

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 and the woodland area just off The Stray	Autumn
Grass Cutting - The Stray	x	x			x			The Stray consists of 2 differing types of grass, along the first field and then the first part of the second field the grass is designed as amenity grassland so it is cut weekly or fortnightly dependent on the growth or if the ground is too wet it will be left for a few days.  The Final Basins is classed as wild grass and is left to grow until the end of June/start of July when it will receive the first cut. A second cut is then scheduled for September and it is then left until the following June/July. As the grass receives on-going maintenance the wild grass and flowers will appear, it does take a few seasons for this area to appear as per the design.	Throughout the year
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
Tree Planting						x		The annual TGVVIC Tree Survey will identify any failed trees, or trees that are a H&S risk. Any trees that have died will be replanted between Nov - Feb, dependent on the weather. With young planted trees the tree survey may recommend that the tree be given a couple of years to take.	Nov - Feb
Planting works Shrub Beds						x		The TGVVIC has the responsibility to replant any dead or failed shrubs in any areas that have been handed over to the TGVVIC. The planting works are undertaken in Autumn/Winter	Oct - Mar
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 TGVVIC undertakes an annual tree survey	Summer
Tree Works							x	Following the survey recommended works will be scheduled 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 TGVVIC 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.	Oct - Mar
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	Oct - Mar
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 TGVVIC are jetwashed and cleaned annually	Spring/Summer