GROUNDS MAINTENANCE SPECIFICATION
(19 VISITS PER ANNUM)

ESTATE NAME	Welcomb Street
ADDRESS	Openshaw, M11 2NB
PROPERTY REFERENCE	
PROPERTY MANAGER	Tom Cox @ GWB Consultants Limited
FREQUENCY OF VISITS	19 visits per annum
CONTRACT START / END DATE	1st July 2026 to 30th June 2031

GROUNDS MAINTENANCE SPECIFICATION

General
The work will be carried out to the complete satisfaction of the Management Company.

Records
Complete records will be maintained indicating dates of work completed.

Reporting
Bluma Ltd will bring to the attention of the property manager any works which require attention and are not covered by this specification.

Fertilisers
All proprietary fertilisers and pesticides will be applied strictly in accordance with the manufacturer's instructions and particular attention will be paid to the safety of children and pets. Spraying will not take place during inclement weather and every precaution will be taken to prevent spray vapour from drifting. Bluma ltd will be held responsible for any damage due to negligence or carelessness. All chemicals will be kept in secure containers, clearly marked, and not left unattended whilst on the property.

Pruning
Pruning and trimming will take place during every visit and in rotation. Bluma Ltd will prune all shrubs at the appropriate time according to their species. Shrubs will be allowed to grow 'gracefully' and retained at the time of pruning. If the shrubs are encroaching over pathways / roadways parking areas or growing in front of windows Bluma Ltd will prune as necessary. When pruning shrubs Bluma Ltd will ensure that the more dominant species are not allowed to over-crowd or suffocate the less dominant species. All hedges will be trimmed and kept tidy once a year during September or more often as directed.

Grassed Areas
All grassed areas will be cut in accordance with the schedule visits (as detailed later). Bluma Ltd will carry out all necessary inspections of the areas to be cut. Grass areas will be cut appropriate to the particular use of the area. Margins, corners, and the like which are inaccessible to the machines will be cut by hand. Bluma Ltd will exercise due care in the use of the machinery. The grass cuttings from high profile areas will be collected and removed from site immediately. The grass cuttings from large POS areas will be cut and mulched.

Borders

Flowerbeds, borders, and shrub beds will be kept weed free by chemical or manual means. Bluma Ltd will check and if necessary, carry out this work on each visit. If there has been an application of bark chippings to these areas Bluma Ltd will clearly define the grass edge. In the absence of an application of wood chippings the contractor will be responsible for forking over all borders and shrub areas in rotation to ensure adequate soil aeration and to maintain sharp clearly defined boundaries. All shrub and flower beds will be kept clean and tidy and due care will be taken to ensure that no damage is caused to plants, shrubs, trees etc.

Trees

Bluma Ltd will be responsible for the replacement of tree stakes and ties whenever necessary. Bluma Ltd will be responsible for the removal of all side growths / suckers from the base of the tree trunk. Tree beds are to be kept weed free and any boarders to trees are to be maintained in line with the border management plan above.

If any tree surgery is required, then this work and cost will be agreed with the property manager before the work is carried out. This item will be an extra to the contract.

Litter Picking

Litter will be collected / removed from all areas of the site on each visit.

Hard-standing

All hard standing, pathways, roads and car parks will be cleared on every visit removing all debris, litter, leaves and weeds, moss and algae vegetation from site. As and when necessary, leaves are to be cleared out of gutters and hard standings are to be treated with residual weed killer to eradicate weeds.

Bin Stores

All bin areas are to be checked on each visit and swept thoroughly to remove general debris. Any bulky items are to be reported to the Property Manager, and a cost provided for their removal.

Advertisement Boards

All Estate Agent / Letting Agent boards within the external common areas are to be removed and disposed of off-site. The cost of removal and disposal is to form an additional cost to be agreed with the Property Manager.

Schedule of Visits

Bluma Ltd will visit the site 19 times per annum – twice per month April to October and once per month November to March.

Schedule of Visits

April – October (2 visits per month):

On each visit Bluma Ltd will cut all grass areas removing all grass clippings from site including sweeping all hard standing. On each visit Bluma Ltd will collect all wastepaper and litter and remove from site. On every visit Bluma Ltd will edge up grassed areas where they are abutting shrub or flower beds using an approved method. In rotation Bluma Ltd will check and prune, where required, any shrubs or plants in keeping with their species and retain over hanging branches to pathways, driveways, car park areas etc. Any branches which are causing a nuisance by growing in front of windows will be removed. On every visit Bluma Ltd will ensure that all flower beds, borders, and shrub areas are weed free.

November – March (1 visit per month):

All hard standing will be swept / blown, and all litter will be collected and removed from site. If weather conditions remain mild and there is evidence of winter growth to the grassed areas Bluma Ltd will mow specific areas. Bluma Ltd will identify shrubs for winter pruning and carry out the work as required. All autumn debris (leaves etc.) will be cleared and removed from site. Bluma Ltd will fork over all bedded areas which have not received an application of wood chippings and re-shape / cut the borders of all beds.