

11-18 Blackhouse rise maintenance plan

Private Road Maintenance Plan – Hythe, Kent

Road Composition:

- **1,000 m² of tarmac (asphalt) surface**
 - **200 m² of porous block paving**
 - Surface water from tarmac drains via **road gullies** into an **attenuation tank**, which discharges into the **public sewer network**
 - **Porous block paving** provides local infiltration and supports Sustainable Drainage (SuDS)
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1. Routine Maintenance (Annually)

Surface Maintenance

- Inspect both tarmac and block paving for:
 - Cracking
 - Edge failure
 - Settlement or rutting
 - Surface wear or disintegration
- Repair small potholes and seal cracks in tarmac
- Clean porous block paving:
 - Pressure wash surface
 - Remove weeds, moss, and algae
 - Re-grit joints with kiln-dried sand to preserve permeability

Vegetation & Surface Management

- Trim overhanging trees, roots, and verge vegetation
- Clear leaves and debris from road edges and drainage inlets

Winter Readiness

- Check for salt/grit supply (if applicable)
 - Ensure road is safe for vehicles in icy conditions
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2. Drainage Maintenance

Gullies & Surface Water Control

- Inspect and clean all road gullies to prevent blockages
- Ensure grates are secure and water flows correctly into the system
- Check tarmac surface slopes direct water into gullies appropriately

Attenuation Tank System

- Inspect inlet and outlet chambers for silt build-up or debris
- Confirm water is flowing freely into the sewer network
- Ensure flow control device (e.g. hydrobrake) is functional
- Schedule de-silting and jetting as part of long-term drainage care

Porous Block Paving Drainage

- Maintain joint permeability by:
 - Removing fine silt and debris
 - Replenishing jointing grit
 - Addressing surface ponding or slow infiltration

3. Periodic & Preventative Maintenance

Component	Interval	Tasks
Tarmac Surface	Every 8–12 years	Apply surface dressing or microsurfacing to extend lifespan
	Every 15–20 years	Resurface with new asphalt layer (if condition deteriorates significantly)
Block Paving	Every 2–3 years	Refill joints and inspect for settlement or loosening
	Every 10–15 years	Lift and relay sunken areas; replace bedding if necessary
Drainage System	Every 1–2 years	Jet cleaning of pipes and gully connections
	Every 5–7 years	CCTV survey of attenuation tank pipework and hydrobrake performance
	Every 10–15 years	Full de-silt of attenuation tank and inspection of structural condition

4. Emergency & Reactive Maintenance

Have a plan in place for:

- Sudden potholes or surface collapse
- Blocked gullies leading to flooding
- Attenuation tank overflow or sewer surcharge
- Root intrusion or severe vegetation damage
- Heavy rainfall events causing standing water or surface runoff

Keep a log of incidents, photos, response times, and repairs completed.

5. Recordkeeping

Maintain a **road maintenance log** that includes:

- Dates and results of inspections
 - Work completed (routine, reactive, or planned)
 - Contractor information
 - Warranties or guarantees (if applicable)
 - Drainage condition reports (especially CCTV or flow control reports)
 - Photographic evidence of condition changes
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6. Legal & Responsibility Notes (UK)

- As a **private road**, the responsibility for all maintenance rests with the landowners or appointed management body
 - Ensure all property deeds reflect shared maintenance obligations (typically via deed covenants or a residents' agreement)
 - Maintain suitable **public liability insurance** for the road and associated drainage features
 - Ensure compliance with any planning conditions related to SuDS or sewer connection
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7. 20-Year Maintenance Timeline

Year	Planned Work
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Year 1	Initial inspection, clear gullies, clean block paving, begin log
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Year 2–4	Routine maintenance, monitor gully/tank performance, minor repairs
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Year	Planned Work
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Year 5	Check hydrobrake and attenuation system; CCTV survey
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Year 6–7	Lift/relay minor block paving areas if needed
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Year 8	Apply surface dressing/microsurfacing to tarmac (if suitable)
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Year 10	Jet and de-silt attenuation system; assess paving condition
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Year 15	Major resurfacing (if needed); re-lay block paving if subsided
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Year 18	Full drainage inspection and cleaning
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Year 20	Review overall road condition and update maintenance plan
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Street Lighting Maintenance

Purpose:

To ensure safe, secure, and well-lit conditions along the private road for all residents, guests, and service providers, in accordance with applicable safety standards and community expectations.

Scope:

This section applies to all street lighting infrastructure located along the private road, including but not limited to posts, fixtures, bulbs, wiring, timers, and control systems.

Responsibilities:

- **The Management Company** is responsible for overseeing and coordinating all maintenance, repairs, inspections, and upgrades related to the street lighting system.
- All work shall comply with local electrical and safety codes, and be carried out by qualified professionals.

Maintenance Tasks:

1. Routine Inspections

- Conduct biannual inspections (spring and fall) to assess the condition of all lighting fixtures and components.
- Document any damage, malfunctioning lights, or potential safety hazards.

2. Cleaning and Visibility

- Clean light covers or lenses to ensure optimal brightness.
- Ensure lighting is not obstructed by dirt, debris, or vegetation.

3. Bulb and Fixture Replacement

- Replace burned-out, flickering, or damaged bulbs with energy-efficient alternatives, such as LED bulbs.
- Replace broken or outdated fixtures as needed.

4. Electrical and Structural Repairs

- Engage licensed electricians to handle any wiring, connection, or electrical panel issues.
- Repair or replace leaning poles, corroded bases, or other damaged structural components.

5. Vegetation Management

- Coordinate trimming of trees or shrubs that block or interfere with street lighting.

6. Upgrades and Modernization

- Periodically assess the lighting system for potential improvements, such as motion-activated lighting, timers, or solar-powered alternatives.

Funding and Budgeting:

- Street lighting maintenance costs will be included in the regular maintenance budget managed by the Management Company.