

Q35

Landscape maintenance

Generally

105 Maintenance objectives

1. Location: Hard and Soft Landscape Areas within the site boundary.
 - 1.1. Duration: 2 years or as otherwise agreed
2. Aims: Enhanced landscape quality
Provide wildlife habitat and increase biodiversity
Improved landscape visual amenity
Opportunities for recreation

105A Maintenance Instructions

1. General: Before end of maintenance period, submit printed instructions recommending procedures to be established by the employer for maintenance of the planting work for one full year: Provide a schedule of any ongoing maintenance problems experienced during the rectification period.

110 Notice

1. Give notice before
 - 1.1. Application of herbicide.
 - 1.2. Application of fertilizer.
 - 1.3. Watering.
 - 1.4. Each site maintenance visit.
2. Period of notice: 7 days

130 Reinstatement

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

140 Control of mammalian pests

1. Specialist firms: Submit proposals
 - 1.1. Method: Non-toxic rat and mouse bait

155 Watering

1. Supply: via automated irrigation system + Potable mains water as required
2. Quantity: Wet full depth of topsoil
3. Application: Do not damage or loosen plants.
4. Compacted soil: Loosen or scoop out, to direct water to rootzone.
5. Frequency: As necessary for the continued thriving of all planting.

160 Water restrictions

1. 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 arisings

1. General: Unless specified otherwise, dispose of arisings as follows:
 - 1.1. Biodegradable arisings: Remove to recycling facility
 - 1.2. Tree roots and stumps: Remove from site
 - 1.3. Shrub and tree prunings: Remove to recycling facility
 - 1.4. Litter and nonbiodegradable arisings: Remove from site

180 Chipping or shredding

1. General: Not permitted on site.

181 Mechanical equipment

1. General: Minimize.
2. Prohibited equipment: Chippers
3. Timing: Use of mechanical equipment allowed between the hours of 10:00 am and 4:00 pm only

190 Litter

1. Extraneous rubbish not arising from the contract work: Collect and remove from site.

197 Cleanliness

1. Soil and arisings: Remove from hard surfaces.
2. General: Leave the works in a clean, tidy condition at completion and after any maintenance operations.

198 Annual Soil Tests

1. The contractor shall appoint a suitably qualified and approved soil scientist to undertake sampling of the topsoil in march of each year to check the chemical composition of the top soil.
2. Samples shall be taken by the appointed Soil Scientist from representative locations throughout the site, including any areas of failed or struggling planting. Each sample shall be tested for the following parameters: pH value, electrical conductivity (1: 2.5 water AND CaSO₄ extracts), extractable phosphorus, potassium and magnesium, total nitrogen, exchangeable calcium and sodium, exchangeable sodium percentage, organic matter

Flower beds/ seasonal beddings

400 Planting Maintenance Generally

1. Weed control: Maintain weed free area around each tree and shrub.
 - Diameter (minimum): The larger of 1 m or the surface of original planting pit.
 - Keep planting beds clear of weeds: By hoeing.
2. Planted areas: Fork over beds as necessary to keep soil loose, with gentle cambers and no hollows. Take care not to reduce depth or effect of mulch.
3. Precautions: Ensure that trees and shrubs are not damaged by use of mowers, nylon filament rotary cutters and similar powered tools.

4. Staking: Check condition of stakes, ties, guys and guards.
 - Broken or missing items: Replace.
 - Rubbing: Prevent.
 - Ties: Adjust to accommodate growth.
 - Damage to bark: Cut back neatly with sharp knife. Prevent further damage.
 - Frequency of checks: At each scheduled maintenance visit.
5. Firming up: Gently firm loosened soil around trees/ shrubs. Straighten leaning trees/ shrubs.
6. Trees: Spray crown when in leaf during warm weather.
 - Timing: After dusk
7. Watering: When instructed

460 Beds of perennials or perennials and annuals

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

470 Flower beds generally

1. Operations
 - 1.1. Remove: Dead flower heads, fallen leaves, litter and debris.
 - 1.2. Weeds: Thoroughly hand weed.
 - 1.3. Cultivate: Lightly hoe.
 - 1.4. Trim: Clip grass edges.
2. Fungicide: Apply once during summer as instructed
3. Insecticide: Apply once during summer as instructed

490 Thinning by removal of surplus plants

1. Plants to be thinned: Contractor to provide proposals based on sound horticultural practice.
2. Standard: BS 7370-4, clause 3.5.17.1.
3. Timing: Thin when foliage of adjacent plants has begun to touch.
4. Roots
 - 4.1. Disturbance to adjacent plants: Minimize.
 - 4.2. Soil: Refill holes with topsoil to leave an even graded surface.
 - 4.3. Mulch: Maintain mulch as original specification.
5. Adjacent plants: Make good any minor damage immediately.
6. Plants for retention: Select plants with a strong healthy habit.

7. Mature planting density: As schedule

Shrubs/trees/hedges

500 Establishment of new planting

1. Duration: 2 years
2. Weed control
 - 2.1. Method: Keep planting beds clear of weeds by maintaining full thickness of mulch.
 - 2.2. 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.
3. Soil condition: Fork over beds to keep soil loose, with gentle cambers and no hollows. Do not reduce depth or effect of mulch.
4. Watering: To contractors proposals base on sound horticultural practices.

502 Establishment of new planting – fertilizer

1. Time of year: March or April.
2. Type: As per Q28/xxx or Q28/xxx or as recommended by soil scientists report Q35/xxx
3. Spreading: Spread evenly, Carefully lift and replace any mulch materials.
 - 3.1. Application rate: As per Q28/xxx or Q28/xxx or as recommended by soil scientists report Q35/xxx

515 Tree guy wires

1. Inspection/ Maintenance times: As schedule
2. Operations
 - 2.1. Replace or resecure loose or missing guy wires.
 - 2.2. Adjust to suit stem growth and to provide correct and uniform tension.
3. Removal: Underground guys to remain at all times.

520 Refirming of trees and shrubs

1. Timing: After strong winds, frost heave and other disturbances.
2. Refirming: Tread around the base until firmly bedded.
3. 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

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

4. Disease or infection: Give notice if detected.
5. Growth retardants, fungicide or pruning sealant: Do not use unless instructed.

545 Pruning of excessive overhang

1. Timing: As instructed
2. Operations: Remove growth encroaching onto grassed areas, paths, roads, signs, sightlines and road lighting luminaires.
3. Special requirements: None

550 Pruning of excessive height

1. Timing: As instructed
2. Operations: Remove excessive height As instructed.

570 Formative pruning of young trees

1. Standard: Type and timing of pruning operations to suit the plant species.
2. Time of year: Do not prune during the late winter/ early spring sap flow period.
3. Young trees up to 4 m high
 - 3.1. Crown prune by removing dead branches and reducing selected side branches by one third to preserve a well-balanced head and ensure the development of a single strong leader.
 - 3.2. Remove duplicated branches and potentially weak or tight forks. In each case cut back to live wood.
4. Whips or feathered trees: Do not prune.
5. Operatives: Member of the Arboricultural Association

575 Pruning ornamental shrubs

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

580 Pruning flowering species of shrubs and roses

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

620 Removal of dead plant material

1. 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

1. Pruning: Remove excess growth, to ensure that signs, light fittings, doors and windows are kept clear at all times.

2. Insecure growth: Attach to supporting wires or structures using 1 mm diameter black plastics-coated steel wire.
3. Supporting structures: Check and repair as necessary.

630 Dead and diseased plants

1. Removal: Within 1 week of notification
2. Replacement: Within 2 weeks

640 Thinning by removal of surplus plants

1. Plants to be thinned: Herbaceous beds
2. Standard: BS 7370-4.
3. Timing: When foliage of adjacent plants has begun to touch
4. Roots
 - 4.1. Disturbance to adjacent plants: Minimize.
 - 4.2. Soil: Refill holes with topsoil to leave an even graded surface.
 - 4.3. Mulch: Maintain mulch as original specification.
 - 4.4. Adjacent plants: Make good any minor damage immediately.
5. Plants for retention: Select plants with a strong healthy habit.
6. Mature planting density: As schedule

645 Weed control generally

1. Weed tolerance: Weed to clear ground every 2 weeks
2. Adjacent plants, trees and grass: Do not damage.

650 Hand weeding

1. General: Remove weeds entirely, including roots.
2. Disturbance: Remove the minimum quantity of soil, and disturb plants, bulbs and mulched surfaces as little as possible.
3. Completion: Rake area to a neat, clean condition.
4. Mulch: Reinststate to original depth.

655 Weed cutting by hand or machine

1. Undesirable grass, brambles and herbaceous growth: Cut down cleanly to a maximum height of 25 mm.
2. Herbicides: Give notice before use

657 Herbicide to kill regrowth

1. Type: Suitable foliar acting herbicide to kill regrowth.
2. Timing: Allow recommended period for herbicide to take effect before clearing dead weeds.

680 Soil aeration

1. Compacted soil surfaces
 - 1.1. Prick up: To aerate the soil of root areas and break surface crust.
 - 1.2. Size of lumps: Reduce to crumb and level off.

- 1.3. Damage: Do not damage plants and their roots.
2. Frequency:: Areas of foot trafficking on planting areas: At least monthly in summer and as required in winter.
All other areas: Approximately twice a year. After main periods of tree pruning/coppicing and after maintenance work to annual/perennial plants (e.g. cutting back previous year's growth).

690 Maintenance of loose mulch

1. Thickness (minimum): 50 mm
 - 1.1. Top up: Annually
2. Mulch spill on adjacent areas: Remove weeds and rubbish and return to planted area.
3. Weeding: Remove weeds growing on or in mulch by hand weeding.

700 Snow removal from shrubs/ Trees

1. Standard: To BS 7370-4.
2. Plants subject to snow removal: All evergreens
3. Timing: Within 24 hours of snowfall

705 Winter leaf removal

1. Operations: Take down temporary leaf fences. Collect accumulations of drifted leaves from the vicinity and from planting beds.
2. Arisings: Remove to recycling facility

Tree work

810 Tree work generally

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

815 Additional work

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

820 Prevention of wound bleeding

1. Standard: To BS 3998, clause 8

825 Prevention of disease transmission

1. Standard: To BS 3998, clause 9 and Appendix B

830 Cleaning out and deadwooding

1. Remove
 - 1.1. Dead, dying, or diseased wood, broken branches and stubs.
 - 1.2. Fungal growths and fruiting bodies.
 - 1.3. Rubbish, windblown or accumulated in branch forks.
 - 1.4. Wires, clamps, boards and metal objects, if removable without causing further damage and not part of a support structure that is to be retained.
 - 1.5. Other unwanted objects, e.g. tree houses, swings.
 - 1.6. Climbing plants as schedule.

835 Cutting and pruning generally

1. Tools: Appropriate, well maintained and sharp.
2. Final pruning cuts
 - 2.1. Chainsaws: Do not use on branches of less than 50 mm diameter.
 - 2.2. Hand saws: Form a smooth cut surface.
 - 2.3. Anvil type secateurs: Do not use.
3. Removing branches: Do not damage or tear the stem.
4. 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.
5. Cutting: Cut at a fork or at the main stem to avoid stumps wherever possible.
6. Large branches:
 - 6.1. Remove in small sections and lower to ground with ropes and slings.
7. Dead branches and stubs: When removing, do not cut into live wood.
8. Unsafe branches: Remove epicormic shoots and potentially weak forks that could fail in adverse weather conditions.
9. Disease or fungus: Give notice if detected. Do not apply fungicide or sealant unless instructed.

865 Bark damage

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

Hard landscape areas/fencing

910 Hard surfaces and gravel areas

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

930 Graffiti removal

1. Method: Detergent
2. Subsequent treatment: Not required
 - 2.1. Finish: Matt

Ω End of Section