



St Edmundsbury
BOROUGH COUNCIL

C424

Cabinet 28 March 2012

**Borough Council Owned Property Accessible to the
Public: Inspection and Maintenance Management
(Apr12/12)**

DATED:

2012

Council Owned Property Accessible to the Public



St Edmundsbury
BOROUGH COUNCIL

Inspection and Maintenance Management

St Edmundsbury Borough Council
West Suffolk House
Western Way
Bury St Edmunds
Suffolk
IP33 3YU

SAFETY INSPECTIONS

Introduction

St Edmundsbury Borough Council owns a number of areas of car parking, footways, shopping precincts, etc. to which the public has unrestricted access. The Council has undertaken to maintain these areas to enable the safe passage of users. There is an acknowledgement that not all of these areas can be in perfect condition all of the time and in these circumstances the Council will take reasonable care to ensure that the areas are not in a dangerous condition.

Standards

All eligible areas in the district are inspected at regular intervals ranging between one and six monthly, depending on use. These safety inspections are undertaken to detect defects likely to present a danger or nuisance to the user, and to rectify them with an appropriate degree of urgency. Inspections are undertaken either from a slow moving vehicle or by walked inspections. The principles used are generally in accordance with the Code of Practice for Highway Maintenance Management.

Inspection Frequency

Category	Inspection Frequency	Tolerance for completion in relation to due date
Shopping Precincts and adjoining Car Parks	Monthly	5 working days
Footways	Monthly	5 working days
Bus Stations	Monthly	5 working days
Car Parks	Six Monthly	5 working days

Intervention Criteria

There is an understanding that these areas will not be totally free of "defects" all of the time. Not all "defects" create danger or nuisance to the user. The following table details the intervention levels of "defects" which will warrant remedial measures within the time scales shown.

Defect Type	Intervention Criteria	Timescale for Remedial Measures
Debris, spillage, etc.	A significant build-up or deposition of material likely to present a hazard to highway users	48 hours
Abrupt level difference	Change of surface level in excess of 20mm	48 hours
Potholes	Exceeding 300x300x20mm	48 hours
Ironwork	Any cover missing, broken or collapsed	48 hours
Drainage	Blocked drainage or flooding	48 hours
Any other defect	Not deemed immediately hazardous	5 working days

LOCATIONS OF PROPERTY SUBJECT OF INSPECTION:

(1) BURY ST EDMUNDS

Shopping Precincts and adjoining Car Parks:

St. Olaves, off St Olaves Road

Southgate Community Centre, off Caie Walk

Footways:

Bus Station through Tavern Lane, Raes Yard to Risbygate Street

St. Andrew's Street North Car Park through Elseys Yard to Risbygate Street

Car Parks:

School Yard East and West

Lower Baxter Street

Ram Meadow

St Andrews Street North

Cattle Market/Arc Shopping Centre

Parkway Surface (including steps)

Leisure Centre – entire surfaced and un-surfaced

Hardwick Heath

Vinery Road, opposite Stamford Court

Robert Boby Way, excluding Halford's frontage

Lawson Place – 3 parking areas

Bus Station:

Off St Andrews Street North

(2) HAVERHILL

Shopping Precincts and adjoining Car Parks:

Gloucester Road

Queensway

Strasbourg Square

Leiston Road and Harewood Terrace – Community Centre

Footways:

Town Hall Car Park to High Street

Lower Down Slade to Queens Street

Lower Down Slade Car Park to Camps Road

Paved areas of Cinema Complex, off Ehringshausen Way

Cinema Plaza to rear of Leisure Centre to Meadows Car Park

Car Parks:

Co-op off Ehringshausen Way

Corn Exchange, off Withersfield Road

Lower Down Slade

Town Hall, off Helions Walk
Meadows, off Ehringshausen Way
Helions Service Road (formerly Cleales)
Brook Service Road
Leisure Centre Car Park

Bus Station:

Off Brook Service Road

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