



Grounds Maintenance Plan

Kings Cross Grounds Maintenance



Date:09/05/2023
Client: JRL
Address:Kings Cross

Grounds Maintenance Plan



Maintenance for the duration of 12 months.

This is broken down to 46no visits for a year of grounds maintenance covering ground floor.

Assuring you of our continued best attention

Yours sincerely,

Folia- europe

Mindaugas Silauskis

Maintenance Manager

December	3	June	4
January	3	July	4
February	4	August	4
March	4	September	4
April	4	October	4
May	4	November	4

Quotation includes:

- *Pruning of shrubs, hedges.*
- *Weeding and cultivation of shrub beds and planted areas.*
- *Herbicide and insecticide application.*
- *Fertilizer application.*
- *Wind blown litter collection from landscaped areas.*
- *Leaf litter removal from property perimeter.*
- *Quarterly inspection and consultation.*
- *Environmentally Friendly and quiet work as battery powered tools are in use.*
- *Bark mulch top 2x a year*

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Pruning

Pruning of all shrubs shall be carried out in accordance with good horticultural procedures and in order to attain the following objectives:

- *To promote new growth*
- *To increase the potential for flowering/fruiting*
- *To increase potential for stem colour in appropriate species.*
- *To maintain and improve health by removal of dead and diseased wood.*
- *To control epibiotic growth*
- *To avoid undue damage to adjacent plants and maintain the balance of species.*
- *To prevent obstructions of sight lines at traffic corners, and junctions*
- *To prevent encroachment on road, paths and walkways*
- *To prevent obstructing of light to windows of buildings*

Shrubs and other plants will not be allowed to grow out across paths or above windows so as to cause a hazard to pedestrians or vehicles.

Equipment

Contractors shall only use suitable pruning equipment. All dead wood shall be cut out cleanly, suckers removed, and plants pruned, trimmed, thinned out shaped and tied in at appropriate time as necessary according to kind, species and variety in order to achieve the above objectives. Pruning shall not be carried out in such a manner that tops are sheared off.

Hedges

Formal hedges (consisting of one species only) shall be clipped 6x per annum between the first growth and early autumn. The finished work shall be even in appearance. Hedges shall be clipped in such a way as to achieve a straight level surface along the tops, sides, ends and make do allowance for A shapes with tops slightly (about 15%) narrower than the bottom. All clippings must be removed and the areas alongside the hedge be swept or raked clean and leave neat and tidy finish as work progresses.

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Arisings

Shrub Beds and Hedges

The contractor shall maintain all shrub beds in virtually weed free condition. Maximum permitted weed shall cover 2% of the area at any time and maximum permitted height of any weed specimen shall be 100mm. This may be achieved by combination of hand weeding.

Care must be taken to avoid damage to, or disturbance of roots of the planted materials.

All weeds, dead plants and debris resulting from a weeding operation shall be collected and removed from site as the work proceeds apart from annual weeds, which are hoed off during summer day periods. These may remain on the beds if they are uprooted. If shrubs have died and been removed this shall be reordered in the maintenance reports and an indication as to the reason shall be given. Adjacent paths or other surfaces shall be swept clean as the work proceeds and the site left tidy at the conclusion of each day's work.

Lawns

The contractor shall carry out necessary preliminary inspections of the areas to be cut on each occasion and remove all stones and litter from grass area prior to cutting. Ensure that trees and shrubs are not damaged by use of mowers, nylon filament rotary cutters and similar powered tools.

Blades to all mowers shall be sharp and properly set so as to produce a true and even cut.

Grass cutting of lawn areas should commence as soon as grass exceeds 40mm in the spring and carried out to be kept below 40mm at all times. The frequency of cutting shall not be less than that which will maintain this standard. Weather conditions and growth rate may necessitate fewer or more cuts and the tender will be based on adherence to height specification.

All grass adjacent to hard surfaces shall be trimmed at each cut with clean firm edges to prevent encroachment. Lawns are to be edged by cutting new edges on a bimonthly basis during the mowing season if required and finished edges shall be sharp, neat and vertical. Hard surfaces to be swept clear of arisings.

Twice during each growing season form neat edges to paving, planting beds and around newly planted trees with suitable edging tool, to clean straight lines or smooth curves.

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Leaf Clearance and Litter

The contractor shall clear up any leaves, which have fallen on lawn areas prior to mowing during normal frequency for grass cutting. Leaves which have fallen on top of shrubs shall be removed or moved to the base of shrubs as mulch. Leaves shall be removed weekly from hard surfaces and from soft-landscaped areas when leaf litter is at its peak.

Leaves shall be raked from lawns once all leaves have dropped and some leaves may be distributed over the shrub beds. Leaf mulch may not be deeper than 50mm in any area. Excess leaf litter should be removed from site, no banking of leaves at any time. No heaps of leaves shall be allowed at any time.

Wind blown litter shall be collected and removed.

Hard Surfaces

Hard surfaces are paved areas (PCC slabs, tarmac and block paving) and gravel/ hogging) with the contract area. They shall be weed killed on annual basis, using approved herbicides. Herbicide treatment shall be in accordance with specification. Areas include car parking areas, roads, footpaths and garden paving.

Treatment shall only be carried out where weeds are visible.

No allowance given

Limited watering allowance

Jet-washing and cleaning hard surfaces

Irrigation maintenance

Greenery replacement

Mulch top-up

Warranty period

Variety	Autumn Maintenance	Winter Maintenance	Spring Maintenance	Summer Maintenance
Anemone hu. 'Praecox'	X	Cut back old flowers and leaves	Feed	X
Achillea millefolium	Cut back old summer flowers	X	Feed	X
Asplenium scolopendrium	X	X	Remove any dead leaves	X
Agapanthus Albus	Cut back old summer flowers	Cut back old leaves	Feed	X
Astrantia major	Cut back old summer flowers	X	Feed	X
Allium purple sensation	Cut back old summer flowers	X	Feed	X
Astilbe federsee	Cut back old summer flowers	X	Feed	X
Bergenia 'Baby Doll'	Cut back old summer flowers	x	Feed	X
Blechnum spicant	X	X	Remove any dead leaves	X
Brunnera macr. 'Jack Frost'	Cut back old summer flowers	X	Remove any dead leaves	X
Campanula persicifolia 'Alba'	Cut back old summer flowers	X	Feed	X
Comus sang. Midwinter Fire	X	Cut back stems to 6' tall	Feed	X
Comus alba 'Elegantissima'	X	Cut back stems to 6' tall	Feed	X
Deschampsia cespitosa	X	Cut back to a small clump	Feed	X
Campsis radicans	Cut back old summer flowers	X	Feed	X
Clematis montana	Cut back old summer flowers	X	Feed	X
Epimedium rubrum	X	Cut back old flowers and leaves	Feed	X
Euonymus fort. Emerald Gaiety	X	X	Feed	X
Echinacea purpurea	Cut back old summer flowers	X	Feed	X
Geranium macr lngwersens variety	Cut back old summer flowers	Cut back to a small clump	Feed	X
Hebe 'Caledonia'	Cut back old summer flowers	X	Feed	X
Hebe 'Blue Gem'	Cut back old summer flowers	X	Feed	X
Heuchera Palace Purple	Cut back old summer flowers	X	Feed	X
Heuchera lime marmalade	Cut back old summer flowers	X	Feed	X
Helleborous orientallis	X	Cut back old flowers	Feed	X
Hemerocallis 'Sammy Russell'	Cut back old summer flowers	Cut back to a small clump	Feed	X
Lavandula ang. 'Hidcote'	Cut back old summer flowers	Cut back to a small clump	Feed	X
Liriope Muscari	Cut back old summer flowers	X	Feed	X
Liriope muscari 'Variegata'	Cut back old summer flowers	X	Feed	X
Libertia album	Cut back old summer flowers	X	Feed	X
Lonicera G. Thomas	Cut back old summer flowers	X	Feed	X

Pachysandra terminalis	X	X	Feed	X
Pennisetum villosum	X	Cut back to a small clump	Feed	X
Pittosporum 'Silver Queen'	X	Prune to a nice shape	Feed	X
Polystichum set. 'Herenhausen'	X	X	Remove any dead leaves and feed	X
Sambucus nigra 'Purpurea'	X	Lightly prune	Feed	X
Skimmia confusa Kew Green	X	X	Feed	X
Stachys silver carpet	X	X	Feed	X
Skimmia j. 'Rubella'	X	X	Cut back winter flowers and feed	X
Stipa tenuissima	X	Cut back to a small clump	Feed	X
Tiarella cordifolia	X		Feed	X
Deschampsia cespitosa	X	Cut back to a small clump	Feed	X
Dryopteris atrata	X	X	Feed	X
Hakonechloa marca	X	Cut back to a small clump	Feed	X
Hydrangea a Annabelle	Cut back old summer flowers	Prune to 10" even form	Feed	X
Ilex crenata balls	Prune summer growth	X	Feed	Prune spring growth
Vinca alba	Cut back old summer flowers	X	Feed	X

Hedges and trees

Fagus sylvatica	Trim hedges	X	Feed	Trim mid summer
Cryptomeria japonica 'Viridis'	Prune any dead branches	X	Feed	X
Magnolia stellata	Prune any dead branches	X	Feed	X
Pyrus chanticleer	Prune any dead branches	X	Feed	X
Prunus serrula	Prune any dead branches	X	Feed	X
Liriodendron	Prune any dead branches	X	Feed	X
Sorbus aria	Prune any dead branches	X	Feed	X
Prunus incisa 'The Bride'	Prune any dead branches	X	Feed	X
Catalpa bign. 'Aurea'	Prune any dead branches	X	Feed	X
Amelanchier lamarkii	Prune any dead branches	X	Feed	X