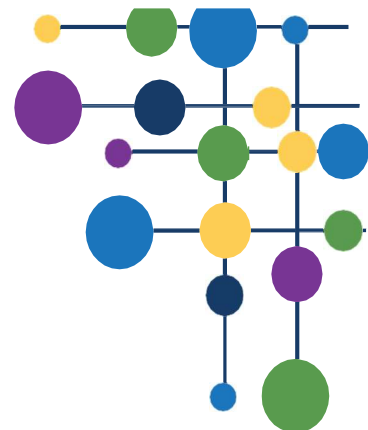




3G Artificial Grass Pitch Management & Maintenance Plan

1. Introduction & Core Philosophy

This Management and Maintenance Scheme has been prepared for the 3G (Third Generation) Artificial Grass Pitch (AGP) at Shelley College, A SHARE Academy. Its core purpose is to ensure that the pitch, associated drainage infrastructure, floodlighting, fencing, and ancillary sports equipment are maintained in a safe, effective, and sustainable manner throughout the operational life of the facility.

Proper care is vital to preserve playing characteristics, protect player safety, and maximise the lifespan of the pitch surface, which is realistically expected to reach between 10 and 15 years depending on usage levels and maintenance standards.

The Core Philosophy of 3G Maintenance

The primary driver of 3G pitch health is managing the rubber crumb and sand infill. Without rigorous, regular care, this infill compacts, carpet fibres flatten out, drainage slows down, and the surface becomes hard, slippery, and hazardous to players.

Financial Sustainability

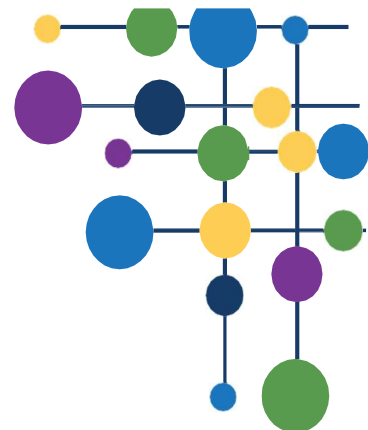
The school will include the replacement of the artificial grass carpet in its Good Estate Management Plan (GEMP) for the appropriate year, ensuring that adequate reserves are available to fund the capital project when it is scheduled.

2. Management & Team Responsibilities

PE staff, Site staff and the Central Premises Team share collective responsibility for implementing this scheme and overseeing the technical division of labour:

- **Internal Staff Coordination:** PE staff will handle general, day-to-day pitch operational tasks overall. The Site staff and the Central Premises Team will step in for structural, or infrastructure maintenance tasks more appropriately suited to their technical skillset.
- **Record Keeping:** Site Staff and the Central Premises Team must maintain a comprehensive operational maintenance log detailing dates of inspection, names of inspectors, assets checked, defects identified, remedial actions, and rectification dates. Logs must be retained for a minimum period of 5 years and made available to the Local Planning Authority upon request.
- **Contractor Management:** External specialist contractors (e.g., SIS Pitches) must be commissioned for highly technical tasks like power sweeping, deep cleaning, drainage jetting, annual line remarking, and specialised electrical safety testing.
- **Annual Scheme Review:** The Premises Manager will formally review the operational effectiveness and frequencies of this plan annually to ensure procedures remain aligned with surface conditions.

- **Pre-Activity Checks:** Teachers and team coaches must execute routine visual inspections before beginning any physical class or using any sports field equipment.



3. Comprehensive Maintenance Schedule

Daily & Pre-Match Operations

- **Litter & Debris Removal (PE/Site Staff):** Clear plastic bottles, tape, chewing gum, and leaves across the full pitch. Debris ground into the carpet breaks down into organic matter that blocks sub-surface drainage pathways.
- **Equipment Safety Inspection (PE/Site Staff):** Verify that freestanding goals are safely anchored, nets are secure, and corner flags are structurally intact.
- **Footwear Enforcement:** Strict enforcement of moulded rubber studs or blades. Flat-soled trainers and sharp metal studs are strictly banned to prevent flattening and tearing the pile.

Weekly Operations

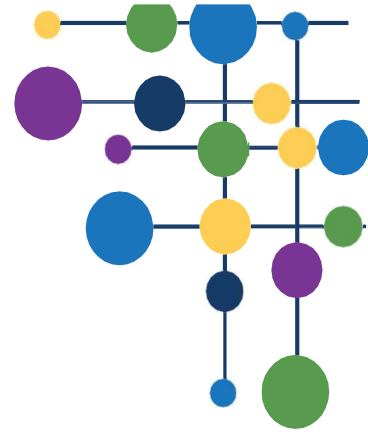
- **Mechanical Drag Brushing & Grooming (PE/Site Staff):** Use a tractor mounted or pedestrian-propelled drag brush or triangle brush. Alternate your brushing direction each week (clockwise and counter-clockwise loops) to prevent carpet fibres from permanently leaning or flattening. Weather Guard: Never brush when the turf is wet or frosted, as wet rubber crumb clumps together and will merely drag into piles.
- **Playing Surface Inspection (PE Staff):** Conduct a thorough walkthrough to clear leaves/litter and inspect for localised wear, damage, seam separation, and trip hazards.

Monthly & Bi-Monthly (Every 6–8 Weeks) Operations

- **Infill Top-Ups & Levelling (Site Staff - Monthly):** Inspect high-traffic zones (penalty spots, goal creases, centre circle, corner areas). Hand-distribute and manually brush in fresh rubber crumb to protect exposed carpet fibres from breaking or wearing away rapidly.
- **Perimeter Fencing Inspection (Site Staff - Monthly):** Check for structural damage, loose panels, sharp edges, and smooth gate operation. Tighten fixings and report vandalism.
- **Pitch Surrounds & Fence Line Clearing (Site Staff - Monthly):** Sweep away leaves, windblown dirt, and vegetation building up against the fence line before they rot into the turf edges.
- **Sports Equipment Deep Check (PE Staff - Every 6–8 Weeks):** Inspect all goalposts and sporting hardware for rust, corrosion, loose bolts, or instability. Clean, lubricate moving parts, and guarantee secure anchorage.
- **Weed, Moss & Stain Treatment (Contractor - Bi-Monthly):** Apply a water-based, non-residual biocide/mossicide to perimeters and shaded areas to prevent root damage to the backing. Avoid oil-based chemicals. Treat localised oil, grease, or chewing gum using approved synthetic turf solvents.

Quarterly Operations (Every 3 Months)

- **Specialist De-compaction & Deep Clean (Specialist Contractor):** Use rotating mechanical tines to penetrate the top infill layer, loosening compacted rubber crumb, lifting the pile, and extracting embedded dust, hair, and silt. This restores shock absorption (reducing player injury) and opens up drainage pathways.



- **Drainage System Clearance (Site Staff / Contractor):** Inspect and clear rodding eyes and catchpits, tracking any blockages or odours. Perform this termly and immediately following significant rainfall. If school staff cannot clear a blockage, an external drainage company must be instructed.

Bi-Annual Operations (Every 6 Months)

- **Silt Trap and Hydro Brake Manholes Maintenance:** Inspection and cleaning by suitably trained personnel during dry weather, where practicable. Measure, record, and extract accumulated silt.
- **Granular Soakaway Monitoring:** Check the monitoring well, recording groundwater and water level observations. Request a specialist investigation if prolonged standing water occurs.
- **Joint & Seam Inspection (Specialist Contractor):** Walk the pitch to check glue lines and inlaid lines. Any minor seam splitting must be repaired immediately with polyurethane adhesive and specialist tape to prevent severe tearing during play.

Annual Operations

- **Line Remarking (Specialist Contractor):** Over the summer holiday, execute professional line remarking.
- **Infill Depth Survey (Specialist Contractor):** Use a specialised depth gauge probe across a 20-point grid. Keep rubber crumb levels within specification (typically leaving 15mm to 20mm of carpet fibre exposed).
- **Professional Power-Vacuuming (Specialist Contractor):** Execute a heavy-duty deep clean that extracts the top infill layer, runs it through a detailed filtration sieve to remove micro-plastics and silt, and returns it.
- **Floodlighting & Columns Maintenance (Specialist Contractor):** Structural visual inspection of columns for damage or corrosion. Clean units, service infrastructure, and replace LED lamps/fixtures where necessary. (Informal visual lighting checks should also be performed half-termly during operation.
- **Lateral Drainage Jetting (Specialist Contractor):** Conduct annual preventative jetting of drainage runs to clear sediment. Deploy CCTV surveys if recurring drainage issues emerge.
- **Stone Base Construction Assessment:** Visual assessment of pitch surface permeability and monitoring for standing water during annual inspections. Restrict heavy vehicle loading to protect the sub-base.

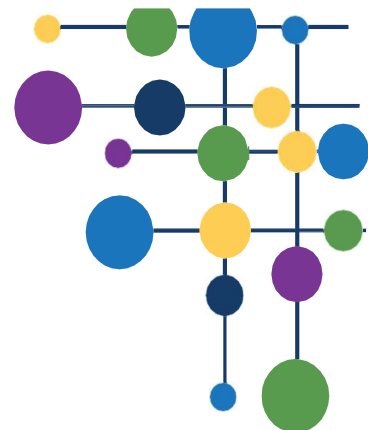
Long-Term Cyclical Operations (Every 5 Years)

- **Floodlighting Electrical Safety Testing:** The floodlighting electrical circuits must be tested by a specialist contractor to guarantee strict compliance with BS 7671 energy-efficiency and safety standards.

4. Drainage & SuDS Infrastructure Management

Specific engineering constraints and requirements apply to the underlying Sustainable Drainage Systems (SuDS) infrastructure to ensure operational integrity:

SuDS Component	Primary Constraints	Key Maintenance Action	Frequency
Silt Trap and Hydro Brake Manholes	Restricted access; confined space hazards; toxic gases/odours.	Trained personnel inspect during dry weather; measure and	Every 6 months & after severe storms.

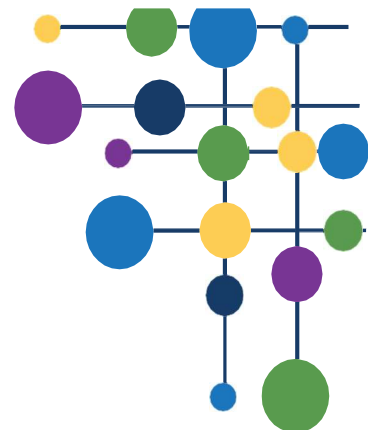


		remove accumulated silt. Maintain trend records.	
Rodding Eyes	Vulnerable to surface damage; can become hidden or difficult to locate.	Maintain clear access; map locations on site plans; flush and high-pressure jet to remove blockages.	Every 3 months & upon poor drainage reports.
Lateral Drainage Network	Long inaccessible pipe runs; risk of root ingress; pipe collapse or obstruction.	Preventative high-pressure jetting; reactive CCTV inspection for structural faults. Use trenchless repair.	Annually (Jetting); Reactively (CCTV).
Stone Base Construction	No direct access for inspection; risk of compaction-driven permeability loss.	Monitor surface for standing water; ban heavy vehicle loading; maintain geotextile protection.	Continuous tracking; Visual assessment annually.
Granular Soakaway	Clogging risks; very difficult sub-surface access.	Monitor well levels; observe groundwater trends; ensure secondary connected infrastructure remains clear.	Every 6 months & after exceptional rainfall.

5. Pitch Carpet Replacement and Recycling

At the end of its 10–15-year operational cycle, when carpet replacement becomes necessary, the process must be executed in accordance with modern eco-friendly and sustainable industry best practices:

- 1. Removal:** A certified specialist contractor will be appointed to safely lift and strip the worn turf carpet layout.
- 2. Resource Recovery:** Any structurally viable reusable elements, such as the underlying shockpads and rubber infill materials, must be recovered and reused on-site where technically feasible.



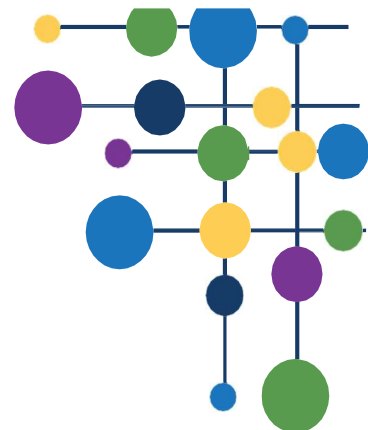
3. Recycling & Compliance: The carpet will be evaluated for reuse, recycling, or recovery in compliance with current environmental waste legislation. It must be processed through an approved turf recycling scheme to maximise material recovery and eliminate landfill waste.

4. Documentation: Valid legal waste transfer documentation must be explicitly retained in management logs as strict audit evidence of eco-friendly disposal.

5. Reinstallation: The replacement artificial turf surface will be laid down in exact compliance with the manufacturer’s design specifications and governing sporting body performance standards.

6. 3G Maintenance Summary Table

Frequency	Action Item/by whom	Target Area	Primary Objective
Daily	Debris & litter picking – PE/Site Staff	Full pitch	Prevent organic contamination
Weekly	Drag brushing & grooming – Site Staff	Full pitch	Lift fibres; redistribute rubber crumb
Weekly	Manual infill levelling – Site Staff	Penalty spots, goals	Protect high-wear carpet zones
Monthly	Inspect for damage, loose panels, or sharp edges; ensure gates are secure – Site staff.	Perimeter Fencing	Tighten fixings and report vandalism or wear.
Bi-Monthly	Weed & moss spraying - Contractor	Perimeters & corners	Prevent root damage to the backing



Frequency	Action Item/by whom	Target Area	Primary Objective
Bi-months	Inspect for rust, loose bolts, or instability, clean and lubricate moving parts – PE staff.	Goal Posts and sporting equipment	Ensure all equipment is safe and securely anchored
3 Months	Inspect and clear rodding eyes and catch pits to prevent blockages. If we are unable to clear any blockages to the system ourselves, we will instruct an external drainage company to clear and check the drainage system for faults and blockages and to ensure it is running efficiently. - Contractor	Drainage System	Maintain adequate drainage of the playing pitch
6 Months	Mechanical de-compaction - Contractor	Full pitch	Restore drainage & shock absorption
Annually	Seam & line testing -Contractor	All joints	Player safety: prevent tearing
Annually	Flood Lighting - Contractor	Floodlighting	To maintain, clean and replace lamps where necessary
5 Years	Electrical Testing Flood Lighting - contractor	Floodlighting	Electrical testing to BS 7671

Pro-Tip on Weather: Never brush the pitch when the turf is wet or covered in frost. Wet rubber crumb clumps together, meaning brushing will only drag it into piles rather than evenly distributing it between the carpet fibres.

