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UTILITY SURVEYS LTD.

**5 SUFFOLK ROAD
MALDON
ESSEX
CM9 6AX**

Telephone: 07971 910370

CCTV REPORT

CLIENT	MJM CONSULTING ENGINEERS
LOCATION	HAMMONDS WAY HINCKLEY LEICESTERSHIRE LE10 3EG
DATE	28/08/2025
REF	071676

CONTENTS

1. GENERAL INFORMATION.....	3
2. CONTACT INFORMATION.....	3
3. UTILITY SURVEYS LTD CONTACT DETAILS.....	3
4. SITE DESCRIPTION.....	4
5. SURVEY BRIEF.....	5
6. SURVEY TECHNIQUES.....	7
7. INDIVIDUAL INSPECTION REPORT.....	8

REGISTER OF APPENDICES

- A. MANHOLE INSPECTION REPORT
- B. COPIES OF SITE HAND WRITTEN DAILY RECORD SHEETS
- C. ANNOTATED SITE DRAWINGS

GENERAL INFORMATION

Utility Surveys Ltd have been appointed by MJM Consulting Engineers to undertake a Sewer Condition Survey at the location identified. This survey commenced on 28 August 2025.

CONTACT INFORMATION

SITE ADDRESS: HAMMONDS WAY HINCKLEY LEICESTERSHIRE LE10 3EG	SITE CONTACT: N/A CONTACT NO: EMAIL:
CLIENT DETAILS: MJM CONSULTING ENGINEERS SOUTHGATE HOUSE SOUTHGATE WAKEFIELD WF1 1TL	CONTACT: ANDY DICKSON CONTACT NO: 01924 811000 EMAIL:

UTILITY SURVEYS LTD CONTACT DETAILS

OFFICE	SIMON GARDINER 07971 910370 simon@utilitysurveysltd.co.uk
RIG MANAGER	SIMON GARDINER

SITE DESCRIPTION

Site Description

DEVELOPMENT SITE

Site Boundaries

CLEARLY DEFINED ON SUPPLIED DRAWINGS

SURVEY BRIEF

Sewer Condition Inspection Survey

The Purpose of the Sewer Condition Inspection Survey was to establish the location and extent of foul and/ or surface water drainage systems and to document their condition prior to any further works.

- A full condition survey can only be produced if precleansing / jetting is carried out in conjunction with the CCTV survey.
- If precleansing is not carried out at the time of the survey further faults and conditional defects may be present but not recorded in this report.

In addition Utility Surveys Ltd have;

- Attempted to investigate all agreed areas, although if not all could be fully accessed (see Daily Record Sheet).
- Produced a report to establish the location and extent of foul and surface water drainage systems and to document their condition prior to any further works.
- Provided the basic information from which a remediation or management plan can be instigated.
- Highlighted the requirement for urgent action to repair or remediation works to the surveyed drainage system.
- Incorporated in the results any additional manholes/ drainage found, which may have been buried, obscured or not identified in the original scope of works.

Agreed Restrictions and Exclusions

This report is based upon a Sewer Condition Inspection Survey of an unfamiliar site.

During the course of the survey all reasonable efforts were made to identify and access all Manholes and foul/ surface drainage/ outfall, throughout the site.

Some installations/ areas may not have been inspected due to access and or safety reasons (e.g. Wet Wells, Large Unventilated Tanks, Traffic Management Situations). Unless an accepted safe system of work has been devised.

Access may not have been gained to several areas of the site due to conditions outside the control of the client or contractor, any such areas have been documented within this report (see Daily Record Sheet).

Any diagrams/ CAD drawings in the report are not to be scaled and are illustrative only to indicate approximate locations.

Manhole covers will not be lifted if:

- a) There is a danger of damaging surrounding flooring or finishes.
- b) They are covered, i.e. under fitted carpets, flooring, tiling or paving etc.
- c) Under fittings, fixtures, fencing, equipment etc.

Buried manholes will be located, if possible, position marked. If instructed, excavated in soft ground only up to a depth of 350mm with temporary reinstatement.

No allowance has been made for any precleansing unless stated in the quotation.

Full and free access to all areas affected is to be arranged by the instructing party.

SURVEY TECHNIQUES

The areas set out within the survey brief underwent inspection for a Sewer Condition Inspection Survey each area within the agreed scope of works was surveyed for location extent and condition of foul and/ or surface water drainage systems and CCTV footage gathered for confirmation. Every reasonable effort was made to investigate all aspects of the drainage system. Additional photographs were taken where relevant to the inspection.

There were no deviations from the agreed scope of works.

This Sewer Condition Inspection Survey was carried out in accordance with the Utility Surveys Ltd documented 'in-house' procedure 820 'Code of Working Practice' based on National Sewerage Association guidance. The Sewer Condition Inspection Survey Report states information recorded at the time of survey only, based on visual and CCTV assessment in accordance with sewer classification codings issued by WRC, incorporating the following inspection criteria:

CONDITION of pipe work
LOCATION of pipe work
EXTENT of the pipe work

A defect grade description has been provided for the identification of defective pipe work.

Changes to any of the above criteria shall necessitate the need for reassessment

These gradings and the reports can be used to form the basis of a planned preventative maintenance programme. This can be the subject of further discussions with our technical support team.



Project

Project Name: Hammonds Way

Project Number: 071676

Project Date: 8/28/2025





Table of Contents

Project Name	Project Number	Project Date
Hammonds Way	071676	8/28/2025

Project Information	P-3
Scoring Summary	P-4
Defect Grade Description (Section)	P-9
Section Profile	P-10
Section Summary	P-12
Section Item 1: Inlet > S1 (InletY)	5
Section Item 2: S1 > S2 (S1X)	6
Section Item 3: S2 > OUTLET (S2X)	7
Section Item 4: S2 > S1 (S2Y)	8

Project Information

Project Name
Hammonds Way**Project Number**
071676**Project Date**
8/28/2025

Client

Company: MJM Consulting Engineers Ltd
Contact: Andy Dickson
Street: Southgate House
Town or City: Southgate, Wakefield
County: West Yorkshire
Post Code: WF1 1TL
Phone: 01924 811000
Email: andyd@mjmc.co.uk



Site

Street: Hammonds Way
Town or City: Hinckley
County: Leicestershire
Post Code: LE10 3EG



Contractor

Company: Utility Surveys Ltd
Contact: Matt Campbell
Street: 5 Suffolk Road
Town or City: Maldon
Post Code: CM9 6AX
Phone: 07872 542303
Email: matt@utilitysurveysltd.co.uk



Project Information

Project Name Hammonds Way	Project Number 071676	Project Date 8/28/2025
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Project Drawing, Page 'Page'



Scoring Summary

Project Name
Hammonds Way

Project Number
071676

Project Date
8/28/2025

Structural Defects

- Grade 3: Best practice suggests consideration should be given to repairs in the medium term.
- Grade 4: Best practice suggests consideration should be given to repairs to avoid a potential collapse.
- Grade 5: Best practice suggests that this pipe is at risk of collapse at any time. Urgent consideration should be given to repairs to avoid total failure.

Item No.	PLR	Grade	Description
2	S1X	5	Defective repair, missing repair material, from 12 o'clock to 12 o'clock

Service / Operational Condition

- Grade 3: Best practice suggests consideration should be given to maintenance activities in the medium term.
- Grade 4: Best practice suggests consideration should be given to maintenance activity to avoid potential blockages.
- Grade 5: Best practice suggests that this pipe is at a high risk of backing up or causing flooding.

Item No.	PLR	Grade	Description
2	S1X	3	Roots, mass at joint, 5% cross-sectional area loss
4	S2Y	5	Roots, mass at joint, 35% cross-sectional area loss

Abandoned Surveys

Item No.	PLR	Description
1	InletY	Survey abandoned
2	S1X	Survey abandoned
4	S2Y	Survey abandoned

Information

These scoring summaries are based on the SRM grading from the WRC.

Section Profile

Project Name
Hammonds Way

Project Number
071676

Project Date
8/28/2025

Circular, 300 mm, 0 mm

Item No.	Upstream Node	Downstream Node	Date	Road	Material	Total Length	Inspected Length
4	S2	S1	8/28/2025	Hammonds Way	Concrete	2.91 m	2.91 m

Total: 1 Inspection x Circular 300 mm, 0 mm = 2.91 m Total Length and 2.91 m Inspected Length

Circular, 375 mm, 0 mm

Item No.	Upstream Node	Downstream Node	Date	Road	Material	Total Length	Inspected Length
1	Inlet	S1	8/28/2025	Hammonds Way	Concrete	21.09 m	21.09 m
2	S1	S2	8/28/2025	Hammonds Way	Concrete	3.24 m	3.24 m

Total: 2 Inspections x Circular 375 mm, 0 mm = 24.33 m Total Length and 24.33 m Inspected Length

Circular, 400 mm, 0 mm

Item No.	Upstream Node	Downstream Node	Date	Road	Material	Total Length	Inspected Length
3	S2	OUTLET	8/28/2025	Hammonds Way	Polyethylene	32.10 m	32.10 m

Total: 1 Inspection x Circular 400 mm, 0 mm = 32.10 m Total Length and 32.10 m Inspected Length

Total: 4 Inspections = 59.34 m Total Length and 59.34 m Inspected Length

Section Summary

Project Name Hammonds Way	Project Number 071676	Project Date 8/28/2025
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Number of sections	4
Total length of sections	59.34 m
Total length of inspected sections	59.34 m
Total length of not inspected sections	0.00 m
Number of abandoned inspections	3
Number of section inspection photos	7
Number of section inspection videos	4
Number of section inspection scans	0
Number of section inclination measurements	0

PLR:	InletY	Upstream Node:	Inlet
Inspection Direction:	Upstream	Downstream Node:	S1
Inspected Length:	21.09 m	Dia/Height:	375 mm
Total Length:	21.09 m	Material:	Concrete

No.	m +	Code	Observation
1	0.00	WL	Water level, 20% of the vertical dimension
2	6.05	JN	Junction, at 2 o'clock , 100 mm dia @CON
3	11.03	WL	Water level, 30% of the vertical dimension
4	13.14	WL	Water level, 40% of the vertical dimension
5	15.47	CUW	Loss of vision, camera under water, start
6	21.09	CUW	Loss of vision, camera under water, finish
7	21.09	SA	Survey abandoned

PLR:	S1X	Upstream Node:	S1
Inspection Direction:	Downstream	Downstream Node:	S2
Inspected Length:	3.24 m	Dia/Height:	375 mm
Total Length:	3.24 m	Material:	Concrete

No.	m +	Code	Observation
1	0.00	WL	Water level, 10% of the vertical dimension
2	1.77	WL	Water level, 20% of the vertical dimension
3	3.04	JN	Junction, at 12 o'clock , 150 mm dia @CON
4	3.15	RMJ	Roots, mass at joint, 5% cross-sectional area loss
5	3.24	SC	Pipe size changes, new size(s), 300 mm high
6	3.24	RXMR	Defective repair, missing repair material, from 12 o'clock to 12 o'clock
7	3.24	SA	Survey abandoned

Section Summary

Project Name Hammonds Way	Project Number 071676	Project Date 8/28/2025
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PLR: S2X	Upstream Node: S2
Inspection Direction: Downstream	Downstream Node: OUTLET
Inspected Length: 32.10 m	Dia/Height: 400 mm
Total Length: 32.10 m	Material: Polyethylene

No.	m +	Code	Observation
1	0.00	WL	Water level, 10% of the vertical dimension
2	1.86	WL	Water level, 5% of the vertical dimension
3	4.23	WL	Water level, 10% of the vertical dimension
4	9.56	WL	Water level, 5% of the vertical dimension
5	19.31	WL	Water level, 10% of the vertical dimension
6	24.07	WL	Water level, 20% of the vertical dimension
7	27.05	WL	Water level, 30% of the vertical dimension
8	28.59	CN	Connection other than junction, at 10 o'clock , 150 mm dia @CON
9	31.48	WL	Water level, 40% of the vertical dimension
10	32.10	OFF	Finish node, outfall, reference: OUTLET

PLR: S2Y	Upstream Node: S2
Inspection Direction: Upstream	Downstream Node: S1
Inspected Length: 2.91 m	Dia/Height: 300 mm
Total Length: 2.91 m	Material: Concrete

No.	m +	Code	Observation
1	0.00	WL	Water level, 10% of the vertical dimension
2	1.60	WL	Water level, 20% of the vertical dimension
3	2.61	RMJ	Roots, mass at joint, 35% cross-sectional area loss
4	2.91	SA	Survey abandoned

Abandoned section inspection



Item No.	Insp. No.	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
1	1	28/08/25	9:22	Not Specified	No Rain Or Snow	No	INLET
Operator Matthew Campbell		Vehicle S6 USL		Camera Minicam	Preset Length Not Specified	Legal Status Not Specified	Alternative ID Not Specified

Town or Village:	Hinckley	Inspection Direction:	Upstream	Upstream Node:	INLET
Road:	Hammonds Way	Inspected Length:	21.09 m	Upstream Pipe Depth:	
Location:	Road	Total Length:	21.09 m	Downstream Node:	S1
Surface Type:		Joint Length:		Downstream Pipe Depth:	
Use:	Surface water	Pipe Shape:	Circular		
Type of Pipe:	Gravity drain/sewer	Dia/Height:	375 mm		
Flow Control:	No flow control	Material:	Concrete		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Routine inspection	Lining Material:	No Lining		

Comments:

Recommendations:

Scale: 1:183 Position [m] Code Observation Grade

Depth: m
S1



0.00

WL

Water level, 20% of the vertical dimension



JN - 6.05

6.05

JN

Junction, at 2 o'clock, 100 mm dia @CON

11.03

WL

Water level, 30% of the vertical dimension

13.14

WL

Water level, 40% of the vertical dimension

15.47

S01

CUW

Loss of vision, camera under water, start

21.09

F01

CUW

Loss of vision, camera under water, finish

21.09

SA

Survey abandoned: camera under water

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

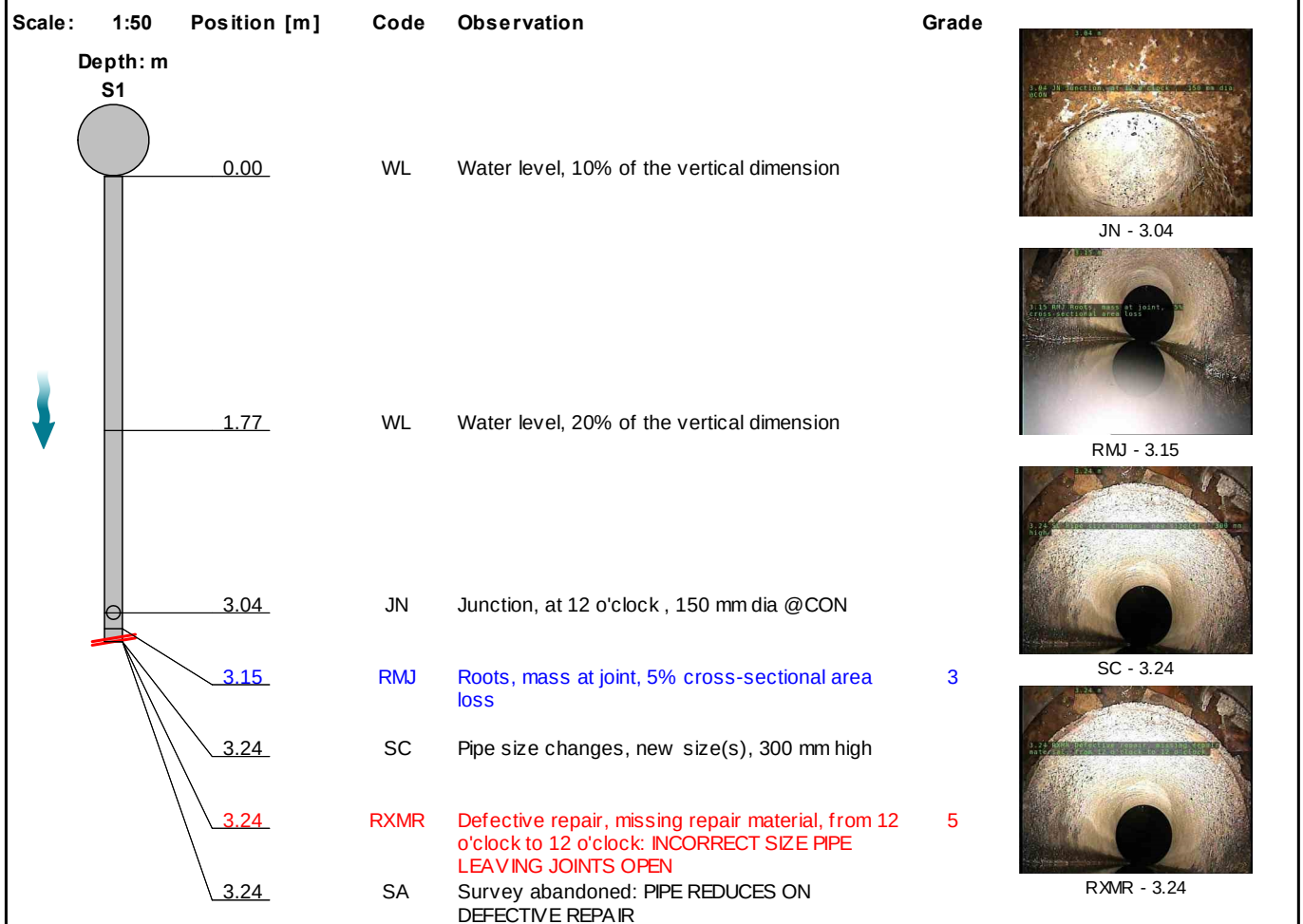
Abandoned section inspection



Item No.	Insp. No.	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
2	1	28/08/25	9:57	Not Specified	No Rain Or Snow	No	S1X
Operator		Vehicle		Camera	Preset Length	Legal Status	Alternative ID
Matthew Campbell		S6 USL		Minicam	Not Specified	Not Specified	Not Specified

Town or Village:	Hinckley	Inspection Direction:	Dow nstream	Upstream Node:	S1
Road:	Hammonds Way	Inspected Length:	3.24 m	Upstream Pipe Depth:	
Location:	Road	Total Length:	3.24 m	Downstream Node:	S2
Surface Type:		Joint Length:		Downstream Pipe Depth:	
Use:	Surface w ater	Pipe Shape:	Circular		
Type of Pipe:	Gravity drain/sewer	Dia/Height:	375 mm		
Flow Control:	No flow control	Material:	Concrete		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Routine inspection	Lining Material:	No Lining		

Comments:
Recommendations:



STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
1	165.0	50.9	165.0	5.0	1	4.0	1.2	4.0	3.0

Completed section inspection



Item No. 3	Insp. No. 1	Date 28/08/25	Time 10:10	Client's Job Ref Not Specified	Weather No Rain Or Snow	Pre Cleaned No	PLR S2X
Operator Matthew Campbell		Vehicle S6 USL		Camera Minicam	Preset Length Not Specified	Legal Status Not Specified	Alternative ID Not Specified

Town or Village:	Hinckley	Inspection Direction:	Dow nstream	Upstream Node:	S2
Road:	Hammonds Way	Inspected Length:	32.10 m	Upstream Pipe Depth:	
Location:	Road	Total Length:	32.10 m	Downstream Node:	OUTLET
Surface Type:		Joint Length:		Downstream Pipe Depth:	
Use:	Surface w ater	Pipe Shape:	Circular		
Type of Pipe:	Gravity drain/sewer	Dia/Height:	400 mm		
Flow Control:	No flow control	Material:	Polyethylene		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Routine inspection	Lining Material:	No Lining		

Comments:

Recommendations:

Scale: 1:278 Position [m] Code Observation Grade

Depth: m

S2



0.00

WL

Water level, 10% of the vertical dimension

1.86

WL

Water level, 5% of the vertical dimension

4.23

WL

Water level, 10% of the vertical dimension

9.56

WL

Water level, 5% of the vertical dimension

19.31

WL

Water level, 10% of the vertical dimension

24.07

WL

Water level, 20% of the vertical dimension

27.05

WL

Water level, 30% of the vertical dimension

28.59

CN

Connection other than junction, at 10 o'clock ,
150 mm dia @CON

31.48

WL

Water level, 40% of the vertical dimension

32.10

OFF

Finish node, outfall, reference: OUTLET

OUTLET
Depth: m



CN - 28.59

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

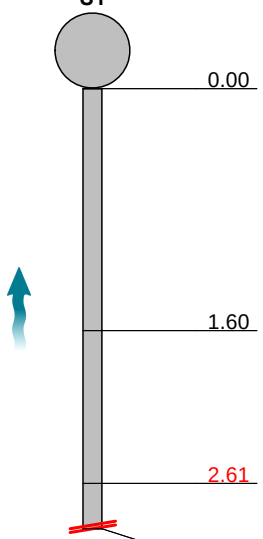
Abandoned section inspection



Item No. 4	Insp. No. 1	Date 28/08/25	Time 10:24	Client's Job Ref Not Specified	Weather No Rain Or Snow	Pre Cleaned No	PLR S2Y
Operator Matthew Campbell		Vehicle S6 USL		Camera Minicam	Preset Length Not Specified	Legal Status Not Specified	Alternative ID Not Specified

Town or Village:	Hinckley	Inspection Direction:	Upstream	Upstream Node:	S2
Road:	Hammonds Way	Inspected Length:	2.91 m	Upstream Pipe Depth:	
Location:	Road	Total Length:	2.91 m	Downstream Node:	S1
Surface Type:		Joint Length:		Downstream Pipe Depth:	
Use:	Surface w ater	Pipe Shape:	Circular		
Type of Pipe:	Gravity drain/sewer	Dia/Height:	300 mm		
Flow Control:	No flow control	Material:	Concrete		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Routine inspection	Lining Material:	No Lining		

Comments:	
Recommendations:	

Scale:	1:50	Position [m]	Code	Observation	Grade
Depth: m S1 					
	0.00	WL	Water level, 10% of the vertical dimension		
	1.60	WL	Water level, 20% of the vertical dimension		
	2.61	RMJ	Roots, mass at joint, 35% cross-sectional area loss	5	
	2.91	SA	Survey abandoned: MASS ROOTS		



RMJ - 2.61

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	1	10.0	3.4	10.0	5.0

REGISTER OF APPENDICES

A. MANHOLE INSPECTION REPORT

B. COPIES OF SITE HAND WRITTEN DAILY RECORD SHEETS

C. ANNOTATED SITE DRAWINGS

UTILITY SURVEYS LTD

5 SUFFOLK ROAD MALDON ESSEX CM9 6AX

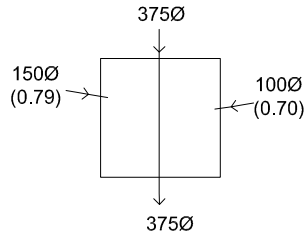
LOCATION: HAMMONDS WAY HINCKLEY

JOB REF: 071676

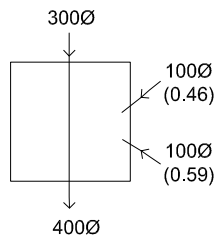
CLIENT: MJM CONSULTING ENGINEERS

DATE: 28/08/2025

MH No. S1
DEPTH. 1.16
COVER. SM
CONSTRUCTION. Br
REMARKS.



MH No. S2
DEPTH. 1.10
COVER. RM
CONSTRUCTION. Br
REMARKS.



KEY:
C - Circular
S - Square
T - Triangular

L - Light Duty
M - Medium Duty
H - Heavy Duty

Co - Concrete
Br - Brick
R - Rectangular



INLET



OUTLET



MH S1



MH S2



INLET 02



OUTLET INTO WATERCOURSE

Checked

