SERVICE PROVISION
Thornton Close & Braunstone Lane

Leicester LE3 3DX & LE3 3DD

Leicester City Council

Applies to: 435, 435 A-F Braunstone Lane & 1-21 Thornton Close

No. of properties: 28

Other Information:

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1 Grounds Maintenance

2 Grass cutting and maintenance of shrubbed areas to communal areas as detailed on site plan.

3 Grass clippings to be collected and removed from site as standard (exception may occur for verges/grass bank areas).

4 Lawn edges with paths/fences to be tidied and maintained.

5 Note: Large items of rubbish or quantities of animal excrement will be reported back to office. Gardeners are not expected to deal with bulky waste or waste that poses a biohazard.

6 Remove all self-set saplings from site wherever they occur.

7 Leaves and general litter to be removed from site and not allowed to gather on any part of the site that is marked for grounds maintenance. Where leaf blowers are used, all leaves and other light litter should be removed from site.

8 Footpaths, bin stores and drying areas should be kept clear of foliage, weeds and debris - this includes cutting back of any vegetation growing in from over boundaries. Moss will be treated and removed.

9 Car parks, hardstanding/hard surface areas and respective edges will be kept clear of all debris, weeds and moss.

10 Hedges and shrubs will be pruned as required to maintain a tidy, neat, shaped and well pruned appearance. Height, width and shape as appropriate to the location and hedge/shrub type.

11 Hedges/Shrubs forming a boundary should generally be no more than 1.8 metres high and should not obstruct access or egress. They should be maintained at a consistent level as far as possible.

12 Hedges/Shrubs adjacent to properties should be maintained at least 10cm clear of windows or vents and with clear access to electric/gas meters maintained.

13 Hedges, shrubs and lower branches of trees (up to 2m from the ground) should not be allowed to overgrow boundaries into neighbouring properties or public areas and cause nuisance. Nor should they be allowed to grow into any structures that may result in damage (ie. fences, sheds, buildings) or obstruction (ie.street lights, paths, bin stores, garages, driveways etc).

14 Growth of hedges and shrubs should not be permitted to cause an obstruction. Likewise, excessive basal growth on trees will be removed and any low hanging branches that come within 2 metres of the ground will also be removed.

15 Hedges and shrubs beds will be kept weed free and also litter free.   Leaf litter will not be allowed to accumulate in hedge and shrub bottoms.

16 Tree surgery is not automatically included in in the service charge. Any works will be considered on an individual basis in accordance with NCHA's Tree Policy taking into account the health of the tree, health and safety, environmental concerns, aesthetics, planning restrictions, etc. Any works will be done in consultation with tenants as often incurs additional costs.

17 Very minor works to trees will be expected as part of the main contract ie. Removal of branches upto 2m height

18 Contractors should recommend where replanting of shrubs and trees is required. Any agreed works will be consulted on with customers and will be ordered and managed outside of the standard grounds maintenance contract.

19 Where invasive weeds are found on site, to advise the NCHA and advise an appropriate course of action.

20 Where Ivy is on site and established but not causing immediate problems, NCHA considers it to be managed as part of the contract to keep it from blocking windows, meter cupboards, doors, vents etc. All Ivy should be maintained at a height below 1.5m to ensure control and not requiring working at height.

29 Keep all shrub beds and hedge bottoms free of weeds.

48 General: Please contact the office or Communalservices@ncha.org.uk directly if you are concerned about a tree or invasive species of plant. Please take pictures from several angles and attach them to your email.

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Braunstone Lane

THORNTON CLOSE
LE3 3DX