APPENDIX H

FOUL AND SURFACE WATER MAINTENANCE MANAGEMENT PLAN

SuDS MAINTENANCE MANAGEMENT PLAN

This document sets out the principles for the long-term management and maintenance of the proposed surface water Sustainable Drainage Systems (SuDS) installed at the Care Home development at Miswell Lane, Tring.

The purpose of this document is to ensure that the adopting operator of the building is entrusted with a robust inspection and maintenance programme, ensuring the optimum operation of the surface water drainage network is continually maintained for the lifetime of the development and to prevent the increased risk of flooding both on and off site.

As a managed care home all SuDS systems will be the responsibility of the company operating/running the care home to maintain.

SUDS are engineered solutions that aim to mimic natural drainage processes. They help to reduce pollution of watercourses and localised flooding, as well as providing amenity benefit and biodiversity.

Key Factors to be considered during maintenance

- Undesirable plants – all efforts should be made to prevent drains becoming blocked and the growth of unintentional vegetation which could be detrimental to the intentional plant regime, biodiversity aims and the building fabric.
- Regular site attendance for litter collection, grass cutting and checking of inlets, outlets and control structures.
- Occasional visits to brush clean inlet gullies and drainage channels, remove silt from source control features.
- Drain heads and outlets – all drainage points must be checked every year and cleared out it if necessary to ensure optimum performance.

The maintenance of all drainage features serving the development will be maintained by the building owner/operator. Ongoing maintenance activities for this infrastructure are detailed below.

All those responsible for the maintenance operations should adhere to the relevant health and safety legislation for the activities listed within this report (including lone working, if relevant). Method statements and risk assessments should always be completed prior to the undertaking of any works.

Soakaway

The ongoing maintenance activities for below ground cellular storage crates are detailed below.

Soakaway	
Regular Maintenance	***Frequency***
Inspection - Record and clean as required	Monthly
Litter and debris removal	Monthly
Occasional Tasks	***Frequency***
CCTV survey is blockages identified, jet clean as required. In line with manufacturers recommendations	As required
Remedial Work	***Frequency***
Jet clean as required. In line with manufacturers recommendations	As required

Catch Pit /Silt interceptor

The ongoing maintenance activities for the petrol and silt interceptor should be in line with manufacturer recommendations. A summary of the typical expected requirements is detailed below.

Catch Pit / Silt interceptor	
Regular Maintenance	***Frequency***
Inspection - Record and empty/clean as required	Monthly
Litter and debris removal	Monthly
Testing alarm system	Annually
Occasional Tasks	***Frequency***
Service – in line with manufacturers recommendations	As required in line with manufacturers recommendations
Remedial Work	***Frequency***
Jet clean as required. In line with manufacturers recommendations	As required in line with manufacturers recommendations

Permeable and Porous Surfaces

The ongoing maintenance activities for below Permeable and Porous Surfaces are detailed below.

Permeable and Porous Surfaces	
Regular Maintenance	***Frequency***
Cleaning Brush regularly and remove sweepings from all hard surfaces	Monthly
Occasional Tasks	***Frequency***
Brush and vacuum surface once a year to prevent silt blockage and enhance design life.	As required
Remedial Work	***Frequency***
Re-grit pacing blocks	Annually
Relay block paviours	As required
Monitor effectiveness of permeable pavement and when water does not infiltrate immediately advise Client of possible need for reinstatement of top layers or specialist cleaning. • Recent experience suggests jet washing and suction efficiency. • cleaning will substantially reinstate pavement to 90%	As required

Conventional Surface Water Drainage Features

The maintenance of all drainage features serving the development will be maintained by the building owner/operator. Ongoing maintenance activities for this infrastructure are detailed below.

Maintenance Activity	Action	Frequency
Check gully pots, linear drainage channels and catchpits	Check, clean and empty gully pots and catchpits as required to remove debris and sediment	Regular - Monthly
Check manholes and inspection chambers	Inspect manholes and inspection chambers for any signs of blockages. Clean, jet and empty as required	Regular - Annually
CCTV survey and jetting of drains	Check the integrity of drains, jet and clean as required. Remove collected debris as required	As necessary Every 5 years
Hydrobrake chambers / Vortex Flow Control – visual inspection	Check and remove any silt build up or blockages in accordance with the Manufacturers recommendations	Typically annually or as required

Records

A service log will be maintained which will include details of all scheduled maintenance required. Logs will be incorporated that record when checks were carried out and whether any actions are deemed necessary. If actions are required, a breakdown of the maintenance measures undertaken or in progress will be logged along with the date when the action was or is to be scheduled.

Records will be maintained by the management company for a minimum period of 5 years.