



Bradbury Close Drainage Maintenance Manual



System Description

Surface water from the buildings and road / path surfaces discharge in to cellular crate soakaways located in the rear gardens of the dwellings and under the access road (see attached plan for locations). Water gathered within the soakaways infiltrates in to the soil.

Maintenance

This section sets out the inspection and maintenance requirements for long term management of the development's surface water drainage system. This work is to be undertaken by a private maintenance company.

All those responsible for maintenance should take appropriate health, safety and welfare precautions for all activities including lone working, if relevant, and risk assessments should always be undertaken. The site's infrastructure Health and Safety File should be consulted before carrying out any works either inside or outside of the development's boundary and information regarding the location of existing utilities passed on to operatives.

The requirements of the Health and Safety at Work Act 1974 and The Construction (Design and Management) Regulations 2015 should be adhered to and any residual risks identified in the Health and Safety File should be managed and information passed on to maintenance operatives through task specific risk assessments.

All surface water drainage systems outside the demise of the properties will be maintained by the management company.

All surface drainage within the demise of the properties will be maintained by the property owner.

All shared foul water drains will be maintained by the water board, whereas private drains will be maintained by the property owners.



Components:

- Catchment pits and silt traps (referred to as pre-treatment structures and internal forebays on below schedule) are positioned as per the attached plan.
- Cellular crates (referred to as tanks on below schedule) are located where marked on attached plan.

Undertake maintenance regime as set out below for all soakaway systems:

TABLE 21.3 Operation and maintenance requirements for attenuation storage tanks			
	Maintenance schedule	Required action	Typical frequency
	Regular maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action	Monthly for 3 months, then annually
		Remove debris from the catchment surface (where it may cause risks to performance)	Monthly
		For systems where rainfall infiltrates into the tank from above, check surface of filter for blockage by sediment, algae or other matter; remove and replace surface infiltration medium as necessary.	Annually
		Remove sediment from pre-treatment structures and/or internal forebays	Annually, or as required
	Remedial actions	Repair/rehabilitate inlets, outlet, overflows and vents	As required
	Monitoring	Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed	Annually
		Survey inside of tank for sediment build-up and remove if necessary	Every 5 years or as required

Required repair work to be undertaken by specialist subcontractor's employed directly by the maintenance company, in accordance with the manufacturer's requirements.

Outside of the scheduled maintenance times any issue of blocked drains/standing water etc in communal areas, that is brought to the attention of the management company will be dealt with as a matter of utmost importance and in good time.

In addition to the general maintenance by EPM Ltd, Denton Homes also provide a 2 year warranty to homeowners, which includes the drainage system.



Management Company Details

All surface water drainage systems outside the demise of the properties will be maintained by:

Estate & Property Management Limited

Chelsea House, 8-14 The Broadway, Haywards Heath, West Sussex RH16 3AH

Tel: 01444 410069

Registered in England No. 2611880 Registered Office Patman House, 23-27

Electric Parade, George Lane, London E18 2LS

Estate and Property Management Ltd will employed, collectively by the homeowners, as set out in the homeowner's purchase contracts.