**Oldham Road PH2 development – Landscape/Street Furniture Maintenance**

The following is the proposed plan for maintenance to be undertaken by One Manchester following completion of the above new build site. This plan will ensure that over the next 30 years all the greenery is kept clean and clear of any rubbish. If in the case there was any damage to any of the area or plants, these would be replanted.

Maintenance of landscaping

Grounds maintenance teams will keep the shared green spaces clear throughout the year. This includes - basic cut and collect/ litter pick /shrubs etc , 2 operatives 4 hours per operative March to October, 2 visits per month (summer period)
Basic visit 2 operatives, 4 hours per operative September to February, 1 visit per month

Trees will be reviewed at each visit, however it is unlikely that they should need maintenance.

Tenant's are responsible for the maintenance of their own private gardens and driveways however this will also be monitored during visits by One Manchester.

External spaces

Mobile cleaning teams will ensure that external spaces are kept clean. They will also respond to areas of concern where necessary and when reported.

Fly-tipping

Tenants are advised to report any fly-tipping noticed in their area to One Manchester to arrange removal.

Bollard - street Lighting

Annual inspection including time setting, cleaning the surface of the panels with water and a soft cloth and general performance. We would currently anticipate replacement of the luminaires every eight years.

Neighbourhood events and inspections

Regular neighbourhood inspections and clean-up events are arranged throughout the year to allow for issues in the area to be addressed. A timetable of these events are available to tenants.



One Manchester Limited is Registered in England and Wales, Registered Society Number: RS0007018. We are Registered with the ICO under Registration Number: ZA111141. One Manchester is Authorised and Regulated by the Financial Conduct Authority, Firm Registration Number: 843226