



STATION PARADE

Client: B&V Investments Limited

10065-MP-01

5 Year Soft Landscape Maintenance and Management Plan

March 2020

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1.0 INTRODUCTION

1.1 Scope of Work

1.1.1 This document outlines the maintenance operations, management objectives, responsibilities and programme of management prescriptions for the proposed landscape planting areas. The management plan provides a working document for use by an appointed landscape management contractor, written as guidance for the establishment, ongoing management and up keep of the planted areas following the completion of the works.

1.1.2 The drawings to be read in conjunction with the management plan is:-

- Softworks specification drawing no. 10065-SP-01
- Landscape masterplan drawing 10065-LA-01

1.1.1 This Soft Landscape Maintenance and Management Plan covers 5years from completion of the works. An interim review should be carried out after Year 5, and it will be necessary to re-assess the condition and establishment of the planting on the site, and update management objectives and prescriptions in a revised document to cover ongoing future years.

1.2 Responsibilities

1.2.1 This document provides a management plan for the appointed management contractor that ensures the successful establishment and ongoing maintenance for all the proposed trees, multi-stemmed trees, hedges, groundcover and other shrubs, climbers, amenity and wildflower grass areas following the 12 months defects liability.

1.2.2 During the 12 month Defects Liability Period, maintenance, management and failures of any of the trees, multi-stemmed trees, hedges, groundcover and other shrubs, climbers, amenity and wildflower grass areas shall be the responsibility of the Landscape Contractor implementing the works. Following final completion at the end of the Defects Liability Period, responsibility for planting defects passes to the owner or operator of the site.

1.2.3 Soft landscape areas within the site boundary are owned by B and V Investments Ltd who will be responsible for maintenance, management and making good defects.

1.3 Existing and New Services

1.3.1 The Management Contractor shall determine the position of all services in any areas where landscape maintenance works are to take place, and shall take all necessary precautions to ensure that they are not damaged in any way during the maintenance operations. The Management Contractor is to make good at his own expense any damage to public or private water, gas and any other mains or power services, drains and sewers caused by his own negligence, omission or default, and shall give all

necessary notices to the local authority or statutory undertaker before commencing operations on site.

1.4 Health and Safety

1.4.1 Health & Safety at Work: The Management Contractor is responsible for complying with the provisions of the Health and Safety at Work Act and all other regulations in respect of Health and Safety. All machinery or apparatus brought onto the site and used shall be safe to avoid unnecessary risk to health and safety, and shall be maintained to a standard that will not constitute an offence under the Health & Safety Act or any other relevant statutory provision.

1.4.2 Safety and Security: The Management Contractor is to ensure that the site is left safe and secure at the end of each working day. All materials, plant and tools are to be locked away or secured when not in use. Any areas affected by works which could endanger the safety and wellbeing of the public and operators of the facility must be adequately cordoned off until that particular item of work is complete. The Management Contractor should therefore allow for all necessary barricades, screens, etc. and shall adapt and maintain them as necessary.

1.4.3 The Management Contractor shall be adequately trained, informed and supervised and sufficiently competent to perform their work without risk to health and safety to themselves or other persons on site. All work shall be carried out in accordance with the relevant codes and safety practices which are currently in force.

1.4.4 All personnel on site and working on site shall use personal protective equipment and clothing in the interest of health and safety to avoid harm to themselves or any other persons.

1.5 Notices

1.5.1 The Management Contractor shall provide at least 3 days' notice to German Street Properties Ltd for each maintenance visit and specifically for the following operations;

- Application of herbicides
- Application of fertilisers
- Watering

1.5.2 The Management Contractor is required to provide a statement on completion of each visit. This statement should itemise precisely the work carried out during that visit. The contractor will be required to obtain a signature from a supervising person/managing

agent on each statement on completion of each visit. This will provide a record of the work completed and the number of visits. If this record is not maintained, payment will not be made.

2.0 SITE APPRAISAL AND MANAGEMENT OBJECTIVES

2.1.1 The soft landscape will consist primarily of all new planting. The physical and visual aspects of the site landscape should be considered in the following ways:

- the context of the soft landscape within the general area and its appearance from outside the site, particularly by people travelling by foot and car and the shared communal space for the residents on roof level
- as a robust, functional landscape resource which is inviting and well maintained
- as a new landscape and ecological resource that will develop as it matures, will bring a net gain of biodiversity, particularly through the use of new fruiting trees, native Ivy screens which are particularly good for bees and primarily drought tolerant planting to the roof garden
- the need to maintain visibility over the sightlines

2.1.2 The main objectives of the maintenance strategy follow from this as listed below:-

- To maintain the landscape in a clean, healthy, and attractive condition as a setting to the residential building, enabling adequate visibility at the site access entrance and throughout the entire scheme
- to ensure the successful establishment and growth through to maturity of the trees, hedges, climbers, shrubs and herbaceous planting.
- To maintain the landscape to ensure free and safe movement of site users (including operational and emergency servicing), avoiding potential hazards/obstructions and controlling growth for visibility/security purposes.
- To maximise the ecological potential of the landscape.
- maintain ivy screens to installed height at 1.5m and prevent ivy from creeping along return fences and up and along the building

2.1.3 Specific management objectives for different types of soft landscape provision are:-

2.2 Ivy screens

2.2.1 The intention is to maintain a dense screen from ground level upwards. Particular care shall be taken to maintain the screens in a neat and tidy condition on all sides. They should be maintained as a dense screen with the level of the top of the fence which is 1.5m in height. It is important that the ivy is maintained regularly to prevent ivy from creeping along return fences and up and along the building

2.3 Ornamental and groundcover shrubs including laurel hedge

2.3.1 The intention is to encourage the establishment of planting to provide continuous cover using a balanced mixed shrub layer.

2.4 Climbing shrubs

2.4.1 The intention is to encourage the establishment of climbing shrubs to provide cover and screening to the timber slatted fences.

2.5 Perennials and ornamental grasses

2.5.1 The intention is to encourage the establishment of planting to provide seasonal interest, colour and wildlife benefits using a mixed herbaceous layer and ornamental grasses. Dividing the perennial plants every 3 years to maintain and ensure healthy and vigorous plants.

2.6 Individual trees

2.6.1 Leaf matter in particular must be removed as the tree is deciduous.

2.6.2 Shrubs and trees species need to be selectively thinned to aid establishment and overall development of target species. Native trees and shrubs shall be thinned using the methods in accordance with BS7370 Part 4, with target species identified and confirmed with the facility manager.

3.0 MAINTENANCE SPECIFICATION: GENERAL INSTRUCTIONS

- 3.1.1 These general instructions apply to the full life of this management plan: Years 1 to 10 inclusive.
- 3.1.2 Arising's (Green waste). Onsite composting to be used in conjunction with green waste removal methods to reduce capacity on public services. Contractor to submit proposals

Any green waste which needs to be removed from site should be dealt with appropriately with an approved and licensed green waste facility.

Any litter and non-biodegradable material shall be collected and removed from site and taken to a licensed waste disposal site.

- 3.1.3 Pruning to new trees within the site shall comply with the BS 3998: 2010, Tree Work Recommendations and undertaken by an Arboricultural Association approved Contractor.
- 3.1.4 Work to maturing trees and shrubs shall be undertaken during the winter months outside the bird nesting season which is generally between March – August inclusive. Any emergency works required during the bird nesting season will need to be preceded by a check for nesting birds, by a suitably qualified and experienced ecologist.
- 3.1.5 Deadwood should only be removed from mature trees where there is a risk to people or property or when necessary to avoid spread of pests or disease. Care shall be taken when felling trees or removing limbs to avoid damaging adjacent trees or vegetation which is to be retained.

3.1.6 PRUNING GENERALLY:

- Prune in accordance with good horticultural practice. Prune larger branches and woody stems in accordance with good arboricultural practice.
- Thin, trim and shape appropriately to each species, location, season, and stage of growth, leaving a well-balanced natural appearance. Use clean sharp secateurs, hand saws or other tools approved by the FM (facility manager). Trim off ragged edges of bark or wood with a sharp knife.
- Remove branches without damaging or tearing the stem.
- Keep wounds as small as possible and cut cleanly back to sound wood. Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area.
- Prune larger branches neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide.

- Notify the facility manager (FM) of any disease or fungus. Do not apply growth retardants, fungicide or sealant unless instructed by the FM.

3.2 Cleanliness

- 3.2.1 The site shall be left in a clean and tidy condition on completion and after each management operation. All rubbish and litter found within the planted and grassed areas shall be removed from site. All paper, cans, bottles etc. shall be removed from shrub and grass areas on each maintenance visit.
- 3.2.2 Leaf litter and arisings: collect, if possible compost on site and dispose of grass cuttings, leaves; weed; debris arising from maintenance works carried out which are detrimental to the appearance of the site.
- 3.2.3 Mulch shall be swept off all paved areas after each maintenance visit.

3.3 General Watering

- 3.3.1 Watering: as necessary to ensure the continued health growth of all plants, until restrained from doing so by statutory legislation.
- 3.3.2 Where necessary loosen the soil or form a depression around the base of the stem of plants to ensure water reaches the root zone instead of dispersing on the surface.
- 3.3.3 Ensure full depth of topsoil is thoroughly watered. Use a fine hose or low pressured hose where appropriate to avoid damage to plants.

3.4 Machine Tools

- 3.4.1 Use only tools and machinery suitable for the site conditions and the work to be carried out. Using hand tools only around the existing and proposed trees and shrubs.
- 3.4.2 Works shall only be carried during the appropriate season. Ground and weather conditions shall be appropriate and suitable for the relevant operations.

3.5 Use of herbicides and pesticides, composts and mulches

- 3.5.1 Use only non- residual herbicides and pesticides. Prevent weed species spreading by topping prior to seeding and combining a regime of repeated cutting to reduce vigor and spreading of weed species.
- 3.5.2 Use only peat free composts/ mulches and soil conditioners.

4.0 MAINTENANCE SPECIFICATION: INITIAL ESTABLISHMENT

- 4.1.1 This section identifies the maintenance for soft landscape works associated with new planting. Maintenance operations detailed below apply for a 1-2 year period after the implementation and immediate aftercare of new planting. The management contractor shall carry out the operations listed below from completion of planting for a 24 month period. Visits shall be made at approximately 2 weekly intervals during the growing season and as necessary to fulfil the requirements of this specification.
- 4.1.2 During this time any replacement planting will have a high water demand, but most of the planting should be requiring nutrients for growth once the root systems have established. Space for development should not be an issue as the young trees and shrubs are unlikely to be competing for space at this stage.
- 4.1.3 **WATERING:** During establishment of planting and seeding, ensure that sufficient water is applied to maintain healthy growth. Volume of water used shall reflect soil type and rooting depths. Individual trees to be assessed based on size, soil type, rooting depth and pit size. To ensure establishment of newly planted trees, watering shall be carried out at least once a fortnight throughout the growing season and once per week in dry periods.
- 4.1.4 **MONITORING WATER NEED:** Water as necessary to ensure the establishment and continued thriving of all planting. During prolonged dry periods, monitoring of soil moisture levels are to be undertaken and a written report shall be submitted after each maintenance/ watering visit to confirm action taken to maintain adequate water provision.
- 4.1.5 **DROUGHT CONDITIONS:** During exceptional hot weather (normally during July & August) or in cases of extreme drought, following 10 consecutive days without rainfall, planted areas shall be watered weekly until the onset of natural rainfall. If water supply is, or is likely to be restricted by emergency legislation, the management contractor shall arrange import of second class water from a sewage works or other approved source. Soil moisture levels shall be monitored.
- 4.1.6 **LITTER COLLECTION:** Collect and remove all extraneous rubbish not arising from the contract work and detrimental to the appearance of the site, including paper, packaging materials, bottles, cans, and similar debris.
- 4.1.7 **CLEANLINESS:** Remove soil and arisings from hard surfaces and leave the works in a clean, tidy condition after maintenance operations.

4.1.8 MAINTENANCE OF TREES AND SHRUBS: Trees and shrubs shall be maintained according to good horticultural practice to ensure the healthy growth of each plant species. Plants shall be pruned to remove damaged, dead or diseased wood according to good horticultural practice to facilitate a healthy and bushy growth according to each particular species.

4.1.9 MAINTENANCE OF TREES AND SHRUBS: Trees and shrubs shall be maintained according to good horticultural practice to ensure the healthy growth of each plant species. Plants shall be pruned to remove damaged, dead or diseased wood according to good horticultural practice to facilitate a healthy and bushy growth according to each particular species.

4.1.10 CLIMBING PLANTS: Climbers shall be maintained according to good horticultural practice, to ensure the healthy growth of each plant species. Plants shall be pruned to remove damaged, dead or diseased wood according to good horticultural practice to facilitate a healthy and bushy growth according to each particular species. Tie in climbers to wire supports where necessary.

4.1.11 CONTROL OF WEEDS : During the initial establishment of newly planted trees and shrubs, carry out maintenance of the planted areas as follows:

- Maintain a weed free area around each tree and shrub, minimum diameter of 1.0m or the surface of the original planting pit. Keep planting beds clear of weeds, by use of suitable herbicides and hand weeding as appropriate. Beds shall be forked over as necessary to keep soil loose, with gentle cambers and no hollows, taking care not to reduce depth or effect of mulch.
- The condition of guys shall be checked at every visit, and adjusted as required.

FERTILIZER: In March or April, 15:15:15 N:P:K fertilizer shall be evenly spread, carefully incorporating into soil below mulch: 70 g per feathered, standard or larger tree; 40 g per transplant.

4.1.12 MAINTENANCE OF MULCH:

- On an annual basis top up with same type of mulch to thickness of 75 mm.
- Sweep up and replace mulch spilling onto adjacent areas and, if not contaminated with weeds or rubbish, return to planted area.
- Remove weeds growing on or in mulch by hand weeding or herbicide.

4.1.13 REMOVAL OF DEAD PLANT MATERIAL AND REPLACEMENT PLANTING: At the end of the growing season, check all shrubs and remove all dead foliage, dead wood, and broken or damaged branches and stems. Replace losses at the next appropriate

planting season. Replacements must match the size of adjacent or nearby plants of the same species or should match the original specification, whichever is the greater.

5.0 MAINTENANCE SPECIFICATION: YEARS 3 TO 5

- 5.1.1 This section identifies the regular maintenance operations which are to be introduced beyond the establishment period. It addresses the short to medium term development of the soft landscape and covers a 3 year period to Year 5.
- 5.1.2 During this time the plants should have established sufficiently to be able to withstand some periods of drought, and soil nutrient levels will be stabilising from natural processes. Formative pruning may be the priority and some plants may require thinning where they are reaching a closed canopy.
- 5.1.3 MAINTENANCE RECORD SHEETS to be completed after each visit to include any damaged or removed plants, activities undertaken and any potential health and safety issues noted. A copy to be signed by the appointed facility manager.
- 5.1.4 The general maintenance operations are to be applied to all areas, unless otherwise noted. The need for watering will be less than for the establishment years, and required only during exceptionally hot weather, as directed by the facility manager. Specific maintenance and management requirements are described below and are summarised in Table 1.

MULCH

On a twice annual basis top up with same type of mulch (fine ornamental bark mulch) to thickness of 75 mm only in areas where coverage is inconsistent.
Sweep up and replace mulch spilling onto adjacent areas and, if not contaminated with weeds or rubbish, return to planted area.

5.2 Additional maintenance operations

- 5.2.1 Additional maintenance operations for specific areas and planting types are as follows:

Trees

- 5.2.2 The following operations to be carried out:

- Prune to remove dead, dying, diseased branches. Advise Landscape Architect of any major works required and if necessary obtain an assessment from an approved arboriculturalist. (FM approval required).

- Trees to be pruned annually, preferably during the dormant season; but exceptionally in spring or summer. Remove suckers from base. Top up mulch, around the base of the tree to a depth of 50- 75mm to ensure effective weed suppressant.
- Check position of trees secured underground. Adjust as required to maintain stability and to ensure all trees are upright. Straighten if necessary.
- Firm up trees which have suffered frost heave or are affected by strong winds or vandalism. Tread around the base until firmly bedded.
- Collars in soil at base of tree stems, created by tree movement: Break up by fork, avoiding damage to roots. Backfill with topsoil and refirm.
- Ensure that sufficient water is applied to maintain healthy growth. Refer to landscape specification for initial watering requirements. Water quantities to reflect soil type and rooting depths. Individual trees to be assessed based on size, soil type, rooting depth and pit size. During the establishment period watering of semi-mature and newly planted trees to be carried out at least once a fortnight throughout the growing season and once per week in dry periods. The establishment period to be 5 years for semi-mature trees to be reviewed after 3 years.
- Dependent on location, apply N.P.K. slow release fertiliser (at rates recommended by the manufacturer) on annual or two-yearly basis. Monitor for healthy growth.
- Trees bordering footpaths shall be maintained annually to prevent encroachment and obstruction of any right of way.
- Shrubs in raised planter: Replace at least one third of the compost in the container every 2/3 years to improve the soil environment and boost nutrient levels to BS standards.

Ornamental shrub planting

5.2.3 The intention is to encourage the establishment of planting to provide continuous cover using a balanced mixed shrub layer.

- Keep all beds weed free by hand weeding and/or use of approved herbicides.
- Fork over beds as necessary to keep soil loose with no low or high spots.
- Re-firm plants where loosened by wind, frost or vandalism.
- Clear soil and/or mulch from adjacent hard surfaces.

- Until review period (year 5) apply a 15 : 15 : 15 N.P.K. slow release fertiliser during March/April in accordance with manufacturer's recommendation.
- Prune shrubs to remove dead, damaged or diseased branches, dead flower heads, etc.
- Prune to maintain shape appropriate to the species with additional shaping or height maintenance as specified. Pruning to be carried out at the following times of year:
 - Winter flowering shrubs: Spring.
 - Shrubs flowering between March and July: Immediately after the flowering period.
 - Shrubs flowering between July and October: Back to old wood in winter.
- At end of growing season remove redundant plant supports. Remove litter, debris and arisings at end of each maintenance visit.
- Remove plants with significant damage or dieback and notify of replacement planting required.
- During periods of prolonged drought apply sufficient water to maintain healthy growth.
- Maintain beds rubbish and litter free.
- From year 2, deciduous plants to be cut back by 50% every 3 years to promote new growth and vigour. Shrub blocks to be cut back on a rotational system.
- From year 2, thin when foliage of adjacent plants has begun to touch. Retain plants with a strong healthy habit. Minimise disturbance to adjacent plants making good any minor damage immediately. Refill holes with topsoil to leave an even graded surface and restore mulch as original specification.
- From Year 2, trim ground cover shrubs to maintain tidy appearance and to limit spread within planting beds and to prevent encroachment and obstruction of any right of way.

Ivy fence

- 5.2.4 Trim and maintained at height of(1.5);
- 5.2.5 Trim the sides of the fence to restrict growth onto near by fence
- 5.2.6 Keep weeds under control within the hedge planter; remove by hand weeding, where necessary.
- 5.2.7 Ensure adequate watering to plats during growing season and prolonged dry period; even during the winter months.
- 5.2.8 Remove plants with significant damage or dieback and notify client of replacement planting required.
- 5.2.9 An intermediate review is to be carried out after the first five years from practical completion, to assess the yew hedging and if replacements are required.

Climbing plants:

- 5.2.10 The intention is to encourage the establishment of planting to grow vertically.
 - Apply a 15 : 15 : 15 N.P.K. slow release fertiliser during March/April in accordance with manufacturers recommendation.
 - Once dense coverage achieved, trim excess growth as required.
 - Tie in growing leaders and any insecure growth in to support framework. Tie loosely to allow growth. Support canes and ties shall be removed once climbing plants have become established.
 - Check and repair supporting structures as necessary.
 - Ensure adequate watering during growing season and prolonged dry period. Pay particular attention due to drier location at base of walls.
 - When required coverage is achieved trim back excess growth, trim back lateral growth as necessary to maintain vigorous growth.
 - Remove plants with significant damage or dieback and notify client of replacement planting required.
 - Replace at least one third of the compost in the containers every 2/3 years, to improve the soil environment and boost nutrient levels to BS standards.

Perennial plants:

The intention is to encourage the establishment of perennial planting to provide seasonal interest, colour and wildlife benefits using a mixed herbaceous layer and ornamental grasses.

Keep all beds weed free by hand weeding and/or use of approved herbicides.

Fork over beds as necessary to keep soil loose with no low or high spots.

Re-firm plants where loosened by wind, frost or vandalism.

Clear soil and/or mulch from adjacent hard surfaces.

Until review period (year 5) apply a 15 : 15 : 15 N.P.K. slow release fertiliser during March/April in accordance with manufacturers recommendation.

Prune perennial to remove dead, damaged or diseased branches, dead flowerheads, etc.

Dividing the perennial plants every 3 years to maintain and ensure healthy and vigorous plants.

At end of growing season remove redundant plant supports. Remove litter, debris and arisings at end of each maintenance visit.

Remove plants with significant damage or dieback and notify facilities manager of replacement planting required.

During periods of prolonged drought apply sufficient water to maintain healthy growth.

Maintain container beds rubbish and litter free.

Maintain tidy appearance and to limit spread within planting container beds and to prevent encroachment and obstruction of any right of way.

Replace at least one third of the compost in the containers for roof level planting every 2/3 years, to improve the soil environment and boost nutrient levels. Light soil compost (Growlite Green Roof Compost or similar approved) only to be used due to weight loading restrictions.

Table of Maintenance and Management Operations

Operations	Target area	Frequency/timing	Comments
Monthly maintenance visits – throughout the year			
Litter picking	All areas	At least monthly	Attention to all areas including hard paving.
Mulch and soil spill	All planting beds	At least monthly	Remove or return to planting bed as specified
Weeding and/or herbicide	All soft landscape areas	At least monthly	Allow for 16 visits
Check general condition, plus stability of trees and large shrubs. Refirm as necessary. Check tree ties and stakes. Check climbers and tie to supports. Adjust as required. Remove from end of Year 5 if no longer needed.	All trees	At least monthly	Intermediate checks after severe weather.
Note any dead, dying, diseased or damaged wood to be remedied during seasonal maintenance visits.	All trees and shrubs	At least monthly	Balanced form to be maintained. Advise FM of major works required.
Monitor need for additional watering and/or grass cutting visits	All areas including living roofs	At least monthly	
Monitor need for additional pruning, including trimming where needed adjacent to paved surfaces.	All trees and shrubs	At least monthly	Note overcrowding and dominance issues for potential thinning of plants by removal.
Remove suckers from base	All trees and shrubs	At least monthly	
Pest and disease control	All planting beds and grassed areas	At least monthly	
General finishes – note condition and action as required	All areas including hard surfaces	At least monthly	Neat and tidy finish essential. Remove damaged or unsightly material. Work through any disturbed areas. Notify FM of any significant, damaged areas.

Operations	Target area	Frequency/timing	Comments
Spring maintenance visit – March/April – additional seasonal operations which may coincide with one or both monthly maintenance visits at this time of year			
Pruning trees and shrubs	Any trees (if required urgently) and winter flowering shrubs	Annually	Avoid disturbance to nesting birds – Do not trim native hedges unless deemed necessary for safety reasons. Balanced form to be maintained. Advise FM of major works required.
Fork beds and apply fertiliser	All trees and planting beds including climbers.	Annually	Apply in accordance with manufacturers recommendations.
Reinstate mulch	All planting beds	Twice annually (Again in autumn)	
Summer maintenance visit – July/August – additional seasonal operations which may coincide with one or other monthly maintenance visit at this time of year			
Summer pruning of trees and shrubs including clipping hedges and shaped features (especially to maintain sightlines).	Any trees (if required urgently) and hedges, shaped features (if required) and shrubs flowering March-July	Annually trim yew in summer. Box hedging 2/3 times a year during the growing season.	Avoid disturbance to nesting birds - Do not trim native hedges unless deemed necessary for safety reasons. Balanced form to be maintained. Advise FM of major works required.
Autumn maintenance visit – September/October – additional seasonal operations which may coincide with one or both monthly maintenance visits at this time of year			

Operations	Target area	Frequency/timing	Comments
Autumn pruning of trees and shrubs including herbaceous, climbing plants and shaped features (especially to maintain sightlines).	Any trees (if required urgently), shrubs flowered July – October, shaped features (if required) and climbing plants	Annually. Twice annually for shaped features (previously trimmed during summer)	Avoid disturbance to nesting birds. Delay until fledglings have flown if necessary. Balanced form to be maintained. Advise FM of major works required. Do not prune pyracantha during this period
Remove compaction	All planting and grassed areas	Annually	
Remove dead plant material	All planting beds including containers and balcony planters	Annually	
Rake up and remove dead leaves	All areas	Twice annually (again in winter)	
Lift/ divide herbaceous planting	All planting beds	Annually	As necessary for each species.
Reinstate mulch	All planting beds	Twice annually (previously in Spring)	
Assess losses for replanting over winter and in spring	All planting beds and trees, containers and balcony planters	Annually	Advise FM of any infill planting required. If instructed, provide quotation for replacement planting.
Winter maintenance visit – November – February – additional seasonal operations which may coincide with one or both monthly maintenance visits at this time of year			
Winter pruning of all trees (if required).	All trees (if required) shrubs flowering since autumn maintenance visit	Annually	
Replacement planting trees and shrubs	Any trees and shrubs as required and agreed where necessary	Annually	

Operations	Target area	Frequency/timing	Comments
Rake up and remove dead leaves, especially within wildflower areas and hard surfaces.	All areas	Twice annually (previously in autumn)	
Raised Planting Containers: replace at least 1/3 of the compost with peat free Compost or similar approved to improve the soil environment and boost nutrient level.	All raised planting containers.	Every 2/3 years in autumn or spring	Landscape Contractor to provide quotation for replacement planting compost.

6.0 MAINTENANCE SPECIFICATION YEARS 5 TO 10

- 6.1.1 An intermediate review is to be carried out after the first five years from practical completion, at which point any adjustments to the management specification can be made. It is recommended that the client engage a suitably qualified and experienced chartered landscape architect to carry out this work.
 - 6.1.2 At this stage the trees, hedges and shrubs may require more thinning to allow remaining specimens to develop to their full size and form. Plants should be able to withstand all but the most severe periods of drought. Occasional de-compaction of soil and applications of fertilizer may be required to improve the soil environment and boost nutrient levels.
 - 6.1.3 An annual inspection shall be carried out (late summer/early Autumn) to monitor progress and to identify any remedial or additional work (due to either unforeseen circumstances or functional changes) that may be required prior to the start of the planting season.
 - 6.1.4 A further review of this management plan will be carried out at 10 years to allow for the continuance or amendment of the maintenance operations in accordance with the long term requirements. The 10 Year Review will be carried out in consultation with the local council.
-