

HURSTPIERPOINT VILLAGE CENTRE

Charity No: 305265

Parish Office, Village Centre, Trinity Road, Hurstpierpoint, WEST SUSSEX BN6 9UY

Briefing Note

Village Centre Sewerage Issues

For Trustees 26 February 2026

Introduction

The Hurstpierpoint Village Centre foul waste drainage pipe on the southeast of the building (as shown in the attached plan in Appendix A) has been an ongoing problem for many years. There have been several issues:

- The levels of the pipes leading into the main foul water drains under the main road are too low causing a back up of sewerage and toilet tissue in the system.
- Large amounts of paper being flushed at the same time causing blockages (signs on the backs of toilet doors do ask users to hold the flush handle down until all the paper has been washed away). The blockages require employees to empty the blockages in the toilet if the cleaners aren't due in.
- Once the toilets are blocked the situation escalates and puts the toilets out of action.
- The recent discovery of a broken tile within the inspection chamber further catches the waste and causes even greater blockages.

Parish Council employees have been inspecting the drains over the past five years on a fortnightly basis and rodding the pipes as necessary. On the one occasion where a drainage specialist is required, Dyno Rod has been appointed to clear the drains (at a minimum cost of £258 including VAT per visit). Cleaning the drains and unblocking the toilets is a specialist waste disposal task that requires the wearing of personal protective equipment, and there are health hazards associated with it. It is also very time consuming. To try and repair the drainage and improve the flow of the waste water and sewerage, Section 24, a specialist drainage company used by the Parish Council, was asked to quote to repair and advise on any other issues that may need attention.

Proposal

The Proposal by Section 24 is to supply a civil engineering team to remove and replace the failed "channel" (pipes) and "benching" (concrete surface at the base of the manhole) in the foul water inspection chamber at the front of the building by the access ramp. This would be at a cost of £2,380.14 (including VAT), with an additional charge of £480 (including VAT) for waste disposal per skip or load. Only one load is expected. This is a total cost of £2,860.14 including VAT.

Budget Provision

The budget for these works has been included in the 2026/27 Property Maintenance budget. The other projects already included under Property Maintenance for the Village Centre in 2026/27 are already comprehensive as follows:

- New blinds and curtains £5,000.
 - Decorate main foyer £1500.
 - Flushing system main hall toilets £500.
 - Replace water boiler in Caretakers Room £900.
 - Carbon monoxide sensors x2 = £300.
 - Office window re-design £1300.
 - Flushing radiator system £1,000.
 - Sewerage improvements £2,860
- Total £13,360.**

Recommendation

The Trustees are asked to AGREE to appoint Section 24 to carry out the repairs to the channel and benching for a total cost of £2,860.14.

RECOMMENDATION: Trustees are asked to AGREE to appoint Section 24 to carry out the repairs to the Village Centre foul water channels and benching for a total cost of £2,860.14 from the 2026/7 budget.

Appendices/Notes:

Appendix A – Hurstpierpoint Village Centre showing foul water system (main hall side)

