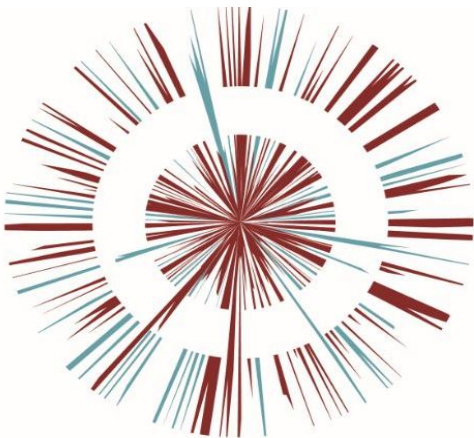




OMEGA ZONE 8, ST HELENS

Omega St Helens Ltd / T J Morris Ltd



Highways Maintenance &
Management Statement
INFRA DOC. 6.



Management & Maintenance of Omega Roadways

The Manco undertake the management and maintenance of Omega Roadways prior to adoption with a strategy that extends to other hard surface areas such as pavements, footpaths, parking, loading/servicing bays and similar, in addition to any junctions, roundabouts, signage, traffic islands, bollards and similar additions.

This strategy can be broken down as follows:

Inspection & risk

- Weekly ad-hoc inspections. These are undertaken by the cleaning contractor who, as part of their cleaning duties, will also identify any issues present or developing, take a picture of the problem and email it to the managing agent for attention.
- Monthly formally documented inspections. These are undertaken by the managing agent for the purpose of ensuring the areas under management remain in good order and there are no matters identified or developing that would require attention. This involves the completion of online documentation (with supporting photographs as necessary) which is held to create a record of inspections.
- Annual H&S risk assessments undertaken by a third-party assessment company, (currently S2 Partnership Ltd) to independently analyse the risk associated with the use and occupation of the managed areas which might not have been identified, addressed or considered by the agent. This independent oversight is designed as a 'step back' review from a party not otherwise regularly involved with the site and could consider the risk from a neutral perspective.

Cleaning & maintenance

- Ad-hoc pest control. Pest control monitoring is undertaken on an 'as and when' basis, when there is evidence of a problem. Given the relatively open nature of the sites it is not considered either desirable or effective to generally target wider potential pest concerns and instead specifically targeted programmes are undertaken on an 'as required' basis when there is evidence of an infestation requiring attention.

- Ad-hoc gritting. During winter months (generally November – March) a gritting contract is in place which is automatically activated when local air and ground temperatures are forecast at, or fall below, temperatures at which ice might be expected to form. Gritting is normally undertaken using salt using a mechanical spreader and often undertaken in the early hours of the morning, so the surfaces being gritted are ready for use at times of peak demand.
- Ad hoc foul draining cleaning. Main (enclosed) drainage runs are not generally cleaned unless there is evidence of a problem/obstruction in which case the defect is identified and the drain is treated accordingly to remove the obstruction.
- Weekly litter picking. The contractor will visit site to remove all litter and wind blown debris that is present on the site.
- Six monthly pumping station service. Any pumping station installation that might be fitted and within the control of the Manco would be serviced and maintained twice a year – a frequency that might potentially increase depending on usage characteristics and demand on the infrastructure generally. This would generally involve cleaning and testing of the pumps and controllers on a routine basis, more involved works would generally involve the removal of the pump and serving at a workshop.
- Annual drainage clean. All surface drains, swales, access gullies, interceptors and similar open and semi-open installations are to be cleaned annually to remove litter, general debris, sediment building up and oil as necessary.
- Annual signage clean. All signage – roadway and totem (if installed) is cleaned down annually to remove general dirt and to ensure the signs remain clear. Any vandalised or extensively damaged or otherwise missing signage would be replaced.
- Annual lighting inspection. All streetlighting and similar lighting (signage, bollards and similar) within the control of the Manco is inspected annually to ensure it is functioning as intended and there are no fittings that are failing and, if identified as failed, are replaced accordingly.

Landscaping

- Ad-hoc grass cutting. Outside the growing season (broadly November – March) grassed areas are cut as required, but will generally be left during this period to avoid damage and ruts forming to landscaped areas resulting from the ground being softer and wetter during this period.
- Fortnightly grass-cutting. In the growing season (broadly April – October) grassed areas that immediately abut roads and pavements are cut back on a fortnightly basis,

and grade from a short cut to a longer, rougher, cut the further back from the roadway until eventually the area will be left to wild. There may be a landscaping strategy appropriate for part/all of the site that would supersede this approach, in which case the landscaping strategy would dictate the necessary approach.

- Six monthly trim. Any low growing hedges, bushes or similar soft planting would be trimmed as necessary every six months to shape. This would generally be undertaken in the years following planting rather than immediately post installation (depending on the type of planting) to allow newly planted bushes the opportunity to establish.
- Annual tree survey. Trees are annually surveyed by a qualified contractor to confirm that they are healthy and safe in continued use. Any wants of repair are identified and carried out accordingly – subject to any TPO's or similar that might be in place.
- Annual landscaping cut down. Areas of landscaping that are not otherwise subject to regular treatment will be cleaned up annually – generally in Autumn - to remove all dead and dying growth from the previous season and to encourage future growth in the following year. Some material cut down will be left to naturally decompose in situ, some – predominantly in drainage areas – will be removed from the locale and composted. This would be particularly relevant to swale drainage areas as it is not desirable for the growth to fall into the swale and become a potential future obstruction.

Repair

- Ad-hoc repair of any hard and soft surfaces that may be damaged during the use of the Manco controlled areas – such as replacement of fractured/displaced kerb stones, manholes, data cable covers, fencing and similar – are undertaken on demand, once identified from site inspection.
- PPM (Planned Preventative Maintenance) would generally be undertaken from year 5 onwards to identify and plan for future repairs as a result of general use, wear and tear and similar and would be incorporated within service charge as necessary.