

LANDSCAPE MAINTENANCE SCHEDULE

PROJECT: LOVELL HOUSE

Soft Landscape maintenance		
Item	Operation	Suggested frequency and timing
Watering	Water all plants regularly during establishment in first year (water source to be confirmed)	As required (depending on weather)
	Water as needed to supplement natural rainfall and maintain plants in a healthy stress-free condition, depending on species (water source to be confirmed)	As required during dry weather (April to September)
Weed control	Remove all weeds by hand including roots without disturbing other plants. Inspect for pernicious weeds and remove in line with statutory requirements	As required April to September
	Maintain levels of mulch on all planting beds where specified to a thickness of 50mm, until planting reaches a sufficient density to suppress weeds.	Once a year in autumn
Litter removal	Keep planting beds clear of litter and debris	Once a month
Soil amelioration	Lightly fork over all planting beds to maintain healthy soil conditions to a depth of 75mm	Once a year in autumn
	Apply appropriate slow release fertiliser to planting beds	Once a year (after flowering)
	Incorporate 50mm of compost to all planting beds to maintain soil quality	Once every 3 years
Trimming	Inspect all planting and trim where required to keep services, routes and signs clear	Once a month
	Remove all dead foliage, dead wood, and broken or damaged branches	Once a year in autumn
Pruning	Prune plants in accordance with good horticultural and arboricultural practice to suit species. Encourage healthy growth and desirable ornamental features such as flowers, fruit or autumn colour (chip all cuttings on site and retain for use as mulch)	Once a year (after flowering to suit species)
Plant replacement	Replace all dead, damaged or diseased plants with originally specified species at a size to match maturity of established planting	within 8 weeks or as soon as practical in the next planting season

Hard Landscape Maintenance		
Item	Operation	Suggested frequency and timing
Cleaning	Remove litter, debris or dead vegetation from hard paved areas, drainage channels and drainage outlets. Remove any obstructions from drains as necessary.	Once a month (or when reported)
	Remove leaves, ice and snow as necessary	As required (September to April)
	Paving to be cleaned in accordance with manufacturer's instructions	Once a quarter
	Artificial grass areas to be cleaned in accordance with manufacturer's instructions, to include brushing, weeding and removal of dirt and stains	Once a month
	All hard surfaces to be inspected for graffiti and removed by steam cleaning where necessary	Once a month (or when reported)
Repair and replacement	Lighting to be cleaned	Once a year
	Sett and flag paving to be inspected for damage and repaired as necessary	Once a month (or when reported)
	Artificial grass areas to be inspected for damage and repaired as necessary	Once a month (or when reported)
	Lighting to be inspected and replaced as necessary	Once a quarter
	Drainage systems to be inspected and repaired where necessary	Once every 5 years
	Bin store to be inspected for damage and repaired as necessary	Once a year