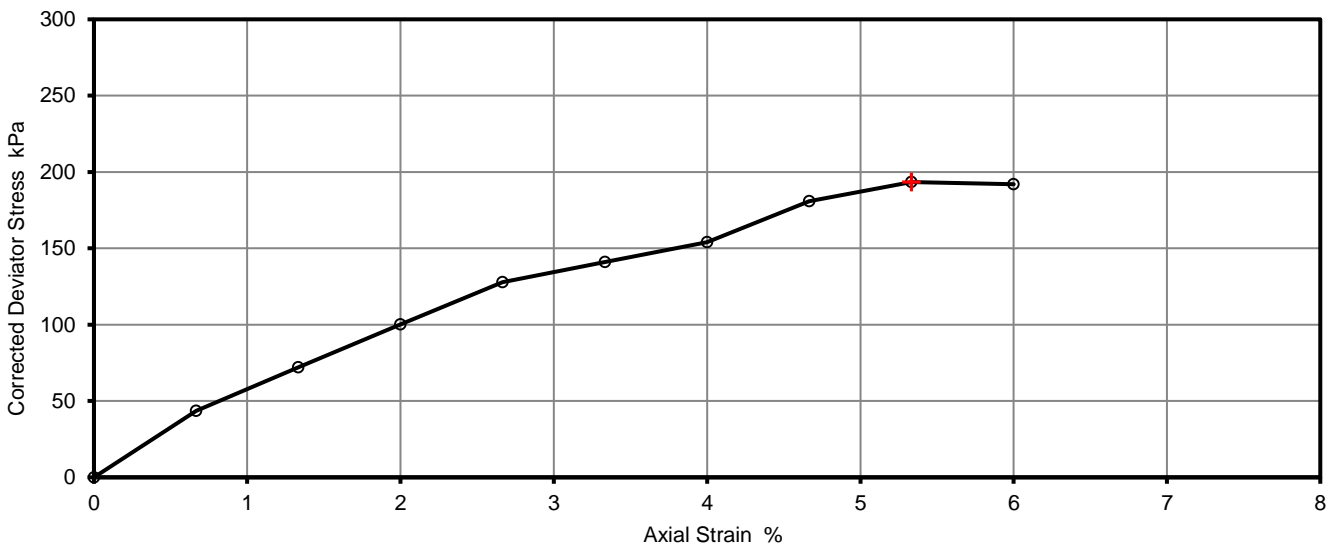
Approved by	NB
Approval date	10/05/2016 13:50
Date report generated	
Report Number	



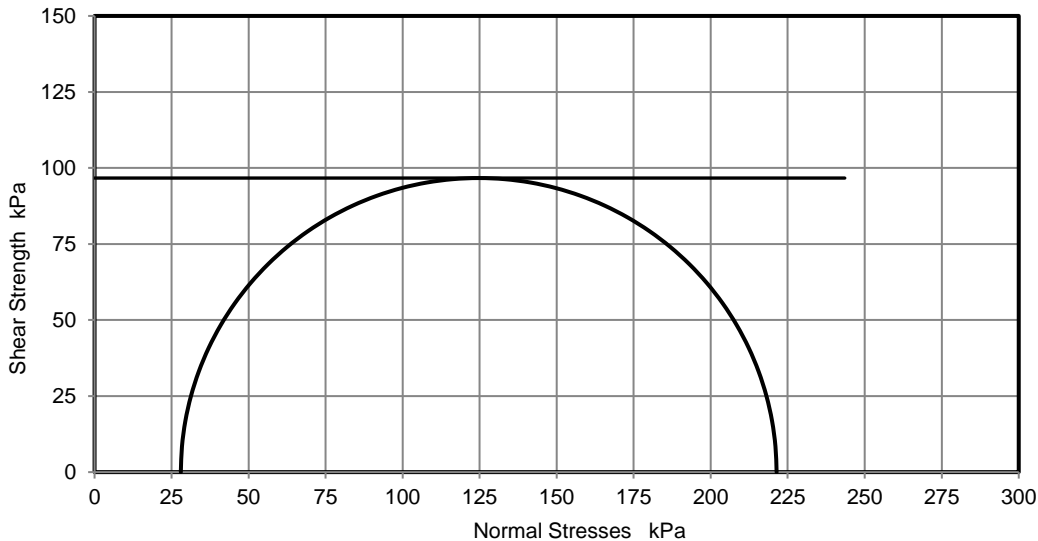
<b>Unconsolidated Undrained Triaxial Compression Test without measurement of pore pressure - single specimen</b>			Job Ref	S160409	
			Borehole/Pit No.	BH1	
Site Name	Underhill Rd, Cleadon		Sample No.		
Soil Description			Depth	1.40	
Specimen Reference		Specimen Depth	m	Sample Type	B
Specimen Description	stiff, brown mottled grey, s/g, CLAY		KeyLAB ID	SLMK2016051028	
Test Method	BS1377 : Part 7 : 1990, clause 8, single specimen		Date of test	12/05/2016	

Test Number	1	
Length	75.0	mm
Diameter	38.0	mm
Bulk Density	1.99	Mg/m <sup>3</sup>
Moisture Content	28.1	%
Dry Density	1.55	Mg/m <sup>3</sup>
Rate of Strain	1.0	%/min
Cell Pressure	28	kPa
At failure	5.3	%
Axial Strain	193	kPa
Deviator Stress, ( $\sigma_1 - \sigma_3$ ) <sub>f</sub>	97	kPa $\frac{1}{2}(\sigma_1 - \sigma_3)$ <sub>f</sub>
Undrained Shear Strength, $c_u$		
Mode of Failure	Plastic	

**Deviator Stress v Axial Strain**



**Mohr Circles**



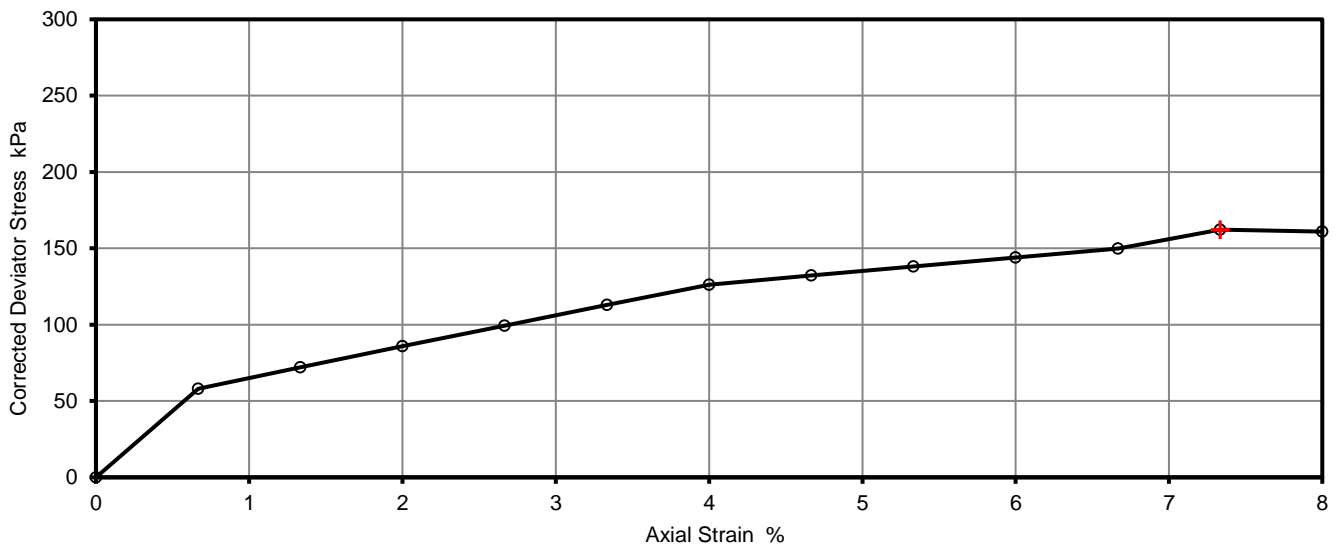
Deviator stress corrected for area change and membrane effects

Mohr circles and their interpretation is not covered by BS1377. This is provided for information only.

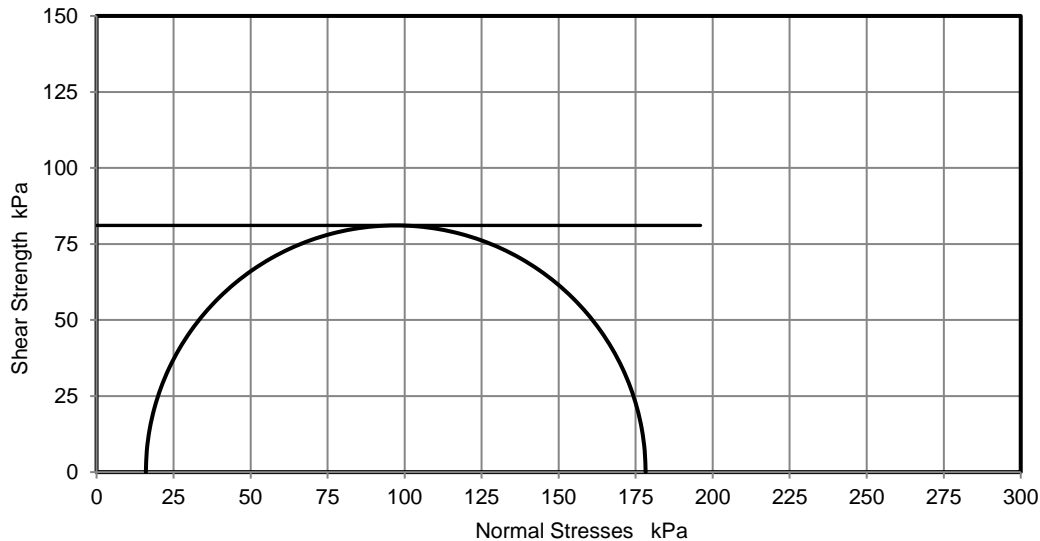
<b>Unconsolidated Undrained Triaxial Compression Test without measurement of pore pressure - single specimen</b>			Job Ref	S160409	
			Borehole/Pit No.	BH3	
Site Name	Underhill Rd, Cleadon		Sample No.		
Soil Description			Depth	0.80	
Specimen Reference		Specimen Depth	m	Sample Type	B
Specimen Description	greyish brown, slightly sandy, slightly gravelly CLAY		KeyLAB ID	SLMK2016051031	
Test Method	BS1377 : Part 7 : 1990, clause 8, single specimen		Date of test	12/05/2016	

Test Number	1	
Length	75.0	mm
Diameter	38.0	mm
Bulk Density	1.98	Mg/m <sup>3</sup>
Moisture Content	27.5	%
Dry Density	1.55	Mg/m <sup>3</sup>
Rate of Strain	1.0	%/min
Cell Pressure	16	kPa
At failure	7.3	%
Axial Strain	162	kPa
Deviator Stress, ( $\sigma_1 - \sigma_3$ ) <sub>f</sub>	81	kPa
Undrained Shear Strength, $c_u$		$\frac{1}{2}(\sigma_1 - \sigma_3)_f$
Mode of Failure	Plastic	

**Deviator Stress v Axial Strain**



**Mohr Circles**



Deviator stress corrected for area change and membrane effects

Mohr circles and their interpretation is not covered by BS1377. This is provided for information only.



## Certificate of Analysis

Certificate Number 16-65092

09-May-16

*Client* SOLMEK  
12 Yarm Road  
Stockton On Tees  
Cleveland  
TS18 3NA

*Our Reference* 16-65092

*Client Reference* S160409

*Order No* (not supplied)

*Contract Title* Underhill Rd, Cleadon

*Description* 3 Soil samples.

*Date Received* 02-May-16

*Date Started* 02-May-16

*Date Completed* 09-May-16

*Test Procedures* Identified by prefix DETSn (details on request).

*Notes* Opinions and interpretations are outside the scope of UKAS accreditation. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. Observations and interpretations are outside the scope of ISO 17025. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

*Approved By*

A handwritten signature in black ink, appearing to read "Rob Brown".

Rob Brown  
Business Manager



## Summary of Chemical Analysis

### Soil Samples

Our Ref 16-65092

Client Ref S160409

Contract Title Underhill Rd, Cleadon

<b>Lab No</b>	980298	980299	980300
<b>Sample ID</b>	BH1	BH2	BH3
<b>Depth</b>	0.80-1.00	1.40-1.60	0.40-0.60
<b>Other ID</b>			
<b>Sample Type</b>	B	B	B
<b>Sampling Date</b>	n/s	n/s	n/s
<b>Sampling Time</b>	n/s	n/s	n/s

Test	Method	LOD	Units			
<b>Inorganics</b>						
pH	DETSC 2008#			8.2	8.1	8.0
Sulphate Aqueous Extract as SO <sub>4</sub>	DETSC 2076#	10	mg/l	73	45	26



## Information in Support of the Analytical Results

Our Ref 16-65092  
Client Ref S160409  
Contract Underhill Rd, Cleadon

### Containers Received & Deviating Samples

Lab No	Sample ID	Date Sampled	Containers Received	Holding time exceeded for tests	Inappropriate container for tests
980298	BH1 0.80-1.00 SOIL		PT 1L		
980299	BH2 1.40-1.60 SOIL		PT 1L		
980300	BH3 0.40-0.60 SOIL		PT 1L		

Key: P-Plastic T-Tub

DETS cannot be held responsible for the integrity of samples received whereby the laboratory did not undertake the sampling. In this instance samples received may be deviating. Deviating Sample criteria are based on British and International standards and laboratory trials in conjunction with the UKAS note 'Guidance on Deviating Samples'. All samples received are listed above. However, those samples that have additional comments in relation to hold time, inappropriate containers etc are deviating due to the reasons stated. This means that the analysis is accredited where applicable, but results may be compromised due to sample deviations. If no sampled date (soils) or date+time (waters) has been supplied then samples are deviating. However, if you are able to supply a sampled date (and time for waters) this will prevent samples being reported as deviating where specific hold times are not exceeded and where the container supplied is suitable.

### Soil Analysis Notes

Inorganic soil analysis was carried out on a dried sample, crushed to pass a 425µm sieve, in accordance with BS1377.

Organic soil analysis was carried out on an 'as received' sample. Organics results are corrected for moisture and expressed on a dry weight basis.

The Loss on Drying, used to express organics analysis on an air dried basis, is carried out at a temperature of 28°C +/-2°C.

### Disposal

From the issue date of this test certificate, samples will be held for the following times prior to disposal :-

Soils - 1 month, Liquids - 2 weeks, Asbestos (test portion) - 6 months

David Bellis Consulting Surveyors Ltd  
8, Mornington Terrace  
Harrogate  
North Yorkshire  
HG1 5DH

(DX 720352 Harrogate)

T: 01423 529911 F: 01423 529922

E: [contact@coalsearch.plus.com](mailto:contact@coalsearch.plus.com)

W: [www.coalsearch.plus.com](http://www.coalsearch.plus.com)



By

David Bellis  
CONSULTING SURVEYORS

## Coal Mining Search Report

Incorporating Cheshire Brine Enquiries



### Serial Number 341345

**Client detail :**

Solmek  
( Site Investigations) Ltd  
12 Yarm Road  
Stockton on Tees  
Cleveland  
TS18 3NA

CoalSearchPlus+ by David Bellis Consulting  
Surveyors Ltd  
8 Mornington Terrace  
Harrogate  
North Yorkshire  
HG1 5DH  
(DX 720352 Harrogate)

Tel 01423 529911  
Fax 01423 529922

Search produced by M J Peace

**Property details:**

11A Underhill Road  
Cleadon  
South Tyneside

**Your ref :** S160409 SOL280

**Purchaser :**

**Vendor :**

**In accordance with your instructions received 28 Apr 2016 we have inspected plans and records of coal mine workings and have made enquiries with respect to Cheshire brine extraction in relation to the above property and can report as follows :**

**1. SEAM DETAILS FOR PAST UNDERGROUND COAL MINING :** In relation to the property the undermentioned seam(s) have been worked within the likely zone of physical influence on the surface.

Seam	Depth (m)	Sect (cm)	Date	Remarks
Yard	325	95	Pre 1949	Adjacent
Maudlin	358	121	Pre 1920	Adjacent - parcial extraction
Hutton	404	89	Pre 1930	Subjacent - partial extraction
Harvey	455	90	Pre 1964	Adjacent

**2. SEAM DETAILS FOR CURRENT AND FUTURE UNDERGROUND COAL MINING :** The undermentioned seam(s) are currently being worked, or licenses to work are being determined, or have been granted to work, within the likely zone of physical influence on the surface in relation to the property.

Seam	Depth (m)	Sect (cm)	Date	Remarks
				Coal in reserve - no workings currently planned.

### **3. UNDERLYING GEOLOGY :**

The property is situated in an area of Upper Stoney clay over Basal Permian Sands over Middle Coal Measures, shales and mudstones.

**Serial Number 341345**

There are no faults or abnormal features relevant to the property.

**4. OPENCAST COAL MINING :**

Past Opencast Workings : The property is not situated within the boundary of a former opencast coal mining site.

Present Opencast Workings : The property is not situated within 200m of the boundary of a currently operating opencast coal mining site.

Future Opencast Workings : The property is not situated within 800m of the boundary of an opencast site for which a license to extract coal by opencast methods has been granted or a license to do so is currently being determined.

**5. SHAFTS, ADITS (MINE ENTRIES) AND ADDITIONAL INFORMATION :**

We have no knowledge of any shafts or adits within 20 metres of the property or the boundary of the property.

There are no tips or lagoons in the vicinity of the property.

**6. NOTICES IN RELATION TO FUTURE COAL MINING ACTIVITY :**

We have no knowledge of any intention to work coal by underground methods within influencing distance on the surface in the vicinity of the property for which section 46 notices have been issued under the Coal Mining Subsidence Act 1991.

**7. PAST COAL MINING RELATED SUBSIDENCE :**

Our investigations have shown no evidence of coal mining related subsidence claims in relation to the property since 31st October 1994.

**8. CONCLUSION (COAL MINING) : In the light of the above facts we conclude that in relation to coal mining :**

Old workings are present but all settlement is likely to have completed long ago.  
In our opinion it is unlikely that coal will be worked in the foreseeable future.

**COAL MINING RISK LEVEL : We recommend that the transaction is treated as :**

Where this report is to be used for development purposes particular attention is drawn to the paragraphs below concerning the ownership of in situ coal, coal workings and the risks from mine gases.



**Serial Number 341345**

**Please note that the overall coal mining risk level above is based upon an assessment of the detailed information contained in the body of the report. The risk assessment must be used in conjunction with the detailed report.**

**If development of the property is being considered then all necessary enquiries and investigations should be completed prior to the commencement of works to ensure that proposals follow good engineering practice for development in mining areas. The Coal Authority has ownership of in situ coal, coal mines (both current and disused) and coal mine shafts and adits. Activities that intersect, enter or disturb any of the Coal Authority's interests require the written permission of the Authority.**

**Any development proposals should consider risks to the development, or adjacent property, of generating or displacing underground gases where coal seams or former mining works are disturbed. The need for effective measures to prevent gasses entering public properties should be assessed and properly addressed. These actions are necessary due to the public safety implications of development in these circumstances.**

#### **CHESHIRE BRINE EXTRACTION INFORMATION :**

The property lies outside the Cheshire Brine Compensation District as prescribed by the Cheshire Brine Pumping (Compensation for Subsidence) Act 1952.

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With respect to coal mining there is nothing to prevent a claim being made under the provisions of the Coal Mining Subsidence Act 1991 and subsequent legislation, but it must not be inferred that the Coal Authority or their licensees will necessarily accept that any damage has been caused as a result of mining subsidence.

If you require any further information please contact CoalSearchPlus+ on 01423 529911 or via our website [www.coalsearch.plus.com](http://www.coalsearch.plus.com).

This report is prepared in accordance with the CoalSearchPlus+ terms and conditions as published on the CoalSearchPlus+ website ([www.coalsearch.plus.com](http://www.coalsearch.plus.com)) on the date of issue of this report.

This is a Coal Mining Search Report and is not to be interpreted as being part of an Environmental Assessment of the property.

We cannot be held responsible for the accuracy of the information provided to us by third party organisations.

The information and/or material supplied is composed from data based in many cases on measurements and records of various standards of reliability and age. We cannot be held responsible for the accuracy of such information.

This search report is based upon the privately owned CoalSearchPlus+ mining record database, data supplied to CoalSearchPlus+ under license from the Coal Authority, and plans and records held by the Coal Authority and made publicly available at the time of inspection which may include British Geological Survey and Ordnance Survey data. Organisations reserve the right to vary their proposals and intentions as to their future mining operations without prior notice save as provided in the Coal Mining (Subsidence) Act 1991 and the Coal Industry Act 1994.

This report contains Data provided by the Coal Authority. Any and all analysis and interpretation of the Coal Authority Data in this report is made by David Bellis Consulting Surveyors Ltd trading as CoalSearchPlus+, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be copyright of the Coal Authority and permission should be sought from David Bellis Consulting Surveyors Ltd prior to any re-use.

Coal Authority Address : The Coal Authority, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, HG18 4RG  
British Geological Survey Address : British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham NG12 5GG

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Coal Authority data supplied under license may contain Ordnance Survey information Crown Copyright © 100020315 [2016]

The information contained in this report relates to the property address given by the individual or organisation ordering the report. Where a plan indicating the property location and boundary is supplied with the instruction the report is based on that information.

## Serial Number 341345

Where no plan is supplied the report is based on the property location as defined in publicly available mapping data. At all times it remains the responsibility of the instructing organisation or individual to define the boundary of the property.

### **Additional notes applicable to Residential Coal Mining Reports only:**

David Bellis Consulting Surveyors Ltd is not aware of any personal or business relationship between the person conducting or preparing the search and any person involved in the sale of the property.

This report is a desk study of existing published geological and coal mining records, the CoalSearchPlus+ coal mining data base and data supplied under license by the Coal Authority. In order to compile this report enquiries have been made in relation to the following:

Past Coal Mining – the existence of any previously worked seams of coal within influencing distance on the surface in relation to the property including an indication of the depth and age of the workings,

Present Coal Mining - the existence of any currently worked seams of coal within influencing distance on the surface in relation to the property including an indication of the depth and age of the workings. The existence of coal that could be worked at some time in the future will be enquired into and detail of any relevant licenses disclosed where available.

Underlying Geology - the underlying geology of the property will be reviewed and briefly described in relation to coal mining.

Opencast Coal Mining - the existence of past present and future opencast coal mining, specifically :

- if the property is situated within the boundary of a former opencast site. In the case of old opencast workings it must be understood that the records are often unclear regarding the site boundary and or worked areas. Published records and data supplied under license by the Coal Authority will be reviewed to give our opinion of the existence of relevant former opencast coal workings.
- if the property is situated within 200m of the boundary of a currently operating opencast site.
- if the property is situated within 800m of the boundary of an opencast for which either a license to extract coal by opencast methods has been granted or a license to do so is currently being determined.

Shafts, Adits (Mine Entries) and Additional Information – the existence of any mine entries within 20m of the property or the boundary of the property and its associated land and buildings (the definition of the boundary of the property is the responsibility of the individual or organisation ordering this report). Where a mine entry is found to exist the approximate location of the mine entry will be indicated on a plan. The existence of unworked coal will be enquired into and our opinion regarding the likelihood of it being worked at some time in the past will be given where relevant. Any other relevant coal mining related features discovered will be noted.

Notices in relation to future coal mining activity – the existence of notices indicating an intention to work coal by underground methods in the future.

Past coal mining related subsidence – if any publicly available records indicate coal mining related subsidence affecting the property since 31st October 1994.

Coal Mining Risk Level – the opinion of David Bellis Consulting Surveyors Ltd of the risk posed to the property from coal mining given all the information contained in the report. The risk to the property is given in relation to the majority of the housing stock in the immediate area.

Cheshire Brine – the location of the property in relation to the Cheshire Brine Compensation District and any available relevant information to the property regarding brine extraction.

Additional information, including answers to many frequently asked questions, can be found on the CoalSearchPlus+ website, [www.coalsearch.plus.com](http://www.coalsearch.plus.com)

### **Complaints Procedure**

David Bellis Consulting Surveyors Ltd is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly.

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs):

Tel: 01722 333306, E-mail: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Complaints should be sent to:

Mr M. Peace, Director, David Bellis Consulting Surveyors Ltd, 8 Mornington Terrace, Harrogate, North Yorkshire, HG1 5DH  
Tel : 01423 529911 Fax : 01423 529922 Email : [contact@coalsearch.plus.com](mailto:contact@coalsearch.plus.com)

5 May 16

**Coal Mining Search Report**  
Incorporating Cheshire Brine Enquiries

Page 5 / 8

**Serial Number 341345**

Date : 05 May 2016

Signed :

A handwritten signature in blue ink, appearing to read 'M. Stone'.

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**Serial Number 341345****Important Consumer Protection Information**

This search has been produced by David Belius Consulting Surveyors Ltd, 8 Mornington Terrace, Harrogate, HG1 5DH (T: 01423 529911, F: 01423 529922, E: [contact@coalsearch.plus.com](mailto:contact@coalsearch.plus.com)) which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

**The Code's core principles**

Firms which subscribe to the Search Code will:

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

**Complaints**

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

**Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.**

**TPOs Contact Details:**

The Property Ombudsman scheme  
Milford House  
43-55 Milford Street  
Salisbury  
Wiltshire SP1 2BP  
Tel: 01722 333306  
Fax: 01722 332296  
Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk).

**PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE**

**Serial Number 341345****David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ Terms and Conditions (Available in large print by request)**

1. Definitions.
  - a) The Service Provider is David Bellis Consulting Surveyors Ltd, trading as CoalSearchPlus+.
  - b) The Applicant is the Individual, Organisation, or appointed officer of said Organisation placing a Request with the Service Provider.
  - c) The Third Party Provider is any Organisation from which the Service Provider obtains data and/or information on behalf of the Applicant in the normal course of fulfilling the Applicants Request.
  - d) The request is a formal Request by the Applicant with CoalSearchPlus+ to retrieve specific data and/or information.
2. CoalSearchPlus+ accept Requests only on the basis that the Applicant is acting as a principal and is directly liable for payment of our invoice or account.
3. It is the policy of CoalSearchPlus+ to observe confidentiality with regard to the identity and affairs of our customers to the extent permitted by law, but, in common with other service providers, we may be required exceptionally to disclose information to governmental and other public authorities.
4. The placing of a Request by the Applicant with CoalSearchPlus+ confirms acceptance of these terms and conditions.
5. Any Order Form produced by CoalSearchPlus+, either printed or published on the CoalSearchPlus+ website, is an invitation to treat. The Applicant makes an offer to buy from CoalSearchPlus+ by the submission of a Request, subject to clause 10. Acceptable modes of transmission for a Request are facsimile (fax), telephone, electronic mail(e-mail), online transmission via the CoalSearchPlus+ website only, Document Exchange (DX), Royal Mail or courier appointed by the Applicant.
6. Orders will be accepted on order forms other than CoalSearchPlus+ forms however these will be accepted under the standard CoalSearchPlus+ terms and conditions only, subject to Clause 10.
7. CoalSearchPlus+ reserves the right to refuse any Request.
8. CoalSearchPlus+ reserves the right to cancel any Request at any time.
9. Proof of transmission of a Request by the Applicant does not constitute proof of receipt by CoalSearchPlus+.
10. It is the responsibility of the Applicant to ensure the accuracy, legibility, clarity and completeness of all data and/or information provided to CoalSearchPlus+ as part of the Request, including but not limited to, names, numbers, addresses, location plans, and boundary plans. This applies whether the Request is submitted on CoalSearchPlus+ order forms either printed or published on the CoalSearchPlus+ website or on the Applicants own order form.
11. CoalSearchPlus+ may request additional relevant data and/or information from the Applicant in the course of fulfilling a Request, including, but not limited to, names, numbers, addresses, location plans, and boundary plans.
12. CoalSearchPlus+ may request clarification of data and/or information supplied by the Applicant.
13. If, subsequent to Clause 11. and/or Clause 12., requested data and/or information is not provided and/or clarified, CoalSearchPlus+ cannot be held responsible for any resultant loss or delay.
14. If, subsequent to Clause 11. and/or Clause 12., requested data and/or information is not provided and/or clarified within a reasonable period of time, CoalSearchPlus+ reserves the right to cancel the Request in whole or in part. The Applicant remains liable for all fees, Taxes and Disbursements accrued prior to the cancellation.
15. CoalSearchPlus+ reserves the right to subcontract data and/or information retrieval to selected Organisations and/or Individuals. CoalSearchPlus+ is not required to reveal the identity of its Subcontractors.
16. CoalSearchPlus+ will, in the process of fulfilling the request, retrieve data and/or information from publicly and/or commercially available sources and the CoalSearchPlus+ mining database. The sources of data used will primarily be data held by The Coal Authority under an agreement with the Health and Safety Executive, data owned by the British Geological Survey and the CoalSearchPlus+ database.
17. A CoalSearchPlus+ mining report is a report of the interpretation of the data sources in 16. made by CoalSearchPlus+ staff.
18. CoalSearchPlus+ coal mining search reports are based upon the plans and records available from data sources detailed in 16. at the time the report was produced. It should be understood that third party organisations reserve the right to vary their proposals and intentions as to their future mining operations without prior notice save as provided in the Coal Mining Subsidence Act 1994. CoalSearchPlus+ cannot be held responsible for changes to the future proposals and intentions of Third Parties.
19. The information and/or material supplied in a CoalSearchPlus+ coal mining report is composed from data based, in many cases, on measurements and records of various standards of reliability and age. In some instances (usually relating to older records) it is necessary for CoalSearchPlus+ to make assumptions regarding the 'best plot' position of mining features. For these reasons users of CoalSearchPlus+ reports should take the position of mining features detailed in reports to be indicative only.
20. The data and/or information that a coal mining search report is based on is constantly being updated. A CoalSearchPlus+ coal mining search report is based on the most up to date information available at the time that the report is produced however it cannot be guaranteed that the information and/or data will not become obsolete at some time in the future. Responsibility for the supply of accurate and up to date information to CoalSearchPlus+ lies with the data supplying organisations listed in 16.
21. A CoalSearchPlus+ coal mining search report relates only to coal mining and minerals worked in relation to coal mining. Other reports may be required in relation to other minerals.
22. A CoalSearchPlus+ coal mining search report is not a substitute for site investigation or a mining survey. Depending on the content of a coal mining search report, or whether development is intended, the Applicant must decide whether a site investigation or mining survey is required.
23. CoalSearchPlus+ coal mining reports comply with the Search Code.

**Serial Number 341345**

24. All CoalSearchPlus+ reports are covered by professional indemnity insurance. The content of CoalSearchPlus+ coal mining search reports does not prevent any future claim being made by the Applicant against the Coal Authority in respect of coal mining related subsidence.
25. Any liability in the instance of negligence by CoalSearchPlus+ or its employees in the interpretation of coal mining data and/or the production and provision of coal mining reports will be limited to the extent of the CoalSearchPlus+ Professional Indemnity Insurance or the value of the loss caused by the negligence, whichever is the lower.
26. All CoalSearchPlus+ coal mining search reports give the information detailed in the services section of the CoalSearchPlus+ website and summarised in the report. Further explanation of this information is available in the Glossary and/or the Frequently Asked Questions areas of the CoalSearchPlus+ website. Alternatively contact CoalSearchPlus+ who will be happy to explain the content of a report.
27. The Request is fulfilled when all reports, data and/or information requested by the Applicant have been retrieved and/or compiled by CoalSearchPlus+ and delivered by electronic mail (e-mail) or fax or post or document exchange (DX) or a combination of these methods as required by the Applicant. Alternative delivery arrangements are at the discretion of CoalSearchPlus+.
28. If Requests for multiple reports, data and/or information relating to multiple addresses were made on a single order form these will be fulfilled individually by the delivery of the reports, data and/or information relating to each individual address being treated as an individual Request.
29. CoalSearchPlus+ is not responsible for any loss or misdelivery of retrieved data and/or information caused by failure of Document Exchange (DX), Royal Mail or internet service provider. Most retrieved data and/or information is archived by CoalSearchPlus+ and a copy may be requested by the Applicant. If the data and/or information could not be archived CoalSearchPlus+ reserves the right to treat the request as a new Request.
30. Delivery, by whatever agreed means, will be accompanied by an invoice. Delivery by electronic mail may be followed up with a paper invoice by post or DX. Where Applicants have agreed account facilities with CoalSearchPlus+ invoicing may be on a monthly basis. In all cases the Applicant agrees to provide CoalSearchPlus+ with remuneration for the full amount shown on the invoice, including all Fees, Taxes and Disbursements.
31. The Applicant will be liable for payment of the full invoice amount within 14 days from the date of receipt of the invoice. CoalSearchPlus+ reserve the right to charge for costs and expenses incurred in recovering late payments and to charge interest at the rate of 8% above the Bank of England base rate per annum for the full period that the payments are overdue.
32. Where full payment of the invoice is not made by the Applicant within 14 days from receipt of the invoice CoalSearchPlus+ reserve the right to withdraw account facilities from the Applicant and cancel any individual agreements concerning fees or other Terms and Conditions that may have been made between the Applicant and CoalSearchPlus+.
33. Where possible the Applicant will receive Advance Notice of the cost of the Request, including all Fees, Taxes and Disbursements, prior to receipt of the invoice. This advance notice will take the form of the price for the service requested as published on the CoalSearchPlus+ website, or the price as individually agreed between CoalSearchPlus+ and the Applicant.
34. Additional Fees, Taxes and Disbursements may arise during the course of data and/or information retrieval, over and above Advance Notice costs as in clause 33. The Applicant is liable for any such additional costs. Where possible, the Applicant is notified of additional costs prior to fulfilment of the Request.
35. If the Applicant shall pay in advance of receipt of the invoice, then the Applicant remains liable for any underpayment.
36. Any overpayment on the part of the Applicant will be refunded. Arrangements for refunds are agreed on a case-by-case basis, through discussion between CoalSearchPlus+ and the Applicant.
37. The Applicant may cancel the Request in whole or in part at any time prior to Clause 27.
38. If the Applicant cancels the Request in whole or in part prior to Clause 27, the Applicant remains liable for all Fees, Taxes and Disbursements already accrued prior to the Cancellation.
39. CoalSearchPlus+ accept no liability for any loss incurred by the Applicant or the Applicants client where the Applicant is acting as an agent for a client, due to late fulfilment and delivery of the Request.
40. CoalSearchPlus+ accept no liability for any loss to the Applicant, or the Applicant's client where the Applicant is acting as an agent for a client, due to any negative outcome of a report provided in the process of the correct and accurate fulfilment of the Request.
41. Any disputes relating to the provision of coal mining search reports should be addressed to the Practice Principal, CoalSearchPlus+ in the first instance. Disputes will be settled according to the CoalSearchPlus+ complaints procedure detailed in each report.
42. Independent Dispute Resolution - If you make a complaint and we are unable to resolve it to your satisfaction you may refer the complaint to The Property Ombudsman scheme (website: [www.tpos.co.uk](http://www.tpos.co.uk) email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk) Tel: 01722 333306). We will cooperate fully with the Ombudsman during an investigation and comply with his final decision.
43. Third Party and subcontractor Terms and Conditions shall apply in addition to these clauses. Should any conflict arise between CoalSearchPlus+ Terms and Conditions and Third Party or Subcontractor Terms and Conditions, then CoalSearchPlus+ Terms and Conditions prevail unless and until CoalSearchPlus+ expressly states otherwise in writing and/or courts of England and Wales establish otherwise.
44. No variation to these Terms and Conditions is effective unless and until CoalSearchPlus+ expressly agrees in writing.
45. CoalSearchPlus+ reserves the right to alter these terms and conditions as appropriate, without notice, at any time. Such amended Terms and Conditions will become effective upon publication on the CoalSearchPlus+ website.
46. These Terms and conditions are subject to English Law and the exclusive jurisdiction of the courts of England and Wales.



## APPENDIX D

These conditions accompany our tender and supercede any previous conditions issued. Solmek will prepare a report solely for the use of the Client (the party invoiced) and its agent(s). No reliance should be placed on the contents of this report, in whole or in part by 3<sup>rd</sup> parties. The report, its content and format and associated data are copyright, and the property of Solmek. Photocopying of part or all of the contents, transfer or reproduction of any kind is forbidden without written permission from Solmek. A charge may be levied against such approval, the same to be made at the discretion of Solmek. Solmek was a trading name of Hymas Geoenvironmental Ltd.

Solmek cannot be held liable and do not warrant, or otherwise guarantee the validity of information provided by third parties and subsequently used in our reports. Solmek are not responsible for the action negligent of otherwise of subcontractors or third parties.

Site investigation is a process of sampling. The scope and size of an investigation may be considered proportional to levels of confidence regarding the ground and groundwater conditions. The exploratory holes undertaken investigate only a small volume of the ground in relation to the overall size of the site, and can only provide a general indication of site conditions. The opinions provided and recommendations given in this report are based on the ground conditions as encountered within each of the exploratory holes. There may be different ground conditions elsewhere on the site which have not been identified by this investigation and which therefore have not been taken into account in this report. Reports are generally subject to the comments of the local authority and Environment Agency. The comments made on groundwater conditions are based on observations made at the time that site work was carried out. It should be noted that mobile contamination, ground gas levels and groundwater levels may vary owing to seasonal, tidal and/or weather related effects. Solmek cannot be held liable for any unrecorded or unforeseen obstructions between exploratory boreholes and trial pits. This includes instances where previous structures on the site (buried man made structures) or the presence of boulder clay (cobbles and/or boulder obstructions) have been anticipated. All types of piling operations should make allowance for obstructions within the construction budget to accommodate this. Unrecorded ancient mining may occur anywhere where seams that have been worked and influence the rock and soil above. Dissolution cavities can occur where gypsum or chalk is present. Rotary drilling is the recommended technique to prove the integrity of the rock.

Where the scope of the investigation is limited via access to information, time constraints, equipment limitations, testing, interpretation or by the client or his agents budgetary constraints, elements not set out in the proposal and excluded from the report are deemed to be omitted from the scope of the investigation.

Desk studies are generally prepared in accordance with RICS guidelines. Environmental site investigations are generally undertaken as 'exploratory investigations' in accordance with the definitions provided in paragraph 5.4 of BS 10175:2001 in order to confirm the conceptual assumptions. You are advised to familiarize yourself with the typical scope of such an investigation. No pumping of water will be undertaken unless a licence or facilities/equipment have been arranged by others.

Where the type, number or/and depth of exploratory hole is specified by others, Solmek cannot and will not be responsible for any subsequent shortfall or inadequacy in data, and any consequent shortfall in interpretation of environmental and geotechnical aspects which may be required at a later date in order to facilitate the design of permanent or temporary works.

All information acquired by Solmek in the course of investigation is the property of Solmek, and, only also becomes the joint property of the Client only on the complete settlement of all invoices relating to the project. Solmek reserve the right to use the information in commercial tendering and marketing, unless the Client expressly wishes otherwise in writing. The quoted rates do not include VAT, and payment terms are 30 days from dispatch of invoice from our offices. Quotes are subject to a site visit.

We have allowed for 1 mobilisation and normal working hours unless otherwise stated. The scope of the investigation may be reviewed following the desk study and/or fieldwork. The presence or otherwise of Japanese Knotweed or other invasive plants can be difficult to identify especially during winter months. If Japanese Knotweed or other invasive species are suspect, it should be confirmed by an ecologist. We have not allowed for acquiring services information, and cannot be responsible for damage to underground services or pipes not shown to us or not clearly shown on plans. Costs incurred will be passed on to you, and in commissioning Solmek you understand and accept that you/your agent have a contractual relationship with Solmek & you accept this. Our rates assume unobstructed, reasonably level and firm access to the exploratory positions and adequate clear working areas and headroom. We have priced on the basis that you or your client have the necessary permissions, wayleaves and approvals to access land. All boreholes and pits are backfilled with arisings except where gas monitoring pipes are installed with stopcock covers. Solmek are not responsible for any uneven surfaces as a result of siteworks and rutting and backfilled excavations may require re-levelling and/or making good by others after fieldwork is complete, and Solmek has not allowed for this. No price has been provided or requested for a return visit to remove pipework and covers. Hourly rates apply to consultancy only and do not include expenses unless otherwise shown. If warranties are required, legal costs incurred will be passed on to you assuming Solmek agree to complete such warranties, modified or otherwise and you understand and agree to pay all costs.

We reserve the right to pursue full payment of the invoice prior to release of any information including reports. We advise you/your client that we may elect to pursue our statutory rights under late payment legislation, and will apply 8% to the base rate for unreasonably late payments. Solmek are exempt from the CIS Scheme. Solmek offer to undertake work only in strict accordance with conditions covered by our current insurances, which are available for inspection. Solmek are not responsible for acts, negligent or otherwise of subcontractors and as a matter of policy cannot indemnify any other parties. Professional indemnity Insurance is limited to ten times the invoice net total except where stated otherwise by Solmek. Solmek give notice that consequential loss as a direct or indirect result of Solmek's activities or omission of the same are excluded.