



NORTHAW & CUFFLEY PARISH COUNCIL

7 Maynard Place, Cuffley, Herts, EN6 4JA
01707 875825

MEETING	Annual Meeting of the Parish Council
MEETING DATE	13 May 2026
SUBJECT	KGV Foul Sewer Run (Remedial works)
AGENDA ITEM NO.	26/27-10a
REPORT BY	Sally Griffiths, Office Manager, Northaw and Cuffley Parish Council

01 BACKGROUND:

Following new concerns raised regarding the sewer system at KGV, the Council commissioned a further CCTV survey of the foul sewer run at KGV in December 2025, with the results then compared to similar surveys carried out in July and October 2022 and April 2025.

The report from the Company was as follows:

“The survey identified various bulges within the pitch fibre sections of the pipework, multiple deformities, one circumferential crack within a clay pipe section, and multiple displacements. All displacements are falling in the correct direction and are therefore not affecting flow at this stage.

There are multiple standing water levels caused by bellied pipework within the runs, which can only be resolved through excavation works. A large proportion of the standing water is limited to short sections of approximately 1-2 metres.

We also identified a small amount of root ingress in the run between MH10 and MH11, entering through a connection and from the top of a joint; however, this is not currently affecting flow.

We were able to use the crawler unit to locate a downstream manhole beyond MH11, situated in the middle of the field. The root mass downstream of MH11 appears to reduce in size, allowing the crawler unit to pass through. We subsequently located the outfall manhole in the field, approximately 88 metres downstream of MH11. This line is flowing and contains a displacement that is not affecting flow.

We recommend excavation works between MH1 and MH3 due to the number of deformed sections within the pipework, as these have the potential to affect flow and cause blockages in the future.

SUMMARY

The condition of the drainage runs has deteriorated slightly, with bulges becoming more apparent and intrusive; however, no blockages were observed.

The pitch fibre sections between MH1-MH2 and MH2-MH3 show increased blistering and bulging, with the pipework deforming further.

Despite this, water continues to flow through these sections. We were able to push through to the large root mass present in the drainage run beyond the property within the field.

We can confirm that this is not currently affecting flow however increased paper build up and usage of the utilities blockages will become increasingly regular.”

We have therefore obtained costs for the remedial works for the foul run.



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02 PROPOSALS:

All contractors were sent the following requirements:

1) Remedial Works to Foul Run MH1- MH2:

To remove gates and posts from Football Club entrance before works can commence.

To excavate from MH2 in Football Club car park across driveway at entrance, upstream to a length of 10 metres to remove all deformed pitch fibre drainage pipe work.

To replace damaged pitch fibre pipe work with 100mm plastic and connect to existing pipe work at approximately 14.3 metres downstream from MH1 as shown on camera survey.

Backfill excavation and reinstate ground.

Reinstall gates and fence posts at Football Club entrance and reinstate concrete road with a strong mix concrete. Remove all waste from site.

2) Remedial Works to Foul Run MH2- MH3

To excavate 31 metres of damaged pitch fibre pipe work to a depth of approximately 1 metre through tarmac.

Replace with new UPVC pipe work, back fill, reinstate with a concrete base and finish with hot roll tarmac.

We have not investigated options to reshape the affected pipes, although this option was offered as an alternative solution by one of the contractors.

Contractor A:

A family-run Drainage Company with over 20 years of experience, based in Hertfordshire but work across the UK covering Commercial Contracts. Routinely used by the Council for general drain maintenance

Estimate for duration of works: Up to 13 days (Based on 3-4 working days per section, and a drying time of 4 days before resurfacing can take place. Resurfacing then assumed to be another 24 hours)

Provided a partial quotation only as they do not include the application of hot roll tarmac, which would need to be done by alternative Contractors.

Total for all required works to include materials, plant & labour: 20,584.00 + vat

Contractor B:

A family-run company with over 20 years of experience in drainage and plumbing across London.

Company previously used by the Council for smaller scale drain works.

Estimate for duration of works: 13-15 days on site with the car park closed.

Total for all required works to include materials, plant & labour: £10,750.00 + VAT

Contractor C:

Locally based, family run, Civil Engineering company, established in 1964, providing services across the UK. Significant experience in large public infrastructure projects for local authorities. Used previously by the Council for large scale property works.

Estimate for duration of works: 6 days in total (each section 3 days each).

The works between MH2 and MH3 could be undertaken in 2 stages, allowing a section of the carpark to remain open this work. Following completion, the car parks would need to be closed for 12 hrs/overnight.

Total for all required works to include materials, plant & labour: £14,721.15 + VAT



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A 4th contractor was excluded from the report due to company limitations and a 5th contractor declined to quote for the project.

03 DECISION REQUIRED FROM COUNCIL:

MOTION

Council resolves to proceed with remedial Foul Run works at KGV playing field, provided by their selected contractor, and that delegated authority be given to the Clerk to manage and oversee the project.

Implications (completed by the Clerk)	
Staffing Implications	Co-ordination, arrangement of works and overseeing, will be completed in normal working hours
Council objectives	Meets objectives
Equalities and human rights	There are no equality or human rights issues
Crime & Disorder	Crime and disorder have been considered
Biodiversity	There are no biodiversity issues
Financial	Decisions may give rise to additional expenditure from ear marked reserves
Legal	Local Government Act 1894, Section 8 (i) to execute any works (including works of maintenance or improvement) incidental to or consequential on the exercise of any of the foregoing powers, or in relation to any parish property, not being property relating to affairs of the church or held for an ecclesiastical charity;
Risk Management	Material risks exist and these will be assessed prior to works carried out. Insurances and all other documents from contractors will be retained