

Specification for Grounds Maintenance

Council Housing Areas

April 2024



We are unable to give detailed timescales of works/inspections as these are influenced by weather/emergencies etc.

General Needs Housing		
Activity	Specification	Notes
Grass Cutting	<ul style="list-style-type: none"> • Mid March to end of October – dependent upon weather conditions. • Large items of litter will be removed prior to cut • Grass cut every 15 working days (approximately every 3 weeks) within each estate, weather permitting • To be cut by a machine suitable for the size of the grass area, driven at an appropriate speed to produce the best possible finish • Cuttings will be blown from all hard surfaces before leaving the site back onto the grass. 	<ul style="list-style-type: none"> • Where possible • Not always possible to cut large open spaces and smaller grassed areas at the same time • Grass blower should follow grass cutter on rounds (this is not possible during wet weather as grass cuttings stick to pavements and roads)
Trees / Obstacles / Fence Lines (not in a woodland setting)	<ul style="list-style-type: none"> • One application of herbicide per year • Due to resources, this will be carried out between the times stated 	<ul style="list-style-type: none"> • Carried out during Spring and Summer between March and October • Contact weed killer only allowed by legislation. This will only treat those weeds it makes contact with.
Shrub / Rose Beds	<ul style="list-style-type: none"> • One application of herbicide application per year • Annually issue shrubs will be pruned to sight lines below window sills and to path edges and back to handrails • During pruning edges will be tidied 	<ul style="list-style-type: none"> • Contact weed killer only allowed by legislation. This will only treat those weeds it makes contact with.
Hedges	<ul style="list-style-type: none"> • Hedges to receive a cut between September to March. • During April to October for health and safety reasons other cuts will be done - pruned to sight lines below windowsills and to path edges and back to handrails 	<ul style="list-style-type: none"> • This is to comply with bird nesting legislation Wildlife & Countryside Act 1981. Whilst a wild bird is building or using its nest, any damage or destruction it might suffer is an offence under this act.
Floral Bedding/ Containers	<ul style="list-style-type: none"> • Summer bedding to be done in June, Spring bedding in October to planters that have been provided by DBC 	
Tree Maintenance	<ul style="list-style-type: none"> • Trees in all areas inspected on a 5 yearly cycle. • Any complaints will be investigated and responded within 15 days • Work will be carried out in compliance with the Tree & Woodland Strategy 	<p>Areas can be provided on request</p> <ul style="list-style-type: none"> • A response may only be a site visit, it will not necessarily be the actual completion of work • The Tree & Woodland Strategy can be found on the Council web site; www.darlington.gov.uk

Sheltered Housing Schemes – start Mid March, sites cut fortnightly and work in route order

Activity	Specification	Notes
Grass Cutting	<ul style="list-style-type: none"> • Mid March to end of October – dependent upon weather conditions. • Large items of litter will be removed prior to cut • Grass cut every 15 working days (approximately every 3 weeks) within each scheme, weather permitting • To be cut by a machine suitable for the size of the grass area, driven at an appropriate speed to produce the best possible finish • Cuttings will be blown from all hard surfaces before leaving the site back on to the grass • Planting takes place first 2 weeks in June and first 2 weeks in Oct (weather permitting) 	<ul style="list-style-type: none"> • Where possible • Not always possible to cut large open spaces and smaller grassed areas at the same time • Grass blower should follow grass cutter on rounds (this is not possible during wet weather as grass cuttings stick to pavements and roads)
Trees / Obstacles / Fence Lines (not in a woodland setting)	<ul style="list-style-type: none"> • One application of herbicide per year 	<ul style="list-style-type: none"> • Carried out during Spring and Summer between March and October • Contact weed killer only allowed by legislation. This will only treat those weeds it makes contact with.
Shrub / Rose Beds	<ul style="list-style-type: none"> • One application of herbicide application per year • Annually issue shrubs will be pruned to sight lines below window sills and to path edges and back to handrails • During pruning edges will be tidied 	<ul style="list-style-type: none"> • Contact weed killer only allowed by legislation. This will only treat those weeds it makes contact with.
Hedges	<ul style="list-style-type: none"> • Hedges to receive a cut during Autumn/Winter • April to October for health and safety reasons other cuts will be done 	<ul style="list-style-type: none"> • This is to comply with bird nesting legislation Wildlife & Countryside Act 1981. Whilst a wild bird is building or using its nest, any damage or destruction it might suffer is an offence under this act.
Floral Bedding/ Containers	<ul style="list-style-type: none"> • During April to October every sheltered housing scheme will be visited monthly and the area tidied 	
Tree Maintenance	<ul style="list-style-type: none"> • Trees in all areas inspected on a 5 yearly cycle. • Any request for work will be investigated and a response given in 2 - 3 weeks • Work will be carried out in compliance with the Tree & Woodland Strategy 	<ul style="list-style-type: none"> • A response may only be a site visit, it will not necessarily be the actual completion of work • The Tree & Woodland Strategy can be found on the Council web site; www.darlington.gov.uk
Moss Treatment	<ul style="list-style-type: none"> • Moss treatment will be undertaken annually using a range of methods • Application of moss killer 	<ul style="list-style-type: none"> • Power washing will be undertaken as necessary • Work may be undertaken more frequently for health and safety reasons
Winter Maintenance	<ul style="list-style-type: none"> • Street Scene to ensure salt boxes are replenished as necessary 	<ul style="list-style-type: none"> • Salt is available for any tenant to use (subject to availability)

List of areas considered as sheltered and extra care communal housing for grounds maintenance schedule purposes.

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|---------------------|---|------------------------|------------------------|----------------------|
| • Ascot View | • Dodds Street | • Hopelands Cottages | • Mount Pleasant House | • Rosemary Court |
| • Badminton Close | • Forcett Street | • Hopelands Court | • Mowden Terrace | • Roxby Court |
| • Branksome Hall | • Gilling Crescent | • King William Street | • Newton Court | • Ted Fletcher Court |
| • Branksome Lodge | • Hargreave Terrace (Swan Street, Model Place & Park Place) | • Linden Court | • Oban Court | • Tennyson Gardens |
| • Dalkeith House | • Heatherwood Grove | • Mount Pleasant Close | • Pilmoor Green | • Twickenham Rise |
| • Dinsdale Close | | | • Rockwell House | • Wesley Court |
| • Dinsdale Crescent | | | | • Windsor Court |

Garden Tidy Scheme

Eligibility	<p>To be eligible to be included on the Garden Tidy list tenants must be:</p> <ul style="list-style-type: none"> • In receipt of High rate DLA and enhanced PIP (proof of award will need to be provided) • Have no able-bodied person living in the household • Have no relatives living in the immediate neighbourhood who could keep garden tidy • You are of pensionable age 	
Activity	Specification	Notes
Grass Cutting	<ul style="list-style-type: none"> • Cut grass 6 times per year 	
Hedges	<ul style="list-style-type: none"> • Cut hedges annually during Autumn / Winter • April to October for Health and Safety reasons other cuts will be done • Remove all hedge cuttings and litter 	<ul style="list-style-type: none"> • A calling card will be left by the operative when the work is completed • New Garden Tidy to be classed as 'ad hoc' request, upon completion of 'ad hoc' Street Scene to maintain as Garden Tidy • Work will only be done if access to the garden is available • Garden must be clear of dog faeces for work to be carried out • Street Scene and Housing to identify properties jointly whose tenants do not qualify for scheme