

RBC-ALR_Appendix to Landscape Maintenance Strategy: MAINTENANCE SCHEDULE

No.	Items	Access/ notes	First Year	Second Year	Third Year	Fourth Year	Fifth Year	In Perpetuity Guidance
1.0	Proposed Tree Planting							
1.1	Maintain clear stem height: 2000mm (not applicable for multi-stem trees or small fruit trees)	Large and medium canopy trees are proposed within the street. Small canopy trees are proposed within rear gardens (with access for maintenance required through properties). All large and medium canopy trees will be underground guyed. Small trees to rear gardens may be staked. All trees will require watering as necessary to ensure successful establishment and then as necessary in times of drought or dry conditions.						
1.2	Check protection against damage		Twice a year	Twice a year	Twice a year	Twice a year	Twice a year	Annual
1.3	Check tree guying and ties		Twice a year and additionally after strong storms	Twice a year and additionally after strong storms	Twice a year and additionally after strong storms	Remove guys and ties if trees are stable	Remove guys and ties if trees are stable	n/a
1.4	Fertilizer		-	-	-	-	Once a year	n/a
1.5	Removing basal and epicormic growth and dead wood		Once a year	Once a year	Once a year	Once a year	Once a year	Once a year
1.6	Mulching		Top up mulch	Top up mulch	Top up mulch	-	-	-
1.7	Refirming after heavy frost or wind		6 times a year, and additionally after strong storms or strong frost	Twice a year and additionally after strong storms or strong frost	-	-	-	n/a
1.8	Tree work (Crown)		Once a year in Autumn/Winter	Once a year in Autumn/Winter	Once a year in Autumn/Winter	Once a year in Autumn/Winter	Once a year in Autumn/Winter	Once a year in Autumn/Winter
1.9	Weed control		Twice a year	Twice a year	Twice a year	Twice a year	Twice a year	Twice a year
1.1	Watering		Min. once per week during growing season or with greater frequency as necessary to ensure successful establishment	Min. once per week during growing season or with greater frequency as necessary to ensure successful establishment	As necessary to ensure successful establishment	As necessary	As necessary	As necessary
2.0	Existing Trees and Hedgerows							
2.1	Inspection of existing trees, hedgerows and buffer zones	T11 (silver birch) to SW corner of site is within rear garden. Access through property. T3 (sycamore) and T4 (Norway maple) are located to the SE and situated within publically accessible open space. An existing hedgeline runs along the northern boundary - access through properties.	Twice a year and additionally after strong storms	Twice a year and additionally after strong storms	Formal inspection every 3 years. Regular walkover assessment twice a year and additionally after strong storms.	Twice a year and additionally after strong storms	Twice a year and additionally after strong storms	Formal inspection every 3 years. Regular walkover assessment twice a year and additionally after strong storms.
2.2	Encouragement of new trees and hedgerows		Ensure that mechanical equipment does not damage the bark and protect from rodents using wrap-around tree guards. Eliminate competition by removing grass and weeds from rooting area.	Ensure that mechanical equipment does not damage the bark and protect from rodents using wrap-around tree guards. Eliminate competition by removing grass and weeds from rooting area.	Ensure that mechanical equipment does not damage the bark and protect from rodents using wrap-around tree guards. Eliminate competition by removing grass and weeds from rooting area.	Ensure that mechanical equipment does not damage the bark and protect from rodents using wrap-around tree guards. Eliminate competition by removing grass and weeds from rooting area.	Ensure that mechanical equipment does not damage the bark and protect from rodents using wrap-around tree guards. Eliminate competition by removing grass and weeds from rooting area.	Ensure that mechanical equipment does not damage the bark and protect from rodents using wrap-around tree guards. Eliminate competition by removing grass and weeds from rooting area.
3.0	Proposed Hedge Planting							
3.1	To designed height with uniform batter	A new mixed native hedge is proposed to the eastern boundary which will need to be maintained via properties. Front boundary hedges can be maintained from the street and front gardens (no access through property required).						
3.2	Trim hedge planting		2 times a year	2 times a year	2 times a year	2 times a year	2 times a year	2 times a year
3.3	Weed control		8 times a year	8 times a year	Twice a year	Twice a year	Once a year	Once a year
3.4	Watering		Min. once per week during growing season or with greater frequency as necessary to ensure successful establishment	Min. once per week during growing season or with greater frequency as necessary to ensure successful establishment	As necessary to ensure successful establishment	As necessary	As necessary	As necessary
4.0	Ornamental Planting							
4.1	Fertilizer	Within respite garden and to base of street trees.	Once a year	Once a year	Once a year	Once a year	Once a year	Every 2nd year
4.2	Mulching groundcover plants		Once a year in spring	Once a year in spring	Once a year in spring	Once a year in spring	Once a year in spring	Once a year in spring
4.3	Pruning groundcover plants		Target pruning - twice a year in spring and late summer	Target pruning - twice a year in spring and late summer	Target pruning - twice a year in spring and late summer	Target pruning - twice a year in spring and late summer	Target pruning - twice a year in spring and late summer	Target pruning - twice a year in spring and late summer
4.4	Pruning shrubs and remove dead wood		Target pruning - once a year	Target pruning - once a year	Target pruning - once a year	Target pruning - once a year	Target pruning - once a year	Target pruning - once a year
4.5	Remove dead flower heads		Within flowering season - twice a year	Within flowering season - twice a year	Within flowering season - twice a year	Within flowering season - twice a year	Within flowering season - twice a year	Within flowering season - twice a year
4.6	Pruning herbaceous plants		End of flowering season	End of flowering season	End of flowering season	End of flowering season	End of flowering season	End of flowering season
5.0	Items		First Year	Second Year	Third Year	Fourth Year	Fifth Year	In Perpetuity Guidance
5.1	Pruning ornamental grasses		Pruning - once a year spring	Pruning - once a year spring	Pruning - once a year spring	Pruning - once a year spring	Pruning - once a year spring	Pruning - once a year spring
5.2	Weed control		10 times a year	10 times a year	8 times a year	8 times a year	8 times a year	8 times a year
5.3	Watering		As necessary to ensure successful establishment	As necessary to ensure successful establishment	As necessary	As necessary	As necessary	As necessary

6.0	Short Mown Amenity Grass							
6.1	Mowing	To rear gardens of houses (tenants to maintain)	As necessary to maintain between 25 & 50mm, approx. 16-20 visits per year	As necessary to maintain between 25 & 50mm, approx. 16-20 visits per year	As necessary to maintain between 25 & 50mm, approx. 16-20 visits per year	As necessary to maintain between 25 & 50mm, approx. 16-20 visits per year	As necessary to maintain between 25 & 50mm, approx. 16-20 visits per year	As necessary to maintain between 25 & 50mm, approx. 16-20 visits per year
6.2	Mowing		As necessary to ensure successful establishment	As necessary to ensure successful establishment	As necessary to ensure successful establishment	As necessary to ensure successful establishment	As necessary to ensure successful establishment	As necessary to ensure successful establishment
6.3	Leaf removal		Twice a year	Twice a year	Twice a year	Twice a year	Twice a year	Twice a year
6.4	Bulbs within lawn		Leave undisturbed from early spring. Mow and remove arisings 6 weeks after flowers have faded	Leave undisturbed from early spring. Mow and remove arisings 6 weeks after flowers have faded	Leave undisturbed from early spring. Mow and remove arisings 6 weeks after flowers have faded	Leave undisturbed from early spring. Mow and remove arisings 6 weeks after flowers have faded	Leave undisturbed from early spring. Mow and remove arisings 6 weeks after flowers have faded	Leave undisturbed from early spring. Mow and remove arisings 6 weeks after flowers have faded
7.0	Wildflower areas							
7.1	Cutting can be achieved by either using a manual or powered scythe, hedge trimmer or strimmer and raking the clippings off to compost. Alternatively, a flail mower, such as a Profi hopper, may be used with cuttings collected as you go. Once you have cut the tall, woody material, a rotary mower on a high setting can be used to go over the area again to neaten it up and collect the final cuttings. Whichever method you choose, make sure the tools are sharp or use tools that have reciprocating blades to get an effi cient clean cut and reduce the need to go over the same area multiple times. If you have a larger sized meadow, it is preferable to cut in stages to be kinder to wildlife and allow any mammals or insects to translocate; consider leaving a neighbouring strip that is left for a month or so before cutting.		First cut late may/ early June to 8 to 10 inches off the ground (200 to 250mm). Remove cuttings and water well. Second cut mid-october to 1 to 2 inches (25 to 50mm). Remove cuttings.	One cut in september/ early october. Remove cuttings.	One cut in september/ early october. Remove cuttings.	One cut in september/ early october. Remove cuttings.	One cut in september/ early october. Remove cuttings.	One cut in september/ early october. Remove cuttings.
7.2	Removal of pernicious and invasive weeds including bramble, docks, thistle, nettles and ragwort.		Twice per year prior to second cut	Twice per year prior to main cut	Twice per year prior to main cut	Once per year prior to main cut	Once per year prior to main cut	As necessary
7.3	Removal of leaf litter		Twice a year	Twice a year	Twice a year	Twice a year	Twice a year	Twice a year
8.0	Raingardens							
8.1	Safety and maintenance inspections		Every week	Every week	Every week	Every week	Every week	Every week
8.2	Inspection for plant choking		Annually - autumn	Annually - autumn	Annually - autumn	Annually - autumn	Annually - autumn	Annually - autumn
9.0	Site Furniture & Information Signage							
9.1	Visual routine inspection		Every week	Every week	Every week	Every week	Every week	Every week
9.2	Oil / grease equipment		Every 2 weeks	Every 2 weeks	Every 2 weeks	Every 2 weeks	Every 2 weeks	Every 2 weeks
9.3	Operational Inspection - check for corrosion or other deterioration, wear and vandalism.		Every 2 months	Every 2 months	Every 2 months	Every 2 months	Every 2 months	Every 2 months
9.4	Main Inspection by specialist		Annually	Annually	Annually	Annually	Annually	Annually
9.5	Bolt and fixings Inspection		-	-	-	-	-	Year 10 - two or three main structural bolts shall be removed to enable inspection for excessive corrosion, where this process shall be repeated annually thereafter
10.0	Generally							
9.1	Remove defective plants and replant.		Once per year. Timed to allow replacement within planting season	Once per year. Timed to allow replacement within planting season	Once per year. Timed to allow replacement within planting season	If necessary	If necessary	If necessary
9.2	Take corrective measures: i.e. thinning out, dividing, relocate individual plants to accommodate growth, add plants if required		Annually in the Autumn	Annually in the Autumn	Annually in the Autumn	Annually in the Autumn	Annually in the Autumn	Annually in the Autumn
9.3	Pest and disease control		Twice a year	Twice a year	Twice a year	Twice a year	Twice a year	Twice a year
9.4	Snow removal from establishing shrubs and hedges		As required after heavy snow fall	As required after heavy snow fall	As required after heavy snow fall	If necessary	If necessary	If necessary
9.5	Litter removal		Every 2 weeks	Every 2 weeks	Every 2 weeks	Every 2 weeks	Every 2 weeks	Every 2 weeks
11.0	Green Roof							
11.1	Maintenance visit		2-3 visits a year	1-2 visits	1-2 visits	1-2 visits	1-2 visits	1-2 visits
11.2	Removal of any undesirable plant material		Removal by hand or by a point application herbicide. Procedure to be carried out at all maintenance intervals. Assessment of problem weeds and correct timing of the program is essential.					As years 1-5
11.3	Checking for pests and diseases		Remove aphids using environmentally friendly measures. Aphid attack is most severe when the plants are under stress. Ensuring that the system has the correct nutrient and water retention capacities will minimise this problem. Procedure to be carried out at all maintenance intervals.					As years 1-5

11.4	Application of slow release nutrient source	For summer installation, a temporary irrigation system may be needed.	Correct nutrient status within the substrate is important. Previous fertiliser applied, season, location and nature and condition of plant material determine the levels of nutrients to be applied. Procedure to be carried out when deemed appropriate.					As years 1-5
11.5	System correction		Any undesirable plant material should be removed and the substrate conditions amended to ensure that the desirable plants flourish. Procedure to be carried out as part of inclusive 12 months maintenance.	Monitor and adjust if required.	Monitor and adjust if required.	Monitor and adjust if required.	Monitor and adjust if required.	As years 1-5
11.6	Checking of gutters and drain ways for debris and its removal		Carried out at each visit.	Carried out at each visit.	Carried out at each visit.	Carried out at each visit.	Carried out at each visit.	As years 1-5
11.7	Removal of flower heads after flowering		Late autumn	Late autumn	Late autumn	Late autumn	Late autumn	As years 1-5
11.8	Removal of leaf litter		Removed using leaf blower if required, late summer/early autumn,	Removed using leaf blower if required, late summer/early autumn,	Removed using leaf blower if required, late summer/early autumn,	Removed using leaf blower if required, late summer/early autumn,	Removed using leaf blower if required, late summer/early autumn,	As years 1-5