

LANDSCAPING

TRADE SPECIFICATION

GENERAL

- a) **BDW Trading Limited**
Barratt Homes and David Wilson Homes are all trading names of BDW Trading Limited “the Company”.
- b) **Site Condition**
The Contractor is to examine the drawings, visit the site in order to ascertain position of site office, compound, electricity and water supplies and the local conditions, nature of the soil, extent of wet conditions, etc as no claim for adverse site conditions will be entertained.
- c) **Materials**
The Contractor must ensure that all materials are satisfactory for use and have not been subject to deterioration and confirm to the relevant BSS, if applicable or Agrément Certificates, NHBC and Local Authority requirements. Failure resulting from the Contractor using unsuitable or damaged materials will incur the Contractor the costs of rectifying the same.
- d) **Unloading Materials**
It is the Contractors responsibility for unloading and storing all of their own materials.
- e) **Sub-Contractor**
No work is to be further Sub-Contracted without the prior approval of the Company.
- f) **Defective Workmanship**
All defects arising from bad workmanship by Contractors are to be remedied by the Contractor at no cost to the Company. Failure by the Contractor to carry out this contractual obligation resulting in an alternative contractor carrying out this work will incur the Contractor with the cost thereof.
- g) **Clearing**
Contractor is responsible for clearing up and removing waste materials resulting from executing his trade process. Failure to comply with this requirement resulting in the Company’s labour performing this task will result in contra charges.
- h) **Contract Conditions**
The Contractors attention is drawn to the Company’s Conditions of Contract and General Terms.

SCOPE OF WORKS

1 General

- 1.1 Tenderers should price for the LANDSCAPING and turfing works in accordance with the below specification, tender drawings enclosed and letter of enquiry.
- 1.2 Contractors are deemed to have priced in accordance with good standards of acceptable workmanship and for only best quality plants and turfing to the below specification and attached drawings.
- 1.3 Tenders are deemed to have read and agree to abide by the attached the Company Terms & Conditions of Contract.
- 1.4 Tenderers are to satisfy themselves that the trees/shrubs/turfing used are of satisfactory quality and have not deteriorated due to transportation or site storage. Failure to do so will result in the cost of replacing items with healthy plants, etc., being borne by the Contractor.
- 1.5 The Contractor should allow for open ground or containerised planting as indicated on landscape layout.
- 1.6 Tenderers should visit site to ascertain site conditions, etc., as the Company will accept no claim in respect of lack of knowledge of ground conditions.
- 1.7 All planting to be as per the attached contract landscape plan and of the standard acceptable to the Company and the relevant Local Authority department. No species or sizes are to be substituted without the written permission of the Company.
- 1.8 Successful tenderers will be expected to submit designs for show area complex on successful acquisition of the main contract works, in collaboration with the Company Sales/Construction departments.

2 Turf

- 2.1 Turf to be Rolawn Medallion or approved alternative.

3 Site

- 3.1 The Landscape Contractor is to visit the site and to fully acquaint himself with local conditions, the nature of the work, the state of the ground as he will be required to execute work upon it, the programme and manner of work and all other matters affecting the proposed work. No claim for extra work on the grounds of lack of knowledge will be entertained. Care is to be taken to avoid interference with the established levels and contours of the ground and to avoid damage to footpaths, roads, drains, manholes and existing structures and vegetation. Damage so occasioned is to be made good at the contractor's expense.

4 Cultivation

- 4.1 Topsoiling will normally be carried out by the Company - topsoil being spread to a depth of 200mm for areas to be turfed or seeded, and 300mm for areas to be shrub planted or greater where existing ground conditions dictate. The Landscape Contractor is responsible for bringing to the attention of the Site Manager any areas where topsoil has not been spread to a satisfactory depth so that he/she can arrange for extra to be spread. The contractor is to refer to the ground investigation & site investigation reports for any additional requirements. Also, seek guidance from the sites contamination strategy if applicable.
- 4.2 If areas to be seeded are weed infested, they shall be treated with an approved herbicide such as 'Round-up' (Chipmans) a fortnight before cultivation takes place, further applications may be required to make the area weed free. All certification to be supplied in accordance with COSHH regulations prior to the commencement of the works.
- 4.3 Areas to be seeded or turfed shall be cultivated by the Landscape Contractor to a depth of 100mm, removing all weeds, stones and other extraneous material from the topsoil and off site. The topsoil shall be graded to remove minor hollows and ridges and bring it to a uniform and even grade at the correct finish level which, unless otherwise stated, shall be 25mm above adjoining paving and shrub beds and 150mm below DPC after reasonable consolidation.
- 4.4 Areas to be shrub planted may have been turfed over prior to the Landscape Contractor starting on site. In such circumstances, the Landscape Contractor is to carefully remove off site turf from the areas to be shrub planted creating a neat new edge to remaining turfed areas. Any areas where the remaining topsoil is of insufficient depth shall be brought to the attention of the Site Manager as above. Cultivation will then proceed as follows.
- 4.5 Areas to be shrub planted shall be cultivated by the Landscape Contractor to a depth of 300mm removing all weeds, stones and other extraneous material from the topsoil and off site. The topsoil shall be graded to remove minor hollows and ridges and bring it to a uniform and even grade at the correct finish level which, unless otherwise stated, shall be 150mm below DPC or level with adjoining paving after reasonable consolidation.
- 4.6 If shrub planting is delayed and weed growth is active, shrub beds shall be sprayed with an approved herbicide such as "Round-up" (or similar glyphosate weed killer) a fortnight before cultivation takes place, and dead weeds removed prior to cultivation. All certification to be supplied in accordance with COSHH regulations prior to the commencement of the works.

5 Planting

- 5.1 Planting shall take place in conjunction with the building programme, but must not be carried out when the ground is frozen or water logged or during periods of persistent wind.
- 5.2 All plants shall conform to BS 3936 Part 1 (Trees & Shrubs) or BS 3936 Part4 (Forest Trees).

5.3 All plants shall conform to the Code of Practice for Plant Handling issued by the Joint Liaison Committee on Plant Suppliers (1980) in terms of lifting, packaging, storage and transport.

5.4 Enough plants shall be labeled so that when planted, one plant of each species in each shrub bed, and every tree has a label.

6 Planting - Bare Rooted Shrubs

6.1 Stock - all bare root plants shall be supplied in accordance with the schedule on the landscape drawing and shall be of bushy form and of the height specified on the plant schedule. There shall be a high proportion of fine fibrous root growth on all plants.

6.2 Care of plants - care shall be taken to ensure that roots are not exposed to frost or allowed to dry out prior to planting. Any damaged roots shall be pruned off using secateurs before planting, ensuring that there is still sufficient root left on the plant such that it may reasonably be expected to take.

6.3 Planting - for each plant a hole shall be dug sufficient to take all the roots without them touching the bottom or sides of the hole. The sides of the hole shall be fork dug to prevent smearing. The plant should be held in the ground to the same depth as in the nursery (as shown by soil mark on the stem) and the hole backfilled with topsoil, shaking the soil around the roots and heeling the soil in during the backfilling.

6.4 Pruning - all bare root shrubs shall be pruned back to 150-200mm above the ground at the time of planting, preferably to just above a budding joint angling the cut up to the side of the bud.

7 Planting - Containerised Shrubs

7.1 Stock - all containerised shrubs shall be multi-stemmed from a point not more than 150mm above the ground and shall be of bushy form. They shall be of height as specified on the plant schedule and shall have root growth throughout the whole of the container, but not such that the plant is 'pot bound'.

7.2 Planting - for each plant a hole shall be dug to take the whole of the root and its growing medium. The sides of the hole shall be forked over to prevent smearing. Plant containers shall be removed prior to planting and disposed of off site the Contractor. The shrubs shall be placed into the hole so that the top of the growing medium is at ground level, and topsoil shall then be backfilled around the roots to ensure that the shrub and its growing medium are firm in the ground. Any damaged shoots shall be pruned off using secateurs.

8 Planting - Bare Rooted and Root Balled Trees

8.1 Stock - according to specified form, trees shall either have a sturdy, reasonably straight stem and a well balanced, branching head, or they shall have a well-defined, straight and upright central leader, well furnished with lateral shoots. Any grafted trees shall only be accepted when grafted within 150mm of ground level. Root growth shall be healthy and well developed, and the minimum radius of viable root (well spaced on at least one

quadrant of the stem) shall be 10% of the overall height of the tree (eg 250mm radius on a tree 2.5m tall).

- 8.2 Planting - for each tree, a hole shall be dug sufficient to take all the roots without them touching the sides or bottom. The sides of the hole shall be well broken up with a fork to aid root penetration into the surrounding soil. The base of the hole is to be broken up to a depth of 100mm. The tree stake is to be driven into the bottom of the hole and the tree held in position so that it is at the same depth as in the nursery. The hole shall be backfilled with topsoil avoiding the inclusion of plant matter, alien material and any stones greater than 50mm in radius. Soil is to be shaken around the roots and firmed in by foot during backfilling. Any damaged or crossing lateral branches shall be pruned off at the time of planting using secateurs and removed from site.
- 8.3 Where tree planting takes place into existing turf, turf shall be carefully replaced following planting and trimmed to produce a 1m diameter circle of topsoil around the trunk. This area shall be mulched and maintained in a weed-free condition during the Maintenance Period.
- 8.4 Tree stake - each tree shall be staked using a good quality timber stake of 75-100mm diameter, pointed at one end. The length of the stake is to be such that when firmly fixed in the ground it supports the lower 1m of the tree, sawing excess length off if necessary.
- 8.5 Tree ties - each tree shall be secured to its stake by two rubber tree ties, one at the top of the stake and the other 400mm above the ground. Tree ties are to be complete with rubber spacers to ensure that the tree cannot rub against the stake.

9 Planting – Containerised Trees

- 9.1 Stock - all trees shall be of the height specified, and have a sturdy reasonable straight stem and a well-balanced branching head. Any grafted trees shall only be accepted when grafted within 150mm of ground level. All trees shall have root growth throughout the whole of the container, but not such that the tree is 'pot bound'. Containers shall be of the size specified.
- 9.2 Planting - shall be as for containerised shrubs.
- 9.3 Tree stakes - each tree shall be staked using two good quality pointed timber stakes of 75-100mm diameter, length as specified for bare rooted trees. These stakes are to be driven firmly into undisturbed ground to either side of the planting hole to matching depths, positioned so that when they are connected to a timber crossbar the stem of the tree can be attached without distorting it.
- 9.4 Tree ties - each tree shall be secured to the crossbar using a hessian or nylon tie passed through a rubber buffer between the tree and the crossbar, placed so that the tree cannot rub against the crossbar.

10 Watering

- 10.1 Immediately after planting all plants shall be well watered in at the rate of at least 1 gallon per shrub and 5 gallons per tree. Water is to be applied at a rate which allows it to

percolate into the soil around the roots so that it is not lost as surface runoff, using a watering can with a fine rose attachment or a hosepipe with a sprinkler fitted.

11 Mulch

- 11.1 After all work is complete any trampled areas of shrub bed shall be lightly forked and then medium grade bark mulch applied to the entire shrub bed to a minimum depth of 50mm. All mulch to be such as would pass a 50mm sieve in all directions. Mulch shall also be applied to a depth of 50mm to the base of trees planted in turf, to a radius of 500mm around the base of the tree. Care must be taken not to bury ground cover plants with the mulch. The ground surface must be moist before mulch is applied. A sample of mulch is to be approved before any is spread on site.

12 Seeding

- 12.1 Operations shall be planned for sowing in the Spring or late Summer, i.e. from the beginning of April to mid May, or from August to the end of September.

- 12.2 Prior to seeding, fertilizer shall be applied at the rate of 50gm/m sq, using NPK granular fertilizer in the proportions 10:15:10.

- 12.3 The following seed mix shall be sown at the rate of 25-30 gm/m sq:

60% Cert. Derby, Perennial Ryegrass.
10% Cert. Glade Smooth Stalk, Meadow Grass.
25% Cert. Rubina Creeping Red Fescue.
5% Cert. Highland Brown Top Bent.

As supplied by: British Seedhouses Ltd
 Bewsey Industrial Estate
 Pitt Street
 WARRINGTON
 Cheshire
 01925 54411

- 12.4 Each bag of seed is to be well agitated before opening to ensure thorough and even mixing of the seed. Sowing is to be carried out by suitable seeding distributor or other approved means in two operations at right angles, the seed well raked in and afterwards rolled to an approved finish.

- 12.5 The grass is to be cut when a growth of 75mm high has been attained, the blades of the mower to be set at a height of 30mm above ground level and cuttings taken off site. A second cut is to be made when growth has again reached 75mm high and cuttings taken off site. Any bare patches showing after the first cut are to be resown. Prior to the maintenance clause commencing the grassed areas are to be inspected and approved.

13 Turf

- 13.1 Supply - Turf should be Rolawn Medallion, or approved fibrous and well rooted, mown and free of matted or dead grass and pernicious weeds, following treatment by selective weedkiller not more than 4 weeks prior to lifting. Turf shall not be laid in exceptionally dry weather or when ground is frozen or waterlogged. Turf shall be delivered within 36 hours of cutting and shall be off loaded by hand unless arranged on pallets for mechanical handling. Turf that is not laid immediately on delivery or turf inadequately stored shall be rejected if its condition has deteriorated before it is laid.
- 13.2 Laying - Turf to be laid stretcher bond, with joints evenly butted. Edges to be laid with whole turves. Turf to be evenly beaten with wooden beaters. No roller to be used without direction from the Company. Any inequalities in finished levels owing to variation in turf thickness or unequal consolidation of soil is to be adjusted by raking or packing fine soil under the turves to obtain an even surface. Turf to be 25mm above adjacent paving after laying and beating. Turf laying to banks with a gradient of more than 1:4 to be carried out in single layers and pinned with 200mm wooden pegs or equivalent galvanised wire bent pins 4mm SWG. After laying, all joins of more than 15mm width shall be filled with fine crumbly topsoil.
- 13.3 The Landscape Contractor shall be responsible for a first cut when the grass reaches 50mm long and for any necessary replacement if the turf fails to establish or its joints open up.

14 Maintenance

- 14.1 Unless otherwise stated, the Landscape Contractor will not be responsible for maintenance of grass, trees or shrubs planted in gardens, other than the first cut to turf and the first two cuts to seeded grass described above. However, the Contractor will remain liable for tree and shrub replacement to such areas as described in Section 15.0.
- 14.2 In areas of open space and other areas not falling within the boundary of the plot, the Contractor will be responsible for maintenance of the finished soft landscaping for a period of 12 months after completion of the works, as described below.
- 14.3 At least six maintenance visits shall be made at regular intervals throughout the 12 month period and at each visit the following shall be carried out:
- 14.3.1 Any weed growth which occurs on top of the mulch in planting areas shall be eliminated by spot treatment, taking care to avoid drift onto surrounding vegetation. Dead weed material shall be removed within two weeks.
- 14.3.2 All litter or other rubbish shall be removed from the planting areas and taken off site.
- 14.3.3 All plants to be checked and if necessary firmed up in the ground.
- 14.3.4 Any damaged shoots or branches shall be pruned off plants using secateurs.
- 14.3.5 Tree stakes and ties shall be checked and adjusted or replaced as necessary.

- 14.3.6 In any areas where the depth of the layer of mulch has fallen below 50mm, extra mulch shall be added to increase its depth to 50mm.
- 14.3.7 All seeded and turfed areas, excluding gardens, are to receive 6 cuts evenly spaced during the growing season. Mower blades are to be set 30mm above ground level, and litter and cuttings collected and taken off site.

15 Liability for replacement

- 15.1 The Landscape Contractor shall, at his own expense, replace all plants, which die during the year following planting from any cause excluding vandalism, during the next planting season. Plants damaged by vandalism during the replacement period shall be noted by the Landscape Contractor and the cost for replacement submitted to the Company.
- 15.2 All grassed areas for which the Landscape Contractor has been responsible under Section 14.0 are to be regarded / reseeded / re-turfed as necessary if they fail to establish to give a close, even sward within the Maintenance Period, at the Landscape Contractors own expense.

16 Health & Safety

- 16.1 All machinery shall be properly maintained.
- 16.2 Tools, plant and machinery shall be kept away from pedestrian walkways.
- 16.3 Only trained personnel shall operate Chainsaws.
- 16.4 Hearing protection shall be worn if the levels exceed 90db.



LANDSCAPING

TRADE SPECIFICATION AGREEMENT

This Specification Agreement relates specifically to the Company's development at

I confirm that I have read and understood the foregoing Specification and that my prices include for all items contained therein and will "Remain Fixed" for a period of:..... as outlined in the Enquiry letter.

SIGNED:

FOR AND ON BEHALF OF:
.....

DATE:

N.B. The contractor is to sign this Agreement and return it with his Quotation. Any prices received without this Agreement will be excluded from consideration.

- Revised: Rev A – 6 September 2001
- Rev B – 1 December 2003
- Rev C – 22 December 2006
- Rev D – 30 September 2007
- Rev E – 30 September 2008
- Rev F – 1 August 2010
- Rev G – 1 February 2015
- Rev H – 1 July 2017

BDW Trading Limited

Landscaping - Key Specification Notes for Site Managers

Prior to Topsoiling

- Subsoil to be broken up to allow adequate drainage
- All rubbish and materials cleared from around plots and POS areas

Seeding

- Minimum top soil depth 200mm
- If weed growth is active then a Glyphosate herbicide must be applied 2 weeks prior to seeding.
- To be cultivated to remove weeds, stones and unwanted materials etc.
- Prior to seeding a fertiliser must be applied.

Turfing

- Minimum top soil depth 200mm
- To be cultivated to remove weeds, stones and unwanted materials etc.
- To be graded to provide level finish 150mm below DPC.
- Turf to be Rowlawn Medallion or equivalent.
- Turf must be laid immediately it is delivered.

Planting - shrubs

- Minimum topsoil depth 300mm. or greater where ground conditions dictate you must refer to the site investigation & ground investigation for any additional requirements.
- To be cultivated to remove weeds, stones and unwanted materials etc.
- Plants must be labeled (at least one per species per bed).
- If weed growth is active then weed killer must be sprayed 4 weeks prior to planting.
- Entire shrub bed to a 50mm layer of medium grade bark mulch applied.

Planting - Trees

- Tree stakes must be 75-100mm diameter.
- Holes to be backfilled with topsoil.

General

- Landscape contractors are responsible for replacement trees and shrubs for 12 months following the date of planting.
- All shrubs and trees to be watered at a rate of 1 gallon per shrub and 5 gallons per tree.