



**TAYLOR WIMPEY**  
**MAINTENANCE SCHEDULE**

**Property:** Blenheim Manor, New Road, Hixon  
**Facilities:** Attention Ponds & SUDS  
**Date:** 2016

Item	Description	Supplier	Frequency
1	Litter-picking in SUDS and landscape areas, including wetlands and ponds or any debris lodged	Landscaper	20 visits pa, fortnight in summer, monthly in winter
2	Brush permeable paving to prevent silt washing onto the surface, including section-clean where needed after leaf fall in autumn to remove embedded silt and ensure permeable surface integrity.	Landscaper	3 visits pa as part of main contract
3	Inspect inlets, outlets, and gratings to check for damage, blockages, and silt accumulation. Remove all debris and silt from apron where present. Evaluate requirement to rod or jet pipe run at each inspection and annually after leaf fall. Trim 1m around structure where in grass or sweep to ensure unrestricted access.	Landscaper	20 visits pa, fortnight in summer, monthly in winter
4	Silt traps low-flow channels inspected for damage and blockages removing silt as required. Both surface and below ground by removing chamber covers, and evaluate requirements to rod or jet any pipe runs.	Landscaper – Specialist Drainage Contractor if needed.	20 visits pa, fortnight in summer, monthly in winter
5	Inspect control chambers to check for damage and blockages, and remove accumulated debris and silt. Check control tubes flow freely.	Landscaper & Specialist Drainage Contractor	Monthly year 1 (landscaper), annual thereafter following leaf fall (specialist drainage contractor)
6	Wetland & pond inspection, and maintenance. Where necessary, to erect temporary fence to prevent access by children etc or potentially polluted silt, and excavate and remove 30% of accumulated silt through agreed methodology retaining a fully representative plant assemblage in the SUDS feature. Stack silt within 10m of the SUDS feature and allow to de-water (48 hours minimum to 1 month maximum). Remove plant remains to wildlife piles on site. Roughly spread remaining silt to allow air to begin breakdown of hydrocarbons and other organic matter. After 1 month check silt piles, spread on raised areas to design levels, rake to grade and over seed as necessary.	Specialist Drainage Contractor	Annual
7	Pollution incidents managed on case by case basis. Specialist company instructed to clear and remove any pollutants.	Landscaper	20 visits pa, fortnight in summer, monthly in winter