



STANDARD MAINTENANCE SPECIFICATION FOR EDMUND PARK

INTRODUCTION

This document is intended as a standard specification setting out the minimum standards for a variety of features of which at least some will be on this site. This document is to be read in conjunction with the Code of Conduct and also the site plan provided which will identify the areas to be maintained under the contract.

FREQUENCY OF VISITS

Unless advised otherwise by the Property Manager (PM) Remus requires 1 visit per month from November to March and fortnightly visits from April to October.

LITTER/DEBRIS/FLY TIPPING

Litter shall be defined as paper, bottles, cans, small packaging, twigs

Debris shall be defined as stones, brick and any storm damage material

Fly Tipping shall be defined as any material purposefully dumped such as household rubbish, appliance, furniture or garden waste

On every visit all litter bins will be emptied and the whole site walked and litter picked, collected and removed to an off-site recycling facility, this is to be done prior to other operations such as grass cutting. Debris and fly tipping should be reported to the PM and will be removed under a separate instruction outside routine maintenance costs.

GRASS

Amenity grass should be cut once in March and then fortnightly from April through to October to a height of 25-35mm. Care should be taken to spread cuttings evenly so as not to leave large clumps of grass which are both unsightly and likely to damage the growing sward beneath. Grass edges next to paths and beds and grass next to obstacles to be trimmed as per of every grass cut. Any areas requiring cutting to be removed will be identified on plans and these cuttings need to be removed off site.

Wildflower meadows should be cut in early autumn making sure that flowering has ceased, and plants have set seed for the following season.

Rough Grass areas to be mown either as per wildflower meadows or three times per annum during the growing season (PM will advise)

On all grass types arisings must be blown off paths and roadways back not grass areas after any mowing operation (amenity grass or wildflower).

Areas of grass planted with bulbs are to be left unmown for a period of 6 weeks after flowering to allow the bulbs to build up energy for the next years flowering.

PLANTED AREAS

This includes shrub beds, hedgerows, rose beds and herbaceous beds.

Where there is no shrub or mulch cover beds should be lightly cultivated once per annum in the winter. Weeds are to be controlled by mechanical or chemical means on each visit with dead vegetation removed, at no time should weed cover exceed 5% of surface of soil.

Pruning to beds be undertaken twice per annum and take into account flowering time of each species but where growth interferes with traffic sight lines or starts to grow over paths, lights, signs etc. more frequent pruning may be required. Dead, diseased or dying plants should be removed. Once per annum, in the winter, edges should be re-formed to a vertical using a half moon edging iron or similar with the soil edge banked to approximately 45 degrees and edgings removed off site.

HEDGES

Ornamental hedges (normally single species in amongst residences) to be trimmed twice per annum, in summer and autumn taking care not to disturb any nesting birds. All arisings to be removed from site. Trim to previous trimmed size but if a new hedge trim to a comfortable height that does not require arms to be lifted about shoulder height or use of ladders. Trim required to all faces on Remus land, tops and ends

Mixed species hedge and pre-existing hedges to be trimmed once per annum in autumn to previous trimmed dimensions. Trim required to all faces on Remus land, tops and ends.

REPLACEMENT PLANTING

Once per annum and in plenty of time to be considered for planting in the November to March season contractor to provide a priced schedule of replacement planting covering both trees and shrubs/grasses/herbaceous/hedging plants.

AMENITY TREES

Trees planted as part of the development will be checked and stakes and tied adjusted where necessary. Epicormic growth to be removed as and when necessary.

Dead or damaged trees will be removed on maintenance visits, leave stakes in place as location marker for replacement trees.

When support no longer required stakes to be removed and any holes filled in.

Once per annum, in the winter, edges should be re-formed to a vertical using a half moon edging iron or similar with the soil edge banked to approximately 45 degrees and edgings removed off site.

TREE BELTS/YOUNG WOODLAND

These are areas usually planted within the past 5 years and still establishing, maintenance main aim is to aid that establishment. Ring spray around the base of each whip or tree to radius of 12-18" or spray out full area where this is a more economical approach. Check tree guards are no an impediment to growth and remove as necessary.

MATURE TREES

These will be surveyed independently of the contractor but report to PM any issues of concern relating to mature trees.

MATURE WOODLAND

Cut back vegetation from formal and informal footpaths through wooded areas three times per annum in growing season.

PLAY AREAS

The health and safety of children using the play areas is of paramount importance. All equipment and play areas to be inspected visually on every maintenance visit to check for vandalism, wear or breakages and anything damaged must be rendered inoperable and the issue reported to Remus Management immediately.

On each visit all play area surfaces to be cleared of litter and debris and maintained weed free.

Any graffiti should be reported and any offensive graffiti covered over or cleaned off as soon as possible.

DITCHES/DRAINAGE/WATER COURSES

All ditches and drainage features and water courses to be kept clear and free flowing at all times. Vegetation on banks to be strimmed or mown three times per annum during the mowing season unless there is ecology management plan with alternative frequency required.

SUSTANABLE URBAN DRAINAGE SYSTEMS (SUDS)

SUDS systems will be monitored by Remus and their appointed inspector but it is essential that routine maintenance is carried out and systems are checked for signs of issues. Litter pick as per the text above. Swales are to be cut monthly (April to September) or as per the grass type present (see grass, above). The banks of attenuation ponds to be mown monthly (April to September) or as grass type present. Headwalls to be kept clear of vegetation, grills cleared of debris and forebays to be kept clear of silt to allow full visual inspection by PM and any concrete apron present to be kept clear of silt and vegetation.

SIGNS/FURNITURE/BOLLARDS/BINS/GATES

All the above to be cleaned with soapy water twice per annum and checked regularly for the need for further cleaning with the aim that signs should be legible and seating inviting to use.

LEAVES

Between October and December remove leaves from Remus managed areas as identified on plan but not from rough grass or wildflower meadow.