

We want our outdoor shared areas to be kept clean, tidy and well-maintained to make them as nice as possible for you to use and enjoy throughout the year.

Here's an overview of what you can expect from the grounds maintenance service:

- Contractors will visit every month between November and February and every two weeks between March and October.
- Hard surfaces such as paths and roads will be clean and usable.
- All surfaces including external bin stores, drying areas and flower and shrub beds will be kept free of weeds, litter, leaves and moss.
- Contractors will collect and dispose of litter on every visit.
- You'll be able to see an attendance poster in all internal communal areas (where possible) which the contractor will sign on every visit.

Grass

- Grassed areas will be well-cut and even. Grass will be cut during the growing season (March to October). If the grass doesn't need to be cut, or can't be cut due to the weather, the contractor will complete other grounds maintenance tasks during their visit.
- The contractor will remove the grass cuttings on the first and last grass cuts. Cuttings won't be removed during their other visits; instead a 'Cut and Drop' method will be used.
- The mulching process ('Cut and Drop') cuts the grass into fine pieces so it is naturally spread and absorbed into the grass. This method is also more eco-friendly and adds vital nutrients back in to produce a healthier grassed area.

Shrub borders and hedges

- All shrub beds, borders and hedges will be cared for and pruned, mainly in the winter months (November – February) to retain the shape of the plants and allow for flowering periods.
- We'll make sure hedgerows, shrubs and trees don't restrict access, block light to windows or overhang onto footpaths, public access routes or roads.
- We'll monitor the growth of borders, hedges and climbing plants so they don't affect sight lines for traffic, block light to windows and vents or grow onto public footpaths.

Anything that we didn't plant (i.e. Holly, Ivy, weeds etc) will be removed and anything planted by us will be maintained to a size that's appropriate for the area it's in.

Weed control

- Weeds and moss will be treated using herbicide in all areas except grassed areas.
- Where appropriate weeds will be removed manually depending on growth. Excessive moss will be scraped and removed.

Leaf fall collection

- This service begins around November and continues over the winter period until all the leaves are cleared. This can last right up until the end of February.
- Contractors will not visit in between scheduled visits to remove leaf fall.

What isn't included?

Tree works, control of invasive weeds (e.g. Japanese Knotweed), removal of bulk waste and animal or human waste is not included in the Grounds Maintenance service.

Please note, some sites may not need all elements of this Specification. The contractor will deliver the elements of this Specification that are necessary at your communal grounds.