

DIOCESAN ADVISORY COMMITTEE

SCHEDULE OF DOCUMENTS

1. **Statement of Needs** (HERTFORD ST ANDREW - STATEMENT OF NEED - DRAIN REPAIRS.pdf)
2. **Church Plan - Land Registry, drain marked** (Plan of St Andrew's Hertford.pdf)
3. **Location Photos** (Hertford St Andrew - Damaged drain location photos.pdf)
4. **Auger Report** (AUGER 183751 1 Customer Report Mar 25.pdf)
5. **Auger Repair Quotation** (AUGER QuoteOrder_183751.1-1-QTE Repair.pdf)

TO THE CHANCELLOR OF
THE DIOCESE OF ST ALBANS

08/04/2025

VIEWED by the St Albans Diocesan
Advisory Committee

HERTFORD ST ANDREW – FOUL DRAIN REPAIRS – STATEMENT OF NEED

On 16th February 2025 (a Sunday morning) sewage was seeping up into the St Andrew's Centre foyer and hall through the manholes in the floor. An emergency plumber was called out who 'cleared' the blockage at a cost of £954. On 1st March 2025 sewage again seeped up via the hall manhole during the interval of a folk concert when the toilets were being used.

Volunteers rodded the drains and sewage was found to be forced up through the grass outside the hall walls into the grass. The PCC asked me (Shirley Taylor) to call Ecclesiastical and they sent out their drain contractors, Auger, to assess the problem. They produced a report and agreed that this was covered under 'accidental damage'. They offered to do the repair for £467.23 privately as it came in under the £500 excess but we asked for the emergency plumber's invoice to be added to the claim.

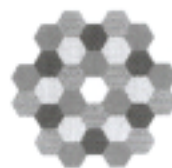
Auger, who are now dealing with the claim on behalf of Ecclesiastical have agreed to refund £766 less £500 excess and do the repair under the insurance claim.

The drain has now been cleared of soil blockage and is flowing well. The hole in it is covered by sandbags so the repair is not extremely urgent but needs to be done soon as the pathway behind the Centre, although rarely used, is a fire escape and, as can be seen in the photos, the sandbags are a trip hazard. Also, any open foul drain is a health hazard.

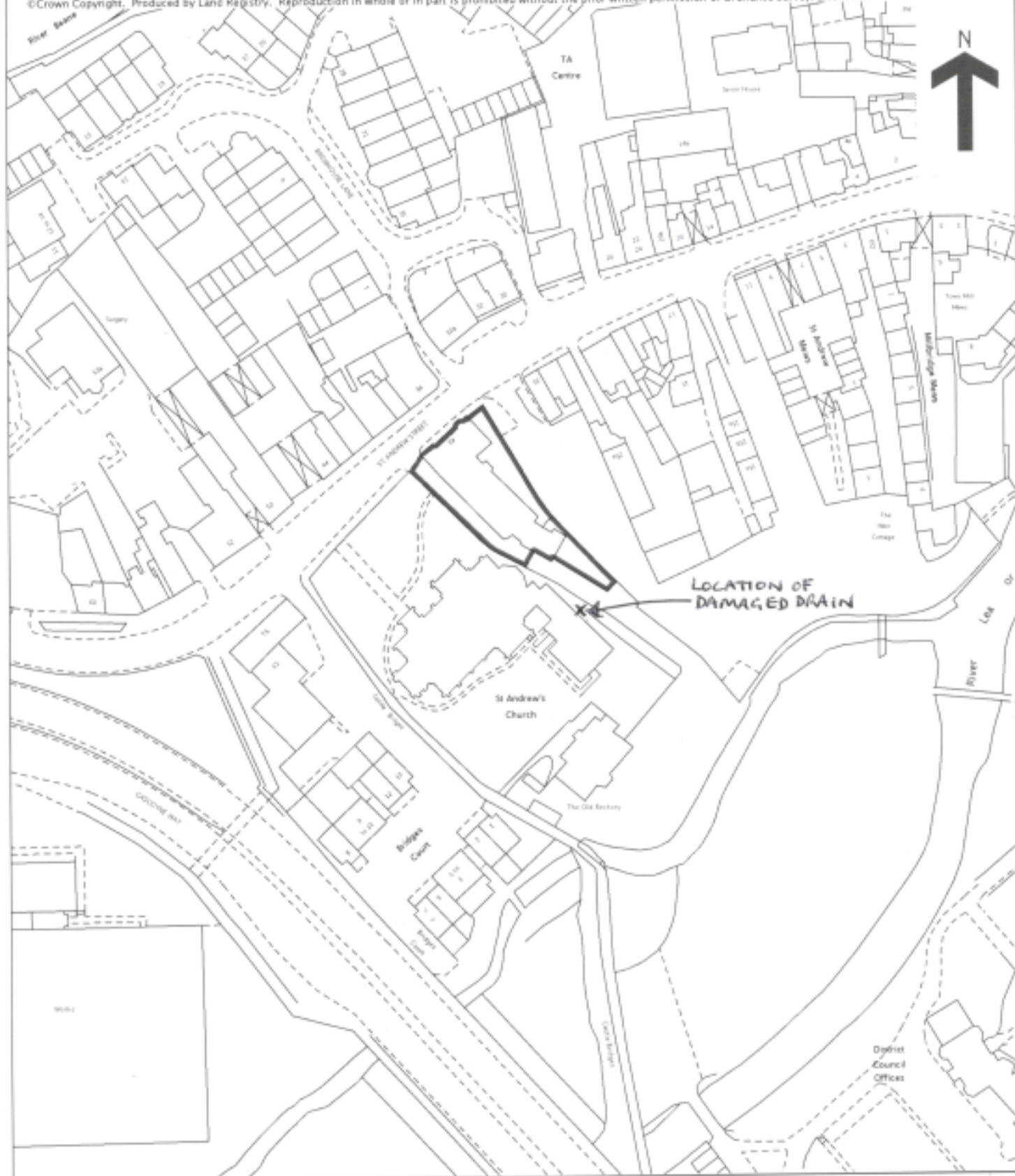
Shirley Taylor
April 2025

Land Registry
Official copy of
title plan

Title number **HD420292**
Ordnance Survey map reference **TL3212NW**
Scale **1:1250**
Administrative area **Hertfordshire : East**
Hertfordshire



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HERTFORD ST ANDREW – DRAIN REPAIRS – APRIL 2025

LOCATION OF DAMAGED DRAIN PIPE

Tithe Lane, now a private drive, beside the church and St Andrew's Centre from St Andrew Street towards the Old Rectory. Damaged drain by the orange bag on the grassy bank (Church land).



Below – path behind Centre looking towards St Andrew Street up Tithe Lane. Broken drain by orange bag covered by white sandbags.



Drainage Investigation Report

Auger Ref:

183751.1.UCC



Job Information

Client	Church Claims
Client ref	CL-164502
Visit date	21/03/2025
Report date	26/03/2025

Job Summary

- ✓ Claim Withdrawn - Less Than Excess. [Read more.](#)
- ✓ CCTV survey undertaken. [Read more.](#)
- ! Drainage repairs required. [Read more.](#)



Job Information

Overview

Brief	Auger were commissioned by Church Claims to undertake drainage investigations following the customer reporting blockages at the property. The issue was discovered when the manholes were found to be backing up and surcharging.
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Findings



Drain Survey	<p>Upon attending site we carried out a CCTV survey of the below ground drainage system, our findings of which are as follows:</p> <p>Our survey of line 1, from MH1 (manhole 1) downstream towards buried MH2, revealed large joint displacements within the line. The defects identified are affecting the function of the below ground drainage system.</p>
Claim Accepted	<p>The cause of damage resulting in the joint displacements is consistent with an external force being applied and in this case, we conclude that this is due to ground movement applying force or loading to the material around the pipe which have been sufficient to cause the damage in sections of the drain. The damage should therefore be considered accidental.</p> <p>The claim for accidental damage to underground services should therefore be accepted as there are insurable defects to the below ground drainage system.</p>

Recommendations

Claim Withdrawn - Less Than Excess	<p>It is recommended that the following repairs are carried out to restore full function to the system:</p> <p>Line 1 Excavate and replace 1.5m of 100mm pipework directly upstream of buried MH2 at a depth no greater than 1.0m through soil.</p> <p>The recommended schedule of works is however less than the customer's policy excess amount of £500.00, Auger can however undertake these works privately for the customer at the cost of £467.23 including VAT if the customer wishes.</p>
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Photographs

CCTV Stills

Fig 1.1: Line 1, joint displacement	Fig 1.2: Line 1, joint displacement
	

Site Photos

Fig 2.1: Location of MH1



Fig 2.2: Route of Line 1

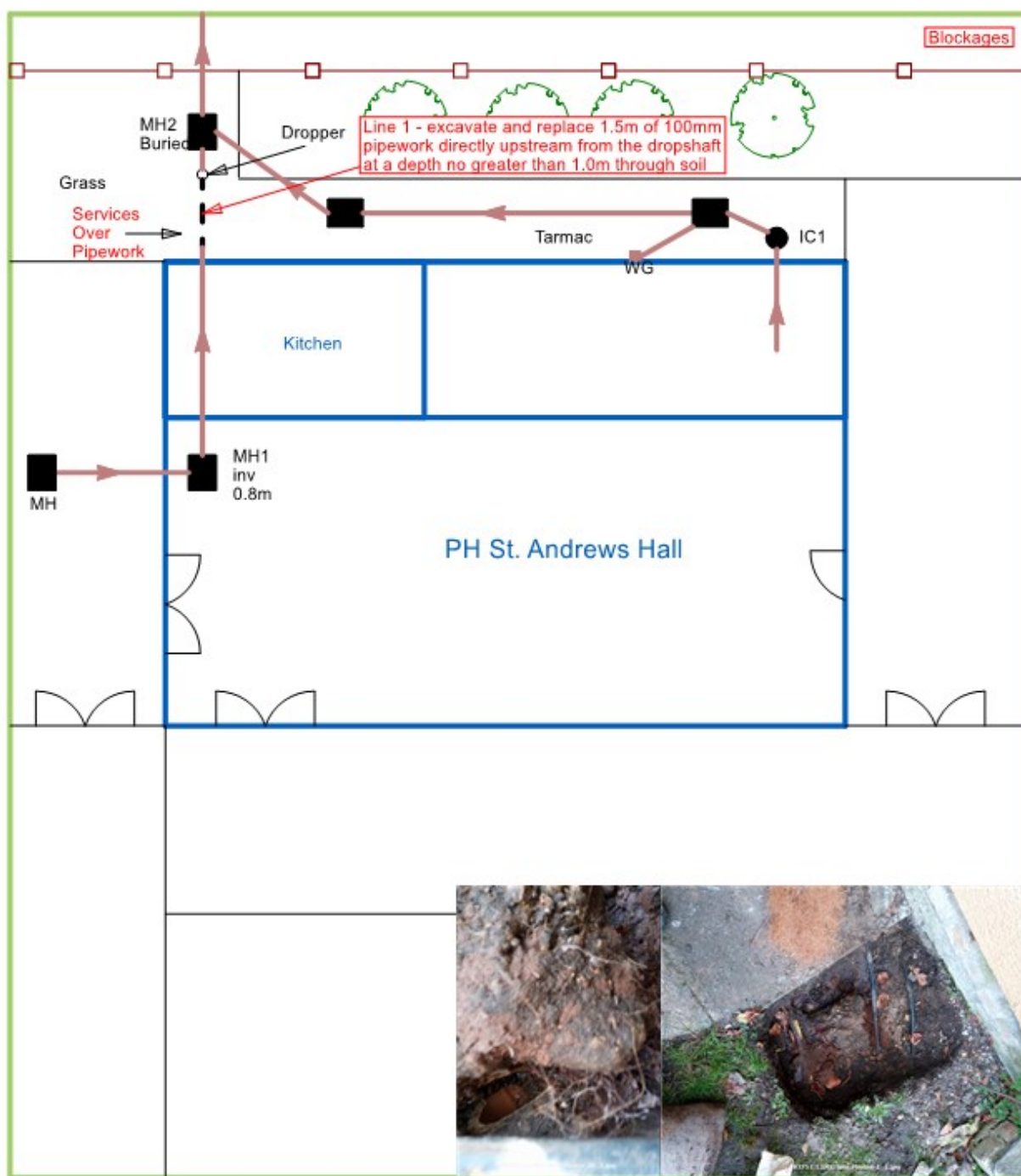


Fig 2.3: Route of Line 1



Fig 2.4: Pipework exposed within excavation




























FRONT OF PROPERTY

This drawing should be used for diagrammatic purposes only. Auger are not responsible or liable for any 3rd party works undertaken using the details outlined in this drawing. Confirmation of the drainage configuration can only be confirmed by excavation or detailed technical survey.

LEGEND

	= Manhole (MH)		= Blockage / Collapse		= Lines not camera surveyed		= Trial hole		= Shrubs / Bush
	= Inspection Chamber (IC)		= Soil Vent Pipe (SVP) / WC		= Lines camera surveyed		= Borehole		= Hedge
	= Inspection Point (IP)		= Combined Waste Gully (CWG) / Foul Waste Gully (FWG)		= Assumed water mains feed		= Direction of flow		= Tree
	= Rainwater Gully (RWG)		= Rainwater Pipe (RWP)		= Walls		= Gate / Door		= Steps
	= Rainwater Pipe (RWP)		= Fences		= Building Outline				

Ecclesiastical Insurance Group
Benefact House
2000 Pioneer Avenue
Gloucester Business Park
Gloucester
GL3 4AW

Our Ref: 183751.1.UCC
Date: 26/03/2025

Quotation - Private Works

Re: Insurance claim at SG14 1HZ
Your Ref: CL-164502

Following your recent instruction we are pleased to submit our quotation for the private works in connection with the above claim:

No.	Qty	Unit	Description	Net Price	Vat	Gross
1	1	No.	Connections to existing pipework	89.28	17.86	107.14
2	1	0.5m3	0.5m3 Import additional MOT Type 1 backfill material	28.12	5.62	33.74
3	1	0.5m3	0.5m3 Disposal off site - hand excavated contaminated material	28.12	5.62	33.74
4	2	m	Replacement of 100mm pipe Ø at < 1m depth	102.67	41.07	246.41
5	2	m2	Surface reinstatement - turf (remove & relay)	19.25	7.70	46.20
				Net:		£389.36
				Vat:		£77.87
				Total:		£467.23



In qualification of the above

We can't be responsible for unforeseen events

Auger accept no responsibility for any unforeseen events which may occur, beyond their control during the course of these works.

Unhindered access, power and water

Free and unhindered access is required for the duration of the works including the use of power and water. We need to be made aware of any problems this may cause immediately in order to plan effectively to ensure the work goes ahead.

Surface reinstatement to trench width only

Unless expressed specifically above with an additional cost, all reinstatement will be undertaken to trench width only on a like for like basis. Any tarmac surfaces will be replaced with 'cold lay' tarmac.

Soakaways are undesigned and may not be suitable

If our proposals include the installation of an undesigned soakaway then it must be appreciated that we are not able to confirm the effectiveness of this as we are not aware of the ground conditions on site. We do not accept any responsibility if it transpires that the soakaway is ineffective. Further information concerning this is available on request.

If you have any queries concerning this quotation then please contact Chloe Shaw, Auger's account manager for all Church Claims claims on 0151 630 8651.

If you wish to instruct Auger to undertake repairs as detailed above then please confirm this to Chloe Shaw via email to admin@auger.co.uk.

With thanks,

Billy Christie

Senior Complex Claims Technician

