

AGM Maintenance Report March 2023

- 2022 was year of upgrades
 - a. Painting. First the gates to the Landings were cleared of growth, rubbed down and painted. Then a working party was organised to tackle the railings at the front of the Landings in Waterside Close. These had not been painted for 39 years since the original construction of the Landings development. A huge thankyou to all the people who joined the painting working party.
 - b. Road signs. The road signs on the Landings were showing signs of wear and some had contradictory advice on speed. A review of the signs was completed and upgrades purchased. There is now a bright yellow “children playing” sign in the middle of the Landings aimed at highlighting the growing number of young children in the area.
The speed limit of 10 mph is posted at the front gate and a red “private property” sign is posted on the side gate.
- Main bridge
 - a. A repair of the bridge was completed in 2019 with a new membrane put in place to prevent seepage through the road onto the supporting struts. The key maintenance task is to ensure no water pools underneath the bridge. To this end the gulleys under the bridge are checked regularly and we have cut back overgrowth at the side of the bridge to enable access and improve drainage.
 - b. We have been alerted to gaps appearing on the brick wall at the side of the bridge. This is a decorative feature only and has no impact on the integrity of the bridge. The following options are being considered:-
 - i. Rebuild the brick facing. This would require piling to prevent the same issue in future. As piling so close to the bridge is more likely to be harmful to the supports this is not advised.
 - ii. Replace brick structure with a different facing, wood trellis etc.
 - iii. Continue to repoint the brick wall. Currently the gaps are small and only noticeable when standing close.
- Drains
 - a. The road drains on the Landings have been professionally cleaned. This was previously completed in 2018. The report from the cleaning company was that all drains were in good order with no major build up of debris. We should set the next clean for 3 – 5 years time.
 - b. There was a flood in one of the garage areas due to a build up of silt and leaves around the drain. These smaller drains have covers which can easily get blocked. At the same time regular maintenance should prevent this happening. As such we will ask the gardeners to include these areas when they are leaf clearing. I am also lifting the covers regularly to remove the silt.
- Tasks for 2023
 - a. Build a new Notice Board
 - b. Rebuild the column holding the left hand front gate.
 - c. An additional railing in waterside close has been revealed behind significant vegetation. This will be rubbed down and painted.