

Boddingtons Planning

MANAGEMENT AND MAINTENANCE PLAN

MANAGEMENT

The Club is responsible for the grounds and buildings. They will be paying for the new pitch which form the application proposal.

The Club recognises that the facilities will wear out over time and that there is a need to set up a sinking fund to pay for the replacement carpet and other dilapidations that will have occurred over the course of the first ten years of the facility.

The Club has a Director directly responsible for the development and maintenance of the grounds and buildings who will oversee the management of the sinking fund. He will also oversee expenditure and pitch usage so will have a overarching knowledge of the pitch, its condition and the income it generates.

At today's prices approx. £200K plus VAT will be saved. This is a generous figure which would allow for fence repairs new equipment and machinery.

The Club will work on the having a replacement fund in place inside 10 years which is the expected life of the carpet. (£20k per annum)

All proceeds from the rental of the pitch will be set aside for the sinking fund. Capital expenditure on the pitch over the first ten years is expected to be modest.

A weekly maintenance programme will be set up with the grounds contractors for the maintenance using bespoke machinery owned by the contractors. Failing that equipment will be purchased by the school for the exclusive use on the pitch.

The Club will favour longer term bookings to ensure continuity over a term-by-term basis. All users will be required to sign a contract citing terms and conditions for the use of the pitch. This will include behaviour and language on the pitch, consideration of neighbours when arriving and leaving and a briefing will be given to all users prior to their first use. Failure to comply with the conditions of use will result in people, teams or clubs having their bookings terminated. Complaints from neighbours will be investigated and if founded will result in warning or banning of the groups

Payments will be in advance and will result in forfeit of monies.

People, teams and clubs misusing the facility in any way will be prevented from using the pitch.

All lighting will be checked to ensure that it complies with the planning permission on installation and a report will be issued to that effect. Included in the maintenance regime will be assessment of the lighting performance and recalibration will be carried if required. The lighting will be automatically turned off at the required time and will not be able to be turned on by hirers. This will be controlled within the school.

The management of the pitch will be an agenda item for the administrative team to ensure that the pitch is properly used and that complaints or queries are properly and promptly dealt with. The Director will be the point of contact on a day-to-day basis for any local resident should there be any questions regarding the use of the pitch.

The pitch will be locked when not in use and after the curfew period. Club Staff will be responsible for that function. Access to the pitch from the car park will also be locked.

The lighting will not be turned on unless there is a letting in the evening or use by the school at the end of the school day. This is for economic reasons as well as to ensure that the impact of the lights is minimised. The lights can be controlled manually by staff in order to ensure that the lights are properly used. An overriding timer will turn the lights off at the curfew period until the next day.

The Pitch will be available for community use approx. 32 hours per week. If used for half that (16). If rented at (say) £50 per hour for the whole pitch the pitch will generate £800pw. This equates to £40k per annum. This level of income is not unknown. The pitch would only have to be rented for approx. 25% of its available time to be able to support the sinking fund. (A sample of full pitch hire suggests that prices in excess of £100 are not unusual.

Prices will rise in line with inflation over the fund period.

There is an acknowledged need for a new pitch within the district and the pitch strategy confirms the likely nature of the use.

ARTIFICIAL TURF CARPET & MAINTENANCE

AFTER CARE & MAINTENANCE NOTES FOR ARTIFICIAL GRASS SURFACES

IMPORTANT NOTICE

It is the responsibility of the Owners of the pitch to read and adhere to the Maintenance guidelines stated below. Failure to do so may affect the pitch warranty.

The pitch needs to be maintained on a regular basis for it to provide the best possible playing characteristics. The pitch will respond favourably provided it receives adequate maintenance.

There are some perceptions that artificial sports surfaces are maintenance-free, as opposed to natural turf pitches, which require intensive maintenance. The reality is that artificial pitches require less maintenance than natural surfaces. This guide outlines the essential elements of maintaining the facility in good condition. A crucial tip for maintaining the pitch surface is to do a little often, rather than neglecting maintenance procedures for months and then facing large expenses attempting to restore the pitch to its optimum performance capabilities. Neglecting to maintain the pitch will affect its warranty, performance and test results.

EARLY MONTHS OF SETTLEMENT

It can take between 2-3 months for the playing surface to reach its optimum playing performance. The reason for this is to allow the infill materials to fully penetrate and settle into the turf structure.

During the installation, it is our responsibility to ensure an even distribution of infill materials over the entire pitch. Those made responsible for regular maintenance are advised that light grooming on a regular basis during this settlement period will aid the pitch in reaching its optimum performance. Heavy brushing must be avoided.

RECOMMENDED MAINTENANCE EQUIPMENT

When selecting the correct tools to maintain the pitch it is advised to purchase machines that are specifically designed for the task. It can be tempting to resort to a makeshift measure e.g. rigging something to an old tractor and dragging it around the pitch. However, using the wrong tools for the job will shorten the life of the pitch, damage seams and line markings, and may invalidate the pitch warranty.

The basic, regular maintenance tools are a triangular brush. This equipment is towed behind a lightweight vehicle, whose weight must not exceed 1 metric ton. The towing units must be fitted with wide, low ground pressure tyres. Vehicles such as a quad bike, mini tractor or ride-on mower (with grass cutting unit removed), are suitable. It is advised to ensure that the vehicle is clean before use on the pitch.

For a pitch located in an area with the problem of large amounts of debris such as leaves and pine needles, a mechanical brushing and collection system should be considered. The unit should be fitted with a medium bristle brush and set to lightly brush the pile only.

If the person responsible for maintenance either possesses a maintenance machine already or intends to purchase a machine that has not been recommended above, S&C Slatter must be consulted prior to use on the surface to ensure that it is appropriate.

BRUSHING THE PITCH

It is important to understand the turf structure is a medium dense pile and is designed to hold the infill materials in place. The structure is also designed to

discourage the infill materials from compacting. Some infill may appear on the pile surface from time to time, but this only requires light brushing to restore it to the turf structure.

Brushing must take place on a regular basis. Brushing ideally should take place at least once a week. The surface should be brushed in several directions alternating the direction in consecutive activities. Ensure that anyone operating the maintenance equipment has received full training.

CHECKING INFILL LEVELS

Following the initial settling in period sand infill levels will remain constant over most of the pitch area with regular brushing. However, areas of high usage such as penalty spots and football spots should be checked regularly. In these areas infill may be dislodged and need replacing. Only use specified infill.

DEBRIS

Debris should be removed from the surface on a regular basis, i.e. once or twice a week. This is best accomplished by hand until the pitch has settled down.

DRAINAGE

Manhole / catchment pits and drainage pipes must be cleared out on a monthly basis.

MAINTENANCE OF PITCH SURROUNDS

The surrounds to the pitch must always be kept clean as debris on the perimeter of the pitch can be transferred on to the surface. No weeds, moss or algae should be present on the surrounds, and the base of the perimeter fence should always be free of all vegetation and debris.

In the autumn leaves and pine needles will fall onto the pitch. To prevent this organic matter from penetrating the turf structure this debris needs to be swept out of the surface. Failure to remove windblown debris will cause a failure in the pitch drainage, encourage growth of weeds and moss and present health and safety issues. If trees overhang the pitch surface, it is advised to have a programme of tree pruning. This will limit the amount of leaves and sap dropping on the surface.

Ensure that surrounding paths and gateways are clean. This will prevent dirt from being walked onto the pitch.

It is advised to have the following at all pitch entrances:

- A walk on, walk off mat
- A dirt lock with grids
- Footwear brushes
- A ban on players going on the pitch with muddy shoes.

VEGETATION ON THE PITCH

Moss / weed killing should take place two or three times a year to ensure that the pitch does not accumulate vegetation on the surface. The moss / weed killer agent must be a water-based systemic weed killer. Please also ensure that when the moss / weeds have died off, dead matter, including roots, is removed or in the case of moss swept out of the turf structure.

STAIN REMOVAL

Most stains can be removed quickly using hot tap water containing a solution of household detergent such as washing up liquid. Heavy oil marks can be removed using mineral spirits and a cloth.

VEHICLES ON THE SURFACE

No vehicles with narrow wheels or tyres should run over the surface. At all times, vehicles should be light and should not form grooves in the surface or over compaction of the base formation. When carrying out maintenance operations with a vehicle, the ground's person should slow down and turn in a wide circle ensuring that the wheels / tyres do not dig in. It is suggested that all turning circles are not less than 6 metres and no more than 10 metres, in diameter.

Furniture, toys and equipment on the pitch

Most surfaces will be indented and therefore damaged by heavy or sharp objects standing on the pitch.

Garden seats etc. should not be put directly onto the surface, but boards or pads should be placed under the legs to spread the load.

It is also essential to prohibit roller-skates, skateboards, bicycles, wheelbarrows full of sand and anything else that children may bring on the pitch and which could do damage to the surface. Family pets should also be excluded.

Machinery being used on the pitch surfaces such as compressors, water-pumps etc. should be stood at all times on a piece of plywood or similar.

THE PITCH PERIMETER

A strip of ground at least two feet wide outside the surround fence should always be kept clear of vegetation to form a barrier against plant and weed encroachment onto the playing surface. This may be done quite simply with an appropriate weed-killer. It follows from this that climbing plants such as roses or clematis should not be planted to grow up the surround fencing. Not only may their roots disturb the court surface and their leaves pollute it, but they may cause severe damage to the fencing during high winds.

Around the perimeter of the pitch the ground fixings should be checked at monthly intervals and appropriate actions taken when necessary to ensure the surface is firmly fixed or seated.

ACCEPTABLE FOOTWEAR FOR 3G FOOTBALL PITCH

YES ✓	YES ✓	YES ✓	YES ✓	NO ✗
Studs (moulded)	Plastic Studs / Screw In (screw in less than 15mm)	Blades or Boots with metal or metal tipped studs (less than 15mm)	Astro Turf Trainers	Flat Soled eg. Indoor or Running Trainers
				
				

Please make sure your boots are clean and studs are in good condition before going onto the pitch. Anyone with inappropriate or muddy footwear will be asked to leave the pitch as it damages the playing surface. Thank You.

Please DO

- Wear approved footwear
- Keep surface free from debris
- Report any damage immediately to the booking office
- Keep drinks in plastic containers only
- Close all gates during play
- Ensure goals and posts are secure before playing
- Enjoy !

Sports Facility Constructed by



S&C SLATTER
SPORTS CONSTRUCTION SPECIALISTS

Contact us:  or
www.sandcslatter.com

Please DO NOT

- Smoke on the pitch
- Eat on the pitch
- Drop litter
- Chew gum on the pitch
- Use shoes with metal studs
- Allow dogs on the pitch
- Allow spectators on the pitch
- Drag goals or heavy items across the surface
- Allow bikes on the pitch

ADVERSE WEATHER

- Snow and ice is not harmful and can be permitted to melt naturally.
- The turf structure will freeze in conditions of lower than 0.5 c°. It is not advised to use the surface in these conditions. Under no circumstances should rock salt be used.
- The pitch can be played on if covered in a light dusting of snow (1/2cm depth) without having to remove the snow. It is recommended that players wear studded shoes in these conditions.
- Heavy fall of snow should be removed using wooden snow shovels, and sharp-edged metal or plastics shovels should be avoided at all costs.

Use of the pitch in adverse weather is a matter of common sense; if in doubt please consult technical staff.

SPECIALIST MAINTENANCE

In addition to the items listed within this document, contractors encourages owners to embark on a specialist maintenance contract. This type of maintenance keeps the surface free of debris and contaminants for longer. Specialist maintenance can be tailored to suit individual facilities and can replace some recommended in-house activities if required.

Maintenance Training Guide – please use the O&M Manual as a supporting document to the following guide. This will include specific detail regarding the recommended maintenance regime which should be followed.

REDEXIM BRUSHING MACHINE (RTC)

- Fuel – unleaded – fill up off the pitch, ½ tank will enable around 70mins of brushing
- Oil- 10W-30
- Always clean the machine after use. Where possible blow any SBR infill back onto the pitch of the machine.
- Always clean the brushes/machine after use.
- Always check that the brushes are sitting evenly, just sitting into the top of the SBR infill.
- Adjust level of brushes as required, this may be required due to brushes wearing or the infill becoming compacted.
- Check the tyre pressure on a regular basis
- Rear pin silver underneath the back of the machine– if pulled out will disengage the gear box which will enable the machine to be pushed.

PITCH MAINTENANCE

- Always ensure litter and leaves are removed on a regular basis
- Blow any infill which migrates onto hard standing areas back onto the pitch. If the infill is mixed with other debris it should be swept up and disposed of in a bin.

- Spray fence line and mowing strip edging areas on a regular basis to prevent an ingress of weeds.
- Brushing –
 - Please refer to the guide to determine how often the pitch should be brushed. This is based on equivalent hours of use which is calculated based on the number of players using the pitch per hour.
 - Ensure the direction of brushing is alternated
 - Always record maintenance completed on an official log sheet which includes date and who completed the maintenance. These records must be kept for warranty purposes.

EXTERNAL MAINTENANCE

- During the 1st year after completion the maintenance is completed by the contractor. They strongly recommend a quarterly maintenance programme with an external specialist maintenance division is continued. This will ensure the pitch is maintained to a high standard which will help to prolong the life of the surface.

INFILL & LINES

- All lines should be checked on a regular basis, this can be done when brushing but should be inspected more carefully at least once per month.
- Infill levels should be checked in high wear areas
 - Penalty spots
 - Corner kick arcs
 - Top of the penalty boxes
 - Goal lines
 - Popular teaching/training/warm up areas which may include the centre circle. If the infill levels are low, it is vital fresh SBR infill is added and brushed in, so the fibre is standing up. DO NOT just throw it on without brushing it in.

ENTRANCE AREAS, HARD STANDING AND SPECTATOR AREAS

- Ensure these areas are free from rubbish, including a build-up of SBR infill which may migrate. It is vital that mud from the boot cleaners is regularly removed
- Ensure entrance way mats are cleaned on a regular basis – it is recommended that they are jet washed at least once per year.

GOALS

- Always ensure the goals are not left up on the wheels
- The goals should not be dragged and should be moved by 2 people especially when moved by teenagers or the 11 aside goals.

Always ensure the net clips are regularly checked and the rope which runs from the corner arms to keep the nets from dragging on the ground.

END OF LIFE CARPET DISPOSAL

Lift, strip, remove and dispose offsite the existing synthetic grass and silica sand infill; carefully and sequentially using vehicles with low-flotation tyres (in order to prevent damage to the underlaying pitch base)- Suppliers to use Sportex:

Lift, strip, remove and dispose offsite the existing shock pad; carefully and sequentially using vehicles with low-flotation tyres (in order to prevent damage to the underlaying pitch base) - If Required- Suppliers to use either Replay / Rematch / Sportex:

Contractors should be responsible and accountable for recycling and repurposing redundant artificial sports carpets. We are delighted that we already have an established professional working relationship with Sportex who currently are the only approved artificial recycling company through the Football Foundation Framework.

Sportex provide a comprehensive recycling service at a fully operational plant, based in Grangemouth, Scotland. They hold an environmental agency license, and planning permission to operate as a recycling plant, all the business activities are fully traceable. We work in collaboration with Sportex and others, recycling redundant artificial sports carpets repurposing the material into Ecocept and Trekboards as used on Football Foundation Projects: