

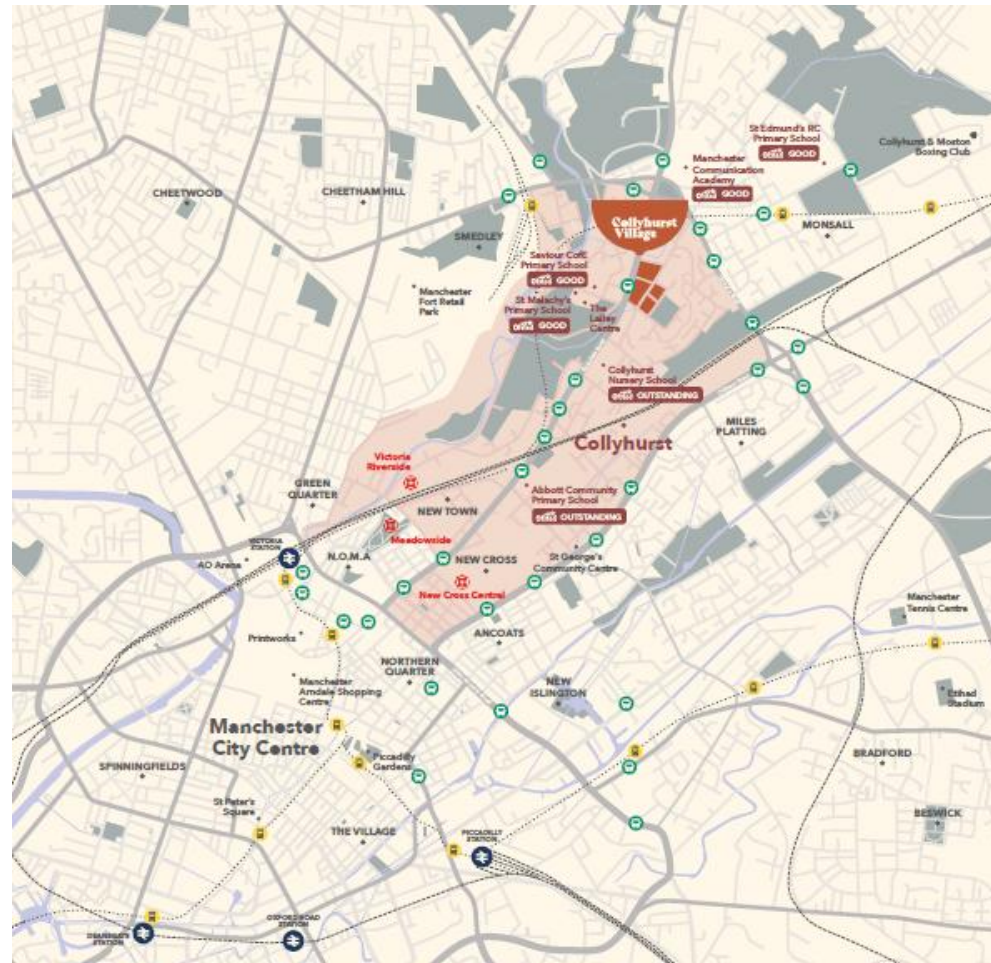
Collyhurst, Section 1 Landscape Management Strategy (D4 & D3)





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Estate Overview

FEC and MCC have appointed Found as the Managing Agent of the Collyhurst Estate and Neighbourhood common parts which includes both private and publicly accessible elements.

This document is intended to be used in the mobilisation and management of the Collyhurst Estate. It has been created in line with residential estate management compliance and statutory regulations, with a main aim to provide the Found operational staff with the basis for delivering the highest level of customer service, in line with Found's operational ethos and values as well as the joint venture legal agreements that have been co-authored with MCC to manage neighbourhood and estates areas.

This landscape management strategy has been prepared to offer help and guidance in respect of the estate and neighbourhood areas of Collyhurst only. This is a working document and will be updated and re-issued as the new phases of the wider Collyhurst masterplan are delivered, it is likely that this guide will be shared with key stakeholders frequently.

For Found operational staff, this document is to be read in conjunction with the Found processes and procedures which will detail specific responsibility arrangements for each role.

Who are Found?

About us

Welcome to Found, the only 360 lifestyle operator across the residential and commercial market. Bringing spaces to life where you can truly live, work and play.

We bring our buildings, homes and green spaces to life through events, brand activations, pop-ups and more - from Red Bank to Collyhurst Village, putting you at the heart of these vibrant new neighbourhoods. Why? Above all else, for experience.

We aren't here to provide spaces to live and work for just a time in life, but instead for a lifetime. We strive to create a community and spaces where all are welcome. From lifestyle leasers to fun-seeking families, start-ups to commercial giants, it's all here for you.

The logo for FOUND Living, featuring the word "FOUND" in a bold, white, sans-serif font and "Living" in a smaller, white, script font, set against a dark teal background.

FOUNDLiving

When you choose to lease your home through Found, you aren't just getting somewhere to live. You are getting a living experience like no other - where who you are and what you want not only matters but is reflected in the events, activations and community activity that makes Found the only 360 lifestyle operator in the UK. With dedicated on-site experience managers, exclusive venues, and a resident's app that puts the community in the palm of your hand, Found offers so much more than just renting - this is about living.

The logo for FOUND Spaces, featuring the word "FOUND" in a bold, white, sans-serif font and "Spaces" in a smaller, white, script font, set against an orange background.

FOUNDSpaces

From meanwhile use spaces and iconic heritage arches, to brand new commercial opportunities, we have a range of options for all businesses and operators. Our flexible leasing options range from one-off event hire in our exclusive venue 'Arch 19', to exclusive opportunities across our clubhouses, and long-term options, with full fit-out assistance available. What's more, as a member of the Found community, you will also benefit from our Social Media presence, with regular features across all our channels, showcasing you to the wider Found community both locally and further afield.

Our Values

Innovate: Have a sense of discovery

Collaborate: Come together with purpose

Progress: Embrace the potential for growth

Unite: Not only be formed, but united

Pioneer: To break new ground

Estate Management Strategy

Site Staffing & Resource

At Collyhurst, Found will operate its service delivery through an Estate Manager and an Estate Operative who will be remote based to provide and coordinate estate and neighbourhood services. The Estates Manager will be located predominantly at the Found head office but will work remotely at our managed residential and commercial assets when required to ensure service standards and delivery are upheld in line with the estate and neighbourhood services deed.

The Estates Manager and Estates Operative will have support from Found's centrally located resources, including Facilities Management, the Finance Team, HR Department and Mobilisation Team.

Estates Team – Roles & Responsibilities

Role	Overview
Estates Manager	Responsible for the overall management of the estate areas at Red Bank and Collyhurst in terms of financial, health & safety, staff management and key stakeholder relationship management & reporting. They will also play a supportive role to the Head of Customer Experience for the delivery of customer experience within estate and neighbourhood areas, for any customer type, they will also act as a main escalation contact for said customers and stakeholders.
Estates Operative	1 X FTE for phase 1 release of Red Bank Riverside and Collyhurst, remote working role utilising a vehicle to deliver services to both communities. Responsible for enhanced cleaning and maintenance to the adopted areas or highways and pavements in addition to Founds standard service for unadopted areas. They will also provide wider support to the individual assets within the estate where required to ensure services are upheld in line with the customer expectations and standards.

Planning Condition Requirement

Prior to the first use of each phase and/or use of the Park, a detailed landscape management plan for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include details of how the hard and soft landscaping areas will be maintained including maintenance schedules and repairs. The management plan shall then be implemented as part of the development and remain in place for as long as the development remains in use.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it in that phase, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

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Phased Release Approach

Collyhurst - Phase 1

The delivery of housing within Collyhurst will be phased over a 12–18 month period and consists of a total of 274 homes split between Collyhurst Village (244no.) and South Collyhurst (30no.) across a range of tenure types including private open market sale and social rent.

This initial landscape management strategy covers Collyhurst Phase 1 and will be evolved and reviewed based on the new phases being handed over to customers and Found for management, we will expand this documents scope as we continue to develop and design the wider masterplan to incorporate Phase 2 and beyond.



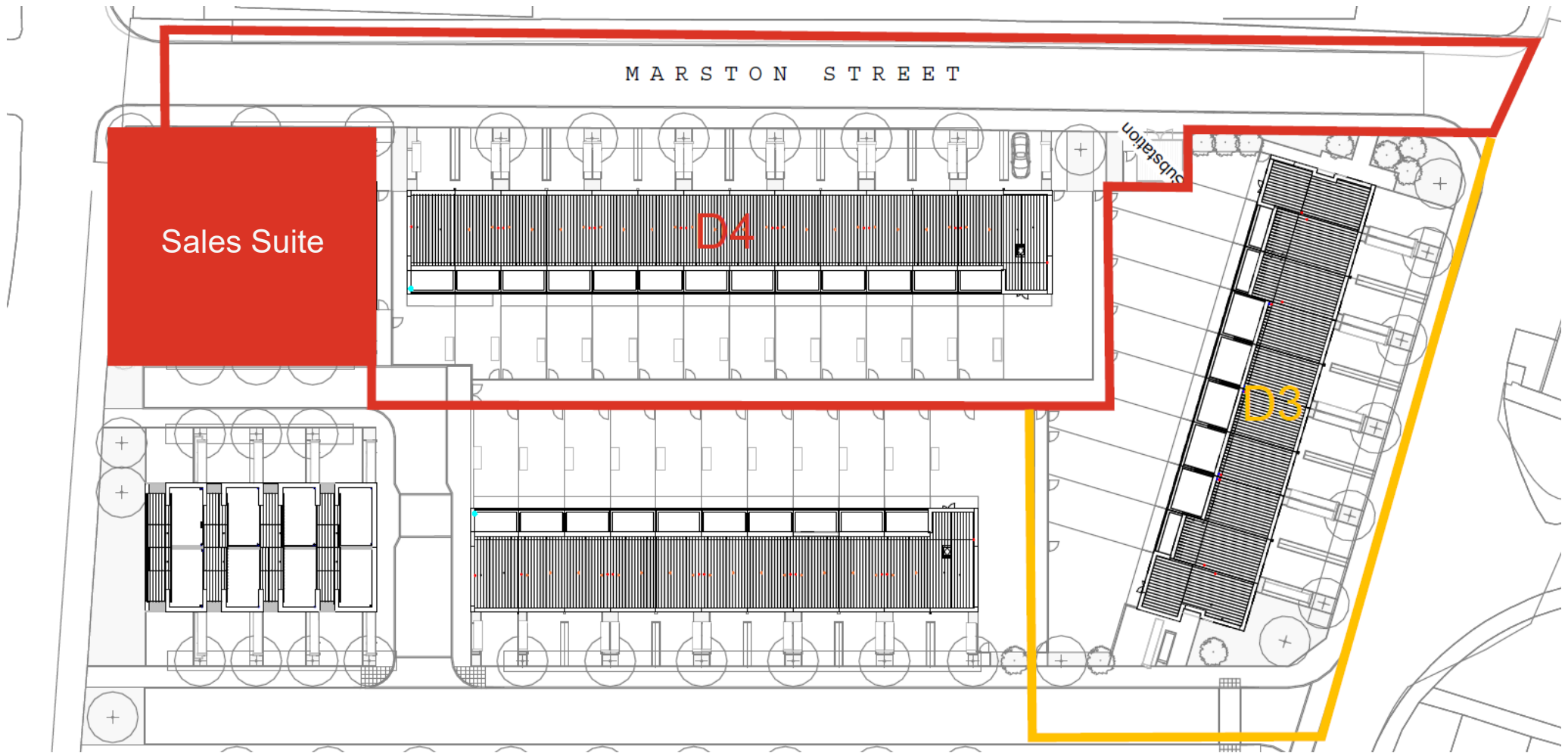
Landscaping Introduction

Phase 1 of Collyhurst consists of plots D4 & D3 alongside the newly introduced highway, Marston Street. Adjoining Rochdale Road to the northwest of the development.

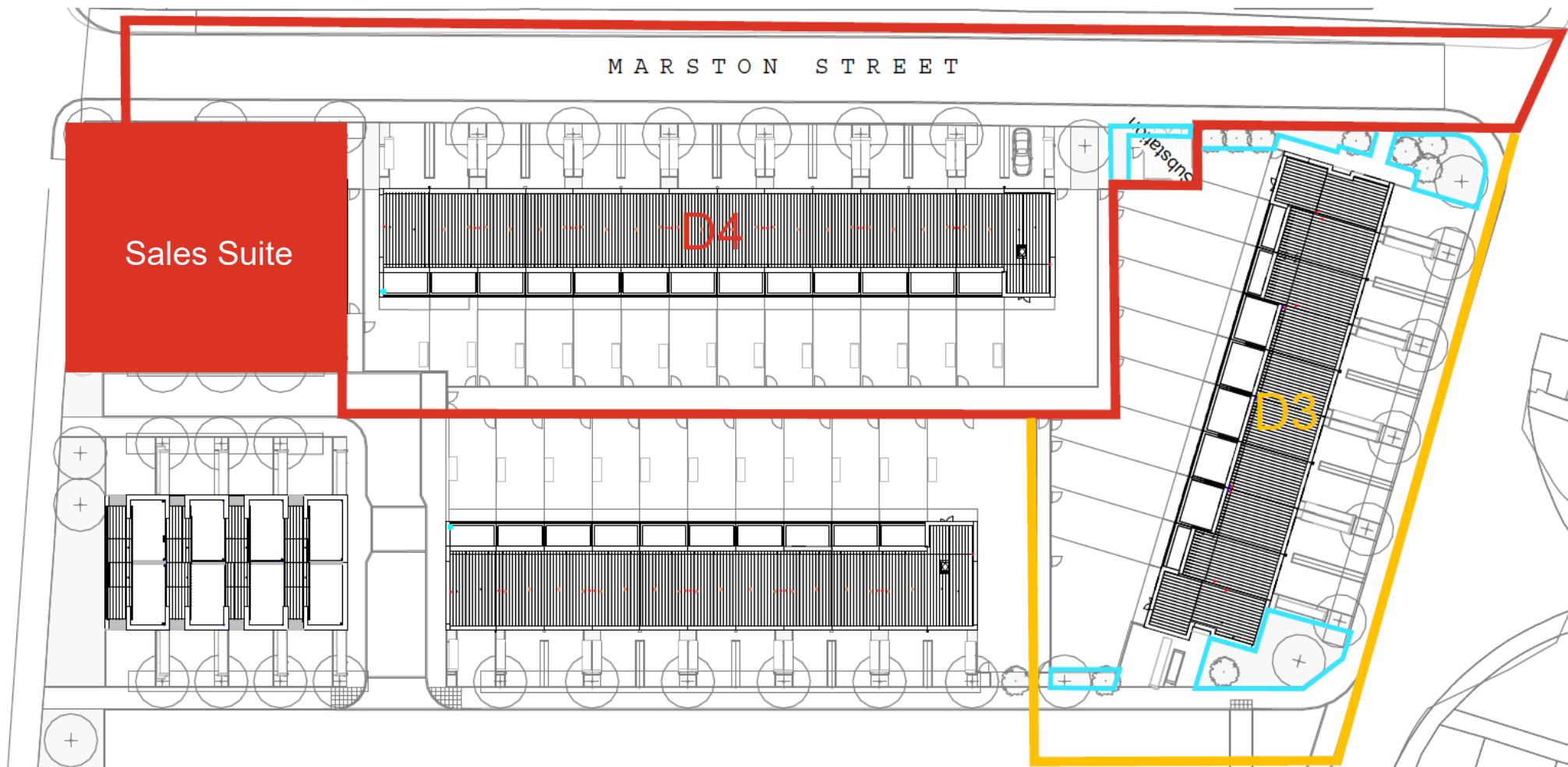
Most of the landscaped areas in section 1 fall within the demise of the individual properties and responsibility lies with the owners to upkeep and maintain these areas as per the terms of the buyers TP1 document they are a party to, these areas are predominantly at the front and rear of each of the plots and consist of soft landscaping lawns and planting beds, as well as hard landscaped driveways and pathways.

Green screens located at the front and rear of the properties are in the demise of the individual properties and information is provided in the home user guides as to how these need to be managed and maintained.

It should be noted that trees located at the front of each of the plots are included within the estate and will be the responsibility of Found to manage.



Estate area soft landscaping is to be managed by Found and these areas within D4 & D3 are highlighted blue in the below figure. These areas mainly consist of medium size and density ornamental planting and small size and density ornamental planting. Individual trees located at the front of each of the plots are included in the estate and will be the responsibility of Found to manage.



The landscape management regime for the above areas is detailed below.

Soft Landscaping Management

Tree Management

D3 estate areas as highlighted in the appendix as well as including the individual trees located at the front of each of the plots and the below points will be adopted for management:

- Daily review on site walk
- Ad hoc review following inclement weather
- Annual tree inspection – recorded by a 3rd party, will be done in September to avoid bird nesting season
- Annual pruning and health check in line with species required maintenance and the below detail.

Tree Pruning Management

Pruning will not be required within the first 5 years for new trees, but for existing trees, routine pruning will include the following operations:

- The removal of dead, diseased, damaged or dying branches only where they pose a risk to the health and safety of the users of the site.
- The removal of vegetation where it is obscuring lighting columns or restricting access.
- Inspection and reporting of any incidence of pests and diseases which could cause trees or limbs to fail.
- Any surgery to existing trees must maintain the natural shape of the tree, after any tree works the trees should not appear to be topped or lopped. Arboriculturist to submit method statement for undertaking the works.

Lawns

All lawned areas within phase 1 sit within the demise of the individual plots.

NOTE: D4 plots will be provided with pre-laid lawn and D3 will be provided with seeded lawn beds upon completion.

The following information has been provided by FEC's customer service team to support the management of lawned areas within plots to customers:

Watering

DEX construction will water turf after laying until it has rooted into the underlying soil.

Mowing

- Mow regularly to promote green growth, when the grass reaches 50mm height
- Mow on a higher setting in Spring to avoid stressing the grass
- Mow less frequently as grass growth slows in Autumn
- Don't mow when the grass is wet or frozen or during periods of drought
- Fertilising Treat weeds annually with a lawn feed, weed and moss killer (follow manufacturer's instructions)

General

- Remove lawn weeds by hand when you see them or spot treat with selective weedkiller (follow manufacturer's instructions)
- Rake out dead growth in Autumn
- Aerate and improve drainage of any compacted areas by spiking with a garden fork
- Sow grass seed on any worn/bare patches (in Spring or early Autumn)

Border Plants

Estate area border plants will receive the following maintenance from the dedicated estate operative:

- Daily litter pick
- Weekly weeding throughout summer months (May – August)
- Monthly weeding throughout winter months (September – April)

Weed control

All planting areas shall be kept clear of weed growth. Achieve by a combination of herbicide applications and hand-weeding/hoeing. We will ensure that the methods used will cause a minimum of damage to adjacent planted areas. Bark mulch shall be maintained to the original specified depth until the canopies meet. After which weed growth should be suppressed by hand weeding, this would typically be a 3-5year period.

Hard Landscaping Management

Pavements

Pavements have been constructed using granite aggregate mix block paving from Tobermore, more specifically their Fusion range. General cleaning will include sweeping of excess dirt and sand following instillation followed by a light hose down with water.

Weed killers will be utilised 2-3 times per year and as required to manage.

For general cleaning of dirt and algae, vigorous brushing with a stiff yard brush with plenty of hot detergent solution (washing up liquid or non-bio washing powder), thoroughly rinsed with clean water, will be used. Repeated treatment will be required for paved areas sited beneath trees or in permanent/near permanent shade. A light power hose at medium pressure will be adopted to clean general dirt and grime. Any jointing material which is removed must will be replaced. A trial area will be tested before large scale power washing takes place across pavement areas in the estate realm.

Moss, Lichen and Algae

Thick growths of moss or lichen will be removed first by scraping out the joints and then treating the area with a moss killer such as anti-moss paving cleaner. Anti-moss is designed to remove moss, lichens and algae. This will be applied in dry weather. After being applied it will take a few days to be fully effective. Once the moss and lichens have been killed, they can easily be brushed off. Anti-moss also leaves a residue in the sand joint which will help reduce the likelihood of re-growth. The manufacturer's instructions should always be followed when using any cleaning agent.

Weeds

Large weeds will be removed by hand and then the area treated with a weed killer (available from any good garden centre). Smaller weeds will then be treated directly with weed killer and these weeds should start to die within days. The manufacturer's instructions should always be followed when using any weed killing agent.

Block Paving Sealer

It is possible to seal the block paving with a resin material which combats staining and weed growth and which also enhances colour and appearance. An acrylic sealer can be sprayed onto the block paving and forms a 'skin' on top of the paving and the jointing material giving an easily maintained finish. The manufacturer's instructions should always be followed when using any sealing agent.

The estate operative will be responsible for delivering the above noted maintenance regimes for paving areas within the estate demise, where required 3rd party specialised contractors will be brought in to support with any enhanced cleaning regimes.

Roads

The roads throughout the estate areas will be finished at the base layer level with iron works sunken to protect resident cars from damage. The base layer will be maintained until such a point in time where the top-dressing tarmac level can be added, by DEX Construction, road sweeping machines will be utilised regularly to keep dust and construction dirt at a reasonable level.

The estate operative will be responsible for litter picking the road areas and reporting any damage to curb lines or iron works to DEX construction during the completion phase for each section.

Alleyways

Rear access alley ways have been finished with a topcoat of tarmac, bordered by concrete edging. Daily site walks of alley ways will be adopted to ensure they are free from fly tipping and litter, large weeds will be removed by hand and then the area treated with a weed killer annually to suppress growth.

The way in which the path for the alley way has been constructed means there is a soil bed that meets the edge of the ivy screens to the rear of the properties.

This small border will require weeding to upkeep appearance of the alleyway, and we will include this in the landscaping management regime.