

**5 YEAR SCHEDULE OF LANDSCAPE MAINTENANCE & MANAGEMENT OPERATIONS TO GENERAL LANDSCAPE AREAS**

**NB REFER TO BROOKES ECOLOGICAL BEMP PAGES 5-9 FOR MANAGEMENT OF PERIPHERAL NATIVE SCRUB, & GRASSLAND WILDFLOWERS AREAS HABITATS**

**FREDERICK FINLAY CARE HOME, OXFORD ROAD, DEWSBURY** Period during which certain operations carried out

**MAINTENANCE OPERATIONS DURING 12 MONTHS DEFECTS LIABILITY PERIOD**

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Comments
<b>OPERATIONS TO PROPOSED EHS TREE PLANTING &amp; ORCHARD TREES</b>														
Weed control and tidying	1	1	1	1	1	1	1	1	1	1	1	1	12	By hand only
Pruning														As required avoiding bird breeding season and frosts
Tree replacements														As required Nov-Mar
Pest and disease control														As required through year- chemical methods avoided
Treestake & tie ,repair and adjustment	1	1	1	1	1	1	1	1	1	1	1	1	12	
Rabbit guard inspection and repair/ replacement	1	1	1	1	1	1	1	1	1	1	1	1	12	
Slow release fertiliser				1									1	Once in late spring
Top up bark mulch to bases of trees				1									1	At least once/yr in spring 75mm depth ( or at End of Defects Period)
Irrigation during dry spells			1	1	1	2	2	1	1	1			10	As required during dry spells- allowing 10 visits
<b>OPERATIONS TO PROPOSED NATIVE BEECH HEDGING TO GARDEN PERIMETERS &amp; ORNAMENTAL HEDGES TO GARDEN ZONES</b>														
Weed control and tidying	1	1	1	1	1	1	1	1	1	1	1	1	12	By hand only
Minor pruning to Beech hedge														Prune excessive/ straggly growth- avoid bird nesting season once established. Last cut late july/ early August to ensure leaf retention for autumn/ winter
Minor Pruning to Escallonia hedge to lawn														Light prune after flowering as nec.( NBflowers on new growth following year)
Minor pruning to Lavender hedge to lawn area														Prune after flowering.Remove dead flower heads & approx 2.5cm of leaf growth
Slow release fertiliser				1									1	Once in spring- subject to ecologists approval
Top up bark mulch to bases of transplants & hedges				1									1	At least once/yr in spring 75mm depth ( or at End of Defects Period)
Tree & Plant replacements														As required/instructed Nov-Mar
Transplant stake & tie & rabbit guard inspect, repair & adjustment	1	1	1	1	1	1	1	1	1	1	1	1	12	At least 6 checks
Pest and disease control														As required through year- chemical methods avoided
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	At time of weed control/ tidying
Irrigation during dry spells			1	1	1	2	2	1	1	1			10	As required during dry spells- allowing 10 visits
<b>OPERATIONS IN ORNAMENTAL SHRUB BEDS</b>														
Weed control and tidying	1	1	1	1	1	1	1	1	1	1	1	1	12	Hand weeding & tidying
Pruning Ornamental shrubs														As required at least once a year at appropriate time for each species -and also to generally maintain shrubs to their best form and flowering potential
Slow release fertiliser				1									1	Once in spring/ or at end of Defects Period
Top up bark mulch				1									1	At least once/yr in spring/ or at End of Defects Period to 75mm depth
Plant replacements														As required at PC and End of Defects
Pest and disease control														As required through year- chemical methods avoided
Leaf clearance											1	1	3	As required at least 3 operations
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	At time of weeding/ tidying operations
Irrigation during dry spells			1	1	1	2	2	1	1	1			10	As required during dry spells- allowing 10 visits

**5 YEAR SCHEDULE OF LANDSCAPE MAINTENANCE & MANAGEMENT OPERATIONS TO GENERAL LANDSCAPE AREAS**

*NB REFER TO BROOKES ECOLOGICAL BEMP PAGES 5-9 FOR MANAGEMENT OF PERIPHERAL NATIVE SCRUB, & GRASSLAND WILDFLOWERS AREAS HABITATS*

**FREDERICK FINLAY CARE HOME, OXFORD ROAD, DEWSBURY** Period during which certain operations carried out  
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**MAINTENANCE OPERATIONS DURING 12 MONTHS DEFECTS LIABILITY PERIOD**

**OPERATIONS TO REGULARLY MOWN AMENITY GRASS LAWN AREAS IN RESIDENTS GARDEN**

Cut grass				2	2	3	3	3	3	2	2				20	Allow for up to 20 cuts (so grass does not exceed 75mm ht).Remove arisings
Edge trimming				2	2	3	3	3	3	2	2				20	Allow for up to 20 cuts
Edge cutting				1								1			2	Once at beginning & end of mowing season
Leaf clearance												1	1		2	As required at least 2 operations
Re-instatement of grass areas																As required spring/ late summer
Fertiliser application						1					1				2	In late spring and late summer
Litter pick	1	1	1	1	2	3	3	3	3	2	2	1	1		24	Prior to each grass cut and at time of tidying shrub beds
Irrigation during dry spells				1	1	1	2	2	1	1	1				10	As required during first two weeks and dry spells- allowing 10 visits

**OPERATIONS TO FLOWERING LAWN AREAS TO TRIANGLE TO BASE OF RAMP & TO MINI ORCHARD IN GARDEN**

Cut or strim grass																8 to16	Let the spring bulbs flower before first cut.Frequency of cuts TBA with client depending on Client requirements. eg to maximise flowering -mow monthly and leave unmown for 5 weeks in July.Remove arisings.Mow more frequently if becomes too long or messy.
Leaf clearance														1			
Re-instatement of grass areas																	As required
Litter pick				1	1	1	1	1	1	1	1				8	Prior to grass cutting.In addition to routine litter picks by school	
Irrigation during dry spells				1	1	1	2	2	1	1	1				10	As required to reinstatement areas during first two weeks and dry spells	

**OPERATIONS TO EXISTING TREES RETAINED-(REFER ALSO TO ANY ADDITIONAL RECOMMENDATIONS IN THE BEMP)**

Check general condition of trees during routine maintenance				1											1		Check for any signs of die back, disease, dead wood etc
Biennial inspection by an arboricultural consultant																	Check for stability, disease/ decay. Treeworks avoiding bird nesting season

**OPERATIONS TO HEDGEHOG HOLES IN FENCES**

Check open/accessible and free of obstruction	1	1	1	1	1	1	1	1	1	1	1	1	1		12	At time of weeding/ tidying operations
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**OPERATIONS IN HARD PAVED AREAS**

Weed control to joints of pavings,paths, edgings, chippings etc				1		1				1					3	Allow up to 3 operations as reqr'd - by hand only
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**5 YEAR SCHEDULE OF LANDSCAPE MAINTENANCE & MANAGEMENT OPERATIONS TO GENERAL LANDSCAPE AREAS**

<b>FREDERICK FINLAY CARE HOME, OXFORD ROAD, DEWSBURY</b>													Period during which certain operations carried out	
													Page 3 of 4	
													Total	Comments
	J	F	M	A	M	J	J	A	S	O	N	D		

**MAINTENANCE OPERATIONS DURING YEARS 2-5**

**OPERATIONS TO PROPOSED EHS TREE PLANTING & ORCHARD TREES**

Weed control and tidying	1	1	1	1	1	1	1	1	1	1	1	1	12	By hand only
Pruning														As required avoiding bird breeding season and frosts
Tree replacements														As required Nov-Mar
Pest and disease control														As required through year- chemical methods kept to minimum/ non residual
Treestake & tie , & guying inspection, repair and adjustment	1	1	1	1	1	1	1	1	1	1	1	1	12	Remove stakes in Year 5 if trees are self supporting
Rabbit guard inspection and repair/ replacement	1	1	1	1	1	1	1	1	1	1	1	1	12	Remove rabbit protection in Year 5
Slow release fertiliser				1									1	Once in late spring
Top up bark mulch to bases of trees				1									1	At least once/yr in spring 75mm depth ( or at End of Defects Period)
Irrigation during dry spells			1	1	1	2	2	1	1	1			10	As required during dry spells- allowing 10 visits - in year 2 only

**OPERATIONS TO PROPOSED NATIVE BEECH HEDGING TO GARDEN PERIMETERS & ORNAMENTAL HEDGES TO GARDEN ZONES**

Weed control and tidying	1	1	1	1	1	1	1	1	1	1	1	1	12	By hand only
Pruning to Beech hedge														Prune excessive/ straggly growth- avoid bird nesting season once established. Last cut late july/ early August to ensure leaf retention for autumn/ winter.Maintain to agreed height eg 1.2-1.5m ht
Pruning to Escallonia hedge to lawn														Light prune after flowering as nec.( NBflowers on new growth following year)
Minor pruning to Lavender hedge to lawn area														Prune after flowering.Remove dead flower heads & approx 2.5cm of leaf growth
Slow release fertiliser				1									1	Once in spring- subject to ecologists approval
Top up bark mulch to bases of transplants & hedges				1									1	At least once/yr in spring 75mm depth ( or at End of Defects Period)
Tree & Plant replacements														As required/instructed Nov-Mar
Transplant stake & tie & rabbit guard inspection, repair/adjustment	1	1	1	1	1	1	1	1	1	1	1	1	12	At least 6 checks
Pest and disease control														As required through year- chemical methods avoided
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	At time of weed control/ tidying
Irrigation during dry spells			1	1	1	2	2	1	1	1			10	As required during dry spells- allowing 10 visits

**OPERATIONS IN ORNAMENTAL SHRUB BEDS**

Weed control and tidying	1	1	1	1	1	1	1	1	1	1	1	1	12	Hand weeding & tidying
Pruning Ornamental shrubs														As required at least once a year at appropriate time for each species -and also to generally maintain shrubs to their best form and flowering potential
Slow release fertiliser				1									1	Once in spring/ or at end of Defects Period
Top up bark mulch				1									1	At least once/yr in spring/ or at End of Defects Period to 75mm depth
Plant replacements														As required at PC and End of Defects
Pest and disease control														As required through year- chemical methods kept to minimum & non residual
Leaf clearance										1	1	1	3	As required at least 3 operations
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	At time of weeding/ tidying operations
Irrigation during dry spells			1	1	1	2	2	1	1	1			10	As required during dry spells- allowing 10 visits- in Year 2 only

**5 YEAR SCHEDULE OF LANDSCAPE MAINTENANCE & MANAGEMENT OPERATIONS TO GENERAL GARDEN LANDSCAPE AREAS**

**MAINTENANCE OPERATIONS DURING YEARS 2-5**

**OPERATIONS TO REGULARLY MOWN AMENITY GRASS AREAS**

Cut grass			1	2	3	3	3	3	2	2			20	Allow for up to 20 cuts (so grass does not exceed 75mm ht)
Edge trimming			1	2	3	3	3	3	2	2			20	Allow for up to 20 cuts
Edge cutting			1							1			2	Once at beginning & end of mowing season
Leaf clearance										1	1		2	As required at least 2 operations in autumn winter
Re-instatement of grass areas														As required spring/ late summer
Fertiliser application					1					1			2	In late spring and late summer
Litter pick	1	1	1	2	2	3	3	3	2	2	1	1	24	Prior to each grass cut and at time of tidying beds
Irrigation during dry spells			1	1	1	2	2	1	1	1			10	As required during dry spells- allowing 10 visits- in Year 2 only

**OPERATIONS TO FLOWERING LAWN AREAS TO TRIANGLE TO BASE OF RAMP & TO MINI ORCHARD IN GARDEN**

Cut or strim grass			1	1	1	1	1	1	1	1			8 to16	Let the spring bulbs flower before first cut.Frequency of cuts TBA with client depending on Client requirements. eg to maximise flowering -mow monthly and leave unmown for 5 weeks in July.Remove arisings.Mow more frequently if becomes too long or messy.
Leaf clearance										1	1			As required at least twice in autumn/ winter
Re-instatement of grass areas														As required
Litter pick			1	1	1	1	1	1	1	1			8	Prior to grass cutting,In addition to routine litter picks by school
Irrigation during dry spells			1	1	1	2	2	1	1	1			10	As required to reinstatement areas during first two weeks and dry spells

**OPERATIONS TO EXISTING TREES RETAINED**

Check general condition of trees during routine maintenance			1				1				1			Check for any signs of die back, disease, dead wood etc
Biennial inspection by an arboricultural consultant														Check for stability, disease/ decay. Treeworks avoiding bird nesting season

**OPERATIONS TO HEDGEHOG HOLES IN FENCES**

Check open/accessible and free of obstruction	1	1	1	1	1	1	1	1	1	1	1	1	12	At time of weeding/ tidying operations
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**OPERATIONS IN HARD PAVED AREAS**

Weed control to joints of pavings,paths, edgings, chippings etc			1	1			1		1			3	Allow up to 3 operations as reqr'd - by hand only to student accessible areas
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