

Agreement on procedure for carrying out building works in (ARAL) area of Abbotswood.

Introduction

Residents are responsible for the repair and upkeep of the roads and verges in the Abbotswood Residents Association Limited (ARAL) area.

For Abbotswood to thrive as an area the residents need to be able to upkeep and improve their homes. Building work is a necessary part of this process but it has the potential to be very disruptive to other residents. We want to ensure that any building work is carried out in a manner which is sympathetic to the residents.

The purpose of the agreement is to ensure that any building work is carried out with a minimum of inconvenience to the residents; in a fashion which does not damage the roads, verges or drainage infrastructure; that any damage caused is made good as part of the building work, and that the appearance of the estate doesn't deteriorate during construction or as a result of the construction.

Pre-Construction Survey

Prior to the commencement of works deemed to be extensive or long-lasting, the ARAL chairman may request a site meeting with the owner and the site foreman. Photographs of the road, grass verges or pavement can be taken so we have a record of their condition at the start of the work.

We can then discuss how large deliveries will be managed to avoid other road users having to bump up onto the grass verges or the pavement. Apart from ruining the grass verges there are also a lot of manhole covers, a simple solution is to drive round the other way. The contractor should provide two onsite diversion signs if this option is needed. The constant stream of shopping delivery vehicles that come on to the estate will not know about our alternative route so the diversion signs are crucial to stop these vehicles messing up the verges and pavements.

Tracked vehicles are not to be driven on the road under any circumstances. Where tracked vehicles are delivered to site, suitable boarding must be used to protect the road.

Repair of Damage and Tidying-Up

On a daily basis any carving up of the verges must be raked over and once most site deliveries have taken place, new grass seed must be spread. Any litter that is near the site should be immediately picked up

In the unlikely event that a lamppost is hit, it must be straightened out immediately. The contractor will be expected to pay for the repair.

Skips should be placed off road in the driveways.

We understand that on some days cement has to be poured into the foundations and floors direct from lorries. This leaves a mess on the road and it is important that any such mess is thoroughly washed away as, apart from it being unsightly, our rainwater drainage system needs to be kept clear. Therefore, any cement residue has to be thoroughly flushed out on the day. This also applies to any pumping out of trenches.

Should a kerbstone or the road or pavement get damaged the contractor should repair this as soon as possible.

Completion Survey

On completion of the construction works the ARAL chairman may request a site meeting with the owner. The condition of the roads, grass verges and pavement can be compared to the record at the start of construction and any damage identified and agreed. Where it is agreed that the damage was caused as a result of the construction works the damage should be made good by the owner.

Signed