

Landscape Maintenance Schedule

For

Discharge of Condition 10 of Application ref: 160246

At

**5 Westcote Road
Reading
Berks
RG30 2DL**

LANDSCAPE MAINTENANCE SPECIFICATION

GENERAL MAINTENANCE STANDARDS.

1. Scope of The Works. The works cover maintaining of the site area after practical completion to ensure plant development and condition, including the regular maintenance of, where applicable, new tree and shrub planting, and grassed areas.
2. Generally: The contractor/owner shall maintain the site in a manner to ensure the healthy development of trees and shrubs, the grassed areas shall be maintained in a weed free condition and to an acceptable standard, with an even sward of grass cover.
3. All maintenance works shall be carried out using Good Practice. All manufacturer's recommendations shall be complied with relating to the storage and use of materials and products. No residual herbicides are to be used and herbicide usage is to be limited to establishment of new shrub bed areas. At the time of handover, all shrubs shall be in healthy condition, growing in their natural form without causing nuisance or obstruction or obscuring visibility splays. Shrub beds shall be mulched with a 50mm cover of bark mulch 18-35mm to BS EN1177:1998.
4. At the time of hand over, general amenity grass areas to be substantially free of defects and fit for their purpose in respect of grass cover, levels and drainage. Broadleaved weed content all controlled by routine mowing only with no herbicide treatment.
5. All trees to be checked within the growing season to determine stake and tree tie conditions.
6. All litter and debris removal in the course of the landscape maintenance works to be removed to a proper point of disposal.
7. All hard construction works are to be maintained free of any defect likely to require remedial treatment within the expected lifespan of the materials in use or likely to present any hazard to users of the site.
8. The main contractor shall be responsible for monitoring all planted and grass areas for a full 12 months after practical completion and will be responsible for any defects that are identified at the completion of a 12 months defects liability period. Any defects that are attributable to reasonable wear and tear will be made good at the Main Contractor's expense. A joint Site Inspection will be arranged by the Main Contractor 12 months after handover. Any defects will be scheduled and agreed and all defects rectified within a 4 week period or the first available planting season after the inspection of the defects are noted in the growing season. A final site inspection will be arranged to confirm completion of defects.

MAINTENANCE SCHEDULE AFTER PRACTICAL COMPLETION SOFT LANDSCAPE, TREES, SHRUBS AND GRASS

MAINTENANCE SCHEDULE

YEAR 1

		(No. of visits per year)
1	Allow for bringing site to a maintainable standard at the outset of the maintenance contract.	1
2	Grassed areas initial litter collection and cut.	1
3	Grass cutting operations spring, summer & autumn including litter collection & removal.	14
4	Shrub planted areas generally. Remove all litter, Collection & removal. Remove dead flower heads.	7
5	Trim boundary hedges.	2
6	Water trees to saturation May-Sept. Adjust & check tree ties.	6
7	Litter removal all areas winter months Nov-March.	5
8	Herbicide treatment to planting areas.	7
9	Schedule & agree all replacement planting Autumn.	1
10	Supply & plant replacement planting Nov-March.	1
11	Arrange & prepare site for Final Handover meeting in March.	1

MAINTENANCE SCHEDULE

YEAR 2

1	Allow for bringing site to a maintainable standard at the outset of the maintenance year.	1
2	Grassed areas initial litter collection and spring cut.	1
3	Grass cutting operations spring, summer & autumn including litter collection & removal	12
4	Shrub planted areas generally. Remove all litter, collection & removal. Remove dead flower heads & trim to shape	7
5	Trim boundary hedges.	2
6	Adjust tree ties & guys.	2
7	Water all trees to saturation May - September	6
8	Herbicide treatment to planting areas.	7
9	Maintain footpaths free of overhanging vegetation. Trim and prune and cart arising from site.	1

MAINTENANCE SCHEDULE

YEAR 3

1	Allow for bringing site to a maintainable standard at the outset of the maintenance year.	1
2	Grassed areas initial litter collection and spring cut.	1
3	Grass cutting operations spring, summer & autumn including litter collection & removal	12
4	Shrub planted areas generally. Remove all litter, collection & removal. Remove dead flower heads & trim to shape	7
5	Trim boundary hedges.	2
6	Adjust tree ties & guys.	2
7	Water all trees to saturation May - September	6
8	Herbicide treatment to planting areas.	7

9	Maintain footpaths free of overhanging vegetation. Trim and prune and cart arising from site.	1
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MAINTENANCE SCHEDULE

YEAR 4

1	Allow for bringing site to a maintainable standard at the outset of the maintenance year.	1
2	Grassed areas initial litter collection and spring cut.	1
3	Grass cutting operations spring, summer & autumn including litter collection & removal	12
4	Shrub planted areas generally. Remove all litter, collection & removal. Remove dead flower heads & trim to shape	7
5	Trim boundary hedges.	2
6	Adjust tree ties & guys.	2
7	Water all trees to saturation May - September	6
8	Herbicide treatment to planting areas.	7
9	Maintain footpaths free of overhanging vegetation. Trim and prune and cart arising from site.	1

MAINTENANCE SCHEDULE

YEAR 5

1	Allow for bringing site to a maintainable standard at the outset of the maintenance year.	1
2	Grassed areas initial litter collection and spring cut.	1
3	Grass cutting operations spring, summer & autumn including litter collection & removal	12
4	Shrub planted areas generally. Remove all litter, collection & removal. Remove dead flower heads & trim to shape	7
5	Trim boundary hedges.	2
6	Adjust and remove tree ties	1
7	Water all trees to saturation May - September	6
8	Herbicide treatment to planting areas.	7
9	Maintain footpaths free of overhanging vegetation. Trim and prune and cart arising from site.	1