

NBS

TENDER ISSUE 1

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Q35

Landscape maintenance

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To be read with Preliminaries/ General conditions.

GENERALLY

106 MAINTENANCE OPERATIONS

In addition to this document please also refer to Bowles & Wyer Hard and Soft landscape specification.

In particular section Q28, Q30 & Q31.

108 NUMBER OF VISITS PER YEAR

- Benchmark is for 35 visits April to November and 8 visits December to March
- Length of visits: As appropriate to fulfill all of the required landscape maintenance operations listed within this specification and within the hard and soft landscape specification.
- All contractors to price for the benchmark listed above. If there is any deviation from this it should be clearly expressed in the tender return to allow fair comparison between contractors

109 ARISINGS SITE WIDE

- Remove from site and recycle green waste where possible

120 MAINTENANCE OF PLANTING AREAS

- Refer to Landscape Institute JCLI Landscape Maintenance Works Contract
- The maintenance contract should be priced for 24 months post practical completion and should be identified as a separate figure from the capital works. This should cover the tasks outlined in the following sections of Q35.
- Contractors should include within their tender to maintain the project between the works being completed and practical completion being awarded. Duties are typically reduced during this period and will include watering, mowing and weeding as necessary.
- The same contractor should be used for both the planting supply/installation and the maintenance in order to provide a clear liability for any plant replacements and guarantees.

130 REINSTATEMENT

- Damage or disturbance to soil structure, planting, grass, fencing, hard landscaping, structures or buildings: Reinstate to original condition.

155 WATERING

- Supply: Potable mains water over and above designed irrigation system by TCR.
- Quantity: Wet full depth of topsoil .
- Application: Do not damage or loosen plants.
- Compacted soil: Loosen or scoop out, to direct water to rootzone.
- Frequency: As necessary for the continued thriving of all planting.

160 WATER RESTRICTIONS

- General: If water supply is, or is likely to be, restricted by emergency legislation, submit proposals for an alternative suitable source of water. Obtain instructions before proceeding.

- 170 DISPOSAL OF ARISING
- General: Unless specified otherwise, dispose of arisings as follows:
 - Biodegradable arisings: Remove to recycling facility.
 - Grass cuttings: n/a.
 - Tree roots and stumps: n/a.
 - Shrub and tree prunings: Remove to recycling facility.
 - Litter and nonbiodegradable arisings: remove from site.
- 180 CHIPPING OR SHREDDING
- General: Not permitted on site.
- 181 MECHANICAL EQUIPMENT
- General: Minimize.
 - Prohibited equipment: subject to client approval.
 - Timing: subject to client approval.
- 190 LITTER
- Extraneous rubbish not arising from the contract work: Collect and remove from site.
- 197 CLEANLINESS
- Soil and arisings: Remove from hard surfaces.
 - General: Leave the works in a clean, tidy condition at completion and after any maintenance operations.
- GRASSED AREAS**
- 211 MAINTENANCE OF GRASSED AREAS
- Standard: To BS 7370-3. Carry out maintenance appropriate to each category of turf, as follows:
 - Objectives: To BS 7370-3, table 6.
 - Programme: To BS 7370-3, clause 11.
 - Mowing methods: To BS 7370-3, table 3.
- 212 MAINTENANCE OF GRASSED/BULB PLANTED AREAS
- General: Maintain grassed area in a manner appropriate to the intended use. Mowing regime should take into consideration bulb display in the spring months.
 - Soil and grass:
 - Condition: Maintain a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt.
 - Waterlogging and compaction: Prevent.
 - Damage: Repair trampling, abrasion or scalping.
 - Litter and fallen leaves: Remove regularly to maintain a neat appearance.
- 221 GRASS CUTTING GENERALLY
- Before mowing: Remove litter, rubbish and debris.
 - Finish: Neat and even, without surface rutting, compaction or damage to grass.
 - Drought or wet conditions: Avoid compaction of seeded areas. Obtain instructions before proceeding.
- 225 TREE STEMS
- Precautions: Do not use mowing machinery closer than 100 mm to tree stems. Use nylon filament rotary cutters and other hand held mechanical tools carefully to avoid damage to bark.

- 235 BULBS AND CORMS IN GRASSED AREAS
- Before flowering: Do not cut.
 - Interval between end of flowering and start of grass cutting (minimum): As agreed.
- 250 LEAF REMOVAL
- Operations: Collect fallen leaves.
 - Special requirements: Remove by hand raking.
 - Disposal: Remove from site for recycling.
- 256 FIRST CUT OF GRASSED AREA AFTER BULB FLOWERING FRONT GARDEN
- Height of initial growth: 75 mm.
 - Preparation:
 - Debris and litter: Remove.
 - Stones and earth clods larger than 25 mm in any dimension: Remove
 - Height of first cut: 50 mm.
 - Mower type: Rotary.
 - Arisings: Remove .
- 271 MOWING GRASSED AREAS FRONT GARDEN
- Grass height: 75 mm maximum.
 - Arisings: Remove.
- 285 TOP DRESSING
- Location: front garden grassed areas as per drawings .
 - Timing: Following scarification and aeration.
 - Material: Compost/ sand/ loam mix.
 - Supplier: Contractor's choice.
 - Product reference: Contractor's choice.
 - Declaration of analysis: Submit.
 - Additional analyses: Not required.
 - Samples: Not required.
 - Application rate: as per manufacturers instructions.
- 295 SPIKING
- Location: grassed areas .
 - Timing: Contractor's choice.
 - Operations: Aerate the soil and improve surface water penetration.
 - Depth (minimum): 75 mm into soil.
- 300 SCARIFYING
- Location: grassed areas.
 - Timing: Contractor's choice.
 - Operations: Relieve thatch conditions and remove dead grass.
 - Depth (maximum): 25 mm into soil.
 - Arisings: Remove.
- 309 EDGES TO SEEDED AREAS
- Location: Planting beds and around newly planted trees.
 - Timing: After seeded areas are well established.
 - Edges: Cut to clean straight lines or smooth curves. Draw back soil to permit edging.
 - Arisings: Remove.

- 330 SELECTIVE HERBICIDE
- Location: grassed areas .
 - Herbicide: Combined weed and feed mix.
 - Areas not to be sprayed: outside grassed areas.
- 345 CONTROL OF JAPANESE KNOTWEED
- Operations: Spot treat in June and September during suitable weather conditions and when plants are growing vigorously.
 - Herbicide: In accordance with the Environment Agency 'Managing Japanese knotweed on development sites. The knotweed code of practice'.
 - Application: In accordance with the Environment Agency 'Managing Japanese knotweed on development sites. The knotweed code of practice'.
 - Arisings: In accordance with the Environment Agency 'Managing Japanese knotweed on development sites. The knotweed code of practice'.
- 350 FERTILIZER - SPRING APPLICATION
- Type: Slow release.
 - Application rate: 60 g/m².
- 360 FERTILIZER - AUTUMN APPLICATION
- Type: Slow release.
 - Application rate: 60 g/m².
- 382 REINSTATEMENT OF DAMAGED LAWNS
- Remove to a depth of 40 mm.
 - Preparation: Cultivate substrate to a fine tilth.
 - Reinstatement: topsoiling and reseeding:
 - Returfing: Quality and appearance to match existing.
 - Reseeding: Fill with fine topsoil to BS 3882 multi purpose class, free from stones, debris and weeds. Reseed with a seed mix to match existing grass in quality and appearance.
 - Protection and watering: Provide as necessary to promote successful germination and/ or establishment.

FLOWER BEDS/ SEASONAL BEDDINGS

- 450 PLANTING BEDS OF ANNUALS
- Clearance: Remove previous season's bedding, including all bulbs, litter and debris.
 - Preparation: Dig over beds using a spade or hand held mechanical cultivator:
 - Annual weeds: Bury.
 - Perennial weeds: Carefully dig out.
 - Fertilizer: Either in autumn or spring spread and incorporate Slow release fertilizer.
 - Application rate: 60 g/m² .
 - Annual bedding plants:
 - Standard: To BS 3936-7.
 - Setting out: Plant out As planting plan and schedule, including edging plants, main layer, specimen or pot plants, corms, bulbs or tubers.
 - Watering: Keep plants watered as necessary before planting out and water in after planting.
 - Failed planting: Replant as necessary any plants, or areas of plants, that have failed to thrive.

460 BEDS OF PERENNIALS OR PERENNIALS AND ANNUALS

- Plant supports: Stake and tie plants using flower canes.
 - Length: To suit plant height.
 - Maintain throughout the growing season.
- Gaps in planting: Refill by replanting.
- Watering:
 - New plants: Before and after planting out.
 - Ongoing: As necessary for the continued thriving of all planting.
- Operations at end of growing season:
 - Trim: Older flowering stems of herbaceous perennials.
 - Remove: Redundant plant supports, litter, debris and arisings.
 - Cultivate: Fork over the soil, taking care not to cause undue disturbance to plants.
 - Top dress: Apply sanitized and stabilized compost top dressing.

461 SEASONAL BEDDING CHANGES

- Allow approx 3 bedding changes per year and include a budget sum within the maintenance costs for the garden.
- Bedding changes to be agreed with Bowles & Wyer for the the first year to establish the corret mix. Mixes also subject to client approval.
- Allow 12cm plants at approx 25 per m2

470 FLOWER BEDS GENERALLY

- Operations:
 - Remove: Dead flower heads, fallen leaves, litter and debris.
 - Weeds: Thoroughly hand weed.
 - Cultivate: Lightly hoe.
 - Trim: Clip grass edges.
- Fungicide: submit proposals .
- Insecticide: submit proposals .

SHRUBS/TREES/HEDGES**500 ESTABLISHMENT OF NEW PLANTING**

- Duration: 2 years.
- Weed control:
 - Method: Keep planting beds clear of weeds by maintaining full thickness of mulch.
 - Area: Maintain a weed free area around each tree and shrub, minimum diameter the larger of 1 m or the surface of the original planting pit.
- Soil condition: Fork over beds to keep soil loose, with gentle cambers and no hollows. Do not reduce depth or effect of mulch.
- Watering: See Q31.

502 ESTABLISHMENT OF NEW PLANTING - FERTILIZER

- Time of year: March or April.
- Type: Slow release.
- Spreading: Spread evenly. Carefully lift and replace any mulch materials.
 - Application rate: As manufacturer's recommendations.

520 REFIRMING OF TREES AND SHRUBS

- Timing: After strong winds, frost heave and other disturbances.
- Refirming: Tread around the base until firmly bedded.
- Collars in soil at base of tree stems, created by tree movement: Break up by fork, avoiding damage to roots. Backfill with topsoil and refirm.

540 PRUNING GENERALLY

- Pruning: In accordance with good horticultural and arboricultural practice.
 - Removing branches: Do not damage or tear the stem or bark.
 - Wounds: Keep as small as possible and cut cleanly back to sound wood.
 - Cutting: Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area.
 - Larger branches: Prune neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide.
- Appearance: Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well balanced natural appearance.
- Tools: Use clean sharp secateurs, hand saws or other approved tools. Trim off ragged edges of bark or wood with a sharp knife.
- Disease or infection: Give notice if detected.
- Growth retardants, fungicide or pruning sealant: Do not use unless instructed.

545 PRUNING OF EXCESSIVE OVERHANG

- Timing: As instructed.
- Operations: Remove growth encroaching onto grassed areas, paths, roads, signs, sightlines and road lighting luminaires.
- Special requirements: Allow ground cover plants to partially overlap paths and lawns.

555 PRUNING TREES AND SHRUBS

- Standard: To BS 7370-4.
- Special requirements: None.

575 PRUNING ORNAMENTAL SHRUBS

- General: Prune to encourage healthy and bushy growth and desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour.
- Suckers: Remove by cutting back level with the source stem or root.

580 PRUNING FLOWERING SPECIES OF SHRUBS AND ROSES

- Time of year:
 - Winter flowering shrubs: Spring.
 - Shrubs flowering between March and July: Immediately after the flowering period.
 - Shrubs flowering between July and October: Back to old wood in winter.
 - Rose bushes: Early spring to encourage basal growths and a balanced, compact habit.

600 TRIMMING RAPIDLY ESTABLISHING HEDGES

- General: Allow to reach planned height as rapidly as possible.
 - Form: Trim back lateral branches moderately.

620 REMOVAL OF DEAD PLANT MATERIAL

- Operations: At the end of the growing season, check all shrubs and remove all dead foliage, dead wood, and broken or damaged branches and stems.

625 CLIMBING PLANTS

- Pruning: Remove excess growth, to ensure that signs, light fittings, doors and windows are kept clear at all times.
- Insecure growth: Attach to supporting wires or structures using Stainless steel wire.
- Supporting structures: Check and repair as necessary.

630 DEAD AND DISEASED PLANTS

- Removal: As soon as possible.
- Replacement: In the next suitable planting season.

- 632 BUXUS PLANTING INCLUDING OTHER PLANTING WITH SIGNIFICANT PEST RISK
- Buxus - Feeding/treating with Topbuxus at regular intervals in accordance with manufacturer guidelines
 - Feeding/treating other plants - as required to suit particular species and in accordance with industry best practice to maintain health of plants
- 635 REINSTATEMENT OF SHRUB/ HERBACEOUS AREAS
- Dead and damaged plants: Remove.
 - Mulch/ matting materials:
 - Carefully move to one side and dig over the soil, leaving it fit for replanting.
 - Do not disturb roots of adjacent plants.
 - Replacement plants:
 - Use pits and plants: To original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater.
 - Additional requirements: None.
 - Dressing: Slow release fertilizer:
 - Type: Osmacote.
 - Application rate: As manufacturer's recommendations.
- 645 WEED CONTROL GENERALLY
- Weed tolerance: all weeds to bve removed during site visit.
 - Adjacent plants, trees and grass: Do not damage.
- 650 HAND WEEDING
- General: Remove weeds entirely, including roots.
 - Disturbance: Remove the minimum quantity of soil, and disturb plants, bulbs and mulched surfaces as little as possible.
 - Completion: Rake area to a neat, clean condition.
 - Mulch: Reinstate to original depth.
- 657 HERBICIDE TO KILL REGROWTH
- Type: Suitable foliar acting herbicide to kill regrowth.
 - Timing: Allow recommended period for herbicide to take effect before clearing dead weeds.
- 665 WEED CONTROL WITH WINTER HERBICIDE
- Type: Suitable residual soil acting herbicide.
 - Time of year: Unless otherwise agreed, complete before end of March.
 - Timing: Allow recommended period for herbicide to take effect before clearing dead weeds.
- 670 WEED CONTROL WITH SUMMER HERBICIDE
- Type: Suitable foliar acting herbicide.
 - Timing: Allow recommended period for herbicide to take effect before clearing dead weeds.
- 675 DIGGING OVER
- General: Dig over beds. Do not damage existing plants, bulbs and roots.
 - Depth of dig (minimum): 100 mm.
- 680 SOIL AERATION
- Compacted soil surfaces:
 - Prick up: To aerate the soil of root areas and break surface crust.
 - Size of lumps: Reduce to crumb and level off.
 - Damage: Do not damage plants and their roots.

685 SOIL LEVEL ADJUSTMENT

- Level of soil/mulch at edges of beds: Reduce to 50 mm below adjacent grass or hard surface.
 - Arisings (if any): Spread evenly over the bed.

690 MAINTENANCE OF LOOSE MULCH

- Thickness (minimum): 50 mm.
 - Top up: as required to maintain depth .
- Mulch spill on adjacent areas: Remove weeds and rubbish and return to planted area.
- Weeding: Remove weeds growing on or in mulch by hand weeding.

700 SNOW REMOVAL FROM SHRUBS/ TREES

- Standard: To BS 7370-4.
- Plants subject to snow removal: As instructed.
- Timing: When instructed.

TREE WORK**810 TREE WORK GENERALLY**

- Identification: Before starting work agree which trees, shrubs and hedges are to be removed or pruned.
- Protection: Avoid damage to neighbouring trees, plants and property.
- Standards: To BS 3998 and Health & Safety Executive (HSE) 'Forestry and arboriculture safety leaflets'.
- Removing branches: Cut vertical branches similarly, with no more slope on the cut surface than is necessary to shed rainwater.
- Appearance: Leave trees with a well balanced natural appearance.
- Chain saw work: Operatives must hold a Certificate of Competence.
- Tree work: To be carried out by an approved member of the Arboricultural Association.

815 ADDITIONAL WORK

- Defective, diseased, unsafe or weak parts of trees additional to those scheduled for attention: Give notice if detected.

820 PREVENTION OF WOUND BLEEDING

- Standard: To BS 3998.

825 PREVENTION OF DISEASE TRANSMISSION

- Standard: To BS 3998.

830 CLEANING OUT AND DEADWOODING

- Remove:
 - Dead, dying, or diseased wood, broken branches and stubs.
 - Fungal growths and fruiting bodies.
 - Rubbish, wind blown or accumulated in branch forks.
 - Wires, clamps, boards and metal objects, if removable without causing further damage and not part of a support structure that is to be retained.
 - Other unwanted objects, e.g. tree houses, swings.
 - Climbing plants n/a.

835 CUTTING AND PRUNING GENERALLY

- Tools: Appropriate, well maintained and sharp.
- Final pruning cuts:
 - Chainsaws: Do not use on branches of less than 50 mm diameter.
 - Hand saws: Form a smooth cut surface.
 - Anvil type secateurs: Do not use.
- Removing branches: Do not damage or tear the stem.
- Wounds: Keep as small as possible, cut cleanly back to sound wood leaving a smooth surface, and angled so that water will not collect on the cut area.
- Cutting: Cut at a fork or at the main stem to avoid stumps wherever possible.
Large branches: Remove only with prior approval.
 - Remove in small sections and lower to ground with ropes and slings.
- Dead branches and stubs: When removing, do not cut into live wood.
- Unsafe branches: Remove epicormic shoots and potentially weak forks that could fail in adverse weather conditions.
- Disease or fungus: Give notice if detected. Do not apply fungicide or sealant unless instructed.

855 CUTTING TREE ROOTS

- Excavating: Use hand tools only.
- Protected area: Do not cut roots within an area which is the larger of:
 - The branch spread of the tree.
 - An area with a radius of half the tree's height, measured from the trunk.
- Outside protected area: Give notice of roots exceeding 50 mm in diameter. Do not cut without approval.
- Cutting:
 - Cutting: Make clean smooth cuts with a hand saw.
 - Wounds: Minimize. Avoid ragged edges.
 - Finishing: Pare cut surfaces smooth with a sharp knife.
- Backfilling:
 - Protection: Cover cut roots with clean sharp sand.
 - Material: Backfill with original topsoil.

865 BARK DAMAGE

- Wounds:
 - Do not attempt to stop sap bleeding.
 - Bark: Remove ragged edges using a sharp knife.
 - Wood: Remove splintered wood from deep wounds.
 - Size: Keep wounds as small as possible.
- Liquid or flux oozing from apparently healthy bark: Give notice.

HARD LANDSCAPE AREAS/FENCING**910 HARD SURFACES AND GRAVEL AREAS**

- Herbicide: Apply a suitable foliar acting or residual herbicide. Allow recommended period for herbicide to take effect before clearing arisings.
- Hard surfaces: Remove litter, leaves and other debris.
- Surface gutters and channels: Remove mud, silt and debris.
- Drainage gullies: Empty traps and flush clean.
- Gravel areas: Rake over. Remove weeds, litter, leaves and debris, and level off.
- Repairs to flexible bituminous pavings: In accordance with the original paving specification or BS 7370-2, clause 4.12.
- Stain removal: In accordance with BS 7370-2, table 4.