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Project: Coley Rise Refurbishment
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Maintenance strategy and 5-year schedule

1. GENERAL MAINTENANCE OBJECTIVES

Maintenance is fundamental to the successful creation of places. We recognise that a cared for environment helps foster a sense of pride and ownership.

A successful landscape takes time to mature. The maintenance of the landscaped areas within the development will ensure the successful establishment of mature, durable and attractive spaces for residents of all ages as well as people passing through.

The tree planting are key elements within the landscape that will soften the built form and provide food and habitat for wildlife. The successful establishment and maintenance of these elements will be central to creating and retaining a successful landscape.

Maintenance visits are to be carried out to BS 4428:1989 and BS 7370, typically 24 visits / year, to maintain all planted areas to establishment and in a healthy, weed and litter free condition.

Refer to Section 3 Maintenance programme for the soft and hard landscape maintenance tasks and frequency.

2. TYPICAL MAINTENANCE ACTIVITIES

2.1 SOFT LANDSCAPE

- Plant maintenance shall include watering to establishment, pruning, pest and disease control, weeding, adjusting tree guys (twice a year), tree security checked (twice a year), removing stakes and ties when required, topping up mulch and applying fertiliser.
- Maintaining clear site lines by pruning the clear stem of trees up to 2.1m minimum for all trees. Any trees overhanging the adopted highway including public footways to have a minimum 2.75m clear stem.
- Target pruning of ornamental shrubs, herbaceous planting, ornamental grasses and ferns when required. with dead flower heads to be removed from herbaceous plants.

- Replacing all plants which fail to thrive annually.
- Annual trimming establishing specimen shrubs to ensure that they develop into the desired form, and don't obscure visibility.
- Cutting back dead foliage of deciduous herbaceous perennials, ornamental grasses, and ferns once annually at the end of winter to provide space for new growth.
- Biodegradable arising such as shrub and tree pruning will be removed to a recycling facility so that they can be composted.
- All soft landscape areas are to be kept neat and litter free.

2.2 HARD LANDSCAPE

- All hard surfaces are to be kept weed and litter free. Any damage to surfaces will be repaired to match the original specification.
- All surface gullies and channels are to be kept free from mud, silt, leaves and other debris.
- Any stains and graffiti will be removed in accordance with BS 7370-2.
- Fences, gates and railings will be maintained in good functioning order and damaged components replaced.
- All street furniture will be maintained in good condition. Regular inspection and repairs will be carried out, with any damaged or worn components replaced. All furniture will be checked to ensure it is securely fixed and adjacent jointing/mortar is intact.
- All areas are to be protected and left in a clean, tidy condition at completion and after any maintenance operations.
- Refer to M&E consultant's maintenance report for inspection and repair requirements for the lighting.

3. MAINTENANCE PROGRAMME

Refer to following pages

MAINTENANCE 5-YEAR SCHEDULE

[illegible]

3.3	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
3.4	Pruning deciduous shrubs and remove dead and damaged wood	Target pruning - once a year in winter or spring	Target pruning - once a year in winter or spring	Target pruning - once a year in winter or spring	Target pruning - once a year in winter or spring	Target pruning - once a year in winter or spring	Target pruning - once a year in winter or spring
3.5	Pruning evergreen shrubs and remove dead and damaged wood	Target pruning - once a year after flowering	Target pruning - once a year after flowering	Target pruning - once a year after flowering	Target pruning - once a year after flowering	Target pruning - once a year after flowering	Target pruning - once a year after flowering
3.6	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
3.7	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
3.8	Remove dead or damaged foliage from evergreen ornamental grasses and ferns	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
3.9	Cutting back deciduous ornamental grasses	Early spring, before new growth emerges	Early spring, before new growth emerges	Early spring, before new growth emerges	Early spring, before new growth emerges	Early spring, before new growth emerges	Early spring, before new growth emerges
3.1	Cutting back deciduous ferns	Winter, when all fronds have died back	Winter, when all fronds have died back	Winter, when all fronds have died back	Winter, when all fronds have died back	Winter, when all fronds have died back	Winter, when all fronds have died back
3.1	Bulbs within Mixed Shrub and Herbaceous Planting	Leave undisturbed from early spring. Cut back dead foliage and remove arisings 6 weeks after flowers have faded and foliage dried.	Leave undisturbed from early spring. Cut back dead foliage and remove arisings 6 weeks after flowers have faded and foliage dried.	Leave undisturbed from early spring. Cut back dead foliage and remove arisings 6 weeks after flowers have faded and foliage dried.	Leave undisturbed from early spring. Cut back dead foliage and remove arisings 6 weeks after flowers have faded and foliage dried.	Leave undisturbed from early spring. Cut back dead foliage and remove arisings 6 weeks after flowers have faded and foliage dried.	Cut back and remove arisings in late spring
4.0	General Items	First Year	Second Year	Third Year	Fourth Year	Fifth Year	In Perpetuity Guidance
4.1	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
4.2	Watering	As necessary to ensure successful establishment	As necessary to ensure successful establishment	As necessary	As necessary	As necessary	As necessary
5.0	Site Furniture						
5.1	Visual routine inspection	Every week	Every week	Every week	Every week	Every week	Every week
5.2	Oil / grease equipment	Every 2 weeks	Every 2 weeks	Every 2 weeks	Every 2 weeks	Every 2 weeks	Every 2 weeks
5.3	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
5.4	Main Inspection by specialist	Annually	Annually	Annually	Annually	Annually	Annually
5.5	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
6.0	Hard Landscape, Gates and Railings						
6.1	Visual routine inspection	Every week	Every week	Every week	Every week	Every week	Every week
6.2	Oil / grease hinges to gates	Twice per year or as necessary	Twice per year or as necessary	As necessary	As necessary	As necessary	As necessary to allow smooth opening of gates
6.3	Leaf removal	Remove leaf arisings in late autumn/ winter	Remove leaf arisings in late autumn/ winter	Remove leaf arisings in late autumn/ winter	Remove leaf arisings in late autumn/ winter	Remove leaf arisings in late autumn/ winter	Remove leaf arisings in late autumn/ winter
6.4	Clean paving of algae/moss	Clean as necessary to prevent slippery surfaces. Clean and brush hard surfaces annually to remove build-up.	Clean as necessary to prevent slippery surfaces. Clean and brush hard surfaces annually to remove build-up.	Clean as necessary to prevent slippery surfaces. Clean and brush hard surfaces annually to remove build-up.	Clean as necessary to prevent slippery surfaces. Clean and brush hard surfaces annually to remove build-up.	Clean as necessary to prevent slippery surfaces. Clean and brush hard surfaces annually to remove build-up.	Annually in Winter
6.5	Weed removal	Remove weeds from paving and along edges annually	Remove weeds from paving and along edges annually	Remove weeds from paving and along edges annually	Remove weeds from paving and along edges annually	Remove weeds from paving and along edges annually	Annually
7.0	Generally						
7.1	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
7.2	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
7.3	Pest and disease control	Twice a year	Twice a year	Twice a year	Twice a year	Twice a year	Twice a year
7.4	Snow removal from establishing shrubs	As required after heavy snow fall	As required after heavy snow fall	As required after heavy snow fall	If necessary	If necessary	If necessary
7.5	Litter removal	Every 2 weeks	Every 2 weeks	Every 2 weeks	Every 2 weeks	Every 2 weeks	Every 2 weeks