

CAMBOURNE – TAYLOR WIMPEY EAST ANGLIA

PLANNING COMMITTEE REPORT

1 June 2011

FOUL WATER INFILTRATION INVESTIGATION

1. An MCA Action Plan was agreed in Sept '10 to carry out a detailed survey of all sewers (main consortium sewers and all land parcels) and continued until Dec '10.

These survey reports identified areas of further investigation and were passed to the Developers for action.

2. Taylor Wimpey (TW) strategy was:-
 - a) Investigate and trace the infiltration to its source. This involved the use of CCTV equipment and where necessary the cleaning of drainage runs to ensure no defect was overlooked.
 - b) Running parallel to the investigation, repair teams were carrying out remedial works as necessary to rectify the defects.
 - c) Follow up inspections of the remedial works were also undertaken to ensure the repairs remained sound and no further infiltration had occurred.

Taylor Wimpey completed all investigations and rectified the defects (apart from one-below) by March 2011.

3. Follow up inspections were also being carried out on all S104 sewers during the following months and up until March '11 following heavy rainfalls.
 - Jan – Identified some minor leaks within manhole chambers and high flows in channels. All leaks were sealed and high flows were monitored over a three-four week period. Further CCTV works were carried out and the flows were deemed consistent for that of a foul water sewer and for the number of units discharging into the sewer.
 - Feb – Only one defect identified – cracked lateral pipe in GC02 (Alder Drive). TW were originally provided with a quote for repairing this defect, however, this would entail excavating the Highway etc which would have caused major disruption to the residents. TW decided to forward the defect to various pipe lining companies in order to eliminate the need for excavating the highway, and an order has been placed with an approved contractor and works are due to commence on the 1st June 2011. This particular order has taken longer than anticipated to put in place due to the fact that we needed to find a company that would

guarantee the lining works in order to eventually transfer the sewers to Anglian Water Authority.

TW have advised all their outstanding defects will be rectified by week ending the 10th June 2011 due to the above.

4. Defects Statistics - TW – of all the 146 No. possible defects reported as a result of the MCA Action Plan surveys (and own surveys) 51% were contributed to infiltration, including 5no cross connections , and the remaining percentage of other defects were not contributing to infiltration (e.g. condensation in chambers etc).

The infiltration defects fell within three categories;

- a. Cross connections (private drainage network) = 5no
 - b. Manhole leaks = 40no (approx)
 - c. Broken pipe = 1no
5. TW currently have 22no “closed sites” (10no previously built by Bryant Homes, 12no previously built by George Wimpey) in Cambourne plus UC01/UC03 which are currently under construction by Taylor Wimpey East Anglia, 2no have been issued with their Provisional Certificates and the majority of the remaining sites have received inspections from AWA or are awaiting inspections with AWA. Where inspections have taken place by AWA and remedials have been identified, contractors have started on site to rectify asap in order to progress towards adoption.

6. Costs

Bovis – Pre MCA Action Plan	=£ 34,975
Post MCA Action Plan	=£ 87,845
Total	£122,820
TW – Pre MCA Action Plan	=£ 10,937.50
Post MCA Action Plan	=£ 66,907.00
Total	=£ 77,844.50

As you will see from the costs above, TWEA’s cost to complete the defects is a lot less than Bovis Homes and this is down to two reasons:

1. Where defects were identified within parcels at Cambourne we have initially made contact with the original Roads & Sewers Contractor (where possible) and requested that they correct the faults at their own cost rather than TW, as the works they carried out were not constructed to the specification as set out in their original Subcontract works. It is

understood that Bovis Homes were not able to use their original R& S Contractors to the same extent as Taylor Wimpey East Anglia.

2. The Contractor that we have used for correcting any defects are already “set-up” on one of our “live” sites within the Cambourne development, therefore we are able to utilise plant/equipment/workforce from close by which reduces the cost of instructing a new contractor to carry out the works required.

Preventative Measures

Currently there are three control mechanisms in place to ensure drainage, be it adopted or private, are constructed in accordance with the requirements set by the adopting water authority and Building Regulations.

1. AW carry out their own inspection of the sewers to be offered for adoption under a Section 104 Agreement during the construction process and then again on completion (following 51% occupations) at which time the Provisional Certificate is issued and the sewers are placed onto “Maintenance” for a period of 12 months (defects liability period). A further inspection is then held on completion of the Maintenance Period and if found satisfactory a Final Adoption Certificate issued and then the sewers are adopted as part of the public sewer network. The final inspection will also include CCTV undertaken by AW of the sewer runs.
2. NHBC currently inspect all private drainage before trenches are backfilled and, if satisfied, signs this off in the site NHBC Inspection Book (part of their warranty).
3. TW have in place a Best Practice procedure to ensure the Site Manager is satisfied with the Groundworks Contractor works on a plot by plot basis prior to payment. This also includes a CCTV undertaken by the Groundworks Contractors as part of their contractual obligations.

In addition both TW & BH have now produced Quality Control sheets for both the adoptable sewers and private drainage system to be used on all current build and future sites and are now in use. These Quality Control Sheets act as an aide memoire requiring stages of work to be ‘inspected’ and signed off by the Site Manager, Groundworks Contractor and, either – AW or NHBC.