



Eccleston
HOMES

This statement has been prepared by Eccleston Homes to ensure all those involved in the maintenance and ongoing operation of the Highways on the scheme understand their functionality and maintenance requirements in terms of supporting long-term performance to the criteria to which it was designed prior to transfer to the Management Company.

Planning Condition 30 states:

No development, other than demolition and remediation, shall be commenced unless and until details of the proposed arrangements for future management and maintenance of the proposed estate roads within the development have been submitted to and approved by the Local Planning Authority. The estate roads shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a private management and maintenance company has been established.

To satisfy the planning condition imposed, Eccleston Homes will ensure all highway infrastructures within the site are inspected annually to assess and record the condition of the infrastructure assets.

The inspections will include but not limited to:

Cleanliness of highway gullies and manholes should be assessed and cleaned out regularly as required.

Structural condition of all street lighting should be inspected annually and tested electrically every 6 years to the relevant British Standard.

Trees and bushes adjacent the highways whether on private or communal land should be maintained by the property owners to ensure that they do not encroach over the highway or are at risk of falling. Any such plants identified are to be cut back and/or made safe.

The highway infrastructure should be inspected and be categorised as the following:

- As New
- Satisfactory
- Nearing End of Serviceable Life

Additional inspections or variations in the inspection regime may be necessary in response to user community concern, as a result of incidents or extreme weather conditions, or in the light of monitoring information.

Defect definitions

Category 1 defects are those that require prompt attention because there is an immediate or imminent risk of either one or more of the following:

- Injury to any party using or repairing the Highway
- Significant disruption to the normal flow of traffic through the Highway

- Structural deterioration of part of the Highway
- Damage to a third party's property or equipment
- Damage to the environment

Examples of the type constitute a Category 1 defect. The list should not be regarded as exhaustive:

- Potholes and other local defects in the carriageway or footway.
- Excessive standing water and water discharging on to and/or flowing across the road.
- Damaged lighting bollards or other street furniture.
- Trees, shrubs and hedges which by virtue of their position or condition constitute a hazard to road users.
- Rocking gratings or covers causing intrusive noise
- Blocked gullies

Category 2 defects are those due to be repaired as part of a renewal scheme and delaying the repair will not lead to long term damage of the asset, or repair of the defect is the responsibility of a public utility or other third party.

Repairs

An experienced highways contractor will be appointed to carry out repairs using appropriate materials and shall be responsible for monitoring the condition of the road surface and initiating maintenance activities as needed to maintain the minimum road surface standards.

Winter Service

Eccleston Homes will take responsibility for the ensuring the roads are gritted in times of extreme weather conditions and will either be proactive in doing so or on receiving notice by the residents of the development.

Drainage assets

Drainage assets on the scheme are to be adopted by United Utilities who will be responsible for all maintenance inspections and subsequent repairs as they deem necessary.