



Management and Maintenance Schedule



Revision No 1 issued 28th of May 2026

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Introduction

Traction Sports have been commissioned by Kestrel Contracts to prepare a comprehensive Management and Maintenance Scheme, together with supporting operational information, for the 3G artificial grass football pitch development. This document has been produced to assist in the discharge of a planning condition imposed by the relevant Local Planning Authority as part of the planning consent for the development.

The purpose of this Management and Maintenance Scheme is to demonstrate how the facility will be effectively managed, maintained, monitored and reviewed throughout its operational lifespan in order to ensure that the pitch remains safe, fit for purpose and compliant with the relevant governing body performance standards. The document also sets out the procedures and responsibilities associated with the day-to-day operation of the facility, including the management of community use, maintenance obligations, floodlighting operation, replacement planning and long-term lifecycle considerations.

In particular, the scheme has been prepared to ensure that the artificial grass pitch is maintained to a standard capable of achieving and retaining the appropriate FIFA Quality certification through regular testing, inspection and maintenance procedures. The document further identifies the mechanisms by which the condition of the playing surface and associated infrastructure will be monitored and reviewed over time, including the implementation of a sinking fund or equivalent financial provision to support the future replacement of the synthetic carpet within the manufacturer's recommended lifespan.

This Management and Maintenance Scheme should therefore be read as a live operational document intended to support the sustainable long-term use of the facility, safeguard the quality and performance of the playing surface, and ensure continued compliance with planning, sporting and operational requirements. The measures contained within this document are intended to be implemented from the commencement of use of the facility and maintained throughout the lifetime of the development.

The planning condition reads as follows:

‘Within 6 months of completion, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule including details related to floodlighting and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. This shall include measures to ensure the replacement of the Artificial Grass Pitch within the manufacturers specified period. It should also include the required testing to comply with FIFA Quality certification. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the 3G artificial grass pitch.’

About Traction Sports Ltd

Traction Sports Ltd is headed by Director David Rhodes, who has over 40 years' experience within the sports surfacing and construction industry across the United Kingdom and Europe. Throughout his career, David has been involved in the delivery, management and consultancy of a wide range of sports facility developments, working with schools, colleges, local authorities, sports clubs, contractors and governing bodies to deliver high-quality sporting environments.



Based in the Southwest of England, Traction Sports is a specialist sports surfacing consultancy providing independent professional advice and project support across all aspects of sports facility development. The company combines extensive technical knowledge with practical industry experience, enabling it to support projects from initial feasibility and concept development through to construction, handover and long-term operational management.

David is supported by a trusted network of professional associates and specialist consultants who provide additional expertise across a range of disciplines including civil engineering, planning, drainage, floodlighting, sports performance standards, health and safety, and lifecycle maintenance planning. This collaborative approach allows Traction Sports to deliver a comprehensive consultancy service tailored to the specific requirements of each individual project.

The company's approach is founded on delivering practical, sustainable and high-performing sports environments that meet the operational requirements of clients while also satisfying the relevant technical standards and governing body guidance. Traction Sports works closely with clients and stakeholders throughout the development process to ensure that projects are delivered efficiently, safely and to the highest possible standard, with a strong emphasis on long-term durability, quality and value for money.

Facility Overview

The development comprises:

- A full-size floodlit 3G artificial grass football pitch
- Associated perimeter fencing and access gates
- Floodlighting installation
- Player and spectator access routes
- Surface drainage infrastructure
- Ancillary hardstanding and maintenance access areas

The facility is intended to accommodate curriculum use, training, recreational football and community use throughout the year.

Management Responsibilities

Facility Operator

The Facility Operator shall retain overall responsibility for the management, operation and maintenance of the artificial grass pitch and associated infrastructure. Responsibilities shall include:

- Ensuring the facility is operated safely and appropriately
- Implementing this Management and Maintenance Scheme
- Managing bookings and controlling usage levels
- Monitoring the condition of the playing surface
- Maintaining records of maintenance activities and inspections
- Arranging specialist maintenance operations
- Ensuring compliance with FIFA Quality requirements
- Managing floodlighting operation and maintenance
- Reviewing lifecycle replacement requirements
- Maintaining adequate financial provision for future carpet replacement

Site Staff Responsibilities

Designated site staff shall be responsible for:

- Daily visual inspections
- Litter removal and surface cleanliness
- Checking access points and fencing
- Monitoring surface damage or defects
- Reporting maintenance issues promptly
- Ensuring appropriate footwear policies are adhered to
- Preventing unauthorised use

Specialist Maintenance Contractor

A specialist sports surface maintenance contractor shall be appointed to undertake periodic specialist maintenance operations in accordance with the pitch manufacturer's recommendations. This shall include:

- Power brushing
- Decompaction works
- Infill redistribution
- Moss/algae treatment
- Surface cleaning
- Seam inspections and repairs
- Performance testing support

Operational Management Procedures

Hours of Use

The facility shall operate only within the hours approved under the planning consent.

Floodlighting shall only be used during approved operational hours and shall be controlled via automatic timers or a programmed management system to prevent operation outside permitted periods.

Access Control

The pitch shall remain secured outside approved hours through lockable access gates and perimeter fencing. Only authorised users and maintenance personnel shall have access to the facility.

Footwear Policy

Only appropriate footwear approved by the pitch manufacturer shall be permitted on the playing surface.

The following shall be prohibited:

- Metal studs
- Flat-soled footwear unsuitable for synthetic surfaces
- Gum, food and chewing substances
- Smoking or vaping
- Glass containers
- Animals (except assistance dogs)

Clear signage outlining acceptable footwear and prohibited activities shall be displayed at all access points.

Usage Management

The facility operator shall monitor usage levels to ensure that the pitch is not subjected to excessive wear beyond the manufacturer's recommended usage capacity.

Where necessary, usage restrictions or recovery periods shall be implemented to protect the long-term condition of the surface.

Maintenance Strategy

The artificial grass pitch shall be maintained in accordance with the manufacturer's maintenance guidance and the relevant FIFA Quality requirements. Maintenance operations shall comprise a combination of routine in-house maintenance and periodic specialist maintenance.

Failure to maintain the surface correctly may invalidate manufacturer warranties and compromise performance certification. The below routine schedule is indicative of typical maintenance requirements for 3G turf but is not specific to any product or system. Please refer to the manufacturers recommended maintenance regime for specific detail which should be provided in the O&M manual after handover of the facility.

Routine Maintenance Schedule

Daily / Prior to Use

- Visual inspection of playing surface
- Removal of litter and debris
- Inspection of goals and equipment
- Inspection of fencing and gates
- Check for vandalism or damage

Weekly

- Drag brushing / mat brushing of surface
- Redistribution of infill in high wear areas
- Inspection of seams and line markings
- Moss and weed inspection
- Goal anchor inspections

Monthly

- Mechanical brushing of the surface
- Inspection of drainage performance
- Surface contamination inspection
- Inspection of perimeter edging and kerbs
- Floodlighting visual inspection

Quarterly

- Specialist decompaction maintenance
- Deep clean of high-wear areas
- Infill depth testing
- Drainage outlet inspection and cleaning
- Electrical inspection of floodlighting controls

Annually / Biannually

- Full specialist rejuvenation maintenance including professional deep clean
- Surface performance assessment
- FIFA Quality performance testing (where required)
- Floodlighting lux level testing and structural inspection of lighting columns
- Electrical certification and safety inspection
- Review of usage patterns and maintenance records

Floodlighting Management and Maintenance

The floodlighting installation shall be maintained to ensure safe and efficient operation while minimising environmental impact and nuisance to neighbouring properties.

Operational Controls

- Floodlighting shall only operate during approved hours
- Automatic timers and/or control systems shall prevent operation outside permitted times
- Lighting levels shall be appropriate for the approved use classification
- Emergency shut-off procedures shall be maintained

Maintenance Requirements

The floodlighting system shall be inspected and maintained by qualified electrical contractors and shall include:

- Routine visual inspections
- Cleaning of luminaires where required
- Inspection of brackets and fixings
- Electrical testing and certification
- Lux level testing to confirm lighting performance
- Inspection of lighting column foundations and structural integrity

Records of all inspections, testing and maintenance works shall be retained by the facility operator.

FIFA Quality Compliance and Testing

The facility shall be maintained to a standard capable of achieving and retaining FIFA Quality certification where required by the governing body or funding obligations.

Testing shall be undertaken by an appropriately accredited test institute in accordance with FIFA testing procedures.

Testing may include:

- Ball roll
- Ball rebound
- Shock absorption
- Vertical deformation
- Rotational resistance
- Surface regularity
- Infill depth analysis

Testing shall typically be undertaken:

- Upon completion of installation
- Following significant repair works
- At intervals required by FIFA or the pitch operator
- Prior to renewal of certification

Copies of all test reports shall be retained within the facility maintenance records.

Lifecycle Replacement Strategy

The artificial grass carpet shall be replaced within the manufacturer's recommended lifespan, anticipated to be approximately 10–12 years depending on usage levels, maintenance standards and performance testing outcomes. To ensure the future replacement of the playing surface, the Facility Operator shall implement the following measures:

- Establishment of a sinking fund or lifecycle reserve
- Annual review of replacement cost projections
- Monitoring of carpet wear and performance
- Periodic condition surveys
- Long-term financial planning within operational budgets

The replacement strategy shall include provision for:

- Removal and disposal/recycling of the existing carpet
- Replacement turf and infill materials
- Retesting and recertification

Record Keeping

The Facility Operator shall maintain accurate records relating to:

- Routine maintenance activities
- Specialist maintenance visits
- Surface repairs
- Floodlighting inspections and testing
- Usage levels and booking schedules
- FIFA Quality testing reports
- Incidents and accidents
- Warranty documentation
- Lifecycle replacement planning

Records shall be retained for the operational life of the facility and made available to the Local Planning Authority or Sport England upon reasonable request.

Mechanism for Review

This Management and Maintenance Scheme shall be formally reviewed on an annual basis by the Facility Operator to ensure that the procedures and maintenance frequencies remain appropriate.

The review shall consider:

- Pitch usage levels
- Surface condition and wear patterns
- Maintenance records and contractor reports
- Floodlighting performance
- FIFA Quality testing outcomes
- User feedback
- Changes in governing body guidance
- Future replacement planning

Where necessary, the scheme shall be updated to reflect operational changes, revised maintenance requirements or updated manufacturer recommendations.

External Maintenance Companies

Below are some links to companies that provide specialist maintenance services or equipment which may be useful.

- <https://replaymaintenance.co.uk>
- <https://www.technicalsurfaces.co.uk>
- <https://www.redexim.com/uk/>

Conclusion

This Management and Maintenance Scheme has been prepared to demonstrate the long-term operational strategy for the effective management, maintenance and review of the proposed 3G artificial grass football pitch facility. The document establishes a clear framework of responsibilities, maintenance procedures, operational controls and review mechanisms designed to ensure that the facility remains safe, durable, sustainable and fit for purpose throughout its operational lifespan.

The measures identified within this scheme provide a comprehensive approach to protecting the quality and performance of the artificial grass surface and associated infrastructure, whilst also ensuring continued compliance with the relevant planning requirements, governing body standards and manufacturer recommendations. In particular, the inclusion of routine and specialist maintenance operations, FIFA Quality testing procedures, floodlighting management protocols and lifecycle replacement planning will help safeguard the long-term functionality and performance of the facility.

The implementation of a formal review mechanism, together with accurate record keeping and ongoing condition monitoring, will ensure that the management approach remains responsive to changes in usage levels, operational requirements and future industry guidance. Furthermore, the commitment to maintaining an appropriate sinking fund or equivalent financial provision demonstrates that suitable measures will be in place to facilitate the replacement of the synthetic carpet within the manufacturer's recommended lifespan.

Traction Sports Ltd considers that the procedures and commitments contained within this Management and Maintenance Scheme represent a robust and sustainable operational strategy for the facility and are sufficient to satisfy the requirements of the planning condition. The measures outlined shall be implemented from the commencement of use of the pitch and maintained throughout the lifetime of the development to ensure the continued safe operation, performance and longevity of the facility.

Appendix Section

The documents and/or information provided below are all recognised industry documents that support best practice for the design, maintenance, testing and operation of not only 3G artificial grass pitches but synthetic pitches as a whole. Where possible full documentation has been provided in the attached appendices.

1. FIFA Quality Programme for Football Turf

Below are the two primary international standard documents relating to the testing and certification of 3G football turf systems, including laboratory and field-testing requirements, maintenance expectations and performance standards.

- <https://digitalhub.fifa.com/m/7cfc3106515eb3e2/original/FIFA-Quality-Programme-for-Football-Turf-Test-Manual-I-Test-Methods-August-2025-edition.pdf>
- <https://digitalhub.fifa.com/m/44e19efa8822f5e/original/FIFA-quality-programme-for-football-turf-Test-Manual-II-Test-requirements.pdf>

2. Sport England – Artificial Surfaces for Outdoor Sport Guidance

Provides UK best practice guidance relating to artificial sports surfaces, including construction, maintenance, lifecycle planning and operational considerations. Particularly relevant for planning submissions and Sport England consultation responses.

- [Sport England Outdoor Artificial Surfaces Guidance](#)

In addition, the following can be found in the appendices:

- Sport England-artificial-sports-lighting-design-guide-2012

3. SAPCA Codes of Practice

The Sports and Play Construction Association (SAPCA) publishes a series of recognised industry Codes of Practice covering synthetic turf construction, maintenance, sports lighting and sports facility design.

Recommended SAPCA documents include:

- The Construction and Maintenance of Synthetic Turf Sports Pitches
- The Maintenance of Synthetic Surfaces
- The Selection and Use of Sports Performance Infills in 3G Artificial Turf
- The SAPCA Code of Practice for Contractors Working on the Installation and Retrofitting of Sports Lighting

The documents can be found here as well as in the appendices: [SAPCA Codes of Practice Library](#).