

Grounds maintenance contract

27th March 2004

GRASS AREAS

Shareholders lawns and communal areas will be cut on a weekly basis between March and October. Between November and February lawns will be cut as conditions dictate. Grass cuttings from hand-mown areas will be collected and disposed of following each cut. The edges of the grass areas around tree bases, fences, buildings etc. will be trimmed as necessary.

FORMAL BEDS

All formal beds will be maintained in a substantially weed free condition throughout the year, either by hand weeding and hoeing or spot treatment of weeds with herbicide. All beds will be dug over once during the winter months, with the inclusion of manure/fertiliser as necessary. The edges of all formal beds will be trimmed during the growing season and re-cut during the winter months where necessary.

PRUNING

All shrubs and bushes will be pruned at the appropriate time of year, depending upon the species. All pedestrian walkways and vehicle routes will be kept clear of overhanging foliage as appropriate.

TREES

Small trees will be pruned as appropriate and will have their stakes inspected and renewed as required. Large trees will be inspected from time to time and any work required will be reported to the Management Company. Major tree surgery is outside the scope of this specification.

HEDGES

All hedges will be cut during the growing season – see attached plan for details. The frequency of cutting will depend on the species. Hedges will be trimmed to maintain current line and shape using mechanical hedge trimmer or hand shears as appropriate. All hedge trimmings will be collected and removed after cutting.

TENNIS COURTS

The tennis courts will be swept regularly and kept weed free as necessary.

BANKS – MAIN DRIVE, HIGHER YARD & MOORFIELDS

The banks will be strimmed and kept free of saplings twice annually.

RAINWATER GULLEYS

All gulleys will be cleared regularly to minimise blockages and maintain free drainage.

ROADS

Roads will be gritted and salted, when possible, to maintain movement of vehicles during icy weather.

UNDERGROUND SERVICE PASSAGEWAYS

Passageways will be inspected annually for leaks, corrosion, dry rot etc. Any defects discovered will be reported to the Management Company. Repairs to the service passageways are outside the scope of this specification.

COMPANY WALKWAYS, TV AERIAL BOXES etc.

All communal walkways and TV aerial boxes will be regularly maintained, as follows:
All will be kept in good decorative order. Railings will be painted where necessary.
Lighting will be inspected and re-lamped as required

WEED TREATMENT – HARD AREAS

Weed treatments will be applied, where necessary, but these works would be carried out within the guidelines of the Management Company's policy for the use of chemical treatments.

LEAF CLEARANCE

Leaves will be cleared periodically from grass areas, beds, roads and pathways during the Autumn. Once the leaves have finished falling all areas will be cleared.

FIRE HYDRANT MAINTENANCE

All fire hydrants will be pressure tested annually during the winter months and will be painted as necessary.

COMMUNAL ORNAMENTAL PONDS

Communal ponds will be hand-cleared of debris as necessary throughout the year.

LITTER

All roads, pathways and general landscaping areas will be kept clean and free from litter on a regular basis. Village bins will also be emptied every week, or as necessary.