

Julian Munn Drainage Services Ltd

15 Whitfield Close, Bognor Regis, West Sussex, PO22 8DY



Manhole Cards

Address: The Old Butcher Flat,
Climping Street, BN17 5RQ

Job No.S1423/07/25

Client: Alison Baird

JULIAN MUNN DRAINAGE SERVICES Ltd
15 WHITFIELD CLOSE, BOGNOR REGIS, PO22 8DY

Customer: Alison Baird

Date: 11/07/2025
Job No: S1423/07/25
Manhole ID: MH07
Cover Size: 620mm x 480mm
Chamber Size: 600mm x 450mm
Depth: 420mm
Duty: F/W
Weather: DRY

Address:

Contact:
Site Location:
 The Old Butcher Flat
 Climping Street
 BN17 5RQ

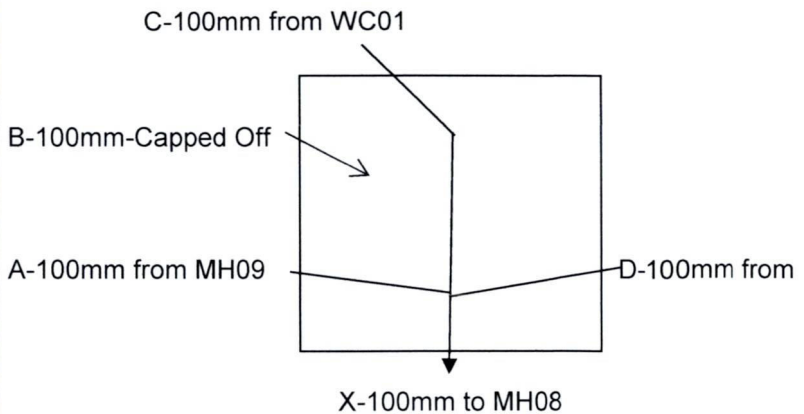
Manhole Access: <input checked="" type="checkbox"/> OK <input type="checkbox"/> Covered with earth <input type="checkbox"/> Covered with hard surface <input type="checkbox"/> Covered with Fencing	Manhole Construction: <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Rendered <input type="checkbox"/> U.P.V.C	Step Irons: NONE <input type="checkbox"/> Satisfactory <input type="checkbox"/> Missing <input type="checkbox"/> Corroded <input type="checkbox"/> Unsecure
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Manhole cover type: <input type="checkbox"/> Light duty <input checked="" type="checkbox"/> Medium duty <input type="checkbox"/> Heavy duty	Manhole wall Condition: <input type="checkbox"/> Satisfactory <input type="checkbox"/> Cracked <input checked="" type="checkbox"/> Missing Render <input type="checkbox"/> Eroded <input type="checkbox"/> Bar Exposed <input type="checkbox"/> Water infiltration <input type="checkbox"/> Mineral build-up <input type="checkbox"/> Root ingress	Benching/Channel condition: <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Debris <input type="checkbox"/> Cracked <input type="checkbox"/> Broken <input type="checkbox"/> Missing <input type="checkbox"/> Offset <input type="checkbox"/> Mineral build-up <input type="checkbox"/> Root ingress
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Manhole cover condition:

Satisfactory
 Rocking
 Broken
 Worn
 Stuck
 Replace

Remarks:



JULIAN MUNN DRAINAGE SERVICES Ltd
15 WHITFIELD CLOSE, BOGNOR REGIS, PO22 8DY

Customer: Alison Baird

Date: 11/07/2025
Job No: S1423/07/25
Manhole ID: MH08
Cover Size: 680mm x 480mm
Chamber Size: 600mm x 450mm
Depth: 730mm
Duty: F/W
Weather: DRY

Address:

Contact:

Site Location:

The Old Butcher Flat
 Climping Street
 BN17 5RQ

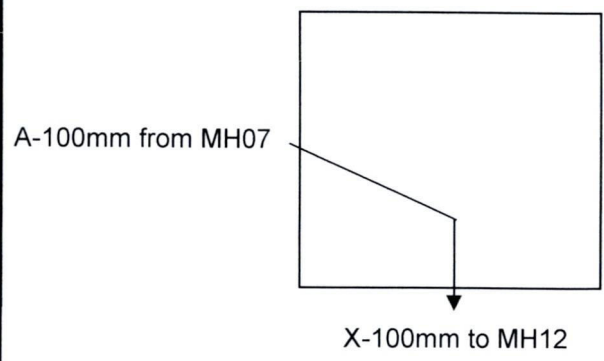
<p>Manhole Access:</p> <input checked="" type="checkbox"/> OK <input type="checkbox"/> Covered with earth <input type="checkbox"/> Covered with hard surface <input type="checkbox"/> Covered with Fencing	<p>Manhole Construction:</p> <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Concrete <input type="checkbox"/> Rendered <input type="checkbox"/> U.P.V.C	<p>Step Irons: NONE</p> <input type="checkbox"/> Satisfactory <input type="checkbox"/> Missing <input type="checkbox"/> Corroded <input type="checkbox"/> Unsecure
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<p>Manhole cover type:</p> <input type="checkbox"/> Light duty <input checked="" type="checkbox"/> Medium duty <input type="checkbox"/> Heavy duty	<p>Manhole wall Condition:</p> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Cracked <input type="checkbox"/> Missing Render <input type="checkbox"/> Eroded <input type="checkbox"/> Bar Exposed <input type="checkbox"/> Water infiltration <input type="checkbox"/> Mineral build-up <input type="checkbox"/> Root ingress	<p>Benching/Channel condition:</p> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Debris <input type="checkbox"/> Cracked <input type="checkbox"/> Broken <input type="checkbox"/> Missing <input type="checkbox"/> Offset <input type="checkbox"/> Mineral build-up <input type="checkbox"/> Root ingress
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Manhole cover condition:

 Satisfactory
 Rocking
 Broken
 Worn
 Stuck
 Replace

Remarks:



JULIAN MUNN DRAINAGE SERVICES Ltd
15 WHITFIELD CLOSE, BOGNOR REGIS, PO22 8DY

Customer: Alison Baird

Date: 11/07/2025
Job No: S1423/07/25
Manhole ID: MH09
Cover Size: 680mm x 480mm
Chamber Size: 600mm x 450mm
Depth: 280mm
Duty: F/W
Weather: DRY

Address:

Contact:

Site Location:

The Old Butcher Flat
 Climping Street
 BN17 5RQ

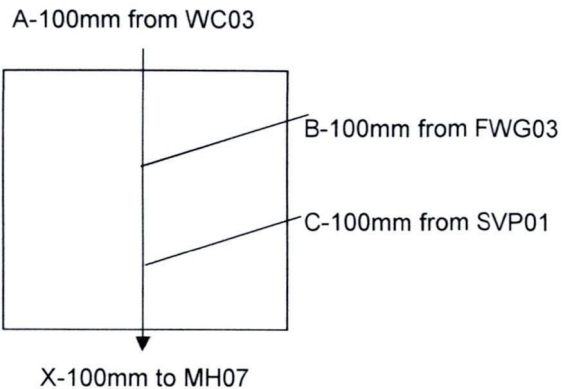
<p>Manhole Access:</p> <input checked="" type="checkbox"/> OK <input type="checkbox"/> Covered with earth <input type="checkbox"/> Covered with hard surface <input type="checkbox"/> Covered with Fencing	<p>Manhole Construction:</p> <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Rendered <input type="checkbox"/> U.P.V.C	<p>Step Irons: NONE</p> <input type="checkbox"/> Satisfactory <input type="checkbox"/> Missing <input type="checkbox"/> Corroded <input type="checkbox"/> Unsecure
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<p>Manhole cover type:</p> <input type="checkbox"/> Light duty <input checked="" type="checkbox"/> Medium duty <input type="checkbox"/> Heavy duty	<p>Manhole wall Condition:</p> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Cracked <input type="checkbox"/> Missing Render <input type="checkbox"/> Eroded <input type="checkbox"/> Bar Exposed <input type="checkbox"/> Water infiltration <input type="checkbox"/> Mineral build-up <input type="checkbox"/> Root ingress	<p>Benching/Channel condition:</p> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Debris <input type="checkbox"/> Cracked <input type="checkbox"/> Broken <input type="checkbox"/> Missing <input type="checkbox"/> Offset <input type="checkbox"/> Mineral build-up <input type="checkbox"/> Root ingress
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Manhole cover condition:

 Satisfactory
 Rocking
 Broken
 Worn
 Stuck
 Replace

Remarks:



JULIAN MUNN DRAINAGE SERVICES Ltd
15 WHITFIELD CLOSE, BOGNOR REGIS, PO22 8DY

Customer: Alison Baird

Date: 11/07/2025

Address:

Job No: S1423/07/25

Manhole ID: MH10

Cover Size: 640mm x 40mm

Chamber Size: 600mm x 450mm

Depth: 220mm

Duty: F/W

Weather: DRY

Contact:

Site Location:

The Old Butcher Flat

Climping Street

BN17 5RQ

<p>Manhole Access:</p> <p><input checked="" type="checkbox"/> OK</p> <p><input type="checkbox"/> Covered with earth</p> <p><input type="checkbox"/> Covered with hard surface</p> <p><input type="checkbox"/> Covered with Fencing</p>	<p>Manhole Construction:</p> <p><input checked="" type="checkbox"/> Brick</p> <p><input type="checkbox"/> Concrete</p> <p><input checked="" type="checkbox"/> Rendered</p> <p><input type="checkbox"/> U.P.V.C</p>	<p>Step Irons: NONE</p> <p><input type="checkbox"/> Satisfactory</p> <p><input type="checkbox"/> Missing</p> <p><input type="checkbox"/> Corroded</p> <p><input type="checkbox"/> Unsecure</p>
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<p>Manhole cover type:</p> <p><input type="checkbox"/> Light duty</p> <p><input checked="" type="checkbox"/> Medium duty</p> <p><input type="checkbox"/> Heavy duty</p>	<p>Manhole wall Condition:</p> <p><input checked="" type="checkbox"/> Satisfactory</p> <p><input type="checkbox"/> Cracked</p> <p><input type="checkbox"/> Missing Render</p> <p><input type="checkbox"/> Eroded</p> <p><input type="checkbox"/> Bar Exposed</p> <p><input type="checkbox"/> Water infiltration</p> <p><input type="checkbox"/> Mineral build-up</p> <p><input type="checkbox"/> Root ingress</p>	<p>Benching/Channel condition:</p> <p><input checked="" type="checkbox"/> Satisfactory</p> <p><input type="checkbox"/> Debris</p> <p><input type="checkbox"/> Cracked</p> <p><input type="checkbox"/> Broken</p> <p><input type="checkbox"/> Missing</p> <p><input type="checkbox"/> Offset</p> <p><input type="checkbox"/> Mineral build-up</p> <p><input type="checkbox"/> Root ingress</p>
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Manhole cover condition:

Satisfactory

Rocking

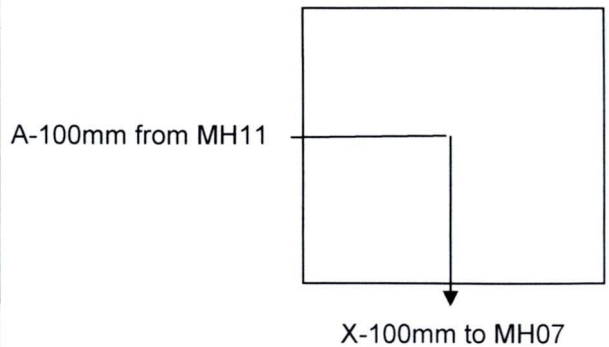
Broken

Worn

Stuck

Replace

Remarks:



JULIAN MUNN DRAINAGE SERVICES Ltd
15 WHITFIELD CLOSE, BOGNOR REGIS, PO22 8DY

Customer: Alison Baird

Date: 11/07/2025

Address:

Job No: S1423/07/25

Manhole ID: MH11

Cover Size: 640mm x 420mm

Chamber Size: 600mm x 450mm

Depth: 240mm

Duty: F/W

Weather: DRY

Contact:

Site Location:

The Old Butcher Flat
 Climping Street
 BN17 5RQ

<p>Manhole Access:</p> <input checked="" type="checkbox"/> OK <input type="checkbox"/> Covered with earth <input type="checkbox"/> Covered with hard surface <input type="checkbox"/> Covered with Fencing	<p>Manhole Construction:</p> <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Rendered <input type="checkbox"/> U.P.V.C	<p>Step Irons: NONE</p> <input type="checkbox"/> Satisfactory <input type="checkbox"/> Missing <input type="checkbox"/> Corroded <input type="checkbox"/> Unsecure
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<p>Manhole cover type:</p> <input type="checkbox"/> Light duty <input checked="" type="checkbox"/> Medium duty <input type="checkbox"/> Heavy duty	<p>Manhole wall Condition:</p> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Cracked <input type="checkbox"/> Missing Render <input type="checkbox"/> Eroded <input type="checkbox"/> Bar Exposed <input type="checkbox"/> Water infiltration <input type="checkbox"/> Mineral build-up <input type="checkbox"/> Root ingress	<p>Benching/Channel condition:</p> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Debris <input type="checkbox"/> Cracked <input type="checkbox"/> Broken <input type="checkbox"/> Missing <input type="checkbox"/> Offset <input type="checkbox"/> Mineral build-up <input type="checkbox"/> Root ingress
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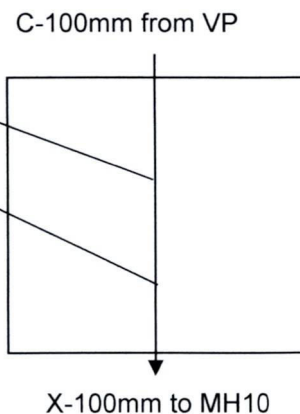
Manhole cover condition:

 Satisfactory
 Rocking
 Broken
 Worn
 Stuck
 Replace

Remarks:

B-100mm from WC02

A-100mm from FWG02



JULIAN MUNN DRAINAGE SERVICES Ltd
15 WHITFIELD CLOSE, BOGNOR REGIS, PO22 8DY

Customer: Alison Baird

Date: 11/07/2025

Address:

Job No: S1423/07/25

Manhole ID: MH12

Cover Size: 680mm x 480mm

Chamber Size: 600mm x 450mm

Depth: 840mm

Duty: F/W

Weather: DRY

Contact:

Site Location:

The Old Butcher Flat
 Climping Street
 BN17 5RQ

<p>Manhole Access:</p> <p><input checked="" type="checkbox"/> OK</p> <p><input type="checkbox"/> Covered with earth</p> <p><input type="checkbox"/> Covered with hard surface</p> <p><input type="checkbox"/> Covered with Fencing</p>	<p>Manhole Construction:</p> <p><input checked="" type="checkbox"/> Brick</p> <p><input type="checkbox"/> Concrete</p> <p><input checked="" type="checkbox"/> Rendered</p> <p><input type="checkbox"/> U.P.V.C</p>	<p>Step Irons: NONE</p> <p><input type="checkbox"/> Satisfactory</p> <p><input type="checkbox"/> Missing</p> <p><input type="checkbox"/> Corroded</p> <p><input type="checkbox"/> Unsecure</p>
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<p>Manhole cover type:</p> <p><input type="checkbox"/> Light duty</p> <p><input checked="" type="checkbox"/> Medium duty</p> <p><input type="checkbox"/> Heavy duty</p>	<p>Manhole wall Condition:</p> <p><input checked="" type="checkbox"/> Satisfactory</p> <p><input type="checkbox"/> Cracked</p> <p><input type="checkbox"/> Missing Render</p> <p><input type="checkbox"/> Eroded</p> <p><input type="checkbox"/> Bar Exposed</p> <p><input type="checkbox"/> Water infiltration</p> <p><input type="checkbox"/> Mineral build-up</p> <p><input type="checkbox"/> Root ingress</p>	<p>Benching/Channel condition:</p> <p><input checked="" type="checkbox"/> Satisfactory</p> <p><input type="checkbox"/> Debris</p> <p><input type="checkbox"/> Cracked</p> <p><input type="checkbox"/> Broken</p> <p><input type="checkbox"/> Missing</p> <p><input type="checkbox"/> Offset</p> <p><input type="checkbox"/> Mineral build-up</p> <p><input type="checkbox"/> Root ingress</p>
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Manhole cover condition:

Satisfactory

Rocking

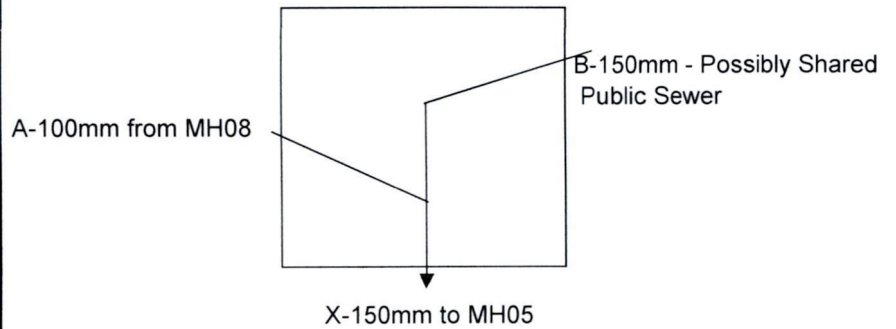
Broken

Worn

Stuck

Replace

Remarks:
 POSSIBLY SECTION 24 SHARED
 PUBLIC SEWER



JULIAN MUNN DRAINAGE SERVICES Ltd
15 WHITFIELD CLOSE, BOGNOR REGIS, PO22 8DY

Customer: Alison Baird

Date: 11/07/2025
Job No: S1423/07/25
Manhole ID: MH13
Cover Size: 630mm x 630mm
Chamber Size: 500mm x 500mm
Depth: 650mm
Duty: S/W
Weather: DRY

Address:

Contact:
Site Location:
 The Old Butcher Flat
 Climping Street
 BN17 5RQ

<p>Manhole Access:</p> <p><input checked="" type="checkbox"/> OK</p> <p><input type="checkbox"/> Covered with earth</p> <p><input type="checkbox"/> Covered with hard surface</p> <p><input type="checkbox"/> Covered with Fencing</p>	<p>Manhole Construction:</p> <p><input checked="" type="checkbox"/> Brick</p> <p><input type="checkbox"/> Concrete</p> <p><input type="checkbox"/> Rendered</p> <p><input type="checkbox"/> U.P.V.C</p>	<p>Step Irons: NONE</p> <p><input type="checkbox"/> Satisfactory</p> <p><input type="checkbox"/> Missing</p> <p><input type="checkbox"/> Corroded</p> <p><input type="checkbox"/> Unsecure</p>
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<p>Manhole cover type:</p> <p><input type="checkbox"/> Light duty</p> <p><input checked="" type="checkbox"/> Medium duty</p> <p><input type="checkbox"/> Heavy duty</p>	<p>Manhole wall Condition:</p> <p><input checked="" type="checkbox"/> Satisfactory</p> <p><input type="checkbox"/> Cracked</p> <p><input type="checkbox"/> Missing Render</p> <p><input type="checkbox"/> Eroded</p> <p><input type="checkbox"/> Bar Exposed</p> <p><input type="checkbox"/> Water infiltration</p> <p><input type="checkbox"/> Mineral build-up</p> <p><input type="checkbox"/> Root ingress</p>	<p>Benching/Channel condition:</p> <p><input checked="" type="checkbox"/> Satisfactory</p> <p><input type="checkbox"/> Debris</p> <p><input type="checkbox"/> Cracked</p> <p><input type="checkbox"/> Broken</p> <p><input type="checkbox"/> Missing</p> <p><input type="checkbox"/> Offset</p> <p><input type="checkbox"/> Mineral build-up</p> <p><input type="checkbox"/> Root ingress</p>
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Manhole cover condition:

Satisfactory

Rocking

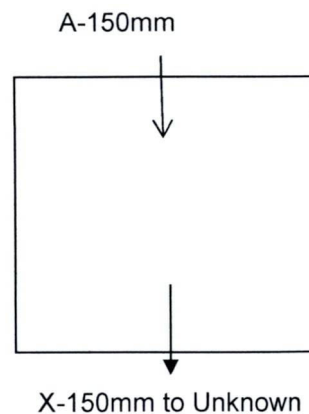
Broken

Worn

Stuck

Replace

Remarks:
 ASSUMED REDUNDANT CATCHPIT



Julian Munn Drainage Services Ltd

15 Whitfield Close, Bognor Regis, West Sussex, PO22 8DY



Photos

Address: The Old Butcher Flat,
Climping Street, BN17 5RQ

Job No.S1423/07/25

Client: Alison Baird



MH08.JPG



MH09.JPG



MH10 BROKEN COVER.JPG



MH10.JPG



MH11.JPG



MH12.JPG



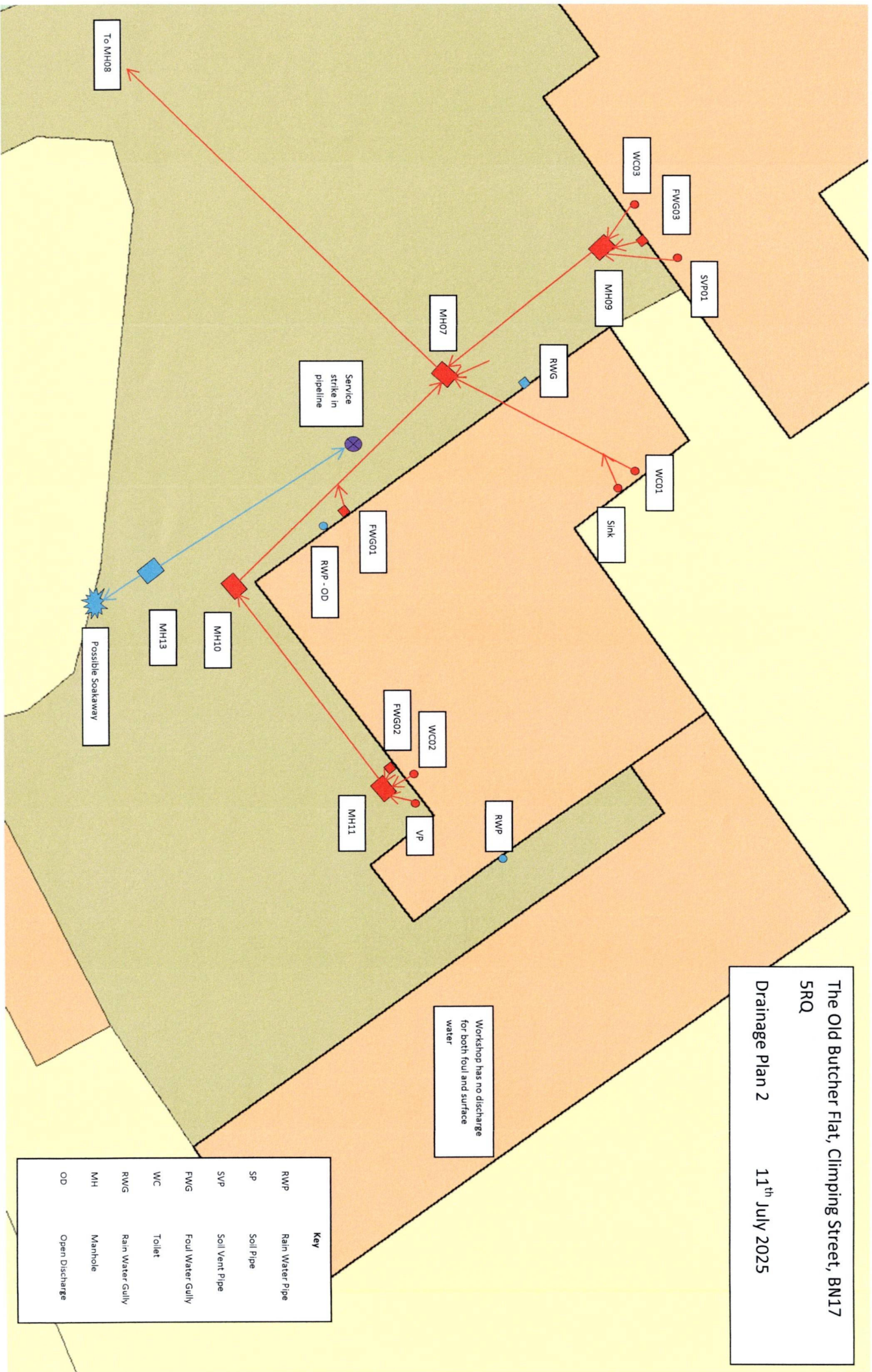
MH13.JPG



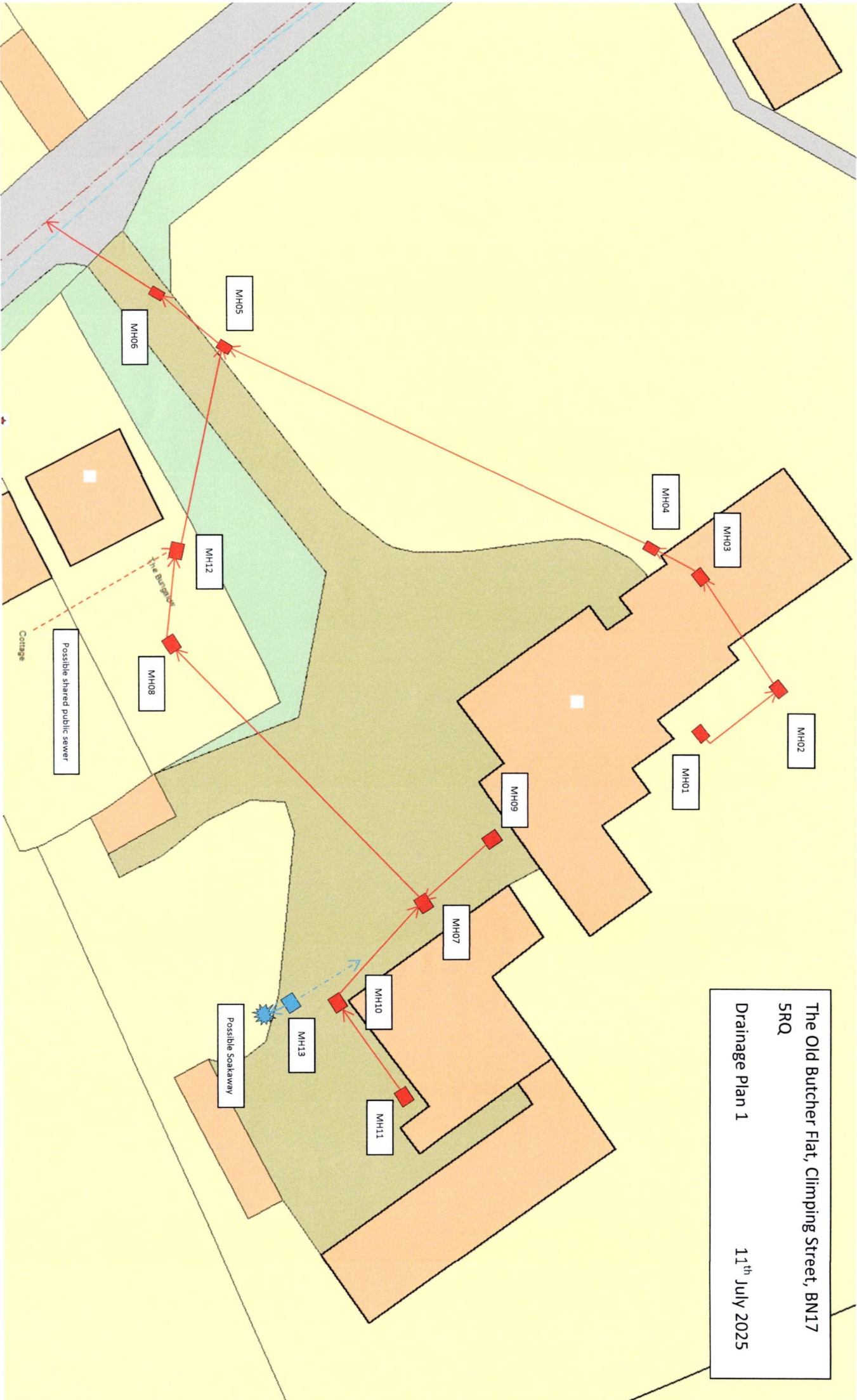
MH07.JPG

The Old Butcher Flat, Climping Street, BN17
SRQ

Drainage Plan 2 11th July 2025



Key	
RWP	Rain Water Pipe
SP	Soil Pipe
SVP	Soil Vent Pipe
FWG	Foul Water Gully
WC	Toilet
RWG	Rain Water Gully
MH	Manhole
OD	Open Discharge



Julian Munn Drainage Services Ltd

15 Whitfield Close, Bognor Regis, West Sussex, PO22 8DY



Summary

**Address: The Old Butcher Flat, Climping Street, BN17
5RQ**

Job No.S1423/07/25

Client: Alison Baird

A CCTV survey was carried out at the above property on all accessible underground drainage runs to determine the condition and layout. Our summary of findings is as follows.

Survey 01 – MH07 to Pipe X (MH08) – Heavy encrustation noted at joint causing poor flow. We would recommend extensive descaling to return a free flowing condition. For the sum of £420.00 plus VAT.

Survey 02 – MH07 to Pipe A (MH09) – No defects observed.

Survey 03 – MH07 to Pipe B – Redundant drain run.

Survey 04 – MH07 to Pipe C (WC01) – No defects observed.

Survey 05 – MH07 to Pipe D (MH10) – Multiple fractures in pipeware noted. We would recommend the installation of CIPP patch liner repairs to return a watertight and free flowing condition. For the sum of £1230.00 plus VAT.

Survey 06 – MH10 to Pipe A (MH11) – No defects observed.

Survey 07 – MH11 to Pipe A (FWG02) – No defects observed.

Survey 08 – MH11 to Pipe B (WC02) – Open joint observed. We would recommend the installation of a CIPP patch liner repair to return a watertight and free flowing condition. For the Sum of £310.00 plus VAT.

Survey 09 – MH11 to Pipe C (VP) – No defects observed.

Survey 10 – MH09 to Pipe A (WC03) – No defects observed.

Survey 11 – MH09 to Pipe B (FWG03) – No defects observed.

Survey 12 – MH09 to Pipe C (SVP01) – No defects observed.

Survey 13 – MH12 to Pipe A (MH08) – No defects observed.

Survey 14 – MH12 to Pipe X (MH05) – No defects observed. Assumed shared public sewer and responsibility may fall to the local utility company.

Survey 15 – MH13 to Pipe X – Survey abandoned due to assumed service strike in line. Flow testing was carried out on the rainwater gully but no evidence of connection was observed. Line is full of debris and assumed redundant.

Survey 16 – MH13 to Pipe A – Possible hardcore soakaway observed. Flow testing was carried out on the rainwater gully but no evidence of connection was observed.

MH10 – Broken manhole cover – We would recommend replacing the cover and frame. For the sum of £320.00 plus VAT.

MH13 – Broken manhole cover – We would recommend replacing the cover and frame. For the sum of £390.00 plus VAT.

Rainwater Drainage

The rainwater discharge is all assumed to connect to buried soakaways. There is no access for CCTV survey and their condition and performance cannot be determined. No outfalls were found on the site. One of the downpipes is simply open discharge to the ground at the property wall line. Consideration should be made to install water butts to reduce the risk of damp in the property structure or the installation of new soakaways.

Manhole 13 appears to be a catch pit for surface water. It is assumed this once served The Old Butcher Flat but flow testing and CCTV showed no evidence of positive connection and has to be assumed now redundant.