

**Grays Inn Road, London, M1830 - Maintenance and Renovation Schedule years 1 to 5**

**Produced by Barnes Walker**

Operation	Frequency per year	Maintenance Schedule from Practical Completion MONTHS												Notes for long term management
		J	F	M	A	M	J	J	A	S	O	N	D	
<b>Trees</b>														
Apply slow release fertiliser	1			1										Remove any dead or diseased branches as required
Check stakes and ties - remove/replace damaged stakes and ties as required	2			1							1			Remove once established Year 5
Watering						2	2	3	3	2				All trees for years 1, 2, + 3
Hand weed at base	2					1			1					
<b>Shrub and ground cover planting</b>														
Apply slow release fertiliser	1			1										Only where necessary
Top up compost within containers	1			1										Only where necessary
Trim Buxus to neat and uniform shape in yr 1	1										1			Initial trim year one
Trim to 40 cm ht subsequent years	3				1		1				1			Remove current growth, year 2 onwards
Watering						2	2	3	3	2				Monitor during prolonged periods of dry weather

Cut weak or dead bamboo canes down to ground level, remove debris from base of bamboos	1			1										Maintain attractive density of clumps
Hand weed	2				1	1	1	1	1	1				
Trim back to edge of bed any growth of Hedera helix and Pachysandra extending over gravel	2					1				1				As required
<b>Grasses</b>														
Carex species – cut out any dead leaves	1							1						
Molinia and Pennisetum species – remove dead foliage and old flowered stems			1											
<b>Hard Surfaces &amp; Elements</b>														
Routine cleansing, including driveway areas.	48	4	4	4	4	4	4	4	4	4	4	4	4	
Routine sweeping, including driveway areas	48	4	4	4	4	4	4	4	4	4	4	4	4	
Apply combined contact and residual herbicide to gravel	2			1					1					

Apply translocated herbicide to gravel	1						1							
Rake leaves/mulch off gravel	4			1			1				1	1		
Handweed gravel	6				1	1	1	1	1	1				
Inspection of hard elements and reporting	4	1			1			1			1			Quarterly recorded inspection
Removal of graffiti	4	1			1			1			1			As required
Scrub rendered walls	1			1										
Staining of wooden fencing	1						1							As required on a 5 year rolling programme
Minor repairs to hard elements	4	1			1			1			1			As required through the year