

52 Holmes Road, Kentish Town
London Borough of Camden

**Management and Maintenance Plan for
SuDS Features and Surface Water Drainage Systems**

A Maintenance and Management Company will be appointed by the Developer/Freeholder to maintain the communal internal and external areas of the proposed development site. It is expected that the residents and leaseholders will pay a yearly ground rent that will contribute towards the fee for the Maintenance and Management Company. The Freeholder will be responsible for ensuring that the Maintenance and Management and Maintenance Company undertake the following tasks:

Manholes, Gullies and Sewers - YEARLY

Manhole covers should be lifted each year to remove visible debris and check for blockages – it is suggested that this is undertaken every November after the heaviest leaf-fall has occurred.

Should a blockage occur at any time, it is advised to seek professional help to jet the drainage system to clean and clear the system.

Gutters and downpipes – EVERY 6 MONTHS

It is good practice to ensure that these are occasionally inspected to ensure they are in good order and free of leaves & debris. Once every 6 months should be sufficient.

Greenroofs – EVERY 6 MONTHS

Greenroofs should be maintained in accordance with the Landscape Architects requirements. Typically: *“All roofs require a minimum of two inspections a year to ensure that the outlets etc are maintained, regardless of the type of green roof. An intensive green roof will require the regular maintenance associated with the planting scheme and landscape design, whereas an extensive green roof will need only minimal maintenance to ensure that any unwanted species do not become established.”*

Crate Attenuation System – EVERY 3-6 MONTHS and YEARLY

The crate attenuation system should be inspected for sediment and debris on an annual basis. A jet-wash may be used to flush silts in the crate attenuation system towards an inspection chamber. A silt remover (or gully sucker) can then be used to take the debris and silts away from that chamber. The jet-wash and silt remover are both hand-held machinery, all maintenance should be undertaken by trained operatives.

Surface Water Pump/Flow Control Device – EVERY 6 MONTHS

Surface Water Pumping Station: the pumping station should require minimal maintenance if sewers, manholes and the attenuation tank outlet are maintained regularly. It is recommended that the site owner enters into a Maintenance Agreement with the pump manufacturer for regular and professional monitoring and maintenance of the pumping station. The appointed Maintenance and Management company should check the device on a 6 monthly basis anyway, (mid November and mid May) and remove any silts and debris from the chamber. The telemetry Alarm System should be checked on a 3 monthly basis.

**PLEASE NOTE THAT ANY DEBRIS, SILTS OR MATERIAL FROM BLOCKAGES
SHOULD BE REMOVED TO A TIP OFF SITE**