PLACE DESIGN

300 Brook Drive
Green Park, Reading

Landscape Management and
Maintenance Plan
November 2025

1004-DO-001 T01

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APPENDIX

1 Programme for maintenance works

Revision	Date	Details	Author	Checked
T00	09/01/25	First issue.	CHC	GH
T01	14/11/25	Planning condition amendment.	CC	GH

1.0 INTRODUCTION

1.1 This document presents a Landscape Management and Maintenance Plan (LMMP), on behalf of Mapletree, for the proposed refurbishment works at 300 Brook Drive (hereafter "proposed development"), Green Park Business Park, Reading.

1.2 The LMMP has been prepared to address the anticipated changes to the management and maintenance of the site on implementation of the proposed development. The proposed scheme comprises an office block and two-storey car park refurbishment, a new End of Journey facility, landscape mounds, rain gardens, new landscape patios and new footpaths.

1.3 This document's purpose is to ensure that the landscape is maintained to an appropriate standard in keeping with the quality of the development as a whole. The plan should be reviewed and amended as necessary to ensure that it remains reactive to changing site conditions. The owner/operator shall ensure that the LMMP is adhered to, and any changes to the plan are to be agreed in writing with the appropriate authority.

1.4 The agreed landscape scheme will be managed in perpetuity; it will be competently managed and works monitored by a reputable, professional landscape management company following best landscape management practice principles. It will follow a maintenance schedule sufficient to keep it well-maintained, safe, tidy and in a good state of repair. The maintenance schedule will be drawn up and kept available for inspection and will include written schedules as detailed in 6.0 and Appendix 1: Programme for maintenance works.

1.5 This plan is to be read in conjunction with the below PLACE Design drawings/ documents:

Title	**Reference**
Landscape General Arrangements	1004_PL_001
Hardworks plan	1004_PL_100 - 1004_PL_102
Softworks plan	1004_PL_200 - 1004_PL_203
Tree and bulb plan	1004_PL_204 -1004_PL_205
Landscape sections	1004_SC_300 - 1004_SC_301
Hardworks and furniture typical details	1004_DT_400 – 1004_DT_411
Softworks typical details	1004_DT_450 – 1004_DT_453
NBS Landscape Specification	1004_SP_001

1.6 This management plan has been prepared for the proposed landscape improvement works, and to advise the owners/operators of the required management and maintenance procedures to be undertaken to ensure the establishment of a high-quality landscape.

2.0 DESCRIPTION OF THE EXISTING SITE

2.1 The site falls within Reading Borough Council boundary.

2.2 The site is in an area located between Brook Drive and Longwater Lake. Immediately to the north is Willow Walk and subsequent ditch, which form a buffer between the site and 250 Brook Drive plot. The 350 Brook Drive office building and the car park are located to the immediate south. Brook Drive and a green buffer run along the south eastern boundary.

2.3 The key requirements of the client team are to create a scheme fulfilling the following objectives:

- An orchard for the park
- High-quality communal spaces for social events
- Attractive and diverse planting to enhance the biodiversity and bring the colour to the site

2.4 The site is a refurbishment project with existing planting to the sides of the access road and car parks, also to the back of the building. The hedges run along the driveway from Brook Drive towards the entrance of the existing building. Grassland and buffer trees and shrubs are along the Longwater Lake and the Willow Walk, surrounding the building on the north side and the back.

2.5 The existing access to this area is served from Brook Drive at the south of the site. This access is the main access for all vehicles entering the area and the two-storey car park. There are no planned changes to this access as it is adequate.

2.6 At the entrance planting bed, there is one well-established existing tree acting as a focal point when entering the site from the road or leaving the car park. Ground cover and shrub planting dominate the rest of the space.

2.7 There is no considerable change in the gradients for the roads and the car park area. There's a gentle mound with shrubs, tall grass and ground cover plants on the north side of the existing open grass area.

2.8 To the north of the site, an existing plant building sits on a slab located approximately 6.5m away from the building and next to the boundary shrubs and trees.

2.9 The existing rear courtyard and the path linked to it are covered with moss and lack maintenance. There's an existing smoking shelter with bins in the soft landscape next to the existing path.

2.10 The east side of the site is covered with shrubs and willows and the back of the site is mainly laid to grass with established trees along the lakeside.

2.11 The existing hedges, shrubs and ground cover on the northeast rear area are overgrown and lack maintenance.

2.12 In the multi-storey car park, the existing central planting bed is overgrown and lacks maintenance.

3.0 LANDSCAPE PROPOSALS

3.1 The proposed hard landscape includes:

- Paving surfaces:
  Including concrete paving slabs, self-binding gravel paths, composite decking, and tar spray & chip surfaces.
- Seating on the viewing points on the landscape mound:
  Including log benches.
- Street furniture and external fixtures:

Including benches with backrests and armrest, and the provision of bicycle shelter and cycle racks plus a bike repair station next to the shelter.

- Kerbs and edging:
  Including concrete road kerb, pin kerb, and aluminium edging.

The proposed hard landscaping is created to provide small gathering areas as functional outdoor social spaces and new paths linked to the existing footpath to deliver accessible circulation.

3.2 The proposed soft landscape aims to bring a more interesting landform and provide a visual buffer between 300 and 350 Brook Drive, providing an attractive soft landscape to the driveway, car park and backyard, increasing biodiversity, and providing a range of habitats with proposed orchard trees of various species, areas of amenity planting with herbaceous and mixed native shrubs, rain garden, as well as flower rich wildflower meadow.

3.3 The proposed planting includes the following typologies

- retained avenues of trees, tree groups and individual trees
- proposed trees
- boundary planting
- amenity planting
- wildflower meadow
- rain gardens
- hedge planting

4.0 ESTATE MANAGEMENT - ROLES & RESPONSIBILITIES

4.1 Management of the built and soft landscape of the proposed development is the responsibility of the Green Park Management Team.

4.2 All new landscaping (hard and soft) shall be subject to a Rectification Period of 12 months as part of the contract. During the first year, the Landscape Contractor shall make maintenance visits at intervals of no less than once every month to ensure the successful establishment of the planting.

4.3 The Landscape Contractor shall ensure that the hard and soft landscape areas are maintained appropriately with reference to the routine landscape implementation, management, and maintenance programme.

4.4 It is expected that the LMMP will come into effect following the installation of the landscape scheme and a suitable post-establishment monitoring period to ensure the landscape is maintained to be fit for purpose, and planting succeeds and thrives.

4.5 The Green Park Management Team shall provide appropriate access to landscape areas for maintenance works to be carried out by the landscape maintenance contractor.

5.0 MANAGEMENT AIMS AND OBJECTIVES

5.1 Key objectives aim to provide an attractive, inviting and well cared for setting for the proposed redevelopment, so as to maximise the benefits to site users. The overall long-term objectives of the landscape management works are as follows:

- To ensure the successful establishment and long-term health of all soft landscape elements.
- To ensure a linked green infrastructure which connects to the surrounding areas providing a sense of place, enhanced biodiversity, and a high-quality user environment, which encourages access to the landscape for relaxation.
- To create a high-quality and attractive year-round environment.
- To encourage the development of new wildlife habitats.
- To adequately manage and conserve new habitats and enhance their ecological value.
- To maximise the benefits of the landscape setting and provide a microclimate around the building.
- To maximise the opportunities for engagement with and enjoyment of the landscape.
- To ensure all landscape spaces are fit for purpose and functional.
- To ensure all management and maintenance adopts best practices in sustainability and effective resource management.
- To ensure compliance with all health and safety, and security commitments and duties under current legislation.
- To ensure all maintenance operations comply with current UK legislation in relation to the management, use and application of pesticides and herbicides.
- To continually monitor and review the landscape provision and landscape management to ensure it is sufficient to meet the aims and objectives set out in this LMMP.

5.2 After the first 12 months of the Rectification Period, the responsibility for maintenance and replacement planting for a subsequent establishment period of four years shall be with the landscape maintenance contractor employed by the Green Park Management Team.

5.3 Maintenance operations shall continue and dead, dying or otherwise defective planting shall be replaced in the first available planting season after failures occur with plants of species, size and number as originally approved, and retained thereafter unless agreed in writing by the Green Park Management Team.

5.4 The objective is to manage and maintain all planting to the highest quality: adopting a sustainable and environmentally friendly approach to all operational and maintenance tasks.

6.0 MAINTENANCE PROPOSALS

6.1 The maintenance objectives of the site have been identified to be managed as such:

Key objectives:

- To provide an attractive setting for users.
- To maintain a clear pedestrian access.
- To maintain clear designated views of the lake.
- To provide seating and communal social space.
- To encourage tenants to interact and appreciate the surrounding biodiversity in the wider park.
- To provide successful and thriving planting.
- To provide enhanced biodiversity and habitat.

Key proposals:

- To ensure surfaces are free from litter and debris.
- To ensure surfaces are kept clear of vegetation.
- To ensure planting is successful and thriving.
- To ensure furniture is clean and fit for purpose.

6.2 Special attention needs to be paid to areas on site.

A. Designated views of the lake

The northwest side of the building provides the best views towards Longwater Lake. The proposed landscape mounds created elevated viewing positions towards the lake from the main lawn area. The key objective is to maintain the vegetation height of the wildflower areas and the trees to ensure view clear zones are retained.

Key proposals:

- To ensure self-set trees (poplar and willow) are controlled.
- To ensure the tree crowns are controlled to ensure there is always a 2.2m clear stem to allow users of the park to walk under the crown.
- To ensure the marginal vegetation height is controlled to allow views over this and under the canopy of the trees.

B. Wildflower and meadow grass areas

Located within the proposed site to the northwest, the existing lawn will be seeded to create wildflower and grass areas. Key objectives are to provide a natural transition space with successful and thriving planting, an attractive soft landscape as well as gaining biodiversity.

Key proposals:

- This weed growth should be controlled by topping or mowing.

<u>Growing guide</u>

- Wildflower mixtures are best sown into existing grass or combined with a suitable grass seed mix. If sown alone without grass onto bare soil the spaces left between the sown flowers will be filled by grasses and other weeds.

<u>First year management</u>

- After sowing continue mowing as needed aiming to keep the grass short (30-50mm). Continue mowing through winter and early spring as needed.
- Stop mowing in April and leave until July/August at which time you can manage the sowing as you would establish grassland as described below.
- With the exception of yellow rattle most of the sown meadow species are perennial and will be slow to germinate, grow and flower, particularly against the competition from established grasses.

<u>Management once established</u>

- The best results of established grassland are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn, and possibly spring mowing.
- Meadow grassland is not cut from spring through to late July/August to give sown species an opportunity to flower.

- After flowering in July or August take a 'hay cut': cut back with a scythe, petrol strimmer or tractor mower to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from the site.
- Mow the re-growth through to late autumn/winter to c 50mm and again in spring if needed.

C. Rain gardens/scrape

A rain garden is included on the site. It is located to the south of the decking area of the End of Journey facility. The hollow catches surface water run-off water and is planted with moisture-tolerant planting species. Key objectives are to provide attractive transitional gardens with additional biodiversity and habitat creation, as well as allow catchment and temporary storage of water.

Key proposals:
- To ensure weeds are controlled.
- To ensure the gravel dressing is sufficiently deep.
- To ensure outfalls are kept free from debris to allow for efficient water flow in and out of the scrape.

D. Landscape mound

A landscape mound is going to be installed on the western lawn of the site. With mowed paths to indicate the routes, people can climb to different levels to look towards the amphitheatre or the lake. Also, on the top of the path, there are seating areas with log benches that provide the opportunity for a long-term stay.

Key proposal:
- To ensure paths are mowed.
- To ensure the log benches are in good condition also not moved and block the routes.
- To ensure the soil and vegetation on the mound are in good condition and the geocells are not exposed.

E. Composite decking

The proposed two decking areas are multi-functional communal spaces providing opportunities for seating, socialising, and other events to take place. Key objectives are to provide an attractive setting for users, maintain clear pedestrian access, as well as provide seating and communal social space.

Key proposals:
- To ensure surfaces are free from litter and debris.
- To ensure surfaces are kept clear of vegetation.
- To ensure weeds are controlled.

<u>Management once established</u>
The general cleaning method for the decking is using warm soapy water and a brush. The decking should be cleaned at least once to twice a year. A pressure washer also can be used for

the decking. The pressure should be under 2,000 PSI and with a 40-60 degree spread fan tip. While cleaning, the head should be 300 mm away from the surface.
During the winter, to avoid a slippery surface, white salt can be applied to the decking. Do not use rock slat. To clean the snow, a stiff broom or a plastic snow shovel would be recommended.

F. Self-binding gravels

Self-binding gravels are used on the footpath connecting the Willow Walk and the entrance area of the building, the footpath toward the End of Journey facility and the footpath linking all the back access and the bike parking area on the back of the building. Key objectives are to provide an attractive setting for users and maintain clear pedestrian access.

Key proposals:

- To ensure surfaces are free from litter and debris.
- To ensure surfaces are kept clear of vegetation.

Maintenance new surface
Correct maintenance for the newly laid footpath gravel is essential and damage must be repaired promptly. If the new surface is allowed to dry out there is a possibility that the surface may tend to break up through lack of bonding. Regular maintenance by watering with a hose fitted with a rose sprayer, or similar method, plus rolling with a non-vibratory roller may be necessary until the surface is entirely consolidated. Drag matting or brushing should be carried out if necessary. Any depressions should be de-consolidated, additional self-binding gravels added, re-rolled, and made good as per the above laying guide.

Maintenance established surface
A mature surface will require a different regime of maintenance to a newly laid one. Large litter needs to be collected with a spiked litter collector. Raking with a spring box rake will pick up small pieces of litter, cigarette ends, chewing gum, twigs, leaves etc. Vacuum system should not be used. A “Leaf Blower” on low power may also be used, except under very dry conditions. Should the surface become hard and impervious and there be some puddling, thoroughly spike the surface with a fork to improve drainage. If the self-binding gravel has become seriously contaminated with soil or detritus, it may need to be replaced. If erosion has occurred, it is prudent to identify the cause of the erosion before re-laying. Self-binding gravels are a graded aggregate, so non-vibratory rollers must be used. In awkward or small spaces with poor access, a wacker plate may be used. Do NOT use a vibratory roller with the vibrate function turned on as this will deform the surface layer.

G. Tar spray & Chip

There are existing tar spray & chip surfaces on site. The areas near the two-storey car park entrance and bike shelter aren’t in good condition. Therefore, the spaces are going to be repaved with the same colour tar spray & chip to match the existing surface.

7.0 LANDSCAPE SCOPE OF WORKS

7.1 Maintenance and management operations shall include (but are not limited to) the following actions across the development:

- Watering, with increased frequency during dry periods.
- Weed control.

- Replacement of damaged or failed planting (with the same approved species), as necessary, in line with the management aims.
- Inspection of trees for wind-rock and associated operations including adjustment of tree anchoring fixtures (underground guying), and refirming of roots as necessary.
- Replacement of dead, dying, damaged or dangerous trees (with the same approved species), as necessary, in line with the management aims.
- Mulch maintenance.
- Safety checks for all trees and shrubs.
- Pruning of dieback and damaged wood.
- Thinning of existing trees and planting beds, as necessary to best horticultural practice.
- Lawn maintenance, including mowing, moss treatment, aeration etc as necessary.
- Wildflower area maintenance, including cutting timetable, height of cut and arisings (hay) removal
- Control of pests and diseases in line with current UK legislation in relation to the management, use and application of pesticides and herbicides.
- Keep paths clear of vegetation.
- Litter collection and removal.
- Removal of arisings.
- Composting and green waste management (to be specified by the Proprietor).
- Maintenance of tree guying.
- Maintenance, cleaning, and refurbishment operations for surfaces (- including replacement, jointing maintenance, maintaining good levels of loose materials).
- Maintenance, cleaning, and refurbishment operations for external furniture (-including replacement and repair).

7.2 Any plants found to be dead, dying or otherwise defective shall be replaced in the first available planting season after failures occur with others of species, size and number as originally approved. These shall be replaced at the expense of the Landscape Contractor if within the Rectification Period (first 12 months after Practical Completion) or at the expense of the on site landscape maintenance team after this.

Refer to the 'Programme for maintenance works' (Appendix 1) for detailed maintenance operations.

8.0 MAINTENANCE WORKS GENERALLY

8.1 Pruning and hedge trimming, as well as tree maintenance, should take place outside of the bird nesting season, which runs from the beginning of March to the end of August (unless there is a requirement for Health and Safety reasons).

8.2 Leaf clearance to paths as required, but particularly between the end of October to December. Pedestrian and vehicular routes will require regular clearance to maintain safe access around the site. Leaf fall within planting beds and rain gardens will not be as frequent.

8.3 All vegetation that fails to thrive in the 5-year period after practical completion will be replaced during the next available growing season. Replacements to match the size of adjacent or nearby plants of the same species or match the original specification, whichever is greater.

8.4 Manual watering shall be by hose bib/ irrigation taps located in the landscape throughout the site.

8.5 Aphids are host specific and are an important resource within the food chain; they attract predator species that will help to control aphid infestations throughout the site. There shall be no use of pesticides within the communal area of the site to control aphids. Pesticides should be DEFRA approved.

8.6 Species listed within the Weed Act 1959 as 'injurious weeds' including spear and creeping thistle, ragwort, curled and broad-leaved dock should be controlled by hand weeding. The use of chemical weed-killers shall be avoided if possible, within the communal areas of the development.

8.7 Hard materials should be managed sufficiently to maintain clean and safe surfaces; and provide safe access around the site.

8.8 Timber products may require a protective oil/ preservative to improve their longevity.

8.9 All timber products are to be specified as pre-treated, but their protective surfaces should be reviewed and refreshed at least 2 years after installation, and reviewed annually in the following years and refreshed as per Manufacturer's recommendations. It is important that timber structures are regularly inspected, and any refurbishment (including surface treatments) is carried out as a preventative measure before any damage or discolouration appears, and to avoid deterioration.

8.10 Materials needing repair or replacement, should be made good or replaced as per the original specification where possible, or as equivalent and approved.

8.11 External furniture should be regularly checked, for damage or vandalism, to ensure it is fit for purpose.

8.12 Furniture should be repaired or replaced as per the original specification where possible, or as equivalent and approved.

8.13 Light fittings to furniture should be replaced as per the original specification to ensure the same colour, temperature and LUX levels are achieved across the site.

8.14 Any damage or faults, actions (repairs/ replacements), and parts should be reported to, and recorded by the Landscape Maintenance Contractor, for future management and maintenance review by the Proprietor.

8.15 Snow and ice should be managed to provide safe pedestrian and vehicular access around the site. Using sweeping or grit on hard surfaces is preferable to the use of salt.

9.0 MONITORING AND REVIEW

9.1 This Landscape Management and Maintenance Plan (LMMP) has been prepared in order to set out the anticipated management and maintenance of the proposed development.

9.2 This LMMP will be regularly reviewed to ensure it provides a comprehensive strategy and scope for the management and maintenance of the proposed hard and soft landscaping.

9.3 Any management plan must be flexible to take account of unpredictable natural and man-made changes, including statutory regulation changes, and the aims and prescriptions should be regularly reviewed and brought up to date.

9.4 No changes shall be made to the LMMP without the written agreement of the Green Park Management Team, in association with an appropriately qualified person.

9.5 It is recommended that this management plan is inspected, reviewed and updated every five years (as a minimum) by an appropriately qualified person, (e.g. landscape architect, landscape manager, landscape contractor), appointed by the Green Park Management Team. These reviews shall include inspections of the existing, proposed, and additional landscape infrastructure.

9.6 Significant unpredictable events such as fire, storms, and gales etc., should also trigger a review of the report in response to any changes to site conditions.

Appendix 1: Programme for maintenance works

300 Brook Drive
Nov-25

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Appendix 1

To be read in conjunction with: The Site Manager's 'Health and Safety Plan'.

Key

	Action required
	Minimum maintenance works to be carried out as necessary
	Works to be reviewed after 5-year rectification period

Maintenance Frequency Programme	**Rectification period**																	
	Year 1												**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6+**	
	J	**F**	**M**	**A**	**M**	**J**	**J**	**A**	**S**	**O**	**N**	**D**						**Summary notes**
GENERALLY																		
Maintenance visits	**2**	**2**	**2**	**4**	**4**	**4**	**4**	**4**	**4**	**4**	**2**	**2**	As Year 1	As Year 1	As Year 1	As Year 1	Review	Weekly visits to be allowed through April to October. Fortnightly from November to March - to be carried out as required depending on operations/ time of year.
Review of Maintenance Plan													As necessary	As necessary	As necessary	As necessary	Review	Every five years. Significant unpredictable events such as fire, atorms and gales etc., should also trigger a review. Reviews shall be carried out by an appropriately qualified person.
Litter collection													As Year 1	As Year 1	As Year 1	As Year 1	As Year 1	As necessary. Including the bins, safe picking and removal of animal faeces.
Removal of arisings													As Year 1	As Year 1	As Year 1	As Year 1	As Year 1	As necessary. Remove from site to recycling facility.
Responses to complaints/ vandalism													As necessary	As necessary	As necessary	As necessary	As necessary	Respond to client within 24hrs of notification/ discovery.
SOFT LANDSCAPING																		
Watering													As Year 1	As Year 1	As Year 1	As Year 1	As Year 1	Allow for weekly watering of planting during hotter months during the growing season for establishment in Year 1 and 2 as per schedule. As necessary, particularly during dry periods.
Weed control													As Year 1	As Year 1	As Year 1	As Year 1	As Year 1	As necessary. The use of chemical weed-killers shall be avoided within the site.
Fertiliser application													As Year 1	As Year 1	As Year 1	As Year 1	As Year 1	Slow release fertiliser applied in accordance to manufacturers recommendations.
Control of pests and disease													As Year 1	As necessary	As necessary	As necessary	As necessary	There shall be no use of pesticides within the site to control aphids.
Herbaceous perennials - dead heading													As Year 1	As Year 1	As Year 1	As Year 1	As Year 1	Regularly deadheading at timings appropriate to the species at the end of each growing season.
Herbaceous perennials - pruning													As Year 1	As Year 1	As Year 1	As Year 1	As Year 1	Cut down at end of winter.
Wildflower cutting													As Year 1	As Year 1	As Year 1	As Year 1	As Year 1	Cut to 75 mm.
Bulbs													As Year 1	As Year 1	As Year 1	As Year 1	As Year 1	Leaves removed when die back is complete.
Leaf litter removal													As Year 1	As Year 1	As Year 1	As Year 1	As Year 1	As necessary, but particularly in Autumn and Winter months.
Mulch maintenance													As Year 1	As Year 1	As Year 1	As Year 1	As Year 1	Apply mulch to maintain depth of not less than 75mm.
Checking tree guying													As Year 1	As Year 1	As Year 1	As Year 1	As Year 1	Inspect and adjust as required.
Checking tree safety													As Year 1	Annually	Annually	Annually	Annually	Significant unpredictable events such as fire, gales etc., should also trigger a review. Reviews shall be carried out by an appropriately qualified person, with approprate action taken to remedy safety.
Hedge pruning and trimming													As Year 1	As Year 1	As Year 1	As Year 1	As Year 1	Ensure tools are sharp and cut hedge so top branches are slightly narrower than the base.
Treeworks - checking tree guards, guying and pruning													As Year 1	As Year 1	As Year 1	As Year 1	As Year 1	Remove any dead, diseased, damaged or dangerous shoot or branches. Adjust ties anchoring as required, particularly after a significant weather event. Removal of tree/shrub stakes, ties and guards when plants are stable/mature enough to no longer require support/protection.
Inspection of trees and adjustment of tree anchoring fixtures, replacement of dead, poorly established trees													As necessary	As necessary	As necessary	As necessary	As necessary	At end of rectification (defects) period and then inspect in May and replace in October. As necessary, particularly after extreme weather events.
Replacement of failed trees													As Year 1	As Year 1	As Year 1	As Year 1	As Year 1	
Pruning of dieback and damaged wood													As necessary	As necessary	As necessary	As necessary	As necessary	As necessary, outside of the bird nesting season.
Tree guying maintenance													As necessary	As necessary	As necessary	As necessary	As necessary	As necessary. Guying to be checked particularly after extreme weather events.
Removal and replacement of dead/ damaged plants													As Year 1	As Year 1	As Year 1	As Year 1	Review	Replacements to appropriate size and planted in the next available planting season.
Safety checks for shrubs													As Year 1	As Year 1	As Year 1	As Year 1	Review	Review trees and shrubs conditions, and replace is damaged, failed or unsafe.
Path mowing for landscape mound													As Year 1	As Year 1	As Year 1	As Year 1	As Year 1	Cut to 75 mm.
Lawn maintenance													As Year 1	As Year 1	As Year 1	As Year 1	Review	As necessary.
Thinning													Review	Review	Review	Review	Review	Planting beds to be initially reviewed at end of establishment period with ongoing monitoring to follow.
HARD LANDSCAPING																		
Clear paths of leaf litter/vegetation													As Year 1	As Year 1	As Year 1	As Year 1	As Year 1	As necessary.
Litter collection and removal													As Year 1	As Year 1	As Year 1	As Year 1	As Year 1	As necessary.
Apply weed killer to all paving													As Year 1	As necessary	As necessary	As necessary	As necessary	To control weed growth in joints.
Check paving for trip hazards													As Year 1	As necessary	As necessary	As necessary	As necessary	Paving units to be re-bedded and levelled immediately.
Maintenance, cleaning, and refurbishment for hard and loose surfaces													As Year 1	As Year 1	As Year 1	As Year 1	As Year 1	As necessary.
Visual inspection for paving													As necessary	As necessary	As necessary	As necessary	As necessary	To inspecte druing or after heavy rainfall.
Apply de-icing salt/grit to all paving													As necessary	As necessary	As necessary	As necessary	As necessary	
Snow clearance													As necessary	As necessary	As necessary	As necessary	As necessary	To apply de-icing salts before the snow and ice.
Check, repair and replace all furniture													As Year 1	Biannually	Biannually	Biannually	Biannually	Check regularly for vandalism and/or deterioration. Furniture should be fit for purpose and safe to use.
External lighting													As Year 1	Biannually	Biannually	Biannually	Biannually	Failed bulbs or faulty units to be replaced immediately.