

SP Landscapes Contract Review Meeting – 17 December 2025

Present: Paul Bowman (PB) – Independent

Patti Hall (PH) – Leaseholder Representative

Simon Luckings (SL) – Operations Manager SP Landscapes

Geoff Clark (GC) – Service Manager Tenancy and Estates

Scheduled Work – Update from SL

- All 12 high frequency grass cuts have been completed, the last day of cutting taking place on 18 November 2025
- The plan for next year is to carry out the first cut in the last week of February / first week of March 2026 but this will be subject to weather conditions. The first cut will be combined with an obstacle spray.
- All four low frequency cuts have been completed with the last cut taking place in November 2025.
- The first low frequency cut for next year is scheduled for May 2026.
- All five welfare cuts have been completed. The fourth cut was completed in September and the fifth cut in late October 2025.
- Wildflower cut and collect exercise was completed in October 2025 and all arisings were moved from site.
- The annual ditch clearance is scheduled for late January / early February next year.
- Approximately 90% of the annual hedge cut has been completed, with only larger hedges remaining. This work should be completed before Christmas.
- Hardstanding's weed spray – visit one planned for May / June 2026 and visit two in August / September 2026.
- Sheltered scheme site shrub / hedge maintenance – summer cut has been completed. Winter cut scheduled to start in January and be completed by the end of February 2026.

Estate Inspections

We discussed the possibility of carrying out a couple of inspections during the winter months so that the impact of different seasons could be measured. GC agreed to add at least one winter inspection to next year's schedule. Also, SL to join a couple of inspections again if possible.

We also agreed that concerns around moss growth should be added to the estate inspection form and the identification of additional wildflower sites. GC to discuss with Bronwen Taylor.

Site Maps

We discussed the discrepancies that are sometimes seen when estate inspections are carried out. The master plans were created in 2008 following a district wide survey. Ad-hoc changes have been made over the years but we all agreed that a new survey would be helpful. GC to discuss with colleagues and agree a way forward.

Any other Business

- Moss clearance – Simon to message Marianne
- Wildflower / Wild grass sites – add details to future newsletters to encourage residents to come forward with new sites.
- Grounds Maintenance plans – are these being updated when discrepancies are being identified through estate inspections (formal and informal) – GC to check with colleagues.

Geoff Clark

6 January 2026