

**OPERATION AND MAINTENANCE PLAN
FOR
SITE OF LOVELL HOUSE,
271, HIGH STREET,
UXBRIDGE**

JOB No: 13848

FEB 2019



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- 1.0 The following gives a list of the underground drainage items which will require periodic maintenance and sets out how often they should be maintained to achieve their maximum design life. A brief description of how the maintenance should be carried out is provided. All maintenance should be carried out by suitably trained individuals using the correct equipment and will be adopted by the incoming Management Company.
- 2.0 These recommendations apply to the private drainage items within the development site (operation and maintenance of adoptable drainage is the liability of Thames Water).

Linear Drains:

Inspection and removal of leaves from gratings at least once a year (preferably in the spring after leaf fall in the autumn).

Drainage pipes and Inspection Chambers:

Inspect Inspection Chambers for build-up of silt and general debris (once a year, preferably in the spring after leaf fall in the autumn). If silt/debris is building up then clean with jetting lorry / gully sucker & inspect pipe –same may be required. If the pipes to be jetted are plastic then a high flow, low pressure setting should be used so that the pipes are not damaged. (NOTE: Manhole covers can be heavy and suitable lifting equipment / procedures should be used. Personnel should not enter manholes to carry out maintenance).

Unusual/unresolved problems:

If the drainage system is still holding water following cleaning, or the jetting of the system removes excessive amounts of debris this may indicate greater issues within the system. A CCTV survey is likely to be required and further advice should be sought from a drainage contractor or engineer.

- 3.0 There will be one Management Company that will maintain the shared infrastructure, (eg: kerbs, footways, verges and margins), drainage (eg: manholes, pipes, flow controls), lighting and signing, kerbs, unadopted public open space (eg: surfacing, fencing) and any other shared communal infrastructure.