KINGSTON
PROPERTY SERVICES

Proposal for the Management of unadopted amenity areas at Sandpiper View, Moor Lane, East Boldon.

KINGSTON PROPERTY SERVICES

INTRODUCTION

Kingston Property Services are ARMA members (Association of Residential Managing Agents) and as such manage all properties in line with ARMA guidelines, standards and codes of practice.

www.arma.org.uk

The management of properties by Kingston Property Services is overseen by a dedicated team of professional staff, who are well versed in property management.

This Landscape Management Plan is designed to provide information regarding the long term management of the general amenity areas and habitats being retained or created on this development. This document compliments the Landscape Detail Drawings.

The plan outlines the maintenance principles and objectives and gives a detailed programme for the maintenance of the areas for the lifespan of the development.

The plan covers all aspects of the landscaping within the amenity areas to include; shrub planting, new tree planting and amenity grass areas.

This is a live document and may, therefore, be subject to review based on the findings of monitoring of the success of initial management.

For management and maintenance of the private landscaped areas please refer to the individual plot deeds of transfer title documents.

OBJECTIVES

The objectives for the Maintenance Plan are:

- To ensure the successful establishment and long-term health of all landscape elements for the benefits of the wider community.
- To allow the residents to understand the expectations of the required management.
- To allow the local authority satisfaction that the area will be managed appropriately.
- To ensure best horticultural and health and safety practices at all times.
- To ensure that methods employed enhance and encourage wildlife, wherever possible.
- To identify defects as soon as possible in order to minimise any damage and rectify at the earliest opportunity.

SERVICE LEVELS AGREEMENT

The Grounds Maintenance and Management teams will:-

- Provide service to the development within this plan with one visit per month.
- Ensure that all materials and workmanship is to be of the highest possible standard in accordance with relevant good practice.
- Ensure that all work will be carried out by appropriately skilled and experienced operatives for the specific type of work.
- Ensure that work is only to be carried out while soil and weather conditions are suitable.
- Provide only machinery and tools suitable for site conditions and the work to be carried out are to be used. Hand tools should be used around trees and in confined areas.
- Ensure that all grass cutting machinery is well maintained and correctly adjusted to give a clean and even cut. The machinery shall be suitable for the size area to be cut.
- Ensure that all woody cuttings are removed from site.
- Ensure that all soil, stones and other debris is removed from hard surfaces and the areas are left in a clean and tidy condition after maintenance operations are complete.
- Ensure that all litter is to be collected from all soft landscape areas and removed from site.
- Not carry out any burning on site.
- Ensure that all planting areas are to be maintained as weed, pest and disease-free at all times. A proactive approach to weed, pest and disease control is expected with any required measures taken promptly. Any plant losses as a result of weed, pest or disease damage are to be replaced as soon as possible.
- Provide adequate feedings of all grass, plants and trees will take place with an approved slow-release fertiliser.
- Ensure that chemicals are only to be used where specified and approved.
- Prune all vegetation, as necessary to avoid obstruction of pedestrians or vehicles, security cameras, lighting or visibility-splays.

GRASSED AREAS - Short Mown Amenity Grass

Maintenance objectives:

- To provide an even and well-maintained appearance and to control weeds.

Management requirements:

- The Grounds Maintenance Team shall use appropriate equipment and machinery driven or operated in a manner appropriate to the task.
- The Grounds Maintenance Team shall ensure that machines and equipment do not damage the sward or its visual appearance.

- Once a cut or treatment has started on a site it shall be complete in one operation.
- Litter, stones and other debris shall be collected immediately prior to cutting or treatment being undertaken, and removed off site.
- The Grounds Maintenance Team shall immediately on completion, or at the end of each working day, clear any cuttings, earth or other debris that lands on surrounding hard surfaces as a result of cutting or treatments to grass areas.
- Every care shall be taken when mowing around trees in grass areas. Where overhanging branches prevents the specified machinery being used grass shall be cut by other appropriate means.
- The Grounds Maintenance Team shall exercise every care in carrying out works around flat and protruding obstacles in grass areas. Heavy or vibrating machinery shall not be driven over manhole and duct covers unless it is obvious they are strong enough to remain undamaged.
- The Grounds Maintenance Team shall ensure that any arisings or residue from any activity involved in maintaining the grass areas do not enter any water course, drain or sewer.
- Grass shall be cut to a consistent height over the specified area. There shall be no tufts or bents left standing above the general sward level.
- Short amenity grassed areas shall be mown to maintain a height between a maximum of 65mm and a minimum of 25 mm. The cutting season is to extend from the first week of March to the last week of October each year, at least every four weeks (during summer months the grass may need to cut more frequently). During the winter grass shall be maintained at a height of 60 mm.
- Grass shall not be cut in adverse weather and ground conditions. Cutting shall only recommence when it is safe to do so without danger of damaging the sward, surface levels or contours of the ground.
- Where inclement weather conditions delay normal cutting programmes our maintenance contractor will be required to resume work as soon as practically possible and is required to restore works to the specified standard by regular, repeated cutting, as necessary.
- Following delays occasioned by inclement weather where grass length exceeds the maximum specified height the Grounds Maintenance Team shall collect and dispose to tip the arising of the first cut following the delay.
- Where weather conditions inhibit grass growth our Grounds Maintenance Team may vary the minimum height of cut. During prolonged dry weather when grass growth is minimal, ensure all bents, flowers and seed heads are removed by rotary mowers.
- All grass clippings falling on paths, roads and other paved surfaces shall be swept-up and removed before the Grounds Maintenance Team leaves site.
- Where grass areas abut planted areas, hard surfaces, boundary fences, walls, trees or other obstruction the grass shall be trimmed at every third cut and arisings disposed to tip.
- Edges to planting beds and paved areas shall be re-cut with a half-moon tool once, annually to maintain a defined line closely parallel to the edge of the surface. Edges shall be cut vertically to a minimum depth of 50 mm.

- Where damage has occurred to cut edges turf edges shall be repaired and then re-cut to original line. Beds and edge gaps shall not be significantly enlarged by edge cutting.
- Grass abutting existing and new hedges and other plant growth shall be trimmed level with the general sward level by strimming at every third cut. Litter and debris shall be removed from hedge lines.

LITTER

Maintenance objectives:

- To prevent the accumulation of litter within the open space areas.

Management requirements:

- Any fly-tipping shall be removed from site with 48hours of being deposited – TBA prior.
- All litter within the open space areas shall be collected at each grass cutting visit and removed off site.

NEWLY PLANTED STANDARD TREES

Maintenance Objectives:

- Standard trees shall be encouraged to develop as upright, healthy individuals with well formed, balanced crowns. Side growth shall be removed and lower crown lifting undertaken to ensure minimum branch clearances above ground level of at least 2·5m.

Maintenance Requirements:

- The Grounds Maintenance Team shall check stakes and ties at each grass cutting visit, and adjusted/replaced as necessary.
- Maintain a 600mm diameter grass and weed-free area at the base of each tree by hand weeding or careful use of glyphosate.
- Cut-back any damaged bark and treat the wound(s) with fungicidal sealant.
- Ensure that sufficient water is applied to maintain healthy growth. Carry-out using a fine rose or sprinkler until full depth of topsoil is saturated. Allow for watering as necessary, the Grounds Maintenance Team to be responsible for deciding frequency of water. It is expected that watering of standard trees will still be necessary during the first 2 years of the plan period.
- All stakes and ties shall be removed when appropriate.
- During March/April, 70 g per tree of slow release fertiliser shall be applied if appropriate.
- During years 1-5, any dead, dying, diseased or lost tree shall be replaced on a like-for like basis as appropriate
- After year 5, any dead, dying, diseased or lost tree shall be replaced with a standard tree of the same species.

INTERPRETATION BOARD

Maintenance objectives:

- To enhance and maintain the amenity value of the development.

Management requirements, general:

- Inspect Board at each visit and maintain or repair as required.
- Graffiti removal will be carried out as soon as noticed. Method of removal to either be air abrasion or chemical poultice, depending on the surface and will be carried out in line with good practices.

MANAGEMENT PROPOSALS REVIEW & MAINTENANCE SCHEDULE

The sequence of agreement, monitoring and review is set out below.

- Routine monitoring visits and amendments to the plan will be continuous for the lifespan of the development.

General Maintenance Schedule

Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11+
Undertake watering as required to ensure the health of all plant stock	X	X	X	X	X	X	X	X	X	X	X
Remove all arising from maintenance operations	X	X	X	X	X	X	X	X	X	X	X
Ensure all planted areas are kept weed free as practicable	X	X	X	X	X	X	X	X	X	X	X
Ensure all hard surfaces are kept free from litter / and sweep as required	X	X	X	X	X	X	X	X	X	X	X
Rake up fallen leaf litter; remove from site	X	X	X	X	X	X	X	X	X	X	X

New Tree Planting Maintenance Schedule

The table below presents management activities in order to meet the aim objectives outlined above.

Maintenance Operation	Purpose	Timing	Year										
			1	2	3	4	5	6	7	8	9	10	11 +
Stakes, ties & tree guards to be checked regularly during establishment phase and loosened, tightened, or replaced as required (all stakes & ties will be removed when appropriate)	To ensure trees/ shrubs become successfully established	Each Visit	X	X	X	X	X						
Ensure sufficient water is applied to all new trees, particularly during establishment.	To maintain healthy growth, particularly after excessive dry weather	N/A	X	X									
Maintain a grass & weed free area at the base of each tree.	To promote & maintain health growth	Each Visit	X	X	X	X	X	X	X	X	X	X	X
Undertake formative pruning of young trees to encourage good growth & shape.	To promote & maintain health growth	Annuall y	X	X	X								
Slow release fertiliser	To promote & maintain health growth	March/ April	X	X	X	X	X						
Replace, on a like for like basis any dead, dying, diseased trees during years 1-5	N/A	As req.	X	X	X	X	X						
After 5 years, dead, dying, diseased trees shall be replaced with a standard tree of the same species.	N/A	As req.						X	X	X	X	X	X

Within areas that have public access, tree conditions will be reviewed annually to ensure no risk from public from damaged / dead trees.	Reasons of public health and safety	Annually		X	X	X	X	X	X	X	X	X	X

From Year 11 onwards, the condition of the trees shall be reviewed annually for the lifespan of the development.

Short Mown Amenity Grass Maintenance Schedule

The table below presents management activities in order to meet the aim & objectives outlined above. The management activities are only applicable to the short mown amenity grass within the public open space areas;

Maintenance Operation	**Purpose**	**Timing**											
			1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11+**
Growing Season; To maintain the amenity grass at a height between 65mm & 25mm, trim to reform the edges.	Maintain a close packed sward	Each Visit / At least monthly March – Oct (during summer months the grass may need to cut more frequently)	X	X	X	X	X	X	X	X	X	X	X
Dormant Season; To maintain amenity grass at a height of 60mm, trim to re-from edges.	Maintain a close packed sward	As req. Nov - Feb	X	X	X	X	X	X	X	X	X	X	X
Hard surfaces will be swept to remove grass clippings following each cut.	Maintain a close packed sward	Each Visit / Monthly	X	X	X	X	X	X	X	X	X	X	X
Supply & apply selective herbicide to manufacturers instructions; to all grassed areas	Maintain a close packed sward	Annually as req. Sept - Oct.	X	X	X	X	X	X	X	X	X	X	X
Over-seed patchy areas; as required.	Maintain a close	As req.	X	X	X	X	X	X	X	X	X	X	X

	packed sward	Sept - Oct.											
Edging to planting beds & paved areas shall be re-cut once annually.	To maintain a defined line; to a depth of 50mm	Annually as req. Sept - Oct.	X	X	X	X	X	X	X	X	X	X	X
Grass abutting new & existing hedges or planting beds to be trimmed level with the general sward height; every third cut.	To maintain a defined line & height;	As req.	X	X	X	X	X	X	X	X	X	X	X

The above maintenance strategy will be continued from Year 11 onwards for the lifespan of the development.

Interpretation Board

The table below presents management activities in order to meet the aim & objectives outlined above.;

Maintenance Operation	Purpose	Timing										
			1	2	3	4	5	6	7	8	9	10	11+
Undertake inspections of Board, maintain / repair as required.	To maintain the appearance of the POS.	Each Visit/ Monthly	X	X	X	X	X	X	X	X	X	X	X
Undertake bi-annual checks for graffiti; remove accordingly.	To maintain the appearance of the POS.	As req.	X	X	X	X	X	X	X	X	X	X	X

The above maintenance & inspection strategy will be repeated from Year 11 onwards for the lifespan of the development;

Monitoring

Feature	Monitoring	Timing										
			1	2	3	4	5	6	7	8	9	10	11+
Trees	To be monitored on an annual basis to check tree health & identify any dead, dying, damaged or potentially dangerous trees.	N/A	X	X	X	X	X	X	X	X	X	X	X
Hedgerows	To monitor the condition of the hedges and how they change with the management strategy.	May	X	X	X	X	X	X	X	X	X	X	X

Routine monitoring visits and amendments to the plan will be continuous for the lifespan of the development;