

Management, Inspection & Maintenance Statement

Non-Adopted Drainage features

Development at Grays Lane, Hitchin

In accordance with the planning requirements, all non-adopted drainage infrastructure serving the development at Grays Lane, Hitchin will be subject to the following programme of management, inspection and maintenance to ensure it remains in good working order for the lifetime of the development.

The non-adopted drainage infrastructure will be owned and maintained by the Residents Management Company ("RMC") and/or the professional Managing Agent appointed by the RMC to manage the development on its behalf.

The RMC will be responsible for arranging for suitably qualified and competent persons to provide routine inspections, maintenance and any necessary repairs to ensure the continued operation of the drainage system. They will also be required to provide evidence of said inspections if called upon to do so. Records must be maintained for a period of not less than 7 years.

The costs associated with said inspections of maintenance, repair and or replacement of the non-adopted drainage infrastructure shall be funded through the annual estate service charge payable by the properties benefiting from the drainage system as per the terms of their purchase agreements. Additionally, adequate provision will be made within a reserve fund to ensure that funds are available to replace any damaged parts of the drainage system which might be at or past its economic life space throughout the life of the development.

The RMC will ensure that the following inspection and maintenance schedule shall be implemented:

Activity	Frequency
Visual inspection of accessible drainage covers, gullies, catch pits and chambers	Quarterly
Removal of debris, silt and blockages from gullies and drainage channels	As required and during routine inspections
Inspection following significant rainfall events	As required
Jetting and cleansing of drainage runs where necessary	As required
Inspection of manholes and inspection chambers	Annually
CCTV survey of underground pipework	Every 5 years or as required
Repair or replacement of defective drainage components	As required

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