Davison CE High School for Girls

3G Artificial Grass Pitch

Management and Maintenance Scheme

December 2024

Date to Review - December 2025

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1. Introduction

This document sets out the maintenance and management for Davison CE High School for Girls all weather 3G pitch completed in August 2024. The pitch was built to provide our students with a facility they can use all year round. Outside of school use we will be prioritising other schools in the local area, girls and women's football and people with disabilities. Our aim is to offer a balanced programme of use that satisfies school curriculum and extra-curricular sporting needs whilst providing a facility for a wide range of community sports.



The Team

The 3G pitch will be managed by Davison CE High School for Girls along with our booking partner South Downs Leisure/Play Football. Our in-house team will be completing weekly maintenance for the pitch. S & C Slatter were the contractor who completed the pitch for us and they will be maintaining the pitch for the first 12 months. After this 12-month period Technical Surfaces will be maintaining the pitch.

The Davison premises team will be working on the maintenance of the pitch weekly. This team is made up of-

- Glyn Brodrick- Premises Manager
- Rob Gerrans- Deputy Premises Manager
- Simon Whittle- Painter/decorator
- Jim Reed- Caretaker

	Staff Member	Position	Responsibility
Davison CE High School for Girls	Jen Munn	Operation and Facilities Manager	Oversee pitch maintenance
Davison CE High School for Girls	Glyn Brodrick	Premises Manager	Pitch Maintenance
Davison CE High School for Girls	Rob Gerrans	Deputy Premises Manager	Pitch Maintenance
Davison CE High School for Girls	Simon Whittle	Painter & Decorater/Caretaker	Pitch Maintenance
Davison CE High School for Girls	Jim Reed	Caretaker	Pitch Maintenance
South Downs Leisure	Mark Byerley	Operations Director	Booking Partner
Play Football	Kieran Mulholland	Booking Partner	Book Partner

2. Maintenance

In order that a synthetic grass pitch can perform to the designed standards for most of the lifespan of the product, it is essential that proper and regular maintenance is carried out. Below is a brief summary of the maintenance activities required for the 3G pitch.

SUMMARY OF MAINTENANCE ACTIVITIES

A logbook can support to keep track on the operation carried out:

	ACTIVITY	FREQUENCY
1.	Cleaning the surface, debris, like leaves, paper, food waste etc.	Every 3 weeks and as required
2.	Inspection of line markings and seams	1 to 2 times a week
3.	Brushing	Once a week
4.	Algae	Every week
5.	Specialist maintenance	Twice a year
6.	Snow removal	As required

There are two types of maintenance for artificial turf fields-

1. Maintenance performed by the user/owner
2. Maintenance carried out by a specialized company

The correct footwear will need to be worn to ensure the longevity of the pitch. The below acceptable footwear document will be displayed on the pitch and given to any external hirers along with our pitch rules and etiquette guide.

This will include:

- Pitches must be booked in advance of playing
- Please ensure little is placed in the bins provided
- Players are asked to be considerate to other users at all times
- Foul or abusive language, or unruly behaviour, will not be tolerated
- No smoking on or around the pitch
- For your safety, appropriate sports clothing and footwear, in good condition, are to be worn on the pitch
- Please contact the Duty Manager at Davison Leisure Centre if any issues/accidents occur
- Dial 999 in case of an emergency



We have 12 months' worth of maintenance from S & C Slatter included in the build of the pitch. After the 12 months has passed we will then be using Technical Surfaces recommended by South Downs Leisure. I have created the table below for the premises team to complete each week, this will be monitored by myself and the Premises Manager.

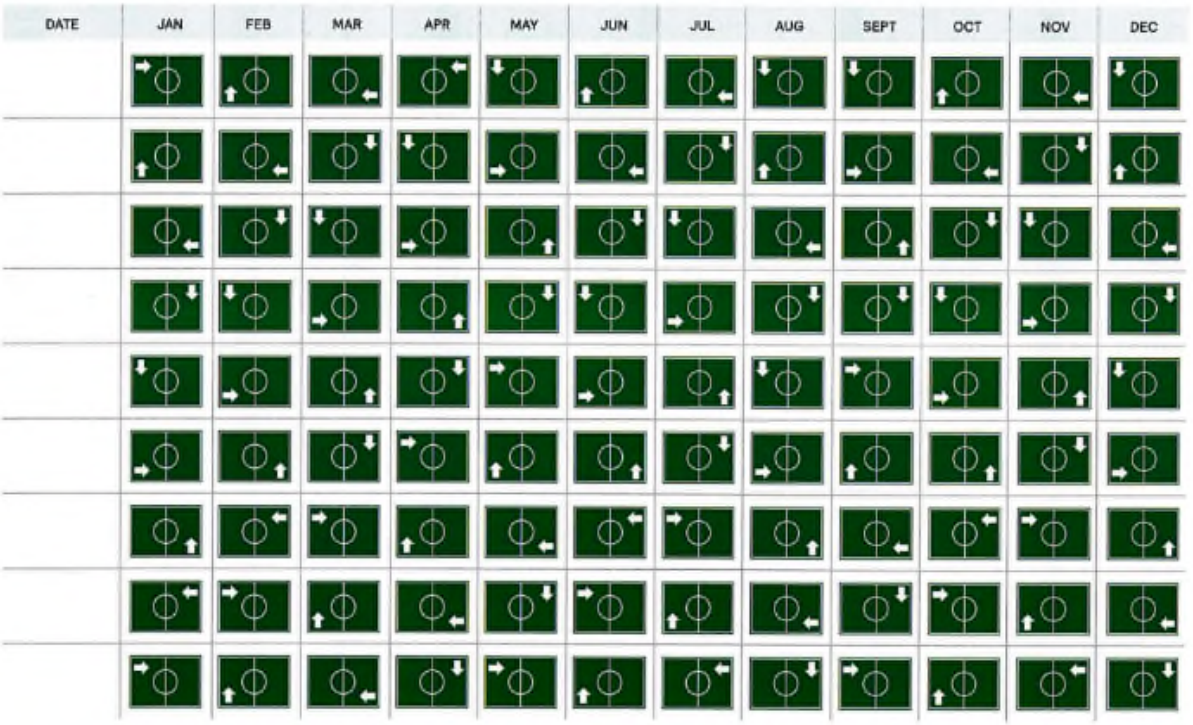
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Remove Debris	Week 1												
	Week 2												
	Week 3												
	Week 4												
Brushing	Week 1												
	Week 2												
	Week 3												
	Week 4												
Checking of Infill Levels	Week 1												
	Week 2												
	Week 3												
	Week 4												
Checking of High Wear Areas	Week 1												
	Week 2												
	Week 3												
	Week 4												
Top Up Crumb	Week 1												
	Week 2												
	Week 3												

Glyn
Rob
Simon
Jim

The below document will also be used by the premises team to enable them to keep track of the direction of brushing on the pitch. This will ensure the whole of the pitch is maintained equally.

CLEANING SCHEDULE

RANDOM DRIVIE DIRECTIONS



3. Pricing and Sinking Fund

The rates for hiring out the pitch will be set out as shown in the table below. The rates are based on another local school who are also operated by South Downs Leisure. South Downs Leisure wanted to keep the rates at a similar price as their local partner clubs.

Davison Pitch (proposed rates, same rates as local partner club Palatine)		
Pitch Type	**Peak**	**Off-Peak**
Full Pitch (all others)	£83.20	£41.60
Half Pitch (all others)	£52.00	£26.00
Quarter Pitch (all others)	£26.52	£13.26

With potential bookings and revenue shown in the table below:

REVENUE						
TARGET GROUP	SESSION TYPE / CATEGORY	Winter Revenue	Summer Revenue	Total Revenue	Percentage	Category Percentage
SCHOOL USE	SCHOOL CURRICULUM USE	£0	£0	£0	0%	0%
	AFTER SCHOOL ACTIVITY	£0	£0	£0	0%	
JUNIOR FOOTBALL	JNR FOOTBALL FREESTYLE (all	£4,680	£1,260	£5,940	7%	43%
	JUNIOR CLUB BLOCK BOOKING	£14,480	£0	£14,480	16%	
	JUNIOR COACHING ACADEMY	£6,206	£0	£6,206	7%	
	JUNIOR MATCH (all ages)	£7,301	£0	£7,301	8%	
	JUNIOR SUMMER CAMP	£0	£4,200	£4,200	5%	
WOMEN AND GIRLS FOOTBALL	GIRLS COACHING BLOCK BOOKING	£4,137	£0	£4,137	5%	7%
	LADIES TRAINING BLOCK BOOKING	£2,069	£0	£2,069	2%	
ADULT FOOTBALL	STANDARD 3RD BLOCK BOOKING	£7,280	£10,240	£17,520	20%	37%
	STANDARD FS BLOCK BOOKING	£4,326	£10,650	£14,976	17%	
OTHER COMMUNITY PROGRAMMES	WALKING FOOTBALL	£3,120	£1,920	£5,040	6%	13%
	ADULT FLEXI FOOTBALL	£2,600	£1,600	£4,200	5%	
	DISABILITY FOOTBALL	£1,560	£960	£2,520	3%	
TOTAL		£57,758	£30,830	£88,588		

The proposed revenue split with South Downs Leisure will be as below-

- 25% SDL – £22,147
- 25 % to a maintenance/replacement fund – £22,147
- 50% to Davison School – £44,294

The 25% income towards the maintenance/replacement fund per year will allow for the pitch to be maintained to a high standard and allow us to generate enough money to replace the carpet well within the ten-year recommended time frame. The proposed price of replacing the carpet is approximately £100,000.

4. Technical Surfaces

Technical surfaces are a company that South Downs Leisure use for all of their local partner clubs. This maintenance service will cost £313.50 per month. They will be maintaining our pitch after our 12 months maintenance with S & C Slatter. The services that Technical Surfaces provide will include the following:

- **12 Power Sweeping Treatments**

  Debris can be blown onto the playing surface, washed down with rain or trafficked on by players' footwear. These contaminants consist of anything from dust and carpet fibre within the infill to glass and leaves. Larger items can more easily be collected; however, to remove the finer debris special Power Sweeping machines will need to be employed.

  Although finer debris may not be immediately apparent, over a period of time this contamination will begin to cause drainage problems, causing the surface to 'harden' and so changing the playing characteristics of the pitch.

  Technical Surfaces uses different types of Power Sweeping machinery designed to combat this problem. The machines first clean the artificial carpet and process the infill using a series of filters and vacuums to help remove the contaminants and dust, before laying the clean infill back into the synthetic sports surface. At the same time, a Drag Mat on the rear of the machine redistributes and levels the infill, providing a smarter appearance.

- **12 Decompactions (3G surfaces only)**

  The introduction of new 3rd Generation long-pile rubber infill pitches has made for a revolution in the playing of sports on AstroTurf surfaces; however, this type of infill can be prone to compaction, affecting the playing characteristics, increasing surface wear and shortening the carpet life.

  To address these issues, methods of Decompaction need to be introduced early into the maintenance schedule using suitable equipment. Extensive research and development has allowed Technical Surfaces to source and operate machinery to address and resolve issues of compaction.

Light Decompactions should be carried out to a depth of approximately 15mm and will help to reinstate the correct characteristics in the top part of the carpet, making it softer underfoot. These works will be critical to the playability of the synthetic sports pitch and should be carried out on a monthly basis

- **12 Vegetation Treatments**

Changes in climatic conditions have seen an increase in the number of synthetic sports pitches affected by the growth of moss and algae.

Clients should be particularly vigilant in areas of their artificial surface which receive little sunlight due to overhanging trees, kickboards or the overall location of the astroturf pitch.

Although regular maintenance can help to reduce this build up, it is still essential that affected areas are chemically treated to remove existing material and reduce the spread of the spores. All of our technicians are fully certified in the spraying of a range of chemicals to help combat moss, algae and other vegetation growth.

- **1 Annual Inspection**

As part of your maintenance contract our Technical Managers, fully qualified in risk assessment, will carry out an annual Site Inspection.
Included within your full report you will find:

- Surface Assessment
- Surface Plan
- Assessment Summary
- Visual Evidence
- Quotation (preventative & corrective maintenance)
- Maintenance Guidelines
- Information

- **20m FREE Restick Repairs**

No matter how well a synthetic pitch was installed, the harshness of climatic conditions will over a period of time break down the components used (eg. astroturf carpet and adhesives). Frost in particular penetrates joints and will highlight any weaknesses that are present.

It is important that such seam failures on an artificial pitch are repaired as soon as they become apparent. Delaying such work will not only represent a hazard to users but lead to further deterioration and stress on the other sections of the synthetic carpet. Using specialist machinery and equipment, Technical Surfaces can remove failed components and insert new sections of AstroTurf carpet and/or inlaid lines, shaving down the pile to achieve a near-perfect finish.

With more than 15 dedicated maintenance vehicles we are normally able to attend to emergency repairs within 24 hours, minimising risk to users and keeping your synthetic facility open.

Football and hockey played on an astroturf pitch will naturally result in a higher concentration of activity and subsequent wear in the artificial carpet in front of the goals. Rather than having the expense of replacing the whole of the synthetic surface it is possible to simply replace the worn-out sections of astroturf. Technical Surfaces is able to have artificial carpets specially manufactuered to the correct pile height and density to ensure the repairs are almost seamless.

- **FREE Access to O.T.I.S**

As part of your regular pitch maintenance contract with Technical Surfaces you will receive access to our Online Technical Information System, or OTIS for short.

This online portal allows you to schedule, view, record and track various aspects of maintenance and usage of your surface. The system not only sorts and stores the information but allows clients to see and analyse the data in a use-friendly interface, making your facility manager's job even easier.

Record Usage

OTIS lets you input usage on your surface to whatever degree of complexity you require, allowing you to monitor and analyse the use of your pitch. You can input individual bookings to a five-a-side court or simply record the usage as a total for the week or month. As well as hours of use, a revenue figure can also be inputted, giving you a powerful reporting tool.

Log & Schedule Maintenance Work

In order to ensure efficient programming and scheduling of works on your surface all maintenance work will be logged onto OTIS, so you can see when the next agreed treatment is due or keep track of what maintenance work has already been carried out.

View Reports & Quotes

All reports and quotations will be conveniently stored for you to access from one central location. This will enable you to view last year's pitch inspection, current contract details or latest correspondence - all in just a few clicks.

Access Health & Safety Information

As well as OTIS recoding servicing treatments, vital in demonstrating your duty of care for health and safety reasons, you can also immediately access method statements and risk assessments for all of our treatments and services.

5. Equipment

The equipment we have for maintaining the pitch is the Redexim RTC as shown below. Every member of our premises team had training on how to use the machine and will be using the machine weekly for decompaction/brushing of the pitch. We have a container to keep the machine in whilst not in use. Benefits of this machine are as follows-

- Suitable for all surface types
- 24hp Twin Cylinder Kawasaki engine
- Folding brushes allow for easy access
- Folding brushes give a working width or 280cm
- Brushes can be lifted and pressure adjusted from a single lever

