

Policy for maintenance and repair of drainage within Moorhaven Village

PREAMBLE

The Management Company have experienced problems with the allocation of the cost of unblocking drains within the village and this document is intended to clarify the responsibilities of the Management Company and individual shareholders.

GENERAL DESCRIPTION

The drainage system within the village is a private system and comprises foul drainage (FW) and surface water drainage (SW). As the names imply, the FW drainage carries the dirty water discharge from kitchens, bathrooms, wcs, utility rooms, etc. and the SW drainage carries the discharge from roofs, roads, parking, etc. and is usually cleanish.

The drainage system is analagous to the trunk and branches of a tree with the trunk being the sewer which collects the discharge from the collector drains (large branches) and they in turn collect the discharge from the house drains (smaller branches).

The sewers generally run between buildings and discharge to the public sewer. The collector drains collect house drains within an area and generally run between buildings but in some cases are known to run beneath some houses. The house drains run from each house and connect to the collector drains with either a manhole or a "Y" connection.

There may be more than one house drain connected to each house and they may have more than one manhole dependent upon the number of internal soil pipes and outlets within the house to be connected to the house drain.

Some houses may discharge their SW into private soakaways rather than to a collector drain or sewer. The SW drainage should be separate from the FW drainage and ultimately discharge into a watercourse however, in some cases, it may connect into the FW system.

DEFINITION OF RESPONSIBILITY

The Management Company will be responsible for :-

The Sewers and Collector drains and manholes on those elements.

Road gullies and SW drainage serving communal areas and communal buildings.

Individual shareholders will be responsible for :-

House drains solely serving the shareholder's property up to and including the point of connection to the collector drain.

Where more than one house or flat discharge into a common soil pipe within a building each household shall be equally responsible for the joint house drainage up to and including the point of connection to a collector drain or sewer.

SW soakaways situated within the curtilidge of the shareholder's property.

Any remedial work to any sewer, collector drain or house drain or manhole which arises from an action of the shareholder or his agent.

DEALING WITH PROBLEMS

If the problem is the responsibility of the shareholder(s), as defined above, then the shareholder(s) should arrange and pay for the work to be carried out.

If the problem is suspected to be the responsibility of the Management Company, as defined above, then it should be reported to the Administrator who will arrange the work to be carried out. If the problem is considered to be urgent, i.e. foul sewage arising to the surface of the ground, then the Management Company should be expected to action the work within 24 hours of receipt of notice of the problem. If the Administrator cannot be contacted or the Management Company cannot react within 24 hours then the shareholder may arrange for the work to be carried out, pay for the work and submit the invoice to the Management Company for reimbursement.

If, when carrying out remedial work to a drain which is the responsibility of the Management Company, the problem is found to have been caused by a shareholder

or his agent then an invoice for the cost of the remedial work will be submitted to the guilty shareholder.

If the Management Company carry out remedial work to a drain which is subsequently found to be the responsibility of a shareholder(s) then an invoice will be raised by the Management Company for the cost of the remedial work and will be submitted to the shareholder(s) responsible.

NOMINATED DRAIN CLEANING COMPANY

Metrorod is the preferred drain cleaning company. Please refer to the administrator for details.