

Middlewich Brine Pump - maintenance plan

After Repairs Project - Stage 2

Item to be maintained/managed	Action	Annual frequency	When	Annual cost	Notes	
LANDSCAPE						
	Areas of grassland and riverbank	Cut to 4cm to remove excess grass	1	March/ April (NB avoid nesting season)	200	Assume 1 man for 1 day + disposal on site to compost or mulch or hire of equipment for volunteers
	Maintenance of external space	Weed killing and clearance	2	Bi-annually, say March and September	300	Assume 1 man for 1/2 day per visit or volunteer equipment req to undertake.
		Management of hedgerows, wild-flowers and trees	2	Bi-annually, say March and September	100	Volunteers to undertake, replacement plants may be required.
		Litter pick and surface sweep	0	As required	0	Volunteer roles
		General repair of hard surfaces	0	As required	0	Included in Provisional Sum below
	Perimeter security fence	Inspection for damage	2	Bi-annually, say March and September	200	Assume 1 man for 1/2 day per visit. See also Provisional Sum below
	External pump protection	General clean and maintenance check, re-oiling etc	2	bi-annually, say March and September	300	Volunteer equipment and materials to carry out general maintenance
BUILDING						
External	Roof	Inspect roof generally for damage that would lead to water ingress	2	Bi-annually, say in May and November	300	Assume one day by specialist contractor
		Check / Clean gutters	2	Bi-annually, say in May and November	200	Assuming no scaffolding tower / cherry picker hire required.
	Walls	Visual inspection for damage including steels.	2	Bi-annually	As per roof cost	Volunteer roles (assuming no further action is required) may need specialist contractor
	Windows & doors	General check for damage	2	Bi-annually	0	Volunteer roles
Interior	General	General check for damage/water ingress/vermin	2	Bi-annually	0	Volunteer roles
	Moisture/humidity checks	General check on building conditions	12	monthly	110	Volunteers recording levels, monitoring metalwork, objects and interpretation
GENERAL PROVISIONAL SUMS						
		General contingency			500	For replacing broken window panes, infilling puddles in ground surface etc.
		Volunteer equipment			500	Tools required for the above work
					£2,710	Ex VAT and any fees