

265 Swakeleys Road
Ickenham
Uxbridge
UB10 8DR

LANDSCAPE MANAGEMENT AND ONGOING MAINTENANCE PLAN

SCOPE OF WORKS

ORNAMENTAL SHRUBS AND BORDER PLANTING

Refer to Schedule 1 below, for timing of key annual operations

1. Water new planting thoroughly during drought periods.

As a guide:

- a. Water weekly from April to October.
- b. Ensure full depth of topsoil is thoroughly wetted to aid plant establishment.

2. During the initial establishment period (usually two to three seasons), of newly planted shrubs, border planting and grasses.

Carry out maintenance operations as follows:

- a. Keep planting beds clear of weeds by use of hand weeding and by maintaining full depth of mulch (50mm)
- b. Maintain weed free planting beds, ensuring a weed free area around each shrub, minimum diameter the larger of 1 m or the surface of the original planting pit.
- c. Fork over beds to keep soil loose, with gentle cambers and no hollows. Do not reduce depth or effect of mulch.

3. Apply multi-purpose plant food and soil improver fertiliser each season in April.

- a. Spread evenly.
- b. Carefully lift and replace any mulch materials.
- c. Apply at manufacturer's recommended rate.

4. Re-firm new planting after strong winds, frost heave and other disturbances. Tread around the base until firmly bedded.

5. Prune ornamental shrubs, border plants and grasses to encourage healthy and bushy growth and desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour. Remove suckers by cutting back level with the source stem or root.

Timing for pruning shall be as follows:

- a. Winter flowering shrubs in Spring.
- b. Shrubs flowering between March and July, immediately after the flowering period.
- c. Shrubs flowering between July and October, back to old wood in winter.

6. At the end of the growing season, check all shrubs and remove all dead foliage, dead wood, and broken or damaged branches and stems.

7. Remove dead and diseased plants as soon as possible and replace in the next scheduled round of replacement planting. Replace plants to original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater. Dress with soil Association certified organic granular slow release fertiliser applied at manufacturer's recommended rate.

8. Remove weeds entirely, including roots. Remove the minimum quantity of soil, and disturb plants, bulbs and mulched surfaces as little as possible. Upon completion, rake area to a neat, clean condition. Reinstate mulch to original depth.

9. Prick up to aerate the soil of root areas and break surface crust and reduce to crumb and level off. Do not damage plants and their roots.

10. If required in planting areas, top up mulch (with same type) to 50 mm thickness. Sweep and replace mulch spill on adjacent areas, if not contaminated with weeds and rubbish, return to planted area

LAWN

Refer to Schedule 2 below, for timing of key annual operations

1. Maintain established grass areas in a manner appropriate to the intended use.

- a. Maintain a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt.
- b. Prevent water logging and compaction.
- c. Repair damage from trampling, abrasion or scalping.
- d. Maintain grass areas so as to be reasonably free from moss, excessive thatch, weeds, frost heave, worm casts and mole hills.
- e. Edges to be kept neat and well defined, in clean straight lines or smooth flowing curves.
- f. Remove litter and fallen leaves regularly to maintain a neat appearance.

2. Before mowing lawns remove litter, rubbish and debris. Finish to be neat and even, without surface rutting, compaction or damage to grass. Leave edges neat and well defined. Neatly trim around obstructions. Adjoining hard areas are to be swept clear and arisings removed. Maintain grass height: between 25- and 50-mm.

3. Apply approved appropriate lawn fertiliser, weed and moss killer each Spring and Autumn:

- a. Spread evenly.
- b. Apply at manufacturer's recommended rate.
- c. Thatch/ moss removal

SCHEDULE 1

Proposed annual maintenance and management timing for ornamental shrubs and border plants

	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D
1	Watering	Once/week, from April to October. More frequently during spells of dry weather and always in the evening				x	x	x	x	x	x	x		
2	Assessment of dead/missing plants	Annually										x		
3	Remove dead/ faded flowers throughout the season to prolong flowering period, dependent on species	Monthly/ within 1 week of notification	x	x	x	x	x	x	x	x	x	x	x	x
4	Replace dead/missing plants	Annually/in the following planting season after removal of dead plants				x	x							
5	Weed control to all plants	Monthly, from March to October			x	x	x	x	x	x	x	x		
6	Re-firming	Monthly, after strong winds, frost heave and other disturbances	x	x	x	x	x	x	x	x	x	x	x	x
7	Fertilizer	Once/year March or April			x	x								
8	Pest & disease control	Once during the growing season, between April and September				x	x	x	x	x	x			
9	Soil Aeration	Twice/Year					x					x		
10	Cut dead growth back to ground level, dependent on species	Monthly	x	x	x	x	x	x	x	x	x	x	x	x
11	Pruning (BS 7370-4)	When required									x		x	
	Winter flowering shrubs	Annually in Spring			x	x	x							
	Flowering bet Mar -Jul	Annually after flowering				x	x	x	x	x	x			
	Flowering bet Jul-Oct	Annually in Winter	x	x	x									x
12	Mulching/ Topping up	Twice/Year				x							x	

SCHEDULE 2

Proposed annual maintenance and management timing for the established lawn

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