

Optera Structural Solutions

The Barn, Oxburgh,
Fosse Way, Stretton on Dunsmore, Rugby, Warwickshire, CV23 9JF



SOW 20915 Traditional underpinning scheme to rear extension of property on behalf of Questgates Ltd.

Date

[REDACTED]

Services Performed By:

Optera Structural Solutions
The Barn, Oxburgh,
Fosse Way, Stretton on Dunsmore,
Rugby, Warwickshire, CV23 9JF

Services Performed For:

Questgates Ltd
Benchmark House,
Folds Point, Bolton.
BL1 2RZ

POLICY HOLDER:

[REDACTED]

POLICY HOLDER ADDRESS:

Garlands, Billingshurst, West Sussex. RH14 9BH.

CLIENT REFERENCE:

[REDACTED]

OUR REFERENCE:

[REDACTED]

QUOTE VALUE:

[REDACTED]

PROJECT MANAGER:

[REDACTED]

This scope of works 20915 (hereinafter called the "SOW") [REDACTED]
[REDACTED]

This scheme quotation is strictly confidential and for the sole benefit of Optera's client, shown above. This document must not be passed in full or in part to another person, party, or organisation without the express written agreement of Optera, other than the Policyholder and insurance company responsible for the respective claim.

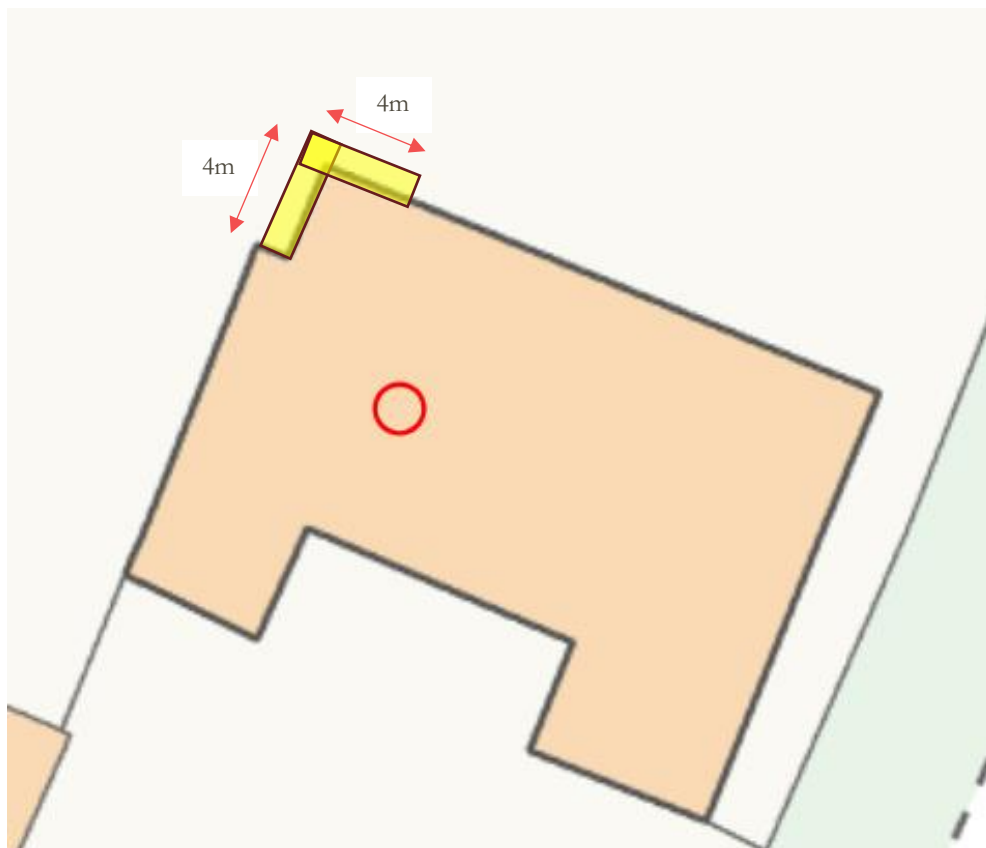
Project Description

Optera were instructed to formulate a stabilisation scheme for the single storey extension attached to the front left corner of the main house. The Questgates instruction for a scheme included a sketch showing the area to be underpinning, extending along the front elevation and then returning part way along the left flank. No underpinning of the main house is to be undertaken. Questgates have confirmed root induced clay shrinkage to be the cause, owing to moisture extraction from the nearby vegetation. MWA implicated T3 Goat Willow and T2 Pear. T3 Goat Willow was removed in March 2023. T2 Pear remains and monitoring in 2025 showed progressive movement. The Questgates Engineer has also raised concern regarding H2 Beech and given its close proximity to the area of damage we would agree that its potential influence should be noted. The site investigations confirmed a concrete strip foundation to a depth of 1.2m with roots noted below foundation level. These were tested and relate to the Pear tree.

Proposed Works

The Questgates Engineers Site Report details the circumstances of the claim and summaries the technical information obtained. The underpinning is required to defend against T2 Pear and H2 Beech. The property is Grade II listed and we note an Architect is to obtain the requisite permissions to allow underpinning and superstructure repairs to be undertaken. Whilst roots were found only to a depth of 1.2m, NHBC Standards Table 4.2 Building near trees suggests a foundation depth of 2.2m, we would therefore recommend underpinning be extended to 2.2m. This being 1m below the existing footing.

The main property is located in a rural location with good access to front and rear. The underpinning is to be undertaken externally. To facilitate the works the brick paved path will need to be lifted and set aside for later reinstatement. There is a bespoke dog kennel and caging to the left flank that will need to be dismantled and reinstated post underpinning. The site investigation report shows only a RWG on the site plan although we assume there is a foul run that takes toilet waste from the WC. The depth of this run is assumed to be <750mm. No services are considered to run in the area.



Summary/Assumptions for Underpinning Works

PRE-START WORKS

- Requisite planning permission and listed building consent to be obtained. (By others).
- Submit Building Control notice. (By WHC)
- Remove shrubs/hedging and vegetation as required. (By others)

STABILISATION WORKS

- Mobilise equipment to site, set up compound area for skip and delineate the works area with Heras fencing. Protect the works area with plastic sheeting and sterling board.
- Spoil to be removed and barrowed into skips placed on driveway/compound end of garden.
- Carry out a thorough CAT scan of the works area and mark any conflicting services with spray. Hand excavate to expose below ground services as required.
- Dismantle and set aside dog kennels for later reconstruction.
- Remove brick paved path and set aside. Breakout hard standing and sub-base (assumed to be <100mm unreinforced).
- Excavate drainage to front left corner and assumed toilet waste pile to facilitate the underpinning and provide temp drainage connection during the works.
- Excavate underpin base with mini digger and then hand dig to depth and under foundation to 2.2m below ground level, clean underside of footing and excavation sides and install Acro prop to support.
- Allow 75mm anti heave (Claymaster) to inner face of excavation bases.
- Line pump and pour concrete into underpin bases and float to minimum 100mm above existing footing.
- Drill and resin T16 reinforcing bars leaving 500mm extruding ready to connect adjoining pin.
- Pour concrete to all bays in sequence, poker concrete to remove trapped air.
- Reinstate rainwater gully and connect into existing.
- Reinstate foul drainage.
- Backfill working area with MOT type 1 and compact with trench rammer ready landscaping.
- Reinstate brick paving previously set aside. Any replacement bricks will be chargeable.
- Reinstate dog kennel .
- Clear site and leave clean and tidy.

Note:

- No drainage works have been included other than where stated above.
- Plants and shrubs to be removed by others or will be disposed of.
- It assumed excavation will be in virgin ground with no ground water issues.
- No moving or relocation of services has been allowed.
- No internal underpinning is required.
- No underpinning of the main house has been requested or included.

Proposed Plan of for 20915

START DATE: TBC

COMPLETION DATE. Works are expected to take 3 weeks.

Appendix A

Terms and Conditions

1. Definitions

- "Client" or "Employer": the party commissioning the Works.
- "Contractor": Optera Structural Solutions ("Optera").
- "Administrator": any contract administrator appointed by or on behalf of the Client/Employer.
- "Works": the services, labour, plant and materials to be provided by Optera as set out in the quotation, estimate, or tender including any agreed variations.

2. Basis of Contract

The Works are based on information supplied by the Client/Employer or their Administrator. Optera will provide the labour, materials and plant required. If supplied information is varied, incorrect or incomplete, Optera may recover associated loss and expense and a reasonable extension of time.

3. Scope of Works

Optera will supply and install the systems and solutions described in the quotation and drawings using industry-standard methods and materials appropriate to the project (including, where applicable, root barrier systems for tree-root management).

4. Design Reliance & Client-Provided Information

In preparing any design, specification, recommendations or installation methodology, Optera may rely upon information provided by or on behalf of the Client/Employer or third parties (e.g., surveys, arboricultural reports, soil data, structural drawings, utility and drainage plans, tree species and root spread assumptions, site investigation reports).

Optera is entitled to rely on the accuracy and completeness of such information unless otherwise agreed in writing, and shall not be responsible for loss, delay, cost or performance issues arising from inaccuracies, omissions or inconsistencies within that information. Where information proves incorrect or incomplete, Optera may suspend Works for safety/design review and recover reasonable additional costs and time.

5. Information & Documents from Others

Where drawings and other relevant information are prepared by others, they must be issued within an agreed period prior to commencement. Optera is not responsible for delays, errors or additional costs resulting from late or incomplete information.

6. Acceptance Period

Unless stated otherwise, offers or tenders remain open for acceptance for 12 weeks from the date of issue.

7. Commencement

Commencement is subject to availability of labour, plant and materials and receipt of an acceptable order.

8. Completion Period

Completion periods assume normal weekday working hours (08:00–17:00), exclude public holidays, and assume no obstructions, split visits or circumstances beyond Optera's control. Variations may affect completion unless agreed in writing.

9. Client/Employer Obligations

Provide, without charge: adequate lighting and water, electrical power for portable tools, emergency telephone access, reasonable secure storage for plant/tools/materials; maintain all relevant site/structure insurances; ensure compliance with Health & Safety, Fire Officer and Building Control requirements and any applicable local regulations.

10. Contractor Obligations

Optera will comply with applicable laws and regulations, give required notices, pay relevant fees/charges (recoverable unless allowed for in the contract), maintain required insurances, and exercise due care consistent with Health & Safety obligations for the scope of the Works.

11. Bill of Quantity Rates / Sums

Rates and sums assume the Works are available to allow continuous and efficient use of resources. Disruption beyond Optera's control may result in recoverable loss/expense and a fair extension of time.

12. Variations

All additions, omissions or alterations to the scope/specification shall be valued and confirmed in a signed Variation or Additional Works Order and will adjust the Contract Sum and programme accordingly.

13. Dayworks & Waiting/Standing Time

Where delays or waiting arise beyond Optera's control, dayworks and standing time will be charged at standard day rates, inclusive of site plant and equipment.

14. Materials & Title

Materials are offered on usual trade conditions; samples are indicative only; equivalent materials may be substituted where necessary. All unfixed and fixed materials supplied by Optera remain Optera's property until all sums due under the contract are paid in full. For defective supplier materials, Optera will use best endeavours to obtain redress from the supplier.

15. Underground Services & Hidden Obstructions

Optera will take reasonable precautions when excavating. Where the location of services is inaccurate, incomplete or omitted from information supplied by others, Optera shall not be responsible for resultant damage. Unexpected conditions discovered during installation may require method adjustments and may result in additional costs.

16. Programme & Delays

Installation schedules are estimates based on known conditions. Completion dates will be extended where delays arise from variations, design changes, strikes/lockouts, supply or subcontractor delays, adverse weather,

restricted access, hidden services or other events beyond reasonable control. Optera will use best endeavours to minimise delays.

17. Loss & Expense

If the Client/Employer prevents or impedes Optera's execution of the Works or breaches these terms, Optera may adjust the price to recover resultant loss and expense.

18. Warranty & Defects Liability

Optera warrants that its installation Works will be carried out with reasonable care and skill. This warranty does not cover failure or reduced effectiveness caused by: (i) incorrect or incomplete information provided by the Client/third parties; (ii) subsequent ground disturbance; (iii) tree growth beyond anticipated parameters; or (iv) alterations to site conditions after installation.

Any defects in Optera's workmanship/materials for which Optera is liable and which are notified within 6 months of completion will be corrected, subject to receipt of all payments due.

19. Payment & Invoicing

Optera may issue stage/interim invoices and requests for payment commensurate with the value of work completed; payment is due within 7 days unless agreed otherwise in writing. A final valuation (including agreed variations) is payable by the date stated on the invoice. Invoices are deemed accepted unless disputed in writing within 14 days. All prices are subject to VAT at the rate prevailing at invoice date.

An initial payment is due prior to commencement to cover mobilisation, materials, equipment hire and/or professional services carried out prior to site works.

20. Overdue Payments

Overdue sums accrue finance charges at 1.25% per month (calculated daily) until payment is received. Reasonable costs, time and administration incurred in recovering overdue sums are fully recoverable.

21. Warranties & Guarantees – Issue Condition

All sums (including retentions and any disputed amounts) must be paid before formal warranties or guarantees are issued to the Client/Employer. Optera only issue extended warranties for root barriers for a period of 10 years from the date of completion. Any additional warranty required should be requested in writing prior to the commencement of works.

22. Limitation of Liability

To the fullest extent permitted by law, Optera's aggregate liability in connection with the Works is limited to the Contract value for those Works. Optera shall not be liable for indirect or consequential losses.

23. Termination (Determination)

Optera may terminate by written notice if: (i) the Client/Employer fails to make payments when due; or (ii) the Client/Employer becomes bankrupt, insolvent, enters administration, or liquidation. Upon termination, all Works undertaken (whether invoiced or not) and resulting loss/expense become immediately payable.

24. Dispute Resolution – Arbitration

Either party may refer disputes or differences to arbitration. The arbitrator shall be agreed between the parties or appointed under the rules of the RICS/JCT current at the relevant time. The arbitrator's decision shall be final and binding.

25. Order of Precedence (Contrary Conditions)

If there is any conflict between these Terms & Conditions and the covering letter/offer, the covering letter/offer shall prevail.

26. Acceptance

Acceptance of the quotation and/or commencement of the Works constitutes acceptance of these Terms & Conditions unless otherwise agreed in writing.

