Kennedy Redford

Project:

Ancoats Mobility Hub

Report Title:

Maintenance Schedule

Client: Bowmer + Kirkland

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1 Document History and Validation

1.1 Revision History

Revision	Issue Date	Reason for Issue
P01	26 July 2024	First Issue

1.2 Document Validation (Latest Issue)



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2 Introduction

Maintenance of the foul and surface water drains for the Ancoats Mobility Hub development will fall under a private maintenance plan and be the responsibility of the site owner.

A maintenance regime should be enacted regularly as part of the normal facilities management duties. A maintenance schedule should be established following construction and updated as necessary throughout the lifetime of the building. A record maintenance log should be kept and updated accordingly.

3 Maintenance Schedule

The following schedule should be used as the basis of maintenance at the site:

	Maintenance Activity	Frequency of activity (months)				
		1	3	6	12	A/R
	Manholes (General)					
1	Check cover is not damaged and fits securely			X		
2	Check inlet and outlet are free flowing and not obstructed			X		
3	Check security of fitting for all manhole ironmongery			X		
4	Check benching for scour or build-up of debris			X		
5	Check joints in construction for damage or inflow				X	
6	Record maintenance inspection in log book			X		
	Gullies & drainage channels					
7	Check grating is undamaged and fits securely	X				
8	Inspect internal gully/sump chamber, remove debris from traps and check outfall is clear and free flowing			X		
9	Record maintenance inspection in log book	X				
	Conveyance Pipes					
10	Carry out flow test between manholes to ensure free flow of system				X	
11	Jetting and clearance of blockages, debris or silt					X
12	Inspection by CCTV – should problem arise as a result of the flow test					X
13	Cutting of growth into pipe					X
14	Record maintenance inspection in log book				X	X
	Flow Controls					
15	Check flow control mount to ensure secure fitting		X			

16	Check inlet to flow control is free flowing and not obstructed		X			
17	Remove silt from the sump			X		
18	Record maintenance inspection in log book		X			
	Attenuation Structure					
19	Inspect inlet/outlet chambers for evidence of poor operation, and clear when necessary.			X		
20	Visual inspection of overflow pipes and vent pipes				X	
21	Remove sediment from pre-treatment sump chamber			X		
22	Monitor any inspection chambers. Check for water level and silt at base of tank				X	
23	Record maintenance inspection in log book			X		
	Swale/Bioretention/Trees					
24	Inspection	X				
25	Litter and debris removal	X				X
26	Grass cutting					X
27	Weed and invasive plant control	X				X
28	Shrub management (including pruning)	X				X
29	Sediment management		X			
30	Reseed areas of poor vegetation growth, alter plant types to better suit conditions, if required.					X
31	Structure rehabilitation / repair					X
32	Inspect infiltration surfaces for ponding, compaction, silt accumulation, record areas where water is ponding for > 48 hours.	X				X
33	Repair erosion or other damage by re-turfing or reseeding					X
34	Inspect vegetation coverage			X		
35	Relevel uneven surfaces and reinstate design levels					X
36	Scarify and spike topsoil layer to improve infiltration performance, break up silt deposits and prevent compaction of the soil surface					X
37	Remove build-up of sediment on upstream gravel trench, flow spreader or at top of filter strip					X
38	Remove and dispose of oils or petrol residues using safe standard practices					X
39	Inspect inlets, outlets and overflows for blockages, and clear if required.	X				
40	Record maintenance inspection in log book	X				X
	Petrol Interceptor					
41	Maintenance as per manufacturers specification					X
42	Record maintenance inspection in log book					X