

DEVELOPMENT SCHEDULE

Appendix 2

Grounds Maintenance Specification

Summary of Works

Summer Schedule (April to October – 2 visits per month)

Works to be undertaken every visit:

Grass

Cut and edge all grassed areas.

Box and remove clippings on amenity areas.

Rake and remove clippings areas, except on steep bankings.

Shrub Beds

Maintain weed free either by chemical or manual cultivation.

Prune shrubs which adversely or obstruct paths, windows and drives.

Trees

Check all ties and stakes and report any damage/fallen trees to Development Manager.

Site Cleanliness

All areas to be cleaned of litter, leaves and debris which should be removed from site. This service does not include the collection of cigarette waste or hazardous waste (e.g. dog fouling or needles/sharps)

Grass clippings to be brushed and removed from all hard standing areas.

Work to be undertaken as specified:-

Grass

Weed and feed all areas once per season.

Hard Standings

All hard surfaces including paths, courtyards, car parks and gravel areas to be treated for weed and moss growth. Initial treatment to be completed by mid-April and thereafter as necessary.

Hedges and Shrub Beds

Prune hedges and shrubs in accordance with good horticultural practices as determined by species and variety once per season. Please be advised that pruning is generally carried out during the growing season and during the winter period. This is dependent on the type of hedge /shrub and will be at the landscaper's discretion when to prune. All waste to be removed from the development. Dead head rose varieties as necessary.

Hand fork all soil areas once per season.

Shrub beds covered with bark will be kept weed free by chemical means.

Winter Schedule (November-March, 1 visit per month)

Work to be undertaken every visit:

Site Cleanliness

All areas to be cleared of leaves and winter debris.

All other litter to be removed from site.

This service does not include the collection of cigarette waste or hazardous waste (e.g. dog fouling or needles/sharps)

Shrub Beds

Maintain in weed free/tidy condition.

Hard Standings

Brush and maintain weed/litter free.

Trees

Check all ties and stakes and report any damage/fallen trees to Development Manager.

Work to be undertaken as specified:

Hedges and Shrub Beds

Prune hedges and shrubs in accordance with good horticultural practice as determined by species and variety once per season. Please be advised that pruning is generally carried out during the growing season and during the winter period. This is dependent on the type of hedge/shrub and will be at the landscaper's discretion when to prune. All waste to be removed from the development.

Woodland Maintenance

The aim of a woodland mix is to create and sustain a mixed native, mainly broadleaf woodland to maximise the value for amenity, wildlife, birds, shelter and screening and also to encourage natural foliage in the undergrowth.

Any litter and debris to be removed from development.

Young dead trees that require to be removed are cut to ground level and all debris removed. An area of 1 metre in depth along private boundaries to be cut back and weed killer applied twice during the growing season to prevent weed and plant encroachment into private gardens.

During first 3 years of establishment the base of young trees and shrubs to be sprayed twice per annum and vegetation between the trees to be strimmed 2-3 times per year.

Harmful Invasive Non-native Plants/Weeds

If any of the following is discovered on a development should be reported immediately to the Development Manager:

Japanese knotweed

Giant hogweed

Himalayan balsam

New Zealand pigmyweed

SUDS Basins

The principle purpose of a SUDS basin is the slowing down and reducing the quantity of surface water. Other factors include their ability to enhance biodiversity, beauty, tranquility and provide shelter, food and foraging and breeding opportunities for a variety of wildlife species.

Litter and debris to be removed.

Ensure the water is free flowing and inlet and outlets are not blocked.

Cut back any vegetation that encroaches onto paths.

Cut grass area of perimeter of SUDS basin.

Vegetation will be cut back on a rotational system to encourage preservation of wildlife habitat. Any build-ups of oil, froth or odor to be reported to the Development Manager.

General

Health & Safety

All work to be carried out by trained and competent personnel in full accordance with current Health & Safety legislation. Chemical applications to be carried out in full accordance with manufacturers recommendations as to application rates. Protective clothing and public safety must also be fully observed.

Additional Work

It is the responsibility of the contractor to bring to James Gibb's attention any additional work required, for whatever reason, as soon as such work becomes apparent, in order that this can be approved as soon as reasonably practicable. The contractor is also encouraged to make written recommendations where they consider such would be to the benefit of the Development

If required, a walk round of the development with the Development Manager and landscaper will take place once per year in order to be proactive in highlighting any issues/areas that require additional attention such as planting works, which falls out with this specification.

Please note that additional remedial works such as re-planting, repairs to communal grounds and tree survey/ lopping works are not included within this specification and will be tendered accordingly.

*Please note that this is a generic specification of works which may be amended to suit specific development requirements.