

Fencing Maintenance Management Plan – Unity School

Introduction

This Maintenance Management Plan (MMP) has been prepared to set out the procedures for the inspection, maintenance and management of fencing installed as part of the development. The purpose of the plan is to ensure that the fencing remains safe, functional, visually acceptable and fit for purpose throughout its design life.

This document may be submitted to the Local Planning Authority (LPA) or retained by the site owner/operator as a live management document.

Scope of Fencing Covered

This plan applies to all fencing installed within the site, including but not limited to: - Perimeter security fencing - Ball stop fencing / rebound fencing - Acoustic fencing - Gates and access panels - Associated posts, fixings and foundations

Fence types may include twin-bar and timber fencing.

Management Responsibilities

The site/facility owner shall be responsible for: - Implementing this Maintenance Management Plan - Appointing competent contractors where required - Maintaining records of inspections and repairs - Ensuring public safety at all times

Inspection Regime

1. Routine Inspections

Routine visual inspections shall be undertaken at the following minimum frequency:

- **Annual inspections**

Inspections shall check for: - Structural stability of fence posts - Damage to panels or rails - Corrosion, rot or material degradation - Loose or missing fixings - Gate operation and locking mechanisms - Evidence of impact damage or vandalism

2. Event-Based Inspections

Additional inspections shall be carried out: - Following severe weather events (high winds, storms) - Following impact incidents (e.g. vehicle impact) - Following reports from users or neighbours.

Safety and Risk Management

All inspection and maintenance activities shall be carried out in accordance with: - Health and Safety at Work etc. Act 1974 - Relevant risk assessments and method statements

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Record Keeping

A maintenance log shall be maintained and include:

Date of inspection - Name of inspector - Defects identified - Actions taken - Date of repair completion

An example of a maintenance log can be found in appendix A.

Conclusion

The implementation of this Maintenance Management Plan will ensure that fencing remains safe, effective and visually acceptable, supporting the long-term operation of the site and compliance with planning and health and safety requirements.

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Appendix A – Example Fencing Maintenance Log

Site Details

Site Name: _____

Fence Type(s): _____

Responsible Person / Organisation: _____

Inspection & Maintenance Log

Inspection Date	Inspector Name	Defects Identified	Description of Defect	Risk Level	Action Required	Notes

Repair and Replacement Record

Repair Reference	Repair Date	Contractor Name	Description of Works	Materials Used	Repair Location