

FAO :-

Ref :-

Further to us attending the above property on 7th May 2019, to investigate a blocked sewer and reported foul odours, we can summarise our findings below. These are to be read in conjunction with the full drainage report and plan attached.

1. We attended the above property and upon lifting various manholes to the front, found two of them to be fully surcharged. MH1 & MH2 on plan. We then moved Downstream to the next manholes on the run and found them to be surcharged MH3 & MH4.



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2. We then moved again downstream and found MH5 to be flowing slowly but it had a large amount of concrete and stones in the channel which was severely restricting the flow and causing a blockage.



3. After discussing with Eric on site and emailing the office we proceeded to enter this manhole and break out the concrete, remove the debris and this in turn released some of the water flow.



4. After allowing the water level to fall, we then CCTV'd the line from MH5 upstream to MH4 and found the line to contain a considerable amount of stones and debris which we then continued to jet and clean. We removed more stones from this line but water was again holding in the downstream section between MH5 & MH6. We had a look with the camera and found it again to contain a considerable amount of stones and debris.



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5. After considerable cleaning, we moved back up to No9 and managed to CCTV the lines from here downstream to MH3 but found that there are still stones in the line which will require removal to prevent the possibility of further blockages. All of the channels in the manholes were left running freely but all manholes require cleaning to remove all the build-up of effluent to prevent it drying out and causing potential odour issues for the residents. We were unable to complete this as the debris washing down the channels could have caused further blockages as it met the stones still in the line further downstream.





Recommendations

We would recommend a full cleanse of the drainage system from the head of line upstream along its full length to where it leaves the site. The amount of stones and debris within the sewer are currently preventing a good flow for the drainage and will continue to cause problems, cleaning and surveying line by line from top to bottom is the only way to ensure that the system is clean and efficient.

We suggest taking 2 full days on site with a jetter, confined space crew and CCTV camera to undertake these works and also conducting random checks on various properties along the system, as we do this, to ascertain their condition and efficiency.

Should you require any further information or clarification then please feel free to contact us.

Many Thanks,

FAO :-

Ref :-

Further to us attending the above development on 13th & 14th May 2019 as follow on work from a previous visit, we can summarise our findings and works below. These are to be read in conjunction with the full drainage report and plan attached.

1. We began our cleaning between MH2 & MH3 as this had been identified as the area causing major blockages to the system. We spent the full day jetting and removing rubble and building debris from this line and estimate that around 750kg were removed leaving the asset totally clean and flowing well. Both manhole chambers were cleaned down and disinfected to help disperse the odours.



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2. We then moved to the top end of the development at Plot 51 and began lifting manholes and following the system downstream, jetting, cleaning, disinfecting and CCTVing as we moved. All pictures of cleansed manholes, CCTV clips of the clean drainage runs will be provided on a DVD within the next day or two over at Trafford Park. The red hashed lines on the attached site plan show the location of manholes and the direction and whereabouts of the foul drainage runs within the area surveyed.
3. We managed to complete the full length of the development from plot 51 all the way down to plot 20 and can confirm that the full system is clean and running freely with no blockages or obstructions in place. From speaking with residents as we worked, some commented that the smell did appear to be getting much better on site.

Recommendations

1. We would recommend a letter drop to advise the residents of the problems that flushing wet wipes causes to the drainage system and the potential problems they can cause. We found a substantial amount of these along the full length of the system and in some areas, what seemed to be an excess.
2. The drainage system around plot 47 is one of the main areas of concern due to the fact the system takes the drainage from multiple homes but also has multiple bends and manholes at angles which do not create a good system flow. The run at one point turns back on itself 180 degrees within a 2m area which is causing a 'Black spot' for potential blockages.
3. We only had the time to fully investigate one properties (Plot 20) full internal drainage system and found 3 blockage issues, so would expect to find more if further investigation was undertaken on other properties. This is for information should any other residents make contact regarding problems.

Should you require any further information or clarification then please feel free to contact us.

Many Thanks,