

Tea Valley View drainage maintenance responsibilities leaflet

Private drainage maintenance to be by homeowner

1. Be Mindful of What Goes Down the Drain

The first and possibly the most important step to keeping a healthy drainage system is to only flush away appropriate things. When it comes to kitchens, you should never dispose of any fat, oil, or grease down your drain. These can congeal in the drains and pipes and block them. You should also try to avoid putting waste food down the drain and ensure it goes in the bin. For bathrooms, you should avoid flushing away wet wipes or sanitary towels. These don't dissolve and can cause blockages, or bigger issues further down the sewer system such as fatbergs, which are difficult and costly to remove from sewers.

2. Clean Your Drains Regularly

Just as you put effort into keeping the rest of your house clean, you should maintain your drains to keep the drains healthy. Hair can commonly cause issues with drains, especially in bathtubs and showers. There are many ways to clean drains regularly. For hair buildups, there are products that dissolve hair and other solids.

3. Be Observant

Issues with your drain are often not completely apparent until it is too late and professional help is needed. You can visually inspect, or smell drains to easily identify problems, and look for signs of leakage in pipes. You might also notice issues such as wet patches elsewhere on your property that shouldn't be there. As well as your indoor drainage systems, you should also pay attention to outdoor drains. These can get blocked by garden debris such as leaves and twigs, and blockages might cause flooding. You can also install a grate to help keep outdoor drains clear.

4. Clean gutters

Regularly clean gutters to remove leaves, twigs, and other debris that can clog them and prevent rainwater from flowing into the drainage system. You can clean them yourself every few years or hire a window cleaner.

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5. Use of drain guards

Drain guards are small plastic or metal grate-like disks that sit on top of plugholes to collect debris like food. You can easily pull them out and empty them into the bin. You can also use drain guards in showers to catch loose hair and other debris.

6. Avoid planting trees or shrubs too close to drain or building foundations, as their roots can grow into the pipes and cause blockages or structural damage.

7. Accessibility to manholes and inspection chambers to be maintained for quick access and not to construct, for example, a garden shed or further extensions over a manhole cover.

Public open space drainage management.

Until you are told otherwise Markden Homes will be responsible for managing the site. We are expecting to handover the site in winter 2025 to Tean Valley View management Ltd. At this point you will be notified when the first service charges will be collected.

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Public open space maintenance and repairs will include:

- 20 Ground maintenance visits per year, fortnightly from March to October, monthly November to February in accordance with the landscape management plan.
- SUDS inspection for the attenuation basins & drainage ditch in accordance with CIRA - guidelines in their SUDS Manual C753 (2015)
- Minor repairs and sundry works.



MarkdenHomes

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- SUDS maintenance for the attenuation basins and drainage ditch in accordance with CIRA guidelines in their SUDS Manual C753 (2015)
- Replacement planting and gardening in and around basins

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