

MAINTENANCE SCHEDULE

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Years 5 +	Responsibility	Comments/Notes/Prerequisites
SOFT LANDSCAPE																	
I.1 PROPOSED TREES																	
Annual inspection to check health and vigour and any damage to all trees						I							I	1-5	5+	Appointed contractor	Record defects requiring remedial works.
Topping up of mulch and weed control around base of trees planted within soft landscape strip between City Gardens and St Georges and planting bed to Spinner's Way.				I									I	1-5	5+	Appointed contractor	Avoid use of herbicides.
Inspect tree grilles to trees within hard landscape on Spinner's Way						I							I	1-5	5+	Appointed contractor	Record defects requiring remedial works.
Pruning	Late winter to early spring for Betula and Carpinus					June to August for Liquidambar								1-5	5+	Appointed contractor	Should not be required during the first few years, after which, as required to remedy damage or avoiding bird breeding season and frosts. Sharp clean knife or pruning saw to be used. All pruning works to be carried out to BS3998:2010, Tree work – Recommendations. No flush or stub cuts to be made.
Tree replacements											I			I		Appointed contractor	As required plant Nov-Mar.
Pest and disease control														1-5	5+	Appointed contractor	As required throughout year, avoiding chemical methods, otherwise seek advice from ecologist.
Tree guying inspection, repair and adjustment				I						I			2	2-5		Appointed contractor	As required, when trees have rooted sufficiently.
Slow release fertilizer				I									I	1-5		Appointed contractor	Once in late spring only if showing poor signs of growth.
Watering					I	I	I	I	I				5	I		Appointed contractor	Water trees during the first growing season in the first year of establishment at the following rates until the soil fully saturated. Extra Heavy Standard 200 litres each per visit. Additional visits to be undertaken as required throughout initial establishment period during periods of no rainfall. Inspect irrigation tube and inlet cap at each visit and clear any identified blockages.
I.2 PROPOSED ORNAMENTAL PLANTING																	
Annual inspection to check health and vigour and any damage to all planting beds						I							I	1-5	5+	Appointed contractor	Record defects requiring remedial works.

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Years 5 +	Responsibility	Comments/Notes/Prerequisites
Pruning				I				I			I		3	3-5	5+	Appointed Contractor	Pruning should generally not be required in the first 3 years of establishment. After which only prune back where they cause any obstruction or obscure sight lines. Maintain the natural shape of the plant. Cut back any dead, diseased or dying branches to stimulate new growth. For specific maintenance requirements of shrubs, grasses, herbaceous plants and climbers please refer to specification
Weeding				I	I	I	I	I	I	I			7	1-5	5+	Appointed Contractor	Lightly dig over the surface of the shrub beds to remove weeds. Spot treat with non-residual herbicide for prolific weeds only.
Litter pick	I	I	I	I	I	I	I	I	I	I	I	I	12	1-5	5+	Appointed Contractor	Remove any litter which has accumulated in the planting beds.
Top up bark mulch				I									I	1-3		Appointed Contractor	Top up the bark mulch in the spring to depth of 75mm to all ornamental planting beds. Allow to rot down naturally after year 3 when the plants have established.
Watering				2	2	2	2	2	2				8	I		Appointed Contractor	Water planting beds during the first growing season in the first year of establishment when there has been periods of no rainfall for a week or more until the soil is fully saturated.
HARD LANDSCAPE																	
2.1 PAVED PEDESTRIAN AND VEHICULAR AREAS																	
Inspection of paving and undertaking of repairs as necessary.		I						I					2	1-5	5+ (unadopted areas only)	Appointed contractor	Inspect and repair as required in line with the original specification.
Weed control					I			I					2	1-5	5+ (unadopted areas only)	Appointed contractor	Control weeds on the paths by spot treatment or spraying with a non-residual based herbicide (to be approved by the ecologists).
Litter pick	I	I	I	I	I	I	I	I	I	I	I	I	12	1-5	5+ (unadopted areas only)	Appointed contractor	Remove litter or debris that has collected and dispose of in a licensed tip.
2.2 FENCES, RAILINGS AND BALUSTRADES																	
Inspection (posts, fixings, latches, hinges, timber, steelwork, paintwork and other surface treatments) and undertaking of repairs as necessary.		I						I					2	1-5	5+	Appointed contractor	Inspect and repair as required in line with the original specification.