

Column1	Column3	Column4	Column5	Column6	Column7	Column8	Column9	Column10	Column11
Estate Maintenance Tasks	Weekly	Fortnightly	Monthly	Quarterly	Bi-Annually	Annually	Other	Notes	Period of Year
Grasscutting - amenity grass	x	x						Grass on the larger strategic areas such as The Stray and the commons is cut weekly and is a cut and fly, meaning the arisings will be left on site. The blocks of flats and some of the smaller landscaped areas have a fortnightly cut and collect meaning all arisings are removed from site.	Mar - Nov
Grasscutting - woodland areas						x		These areas are only cut once a year, primarily this refers to the woodland area next to the Town Park	Autumn
Grasscutting - Wild Meadows					x			These areas are cut twice a year and the arisings left on site for a few days to let the grass seed germinate. These works are early summer and then again late Autumn.	Early Summer/Late Autumn
Weeding Shrub Beds	x							Weeds will be removed by hand where possible. Some weeds may require spraying, the landscapers will work around the different areas of the development on a rotational basis.	Throughout the year
Shrub Maintenance	x							Shrub beds are trimmed and deweeded	Throughout the year
Ornamental Hedge Maintenance				x				Smaller hedges within the development are trimmed and maintained	Throughout the year
Native Hedge Maintenance							x	As part of the ecological design for Tadpole the native hedges are only due to be cut every 2/3 years. At present due to different handover dates residents will see some hedges cut one year and others in the following yrs. This will continue until most areas have been ahnded over and all hedges can be moved into the same 2/3 yr cycle.	Sept/Oct
Weed Spraying			x					Weather conditions need to be correct for weed spraying. Sprays take place throughout the year, however they are weather dependent. Cut N Clear Landscapes try to spray weekly if the weather allows	Throughout the year
Edging of grass, shrub beds, footpaths etc.					x			Grass areas are edged in the winter months and then again just before the cuttin season in March	Winter/March
Planting works						x		The TGVCIC has the responsibility to replant any dead or failed shrubs in any areas that have been handed over to the TGVCIC. The planting works are undertaken in Autumn.	November
Bark Mulch in shrub beds							x	The shrub beds do require top ups with Bark mulch. This is reviewed reguarly and areas are topped up when required and this will be at least once a year.	Throughout the year
Tree Survey						x		The TGVCIC undertakes an annual tree survey	Summer
Tree Works							x	Following the survey recommended works will be scheuded in for the winter months. Smaller works can occur when required throughout the year. This will include any planting works on handed over trees that fail.	Nov - Feb
Play Area Survey						x		The TGVCIC undertakes an annual play area survey	Spring
Play Area Inspections	x							Weekly visual inspection by the landscaping team for any visible, obvious defects	Throughout the year
Bark Mulch in play areas	x			x			x	The bark mulch in the play areas is raked and moved once a week and then this is topped up quarterly when it is low in some areas.	Throughout the year
Play Area Works							x	Following the survey any recommended works are completed, however should defects be noted on the weekly insepctions actions and repairs will be undertaken	Summer
SUD Basin clearing						x		Annually the large water basins that form a part of the Surface Water Urban Drainage system (SUDS) have to have sections of reeds removed to ensure the inlets and outlets are clear.	Late winter/Early spring
SUD Ditch maintenance						x		There are a number of ditches around the development that also form a part of the SUDS strategy for TGV. These will be cleared and cut back annually	Late winter/Early spring
Bin Emptying	x							Weekly bin clearance	Throughout the year
Dog Waste Bin Emptying	x							Weekly bin clearance, this is undertaken by St Andrew's Parish Council.	Throughout the year
Gulley Cleaning						x		The road surface water gullies owned by the TGVCIC are jetwashed and cleaned annually	Spring/Summer