

Smartscape Fytotextile® Living Wall System

Provisional Annual Maintenance Plan

19th October 2023

Produced by: Paul King
Project Reference:
EN19487F/PK/URB/C/E
Document Version: P1

Introduction

Scotscape is a true expert in landscape maintenance including vertical greening systems. Living Walls require specialist maintenance to ensure that they look good all year round and provide maximum aesthetic and biodiverse benefits.

The presence of living walls in our urban landscape is increasing; keeping them looking good, helping the environment, and providing habitats for birds, bugs and bees is essential.

Smartscape Maintenance department is dedicated to the maintenance of living walls & urban landscaping throughout the UK and Europe. Our team consists of experienced horticulturalists and irrigation operatives. It is crucial that living walls are correctly fed, monitored and maintained so that all their benefits can be realised.

Overview

Our maintenance programme includes the following;

- Wi-Fi app-based monitoring system which is monitored 24/7 and allows remote adjustment of irrigation settings
- Monthly *Visual Inspections*
- Twice annually intensive *Horticultural Inspections* to Living Wall
- Full plant warranty
- 12 months manufacturer's warranty on irrigation components

Description of Works

Scotscape Smartscape Ltd will carry out the maintenance of the living wall including associated living wall irrigation system at **the property** as detailed in the schedule of maintenance.

Schedule of Maintenance

- To carry out 1 Health Check visit of Living Wall per month
- To carry out 2 Horticultural visits to Living Wall per annum

Specification of Maintenance

Health Check Inspection (Once per month)

- To visually inspect plants from ground level
- To check moisture levels in the living wall from ground level
- To service irrigation (cleaning filters as necessary) and adjust irrigation timings as required
- To check for wellbeing of plants including for pest and disease
- To check for correct feeding operation
- To clean gutters of any debris
- To tidy area below living wall (of plant waste)

Horticultural Inspection (Twice per annum)

- To access full living wall elevation
- To check moisture levels in living wall and adjust irrigation as necessary
- To remove plants not indigenous to the location
- To prune in accordance with seasonal requirements
- To dead head as necessary
- To treat for pest and disease
- To apply feed and nutrient as necessary
- To check and service irrigation plant and ensure correct operation
- To sweep and tidy surrounding areas
- To replace any failed plants subject to exceptions (see warranties section of maintenance agreement)

January (1x Health Check)

- ☐ Monitor Smart Irrigation 24/7
- ☐ Service Irrigation – cleaning filters and testing all components for correct operation
- ☐ Visual inspection - Check no failing plants
- ☐ Tidy area below living wall – remove any dead leaves that are accessible from ground level

February (1x Health Check)

- ☐ Monitor Smart Irrigation 24/7
- ☐ Service Irrigation – cleaning filters and testing all components for correct operation
- ☐ Visual inspection - Check no failing plants or pest & disease
- ☐ Tidy area below living wall – remove any dead leaves that are accessible from ground level

March (1x Health Check)

- ☐ Monitor Smart Irrigation 24/7
- ☐ Service Irrigation – cleaning filters and testing all components for correct operation
- ☐ Re-calibrate irrigation for spring months
- ☐ Visual inspection - Check no failing plants or pest & disease
- ☐ Visual inspection – Check for airborne weeds
- ☐ Apply feed & adjust dosing as necessary
- ☐ Tidy area below living wall – remove any dead leaves that are accessible from ground level

April (1x Horticultural Inspection)

- ☐ Monitor Smart Irrigation 24/7
- ☐ Service Irrigation – cleaning filters and testing all components for correct operation
- ☐ Spring Horticultural Inspection – Access full façade method subject to site survey either mobile scaffold tower or full scaffold (extra charges apply for full scaffold)
- ☐ Spring Horticultural Inspection – Check moisture levels in the pockets
- ☐ Spring Horticultural Inspection - Remove and replace any failed plants
- ☐ Spring Horticultural Inspection – Remove weeds, tidy up appearance of plants, pruning as necessary
- ☐ Spring Horticultural Inspection - dead-head any flowering species
- ☐ Apply feed & adjust dosing as necessary
- ☐ Clear gutters of any debris
- ☐ Tidy area below living wall

May (1x Health Check)

- ☐ Monitor Smart Irrigation 24/7
- ☐ Service Irrigation – cleaning filters and testing all components for correct operation
- ☐ Visual inspection - Check no failing plants or pest & disease
- ☐ Visual inspection – Check for airborne weeds
- ☐ Apply feed & adjust dosing as necessary
- ☐ Tidy area below living wall – dead-head flowering species that are accessible from ground level

June (1x Health Check)

- ☐ Monitor Smart Irrigation 24/7
- ☐ Service Irrigation – cleaning filters and testing all components for correct operation
- ☐ Recalibrate irrigation for summer months
- ☐ Visual inspection - Check no failing plants or pest & disease
- ☐ Visual inspection – Check for airborne weeds
- ☐ Tidy area below living wall – dead-head flowering species that are accessible from ground level

July (1x Health Check)

- ☐ Monitor Smart Irrigation 24/7
- ☐ Service Irrigation – cleaning filters and testing all components for correct operation
- ☐ Visual inspection - Check no failing plants or pest & disease
- ☐ Visual inspection – Check for airborne weeds
- ☐ Apply pest/ disease (biological) control as necessary
- ☐ Tidy area below living wall – dead-head flowering species that are accessible from ground level

August (1x Health Check)

- ☐ Monitor Smart Irrigation 24/7
- ☐ Service Irrigation – cleaning filters and testing all components for correct operation
- ☐ Visual inspection - Check no failing plants or pest & disease
- ☐ Visual inspection – Check for airborne weeds
- ☐ Apply pest/ disease (biological) control as necessary
- ☐ Tidy area below living wall – dead-head flowering species that are accessible from ground level

September (1x Health Check)

- ☐ Monitor Smart Irrigation 24/7
- ☐ Service Irrigation – cleaning filters and testing all components for correct operation
- ☐ Recalibrate irrigation for Autumn months
- ☐ Visual inspection - Check no failing plants or pest & disease
- ☐ Visual inspection – Check for airborne weeds
- ☐ Tidy area below living wall – dead-head flowering species that are accessible from ground level

October (1 x Horticultural Inspection)

- ☐ Monitor Smart Irrigation 24/7
- ☐ Service Irrigation – cleaning filters and testing all components for correct operation
- ☐ Autumn Horticultural Inspection – Access full façade method subject to site survey either mobile scaffold tower or full scaffold (extra charges apply for full scaffold)
- ☐ Autumn Horticultural Inspection – Check moisture levels in the pockets
- ☐ Autumn Horticultural Inspection - Remove and replace any failed plants
- ☐ Autumn Horticultural Inspection – Remove weeds, tidy up appearance of plants, pruning summer growth as necessary.
- ☐ Autumn Horticultural Inspection – Dead-head flowering species and remove any dead/ dying foliage
- ☐ Clear gutters of any debris
- ☐ Tidy area below living wall

November (1x Health Check)

- ☐ Monitor Smart Irrigation 24/7
- ☐ Service Irrigation – cleaning filters and testing all components for correct operation
- ☐ Visual inspection - Check no failing plants
- ☐ Tidy area below living wall – remove any dead leaves that are accessible from ground level

December (1x Health Check)

- ☐ Monitor Smart Irrigation 24/7
- ☐ Service Irrigation – cleaning filters and testing all components for correct operation
- ☐ Recalibrate irrigation for Winter months
- ☐ Visual inspection - Check no failing plants
- ☐ Tidy area below living wall – remove any dead leaves that are accessible from ground level

The maintenance schedule is repeated to ensure full plant health and correct irrigation operation. Horticultural Inspections may change from scheduled months if remedial action is necessary. All debris & green waste will be collected and placed into 25kg bags and removed from site safely to be discarded to the correct waste management facility.

The irrigation controller should only be adjusted by a competent person.

All plants will be inspected and treated where necessary using various integrated pest management controls, reducing the need for chemical treatments where possible, e.g. treatment of spider mites using biological controls (predator species). These will build up a culture of predatory species controlling spider mites during the growing season. Chemical treatments will only be used if biological measures have failed or are unavailable for the specific pest.

All visits will be recorded via an online app-based system which will automatically send a report to the client at specifically agreed intervals, i.e. upon completion of each visit/ monthly/ quarterly etc.

Access for horticultural inspections is TBC subject to access strategy with visits during normal office hours with all road/ pedestrian closures and permits (if required) to be sought by others. All maintenance operatives will be suitably trained in horticulture and will hold all necessary tickets for the safe and compliant operation of our works (IPAF/ PASMA/PA1/PA6).

Remedial works may be required outside of the schedule above.