

37 St John's Road, Uxbridge
London UB8 2UR

LANDSCAPE MAINTENANCE & MANAGEMENT PLAN

August 2014

1. Post Practical Completion Maintenance

The landscape contractor is required to maintain all planted areas for the establishment period following Practical Completion.

A high standard of maintenance is required in order to ensure optimum development of planted areas. During this period the landscape contractor is responsible for all horticultural maintenance operations, including planting which has failed to flourish.

The landscape contractor shall carry out three types of work:

- A. Regular operations eg litter clearance from the sites at every visit; checking of stakes and guards.
- B. Horticultural maintenance eg weeding, pruning, checking for disease and plant health.
- C. Routine inspection and management of existing and newly planted trees and vegetation located in the vicinity of the water course adjacent to Culvert Lane, to ensure blockages do not occur.
- D. Additional works such as repair of vandalism, supply and planting of new material.

The landscape contractor shall attend the site every two months October to March, and more frequently if necessary during the period April to September to ensure establishment and maintenance of grassed and planted areas.

All equipment required for carrying out the work will be the landscape contractor's own. Transporting equipment to and from site will be the landscape contractors responsibility and not chargeable to the client.

2. Standard of Maintenance

- A. The planted areas are to be maintained to a standard to ensure optimum development. Attention is to be paid to ensure the works do not cause inconvenience or danger to the public.
- B. All people employed to carry out maintenance operations shall be suitably qualified to do this, and all works will be in accordance with good horticultural practice.

3. Maintenance Operations

All maintenance operations shall be carried out in accordance with the specification and in accordance with good horticultural practices.

Maintenance operations are as follows:

Operation	Landscaping Type/ Area	Specification
A. Litter Collection	All areas of hard landscape	All areas shall be kept free of litter. Clean and remove litter from site.
B. Checking & Adjustment of Stakes/Guards	Standard Trees/ Shrubs	Inspect all trees twice a year. Adjust fixing to suit stem growth and provide correct and uniform tension. If growth is sufficient for tree to be self-supporting, remove fixing and fill holes with lightly compacted soil. Check stakes for looseness, breaks and decay and replace as necessary. Remove stakes and ties after 3 years establishment.
C. Pruning	Existing Standard Trees	To keep water course adjacent to Culvert Lane free of vegetation.
	Shrubs	Prune as necessary to remove dead, damaged or diseased branches; to prevent overcrowding of plants; to maintain health

		of plants; to promote growth; to bring out natural form of plant. Shape each specimen appropriately to species, location, season, and stage of growth, leaving a well-balanced natural appearance.
	Grass	Cut as necessary to prevent grass encroaching on hard surfaces.
D. Fertilising	Shrubs & Groundcover	Apply certified organic fertiliser in February/March at a rate of 100 g/m ² if required.
E. Weed control		All hard and newly planted landscaped areas shall be monitored and weeding carried out in areas that are failing to establish. All debris caused by hand weeding shall be removed from site.
	Shrubs/Trees	Hand weed to base area.
	Grass Areas	Hand weed (May-October) or strim at a cutting height of 150mm actively growing weeds (June- October)

F. Re-setting	Shrubs / Trees	Re-set plants to proper grades or upright positions as necessary.
G. Replacement of Plants	All soft landscape areas	The health of the Plants will be checked towards the end of each growing season (August/September) and any plants which fail to establish, or subsequently die, will be replaced in accordance with the planting plan at the next planting season (November-March)